

# GREATER GOLDEN HILLS

## HISTORIC DISTRICT #2

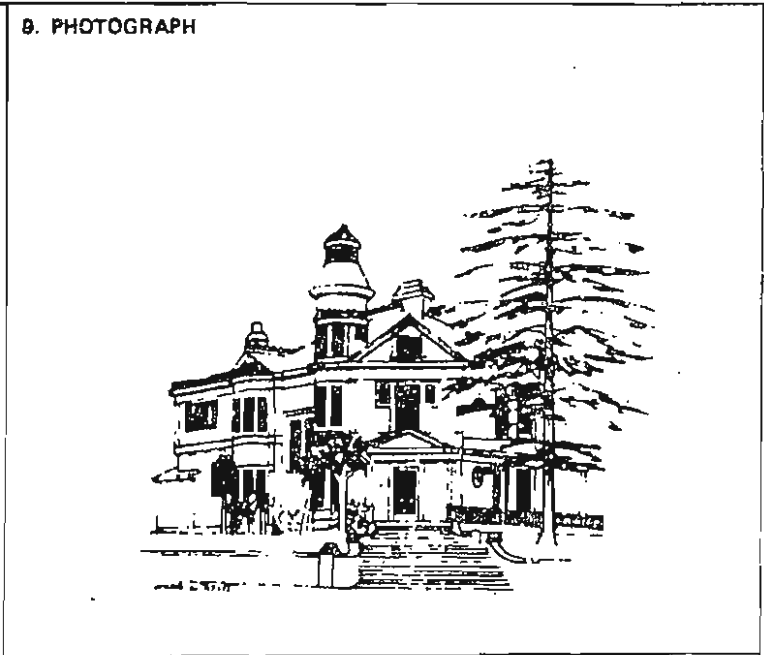
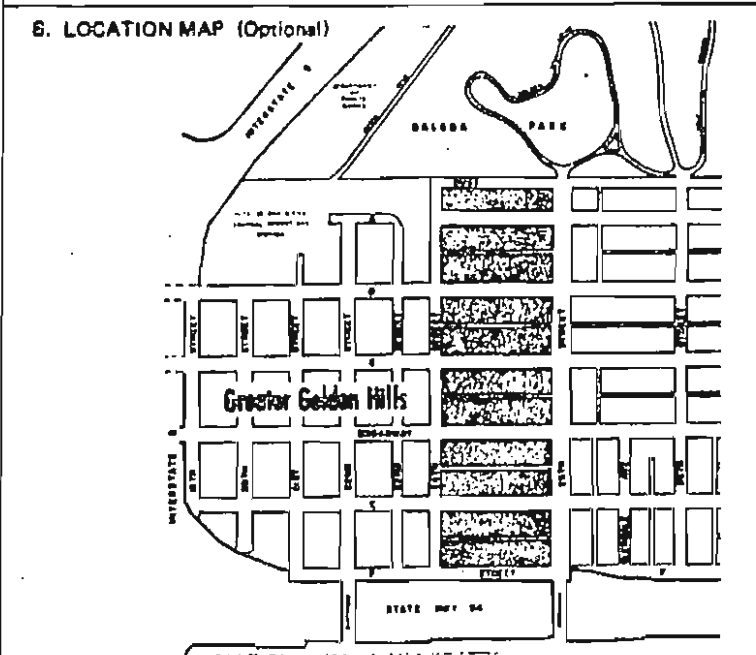


QUARTESS-WILDE HOUSE

ADOPTED: OCT. 6, 1978

<p><b>1. LOCATION DESCRIPTION</b>                  Street No. The six blocks bounded by Russ                  Legal Description Blvd. on the north, 25th St. on                  Other Identification the east, State Hwy 94 on the                  south and 24th St. on the west.</p>	<p><b>2. NAME OF SITE</b>                  Greater Golden Hills Historic District #2</p>
<p><b>4. FACTUAL DETAILS</b>                  Original Use Residential                  Present Use Residential/Commercial/Institutional                  Architect Various                  Builder Various                  Date or Period 1890 - 1940                  Other</p>	<p><b>3. OWNERSHIP DATA</b>                  Original Various                  Present                  Address</p>
<p><b>6. OTHER COMMENTS</b></p>	<p><b>5. PHYSICAL DETAILS</b>                  Style Various                  No. of Stories 1-3                  Wall Construction Wood/stucco                  Condition Deteriorated to restored</p> <p style="text-align: center;">Exterior Interior</p>

**7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES**  
 In 1895, the Golden Hill Subdivision was a fashionable place to live. The homes that were constructed within the next ten years reflect diverse, turn-of-the century architectural styles accommodating individual lifestyles and varied economic backgrounds. This area is an integral part of San Diego's history and housed some of its wealthy influential citizens. One of the structures in this area which has received restoration work is shown below. The quartermass Wilde was built in 1896 and is a declared historic site. This Victorian style house contains 8,800 sq. ft.



**10. TRANSMITTAL RECORD**

	Date
Bldg. Insp.	Date
Community Dev.	Date
Engineering	Date
Site Owner	Date
Fire Dept.	Date
Prks. & Pub. Bldg.	Date
Planning	Date

**11. NAME AND ADDRESS OF RECORD OWNER**



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Prepared by City of San Diego Planning Department and Greater Golden Hills  
Planning Committee - September, 1978

Golden Hills  
Historic District

I Introduction

The following received designation (a six-block area in Greater Golden Hills) as a historic district under the Historic Site Board Policy. This six-block area is a portion of the community planning area designated Greater Golden Hills.

The Greater Golden Hills Precise Plan recommendations regarding this six-block area are to prepare a Planned District and request historic district overlay. The goals, objectives and general design considerations are discussed on pgs. 18 through 19.

II Historical Overview

Initial development within the Greater Golden Hills Precise Plan area began in January, 1870, with the subdivision of a large parcel of land in the western section, Subdivision Map No. 249 Culverwell and Taggarts Addition extending to 23rd St. Golden Hills was then at the fringe of urban development and offered large lots with views. During the early 1870's, construction activity was confined to the extreme western slope of the planning area. In general, this period marked an economic upturn for San Diego, but Golden Hill represented a developmental fringe. A few small houses were probably constructed in the area, but for the most part land remained open, and a group of Native Americans inhabited the area.

A sharp economic setback for the region occurred approximately a quarter of the way into the decade of the seventies, following the collapse of a scheme to build a direct transcontinental rail link from San Diego to the east.

After the death of the rail plan, activity in Golden Hill and all San Diego real estate lagged until the Great Boom of the 80's, which was sparked by the hope of creating another transcontinental rail connection. This time a group of San Diegans, headed by Frank Kimball of National City, and Judge Moses Luce (who later became president of the Golden Hill Land and Building Company) formed the California Southern Railroad, which ran from San Diego to San Bernardino, where it joined the Atlantic and Pacific Railroad, part of the Santa Fe system. The first through trains from the East arrived with great fanfare in 1885.

The population of San Diego shot up from 8,000 in 1885 to over 30,000 in 1887. Land speculation was the order of the day, despite fantastic interest rates, ranging from 25-35 percent for construction funds, and 12-14 percent on mortgages. Prices skyrocketed during the Boom. Block Two of Higgins Addition in Golden Hill was sold March 10, 1887 for \$12,000 and less than a month later, the same property sold for nearly twice as much. The languishing subdivision of Golden Hill revived during this boom period. "D" Street (later renamed Broadway) was paved with macadam out to 25th Street, and a mound called Indian Hill, jutting up at 16th, was graded off. A group of developers petitioned the City Trustees asking that the name "Golden Hill" be formally applied to the area; the idea came from Ersatus Bartlett and Daniel Schuyler. On February 14, 1887, the City Trustees granted the petition, and the following month The Golden Era carried the following literary-commercial contribution written by Daniel Schuyler:

"As the sun rolls down and is lost to sight,  
Tinting the scene with its golden light,  
The islands dim and the fading shore,  
The ebbing tide through our harbor door,  
The drooping sails of an anchoring fleet,  
The shadowy city at our feet,  
With the Mountains' proud peaks so lofty and still,  
'Tis a picture worth seeing, from Golden Hill."

The peak of the boom coincided with the opening of the widely advertised, lavishly adorned Hotel del Coronado, in January, 1888. After that, speculative activity in San Diego real estate began to decline, credit began to tighten, and as suddenly as it had begun, the Great Boom collapsed. San Diego's population dropped from 35,000 to 16,000 by 1889. The bursting of the railroad bubble again played an important role in the "bust," as the Santa Fe system reneged on its deal with San Diego, moving its railroad shops to San Bernardino and its main terminal to Los Angeles -- in exchange for a more lavish subsidy than San Diego had put up.

The last, bitter blow came in 1891 when a raging storm washed out the tracks of the California Southern Railroad in Temecula Canyon. They were never rebuilt, and San Diego was definitely relegated to the end of a branch line, coming down the coast from Los Angeles.

But even without the direct rail connection, San Diego had much to attract new residents, with its agricultural land, industrial potential and its salubrious climate. Judge Moses Luce, undaunted by the collapse of his California Southern Railroad, joined with a group of investors to establish the Golden Hill Land and Building Company.

In 1895, the Golden Hill Addition owned by the Golden Hill Land and Building Company, filed a subdivision map conveying most of the area encompassed between 24th and 25th St. from A to E. An elaborate pink folder described the advantages of the new Golden Hill subdivision; forty acres would be brought to highest state of improvement; there were to be elegant homes on large lots, with ample setbacks to protect everyone's view of the city and harbor; sewer, gas and water pipes would be laid in the alleys; and the south end of City Park (later Balboa Park) would be developed and maintained for the enjoyment of Golden Hill residents.

"After 1895, Golden Hill Subdivision (the area immediately east of 24th Street) began to come into its own. For the next three decades, it was one of the most fashionable places to live, and among its leading residents were numerous political figures, including three mayors: Grant Conrad (1907-09), James Wadham (1901-11), and Louis Wilde (1917-1921); two state senators: Leroy Wright (1907-15), and Ed Fletcher (1934-40); former City Councilman (1919-1921 and 1926-1927) and Water Director (since 1944), Fred Hellbron; and Superior Court Judge (1926-47) Charles Haines."

Occupancy of western Golden Hills was not, however, exclusively limited to those of high economic and social status. An analysis of housing stock from the boom period and later reveals that a number of middle-class San Diegans also made the area their home. This trend continued through the first decade of the 20th century. While the crest of the hill remained the domain of a social elite, small townhouses and multi-family housing began to develop along the lower slope. Many merchants, professionals, and some working class individuals, perhaps seeking identification with the area's widely known reputation as a "refined" residential district, located their houses as closely as possible to the center of social activity, i.e. the top of the hill.

Around 1905, major construction activity occurred in the northern portion of the planning area. Earliest to develop in this section was the area along 28th St. immediately east of Balboa Park. Completion of the street car line extension from 25th St. and Broadway to 30th and Upas Sts. in 1909 accelerated this trend.

By the early 1920's central Golden Hill was almost completely developed. In the next three decades, the remaining vacant parcels were occupied by generally smaller homes. Since that time demolition of some turn-of-the-century residential structures has occurred and a number of large townhouses in the area of the original subdivision of 1896 have been converted to rooming houses, apartment dwellings and rest homes. Despite the demolition, the area retains a remarkable number of structures in excess of 60 years of age that are prime examples of the architectural styles of their times.

### III Architectural Development

Due to the sequential pattern of development between 1880 and 1920, a remarkably rich diversity of architectural forms is located within Greater Golden Hills. The period between 1880 and 1920 was one of immense social and cultural change in the United States. This turmoil was particularly apparent in architectural philosophy. In California, architects were exploring design frontiers, seeking to produce forms to fit the unique identity of the Pacific coast. Nowhere was this change more marked than in residential architecture.

In Golden Hills, within a one or two-block area, one can trace the development of residential architecture from the Victorian houses of the 1880's to the concept of the "Craftsman" home in the new century. In addition, the area contains dwellings built for families of diverse economic backgrounds. The Quartermass-Wilde house at 24th St. and Broadway (City Historical Landmark No. 39), for example, recalls a spectacularly affluent mode of living at the turn of the century. On the other hand, a small "Japanese" style bungalow on the western slope represents a humble but colorful California style of living common around 1906. Both, along with over one hundred other structures dating from this early era, illustrate a unique urban architectural and environmental heritage.

