I. INTRODUCTION

The issue of a warehouse historic district in Centre City East of the Centre City Community Plan area was raised by the public in response to a Subsequent Environmental Impact Report (SEIR) prepared for the Ballpark and Ancillary Development Projects and Associated Plan Amendments in 1999. At that time, comments from the public and Acting California Historic Preservation Officer, Daniel Abeyta, determined that the SEIR failed to evaluate or discuss the potential for a National Register of Historic Places or California Register of Historical Resources eligible warehouse historic district within the ballpark project area. As a result of potential litigation, a Settlement Agreement (Agreement) was reached and executed in September 1999.

The Settlement Agreement established a Preservation Advisory Group (PAG) entrusted with implementing the provisions of the agreement by providing input to the ballpark developers and project design team. The PAG consisted of up to three representatives from Save Our Heritage Organisation (SOHO), one representative from the National Trust for Historic Preservation (Trust), one representative of another historic preservation organization chosen by the Trust and SOHO, and one representative each from the Centre City Development Corporation (CCDC), the City of San Diego, the City's Historical Resources Board, the San Diego Padres, JMI Realty Inc., and Burnham Real Estate Services.[1]

In accordance with the Agreement, an evaluation of a potential warehouse historic district was executed utilizing the criteria for the City of San Diego's Register of Designated Historical Resources (Local Register), the California Register of Historical Resources (California Register), and the National Register of Historic Places (National Register).

The office of Heritage Architecture & Planning was selected by the PAG and retained under contract by CCDC in July 2003 to conduct a field survey within a PAG defined study area, determine the existence of a potential warehouse historic district and, if applicable, prepare nominations for inclusion of the district in the Local, California, or National Registers.

As a result of the study, SOHO and the Trust determined that a Warehouse Historic Thematic District did exist and may qualify for inclusion in the Local Register. The nomination herein is a result of the findings of the potential warehouse district survey. A total of thirty-nine (39) resources are included in the Warehouse Thematic Historic District.

[1] PAG members listed under acknowledgements include two official Trust members and zero members from other preservation group selected by SOHO and the Trust. Burnham Real Estate Services is replaced by Sedona Pacific Realthy under the representation of Greg Shannon.

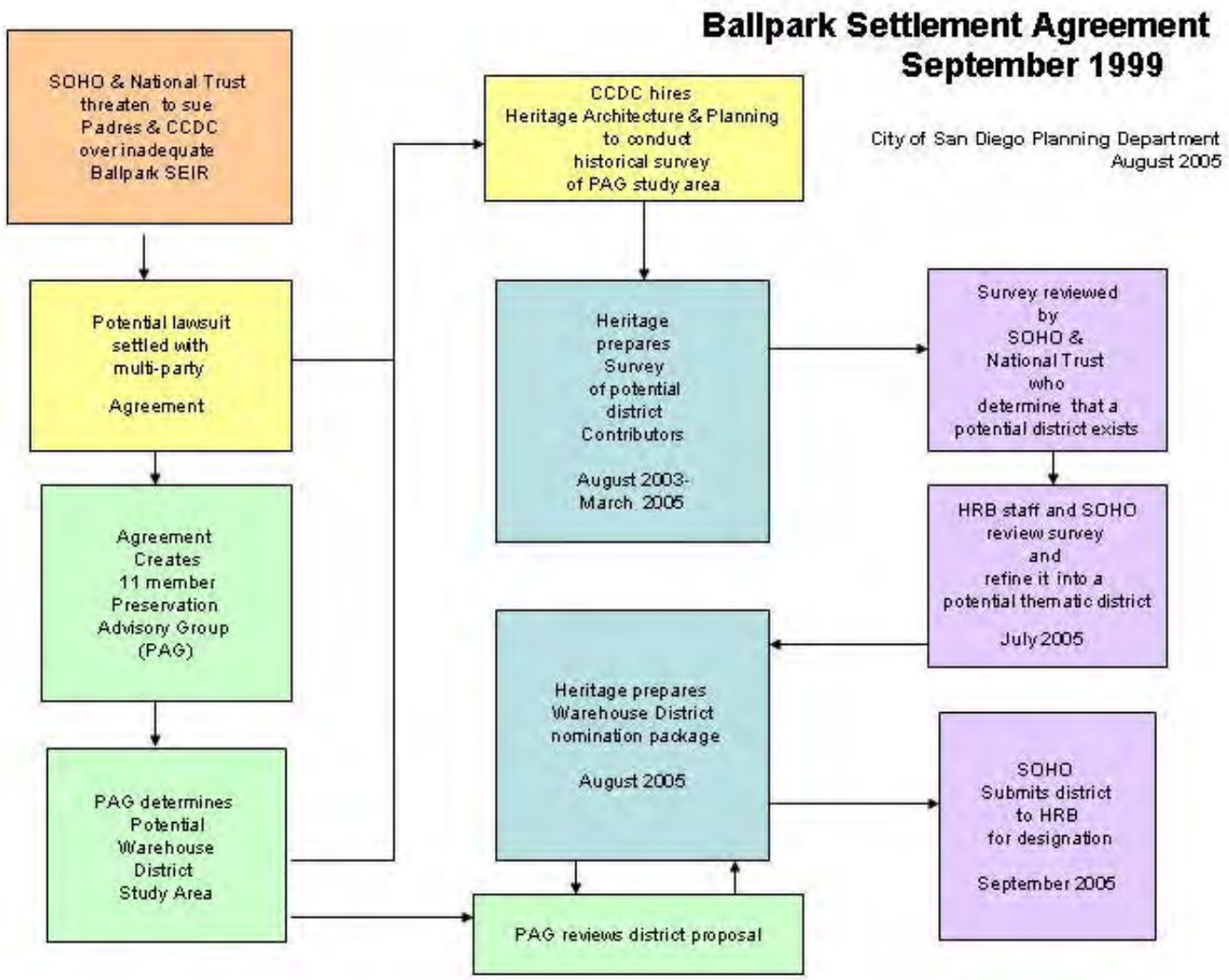

Figure 1A: Ballpark Settlement Agreement.

A. PROJECT LOCATION

The Warehouse Thematic Historic District is located in Downtown San Diego's East Village. The district overlaps the Gaslamp Quarter Historic District, the Asian/Pacific Thematic Historic District, a 1995 proposed warehouse historic district, the 1980 Uptown Survey, the 1988 Bayside Survey, the 1989 Centre City East Survey, and two concurrent surveys–the East Village Survey and the African American Study Survey. The initial study area was determined by the PAG.

Figure 1B: Location map.

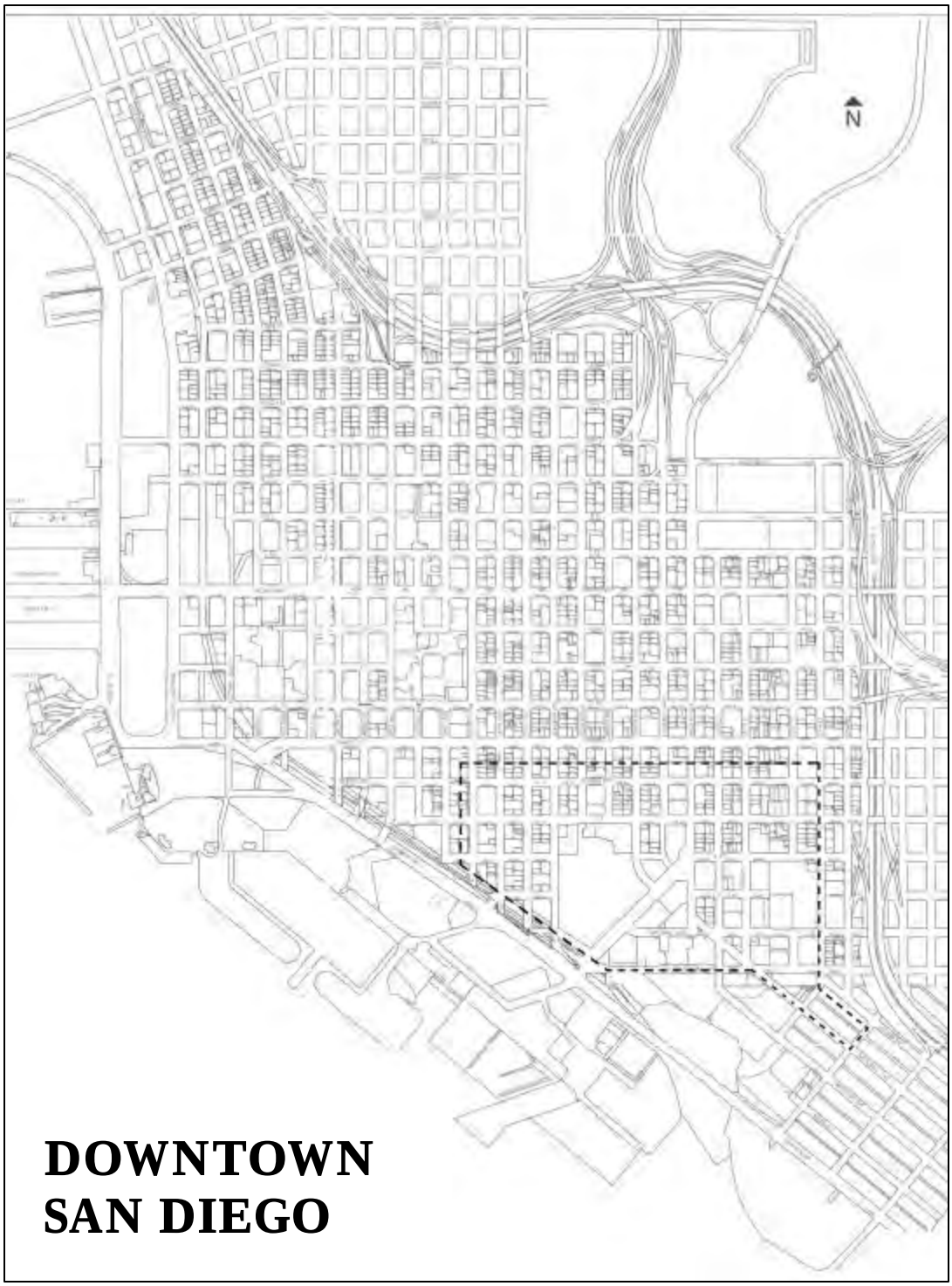

Figure 1C: Map of district boundary.

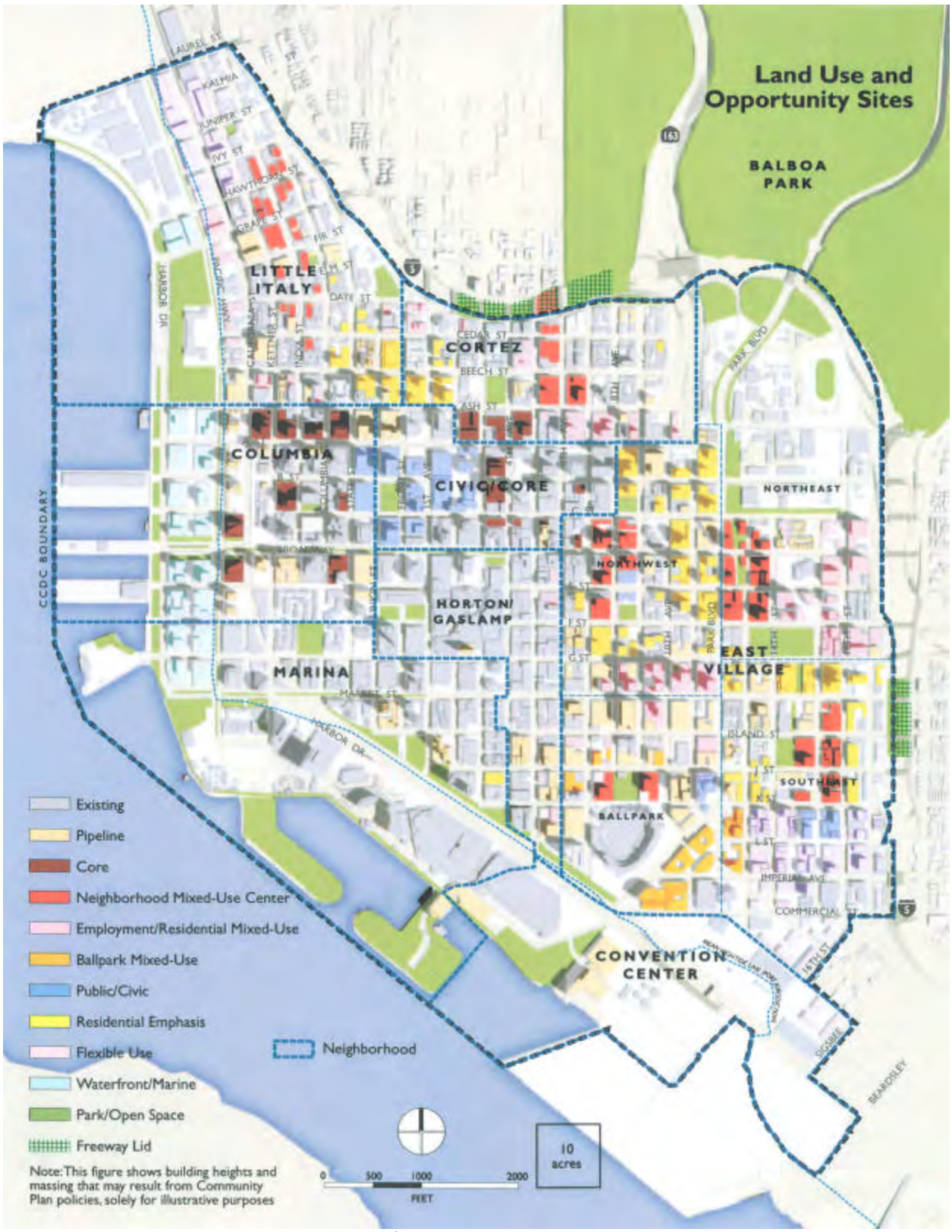

Figure 1D: Contextual land use map. Courtesy of CCDC.

The Warehouse Historic Thematic District is bounded by mid-block Island Avenue to the north, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, the west side of Fourth Avenue to the west, and the east side of Fifteenth Street to the east.

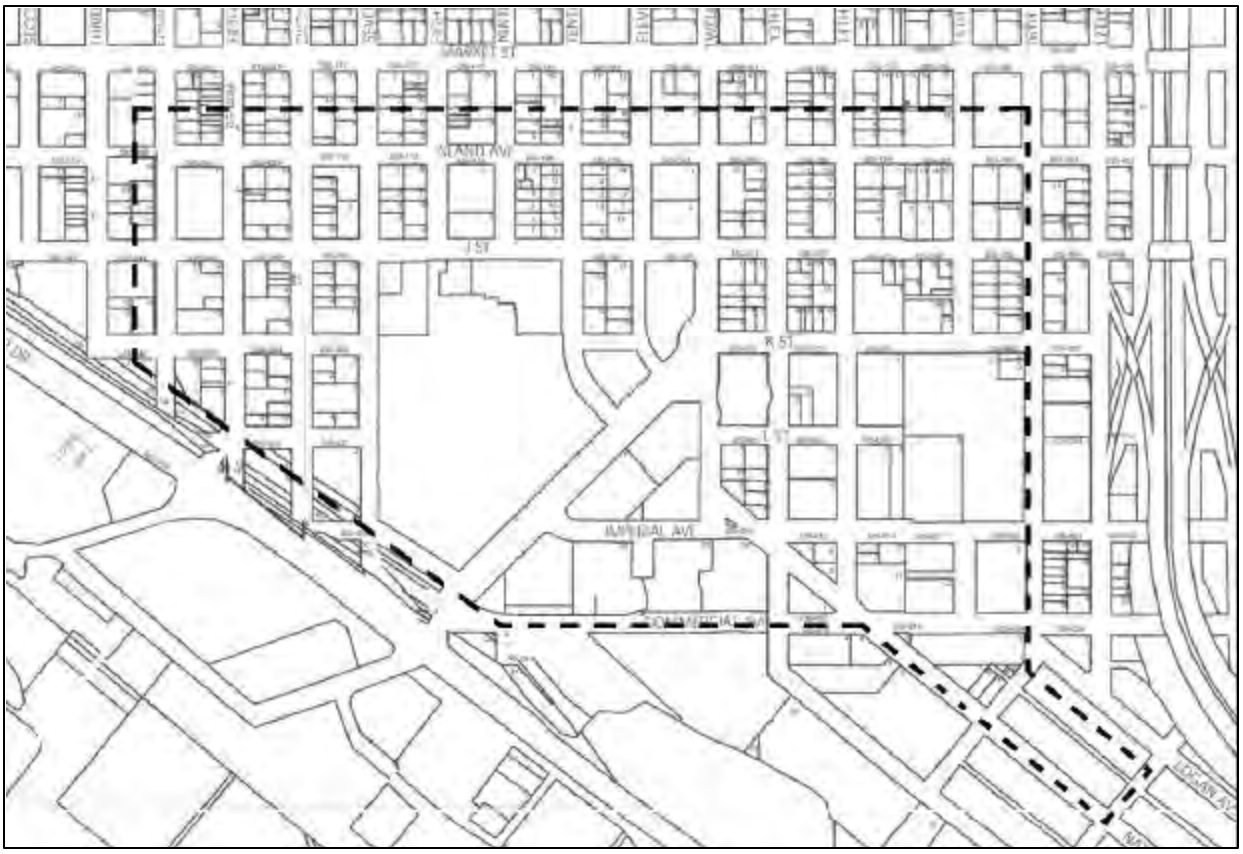

Figure 1E: Project study area boundary.

B. LAND USE AND PLANNING CONTEXT

The Warehouse Thematic Historic District is located in the Centre City Community Planning area. The Centre City Community Plan, adopted in 1992 by a resolution of the San Diego City Council, provides specific guidelines for review of discretionary projects. The plan contains several proposals for implementation of the longer term community vision. The basic plan direction is to provide compatibility between the various districts within the overall plan area. Existing conditions are described and mapped and specific visions, goals, and objectives enumerated to achieve the desired outcome. The most relevant element within the Downtown Community Plan is the Urban Conservation (UC) Element. Its goal is to "preserve historic structures and districts in downtown to maintain a tangible link to the past." Objectives include:

1. Enrich downtown by preserving buildings, and groups of buildings, that create a strong sense of character or theme, through a combination of architectural cohesiveness or social interest; like the Gaslamp Quarter Historic District and the Chinese/Asian Thematic Historic District.
2. Encourage new, infill development to the respect the scale, character and architectural and visual integrity of existing and potential historic buildings and thematic districts.
3. Encourage the adaptive reuse and rehabilitation of historic and non-historic buildings, and encourage appropriate in-fill development by establishing protective regulations and incentives.

The development of a Warehouse Thematic Historic District conforms to this vision. The Warehouse Thematic Historic District is located within the Downtown Community Plan's Centre City East/Arts District area. This area emphasizes mid-rise residential neighborhoods including live/work and arts and crafts studios, performing arts, and arts oriented retail at the street level.

Currently, this plan is being updated and is in draft form. In the draft San Diego Downtown Community Plan (June 2005), the Warehouse Thematic Historic District is located within East Village neighborhood and the Ballpark sub-district. The area is envisioned as a thriving mixed-use and residential community. It is noted that the reuse of historic warehouse will contribute district character to the sub-district.

> Downtown's historical integrity will be propagated with a combination of preserved buildings, historic districts, portions of older buildings integrated in new projects (like warehouses in East Village) emphasis on downtown's historic public realm, and on-going architectural and cultural history interpretive programs.[2]

[2] Centre City Development Corporation. "San Diego Downtown Community Plan: Rising on the Pacific." Public Hearing Draft, June 2005.

C. DESIGN GUIDELINES

The City of San Diego has developed design guidelines for treating historic resources within historic districts. Where no design guidelines are found, the City has utilized *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as its criteria. Design Guidelines are intended to be a design aid in determining acceptable alterations, additions, and repairs for preserving the character of the historic district. In addition, the Settlement Agreement allotted provisions for a Treatment Plan for Retained Buildings and Design Criteria for development within the Ballpark District.

1. Land Development Code

The City of San Diego Land Development Code (LDC) sets forth the procedures used in the application of land use regulations, the types of review of development, and the regulations that apply to the use and development of land in the City of San Diego. The intent of these procedures and regulations is to facilitate fair and effective decision-making and to encourage public participation.

Chapter 14, Article 3, 7, and Division 2 are regulations pertaining specifically with historic resources including historic districts such as the Warehouse Thematic Historic District. These regulations are intended to assure that development occurs in a manner that protects the overall quality of historical resources. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.

Exempted development activities on historic resources are noted in Section 143.0220, because they are based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as stated:

(a) Any development that proposes minor alterations or improvements consistent with Section 143.0250(a), to a designated historical resource, or any historical building or historical structure located with a historical district, or any new construction within a historical district that will enhance, restore, maintain, repair, or allow adaptive reuse of the resource and which will not adversely affect the special character or special historical, architectural, archaeological, or cultural value of the resource when all feasible measures to protect and preserve the historical resource are included in the development proposal consistent with *The Secretary of Interior's Standards and Guidelines.*

(b) Interior modifications or repairs or the ordinary maintenance or repair of any exterior architectural feature in, or on, any historical building or historical structure that does not adversely affect the special character or special historical, architectural, or cultural value or designated interior elements of the proper consistent with *The Secretary of Interior's Standards and Guidelines.* Exterior architectural features shall mean the architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of an improvement or structure, including the type of building materials and the type and

style of all windows, doors, lights, signs, and other fixtures appurtenant to the improvement or structure.

(c) Substantial alteration of a nonsignificant structure within a historic district consistent with the *Secretary of Interior's Standards and Guidelines*. However, new construction within a historic district is not exempt from the requirement to obtain a Site Development Permit except in accordance with Section 143.0220(a).

The City of San Diego's Land Development Code (§ 143.0250(a)) defines alteration, minor alteration, and substantial alteration as the following:

(1) Alteration means any change or modification, through public or private action, of any historical resource or of any property located with a historical district including changes to designated interior architectural features; exterior changes to or modification of structural details, architectural details, or visual characteristics such as doors, windows, surface materials and texture, grading, or surface paving; addition of new structures; cutting or removal of trees, landscaping, or other historical features; disturbance of archaeological sites; and the placement or removal of any exterior objects such as signs, plaques, light fixtures, *street* furniture, walls, fences, steps, plantings, and landscape accessories affecting the exterior visual qualities of the property.

(2) Minor alteration means improvements that enhance, restore, maintain, repair, or allow adaptive reuse of a historical resource that do not adversely affect the special character or special historical, architectural, archaeological, or cultural value of the resource and will conform to standards embodied in the designation of a historical district when applicable.

(3) Substantial alteration means demolition, destruction, relocation, new construction or alteration activities that would impair the significance of a historical resource.

2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties (*The Standards*) provide general information to determine appropriate treatments for historic properties. They are intentionally broad in scope in order to apply to a wide range of circumstances. *The Standards* have been designed to enhance the understanding of basic preservation principals and may be applied to one historic resource or a variety of historic resource types such as Districts, Sites, Buildings, Structures, and Objectives. *The Standards* identifies four primary treatments: preservation, rehabilitation, restoration, and reconstruction.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity and material of an historic property. Improvements generally focus on the ongoing maintenance and repair of historic materials, rather than extensive replacement or new construction.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical or cultural value. The *Standards for Rehabilitation* have been codified in 26 CFR 67.

Restoration is defined as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular time by the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features and detailing of non-surviving site features for the purpose of replicating its appearance at a specific period of time and in its historic location.

Although there are components may include restoration and preservation treatments, it is the *Standards for Rehabilitation* that is emphasized within the district. The ten *Standards for Rehabilitation* are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. Settlement Agreement

As part of the Settlement Agreement, Design Guidelines were established for development within the Sports/Entertainment District. The goal of the Design Guidelines was to create a memorable district that retained its association with historic activities of the J Street Corridor and the Transition Zone. It is the intent of the Design Guidelines to revitalize the East Village and promote new development that is compatible with the Ballpark and the existing buildings of the J Street Corridor and the Transition Zone. The Design Guidelines are advisory, not regulatory.

