

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

**DOC# 2023-0053688**



Mar 02, 2023 10:36 AM  
OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**RESOLUTION NUMBER R-23012602**

**HISTORICAL DESIGNATION OF PROPERTY ON**

**2906-2912 University Avenue, San Diego, CA 92104**

**ASSESSOR PARCEL NUMBER 446-412-10-00**

**HISTORICAL RESOURCES BOARD NUMBER 1482**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

RESOLUTION NUMBER R-23012602  
ADOPTED ON 1/26/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/26/2023, to consider the historical designation of the **Edward and Emma Newman Building** (owned by North Park Building LLC, 1001 Page Mill Road #200, Palo Alto, CA 94304) located at **2906-2912 University Avenue, San Diego, CA 92104**, APN: **446-412-10-00**, further described as BLK 206 LOTS 21 THRU 24 W 90 FT in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 1482**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Edward and Emma Newman Building on the following findings:

(1) The property is historically significant under CRITERION A as a special element of the historical and economic development of North Park and the City as a whole and retains integrity to its 1929-1932 period of significance. Specifically, the resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30<sup>th</sup> and University developed into the community's primary commercial core and the 2906-2912 University Avenue building housed North Park's first department store, the Mudd Department Store, from 1929-1932. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

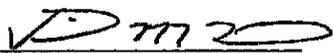
(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type and Spanish Colonial Revival architectural style and retains integrity to its 1929 date of construction and period of significance. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building features a faux-adobe stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, terra cotta tile accents, and clay pipe attic vents. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

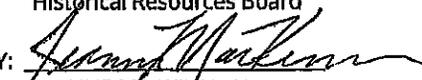
BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 1482**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: 7-0-0

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY:   
TIM HUTTER, Chair  
Historical Resources Board

BY:   
JEANNE MACKINNON,  
Deputy City Attorney