The construction activity during the latter half of the 1880's was strongly influenced by the Victorian style. Pattern books of Victorian residential architecture were published during this period to help individuals of moderate means construct relatively inexpensive housing. While there are many variations of Victorian residential architecture it can generally be identified by ornateness, irregular plans, decorative craftsmanship, and diversity of textures. Structures from this early period remaining in the planning area range from modest houses (examples include a row along 20th Street) to more elaborate residences, most notably the Hayward-Patterson house at 2148 Broadway (City Historical Landmark No. 85), and the Klauber house at 30th and E Sts.

During the 1890's, however, Victoriana rapidly fell out of favor. Classical and Colonial revival movements arose to claim significant followings, but even these did not represent anything near the enormous popularity enjoyed previously by the Victorians. Instead, design explorations were underway which were to foster enormous change in residential style. Experimentation was the hallmark of turn of the century architecture and it was during this period that the area between 24th St. and 25th St. developed.



The mansions constructed during this period reflect a certain confusion in American taste. One stylistic influence which seems to predominate, is that of the classical revival (use of Roman and Greek orders). This style is identified by columns primarily accenting the porch. The structures are usually large and steep pitched, and single window or gabled dormers were popular. This revival movement was to remain relatively strong for a number of years after 1900. Selective examples of structures which depict design tendency during this era are listed below. Photographs and a brief description of each structure are on the following pages. Those structures are considered to be of primary significance. While the available information is brief, it does reveal that these structures have unquestionable architectural and/or historical significance.

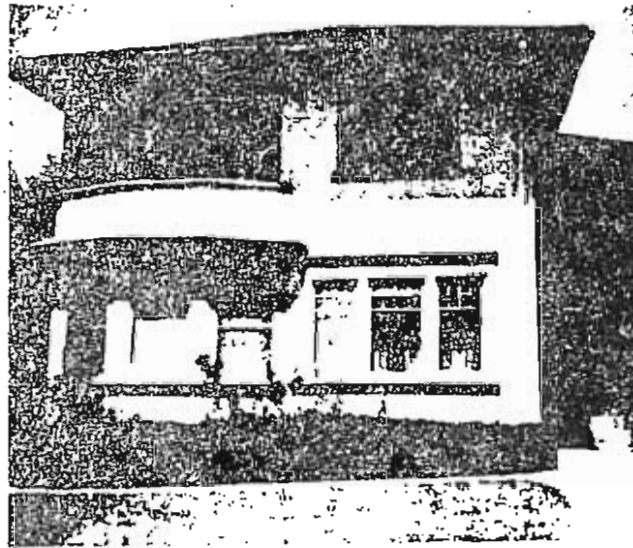
Charles Kelly House  
McKee Wm. Stewart House  
Quartermass-Wilde House  
Frost House  
George Garratson House  
Patrick Martin House  
Rynearson House

① \* 2448 A St.  
Charles Kelly House (1903) - Historic Site No. 130a-1

1st house on the block  
built by Charles Kelly  
whose family obtained  
Mexican land grants in  
the area now including  
Carlsbad, Palomar and  
Vista.

House originally had  
porte cochere on each  
side.

Family occupied since  
1903.



\*Numbers indicate location of Buildings in the  
District. See maps on pgs. 23 & 24.

⑩ 2460 B St. - Historic Site No. 130a-2

Clark McKee House/Mrs. Stewart  
House - 1897

Queen Anne Victorian  
and Classic Revival

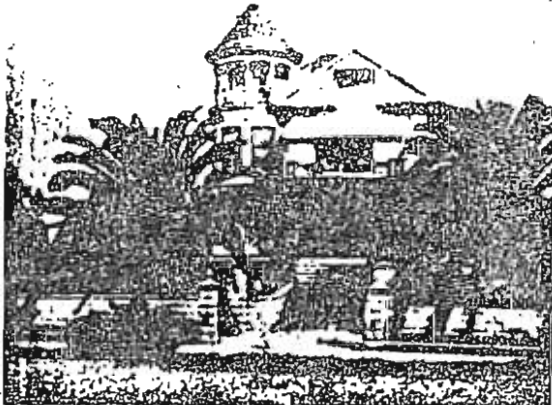
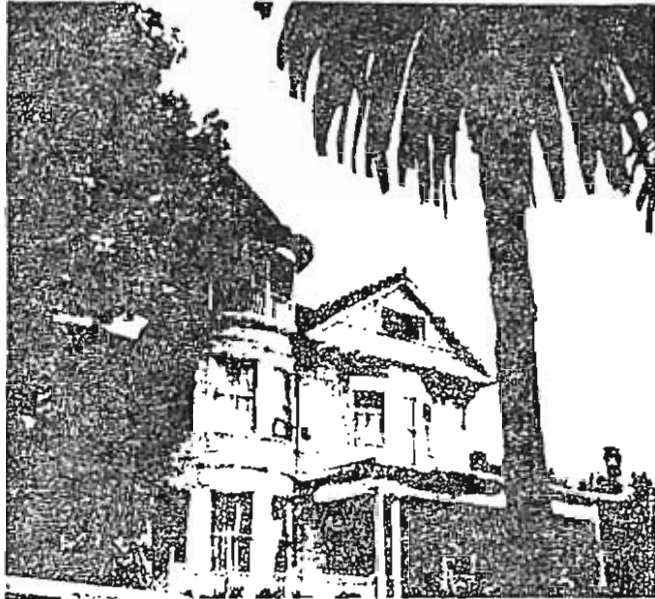
Round tower

Doric columns

Pillared verandah

Built by Clark McKee

Stone retaining wall



Historical Collection  
Title Insurance and Trust Company  
San Diego, California

19 2404 Broadway

Quartermass - Wilde House - 1896 - Historic Site No. 130a-3

Historic Site No. 39

Queen Anne Victorian in style with strong Classical Revival influence

Rococo towers and cupola

Doric Columns

8,800 sq. ft. with three complete floors between wine cellar and cupola which offers a spectacular panoramic view.

Stone retaining wall and unique corner entrance steps.



20 2456 Broadway - Historic Site No. 130a-4

A.H. Frost House - 1897

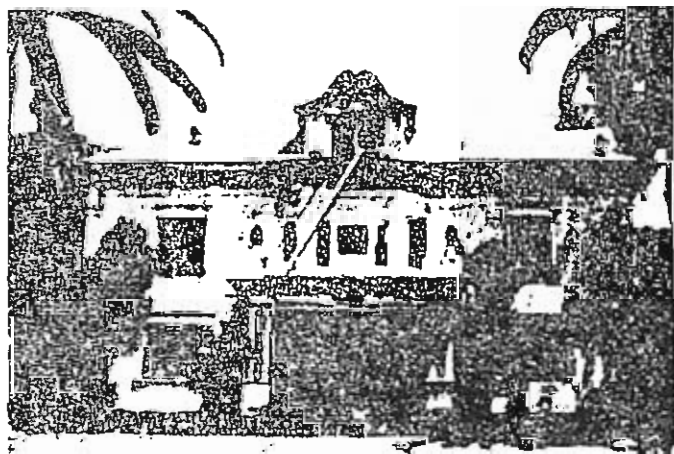
Architect Irving Gill

Classical Revival

Doric volute pediment

Currently being used as a book store and antique shop

Stone retaining wall with steps



23 2410 E St. - Historic Site No. 130a-5

George Garretson House (1895)

Architect Irving Gill  
(remodeled form).

Classical Revival.

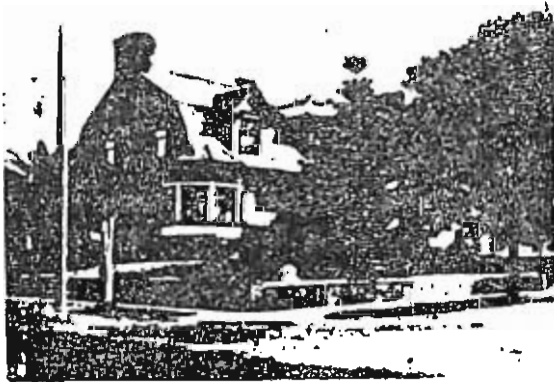
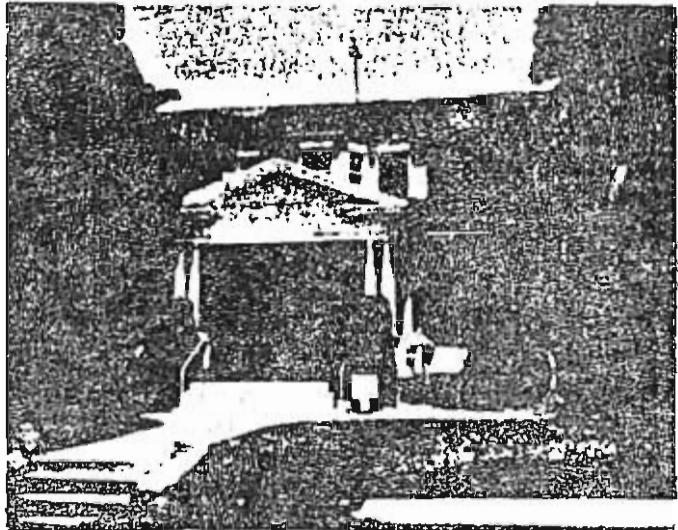
Strong Colonial detailing.

Dutch Gable.

First house on the block.

Housed the initial meeting  
of Golden Hill Improvement  
Society composed of Wrights,  
Quartermasses, Schulers,  
and Hellbrons among others.

Stone retaining wall with  
steps.



Historical Collection  
Title Insurance and Trust Company  
San Diego, California

27 2496 E St. - Historical Site No. 130a-6

**Patrick Martin House (1905)**

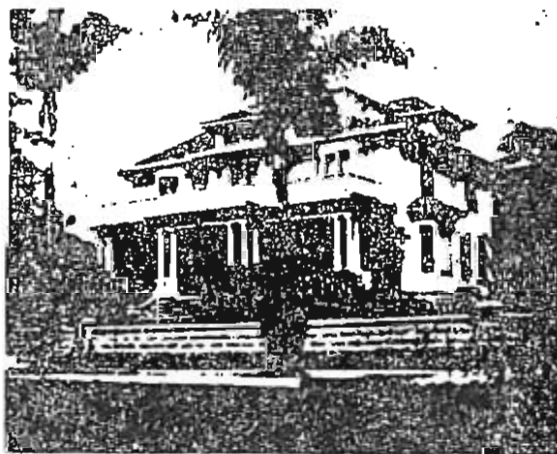
Built from plans of a  
Grand Island, Nebraska  
home.

Classical Revival with  
Victorian influence on  
the 2nd story.

Ionic columns, pilaster  
and elaboration under  
the eaves.

In 1908, Mr. Martin brought  
first Knights of Columbus  
Council to San Diego and  
served as its first Grand  
Knight. Served with Samuel  
Fox, George Marston, Kate  
Sessions and John Spreckels  
on Park Commission during  
1907-1915 and was instrumental  
in getting Balboa Park ready  
for the Panama California  
Exposition.

Stone retaining wall and  
elongated entrance steps.



Historical Collection  
Title Insurance and Trust Company  
San Diego, California

29 2441 E. St. - Historic Site No. 130a-7

Rynearson House - 1898

Historic Site No. 121

First floor Classic Revival style

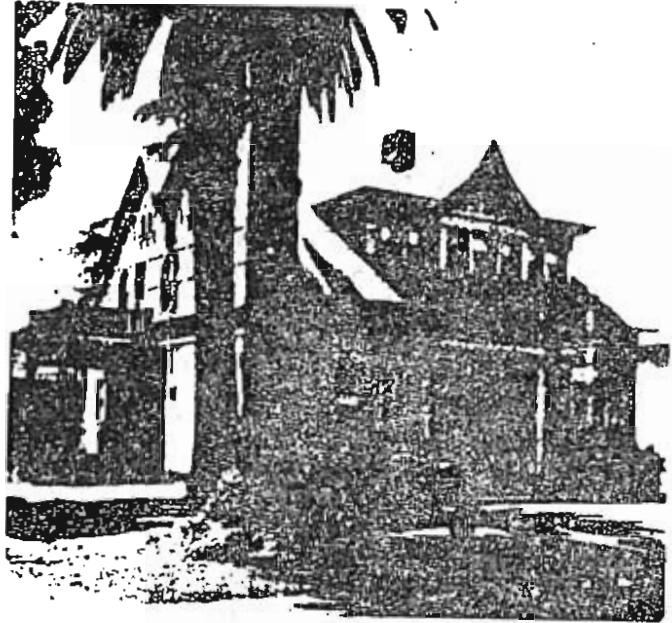
Upper story is half-timbered

Gothic window and Renaissance

Scroll work under the eaves

Carriage house

Stone steps to entrance and side porch



32 838 25th St. - Historic Site No. 130a-8

Victorian - Eastlake

Three-story with wood siding with peaked gables.