The two sub-areas within the Sports/Entertainment District that is noted within the Design Guidelines include:

- **The J Street Corridor**. The J Street corridor (between Sixth and Eleventh Avenues) should be developed as an active commercial mixed-use district with a strong pedestrian orientation. The character of late 19th and early 20th century commercial buildings should be extended eastward from the Gaslamp Quarter. The development of new building shall be compatible in scale and materials.

I. *Built-to Lines:* With the exception of where plazas are planned, a street wall should be built within five (5) feed to the right-of-way along one hundred percent (100%) of the building frontage.

II. *Street Wall Façade:* the street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.

III. The height of buildings along the streetwall should create a building base and compliment the height of older buildings in the corridor. Generally, streetwall height should be not taller than five stories or 60 feet in keeping with the character of existing 19th and early 20th century commercial and warehouse structures. Tower elements of the streetwall which do not exceed 50 feet in width may exceed 60 feet in height so long as architectural fenestration, detailing and exterior materials occur so as to create a podium appearance compatible with adjacent structures and visually break-up the appearance of the streetwall. Any development with its highest occupiable floor level above 75 feet, which is greater than 50 feet in width, shall be stepped back by at least 50 feet. *(Note: This stepback dimension*

should be 50 feet to match the Settlement Agreement's Guidelines as it was adopted at 10 feet due to a typographical error.)

IV. Buildings should be massed and scaled in a manner that complements the incremental parcelization of the street, introducing changes in building plane, fenestration rhythm, materials etc., at intervals of approximately 50-100 feet.

V. The design of facades should provide for a well-composed treatment of recessed and large "punctured" openings within a solid wall. Large expanses of curtain wall are discouraged in this area.

VI. Vertical and horizontal articulation of the façade utilizing cornices, beltcourses and banding, plane changes, variation in window openings, and other architectural elements are encouraged.

VII. Building facades should be visually terminated through the use of cornices, parapets, hip and stepped terraces, and other forms of multi-faceted tops.

VIII. Facades should introduce special treatments at major entrances, building corners, street corners and street-end view termini.

IX. Buildings are encouraged to employ materials that extend and complement the character of existing 19th and 20th century commercial and warehouse structures (e.g., brick, metal, stucco, ornamental cement, terra cotta, wood or steel sash).

X. Large well-composed punctured window openings, in the spirit of existing commercial and warehouse structures should be provided on the building facades to extend the character and scale of these 19th and early 20th century buildings. To further this objectives, buildings along this corridor should introduce high floor to floor dimensions (e.g., greater than 12 feet on upper floors and greater than 15 feet on the ground floor).

XI. *Vehicular Access:* Curb cuts are strongly discouraged along J Street. The number and size of curb cuts for all projects should be minimized.

- **The Sixth/Seventh Avenue Transition Zone**. Located immediately west of the ballpark between L Street and the J Street Corridor, this area needs to create an appropriate transition in scale between the ballpark and the Gaslamp Quarter. It also needs to integrate the Clarion Hotel into the fabric of the neighborhood through appropriate massing of adjacent buildings and through the introduction of ground level activities that create linkages along K and L Streets between the Gaslamp Quarter and the ballpark.

  I. *Built-to Lines:* With the exception of where plazas are planned, a street wall should be built within five (5) feet of the right-of-way along one hundred percent (100%) of the building frontage.

  II. *Street Wall Façade*: The street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.

  III. Buildings should be built to a maximum height of six floors or eighty feet to complement and transition the scale of the ballpark to the Gaslamp District, and to extend the base of the Clarion Hotel. Development above this height should be stepped back by 10 feet, or introduce a clear material delineation that achieves the same visual effect.

  IV. On the block bounded by Sixth and Seventh Avenues and K and L streets, development (i.e., a proposed parking garage) should be designed to express increments of 50 to 100 feet in keeping with the scale and character of existing buildings (e.g., Western Metal) to be retained in the area. Façade treatment should include well-composed punctured openings in the spirit of existing commercial and warehouse buildings. The architectural expression of sloping garage floors is strongly discouraged. Façade materials should complement adjacent building materials.

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II. HISTORICAL CONTEXT

A. HISTORY

The Warehouse Thematic Historic District is defined by the area bounded by mid-block Island Avenue to the north, the west side of Fourth Avenue to the west, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, and the east side of Fifteenth Street to the east. The Historical Context narrative includes discussions of additional adjacent areas that have historical bearing on the proposed district. For over a century, the development of the waterfront hinged on the introduction of railroads and the automobile. These events tie the warehouse/industrial buildings to the functions and uses that created them. The district derives its significance from being the first commercial industrial area in San Diego which, served by a robust waterfront, was the economic engine for the city from the late nineteenth century through the 1950s.

> Southern California's growth since 1870 has been described as 'one continuous boom punctuated at intervals by explosions'. The two major explosions were the booms of the 1880s and the 1920s both can be traced directly to transportation improvements respectively, the Santa Fe railroad and the widespread use of the automobile.
>
> Carey McWilliams, 1946
> *Southern California Country: An Island on the Land*

1820-1850 (Approx. Population Range 150-400)

In the early 1820s, at the close of the California Mission Period, Mexico gained its independence from Spain and Alta California became part of the Mexican Republic. Shipping trade flourished with the exchange of cowhides and tallow from California for manufactured goods from Europe. San Diego's Royal Presidio, the original site of the San Diego Mission, was in decline and soldiers began to move their families off the hill closer to the San Diego River. They built simple adobe dwellings and tended gardens and small farms. By 1829 thirty homes or so were in place surrounding a small plaza. The community that the Spanish and Mexican Californios established at San Diego was a synthesis of the two cultures. In 1835 Mexico granted San Diego official Pueblo (town) status. The population was approximately 400 people at the time, but residents slowly dispersed and the number dropped to 150.[1]

When the Americans took over the small village in 1849, the town stabilized and began yet another cultural layer. In *Two Years Before the Mast*, an 1840 reconnaissance novel of the California coast, author Richard Henry Dana wrote of Old Town and the San Diego harbor:

[1] James D. Newland, "The Americanization of the Cultural Landscape of Frontier San Diego 1846-1872." M.A. thesis, San Diego State University, 1992.

> The first place we went to was the old ruinous presidio, which stands on a rising ground near the village, which it over looks. It is built in the form of an open square…The small settlement lay directly below the fort, composed of about forty dark brown looking huts, or houses, and two larger ones, plastered, which belonged to two of the gente de razon. This town is not more than half as large as Monterey or Santa Barbara, and has little or no business.
>
> For landing and taking on board hides, San Diego is decidedly the best place in California. The harbor is small and land-locked; there is no surf; the vessels lie within a cable's length of the beach; and the beach itself is smooth, hard sand, without rocks or stones.[2]

1850-1867 (Approx. Population Range 400-1000)

It was evident to Americans coming from the east that expansion of the village of San Diego was precluded by the promontory to the northeast and an erratic river and vast marshland surrounding it to the west and south. In 1850, the same year California joined the Union, San Diego's center shifted away from the little Mexican Republic village to the San Diego Bay waterfront, due south of Old Town.

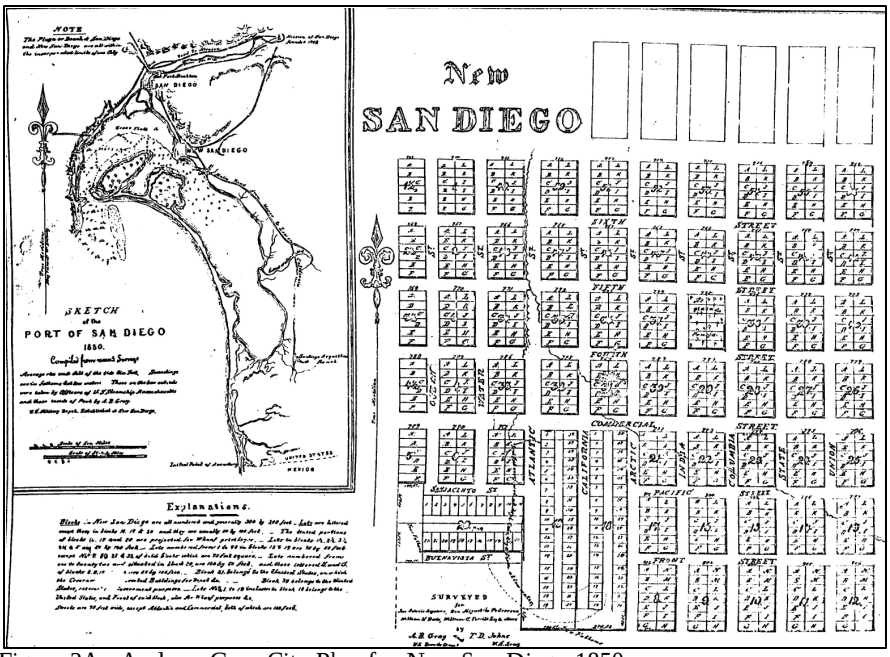

Figure 2A: Andrew Gray City Plan for New San Diego 1850.

[2] Richard Henry Dana, *Two Years Before the Mast*. New York: P.F. Collier & Son, 1909.

William Heath Davis, a land speculator, and Andrew Gray, a military surveyor for the U.S. Boundary Commission, acquired 160 acres adjacent to the waterfront. Gray prepared a city plan that laid out blocks and streets in a typical north/south, west/east grid. San Diego's first subdivision was bounded by what is now Broadway to the north, the Bay to the west and south, and Union Street to the east. Gray oversized blocks near the shore, intending them to be used for waterfront privileges. He also set aside United States blocks for government and military uses.

Conforming to basic American Period town planning, Gray's plan utilized numbered streets, although they ran west/east, instead of north/south as they do today. Gray also oversized two large cross streets, Commercial and Atlantic, to 100-foot widths that intersected where Kettner and Market (former alignment) are today. The first 'L' shaped pier was constructed by 1852 at the site of Punto de los Muertos. Several street names from the Gray plan survive from that early period; California, Commercial, Front, India, Columbia, State, and Union. However, much of the plan went unimplemented as several of the paper blocks extended out into the bay in anticipation of future landfill and pier development. In some respects, the plan was too far ahead of its time. The business that fueled the efforts of Davis and Gray was the selling of lumber and prefabricated structures from the East Coast. The extant William Heath Davis House, re-located to Fourth and Island, was a pre-fab that originated in Maine and was brought around the Horn on the Brig Cybele.

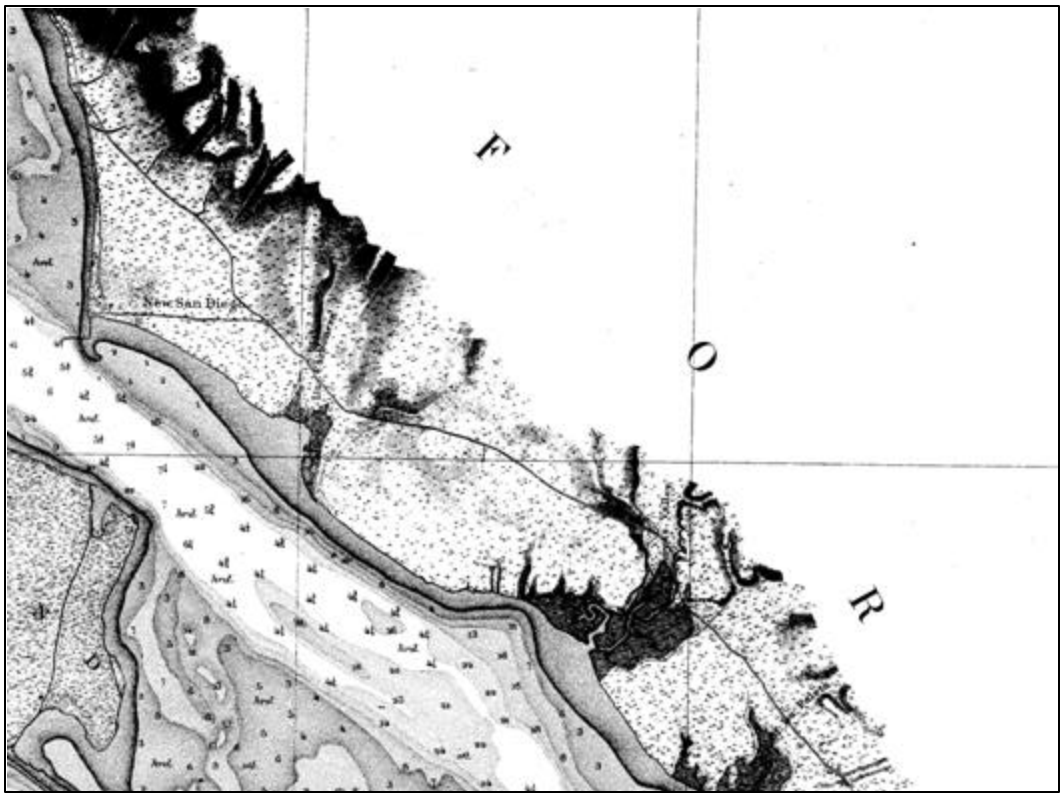

Figure 2B: Waterfront Development ca. 1859 (Davis's 'L' shaped Wharf).

Unfortunately for the new town, the promise of a transcontinental railroad terminus stalled. The lack of available water and the severe winter rains of 1862, which caused significant pier damage, also conspired to irreversibly mire the hard work of Davis and Gray. Their gallant experiment, a victim of bad timing, thereafter became known as Davis' Folly. One of the few remaining pieces from the Davis and Gray era is the old Plaza site on west 'G' Street, called Pantoja Park.

1867-1880 (Approx. Population Range 2,000-2,600)

In 1867 Alonzo Horton came to San Diego fresh from his gold rush successes in the San Francisco bay area. Lured by the promise of gold in the hills around Julian, he purchased 800 acres of languishing downtown waterfront property at about 30 cents an acre. Two years later he would add another 160 acres.

Horton filed a new and improved downtown plan essentially building on, yet nullifying, the Davis and Gray plan. 'Horton's Addition,' often referred to as 'New Town' or 'Nuevo', borrowed heavily from the Gray layout with the exception of relocating the prominent central intersection east to Fifth Avenue and Market Street, and renaming all streets west/east alphabetically, and north/south in numeric designations. The plan was bounded by A Street to the north, First Street (near the water's edge) to the west, O Street to the south, and Fifteenth Street to the east. A subsequent amended plan in 1870 referred to as the 'final' Horton's Addition expanded the boundaries to address the new 1400-acre City Park reservation of 1868. Upas Street served as the park's northern boundary as well as an amended Horton subdivision line. A Street became the new southern boundary to the park.

In 1868 Horton constructed his first pier of 500 feet at the end of Fifth Street, ensuring a major connection with shipping and related land uses. Lumberyards, horse corrals, warehouses, Chinese laundries, and a few saloons began emerging in close proximity to the pier. Early businesses transported fruits, grains, honey (San Diego was the largest producer of honey in the United States), and other cultivated crops. Incoming shipments included lumber, iron and dry goods.

Following the end of the American Civil War, western pioneer migration escalated and brought to bear external forces on the maturing town. In 1870-1875, Horton's real estate ventures boomed through. Later, in 1880 the transcontinental railroad finally became a reality when ground was broken in December for the first 18 miles of the California Southern Railroad, a subsidiary of the Atchison Topeka and Santa Fe. The line would lead out of San Diego. The coastal route started in National City and passed through San Diego, Encinitas, Temecula, San Jacinto and Colton, where it would eventually cross the Southern Pacific line and meet the Santa Fe Atlantic and Pacific at Barstow.

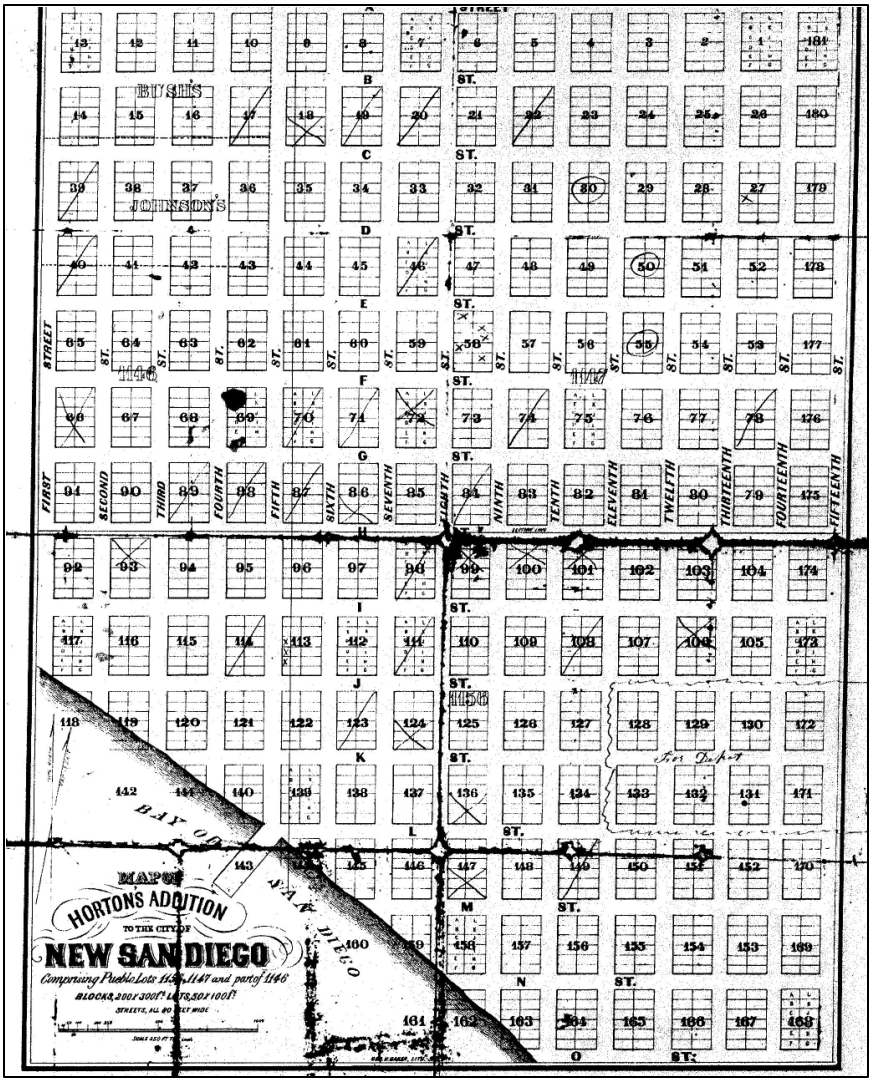

Figure 2C: 'New Town' Horton's Addition 1870.

Thanks to the railroad, land speculation was off and running. 'San Diego became real estate mad', according to the Federal Writers' Project book, *San Diego: A California City.*

> People lived in tents on their lots until they could clear away brush and cactus. More frequently they sold out at fancy prices before they could settle on the land. Buyers brought from maps without inspecting the purchase, and in turn sold to other speculators sight unseen.[3]

Local people, housewives, lawyers, clerks, ministers, and businessmen began buying and selling. Some speculators paid as much as $500 for a place in line to buy property. The first significant land boom in San Diego was unprecedented and erratic, with dramatic highs and lows from 1880 through 1906. As fast as prices would rise, they would fall with equal intensity. Horton remained successful

[3] Federal Writers' Project. *San Diego: A California City*. San Diego: San Diego Historical Society, reprint 1937.

during this period and re-invested in more land and gold mining. Quite well heeled at this point, he continued to stimulate the town's growth in a genuine attempt to create a sense of permanency. He gave land to Protestant groups for new churches, donated the site for the U.S. Courthouse, and also donated land to people who pledged to build houses at once.

Throughout the cycles of boom and bust, an additional element in San Diego's sustained growth was the consistent presence of military installations from the very beginning. Essentially charged with securing California's coast and border against Mexican forces, the U.S. military was always welcome and provided a source of stability for residents and investors.

1881-1890 (Approx. Population Range 2,630-16,150)

In 1881, between Old Town and New Town combined, the population of the fledgling city reached 3,000. In 1882 the California Southern Railroad service connected San Diego to all points north. By the end of the decade the population would increase more than seven times. Construction of homes and businesses was strident, increasing the demand for building materials not available locally.

Because there was little marketable timber in the immediate area, most lumber products used in building San Diego had to be imported. Well into the 1940s, log rafts could often be seen drifting in the harbor. Lumber companies (two of the largest at the time were Benson and Russ) brought logs, packaged as rafts, twelve hundred miles from the Pacific Northwest. Some of the rafts reached nine hundred feet long, fifty to sixty feet wide, and thirty to forty feet deep.[4]

San Diego Gas and Electric was founded in 1881 and built its first facility, 'Station A', at 10th and M (Imperial). Ancon and her sister steamship, Orizaba, carried oil in 1882 from Ventura down the coast to San Diego for the new power company's oil and gas manufacturing plant. Oil, however, proved impractical for local power and railroads and was replaced with coal imported from Australia.[5]

At one point the Santa Fe Railroad threatened to terminate service for lack of sufficient coal supplies. In 1889 sugar magnate and developer John D. Spreckels hurriedly constructed a wharf for coal bunkers at the foot of 'G' Street as well as a spur line on the pier to the Santa Fe line. By the 1890s military vessels were home ported in San Diego Bay. Piers and waterfront warehouses soon followed to service them.

The town was progressing through waterfront development, public transportation, utilities, and an emergent city government. A brief land boom caused the population to expand from 5,000 to 40,000 in only a few years, but by 1890 only 16,000 residents remained. The town survived despite the slowing of growth, sustained by the foundations it had laid down in terms of important social, educational and cultural entities. Following the reactive land boom days, the next decade permitted

[4] Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.
[5] Kathleen Crawford and Iris Engstrand, *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

San Diego to develop at a more gradual, sustainable pace.

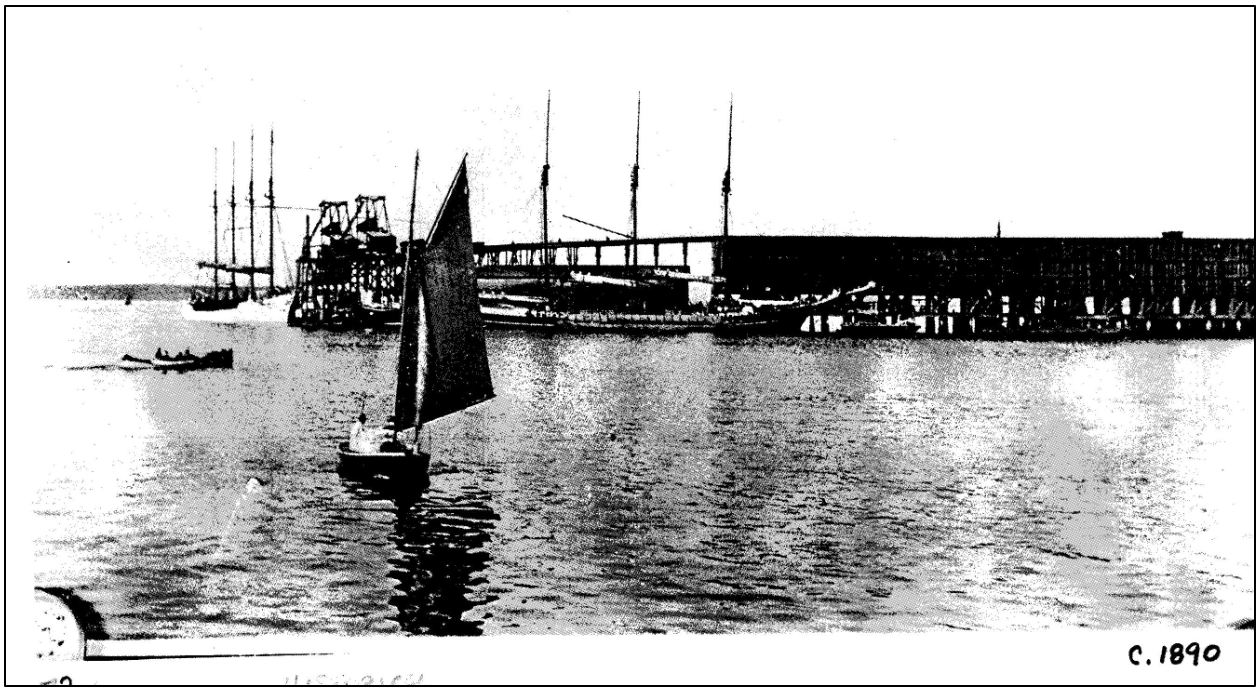

Figure 2D: John D. Spreckels Coal Bunker ca. 1890.