Detailed brackets.

Unique large first floor entry with Ionic columns. Recently restored.

Stone retaining wall, entrance steps, and foundation.



The beginning of the new century marked a turning point in California residential architecture. Victoriana was dead, and the stylistic confusion which was typical of the 90's began to resolve itself. The major influence was to be based upon a radical new design concept - no longer were huge mansions in vogue.

First among these influences was the "Craftsman" movement. "Craftsman" architecture advocated a return to rusticity and nature. The majority of residential structures east of 28th St. along the park as well as many other neighborhoods of Greater Golden Hills reflect this influence. Most structures are large and were constructed between 1905 and 1915 for middle to upper-class families. Exposed beams and rafters of naturally stained wood are common, as are boulders used to construct chimneys, fireplaces, and porch supporting columns. The bungalow was popular during this time and was an expression of the "Craftsman" movement. Bungalows are in many styles but are usually a story and a half with a broad sloping gable roof with dormers. The oriental influence, extremely popular during this era of newly opened trade with Japan, is expressed in the shape of supports and beams. There are also many structures in Golden Hills reflecting the California Mission style. Characteristics of the style include low pitched red tile roofs, arched openings, balconies and towers. Examples of styles during this period are below. Photographs and a brief description of each structure are on the following pages. These structures are also considered to be of primary significance. While the available information is brief, it does reveal that these structures have unquestionable architectural and/or historical significance.

Wm. Hugh Strong House  
Fehlman Morgan House  
Leroy Wright House  
James M. Steade House  
Alfred Haines House



③ 2460 A St. - Historic Site No. 130a-9

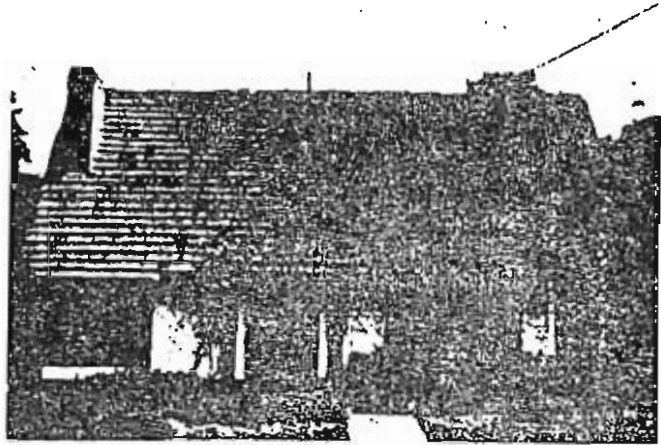
Wm. Hugh Strong House - 1905

Designed by E. Brooks Weaver

Gill Influence

Bungalow

English country cottage -  
Anne Hathaway Cottage with  
low eaves, high pitched  
roof with rolled edge  
gives a thatched effect.



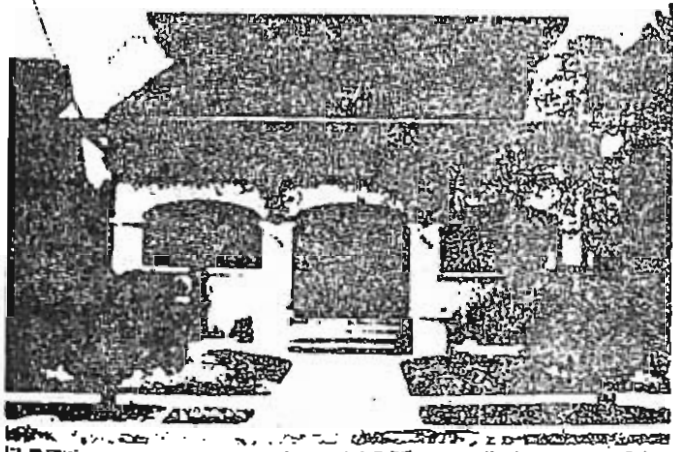
④ 2470 A St. - Historic Site No. 130a-10

Fehlman Morgan House - 1911

Designed by Dell W. Harris

Bungalow - with European  
treatment (Swiss Chalet)

Flattened arches and square  
pillars of the porch.



⑪ 2470 B St. - Historic Site No. 130a-11

Leroy Wright House (State  
Senator) (1898).

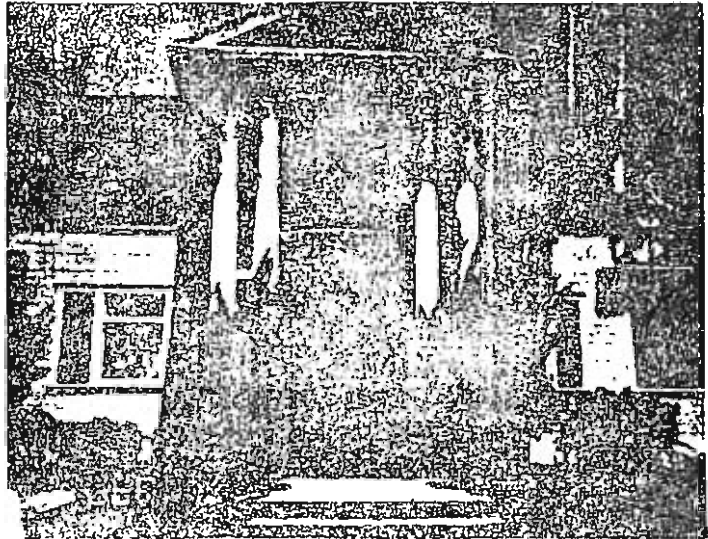
Architect William Quayle

Classic balance house  
appears more modern than  
neighbors in spite of  
earlier date.

Tall columns flanking  
entrance.

Brick entrance.

Porch on the right side  
has probably been modified.



⑫ 2435 B St. - Historic Site No. 130a-12

James M. Steade House (1905)

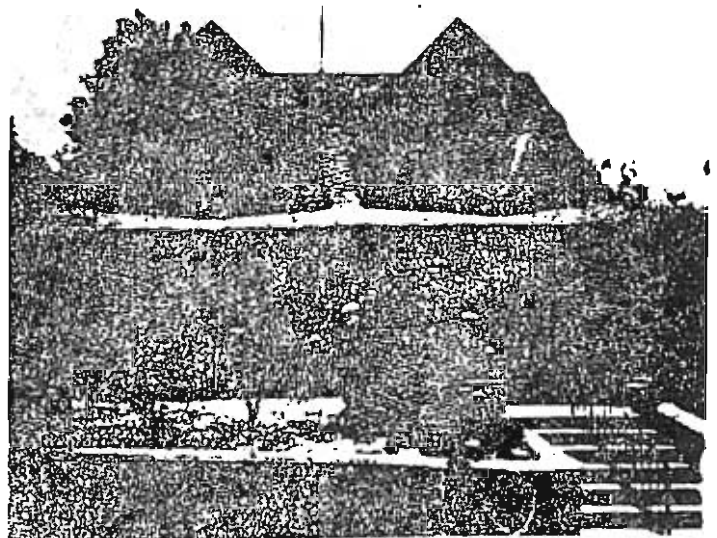
Originally built by Dr. Steade.

Family occupied since 1915.

Twin gables and unique curved  
roof over the porch.

Half-timber style.

Stone retaining wall and  
entrance steps.



①5 2440 C St. - Historic Site No. 130a-13

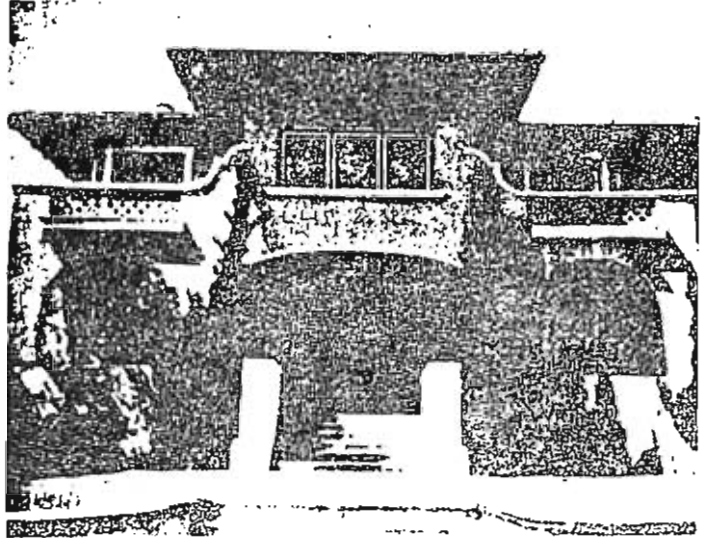
Mission Revival with Classical Influence.

Two-story stucco.

Entryway framed by two arches.

Two balconies on second level.

Stone retaining wall with entrance steps.



②6 2470 E St. - Historic Site No. 130a-14

Alfred Haines House - 1908

Eclectic Style - Craftsman and Classic.

Designed by Ralph Haines  
home of Judge Charles C.  
Haines.

Roof is of hand-dipped  
oak shingle.

Family occupied since 1908.



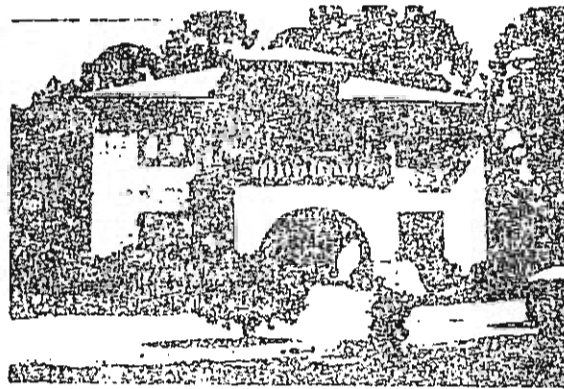
There are two additional structures listed below which are in the primary category. The first is located at 2476 A St. and is included because its design reflects the Gill influence. The second structure is a church located at 2411 Broadway. While this structure was constructed at a later date, its "art deco" architectural design is so well executed it is worthy of preservation.

5

2476 A St.

Historic Site No. 130a-15

Two-story. Plaster. Gill influence.  
In need of repair.

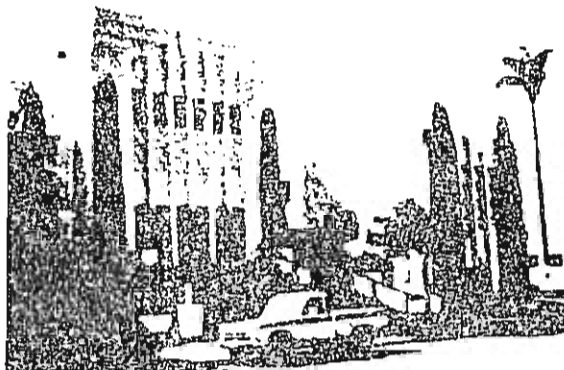


21

2411 Broadway

Historic Site No. 130a-16

Seventh Day Adventist Church. Three story  
stucco. Art Deco. 1936



It should be noted that no individual designer was exclusively responsible for the architectural trend so strongly represented throughout much of Greater Golden Hills. Some architectural authorities attribute it primarily to a refinement of the shingle-style (smaller residences) which became popular in New England and the Midwest during the last quarter of the 19th century. Shingle style combined a variety of geometric forms and had roofs of moderate pitch, with shed or gabled dormers. The so-called Berkeley School was also a significant influence along with the Greene Brothers. The local architects of note included Will Hebbard, Brookes Weaver, Irving Gill, and Templeton Johnson. In view of the historical development, it is this diversity of architectural styles rather than any specific style that should be recognized and preserved in Golden Hills.