1891-1900 (Approx. Population Range 16,150- 17,700)

As the decade of the 1890s began, San Diego remained in an economic recession. The region was still not on a main direct rail line. San Diego watched as Los Angeles absorbed much of the economic benefits of the railroad. Rivalry between the two cities originated during this period.

A second round of harbor improvements was initiated to attract businesses and new residents. Although the San Diego Bay was an excellent naturally land-locked harbor, it was predominantly shallow with a narrow channel and silting problems. The major contributor of silt to the Bay, the San Diego River, was rerouted to False (Mission) Bay, to arrest the problem. Dredging began in 1891 and a jetty was built keep clear the entrance to the harbor.

A busy harbor was a characteristic of San Diego in this period. Despite the arrival of rail connections via the Santa Fe system, San Diego remained very much a port city, and would for a long time. Land transportation had many inherent difficulties and the sea remained the chief means of moving people and goods. A significant amount of wharf construction continued. Russ Lumber Co., West Coast Lumber, Benson's Wharf, and Standard Oil's Tanker Wharf were some of the larger projects. One of the major wharves was the Santa Fe Wharf, with its east and west wings. It was served by the railroad whose cars went out onto the wharf to receive and unload cargo.[6]

[6] Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

In *They Came By Sea*, author Jerry MacMullen wrote:

> While the veritable armada to tall ships headed for San Diego from Swansea and Wellington and Hamburg and both Newcastles, that man-made marvel, Los Angeles Harbor, still was on the drawing board and San Diego was the seaport for most of Southern California.[7]

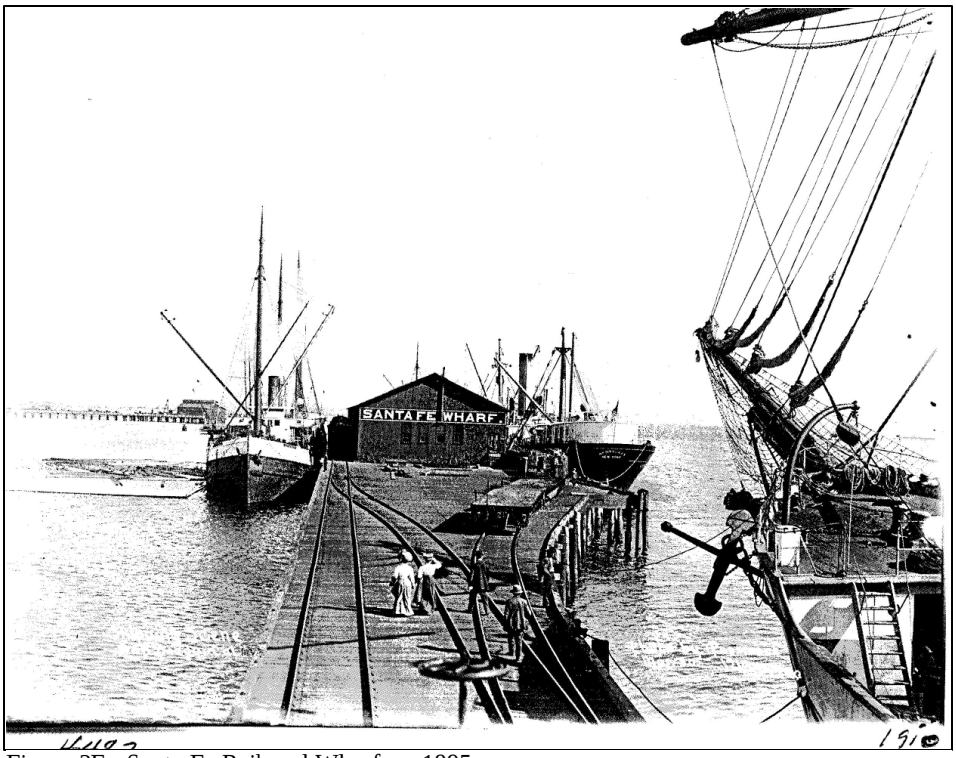

Figure 2E: Santa Fe Railroad Wharf ca. 1895.

1901-1910 (Approx. Population Range 17,700-39,570)

The turn of the century was a pivotal time for San Diego. Significant population increases were recorded and future growth seemed destined. New city builders were Louis J. Wilde, D.C. Collier, O.W. Cotton and Ed Fletcher—all of whom would contribute to the promotion and development of California's most southern city.[8]

Merchant prince and civic visionary, George Marston, generously commissioned noted city planner John Nolen of Cambridge, Massachusetts to visit San Diego and generate a guiding document in an

[7] Jerry MacMullen, *They Came By Sea*. San Diego: Ward Ritchie Press, 1969.
[8] Kathleen Crawford and Iris Engstrand, *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

attempt to rationalize the burgeoning growth. With a fresh eye on the area Nolen was painfully honest about San Diego's existing conditions. His report characterized the city's planning, or the lack thereof, as "ignorant and wasteful." Among many recommendations, he concentrated on the "Great Bayfront," the area north of H (Market) Street. A champion of aesthetics, Nolen recognized the supreme importance of commercial interests, but he encouraged visual screening of the railroad yards to create pleasing views of the waterfront from land and offshore.

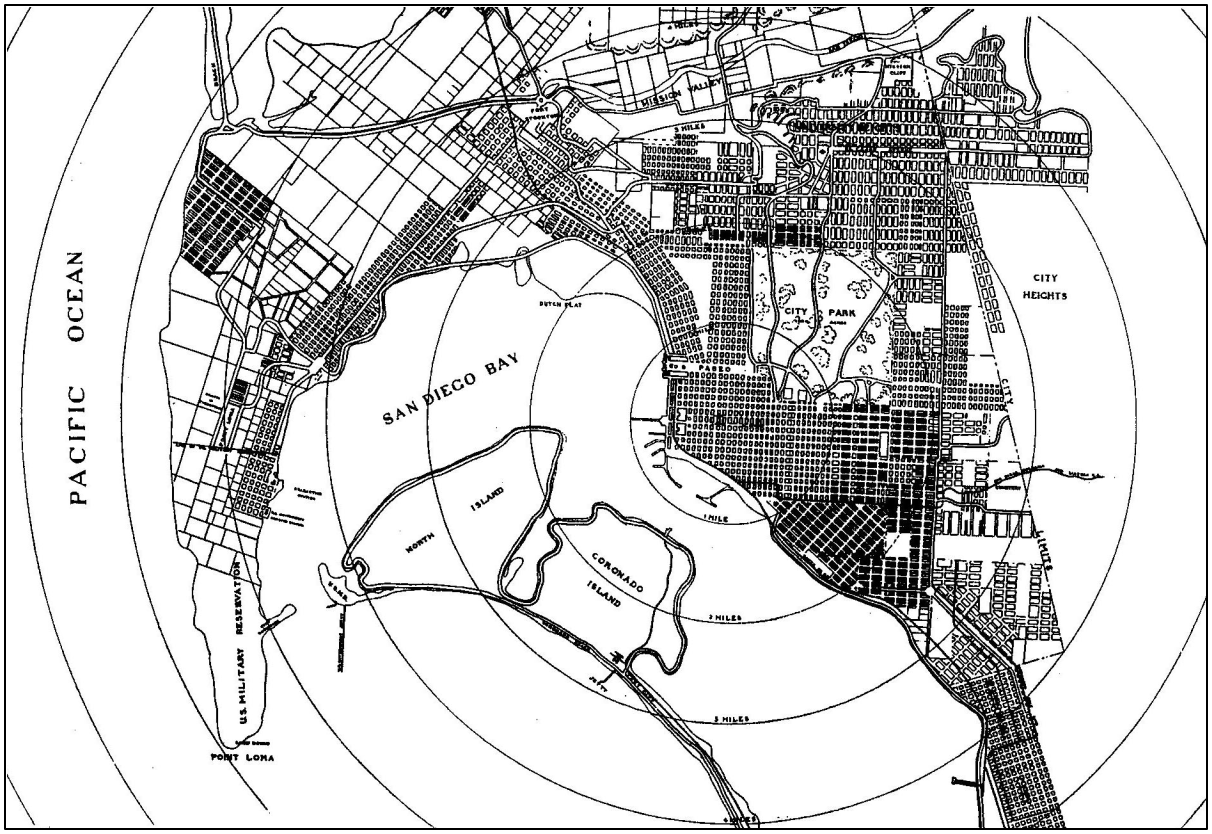

Figure 2F: John Nolen Plan for San Diego, 1908.

Despite the dawn of a new century, the horse and wagon was still the primary mode of transportation through about 1908. Horses and wagons were often superior to early motor vehicles on unpaved streets. As the automobile and truck population increased, local and state officials were forced to respond to the less than desirable road conditions. The County of San Diego appointed a County Highway Commission in 1909 to assess the region's needs. The commission consisted of three local millionaires: Newspaper magnate, E.W. Scripps, sugar tycoon, John D. Spreckels, and sporting goods manufacturer, A.G. Spaulding. The three were often referred as the "Triple-S Commission." Bonds were issued and in 1909 a number of streets were paved, mostly in the central portion of town. Other areas remained unpaved well in to the 1920s.[9]

[9] Raymond D. Chaney, Jr, "Racetrack to Highway: San Diego Early Automobile Days." M.A. Thesis, San Diego State

1911-1920 (Approx. Population Range 39,570-74,360)

The official program at the July 19, 1911 groundbreaking for the Panama-California Exposition in Balboa Park boasted that a new era in California had begun with the rebuilding of San Diego. In the midst of the early century progressive movement in Southern California, this undertaking would foretell an awakening of enterprise throughout the Southwest.[10] San Francisco was the official site chosen to celebrate the linking of the Atlantic and Pacific Oceans by way of the Panama Canal. Even though San Diego was in the position of hosting a secondary Exposition, it was an opportunity to demonstrate the city's economic and natural assets as the first American port-of-call north of the canal.

The planning for the 1915 Panama-California Exposition consumed all city resources and efforts. San Diego, the upstart city that staged its own Exposition in 1915 without sanction by the federal government, created one of the most character-defining complexes of Spanish Colonial Revival architecture in the Southwest. In 1950, author T.E. Sanford, in his book *Architecture of the Southwest*, wrote, "The marriage of what was seen as historical and logical appropriateness and unfamiliarity was a fruitful one....and Balboa Park became the birthplace of that Spanish Colonial revival which by 1925 had become a nationwide craze." C.M. Price in the March 1915 issue of *Architectural Record 37* praised master architect and creator of the Exposition architecture, Bertram Goodhue, for advancing a design narrative of that of "a Spanish City of flower-grown surfaces, reflecting the sunlight and the history and romance of Southern California."

In *San Diego: A Pictorial History*, author Dr. Raymond Starr notes the look of San Diego and the remarkable impact the 1915 Panama-California Exposition had on San Diego's built environment, essentially imprinting the region thereafter with all variations of the style. He writes:

> From the arrival of Horton until this time (1915), San Diego had architecturally been a Victorian town, with a few classical buildings thrown in. From this point on, the Hispanic origins of San Diego would be firmly established….[11]

During the planning of the Exposition the city conducted a campaign to clean-up the downtown area, especially the areas around the docks. Some buildings were demolished, businesses centered on vice were driven out, and roads were paved. Downtown numbered Streets became Avenues.

In 1911, partially as a result of lobbying done by San Diego Congressman William Kettner, legislation entitled the *Tidelands Act of 1911* was passed by the California Legislature. The act was written exclusively for San Francisco and San Diego, coincidentally the two cities that were to host celebrations for the opening of the Panama Canal, granting them local control of bay front tidelands. Bond issues of $1.4 million approved in 1912 and 1913 funded the purchase of 60 acres of bay front land from Broadway Street to Date Street, as well as construction of Broadway Pier. Kettner, with

University, 1970.
[10] Crawford, Kathleen and Iris Engstrand. *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.
[11] Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

help from then Assistant Secretary of the Navy, Franklin Delano Roosevelt, secured federal funding to dredge San Diego Bay to allow for the entry of deep hulled naval ships.

San Diego's largest harbor dredging project began almost immediately in anticipation of increased commercial and naval traffic to be generated by both Expositions. As the harbor was dredged for channels, the silt was used as fill to extend the shoreline considerably. By the end of the First World War almost 17 hundred acres of filled land had been created. Over time, many major installations including the Naval Training Station, Marine Corps Recruit Depot, Lindbergh Field, the Embarcadero, Harbor Drive, and much of the aircraft industry, were built on that fill.[12]

In 1919 the San Diego & Arizona Eastern Railway, another major contribution by John D. Spreckels with assistance from the federal government, was completed and provided a direct eastern link to the rest of the country. Plagued by rough terrain and a general lack of economic viability, the rail line underperformed. Los Angeles remained the major commercial railroad hub in California.

Automobile and trucking lines were beginning to overtake the railroads in profitability. The next significant infrastructural push was to get San Diego connected to a national highway system. The modern transportation crusade for the automobile, led primarily by Colonel Ed Fletcher, paralleled that of the 19th century efforts to promote rail lines.

1921-1930 (Approx. Population Range 74,360-147,990)

In the afterglow of the Exposition, where a town of about 40,000 hosted 3.7 million people in a two year period, city leaders were confident that San Diego's future was unlimited. They were sobered, however, by the 1920 census showing San Diego lagging far behind the state's most populous city, Los Angeles. At 75,000 residents, San Diego's highest count ever, the figure paled in comparison to the 576,000 in Los Angeles. Yet the feeling of optimism experienced during the previous decade could not be quelled and plans continued to enlarge and modernize the port for commercial activity. The end of the First World War brought some military cutbacks, although banking, manufacturing, the fishing industry, and agriculture continued to thrive.

Oscar W. Cotton, president of Pacific Building Co., San Diego's most prolific residential subdivider and builder, initiated a program of advertising in the Midwest and East. San Diego's delightful year-round climate, scenic beauty, clean air, orange groves and seaside resorts were an easy sell. Slowly people began to respond. By 1923 the city's population and the populations of adjoining communities were rising rapidly. San Diego's prosperity seemed assured.

By the 1920s the automobile had gained prominence as a growing fixture in the lives of Californians. An increase in the popularity of automobiles in San Diego called for road improvements to the city as well as to its rural back roads. The profound impact of the automobile also caused a general abandonment of earlier site design principles. Increasingly, the landscape had to be functionally

[12] Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

accommodating of vehicular transportation.

Infrastructural issues persisted, including the development of an adequate water supply, maintaining a proper balance between civic, cultural and business interests in downtown, and adequate public transportation.[13]

In 1923 the city initiated its first zoning code, Ordinance #8924, in an attempt to manage growth, encourage business and commerce, and protect the quality of its residential neighborhoods. The new code addressed appropriateness and compatibility of land uses:

> An Ordinance providing for the creation in the city of San Diego, California, of five zones, consisting of various districts, and prescribing the classes of buildings, structures, and improvements in said several zones, and the use thereof.[14]

In the heat of the 1920s boom, as he had done previously in 1908, George Marston again invited noted city planner John Nolen back to San Diego to produce a modern comprehensive city planning document that would further the city's zoning code effort with his progressive and aesthetic eye. Marston, who was Park Commissioner, personally funded the creation of the document which was prepared for the city's triumvirate of power at the time, the City Planning, Harbor and Park Commissions.

In Nolen's 1926, *A Comprehensive City Plan for San Diego, California*, he advanced a much needed global view on the importance of planning and zoning for a fast growing San Diego. The plan addressed major streets and thoroughfares, harbor and waterfront development, and park and recreational systems. Nolen's earlier attempt at a city plan in 1908 had essentially gone unimplemented. He contrasted the two plans, distanced by almost twenty years, in his opening statements:

> (1908) The individuality of the town is an important factor. It is the most precious thing the city has, and there must be no destruction of the city; subtly, unconsciously, it affects his (sic) every scheme.
>
> (1926) Without a doubt San Diego should be a more distinctive city in its physical development. Its topography, its climate, its purposes are all different from the average American city. Not to be distinctive is an advantage lost, and some things in San Diego cannot now be changed. The question is, what can be done to recover lost ground and lead the city toward a more distinctive San Diego for the future?[15]

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[13] Kathleen Crawford and Iris Engstrand. *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

[14] City of San Diego. *Ordinance No. 8924*. "An Ordinance Providing for the Creation in the city of San Diego, California of Five Zones, Consisting of Various Districts, and Prescribing the Classes of Buildings, Structures and Improvements in Said Several Zones, and the Use of Thereof: Defining the Terms Used Herein, and Prescribing the Penalty for the Violation Hereof." January 23, 1923.

[15] Nolen, John. *A Comprehensive City Plan for San Diego, California*. Cambridge, Mass.: Harvard Square, 1926.

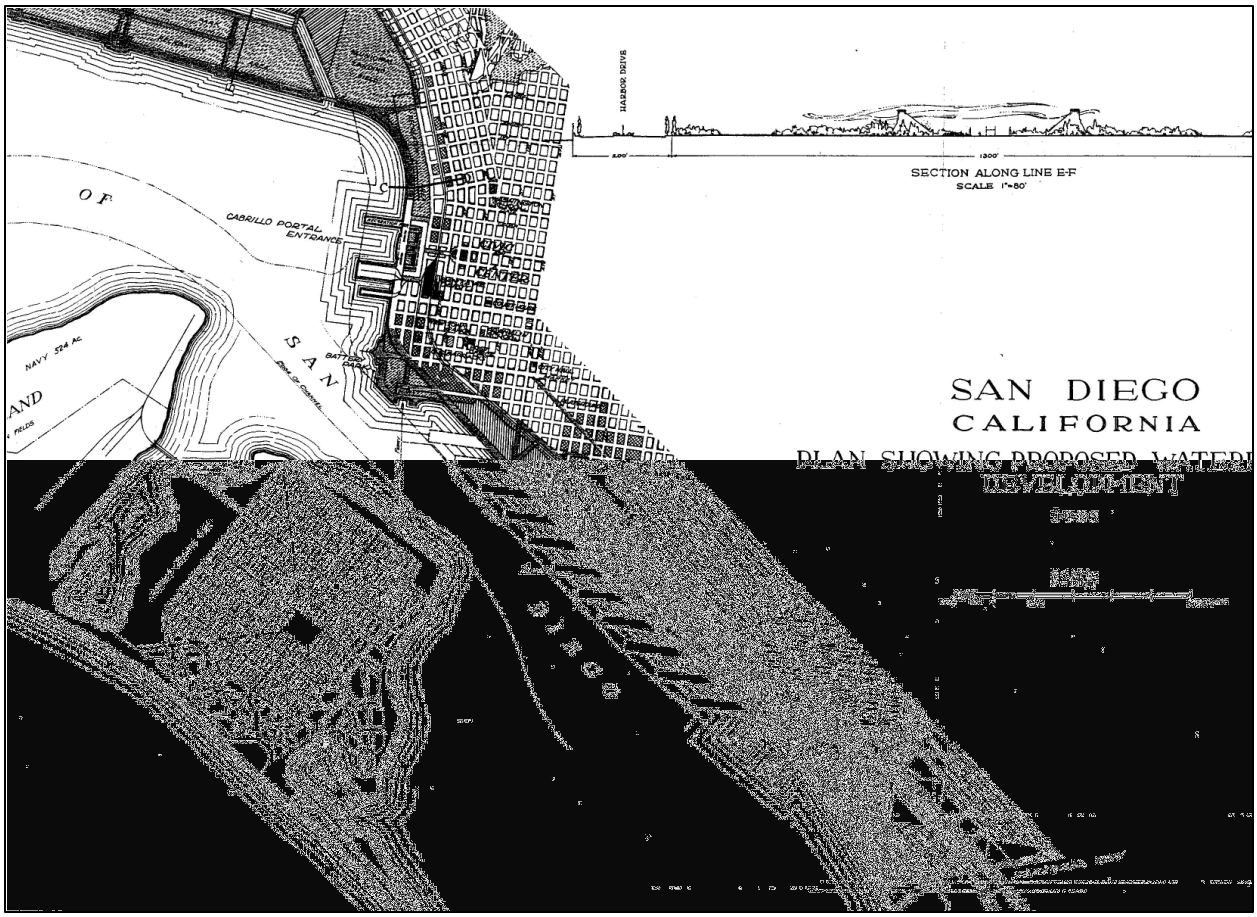


Figure 2G: John Nolen's Comprehensive Plan for San Diego, 1925.

The 1926 plan commented on San Diego's first subdivision:

> The Horton Addition, platted 85 years ago with little or no attempt to fit the land conformation has had its influence upon all subsequent layouts. It includes the business district of modern San Diego, has a typical 'grid-iron' design providing, with few exceptions, uniform 80-foot streets and uniform 200x300 foot blocks. Market Street, which was supposed to develop as the main business street, is 100 feet wide. Broadway from the Municipal Pier to Third Street is 120 feet.[16]

Nolen felt the waterfront was the city's chief asset as its economic engine, and that it deserved comprehensive attention. During the preceding fifty years, New Town had developed in a more or less haphazard, inconsistent, and wasteful manner. Nolen's recommendations for the waterfront began the process of sorting out land uses; it confirmed the interrelationship of the water's edge with the railroad and other attendant uses. Heavy industrial uses requiring large plots of land would be shifted further to the south in order to ease the loading of cargo.

[16] Ibid.

Nolen divided the waterfront into seven majors zones, A through H, which stretched south to north from the city boundary at National City to the Fort Rosecrans Military Reservation on Point Loma. Zone A covered the full area of today's Warehouse Thematic Historic District, from the southern city boundary to Market Street at Punto de los Muertos. Nolen was firm: Market Street was to mark the northern boundary of industry in San Diego. Accordingly, activities assigned to Zone A fell under the designation of "Commerce and Industry."

Beyond the boundaries of Zone A, Zone B continued north from Market Street to Pier No. 1 (Broadway Pier) and was to be reserved for "Business and Commerce." Zone C was intended to be the civic showpiece and included the site for San Diego's new City Hall (now the County Administration Center). The plan for Zone C also featured a broad west/east block-wide green 'Paseo' connecting the waterfront to Balboa Park. The remaining four zones would fulfill additional purposes. The crowning piece of Nolen's plan, however, was the creation of Harbor Drive, a 200 foot wide thoroughfare connecting all seven zones. Harbor Drive was designed to serve as an efficient arterial route for heavy commercial use as well as pleasure driving, a modern consideration in deference to the automobile.