#### IV Objectives for Preservation

The following is from the Greater Golden Hills Precise Plan:

**TO MAINTAIN THE HERITAGE OF THE GOLDEN HILLS COMMUNITY BY PRESERVING THE HISTORICALLY AND/OR ARCHITECTURALLY SIGNIFICANT STRUCTURES:**

The objectives to attain the goal are:

- o Limit future development through rezoning to reduce the economic incentive to demolish historic structures.
- o Maintain flexibility in land use and off-street parking requirements through Conditional Use Permits to facilitate the maintenance of historical structures.
- o Require new development to be complementary to existing structures and create continuity among architecturally and historically significant structures.

The Historic District is recommended for preservation due to its concentration of architectural styles of the late 1800's and early 1900's. A survey of 112 structures indicated at least 34 percent were candidates for historic sites. While it is important to preserve the outstanding historical structures, groups of surviving structures in their original setting provide an added cultural and historic dimension that individual isolated landmarks cannot. For that reason, development in this subarea should receive design review, and permitted density should not exceed 29 DU/HRA. It is recommended that this review be conducted by the Historical Site Board. The review is not to perpetuate any one style but to assure that new development is compatible in height, bulk and scale with existing structures. It is the diversity of development that should be perpetuated.

The major concern of this report is the preservation of structural exteriors and in some cases, site development. The site development component includes retaining walls, decorative walkways, carriage houses and original stone steps. These are distinctive touches which provide a genuine site environment for the District's structures. Consideration should also be given to the District's street furniture, including street lights and benches. Street furniture can greatly enhance the mood and charm of the Historic District, as well as provide an authentic totality to the District project.

Future efforts could productively be focused on analysis of the interiors of the significant structures, as well as an identification of superior landscaping designs and/or of specimen plants. This effort may have to await availability of staff resources during the course of implementation of the Greater Golden Hills Precise Plan. It is possible, however, that outside sources of funding may be required for this effort.

## V. Historic Development Guidelines

These guidelines are general and would require new development to be compatible in height and bulk when adjacent to a historic structure.

- o Height and scale: New buildings should be constructed within ten percent of the average height and ratio of height-to-width of adjacent structures.
- o Relationship to spacing: Front yards and side yards can vary based on adjacent structures or based on the block average, whichever is less.
- o Relationship to materials, textures and color: These are additional means of assuring compatibility which, if utilized, can enhance the community. A variety of construction materials and building texture - brick, stone, stucco, wood, etc. - can add distinction to a neighborhood. Accent color or trim can provide compatibility. Material, texture and color should be chosen to provide continuity and harmony.
- o Architectural detail: Compatible architectural detail may be accomplished by the use of cornices, lintels, arches, chimneys, etc.
- o Roof line: Should maintain the existing complexity of the neighborhood -- complex as opposed to flat and simple.
- o Projections: Architectural projections such as balconies, porches, steps, etc. are encouraged.
- o Directional expression: The shape and placement of openings and architectural detail can give a vertical, horizontal or nondirectional character to a building facade. Front elevations may vary but overall appearance should be made more compatible through detail, color and material.
- o New development should attenuate noise where the noise level exceeds 65 CNEL (Community Noise Equivalent Level).

VII The following structures received Historic Site designation prior to this report:

(19) 2404 Broadway  
Quartermass Wilds House  
Historic Site No. 39.  
Photo on pg. 8

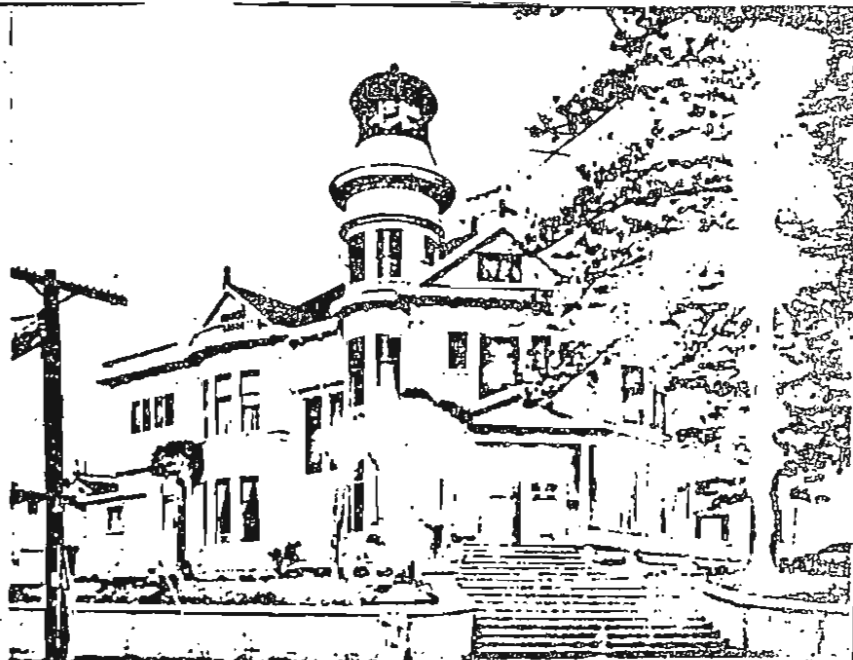
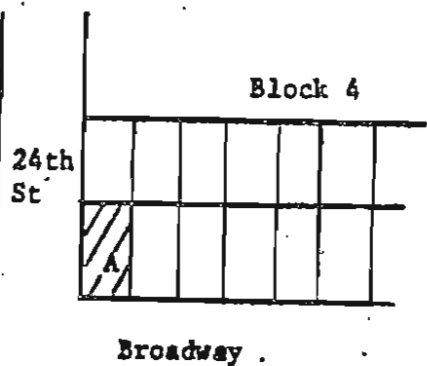
(29) 2441 E St.  
Rynearson House  
Historic Site No. 121.  
Photo on pg. 11



<p><b>1. LOCATION DESCRIPTION</b>                  Lot No. 2404 Broadway                  Legal Description Lot A, Block 4, Golden Hill Addition, Zone C Census Tract #5.00                  Other Identification Arbitrary Parcel #53, 27219</p>	<p><b>2. NAME OF SITE</b>                  QUARTERMASS - WILDE HOUSE</p>
<p><b>4. FACTUAL DETAILS</b>                  Original Use Residence                  Present Use Headquarters - Religious group                  Architect None found                  Builder None found                  Date or Period 1896                  Other</p>	<p><b>3. OWNERSHIP DATA</b>                  Original Ruben Quartermass                  Present Christians Incorporated For Christ, Inc.                  Address Rev. O. T. Smith Founder, President                  Executive Director.                  2404 Broadway                  San Diego, Calif. 92102</p>
<p><b>6. OTHER COMMENTS</b>                  References: See California Room,                  Public Library</p>	<p><b>5. PHYSICAL DETAILS</b>                  Style Victorian                  No. of Stories three                  Wall Construction                  Condition                  Lot Size 100 x 140                  Exterior Good Interior Good</p>

**7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES** One of San Diego's first mansions. Third owner Louis J. Wilde, colorful and controversial Mayor of San Diego. Beautiful carved wooden stairway; large stained glass window on landing; wood paneling; tapestry walls; inlaid flooring; wine cellar; cupola under dome offering spectacular, panoramic view of San Diego. Carriage House; tall Star Pine; offstreet parking for 12 cars; large landscaped area. Architecturally important structure.

**8. LOCATION MAP (Optional)**



**10. TRANSMITTAL RECORD**

	Date	Date
Bldg. Insp.		
Community Dev.		
Engineering		
Site Owner		
Fire Dept.		
Priks. & Pub. Bldg. Planning		

**11. NAME AND ADDRESS OF RECORD OWNER**

Milton J. Silverman,  
 Jose Otero &  
 Warren Haviland  
 2404 Broadway  
 San Diego, CA 92102

LOCATION DESCRIPTION

Site: 2441 "E" Street, San Diego, Ca.  
 Description: See Schedule A, Chain of Title Report (attached)  
 Identification: See Schedule A, Chain of Title Report (attached)

2. NAME OF SITE

"The Rynearson House"  
 2441 "E" St., San Diego, Ca., 92102

3. OWNERSHIP DATA

Original: Samuel D. Rynearson  
 Present: Mr. and Mrs. George Parks  
 Address: 2441 "E" Street  
 San Diego, California 92102

ACTUAL DETAILS

Use: Home  
 Use: Home  
 Street: Hebbard & Gill  
 Owner: Samuel Rynearson  
 Construction Period: Built 1898  
 See attached Historical Report

4. PHYSICAL DETAILS

Style: Eclectic of many styles, "Vernacular Victorian"  
 No. of Stories: two  
 Wall Construction: wood  
 Condition:

OTHER COMMENTS

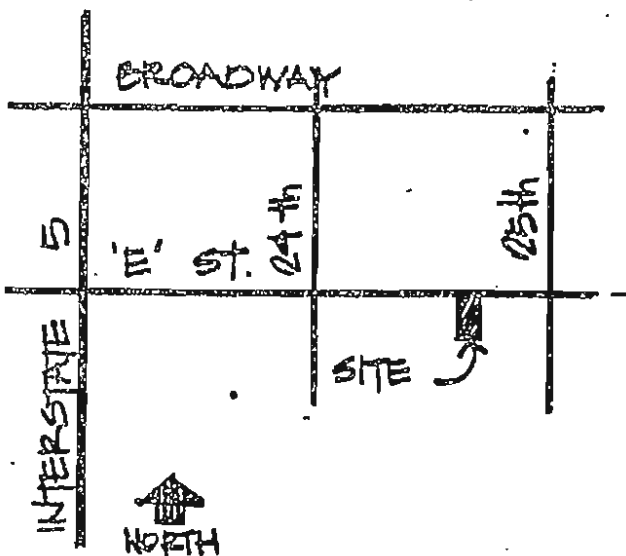
See Architect's Report, attached

Exterior: excellent Interior: excellent

SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

One of the finer homes built during the late 1800's and the beginning of the 20th Century, this residence is a combination of so many different architectural styles that it may best be described as "Vernacular Victorian". Attributed to Hebbard & Gill as architects. The interior detailing is reflective of the refined detailing that is seen as a forerunner to Gill's later work. The Bell-cast Gable roof, Gothic windows and half-timber effect of the upper story, square Corinthian columns at the front entrance accented with heavy granite at the stairs, Doric columns at the side porch and an intricately detailed decorative frieze that wraps the house all add to the quality architectural character.

LOCATION MAP (Optional)

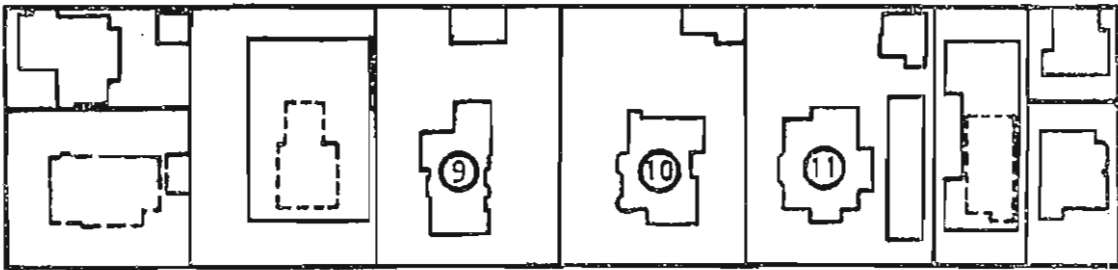
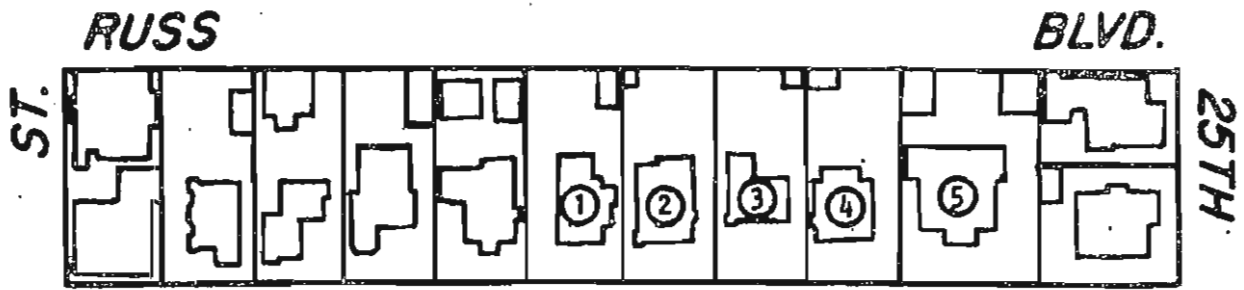


TRANSMITTAL RECORD

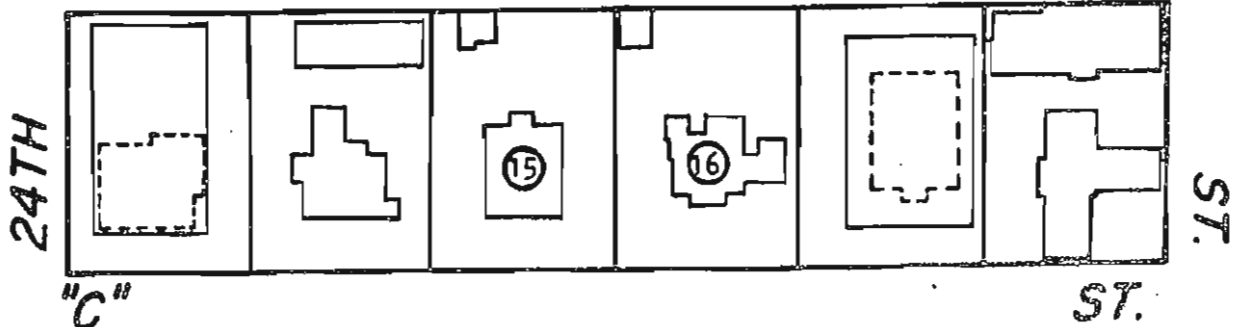
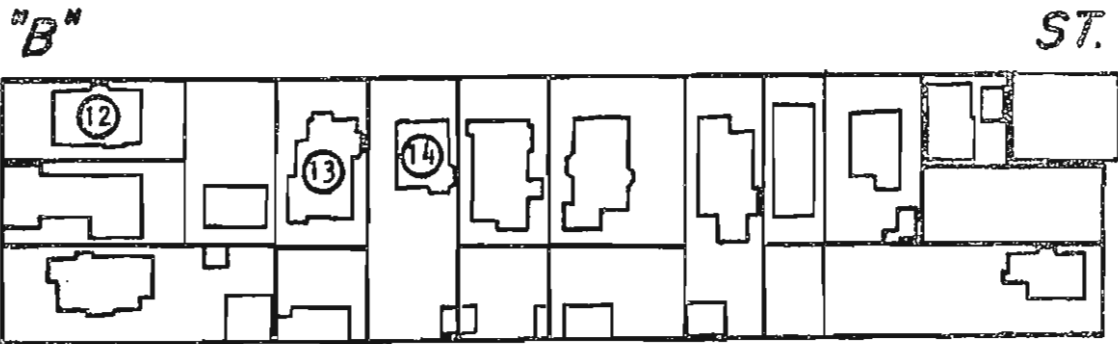
Date	Date
City Insp.	Site Owner
Community Dev.	Fire Dept.
Engineering	Prks. & Pub. Bldg.
	Planning

11. NAME AND ADDRESS OF RECORD OWNER

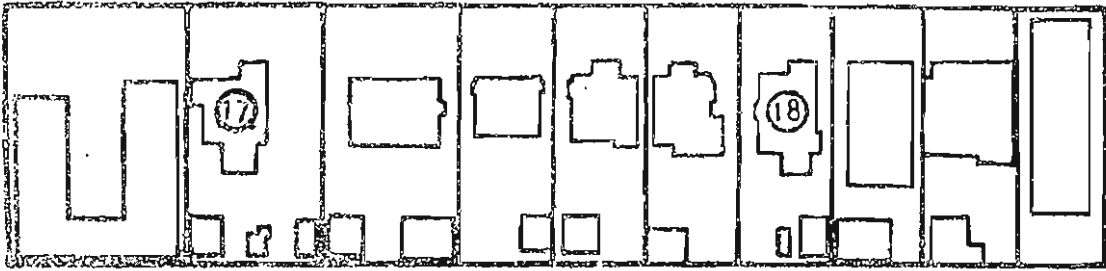
William R. Bennett &  
 Jean Leonard Harris  
 2441 "E" Street  
 San Diego, CA 92102



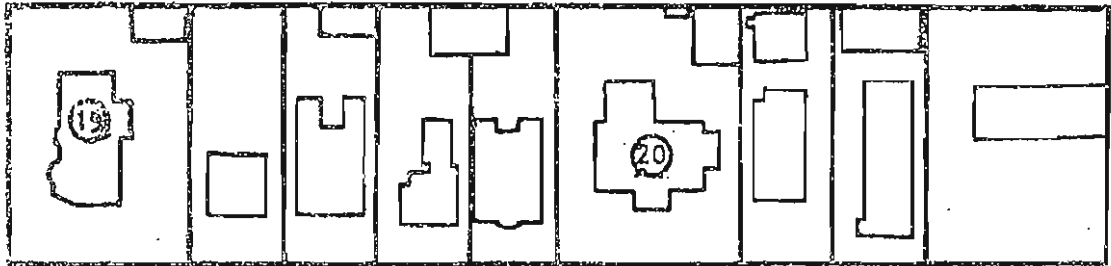
[---] ORIGINAL STRUCTURE DEMOLISHED



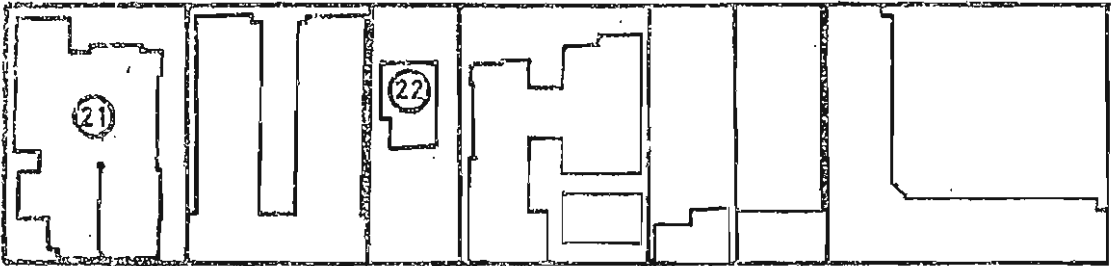
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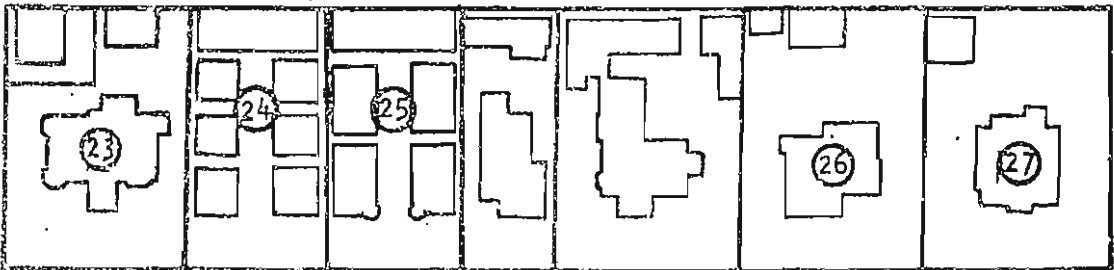
25TH



**BROADWAY**



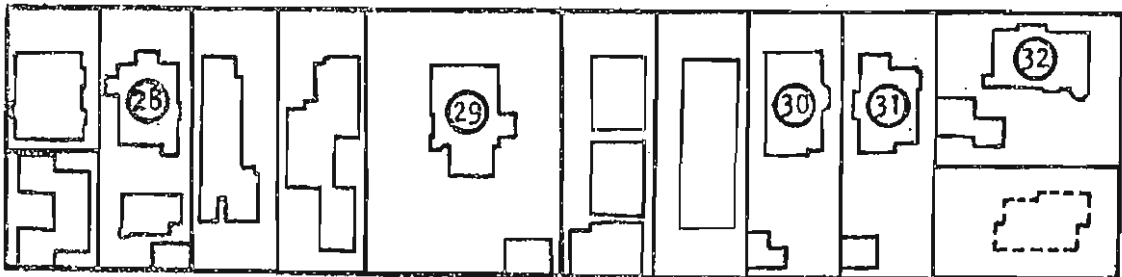
BROADWAY 7TH DAY ADVENTIST CHURCH



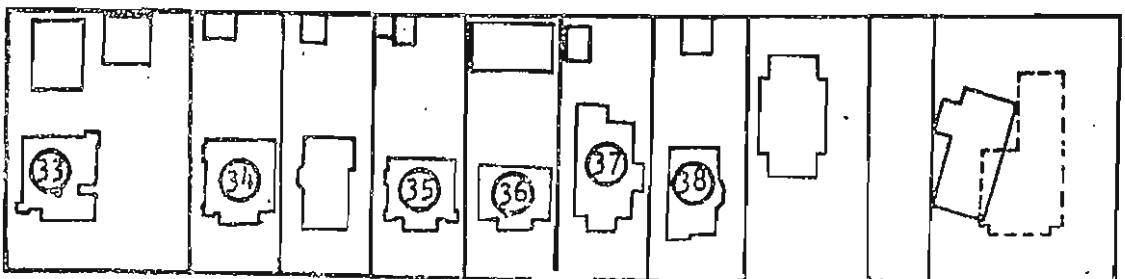
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"E"

ST.



28TH

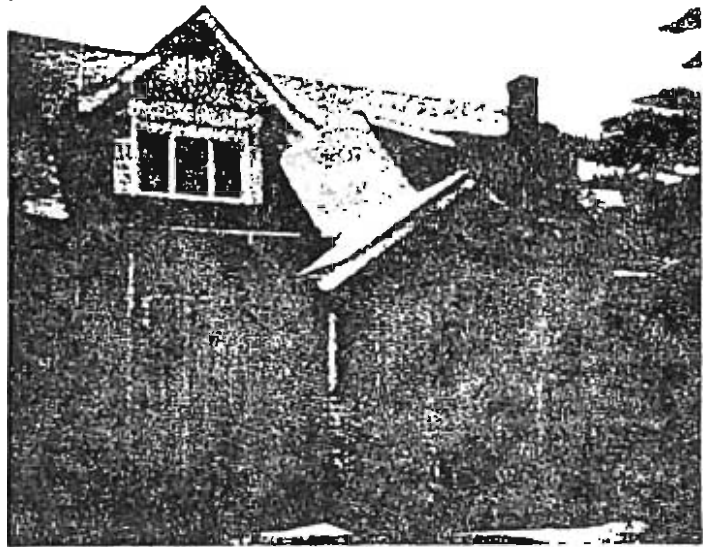


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## IX Secondary Significant Structures

The following structures have been designated as significant based on the estimated time of construction and/or the architectural style. Additional research when conducted may reclassify many of these structures to the category of primary significance.

- ② 2450-52 A St. Historical Site No. 130b-1  
Two-story with brick foundation. Early California Bungalow. Plaster, Projecting dormer and bay window.
- ⑥ 2427 A St. Historical Site No. 130b-2  
Two-story Carpenter Victorian. Contrasting gables. Wood siding. Photo below.