1931-1940 (Approx. Population Range 147,990-203,340)

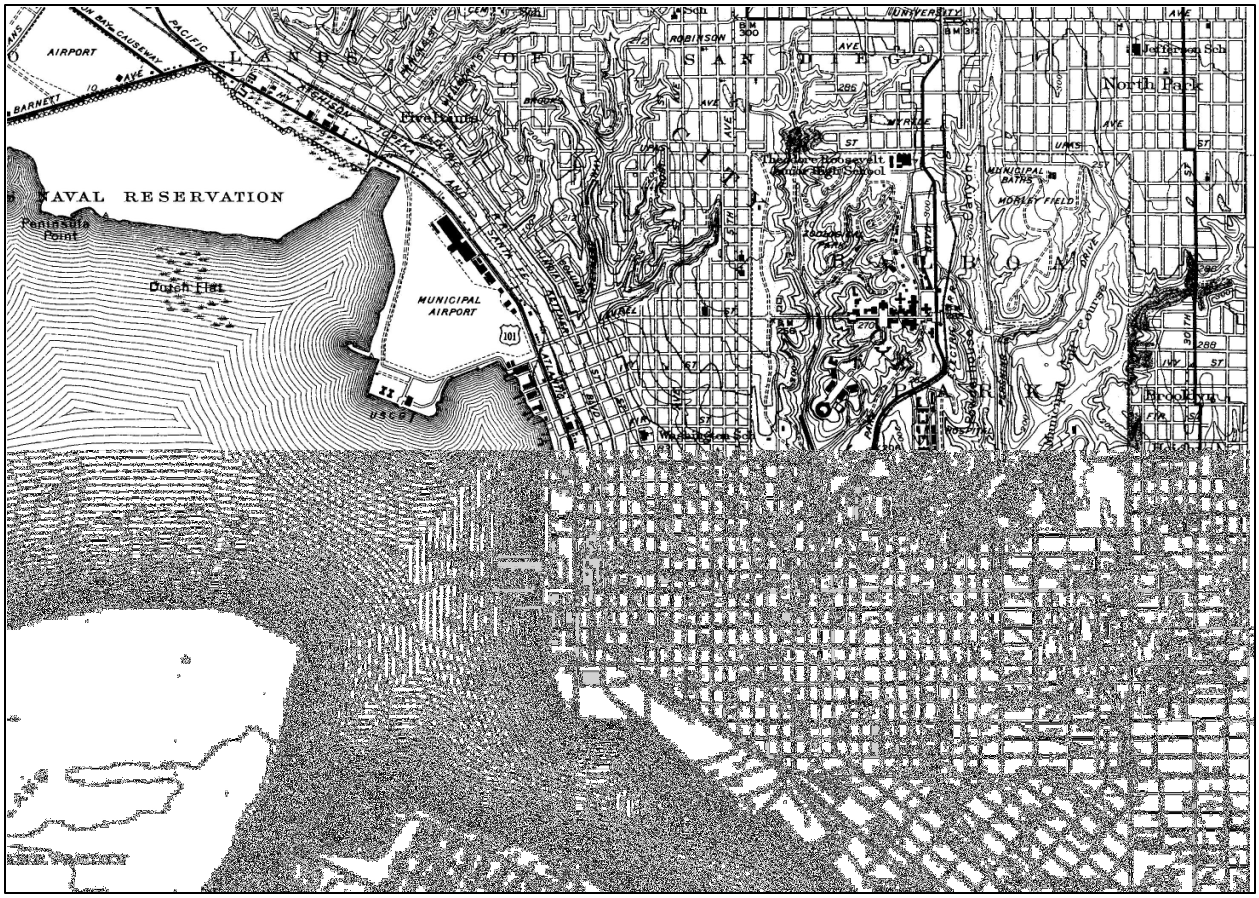
In the aftermath of the Great Depression, San Diegans were fortunate to have attracted several New Deal government projects that softened the blow and kept the local economy moving. Former Assistant Secretary to the Navy, Franklin Delano Roosevelt, was now the President of the United States and took a keen interest in providing for San Diego, a significant naval port that he helped create.

Roosevelt's Works (Progress) Projects Administration (WPA), was mandated by the Emergency Relief Act of 1935 and provided 4.8 billion dollars for work programs—the largest peacetime appropriations in American history. Between the years 1935-1943, one-fifth of the nation's labor force worked on WPA projects, later transitioning into private industry from skills learned in WPA opportunities. After the bombing of Pearl Harbor much of the emphasis in labor skills of the WPA was absorbed by military contracts.

The WPA, like Federal Emergency Relief Administration (FERA) and Civil Works Administration (CWA) shared projects and budgets with the Public Works Administration (PWA), although the PWA was not a relief organization. Under Title II of the 1933 *National Industrial Recovery Act*, the majority of the PWA's budget provided for materials rather than manpower. The PWA was administered by a system of Districts that included several counties within a state. State administrators served as liaisons between local planning needs and the disbursement of monies from the federal government. The most important WPA/PWA projects for the San Diego County region were centered in and around the San Diego harbor. Early projects included: harbor facilities, the municipal airport, the civic center (now known as the County Administration Center), the police

headquarters,[17] jails, and the municipal courts.

Because of the strategic importance of San Diego as a military city, the federal government provided assistance in major harbor improvements, civic buildings, educational facilities at San Diego State University, and at the California Pacific Exposition of 1935. Just prior to the U.S. officially declaring war, programs shifted toward national defense projects and the WPA became the target of criticism for its apparent change in mission.



[17] Commonly referenced as the Old Police Headquarters.

1941-1950 (Approx. Population Range 203,340-334,380)

The bombing of Pearl Harbor on December 7th of 1941 catapulted the nation into the Second World War almost overnight. Following the outbreak of the war in Europe in 1939, the U.S. resisted involvement. However, knowing that the prospect of war was probably inevitable, the federal government directed the military to expand all aspects of its operations during the late 1930s.

When the conflict shifted to the Pacific Theater, in what was known as "America's War," military mobilization in the Western Command profoundly affected the San Diego region and its built environment. The Navy seized public and private properties temporarily for the war effort. Waterfront facilities were used for off-loading war supplies, hotels for personnel billeting, theaters for entertainment, warehouses for storage, and Balboa Park became an expanded Navy hospital. Supplies arriving by train were off-loaded on the east side of the bay and reloaded onto the Coronado Belt Way to old Rockwell Field and North Island Naval Base.

The Second World War created a multitude of changes in San Diego as the city outgrew its reputation as a small, fair weather cul-de-sac on the edge of the Pacific Ocean and became an essential Naval defense city critical to the war effort. San Diego's population soared due to a massive influx of military personnel and defense workers eagerly seeking jobs in the rapidly expanding defense industries. One out of every four San Diegans was employed by a federal agency, not counting military personnel. In 1940, 50,000 aircraft workers descended on San Diego. The war years represent an unprecedented period in local history. As reported by *Life Magazine* in 1941: "A year ago San Diego was a quiet, slow-moving town…but no longer. The defense boom has hit it…changing the look of the town. With the boom have come housing projects, trailer camps, traffic snarls, and bigger red light districts." For newcomers San Diego was as close to paradise as they had ever come.

B. SANBORN FIRE INSURANCE MAP ANALYSIS

The history of San Diego Industry can be illustrated by plotting the locations of industrial buildings, factories, produce warehouses, and storage complexes. Plotting industrial activity in the proposed thematic district along San Diego Bay in South San Diego during three periods illustrates an industrial story of vast and significant changes that grew to become the industrial heart of San Diego to be told. Sanborn Fire Insurance Maps of downtown San Diego for the years 1906, 1921, and 1956 clearly accentuate the degree to which San Diego's industrial center spread and established itself in the late 19th and early 20th centuries. Figures 2I, 2J, and 2K illustrate industrial shifts. Properties highlighted in orange are warehouse/industrial buildings, properties shaded in yellow represent stores, and properties shaded in blue are produce and provision warehouse buildings. Properties that are not shaded are either vacant parcels or dwellings.

1906 Sanborn Fire Insurance Maps

In 1906, San Diego industry was limited to the western part of downtown, between Third and Ninth Streets (Avenues). Yet during this time, certain industrial trends became apparent; trends that would dictate the city's growth for the next five decades. The 1906 map depicts industry situated along the Bay, in a diagonal fashion. Heavy industry began in the northwest, between J and K Streets. As industry moved east, warehouses and other industrial buildings tended to move south between M and N (Commercial) Streets. One important and logical reason for this development was the various transportation modes. Transportation was and remains a prime concern in industrial trade. Not only was the San Diego Bay a natural mode for shipping and receiving goods, but two railroad lines entered Horton's downtown district along N Street. These railroads, the Coronado Railroad and the main line of the San Diego, Cuyamaca Railroad were the primary transits into San Diego. These were not the only railways in and out of the city. The Coronado Railroad and the main line of the National City, Otay Railroad entered San Diego along L Street. Coming from the south was also the Atchison, Topeka, and Santa Fe main line. From these numerous rail tracks, spur lines entered into many industrial complexes. Where these spur lines diverged, industry was nearby.

Small stores were not common in this part of the city in 1906. What few stores were in this industrial sector, however, were contained almost entirely in the northwest section, west of Sixth Avenue. On the other hand, family dwellings constituted a majority of the district. East of Tenth Avenue, little if any industrial buildings could be found amongst the large neighborhoods that filled the eastern portion of this district. Furthermore, west of Tenth Avenue, many dwellings were interspersed with industrial structures. Thus, while the industrial heart of San Diego was not expansive, the beginning of the city's industrial story had begun by 1906, setting the stage for large industrial growth over the next five decades.

1921 Sanborn Fire Insurance Maps[18]

In 1921, small stores, produce, and industry continued to spread across the city, replacing and dividing neighborhoods that previously existed in 1906. Again, the majority of the large industry remained parallel to the railroad tracks and the San Diego Bay from Third Avenue, south of J Street to Eighth Avenue, south of K Street. While this pattern remained true to its 1906 foundations, other industrial buildings had been constructed east of Eighth Avenue, especially south of K Street, being heavily populated with gas and electric storage facilities. Small stores and businesses were also more prevalent during this time, but were concentrated along Market Street and in the northwest section of the district. Ninety percent of stores could be found within a three by four block area between Third and Seventh Avenues and Market and K Streets. Outside of this area, with the exception of Market Street, stores were few and far between. The 1921 map also points to a significant increase in produce warehouses and other food or perishable goods facilities. At this early date, these businesses were scattered randomly around the district. Where 1906 had been witness to four of these types of structures, 1921 saw this number triple. As industry began to spread, the number of dwellings was reduced. Still, in 1921, a large number of residents lived amongst this growing industrial sprawl.

[18] Sanborn Fire Insurance Maps 1920-1940, Vol. 1, 1921.

Most notably on the map, block 107 at K Street between Thirteenth and Fourteenth Streets was a private neighborhood park on the outskirts of the largest remaining residential area that still existed in this section San Diego. In 1921, it appears many of the railroads had stopped transporting goods into and out of this industrial district. By this time, the southern line, the San Diego-Cuyamaca Railroad was the only remaining rail line available for shipping goods. This line along N Street was ideal for the gas and electric as well as the lumber companies that occupied land directly alongside its lines. In addition, the railroad maintained smaller spur lines on Fifth, Seventh, and Eighth Avenues, as well as L and K Streets, serving the shipping needs of companies along these streets.

1956 Sanborn Fire Insurance Maps[19]

By 1956, the once sleepy, small, and lightly industrialized sector of San Diego that was depicted in the 1906 Sanborn map was no longer recognizable. By 1956 major changes to this section of the city are witnessed. There was a significant increase in both large industry and produce markets across this area. The same railways that existed in 1921 remained intact in 1956, proving to be a major factor for the area's industrial expansion. In addition, automobiles and trucks were becoming the preferred mode of transportation. This is witnessed by the overwhelming number of auto/truck repair garages that filled this part of city. Stores were once again located along Market, but had been replaced in the northwest corner of the district by other industrial warehouses. Only Blocks 95 and 96 along Market entirely contained small store tenants. In addition, small dwellings ceased to exist on a large scale and even faced extinction in the now predominantly industrial district. The park that was described and shown in the 1921 map was now an Auto Parts Sales and Warehouse. The destruction of this lone neighborhood park represented an overwhelming augmentation of industry into this warehouse district and the eventual expulsion of single family residences in this sector. The industrial landscape was filled with large warehouses, factories, gas storage cylinders, and storage yards. Mixed in with these industrial giants was a large and substantial array of produce storage warehouses. These properties made-up their own produce district with the heaviest population along Sixth and Eighth Avenues. However, the entire district lay between Island and Commercial (N) Streets and Fifth and Ninth Avenues. Overtime, industry changed the face of downtown San Diego by extending the reach of its industrial district to the south and east. This section of downtown visually reflects an important aspect of the city's historic commercial and economic development.

[19] Sanborn Fire Insurance Maps 1920-1956, Vol. 1A, 1921, republished 1956.

Warehouse Thematic Historic District

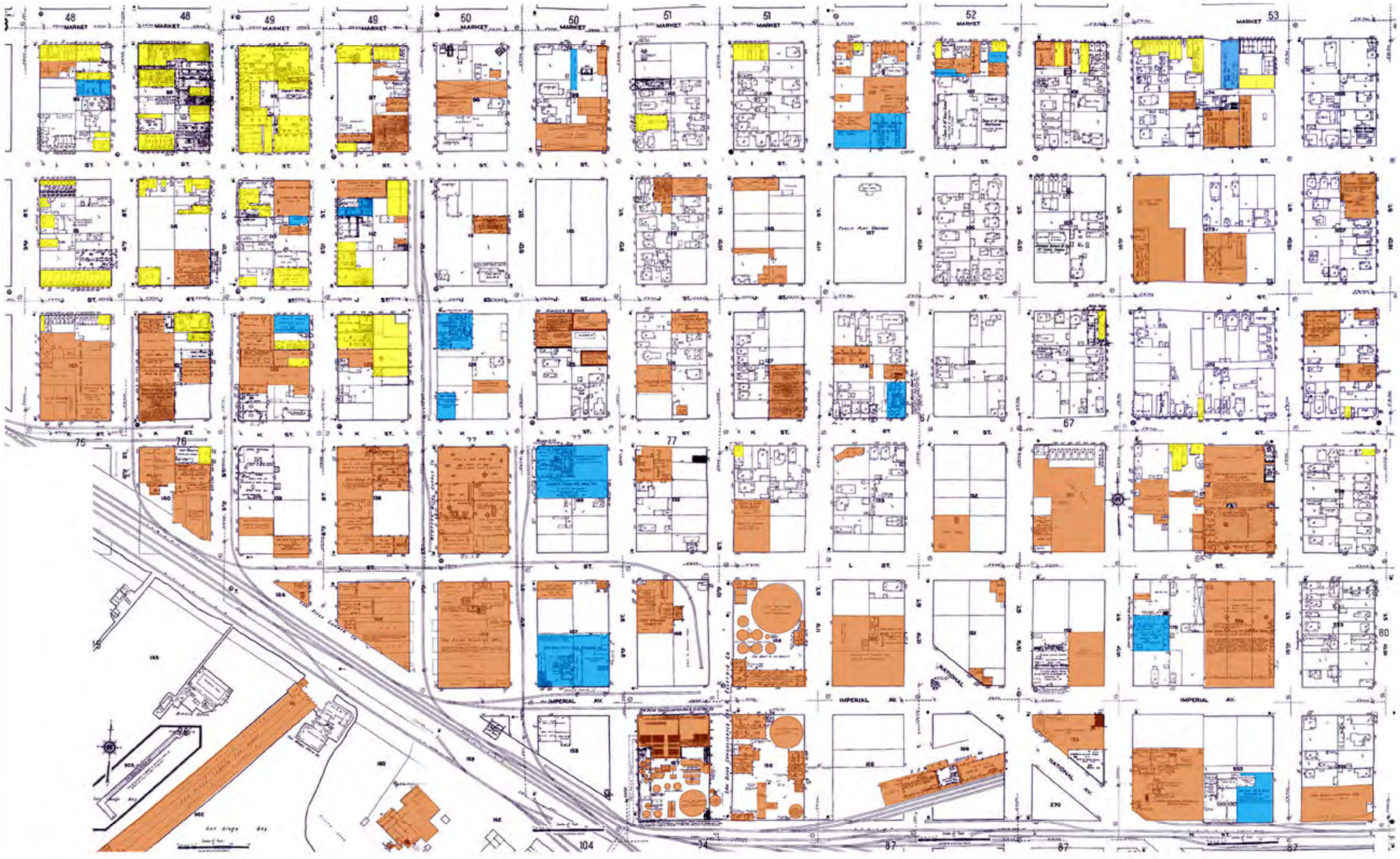
September 15, 2005

HERITAGE
ARCHITECTURE
& PLANNING

FIG. 21 Sanborn Fire Insurance Map

1906

Warehouse/Industrial Produce/Provisions Store



Warehouse Thematic Historic District

September 15, 2005

HERITAGE
ARCHITECTURE & PLANNING

Scale of Feet

FIG. 2J

Sanborn Fire Insurance Map 1920 1910 Vol. 1, 1921

1921

Warehouse/Industrial Produce/Provisions Store

Warehouse Thematic Historic District

September 15, 2005

HERITAGE
ARCHITECTURE
& PLANNING

Scale of Feet

FIG. 2K

Sanborn Fire Insurance Map 1920 - 1956 Vol. 14, Republished 1956

1956

Warehouse/Industrial Produce/Provisions Store

III. STATEMENT OF FINDINGS

The Warehouse Thematic Historic District is proposed as a local historic district significant for its reflection of downtown San Diego's warehouse and industrial development from 1894 to 1957. The Warehouse Historic Thematic District meets local Criterion A–as reflecting elements of the City's industrial development, Criterion C– for embodying distinctive characteristics of a building type, and Criterion F– as a group of resources related to one another in a clearly distinguishable way, in that the resources articulate the history of downtown San Diego's warehouse and industrial development through a common theme (building type).

SUMMARY

District Type:	Thematic District
Theme:	Warehouse/Industrial Development
Period of Significance:	1894-1957
Register Designation:	City of San Diego Local Register Criteria A, C, and F

A. PROPERTY SELECTION CRITERIA

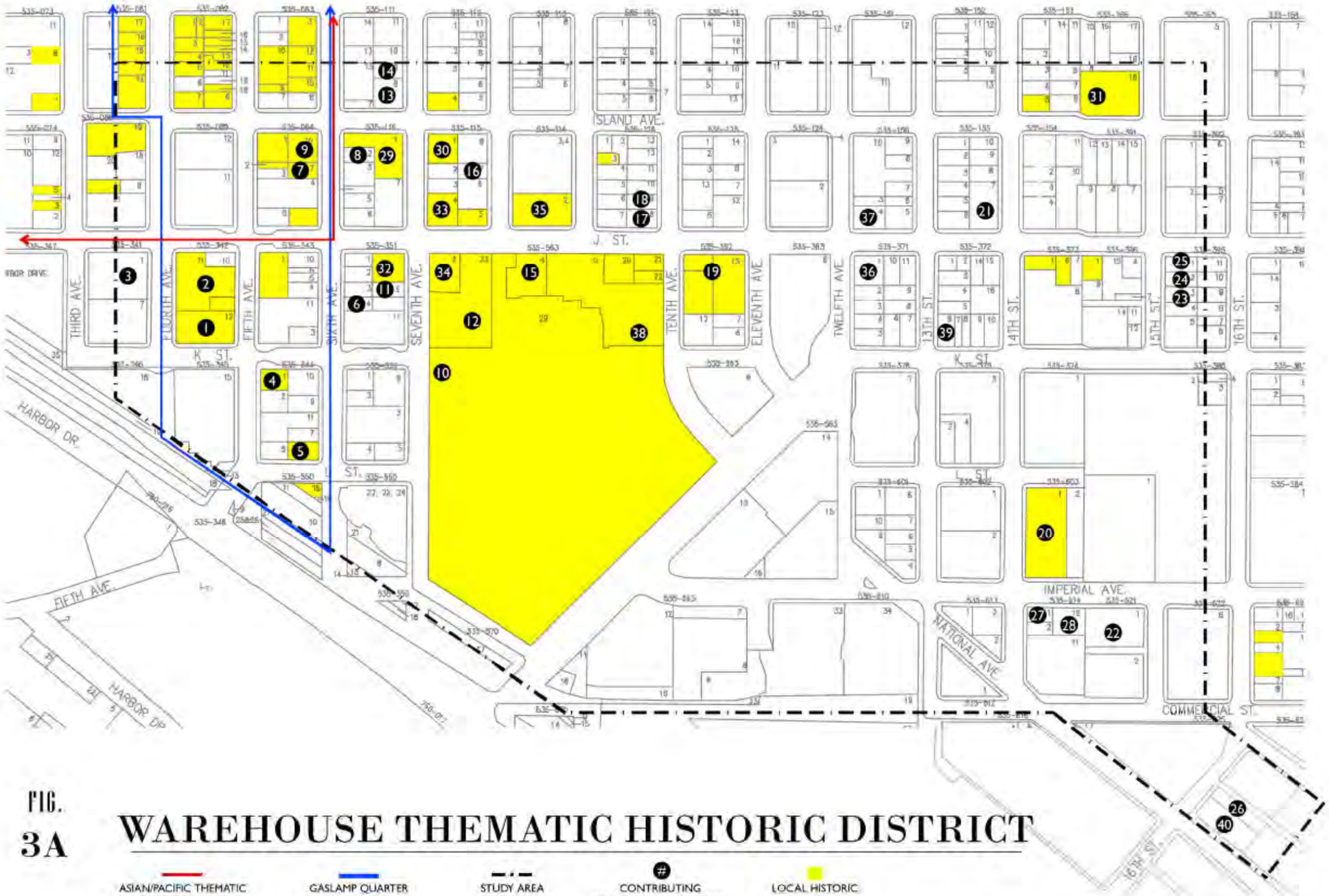
In conjunction with identifying the historical context in which the properties are evaluated the following definition is provided by the *Getty Center Art and Architecture Thesaurus*--Warehouses are structures designed or used for the storage of commodities or merchandise.[1] This definition is cross-referenced with the *Dictionary of Building Preservation* which defines warehouse as a building for the storage of commercial products.[2]

Additionally, the definition of industrial building from the city's first zoning ordinance adopted in 1923 was used to further understand the type of development permitted in the study area. The city's first ordinance and subsequent ordinances did not differentiate between warehouse and industrial buildings, but rather defines an industrial building as "a building devoted to the storage, repair, manufacture, preparation or treatment of any article, substance, or commodity whatsoever, and includes buildings used as stables and garages."[3] Therefore buildings that fall under this category were also considered as warehouse/industrial buildings.

Examination of Sanborn Fire Insurance Maps was also undertaken. Through map analysis and historical research San Diego's industrial development history illustrates the various shifts in industry from the early 20th century to the late 1950s.

[1] The Getty Research Institute. 2004. http://www.getty.edu/research/conducting_research.
[2] Ward Bucher, Ed. *Dictionary of Building Preservation.* New York: Preservation Press, 1996, p. 519.
[3] City of San Diego. *Ordinance No. 8924.* January 23, 1923.

Although warehouse/industrial buildings within the study area ranged from a-stylistic and functional utilitarian buildings to art deco detailing, each warehouse/industrial building characteristically provided a large interior space and exterior access points that ultimately evolved into portal bays for loading. While many of these spaces have been modified throughout the years to include live/work lofts or commercial storefronts from the adaptive reuse process, the individual building forms continue to convey their original warehouse design or use.



Warehouse Thematic Historic District

September 19, 2005

HERITAGE
ARCHITECTURE
& PLANNING

Not to Scale

FIG. 3A

WAREHOUSE THEMATIC HISTORIC DISTRICT

ASIAN/PACIFIC THEMATIC HISTORIC DISTRICT

GASLAMP QUARTER HISTORIC DISTRICT

STUDY AREA BOUNDARIES

CONTRIBUTING WAREHOUSE/INDUSTRIAL BUILDINGS

LOCAL HISTORIC SITES

B. CITY OF SAN DIEGO HISTORICAL DISTRICT POLICY: THEMATIC HISTORICAL DISTRICT

A Thematic Historic District is comprised of properties related in time and historical significance through an established theme. Conveying the industrial development history of downtown San Diego, the Warehouse Historic Thematic District yields a group of contributing resources that are related to one another by common theme (building type) within the context of San Diego's industrial development history. Although district boundaries can be rather loosely defined, only those properties within the district boundaries that are associated with the theme are considered potential contributors to the district. In the case of the Warehouse Thematic Historic District, forty (40) properties have been identified as potential contributors to the district within the study area established by the PAG. Eighteen (18) of the surveyed properties have been previously designated as historically or architecturally significant. The other twenty-two (22) properties have not been previously designated.

In order to establish the district, only properties that are volunteered for designation will be designated at this time. All other eligible properties will remain as "potential contributors" to the district. Properties that are not volunteered during the district designation process will be evaluated for inclusion in the district when there are proposed changes to the building, including remodeling, expansion, or demolition. This process is required by both the California Environmental Quality Act (CEQA) and the San Diego Municipal Code.

C. LOCAL REGISTER CRITERIA

The Warehouse Thematic Historic District meets at least one of the following six criteria (A-F) as established by the City of San Diego.

A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;

The Warehouse Historic Thematic District reflects elements of the city's warehouse and industrial development history from 1894 to 1957. Early remnants of the city's industrial past are witnessed throughout the study area, including not only warehouse and industrial buildings, but also infrastructure such as railroad lines, spur tracks, and two main arterials–Harbor Drive and N Street (Commercial Avenue), which played a fundamental role in providing support for the use of these buildings.

Historically the area, although referred by some as growing in a haphazard and wasteful manner, explicates San Diego's early organic growth and development of the city's core prior to 1923 when the City's first zoning ordinance was adopted. Taking full advantage of San Diego harbor and varying transportation modes, the industrial community acted as a catalyst for new infrastructure and infrastructure improvements, such as road paving, and harbor dredging in the 1930s and 1940s.

Within a one-mile radius of the city's core, San Diego's industrial area began its development and later indirectly helped establish the city's official land use zones, which were again reiterated and outlined in John Nolen's 1926 comprehensive city plan.

The Warehouse Thematic Historic District features properties from successive phases of the city's industrial history from its early beginnings of organic growth and development in the late 19th century to the first zoned land uses in the 1920s and on through the 1950s as evident in the Sanborn Fire Insurance Maps. Communicating the transportation and infrastructure shifts through building type, form, and site orientation the Warehouse Thematic Historic District conveys its eligibility for significance under HRB Criterion A.

B. Is identified with persons or events significant in local, state or national history;

The Warehouse Historic Thematic District is not identified with any specific persons or events significant to the industrial history of San Diego, the State, or the Nation and therefore is ineligible for designation under HRB Criterion B. However, individual properties such as the Klauber-Wangenheim Building located at 611 Island Avenue are individually designated under criterion B for significant persons, as well as, proposed contributors to the warehouse thematic historic district.

C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous material or craftsmanship;

The Warehouse Thematic Historic District consists of warehouse/industrial buildings as a common type; the buildings however do not necessarily share common architectural styles. Based on the warehouse definition–warehouses are structures designed or used for the storage of commodities or merchandise. This commonality conveys building use and/or design function. Characteristic features identified with the group of buildings selected for inclusion of the Warehouse Thematic Historic District portray the function of the building. Architectural-stylistic influences, if any, reflect popular architectural or building movements of the times and are secondary to the function. Materials, as well as window treatments, also reflect building trends, innovations, material availability, and costs relevant to the period of construction. Characteristically, the building forms were linear, and designed with large open interior spaces, skylights, flat or barrel-vaulted roofs, and large portal bays used for loading and transportation docks. While some of the features have been modified through the adaptive reuse process, such as storefront conversions, and interior partitioning, the buildings convey their original design characteristics. Decorative elements are generally simplistic and minimal in comparison to other building types such as houses or department stores constructed during the same periods under the same architectural influences.

For example, warehouse/industrial buildings constructed between ca. 1890-1915 such as the Buel-Town Company Building (Spaghetti Factory) are typically brick and feature architectural details such as corbels, double hung wood sash windows, and concrete lintels and sills. Buildings that were constructed between ca. 1916-1930 reflect modest Mission Revival-style influences such as curvilinear parapets and coping. During this time, hollow-clay tile became prevalent in construction as well as steel sash industrial windows. Warehouse/industrial buildings constructed during the

Depression Era and the First World War tended to be more utilitarian and a-stylistic in nature. This was likely due to the costs and availability of materials. Post-war construction showed an influx in the use of concrete.

Since there are exceptions, some of the proposed contributing warehouse/industrial buildings have been previously designated at the local level for their architectural merit. These buildings include the Western Metal Supply Building (HRB #131); Showley Brothers Candy Factory (HRB # 162); Simon Levi Company Building (HRB #177); Levi Wholesale Grocery Building/Kvaas Building (HRB #195); Carnation/Qualitee Dairy Building (HRB #289); Julian Produce Co. Warehouse Building (HRB #309); Schiefer & Sons Warehouse (HRB #376); and Wellman Peck & Co./TR Produce Building (HRB #382). Although, several proposed contributing buildings are not individually significant for their architectural merit, as a thematic district, the buildings articulate the history and design functionality of warehouse buildings, and therefore the proposed warehouse thematic historic district is significant under HRB Criterion C.

D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;

Although some of the proposed contributing buildings are notable representative works of masters, such as the Southern California Baking Company/Wonderbread Building designed by Eugene Hoffman, and the Buel-Town Company Building (Spaghetti Factory) designed by Irving Gill, the proposed thematic district as a whole does not reflect the work of a notable master builder, architect, or designer, and therefore the Warehouse Thematic Historic District is not significant under local HRB Criterion D.

E. Is listed or had been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or had been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources;

The Warehouse Historic Thematic District is not listed or previously determined eligible for inclusion in the National or California Register by the National Park Service or the State Historic Preservation Office. Therefore, the Warehouse Thematic Historic District is ineligible for designation under HRB Criterion E.

F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The Warehouse Historic Thematic District consists of resources related to one another under the context of downtown San Diego's warehouse and industrial development history. The warehouse/industrial buildings represent a facet of their contextual history, and therefore, the proposed warehouse thematic historic district is significant under HRB Criterion F.

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IV. BIBLIOGRAPHY

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V. APPENDICES

A. CALIFORNIA DEPARTMENT OF PARKS & RECREATION FORMS (DPR)

B. SANBORN FIRE INSURANCE MAP OF THE STUDY AREA

C. HISTORIC PHOTOGRAPHS

A. CALIFORNIA DEPARTMENT OF PARKS & RECREATION FORMS (DPR)

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5	204-206	6TH	AV	National City & Otay Railroad Depot	A-25
6	335	6TH	AV	J. O. Hosmon Garage	A-29
7	442-444	6TH	AV	Manos Market	A-31
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14	536	7TH	AV	None	A-59
15	371	8TH	AV	Schiefer & Sons Warehouse	A-63
16	452	8TH	AV	San Diego Auto & Carriage Works	A-67
17	410	10TH	AV	Kidd & Krone Auto Parts	A-71
18	418	10TH	AV	Star Machine Works	A-75
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23	335	15TH	ST	None	A-91
24	345	15TH	ST	Modern Machine Co.	A-95
25	367	15TH	ST	Brass Foundry	A-99
26	945	S. 16TH	AV	Munger's Laundry Company	A-101
27	1401	IMPERIAL	AV	McCullough & Nolan Boilerworks	A-103
28	1435	IMPERIAL	AV	Deacon Warehouse	A-104

MAP NO.	STREET NO.	STREET NAME		HISTORIC NAME	PAGE NO.
29	611	ISLAND	AV	Klauber-Wagenheim Building	A-109
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31	1460	ISLAND	AV	Electric Laundry	A-115
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33	704	J	ST	Western Wholesale Drugs	A-123
34	715	J	ST	Simon Levi Company	A-127
35	808	J	ST	Wellman - Peck & Co.	A-131
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39	1310	K	ST	C. T. Willis & Sons Iron Works	A-145
40	1600	NATIONAL	AV	Bay City Linen	A-149

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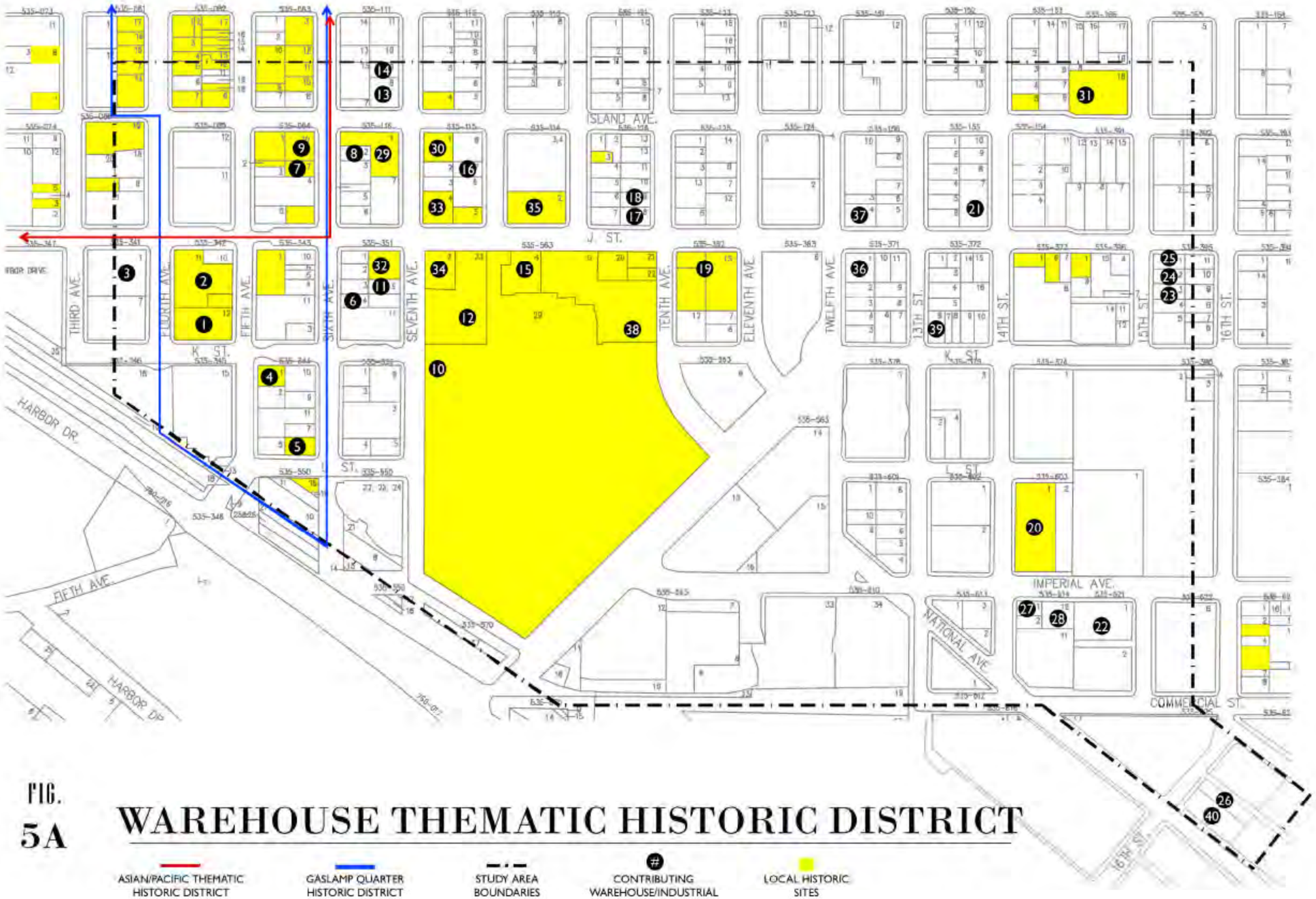

Warehouse Thematic Historic District

September 19, 2005

HERITAGE
ARCHITECTURE
& PLANNING

Not to Scale

FIG. 5A

WAREHOUSE THEMATIC HISTORIC DISTRICT

ASIAN/PACIFIC THEMATIC HISTORIC DISTRICT

GASLAMP QUARTER HISTORIC DISTRICT

STUDY AREA BOUNDARIES

CONTRIBUTING WAREHOUSE/INDUSTRIAL BUILDINGS

LOCAL HISTORIC SITES

B. SANBORN FIRE INSURANCE MAP OF THE STUDY AREA

1. Sanborn Fire Insurance Maps of Study Area, 1906

2. Sanborn Fire Insurance Maps of the Study Area, 1920-1940, Vol. 1, 1921

3. Sanborn Fire Insurance Maps of the Study Area, 1920-1956, Vol. 1A 1921, republished 1956.

C. HISTORIC PHOTOGRAPHS

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) Warehouse Thematic Historic District

D1. Historic Name:

D2. Common Name:

***D3. Detailed Description:**
(Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Warehouse Thematic Historic District is located within a one-mile radius of downtown San Diego's core, expanding south and east along the harbor. As a whole, the thematic district articulates the history of downtown San Diego's industrial development through the presence of various warehouse/industrial buildings. While the area's setting is undergoing redevelopment, remnants of early features such as scored concrete sidewalks, concrete stamps, railroad tracks, and extant warehouse/industrial buildings, convey a sense of San Diego's industrial development history.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements)

The Warehouse Thematic Historic District is located in downtown San Diego's East Village. The survey boundaries are Mid-block Island Avenue to the north, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, the west side of Fourth Avenue to the west, and the east side of Fifteenth Street to the east.

***D5. Boundary Justification:**

Historically associated with downtown San Diego's industrial development, the boundary was defined in consultation with the Preservation Advisory Group (PAG) in accordance with the Settlement Agreement in August 2003.

***D6. Significance: Theme:** San Diego Industrial Development History **Area:** Downtown San Diego

Period of Significance: 1894-1957

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address the integrity of the district as a whole.)

The Warehouse Thematic Historic District derives its significance from being the first commercial industrial area in San Diego, which was the economic engine for the city from the late nineteenth century through the 1950s. At the local level of significance, the Warehouse Thematic Historic District appears eligible to the Local Register under HRB Criteria A–as reflecting elements of the City's industrial development, HRB Criteria C–for embodying distinctive characteristics of a type, and HRB Criteria F–as a group of resources related to one another in a clearly distinguishable way, in that it represents a facet of downtown San Diego's industrial development history through building type. The period of significance begins in 1894 and ends in 1957 based upon historical evidence and Sanborn Fire Insurance Map analysis. Historically, the area illustrates San Diego's early organic growth and development of the city's core prior to 1923 when the city adopted its first zoning ordinance and began to designate land uses throughout the city. Taking full advantage of San Diego harbor and varying transportation modes, the industrial community acted as catalysts for new infrastructure and infrastructure improvements, such as road paving and harbor dredging in the 1930s and 1940s. These improvements accommodated the industrial community by providing transportation efficiency. Within a one-mile radius of the city's core, San Diego's industrial area began to develop, extending south and east of what is now downtown San Diego. The area that began organically as San Diego's first industrial zone was reiterated by the establishment of the city's official land use zones in 1923 and again outlined by City Planner, John Nolen in his 1926 comprehensive city plan.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.)

Architect Milford Wayne Donaldson, FAIA. Short Format Historic American Building Survey, Showley Brothers Candy Factory. Prepared for City of San Diego. 2003.

Bevil, Alexander. The Julian Produce Company Warehouse Building. Report to City of San Diego, Historic Resources Board, 1991. (HRB # 309).

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***D8. Evaluator:** N. Purvis, J. Furlonger, E. Magno

Date: September 19, 2005

Affiliation and Address: Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

D6. Applicable Criteria: (Continued)

The district illustrates successive phases of the city's industrial history through warehouse/industrial building types from the area's early beginnings in the late 19th century to the late 1950s. Through building type, form, and site orientation the district also conveys the historicity of improved transportation modes and shifts in infrastructure.

The Warehouse Thematic Historic District consists of warehouse/industrial buildings as common types, which do not necessarily share common architectural-styles. Architectural or stylistic influences, if any, reflected popular architectural or building movements of the times and were secondary to the building's function. Materials, as well as window treatments also reflected building trends, innovations, material availability, and costs relevant to the period of construction. Characteristically, the building forms were linear, and designed with large open interior spaces, skylights, flat or barrel roofs, and large portal bays used for loading and transportation docks. While some of these features have been modified through the adaptive reuse process, such as storefront conversions and interior partitioning, the buildings convey their original design characteristics. Decorative elements are generally simplistic and minimal in comparison to other building types such as houses or department stores constructed during the same periods under the same architectural influences.

For example, warehouse/industrial buildings constructed between ca. 1890-1915 such as the Buel-Town Company Building (Spaghetti Factory) were typically brick and featured architectural details such as corbels, double hung wood sash windows, and concrete lintels and sills. Buildings that were constructed between ca. 1916-1930 reflect modest Mission Revival-style influences, such as curvilinear parapets and coping. Also during this time, hollow-clay tile became prevalent in construction as well as steel sash industrial windows. Warehouse/Industrial buildings constructed during the Depression Era and the First World War tended to be more utilitarian and a-stylistic in nature. This was likely due to the costs and availability of materials. Post-war construction showed an influx in the use of concrete.

Overall, the Warehouse Thematic Historic District expresses San Diego's industrial history by illustrating the design functionality of warehouse/industrial buildings constructed during throughout San Diego's industrial development.

* Recorded by: Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

*Date: September 19, 2005 ¦ Continuation ? Update

D3. Detailed Description: (Continued)
Contributing Properties

Map #	Address			Parcel Number	Date	OHP Status Code	Other Listings	Other Identifier
1	301	4th	Ave	53534212	1914	1D, 5B	HRB #127-001	Pioneer Warehouse
2	343	4th	Ave	53534211	1914	1D, 5D3	HRB #127-002	Whitney Building
3	372	4th	Ave	53534101	1924	5D3		Sunland Biscuit Co.
4	274	5th	Ave	53534401	1887-1898	1D, 5B	HRB #127-020	Buel-Town Company Building
5	204-206	6th	Ave	53534406	1896	5B	HRB #700	National City & Otay Railroad Depot
6	335	6th	Ave	53535104	1920	5D3		J.O. Hosmon Garage
7	442-444	6th	Ave	53508407	1896	5D1, 5D3	HRB #207-012	Manos Market
8	453 & 459	6th	Ave	53511602	1920	5D3		Mekas Brothers Wholesale Produce
9	454	6th	Ave	53508410	1918	1D, 5D3	HRB #127-070	Produce Market Building
10	-	7th	Ave	53556329	1918	2S, 5B	HRB #131	Western Metal Supply Company
11	340-344	7th	Ave	53535109	1911, 1930	5D3		Julian-Warner Springs Trucking Line Depot
12	377	7th	Ave	53556323	1927	5B	HRB #195	Levi Wholesale Grocery Co. (Kvaas Construction)
13	502-522	7th	Ave	53511108	1910-1920	5D3		Izer Davis Candy Co. Manufacturers/ Western Hotel
14	536	7th	Ave	53511109	1910-1920	5D3		
15	371	8th	St	53556304	1908	5B	HRB #376	Schiefer & Sons Manufacturing
16	452	8th	Ave	53511507	1909	5D3		San Diego Auto & Carriage Works
17	410	10th	Ave	53512608	1925	5D3		Kid & Krone Auto Parts
18	418	10th	Ave	53512609	1927	5D3		Star Machine Works
19	354	11th	Ave	53538215	1928	5B	HRB #289	Carnation Building
20	171	14th	St	53560301	1894, 1924	5B	HRB #458	Southern California Baking Company
21	404	14th	St	53515507	1957	5D3		EHMCKE Sheet Metal Works
22	70	15th	St	53562101	1921	5D3		San Diego Mill Supply
23	335	15th	St	53539503	1921-1940	5D3		
24	345	15th	St	53539502	1910	5D3		Modern Machine Co.
25	367	15th	St	53539501	1914	5D3		Brass Foundry
26	945	S. 16th	St	53804033	1930	5D3		

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) Warehouse Thematic Historic District

*** Recorded by:** Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

***Date:** September 19, 2005 ¦ Continuation ? Update

D3. Detailed Description: (Continued)
Contributing Properties

Map #	Address			Parcel Number	Date	OHP Status Code	Other Listings	Other Identifier
27	1401	Imperial	Ave	53561401	1932	5D3		McCullough & Nolan Boilerworks
28	1435	Imperial	Ave	53561410	1925	5D3		Deacon Warehouse
29	611	Island	Ave	53511601	1929	2S, 5B	HRB #159	Klauber Wangenheim Building
30	701	Island	Ave	53511501	1925	5B	HRB #716	Bledsoe Furniture Co. Warehouse
31	1460	Island	Ave	53516618	1913	5B	HRB #669	Electric Laundry
32	629	J	St	53535110	1912	2S, 5B	HRB #309	Julian Produce Building
33	704	J	St	53511504	1927	5B	HRB #717	Western Wholesale Drugs
34	715	J	St	53556302	1913	2S, 5B	HRB #177	Simon Levi Co.
35	808	J	St	53511402	1933	5B	HRB #382	Wellman-Peck & Co. /TR Produce
36	1205	J	St	53537101	1920-1930	5D3		
37	1220	J	St	53515604	1930-1940	5D3		Truck Service
38	-	K	St	53556305	1924	5B	HRB #162	Showley Candy Factory
39	1310	K	St	53537206	1925	5D3		C.T. Willis & Sons Iron Works
40	1600	National	Ave	53804033	1925	5D3		Munger's Laundry Co.

D7. References (Continued)

Brandes, Ray and Milford Wayne Donaldson. "The Levi Wholesale Grocery Building." n/d.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #127-01 & 021
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 301 4th Ave

P1. Other Identifier: Pioneer Warehouse Map #1

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 301 4th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353421200

N/E corner at 4th Ave and K St, Gaslamp Quarter Historic District

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This brick building is six stories and is situated on the northwest corner of 4th Avenue and K Street in the Gaslamp Quarter Historic District. The roof is flat with a boxed cornice and a belvedere located on the roof at the east elevation. The fenestration consists of ten multi-pane fixed steel sash windows with an operating middle window for each of the upper stories. The ground floor consists of modified storefronts which are accessed by stairs on the southeast corner and the middle along 4th Avenue. The south elevation includes multi-pane steel sash windows on the corners with smaller industrial windows piercing the brick façade. Brick tapestry design work is also located on this façade. The ground floor consists of modified storefronts accessed at street level. Overall this building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP07 3+Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View N/W, 5/17/2005

***P6. Date Constructed/Age and Sources:**

1914

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Pioneer Properties LL
C/O Trilogy Real Estate
PO Box 126308, San Diego, CA 92112

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 301 4th Ave

B1. Historic Name: Pioneer Truck and San Diego Transfer Company

B2. Common Name: Pioneer Building

B3. Original Use: Warehouse

B4. Present Use: Mixed-use residential, commercial

***B5. Architectural Style:** Brick Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

310 5th Ave addition 1924 (HRB # 127-021)
ca. 1980s Warehouse Conversion into live/work lofts

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1914 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building is a locally designated historic resource HRB #127 and contributes to the Gaslamp Quarter Historic District.

Built for Pioneer Truck Co. which was owned by Hazard and Gould. The site was assembled in ca. 1913 to coordinate with railroad access. The 1921 Sanborn Fire Insurance Map depicts the property as part of the Pacific Wood & Coal Company property, this building was a baled hay warehouse under the addresses of 330 K Street and 302 4th Street. By 1956, the Sanborn Map indicated that the building was being utilized as pipe and crate storage yard warehouses. No city directory listings under the current address, 301 4th Avenue, were identified between 1886 to 1950. In 1955, the building was listed as vacant and by 1960 the Montgomery Ward and Co. utilized the property.

B11. Additional Resource Attributes: (List attributes and codes) HP07, HP08

***B12. References:**

Water and Sewer
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) 301 4th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Pioneer Warehouse (301 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1D, 5D3

Other Listings HRB #127-02
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 343 4th Ave

P1. Other Identifier: Whitney Building Map #2

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 343 4th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353421100

Horton's Addition, Block 121, Lot C
Contributor to the Gaslamp Quarter Historic District

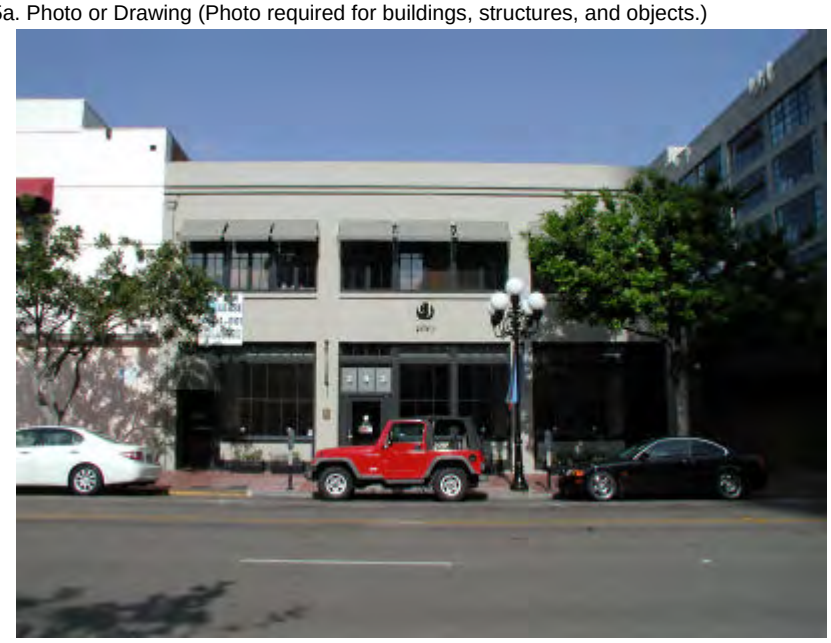
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two-story building was constructed in ca. 1914 and resembles the International Style of architecture popular dung the 1910s and 1920s. The building features a flat roof with a double band molding along the roofline. The fenestration consists of three sets of ribbon windows on the upper floor, and three storefronts with fixed multi-pane windows and single door entries on the ground floor. Overall the building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View East, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca. 1914

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

California Real Estate Investments LLC
C/O Anthena Harman
7835 Ivanhoe Ave, La Jolla, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 1D, 5D3

***Resource Name or #** (Assigned by recorder) 343 4th Ave

B1. Historic Name: Whitney Building

B2. Common Name: Whitney Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

***B5. Architectural Style:** International Style Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1914

Property Type: Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property is a contributor to the Gaslamp Quarter Historic District. The Sanborn Fire Insurance Map from 1906 depicts a vacant parcel, but by 1921 the property is illustrated on the as a General Warehouse under the addresses 341 and 347 4th Street, which occupied the parcel until 1960 excluding a brief period between 190 - 1935 when R.W. Rankin Plumber's Supply was listed in the city directory. Directory listings for the current address, 343 4th Avenue, were not located.