7

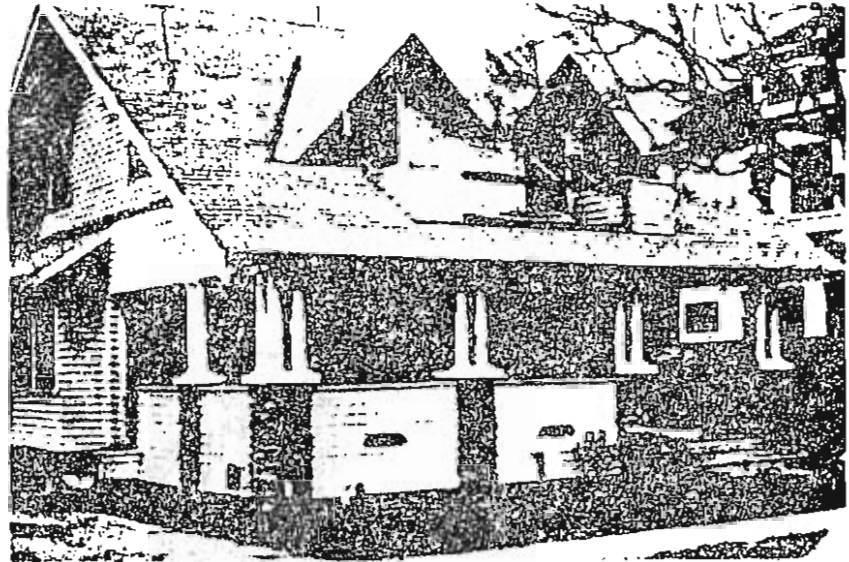
2465 A St.

Historical Site No. 130b-3  
Two-story with wood siding. Bracketed gable with unique window treatment. Front porch supports of Oriental influence.

8

1236 25th St.

Historical Site No. 130b-4  
Two-story twin peaked dormers. Rubble columns. Craftsman. Photo below.



9

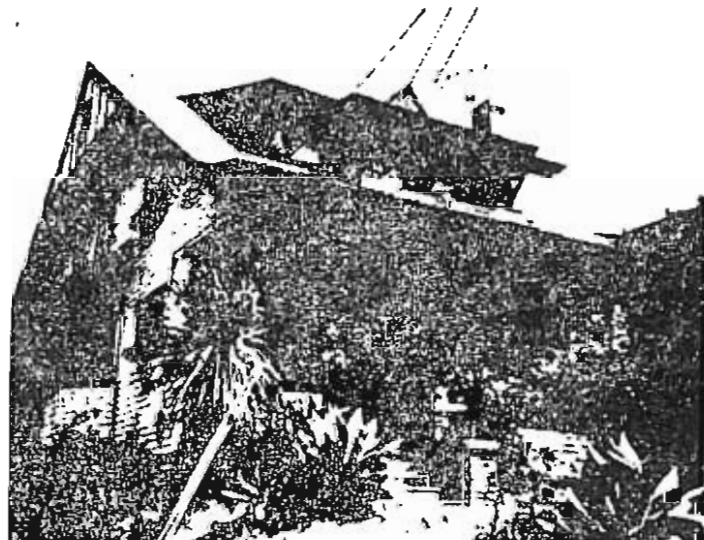
2430 B St.

Historical Site No. 130b-5  
Two-story - projecting three-sided bay window. Classical.

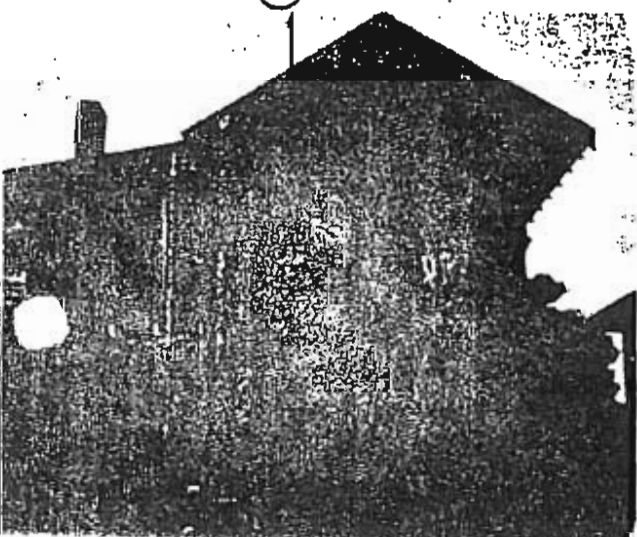
12

1171 24th St.

Historical Site No. 130b-6  
Two-story Craftsman with wood siding. Unusual dormer. Oriental influence. Front porch possibly remodeled. Photo below.



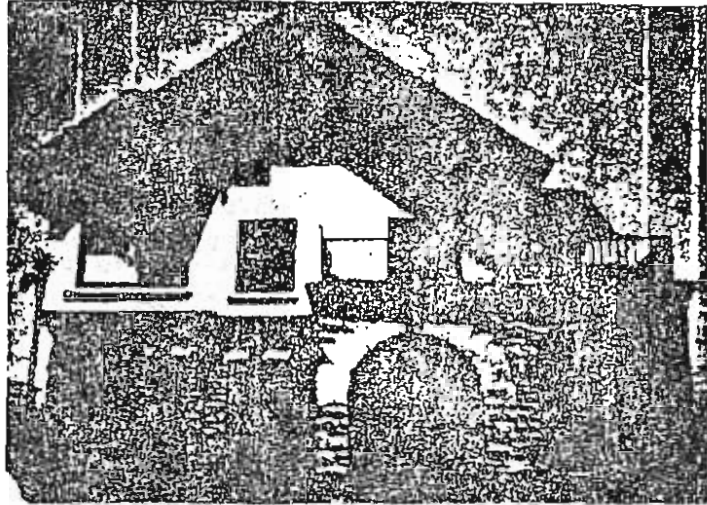
- ⑬ 2425 B St. Historical Site No. 130b-7  
Two-story with wood siding and projecting bay windows. Dormer. Stone retaining wall.
- ⑯ 2454 C St. Historical Site No. 130b-8  
Two-story. First story wood siding, second story shingle. Remodeled front. Neuropsychiatrist office.
- ⑰ 2419 C St. Historical Site No. 130b-9  
Bungalow Craftsman. Two-story with wood siding and shingle and distinctive narrow white fascia. Porch columns with slight taper. Carport.
- ⑱ 2467-69 C St. Historical Site No. 130b-10  
California Bungalow. Two-story stucco.
- ⑳ 2437 Broadway Historical Site No. 130b-11  
Two-story stucco. Bungalow Spanish influence. Stone retaining wall with steps.
- ㉒ 2412-22½ E St. Historical Site No. 130b-12  
Apartments, one and two-story, unique bungalow complex. Spanish influence.
- ㉓ 2424-32½ E St. Historical Site No. 130b-13  
Apartments, one and two-story, unique bungalow complex. Spanish influence.
- ㉔ 2415 E St. Historical Site No. 130b-14  
Classical Revival. Two-story with wood siding. Unique Classical entryway with Ionic columns.
- ㉖ 2467 E St. Historical Site No. 130b-15  
Two-story bungalow with wood siding. Interesting arch in gable. Heavy porch columns. Some Classical influence.
- ㉗ 2475 E St. Historical Site No. 130b-16  
Two-story bungalow with wood siding. Treillage over bay window. Unique window design in gable. Photo below.



33

2404 F St.

Historical Site No. 130b-17  
Three-story. First story stone, second story  
half-timber and stucco. Steep pitched roof.  
Stone accented entrance. Photo



34

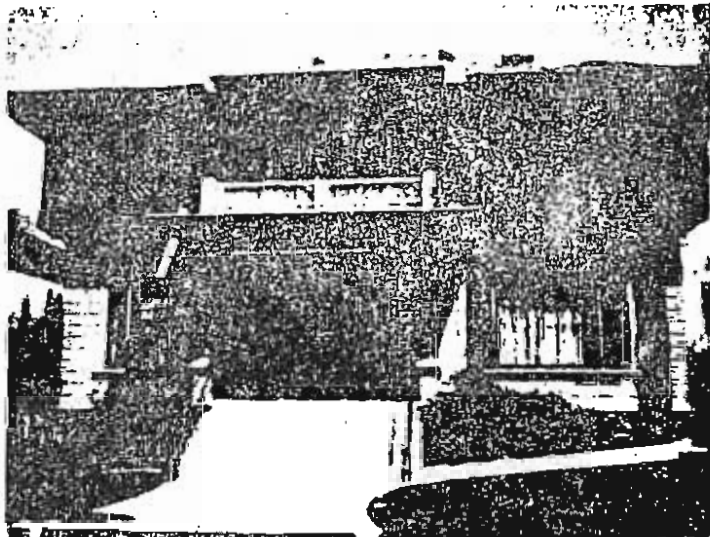
2420 F St.

Historical Site No. 130b-18  
Classical Revival Influence. Two-story  
bungalow with wood siding.

35

2436 F St.

Historical Site No. 130b-19  
Classical features. Two-story bungalow  
with wood siding and projecting, unique,  
corner bay windows. Stone entrance steps.  
Photo below.





- ③⑥ 2444 F St. Historical Site No. 130b-20  
Two-story stucco. Bungalow with Spanish and  
classical influence. Flat roof.
- ③⑦ 2452 F St. Historical Site No. 130b-21  
One-story bungalow stucco. Complex roofline  
treatment.
- ③⑧ 2460 F St. Historical Site No. 130b-22  
Two-story bungalow with wood siding. Classical  
and Oriental influence. Unique porch with doric  
columns.

X Exemptions

The following structures are relatively modern and have little or no historical/cultural/architectural significance. (Proposed exemptions from the Greater Golden Hills Historic District).

- A. 2420 A St. Two-story stucco apartment building.
- B. 1245 24th St. One-story house.
- C. 2441 A St. One and two story stucco apartment complex.
- D. 2461 A St. Two-story stucco apartment building.
- E. 1219 24th St. One-story house.
- F. 2420 B St. Three-story modern apartment building with mansard roof. Parking in front.
- G. 2482 B St. Two-story stucco apartment building with partial mansard. Parking in front.
- H. 1145 24th St. Two-story stucco apartments.
- I. 1159 24th St. Two-story stucco apartment building.
- J. 2419 B St. One-story house. Set back on lot.
- K. 2471 B St. One-story stucco house.
- L. 1148 25th St. Jaroco Market. One-story stucco.
- M. 1128 25th St. One-story house. Wood siding.
- N. 1116 25th St. Two-story stucco building. Commercial use on the first floor (Turf Club) and apartments on the second floor.
- O. 2404 C St. Four-story modern apartments.
- P. 2470 C St. Three-story stucco apartment building. Camaro Apts. Parking in the front.
- Q. 2488 C St. Gas Station.
- R. 2401 C St. One and two-story garden view studio apartments.
- S. 2483 C St. One-story stucco structures.
- T. 1034-38 25th St. Two-story stucco commercial structure. First story TV repair and laundromat. Second story apartments.

- U. 2474-94 Broadway One and two-story apartment complex.
- V. 2496 Broadway One-story commercial structure, Kentucky Fried Chicken.
- W. 2469 Broadway One-story stucco. Commercial use. Electronics Cash Register.
- X. 2456 E St. Two-story shingle structure.
- Z. 2421 E St. Two-story stucco apartment.
- AA. 2427 E St. Two-story stucco apartment.
- BB. 2443 E St. One and two-story stucco apartment complex.
- CC. 2459 E St. Two-story brick and wood facade apartment building. Parking in front.
- DD. 829 24th St. One-story stucco house.
- EE. 2466-72 F St. Two-story apartment. Structure is set back on lot.
- FF. 2484 F St. Shell station.