This property has been previously designated as a contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records 2/3/1914
Sanborn Maps: 1920-1940, Vol. 1 1921, 63 and 1920-1956, Vol. 1A 1921; republished 1956, 63A.
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 1D, 5D3

*Resource Name or # (Assigned by recorder) 343 4th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Whitney Building (345 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 372 4th Ave

P1. Other Identifier: Sunland Biscuit Company Map #3

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 372 4th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353410100

Horton's Addition, Block 120, Lot L
S/W corner at 4th Ave and J St

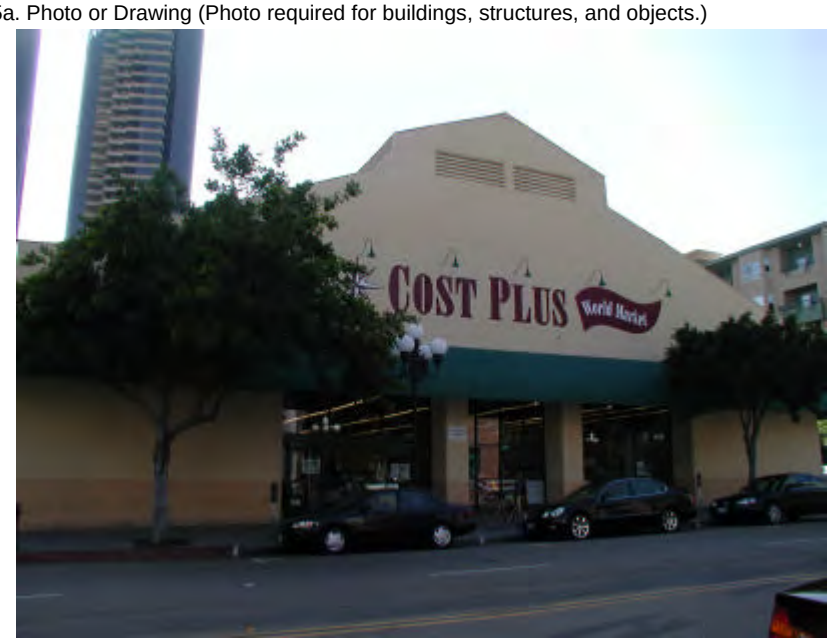
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Constructed in ca. 1924 in downtown San Diego's commercial area, the warehouse is one-and-one half stories with a Dutch hip roof featuring louvered vents at the gable front and clerestory windows. The main fenestration (east elevation) consists of three centralized storefront bays divided by heavy piers, and infilled windows at the northeast portion of the façade. The North fenestration includes four fixed windows that were formerly portal bays. The west façade consists of a centralized display window, formerly a portal bay, next to two functioning portal bays with metal roll-up doors at the southwest portion of the façade. The fenestration on the south façade includes one large window and single door in place of a former portal bay, and two infilled portal bays. Overall this building appears to be in good condition and appears to retain its original building form.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1924

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Russell & Williams Family Trust
6720 San Miguel Ave
Lemon Grove, CA 91945

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 372 4th Ave

B1. Historic Name: Sunland Biscuit Co.

B2. Common Name: Cost Plus

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1920 **Property Type:** Commercial Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

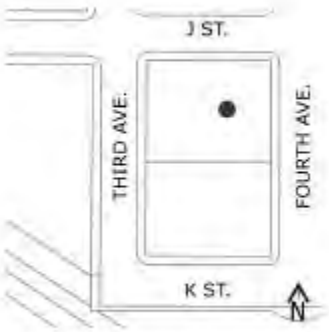
No directory listing was found under this address between 1886 to 1930. In 1935, however, it began its long tradition of changing owners. 1935 saw the Sunland Biscuit Company. Macaroni Manufacturers occupied the building only to be replaced by the Sperny Flour Co. in 1940 and once again became vacant by 1944. In 1950, the department store, Montgomery Ward and Co. Wholesale used the space. The directory listing for 1955, however read “no listing”. In 1960, the Economics Labys Inc. Manufacturing Chemical and Pacific Transfer Van and Truck both shared the address. On 11/21/1924, an application and order for water service for the above address was completed under the ownership of the Spreckels Brothers Construction Company.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records
Sanborn Map, 1920-1956, Vol. 1A 1921; republished 1956, 63A.
City Directories, 5-year increments; 1886-1960

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 372 4th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Sunland Biscuit Company (372 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1D, 5B

Other Listings HRB #127-020
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 274 5th Ave

P1. Other Identifier: Buel-Town Company Building Map #4

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 274 5th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353440100

Horton's Addition, Block 139, Lot A
S/E corner at 5th Ave and K St, Gaslamp Quarter Historic District

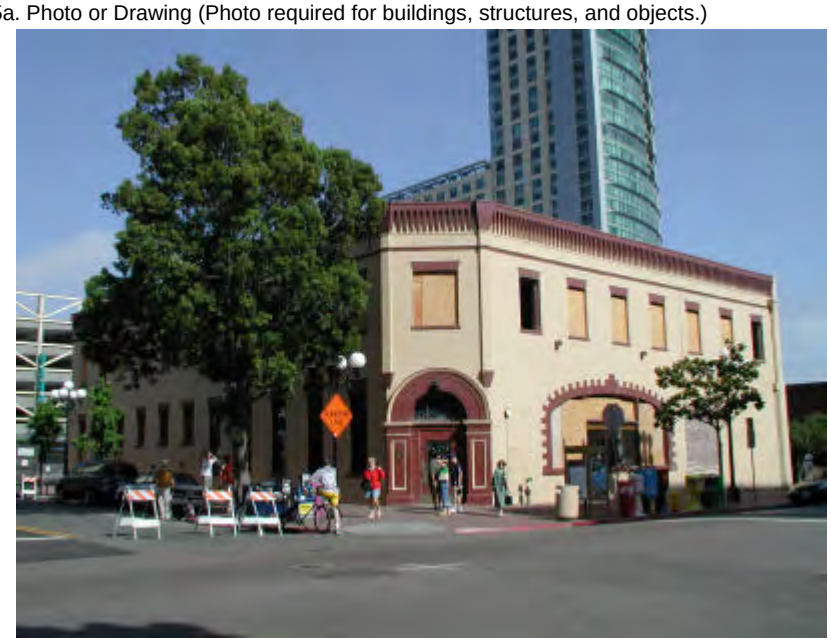
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two-story brick building was constructed in ca. 1887-1898 and is located at the southeast corner of 5th Avenue and K Street in the Gaslamp Quarter Historic District. The building is asymmetrical in design and features Italianate detailing. The roof is flat with brick corbelling along the roofline. The main entry is located at the northwest corner of the building and has a brick arched entryway with a brick door surround. The west façade consists of segmental arched windows at the ground level and one-over-one double hung windows with brick lintels and sills on the second story. The north fenestration includes one-over-one double hung windows on the second and first floors. Large vertical windows are located at the northwest portion of the façade. Overall the building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View S/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca. 1887-1898

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Fish George E Jr. & Monaghan Isabelle Tr.
Furstenfeld Gary C and Janice K Tr.
7840 El Cajon Blvd. #100, La Mesa 91941

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 1D, 5B

***Resource Name or #** (Assigned by recorder) 274 5th Ave

B1. Historic Name: Buel-Town Company Building

B2. Common Name: The Spaghetti Factory

B3. Original Use: Warehouse

B4. Present Use: Development Project

***B5. Architectural Style:** Italianate Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: William Sterling Hebbard

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1887-1898 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building is currently listed on the National Register of Historic Places as a contributor to the Gaslamp Quarter Historic District and to the local register of historical resources HRB #127.City directory listings were not identified for this property between 1886 to 1927. However, by 1930, F.W. Lincoln became the tenant of the building. In 1935, the Buel Town Co. Paper replaced Lincoln. Buel Town stayed at this address through 1960. The Spaghetti Factory restaurant currently reside at this address. The earliest record for this building was documented in the water ledger books. The date for this permit is given as “prior to 7/1/1888” for Horton’s Addition, Block 139, Lot A. Almost ten years later, a sewer order to inspect the “Y” connectors along 5th Ave. was issued. This time, the inspection only affected Lot B. The owner of the property during this inspection, 6/22/1897 was a Mrs. A Van Armen.

This previously-designated property is individually significant as a local historic resource and, on state and national levels, as a contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer, "prior to 7/1/1888"; 6/22/1897
City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 1D, 5B

*Resource Name or # (Assigned by recorder) 274 5th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Buel-Town Company Building (274 5th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #127-097
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 204-206 Sixth Ave.

P1. Other Identifier: National City & Otay Railroad Depot Map #5

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 204-206 Sixth Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 53534406

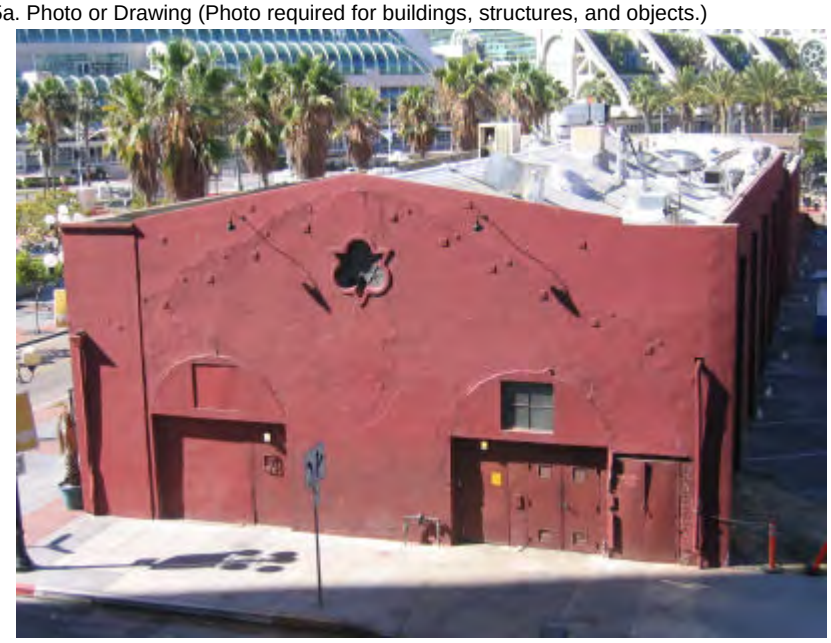
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

The National City & Otay Railroad Depot faces east and was topped by a tall, Mission Revival scalloped parapet with a wood trefoil window divided into small triangular and diamond shaped panes. The scalloped parapet has been modified by the addition of brick infill to create a straight, shallow pitch. There were one two large arched openings at the front façade that had heavy wood entry doors. These openings have since been modified with standard slab doors and square transom windows. The arches can still be seen through the building's interior.

***P3b. Resource Attributes:** (List attributes and codes) HP17 Railroad Depot

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View of east façade, 11/01/2004. Img_1218.jpg

***P6. Date Constructed/Age and Sources:**

1896

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Tarsadia Hotels
620 Newport Center Drive, 14th Floor
Newport Beach, CA 92130

***P8. Recorded by:** (Name, affiliation, and address)

J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 12/6/2004

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 204-206 Sixth Ave.

B1. Historic Name: National City & Otay Railroad Depot

B2. Common Name:

B3. Original Use: Railroad Depot

B4. Present Use: Development Property

***B5. Architectural Style:** Mission Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed in 1896 with various alterations since 1912.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: William Sterling Hebbard

b. Builder: National City & Otay Railroad

***B10. Significance: Theme:** Transportation & Commercial Development **Area:** San Diego

Period of Significance: 1880-1910 **Property Type:** Railroad Depot

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The National City & Otay Railroad Depot represents an important aspect of the tranformation of San Diego from a frontier town to a true commercial urban center. The NC&O RR was the first commuter railroad in San Diego. It provided passenger and frieght service between the business core and port and the entire region south (to the Mexican border). In addition to serving business purposes, the railroad also ran recreational "theatre trains" to downtown and "picnic trains" to the Sweetwater Valley. The building at 204-206 Sixth Avenue served as a depot from 1887 to 1912. It is the last structural link to the NC&O RR and marks a significant development in San Diego's early transportation history. In addition, its passenger and freight service contributed to the commercial development of San Diego.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

La Jolla Historical Inventory, 1977
La Jolla: The Story of a Community 1887-1987
American House Styles: A Concise Guide

B13. Remarks:

Flanigan, Kathleen. "The National City & Otay Railroad Depot, 6th & L Streets, San Diego, California." Report prepared for the Centre City Development Corportation. October 15, 1999.

***B14. Evaluator:**

J. Furlonger & E. Magno, HAP

***Date of Evaluation:** 12/6/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) 204-206 Sixth Ave.

* Recorded by: J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 12/6/2004

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) The NC&O Depot is one of the earliest railroad depots in California designed in the Mission Revival style. It is also the oldest remaining building of this style designed by architect William Sterling Hebbard. There are no other Mission Revival style buildings designated historic within the Gaslamp Quarter Historic District, even though this style was popular during the period between 1890 and 1930s.

This property has been previously designated as a contributor to the (Gaslamp Quarter Historic Distric) meeting criteria (state reason). Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor,the NC&O Railroad Depot (204-206 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 335 6th Ave

P1. Other Identifier: J.O. Hosmon Garage Map #6

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 335 6th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353510400

Horton's Addition, Block 123, Lot D

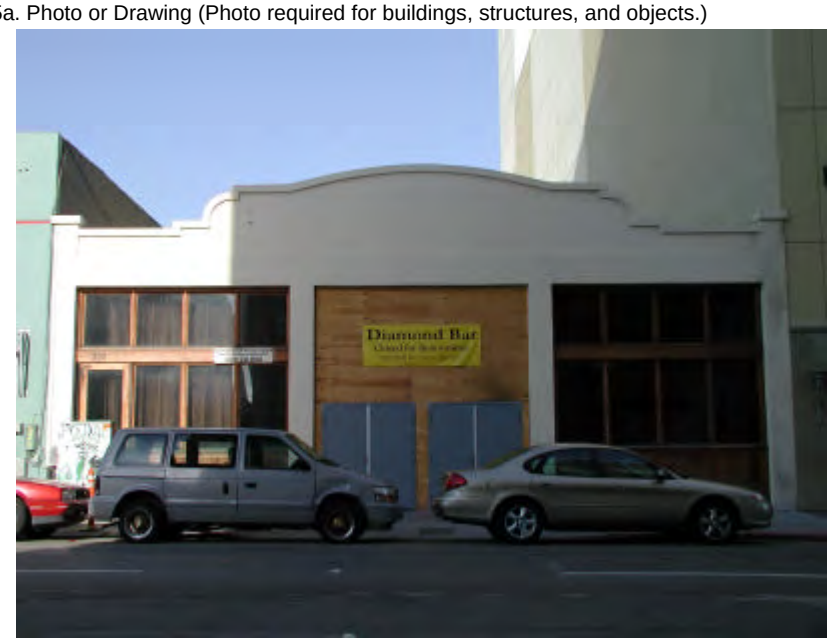
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This building was constructed in ca. 1920 in the Mission Revival-style. The building features a curvilinear parapet roof with coping detail along the roofline. The fenestration includes three portal bays. The central bay consists of two double hinged wood doors with three-quarter glazing. The outer bays consist of fixed transoms over glazed storefront windows and a 3' bulkhead. A single glazed door is located at the northwest corner of the façade. Overall this building appears to be in good condition and continues to reflect it orignial building form.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1920

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Ahern Fritz C & Susana
5652 Stresemann St
San Diego, CA 92122

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
Broadway, Suite 800, San Diego, CA 92101

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 335 6th Ave

B1. Historic Name: J.O. Hosmon Garage

B2. Common Name: Unknown

B3. Original Use: Automobile Garage

B4. Present Use: Commercial

***B5. Architectural Style:** Mission Revival Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca.1920 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1927, the J.O. Hosmon Garage occupied the building at 335 6th Ave. However by 1930, the garage became the Marriott and Drummond Garage. In 1935, the name changed again when H.B. Whitesel Auto Repair moved in. In 1940, the Greenbaum Distributing Co. Liquors replaced the auto repair shop. In 1944, business once again altered. This time, Alfred Hart Distilleries Inc. of San Diego resided in the ex-auto repair shop.

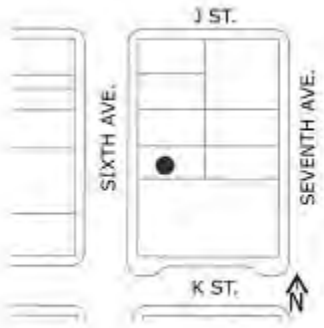
This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor,J.O. Hosmon Garage (335 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D1, 5D3

Other Listings HRB #207-012
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 442-444 6th Ave

P1. Other Identifier: Manos Market Map #7

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 442-444 6th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5350840700

Asian/Pacific Thematic Historic District

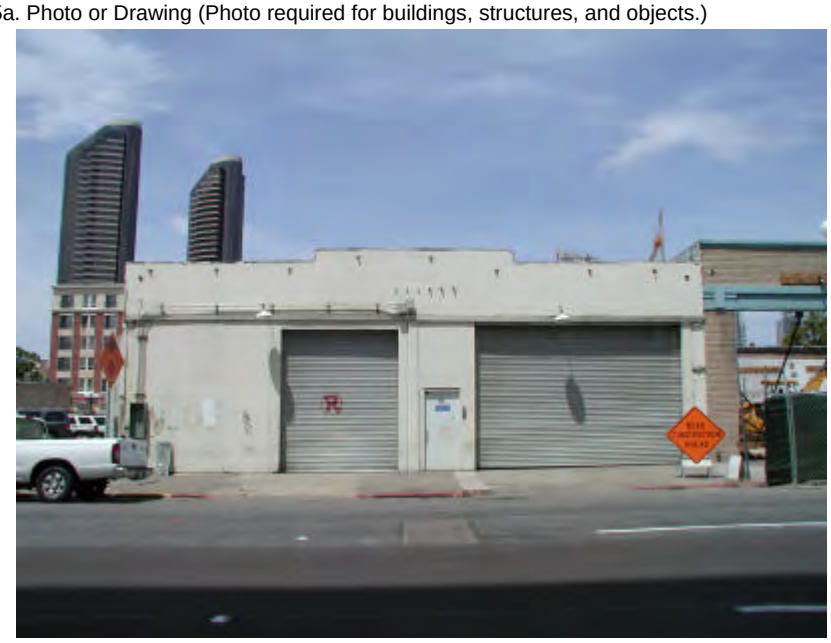
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building was constructed in ca. 1896. It is a contributing property to the Asian/Pacific Thematic Historic District which is located in the heart of the Gaslamp Quarter Historic District. The building features a flat roof with a square parapet. Two large bays with metal roll-up doors flank a centralized single door entry. One bay has been in-filled with plywood at the southwest corner of the east façade. Overall the building appears to be in good condition, while continuing to convey its original form and building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 2005

***P6. Date Constructed/Age and Sources:**
ca. 1896

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Samimi Ramin
100 Harbor Dr. #3405
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D1, 5D3

***Resource Name or #** (Assigned by recorder) 442-444 6th Ave

B1. Historic Name: Manos Market

B2. Common Name: Manos Market

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Brick Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1896 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1921, the Maydole-Smith Fruit and Production Co. occupied 440-446 6th Ave. By 1935, however, these properties split into three addresses. In 1935, 442 housed G.E.O. Daken Wholesale Produce while 444 was not listed. In 1940, 442 was not listed, but 444 housed Bertolino Bros. Wholesale Produce. The properties swapped in 1944 when 442 then housed Manos Bros. Inc. Produce and 444 was not listed again. The building remained unchanged until Manos Bros. changed addresses to 444 6th Ave. There, the produce company stayed through the end of the listings in 1960. A sewer connection order was found for 10/24/1929 at the location of Horton's Addition, Block 113, Lot I. At this time, the owner of the land was simply written as "Dodd". Interestingly, the back of the permit stated that for this installation, however, no materials or labor was needed, indicating that piping was already installed for this property.

This property has been previously designated as a contributor to the Asian Pacific Thematic Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D1, 5D3

*Resource Name or # (Assigned by recorder) 442-444 6th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B12.References (cont):
City of San Diego, HRB #207 Vertical File, Asian/Pacific Thematic Historic District
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B10.Significance (cont.)
The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Manos Market building (442-444 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 453 & 459 6th Ave

P1. Other Identifier: Mekas Brothers Wholesale Produce Map #8

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 453 & 459 6th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351160201

Horton's Addition, Block 112, Lot B

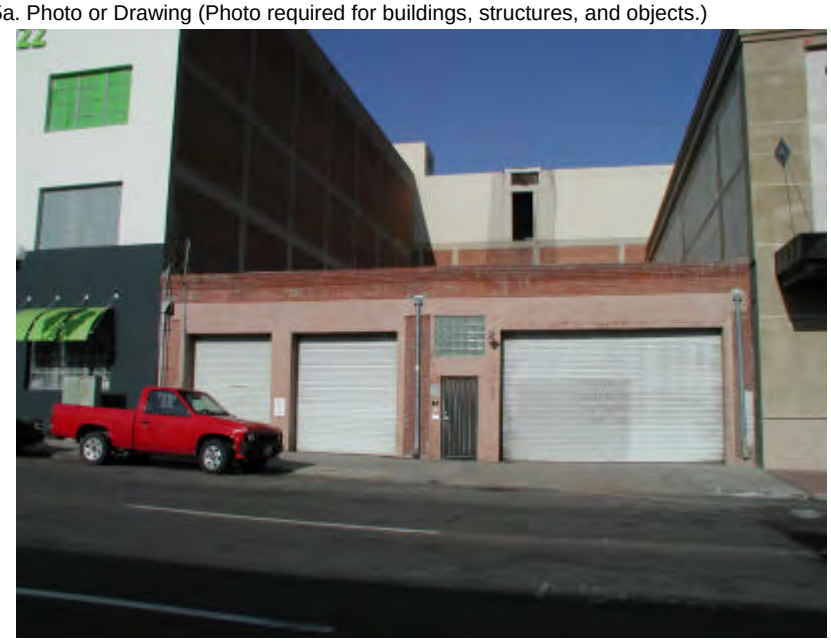
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Constructed in ca. 1920, this one-story brick building has a flat roof with brick corbelling along the roofline. It has three bays with contemporary metal roll-up garage doors and a glass block transom lights above a single door entryway. Semi-smooth stucco partially covers the main façade. Overall, this property is in good condition and retains original elements indicatings its original use as a produce warehouse.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View East, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1920

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Refer to Continuation Sheet

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 453 & 459 6th Ave

B1. Historic Name: Mekas Brothers Wholesale Produce

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Warehouse

***B5. Architectural Style:** Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development

Area: San Diego

Period of Significance:

Property Type: Commercial/Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1927, the first mention of a listing at the address of 455 6th Ave. read Marinos Bros. Wholesale produce. By 1935, S.G. Marinos had changed addresses to 453 6th Ave., leaving 455 unlisted and 457 vacant with the K and L Café occupying 459 6th. Marinos Produce continued to do business from 453 6th through the 1960 directory listing. However, 457 became Joseph Turner Cigars in 1940, but was again vacant in 1945 and not listed from 1950-1960. In 1940, the Sam Lamprou Restaurant became 459 6th Ave. and stayed in business until 1955 when the Market Grill began its stint at the site. The Sanborn Fire Insurance Maps depict the property as a wholesale produce and fruit packing establishment.

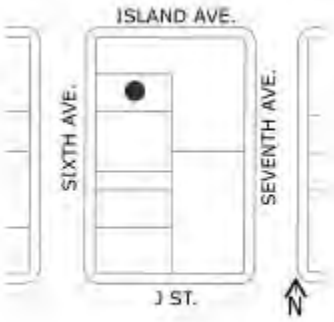
In 1995 this property was recorded by the Office of Maria Lia for the Proposed Warehouse District and assigned a National Register status code of 7-- not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Lia. Proposed Warehouse District, 1995.

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 453 & 459 6th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

P7. Owner and Address: (cont.)

Two owners are associated with APN 5351160202
Paquette Brook
453 6th Ave
San Diego, CA 92101

Grady Steven M & Warren-Grady Joan L
2445 5th Ave #330
San Diego, CA 92101

B10. Significance (cont.)

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Mekas Brothers Wholesale Produce (453 & 459 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1D, 5D3

Other Listings HRB #127-070
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 454 6th Ave

P1. Other Identifier: Produce Market Building Map #9

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 454 6th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5350841000

Horton's Addition, Block 113, Lot K
S/W corner at 6th Ave and Island Ave; Gaslamp Quarter Historic District

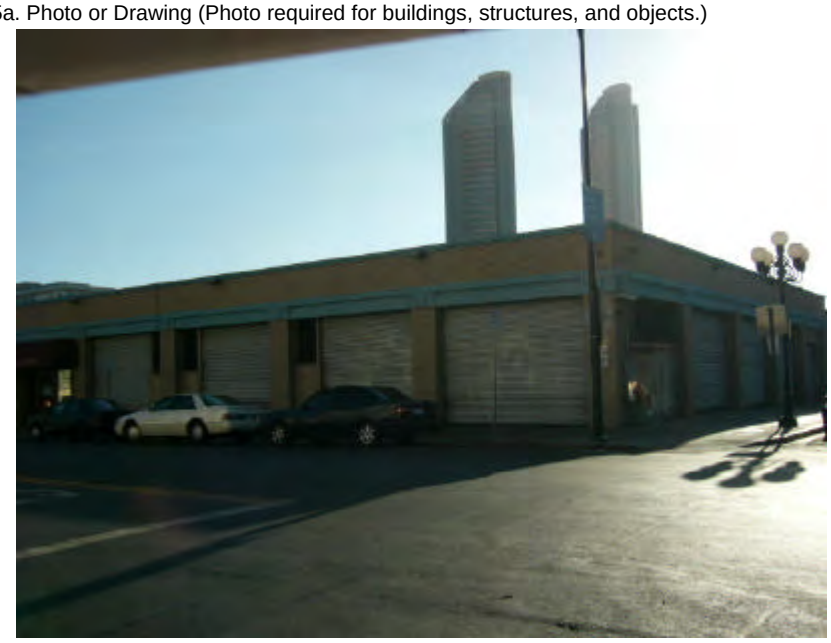
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This building was constructed in 1918 and is located at the southwest corner of 6th and Island Avenues. It is listed in the National Register of Historic Places as a contributor to the Gaslamp Quarter Historic District. The building is constructed of brick and features a flat roof. The north façade consists of four portal bays with metal roll-up doors. Five bays with metal roll-up doors are also located on the east façade along 6th Avenue. Overall the building appears to be in good condition and retains its original form and building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View S/W, 9/18/03, 051748.JPG

***P6. Date Constructed/Age and Sources:**

1918

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Mellos John C & Karen A Trust
2830 Willow Glen Dr
El Cajon, CA 92019

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 1D, 5D3

***Resource Name or #** (Assigned by recorder) 454 6th Ave

B1. Historic Name: Produce Market Building

B2. Common Name: Produce Building

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Utilitarian Brick Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Browner and Hunter contracted by Melville Klauber

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1918 **Property Type:** Commercial Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was commissioned to various wholesalers. The 1921 Sanborn Fire Insurance Map depicts this building as a Commissioned Merchant Operation. The first city directory listing identified under 519 I Street (Island Avenue) listed the property as vacant in 1930. However, by 1940, Henry A. Pozner Wholesale Produce was located at this address. In 1944-45, H.A. Pozner was listed under 517 Island Avenue. In its place were the Tom Family Association. In 1950, the Tom Family Association had moved out, rendering the space vacant. Beginning in 1955, the H.A. Pozner Produce was again listed at 519 Island Avenue and grew by 1960 to also incorporate 521 and 523 Island Avenue. Frank Meza Wholesale Produce was occupying this building by 1960.

This property has been previously designated as contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer 4/5/1918
City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District (450-62 6th Avenue)
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 1D, 5D3

*Resource Name or # (Assigned by recorder) 454 6th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Produce Market Building (454 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0378-0000
Trinomial
NRHP Status Code 5B, 2S

Other Listings HRB #131
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 7th Ave

P1. Other Identifier: Western Metal Supply Company Map #10

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 7th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355632900

Originally: 215 7th Avenue, Horton's Addition, Block 137, Lots A-D, K & L, APN # 535-355-09

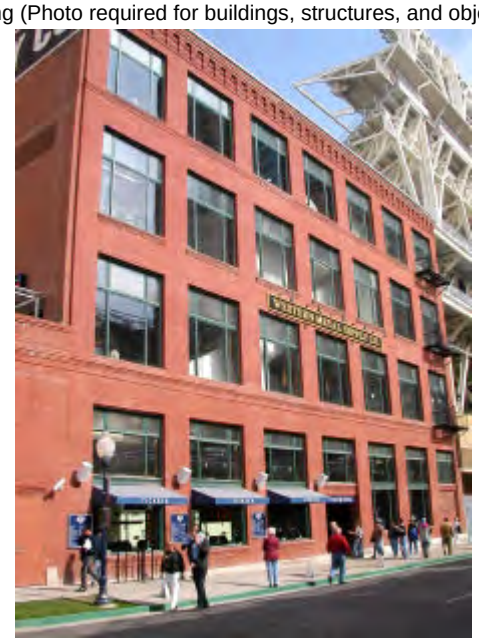
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in 1919, this four-story brick industrial building is symmetrical in design and has a rectangular form. Its fenestration consists of seven bays with a recessed entry. The roof is flat and has brick corbelling on the main façade. The building was incorporated into the design of the Padres Ballpark. The building continues to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View S/E, 04/12/2004

***P6. Date Constructed/Age and Sources:**
1919

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
City of San Diego, Public Agency

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B, 2S

***Resource Name or #** (Assigned by recorder) 7th Ave

B1. Historic Name: Western Metal Supply Company

B2. Common Name: Western Metal Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

***B5. Architectural Style:** Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

2003: Relocated and incorporated into the design of the Padres Ballpark

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** 2003 **Original Location:**

***B8. Related Features:**

B9a. Architect: Henry Lord Gay

b. Builder: James Shera and Thomas Kneale

***B10. Significance: Theme:** Architecture

Area: San Diego

Period of Significance: 1909

Property Type: Commercial/Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

Designed by architect, Henry Lord Gay, founder of the American Institute of Architects, this building became home to steel manufacturers McKenzie, Flint and Winsky. Organized in 1896 the manufacturers changed their name in 1903 to the Western Metal Supply Co.

The building is a City of San Diego designated historical resource (HRB #131). It was previously recorded in the Brandes 1980 survey and given a NRHP status code of "3S"--appears eligible for separate listing to the National Register. Additionally, the building was recorded in the Lia Proposed Warehouse District in 1995, and as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 where a NRHP status code of "3S" was assigned to the property.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources within Proposed Ballpark/Ancillary Development Projects Survey. 1998.
Lia. Proposed Warehouse District, 1995.
Lia/Brandes. Bayside Survey, 1989.

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

B12. References (cont.)
Brandes.Survey, 1980.
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City of San Diego, HRB #131 Vertical File, Western Metal Building

B10. Significance (cont.)
This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Western Metal Supply Company building (7th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 340-344 7th Ave

P1. Other Identifier: Map #11

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 340-344 7th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353510900

Horton's Addition, Block 123, Lot J

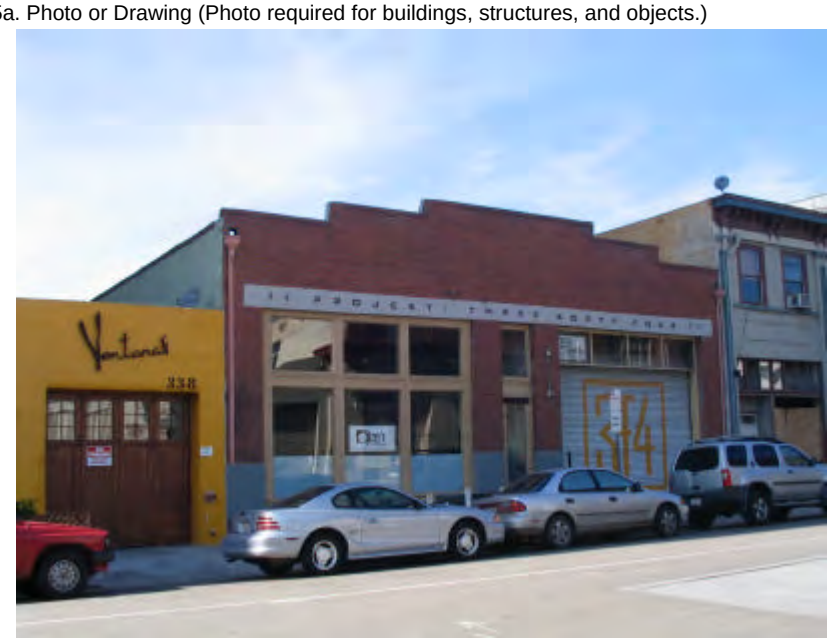
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story brick building was originally built in ca. 1911 with two bay openings, a centralized single door entryway, and a flat truss roof with wire glass skylights. In the late 1920s-30s a stepped parapet roof was added to the main façade which remains evident today. While one of the original bay openings has been enclosed with storefront style glass panes and the other with a metal roll-up garage door, the original bay openings remain intact and continue to convey the original design and intent of the building. Overall the building is in good condition and retains its original building form and fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 2005.

***P6. Date Constructed/Age and Sources:**
ca. 1911, 1930 (renovations)

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Ahern Fritz C & Susana
5652 Stresemann St
San Diego, CA 92122

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis
Heritage Architecture & Planning
625 Broadway, Suite 800,

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 340-344 7th Ave

B1. Historic Name: Julian-Warner Springs Trucking Line Depot

B2. Common Name: Dizzy's Jazz Club

B3. Original Use: Warehouse

B4. Present Use: Jazz Club

***B5. Architectural Style:** Brick Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Renovation ca. 1930 including a stepped parapet facade, warehouse doors, and storefront.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Walter S. Keller

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1911, ca. 1930

Property Type: Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The building was designed by architect Walter Keller who was born in New York City in 1881 and attended the Weingart Architectural Institute. After graduation, he worked for architects Bernstein and Bernstein. Keller came to San Diego in 1909, and served as the superintendent of engineering specialties at the U.S. Grant Hotel. Keller opened his own office in 1911 and quickly established a reputation as an architect who specialized in residential designs of fine craftsmanship and quality cabinetwork. Over the years, Keller designed many homes in the Kensington, Mission Hills, North Park, and Loma Portal areas of San Diego. Keller's eclectic style of design ranged from Mission and Prairie to Art Deco and neoclassicism. Keller left San Diego in 1916 to participate in World War One and was killed in 1918.

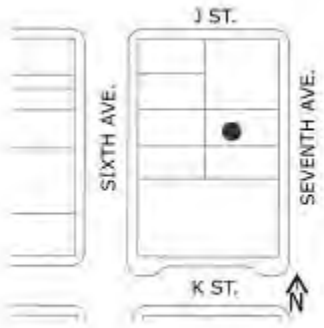
The Julian-Warner Springs Truck Line, owned by A.E. Blanc and B.H. Christian, was one of San Diego's earliest locally operated automotive trucking lines. In 1915, the company is listed in the City Directory as the building's first occupant. The building was renovated ca. 1930 while serving as the company's headquarters from 1923-1936. In 1927, three businesses shared 340 7th Avenue: the Andrews Brokerage Co., the Julian-Warner Springs Truck Line, and the Oppenheimer Rush Trucking Depot. In 1940, no listings were found for any addresses associated with

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Water and Sewer Records 11/2/1916, 1/1917
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 340-344 7th Ave

* Recorded by: N. Purvis
Heritage Architecture & Planning
625 Broadway, Suite 800,
San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Significance (cont.) this building. In 1944, the Alf M. Lewis Inc. Wholesale Grocery occupied 344 7th Avenue. By 1955, the building was again vacant and remained so through 1960.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Julian-Warner Springs Trucking Line Depot (340-344 7th Avenue) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #195
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 377 7th Ave

P1. Other Identifier: Levi Wholesale Grocery Co. (Kvaas Construction) Map #12

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 377 8th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355632300

Formerly 330 8th Ave, Offset subdivision, Lot 2, APN # 535-352-12

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building is sheathed in multi-colored brick and cast concrete. It is symmetrical in design and features classical detailing. The roof is flat with a double cornice along the roofline parapet. The entry is recessed through an archway with a keystone and classical turned spiral pilasters at half-span. Two additional pilasters provide visual support to the classical entablature. The centralized arched entryway is between two large bays of low arched tripartite windows that are visually separated by brick pilasters that feature a slightly recessed arch within, thus creating an appearance of paired pilasters. In 2003, the building was incorporated into the design of the new Ballpark District. Overall the building appears to be in good condition and is currently undergoing rehabilitation to be incorporated into a larger development project.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View South, 2005

***P6. Date Constructed/Age and Sources:**
ca. 1927

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
City of San Diego Redevelopment Agency
Public Agency

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 377 7th Ave

B1. Historic Name: Levi Wholesale Grocery Company

B2. Common Name: Kvaas Building

B3. Original Use: Commercial/Warehouse

B4. Present Use: Unknown

***B5. Architectural Style:** Neo-classical Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

2003: Relocated and incorporated into the design of the Padres Ballpark.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Trepte Construction Company

b. Builder: Trepte Construction Company

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1927 **Property Type:** Commercial/Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building served the Simon Levi Company, wholesale grocers between 1925 to 1945. The building was eventually sold to Safeway Stores Inc. The property is a designated City of San Diego historical resource (HRB #195). In 1986 SHPO reviewed the property for a Historic Preservation Certification and determined the property ineligible on Criteria A (Event), B (Person), and inconclusive evidence to support National Register eligibility under criterion C. Additionally, the property was previously recorded in 1989 in the Lia/Brandes, Bayside Survey and included in 1995 by the Office of Marie Burke Lia as a contributor to a Proposed Warehouse District. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was assigned a NRHP status code of "4S2"--may become eligible to the National Register when more research is done on the property.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia. Proposed Warehouse District, 1995.
Lia/Brandes. Bayside Survey, 1989.

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) 377 7th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Levi Wholesale Grocery Company (377 7th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 502-522 7th Ave

P1. Other Identifier: Izer Davis Candy Co. Manufacturers Building/Western Hotel Map #13

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 502-522 7th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351110800

N/W corner at 7th and Island Avenue

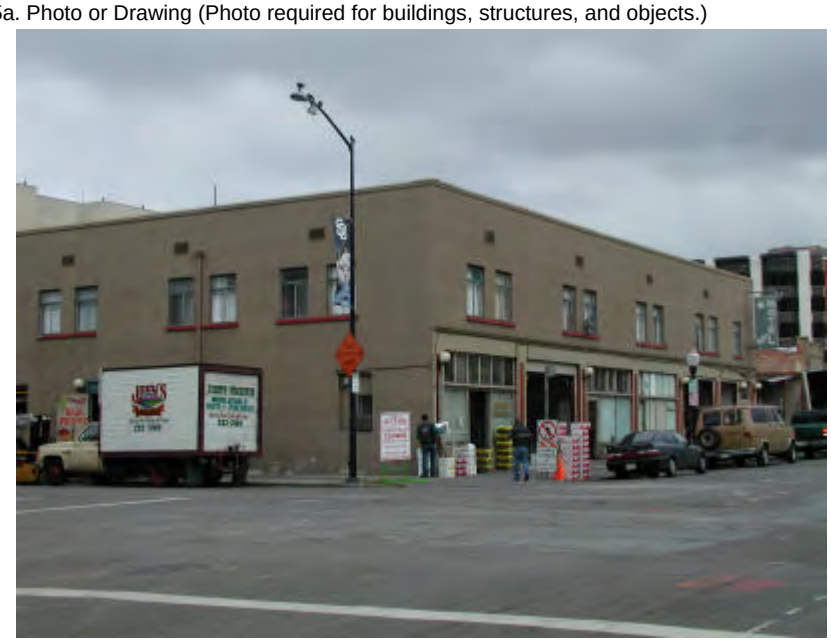
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two-story building was constructed in ca. 1910-1920. It has a flat roof and a fenestration that consists of four bays separated by pilasters with simple high relief detail on the ground level. Three of the bays are glass storefronts with approximately 3' bulkhead. Along 7th Avenue, three sets of paired windows with small vents above each are located on the second story. The south façade fenestration consists of five sets of paired aluminum windows, and one single window at the southwest section of the façade on the upper floor. The ground level inlcudes one double door portal bay. The windows are varied and consist of one industrial window, boarded-up window, and a pair of hinged windows. Overall the building appears to be in good contion, while appearing to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca. 1910-1920

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Hotel Etoile Corp
2271 Via Media
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 502-522 7th Ave

B1. Historic Name: Izer Davis Co. Candy Manufacturers

B2. Common Name: Vebo Produce

B3. Original Use: Candy Manufacturers

B4. Present Use: Mixed Use--Wholesale Produce and Residential

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1910-1920 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The first occupants at this building were the Izer Davis Co. candy manufacturer in 1915 at 502 7th Avenue and the Western Hotel in 1914 at 322 7th Ave. In 1927, the Southern Tobacco Co. also resided at 502 7th Ave. while T. Sato shared 522 with the Western Hotel. By 1930, there was no city directory listing for 502-520. Yet, the Western Hotel and T. Sato continued to occupy 522 7th Ave. In 1935, the block included J.A. Klewior and the Pete and Willie Café at 502 7th Avenue; 512 was listed as vacant, 516 was utilized by Ranier Brewing Co., and 522 7th Avenue listed a new tenant, A.R. Inhope at the Western Hotel. In 1940, the H.S. Jay Printer occupied 502 7th Avenue. 514 7th Avenue was listed for the first time under the occupants of the J.A. Ferraro Wholesale Liquors. The Yee Lee Laundry occupied 516 7th Avenue. Albert Pedersen and the Mrs. Maureen Pedersen Furniture Rooms replaced the Western Hotel at 522 7th Avenue. In 1935, no directory listings were found for 504-510 and 518-520 7th Avenue. By 1940, the lots stabilized somewhat with the Rath Packing Co. Wholesale Meets who occupied 512 7th Avenue, and the Yee Lee Laundry shop was renamed the Sing Lee Laundry shop. Mr. and Mrs. Pedersen Furniture Company was replaced by W.J. Patterson and the Seventh Avenue Hotel. By 1950, G.J. Hoffman Printer occupied 502 7th Avenue, Julian Ship Provisions Wholesale Meats utilized 512 7th Avenue, the W.H. Snyder Fruit and Produce Co., in 516 7th Avenue, and the Seventh Avenue Hotel owned by W.J. Patterson being the only remaining

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records 10/22/1947
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 502-522 7th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) business left from the previous five years. In 1955, the Brunswick Ship Provisions and Wholesale Meats ousted the Julian business and 522 7th Avenue became utilized by the Star Hotel. By 1960, the building returned to its condensed 1927 condition, only housing two businesses: Hoffmann Printers at 502 7th Avenue and the Star Hotel at 522 7th Avenue. With the amount of addresses that serve this location, numerous water records were found for multiple addresses. The earliest service order found dates from June 1935 at the address of 516 7th Avenue. This location, Horton's Addition, Block 97, Lot H was simply a service on the already existing water connection and does not provide the owner at the time. The next two service orders are both dated 10/22/1947 for both 502 and 512 7th Avenue. For both addresses, Lot G, the owner is listed as F.F. Faust.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 502-522 7th Avenue helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 536 7th Ave

P1. Other Identifier: Map #14

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 536 7th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351110900

Horton's Addition, Block 97, Lot I.

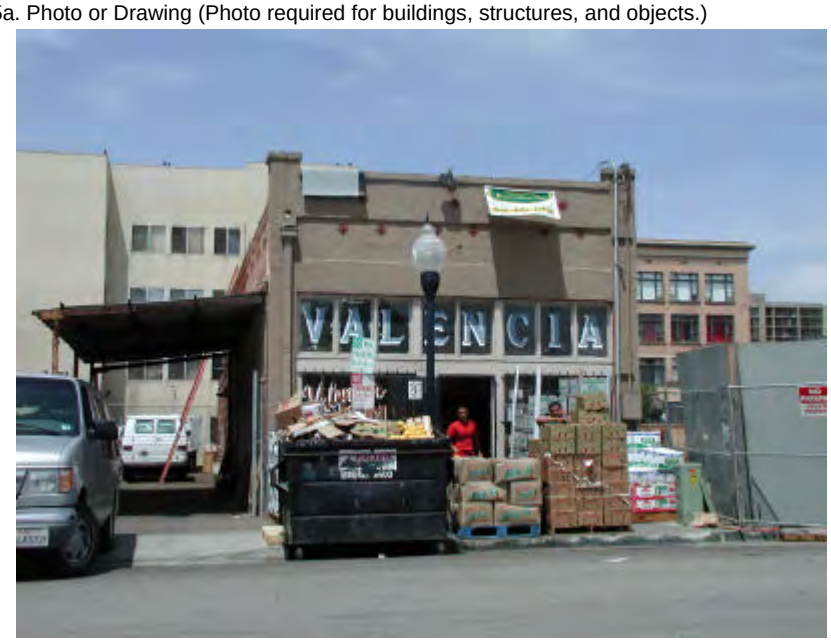
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This small single story building was built in ca. 1910-1920. It features a flat roof with extended pilasters at the corners on the east elevation. The fenestration includes a glass and wood storefront system with a centralized glazed door. A lean-to is located along the south elevation. Overall the building appears to be in good condition, while retaining its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View West, 11/3/03, 000017.JPG

***P6. Date Constructed/Age and Sources:**

ca. 1910-1920

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Hoshi Management Corp
2271 Via Media
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 536 7th Ave

B1. Historic Name: Unknown

B2. Common Name: Vebo Produce

B3. Original Use: Black Smith and Wagon Shop

B4. Present Use: Produce Warehouse

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1910-1920

Property Type: Commercial Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listing for this address was identified between 1886 to1927, yet by 1930 O.F. Allred Restoration occupied the space. By 1935, the name changed to Leonard Ruskauff Restoration. 1940 saw the advent of V.J. Tovatt Wholesale Confectionery, which also changed hands by 1944 to become the E.L. Ohier Wholesale Confectionery. W.C. Dredge Wholesale Fruits occupied the building by 1950 and was the last listed business to occupy the building. A water permit record shows that a water connection was linked to the building in August of 1899. In addition, according to a sewer inspection order for the same month, an A. Whitley owned the property at Horton's Addition, Block 97, Lot I. Early Sanborn Fire Insurance Maps from 1906 indicate this property as a shop with a wagon shed at the rear. By 1921, the Sanborn map depicts the existing building use as a black smith and wagon shop. The 1956 Sanborn maps depicts the property's use as a shop, but provides no indication of the type.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 536 7th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 536 7th Ave. helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #376
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 371 8th Ave

P1. Other Identifier: Schiefer & Sons Manufacturing Map #15

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 371 8th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630400

S/E corner at 8th Ave and J St
Horton's Addition, Block 125 north 25' of Lot C and all of Lots A and B, APN# 535-353-11 [371 8th Ave]

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This three story brick building was constructed in ca. 1908. The north fenestration consists of eight bays with segmental arch tripartite windows. The main entryway is off-centered and recessed. Four bays of segmental arch tripartite windows are also located on the west and east elevations. Colossal brick pilasters provide vertical dimension and alternate in height from the ground to the roofline. Overall the building appears to be in good condition and retains its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S S/E, 11/16/2004

***P6. Date Constructed/Age and Sources:**
ca. 1908

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
City of San Diego Redevelopment Agency
Public Agency

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis
Heritage Architecture & Planning
530 Sixth Ave, San Diego, CA 92101

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 371 8th Ave

B1. Historic Name: Schiefer & Sons Warehouse

B2. Common Name: Eighth & J Lofts

B3. Original Use: Warehouse

B4. Present Use: Vacant

***B5. Architectural Style:** Brick Commercial/Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1908 **Property Type:** Warehouse/Industrial Development

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was used as Frank Schiefer & Sons fixture and furniture manufacturing business. It featured a factory and sales room until 1939. During the World War II years, the building was operated by Standard Parachute Corporation who subsequently produced parachutes for the war effort. In the early 1950s, Gabrillo Cleaners and Laundry occupied the building. By 1958, Willard B. Hage used the warehouse building for Hage's Limited Divisions of Foremost Dairies, later becoming Foremost Dairies. From 1972 until 1975, the Salvation Army leased the building and used it as a storage warehouse. The warehouse was eventually rehabilitated and adapted into residential lofts. Currently the building is vacant.