#### XI Supportive Structures

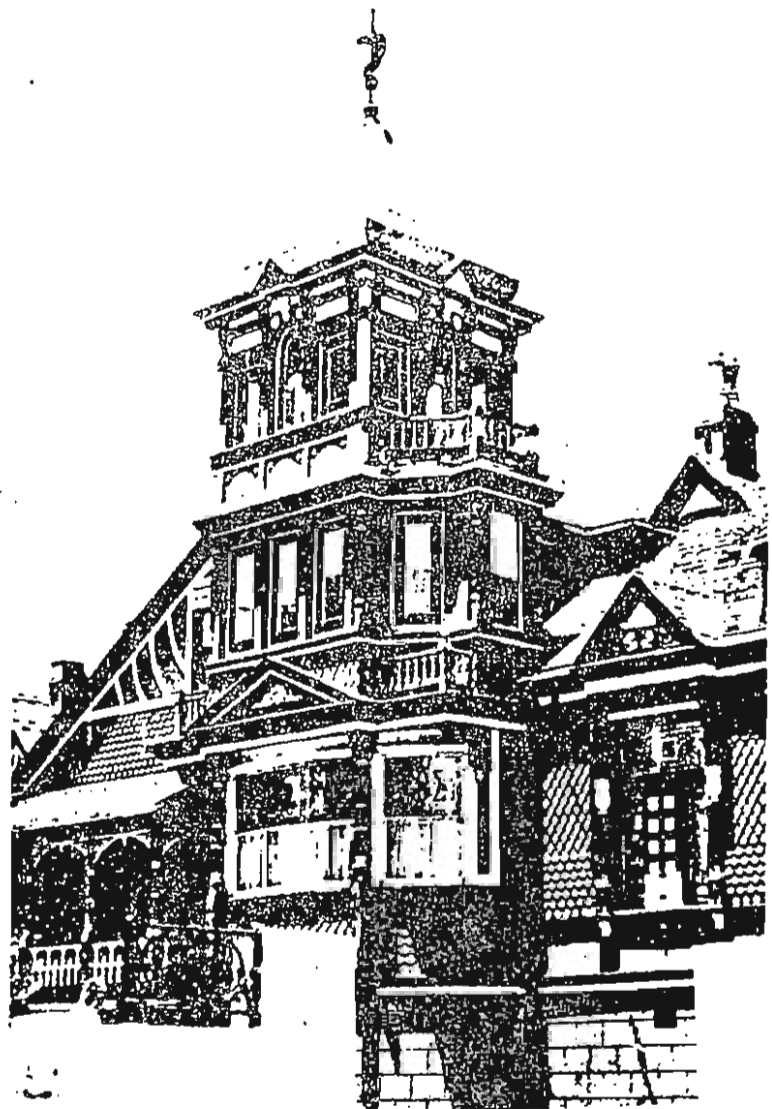
The remaining structures possess texture, detailing, scale, siting and/or other features which make them compatible with the primary and secondary significant structures. At the time of this survey, they did not qualify for primary or secondary significance. However, these remaining structures, though historically questionable, did not qualify for inclusion in the exemption category. These structures do add continuity to the area. In this sense, they are regarded as worthy of preservation to retain existing urban design characteristics.

# SAN DIEGO

HISTORIC TOUR

GOLDEN HILL —  
SHERMAN HEIGHTS

in Southeast San Diego





*Matthew Sherman's home (now apartments), in 1890; photo from Title Insurance & Trust Historical Collection.*

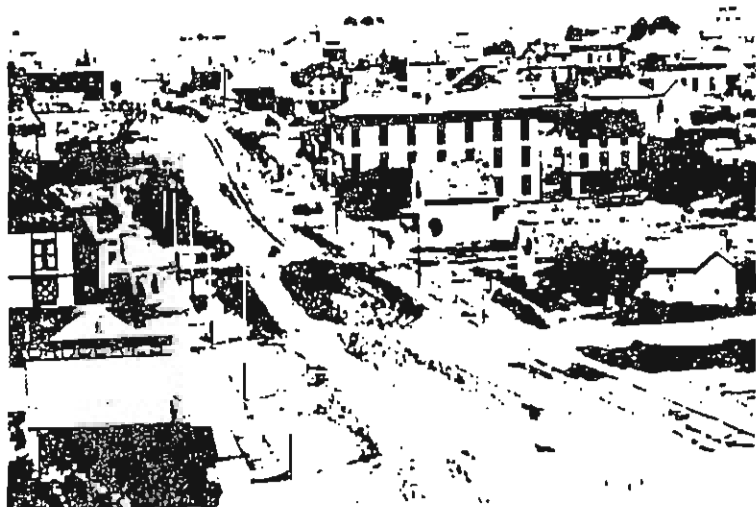
**G**OLDEN HILL, at the turn of the century, was home to San Diego's wealthy, influential citizens. It's not hard to see why they chose this area, with its magnificent view of the harbor and bay, and its easy access to the central business district.

Many of these homes still are standing, lived in by today's San Diegans; still commanding a view of the great harbor. Others have been converted into handsome professional buildings.

Some of the more interesting examples are described in this tour guide, but you will see many others as you walk or drive along the route.

As these are mostly residences and private businesses, they are *not open to the public* unless specifically noted.

*Looking west to Downtown San Diego and harbor from Golden Hill (Market St., between 18th and 19th), in 1887; photo, Title Insurance & Trust Historical Collection.*



## STARTING THE TOUR

From Downtown San Diego, take Broadway (or C Street) east to 25th Street. Turn left on 25th and continue past 25th & A Street to enter Golden Hill Park.

Circle the park and return to 25th & A for beginning of the home tour. The drive through Golden Hill Park provides an impressive, unobstructed view of Downtown San Diego. Early residents of Golden Hill enjoyed San Diego's first park playground, and its first city golf course.

At 25th & A, turn right (west) on A St. for your first look at some of the area's finest old homes.

### 1 2470 A ST. THE FEHLMANN-MORGAN HOUSE (1911)

The good Swiss design of this house has withstood the test of time. A massive roof is supported on wooden brackets, flattened arches and the square pillars of the porch. The first owners added a touch of color with boxes of geraniums in the upper windows. Architect: Dell W. Harris.

### 2 2469 A ST. THE WILLIAM HUGH STRONG HOUSE (1905)

An English cottage type house, known as the Anna Hathaway Cottage. Notice the low eaves, high pitched roof, small diagonal leaded windows flanking the bay windows. Rolled edge of the roof gives a thatched effect. Architect: E. Brooks Weaver, outstanding local home designer.

### 3 2448 A ST. THE CHARLES KELLY HOUSE (1903)

Built by family which was a recipient of a Mexican land grant in North County, this house originally had a porte cochere (covered entranceway) on each side, but one has been removed. Fourth generation descendants of the Kelly family occupy this home.

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At 24th Street, turn left (south) and go one block to B Street; turn left (east) on B.

---

### 4 2435 B ST. THE JAMES M. STEADE HOUSE (1905)

Originally built by Dr. Steade, this interesting house has been family-occupied since 1915. Twin gables and a unique curved roof over the porch distinguish this half-timbered style house. Note the original granite wall, still intact here and at several other houses on the tour.

### 5 2460 B ST. THE MCKEE HOUSE (1897)

A Queen Anne style house, built by Clark McKee just before the turn of the century. It has Doric columns and moldings, and a very interesting tower with curved glass windows.

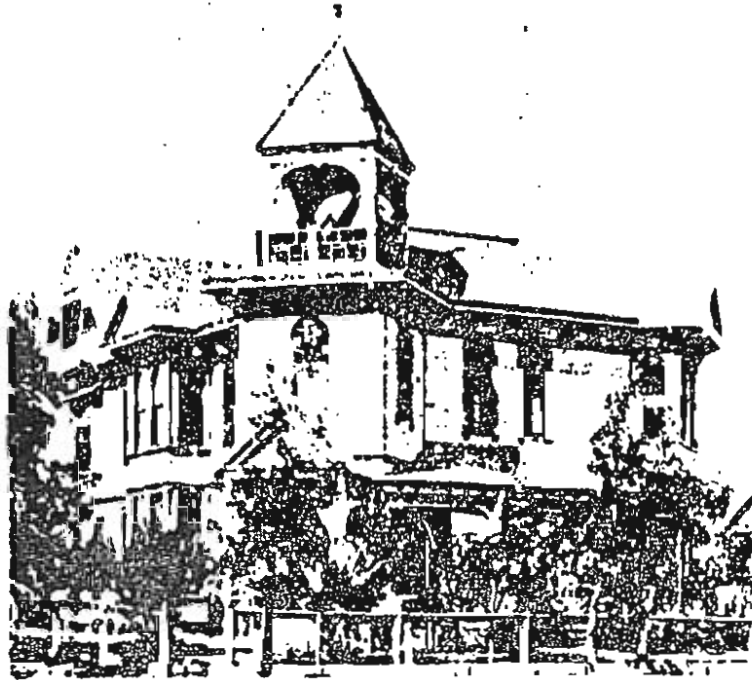
### 6 2470 B ST. THE LEROY WRIGHT HOUSE (1898)

A dominant Classical house, with tall columns flanking the entranceway. Although built in the '90s, this house appears more modern than its neighbors because it has been altered. Another modern touch, it featured solar heating. Architect: William Quayle, of Denver.

---

At 25th Street, turn right (south) and go two blocks to Broadway. Turn left (east) on Broadway and go five blocks to 30th Street. Turn right (south) on 30th and go one block to E Street.

---



Faulk-Klauber House, in 1892; photo, Titco Insurance & Trust Historical Collection.

3000 E ST. THE FAULK-KLAUBER HOUSE (1886)

This is one of six houses on the tour designated as Historic Sites; this one, # 122. An imposing clapboard house with wide grounds, it was the home of prominent businessman Abraham Klauber. The entryway has been altered, and a fire escape added. Appropriately repainted, it now serves as offices for Common Cause, League of Women Voters and other organizations. Note the original trees, including a huge Torrey Pine.

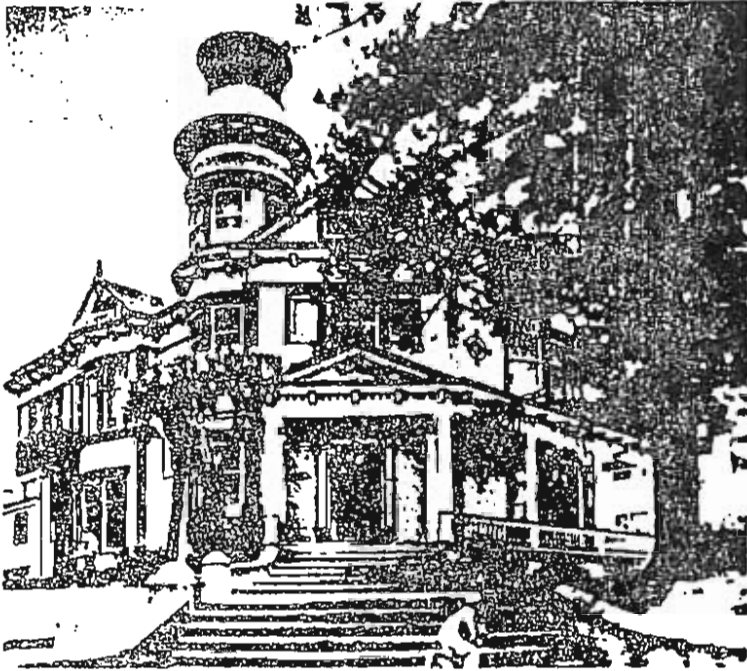
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Return on 30th Street (north) to Broadway; turn left (west) on Broadway to 25th, and continue west into the next block.

---

245B BROADWAY THE A. H. FROST HOUSE (1897)

An imposing classical Revival style, this early San Diego home now is open to the public as a book store and antique shop. (Closed Mon & Tue.) Visitors may admire the wide entry, the use of fine woods in the floors and around the fireplace. Architects: W. S. Hebbard and Irving Gill. Gill later achieved international renown for his innovative contemporary designs.



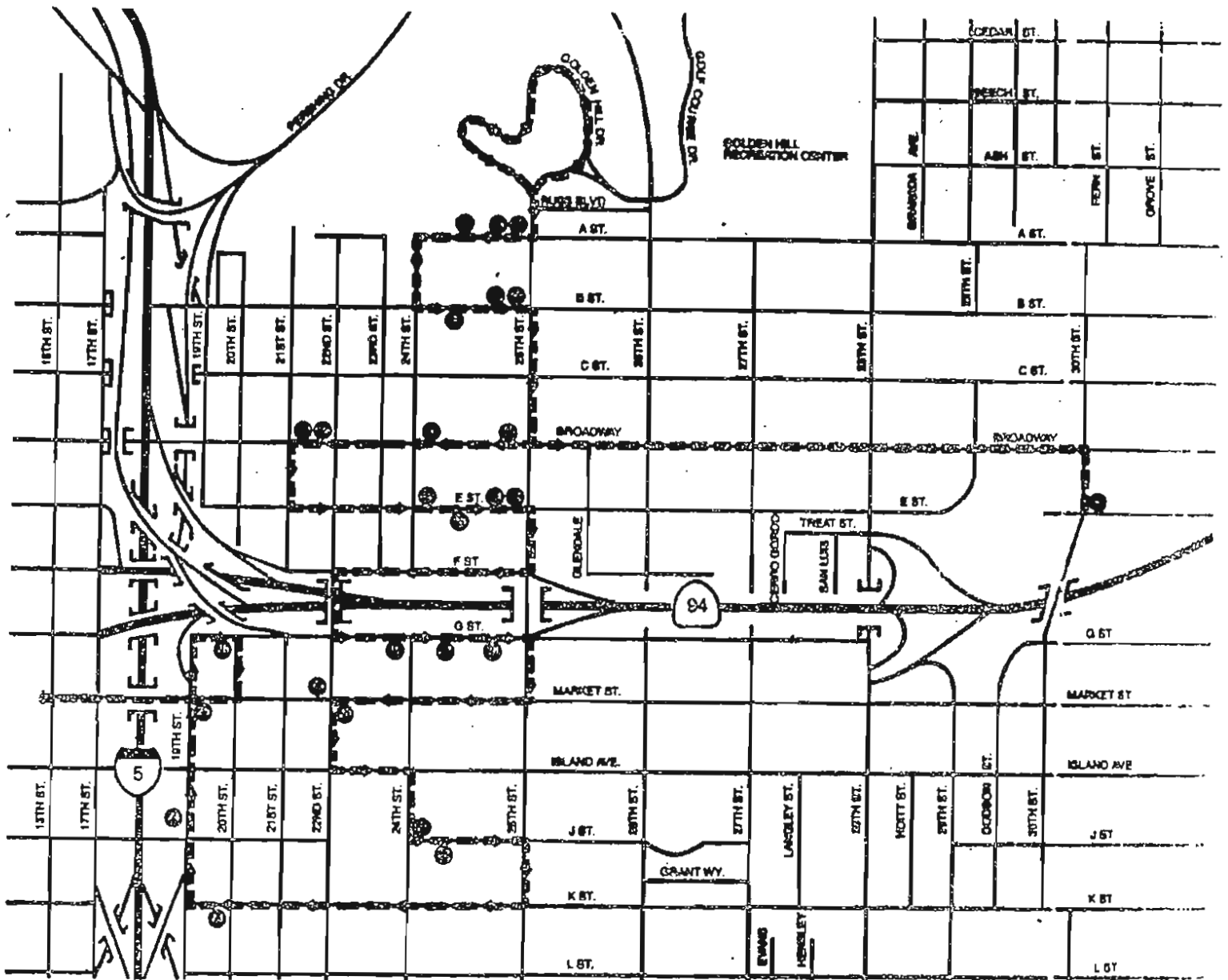
2404 BROADWAY THE QUARTERMASS-WILDE HOUSE  
(1898)

Historic Site #39. The most imposing of the few remaining Victorian mansions built before the turn of the century. The exterior is in the Queen Anne style. Note the unusual corner entrance, with Doric columns, and the elaborate tower with expensive curved glass windows. This large house, now professional offices, has 8300 square feet, with three complete floors. Be sure you see the two large stained glass windows on the west side of the house (24th St.), and the carriage house in the rear. Originally built by department store owner Reuben Quatermass, the house later was bought by Louis J. Wilde, Mayor of San Diego, 1917-21. Wilde, a banker and promoter, was a vigorous and controversial figure who did much to shape San Diego's history.

*Our Lady of Angels Church and School, early photo from Title Insurance & Trust Historical Collection.*







**① 2146 BROADWAY THE HAYWARD-PATTERSON HOUSE (1887)**

Historic Site # 85. Built in Victorian stick style, with shiplap redwood siding, lath and plaster. Note the repainted extra detailing brackets and finials around the entire house, the stained glass windows and the double front doors with etched glass panels. This house has been owner-maintained through the years by pioneer families such as Francis E. Patterson, photographer, and Albert M. Hayward, promoter, builder, rancher and one-time president of the San Diego Yacht Club. Now carefully restored by its present owners.

2124 BROADWAY

This home is worth noting for its fishscale shingles, typical of the period.

---

At 21st Street, turn left (south) and go one block to E Street.  
At E, turn left (east).

---

2410 E ST. THE GEORGE GARRETSON HOUSE (1895)

This is the first residence of record to be designed by Irving Gill, San Diego's internationally known architect. Many half-timbered houses (wood interspersed with plaster) of similar style, though less grand, can be seen on nearby streets.



2441 E ST. THE SAMUEL RYNEARSON HOUSE (1897)

Historic Site #121. This unusual house, built at a cost of \$5,000, may be described as eclectic. A variety of ornamentation has been used. Around the upper part of the house is an especially interesting frieze of scrollwork, highlighted by the paint. Windows on the second story of the house are Gothic. A curving driveway on the east side led past the porte cochere to a large carriage house in the rear. This house has had a number of owners through the years, and is now in use as professional offices.

**14 2470 E ST. THE ALFRED HAINES HOUSE**

A family-owned home since 1908. It was designed by family members. Eclectic style apparently evolved from their personal needs and desires for a comfortable residence. Roof is of hand-dipped oak shingles.

**15 2498 E ST. THE PATRICK MARTIN HOUSE (1905)**

Built from plans for a Grand Island, Nebraska house. Wood for construction was shipped here from a Wisconsin mill. Beveled glass entry, with a wide stairway in front, makes the exterior inviting.

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*At 25th Street, turn right (south) and go one block to F Street. Turn right (west) on F. All along this stretch (on your right) you'll see a number of well-kept older homes. At 22nd Street, turn left (south), cross over Highway 94 to G Street. Turn left (east) on G.*

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**16 24TH & G OUR LADY OF ANGELS CATHOLIC CHURCH AND SCHOOL**

The second Catholic parish church in San Diego, Our Lady of Angels was built in 1905. Originally a brick building, it's now been plaster covered. Step into the church and admire the beautifully polished wooden pews and the stained glass windows. If you look closely, you'll find the names of some of the German families who contributed to their purchase, inscribed in the glass. Our Lady's School was opened in the fall of 1912 by the Sisters of Carondelet at a cost of \$12,000.

**17 2433 G ST. THE ANDREW JACKSON CHASE HOUSE (1871)**

One of the oldest houses on the tour, it was built in 1871 and repaired in 1900. Still a private residence. Also, note the tiny unaltered Victorian Cottage next door, to the east, 2439 G.

**18 2475 G ST.**

An example of a house built by an imaginative carpenter.

---

*At 25th Street, turn right (south) and go one block to Market Street. Turn right (west) on Market.*

---

**19 MARKET & 22nd (NW Corner) GOLDEN HILL UNITED PRESBYTERIAN CHURCH**

This building, first erected at 19th & G Streets in 1888, was moved to its present site in 1899. Rebuilt in 1930-31. The steeple shown in early photographs is gone, but many good features remain. It has a rounded sanctuary offering perfect acoustics. The art glass windows were made in San Diego. The pipe organ is of particularly fine quality.

**● MARKET & 22nd (St. Carner) THE SHERMAN APARTMENTS**

A building remodeled from the large home of Matthew Sherman, who played a major role in the development of this section of San Diego. An Army captain and Civil War veteran, Sherman settled in San Diego in 1855, and lived until 1898. He left his name in San Diego history as both mayor and developer. This area was named Sherman Heights, extending from 15th to 24th Streets, and from Market south to Commercial Street. Sherman also gave land for the original Sherman School, opened in 1871. (You'll pass the new Sherman School later in the tour, on 24th St.)

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*At this intersection (Market & 22nd) go south one block to Island Avenue. Left (east) on Island to 24th (one long block). Right (south) on 24th, past Sherman School, to 24th & J.*

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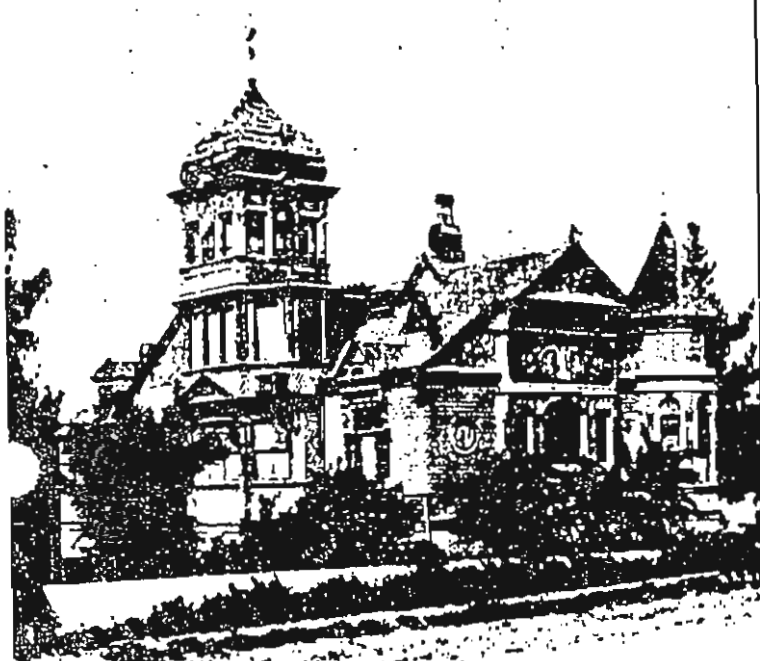
**● 2412 J. ST. THE LIVINGSTON HOUSE (1887)**

Historic Site #58. Take a look at two sides of this house which sits on a corner lot. A Queen Anne Victorian house, it was built for Mrs. Harriet Morris Livingston for \$5,000. A windmill and barn stood in the rear, and a picket fence lined the yard. Restored by the Rev. Robert L. Stevens, it is a spacious home with two stories, a wide porch and a fascinating octagonal tower with a conical roof. Art-glass windows mark the home's redwood staircase. Its 52 windows were a mark of luxury. Architect: Edwin Bookar.

● 2418 J ST.

Another interesting example of Victorian carpenter work.

At 25th Street, turn right (south) and go one block to K Street. Turn right (west) on K, and note 2285 K Street, at the corner of 24th & K, as you proceed west to 20th & K.



Villa Montezuma, at turn of century; Title Insurance & Trust Historical Collection.

● 1925 K ST. VILLA MONTEZUMA (1887)

Historic Site #11. "Villa Montezuma" was the name given this house by the very unusual man who created it for himself: Jesse Shepard. A self-taught composer, pianist, singer, writer and former spiritualist medium, Shepard sought to express himself through Villa Montezuma's remarkable appearance. Inside and out, every surface was treated to achieve decorative effect. There was lavish use of redwood and walnut, luxurious ceilings and art-glass. Considered one of the best examples of a Victorian mansion on the West Coast, it certainly is one of the most interesting in appearance. Architects: Comstock and Trotscka. Villa Montezuma is owned by the City of San Diego, operated by the San Diego Historical Society as a museum and community cultural center. Open afternoons, Tuesday through Friday, and Sunday from 1-4:30 p.m. Special group visits may be arranged for mornings.

From Villa Montezuma, go west on K Street to 19th Street and turn right (north).

● 418-422 19th ST. THE MATTHEW SHERMAN HOUSE

This was Sherman's first San Diego home, built before the larger one at Market & 22nd.

● 19th & MARKET (SE Corner)

Now the location of Gospel Outreach, this building originally was constructed for Bethel Baptist Church, and later was used by the Quakers and by Episcopal Community Services. Privately owned, it is being considered for designation as an historic site.

Continue north on 19th Street; turn right (east) on G Street.

● 20th & B ST. (SW Corner) THE GEORGE JOURNEY HOUSE

George Journey was a colorful figure in San Diego at the turn of the century. His business was house moving. His interesting old home is being refurbished as this is published.

At 20th Street, turn right (south) and go one block to Market Street; right (west) on Market for your return to Downtown San Diego.

NOTE: Although outside the immediate area of this tour, there is another Southeast San Diego home of historic interest: the Weldon-Glasson House (Chateau de Toman), Historic Site #78, built in 1880. It's approximately 1 mile south of the Faulk-Klauber House. Take 30th St. south to Franklin, turn left (east) and go 1½ blocks to 3139 Franklin Street.

Research: San Diego Historical Society

Visitor information at Villa Montezuma or wherever you see this sign . . .



1200 THIRD AVE. • SUITE 824 • SAN DIEGO, CA 92101 • (714) 232-3101

Daily events (recorded), call 239-6696.

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1971

Potter, Matt  
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