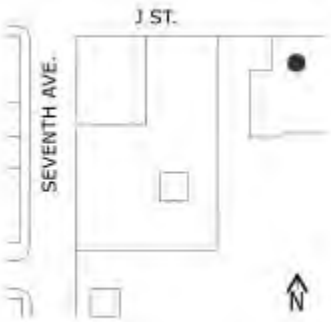
This property was previously recorded in1989 in the Lia/Brandes Team Bayside Survey, and in 1995, the Office of Marie Burke Lia proposed this property as a contributor to a Proposed Warehouse District. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999, the property was

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Moonjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia. Proposed Warehouse district, 1995.
Lia/Brandes. Bayside Survey, 1989.
Water and Sewer Records

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 371 8th Ave

* Recorded by: N. Purvis
Heritage Architecture & Planning
530 Sixth Ave, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10: (cont.)
assigned a NRHP status code of "4S2"—May be eligible for separate listing to the National Register when more historical/architectural research is done.

Applicable Criteria (cont.)
This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Schiefer & Sons Warehouse (371 8th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B12. References (cont.)
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921, republished 1956
City Directories, 5-year increments; 1886-1960

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code | Reviewer | Date

Page 1 of 3 *Resource Name or #: 452 8th Ave

P1. Other Identifier: San Diego Auto & Carriage Works Map #16

*P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County: San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 452 8th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150700

Horton's Addition, Block 111, Lot J

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Constructed in 1909, this two story building features multi-colored buff bricks, a flat roof, and a decorative horizontal brick band along the roofline on the east elevation. The fenestration on the upper floor consists of replicated paired fixed multi-pane windows that have an operating centralized pane and brick lintels. The ground floor consists of fixed vertical windows and transoms with two recessed wood double doors on each side of the main façade (east elevation), and a brick bulkhead. The north façade includes a greenhouse at the western corner and stairs accessing the second story, which were added in 1987. Other modifications include a 1987 seismic retrofit and an enclosure of a south elevation entryway in 1940 when the adjacent building was constructed. Although alterations have been made to this building, it continues to convey a warehouse style of building and remains in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View West, 1/5/2004

*P6. Date Constructed/Age and Sources:
1909

☐ Prehistoric ☑ Historic ☐ Both

*P7. Owner and Address:
Simplon Ballpark LLC
704 J St.
San Diego, CA 92101

*P8. Recorded by: (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

*P9. Date Recorded: 11/3/2003

*P10. Survey Type: (Describe)
Intensive: Potential Warehouse Thematic District

*P11. Report Citation: (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 452 8th Ave

B1. Historic Name: San Diego Auto & Carriage Works

B2. Common Name: Old World Deli

B3. Original Use: Industrial

B4. Present Use: Commercial

***B5. Architectural Style:** Brick Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1940: South entry enclosure
1987: Seismic retrofit, exterior staircase, window and door alterations

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Briggs and Cathcart

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1909, 1916-1932 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The first floor of this building was occupied by San Diego Auto & Carriage Company from 1916 to 1932, while a auto painting shop occupied the second floor. The San Diego Auto and Carriage Co. has been located at this site since 1916 and in conjunction with the J.V. Vanice Auto Repair since 1925. By 1930, the Carriage Co. was the only remaining business listed under this address. In 1935, W.J. Botterell Blacksmith, the original proprietor, supplanted the Carriage Co. They too combined to make up 452 8th Avenue with Edward Gesler Grinding in 1940. In 1944, A.W.E. Harper signs became the new tenant of the building only to be displaced by the San Diego Neon Sign Co. The Neon Sign Co. also shared the property in 1955 with the Luminad Corporation, a second neon sign company. Both sign businesses remained in business through 1960 at this address.

This property was previously recorded in 1995 by the Office of Maria Burke Lia for a Proposed Warehouse District and given a National Register status code of "7"--not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Lia. Proposed Warehouse District, 1995
Water and Sewer Records
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 452 8th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, San Diego Auto & Carriage Works (452 8th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 410 10th Ave

P1. Other Identifier: Kidd & Krone Auto Parts Map #17

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 410 10th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351260800

Horton's Addition, Block 109, Lot G

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building was originally constructed in 1925 as a hollow clay tile warehouse building. However in the 1930s brick replaced the tiles on the east and west facades. There is a stepped parapet roof along the east and south facades with a decorative keystone at each apex. A public entrance is located along the east façade, which is flanked by multi-pane windows that continue along the façade. Decorative muntins separate the glass of the two eastern windows on the south façade and above the door. A contemporary metal roll-up door is located at the western end of the south façade. Overall this building appears to be in good condition and continues to convey its original use as a automotive garage warehouse building.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View N N/W, 2005

***P6. Date Constructed/Age and Sources:**
1925

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Berry Steven Trust
3903 Portola Place
San Diego, CA 92106

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 410 10th Ave

B1. Historic Name: Kidd and Krone Auto Parts

B2. Common Name: Unknown

B3. Original Use: Automotive Warehouse

B4. Present Use: Unknown

***B5. Architectural Style:** Mission Revival Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

ca. 1930: East and south façade hollow clay tile is replaced by brick
1972: New doorway and stonework along east façade, some windows enlarged

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1925 **Property Type:** Commercial/Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building originally served San Diego's early automotive industry and by World War II became a war supplies warehouse. Kidd and Krone Auto Parts utilized this site by 1925 and remained there until ca. 1940. In 1940, the building was not listed in the city directories and remained unlisted until 1955 when General Truck and Engine Co. warehouse utilized the property. This property is situated at Horton's Addition, Block 109, Lot G. Water service was connected on 5/1/1909 and a sewer connection order was received by the sewer department for this same lot on 1/2/1925 under the then owner Tripte.

This property was previously recorded in 1995 by the Office of Maria Burke Lia for a Proposed Warehouse District and given a National Register status code of "7"--not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Lia. Proposed Warehouse District, 1995.
Water and Sewer Records
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 410 10th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Kidd & Krone Auto Parts (410 10th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 418 10th Ave

P1. Other Identifier: Star Machine Works Map #18

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 418 10th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351260900

Horton's Addition, Block 109, Lot H (formerly 444 10th Ave)

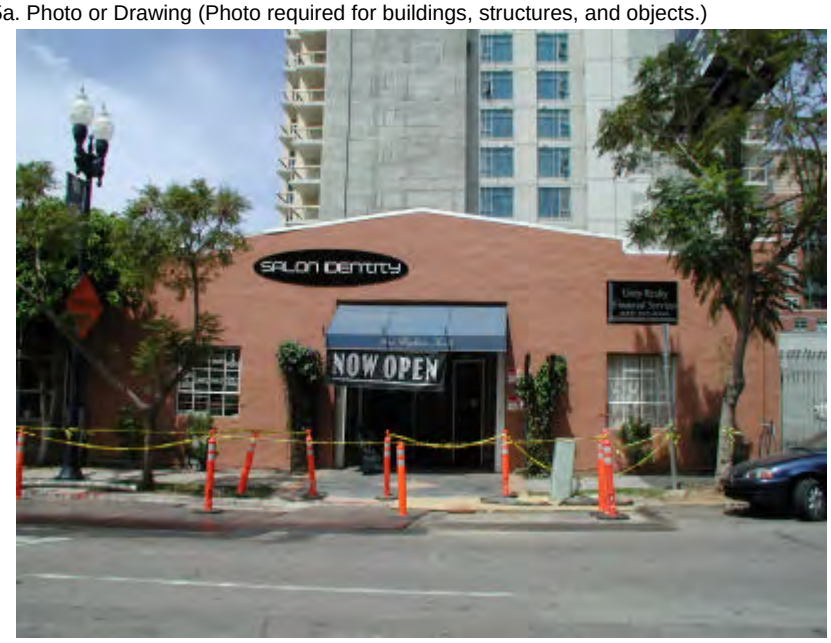
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building was constructed in ca. 1927 and features simplistic Mission Revival style details, as seen in the parapet. The building is symmetrical in design with a centralized bay flanked by a wall sconce and a multi-pane industrial type window on each side. An original sliding pocket garage door provides access to two interior glass doors with transom lights. These slightly recessed doors form a "V" and were added when the interior space was divided into two. On the southeast corner of the front façade is a smaller door. Overall this building appears to be in good condition, while retaining its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View West, 2005

***P6. Date Constructed/Age and Sources:**
ca. 1927

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Witkin Michael I Revocable Trust
3019 Ibsen St
San Diego, CA 92106

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 418 10th Ave

B1. Historic Name: Star Machine Works of San Diego, Inc.

B2. Common Name: Mixon Salon/Architect Michael Witkin

B3. Original Use: Industrial B4. Present Use: Commercial

***B5. Architectural Style:** Brick Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1927 **Property Type:** Commercial/Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was built around 1927 at which that time the address was 444 Tenth Avenue. Kelly Welding Works occupied the building during the early 1930s and in the mid-1930s, G. T. Franck, a dairy supply company, and C. D. Nelson, a wholesale liquors distributor, occupied the building. Then, from 1935 to 1998, a machinery manufacturing company called Star Machine Works, Inc. occupied the building. In 1935, Star Machine Works, originally located on the waterfront, moved into the building. The business, owned and operated by Clarence Peterson, produced and manufactured a vast range of products, from rotating sprinklers to special patented parts essential to lead projectiles. In 1952, Peterson's nephew, Ellard Mock, and a Star Machine Works machinist, Bill Brenizer purchased the company. The business thrived until the 1990s, when it was no longer profitable. In 1997, the building was sold to architect Michael Witkin. Currently, both the Mixon Salon occupies the premises. Water was installed to this site on 8/18/1927. At this time, Horton's Addition, Block 109, Lot H was owned by Walter L. Brown.

As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects,

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
Water and Sewer 8/18/27
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 418 10th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

*B10. Significance
and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined ineligible as a historical resource and given a NRHP status code of "6Z"--found ineligible.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Star Machine Works (418 10th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0414-0000
Trinomial
NRHP Status Code 5B

Other Listings HRB #289
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 354 11th Ave

P1. Other Identifier: Carnation Building Map #19

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 354 11th Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353621300; 5353621400; 5353621500

Horton's Addition, Block 127, Lots A-F & I-L
Additional Addresses: 369 10th Ave; 1037 J Street; 1041 J Street

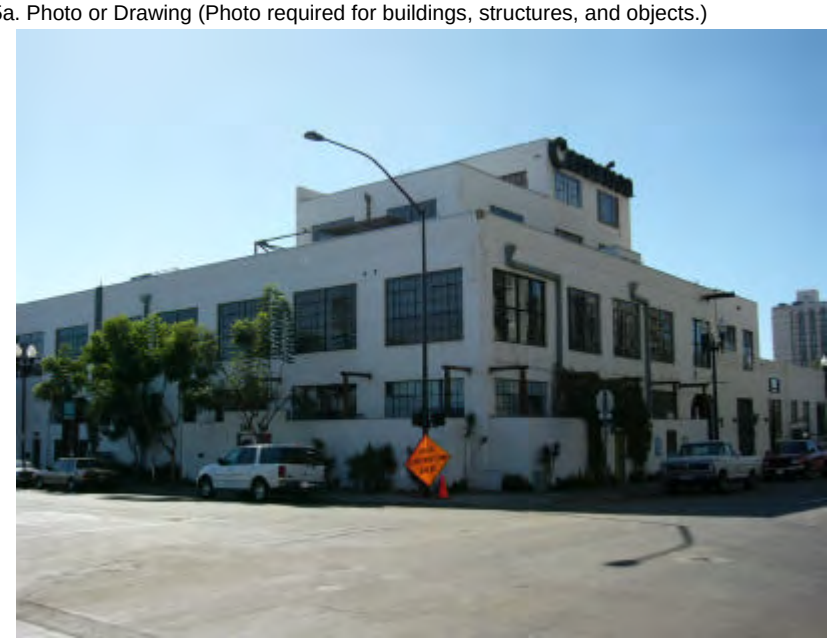
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This large, U-shaped commercial/industrial building is multi-storied. The earlier portion of the building was constructed on the southwest corner of 11th Avenue and J Street in 1928. In 1930 the building was expanded to include the three parcels now located on the southeast corner of 10th Avenue and J Street. Constructed of brick, it has flat roofs and parapets decorated with horizontal bands and vertical corner ornaments in the Art Deco style. The fenestration consists of large industrial style windows that are slightly-recessed and multi-paned.The main entry, facing 11th Avenue, is accessed through an arched entryway. Several other entrances used for truck loading are located throughout with a loading dock located on the west side of the building. Overall the building remains in good condition and retains its original fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP07 3+Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View S/W, V11/4/03 A, 000031.JPG

***P6. Date Constructed/Age and Sources:**
1928, 1930

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Carnation LLC (Parcel 535-3621500)
PO Box 83027
San Diego, CA 92138

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 354 11th Ave

B1. Historic Name: Qualitee Dairy Products Buiding

B2. Common Name: Carnation Dairy

B3. Original Use: Commercial/ Industrial

B4. Present Use: Commercial/ Residential

***B5. Architectural Style:** Art Deco Commercial

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The main portion of the Qualitee Dairy Products Building was constructed in 1928 at the southwest corner of 11th Avenue and J Street. In 1930, an addition was added to the building along 10th and J.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Quayle Brothers

b. Builder: James B. McGrath

***B10. Significance: Theme:** Warehouse/ Industrial Development

Area: San Diego

Period of Significance: 1928-1930

Property Type: Commercial/ Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The main portion of this multi-story industrial building was designed by the Quayle Brothers, noted San Diego architects, and built on the southwest corner of J and Eleventh Avenue in 1928. In 1930 the building was expanded to include three parcels on 10th Avenue. The Qualitee Dairy Company occupied this building when the Milk Producers Association formed the company as a subsidiary in 1928 to market San Diego dairy farmers. The Association, one of the oldest cooperative marketing associations in California, identified a lack of satisfactory dairy processing and distributing organizations in San Diego. In 1959, Qualitee Dairy Products Association of San Diego became a division of the Carnation Company of Los Angeles.

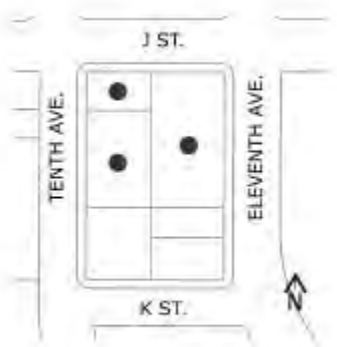
B11. Additional Resource Attributes: (List attributes and codes) HP07, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historical Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Water and Sewer Records
Sanborn Maps: 1920-1940, Vol.1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City of San Diego, HRB #289 Vertical File, Carnation Building

B13. Remarks:

Locally designated HRB #289 includes parcels 535-362-13 and 535-362-14



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno, HAP

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 354 11th Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

*P3a. Description
There are visable gas pumps and a wooden storage tower. In the past ten years, the lack of maintenance has caused the building to deteriorate.

*P7. Owner and Address:

Davin McLaughlin
(Parcels 535-362-13, 1, 2, and 3)
369 10th Ave
San Diego, CA 92101

David & Kayzar Shutt
1041 J St
San Diego, CA 92101

Jennifer A. Luce
1037 J St, #2
San Diego, CA 92101

*B10. Significance
Douglas Young, secretary-treasurer and manager of the association, was named general manager of the dairy. In 1959, Qualitee Dairy Products Association of San Diego became a division of Carnation Company of Los Angeles. The San Diego business was operated as the Carnation Qualitee division of Carnation Company, retaining its management personnel.

Architecturally, this building is significant. It is the only known example of contemporary French and German Modern influence upon the work of the Quayle Brothers, allowing for transition to the new "machine age aesthetic." The building is the earliest example of the transition to this style, which is especially significant given the "conservative, small-town" nature of industry during this time in San Diego.

The San Diego Historic Site Board found this building to be historically significant. The basis for historical significance is that the oldest cooperative marketing association in California, the Milk Producers Association, build this factory. The Qualitee Dairy Products Company occupied the building throughout the Depression years until its merge with the Carnation Company from Los Angeles in 1959. During this period, Qualitee Dairy was one of the top ten largest employers in San Diego and delivered milk to over 11,000 homes and over 450 wholesale companies. The building was designated by the San Diego Historic Site Board in 1990 as HRB #289 and include the three parcels located on 10th and J.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Carnation Building (354 11th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 37-023761
HRI # 2138-0426-0000
Trinomial
NRHP Status Code 5B

Other Listings HRB #458
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 171 14th St

P1. Other Identifier: Southern California Baking Company Map #20

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 171 14th St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356030100

Horton's Addition, Block 170, .92 ac M/L in Lots G-L and in Lots A-F

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This brick, two-story industrial building has always served as a warehouse and manufacturing area for baking companies. It has a flat roof, with a parapet of decorative brick. Small industrial-style windows are located on the upper floor along 14th Avenue. The north façade beginning at the northeast corner consists of a recessed space infilled with concrete block, one portal bay with a roll-up door and the surrounding area infilled with concrete block. Three multi-pane windows are adjacent to one central portal bay that has been infilled with brick. Multi-pane windows are along the northwest façade on the upper and lower levels, with one larger sliding window located at the lower northwest corner. Overall, this building appears to be in good condition and appears to retain its original building form and fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**
1894, 1924

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Sinclair Robert C & Jacqueline Trust
258 Kolmar St
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 171 14th St

B1. Historic Name: Southern California Baking Company

B2. Common Name: Wonder Bread Building

B3. Original Use: Commercial Warehouse

B4. Present Use: Commercial

***B5. Architectural Style:** Brick Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

Metal water tank; exposed industrial piping

B9a. Architect: Eugene M. Hoffman

b. Builder: Trepte & Son

***B10. Significance: Theme:** Architecture

Area: San Diego

Period of Significance: 1924

Property Type: Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property is a locally designated historical resource (HRB #458). In 1924, Carl Winter and William Sick, hired noted San Diego architect, Eugene Hoffman, to design a new structure for their bakery, which had been in operation in San Diego since 1894, (as noted on the north and west building facades). Since 1919, bakeries have called this address home. The Southern California Baking Company first opened its office and factory at this address in 1919, but left by 1944 when the name changed to Winter's Bakery. In 1950, the Southern California Baking Co. was back only to be bought out by the Continental Baking Co. in 1955. From 1953 through 1988, the Continental Baking Company, the producers of Wonder Bread inhabited the building. The Wonder Bread Thrift Store was located in this building from 1965 through 1970. An application for water service began the pumping of water to this block on 2/2/1922.

A status code of 4S was previously assigned to this property.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey.
Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) 171 14th St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

*P3a. Description
Seven garage doors face 14th Avenue, suggesting that this is an area where vehicles are stored, or perhaps loaded. The building is very similar to other structures designed by Eugene Hoffman during the era when he was the John D. Spreckles Company architect.

*B10. Significance
German-born architect, Eugene Hoffman came to San Diego in 1910 after earning a solid reputation as an architect in New York. He attracted the attention of many business leaders and developers in the San Diego community, including John D. Spreckles. Spreckels commissioned Hoffman to design a variety of buildings, ranging from industrial plants to commercial and office buildings. Later, during his partnership with George S. Walker (their office was located in the Sprekels Building), some supervision for hotel remodeling and residences. For the remainder of his life, Hoffman continued to design residences, department stores and office buildings. He died in 1948, at the age of 78.

Applicable Criteria (cont.)
This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Southern California Baking Company Building (171 14th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 404 14 St

P1. Other Identifier: EHMCKE Sheet Metal Works Map #21

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 404 14th St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351550700

Horton's Addition Block 105 Lots G, H, & I
N/W corner at 14th and J Street

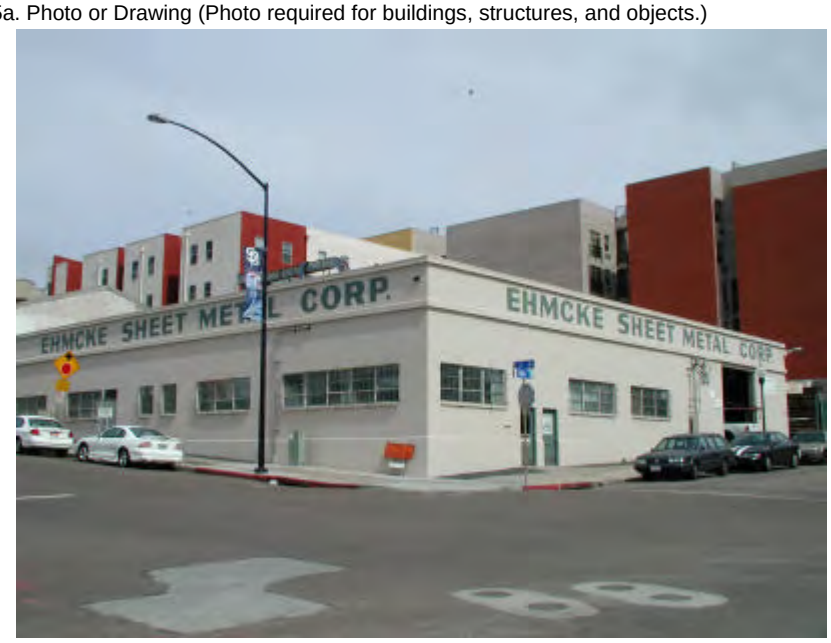
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building was constructed out of reinforced concrete block in 1957. The building features a wood beam roof on one row of steel posts and has ten wire-glass skylights. Two horizontal rows of coping give simplistic design definition to the roofline. The fenestration on the south elevation consists of industrial windows along J Street. The fenestration along 14th Street (east elevation) includes three sets of elongated industrial windows and a portal bay at the northeast section of the façade. Overall, the building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View N, N/W, 2005

***P6. Date Constructed/Age and Sources:**

1957

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Ehmcke Trust & Davis Bypass Trust
8975 Lawrence Welk Dr 164
Escondido, CA 92026

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 404 14 St

B1. Historic Name: EHMCKE Sheet Metal Works

B2. Common Name: EHMCKE Sheet Metal Works

B3. Original Use: Sheet Metal

B4. Present Use: Sheet Metal

***B5. Architectural Style:** Utilitarian Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1957 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No listing was found for this address until 1960 when the Wm. G. Ehmcke Sheet Metal Works, Inc. occupied the site. A sewer connection record for 12/20/1956 shows that the property was owned by W.G. Ehmcke.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, WHMCKE Sheet Metal Works (404 14th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956.
Application for Building Permit, No. 65580, December 12, 1956.

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 70 15th St

P1. Other Identifier: San Diego Mill Supply Map #22

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 70 15th St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356210100

S/W corner at 15th St and Imperial Ave

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This building is a large one-story with a two-story mid-section at the east elevation. It is a framed building with metal clad and a barrel roof. It features a stepped parapet along the main façade (east elevation). The fenestration consists of four fixed paned windows on the upper floor and four portal bays with metal roll-up doors flanked by paired multi-pane windows with window grills. A loading dock is also located along the east façade. The north elevation depicts a mural of San Diego attractions. Overall the building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S/W, 11/7/03, 000040.JPG

***P6. Date Constructed/Age and Sources:**
ca.1945

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Matuzas Charles T & Jinger L
PO Box 80452
San Diego, CA 92138

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/7/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 70 15th St

B1. Historic Name: Unknown

B2. Common Name: San Diego Mill Supply Corporation

B3. Original Use: Unknown

B4. Present Use: Unknown

***B5. Architectural Style:** Mission Revival Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca.1924-1940 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No directory listings were identified for this property from 1886 to 1945. However, in 1950, the San Diego Mill Supply Corporation began occupying this location. The 1956 Sanborn Fire Insurance Map depicts a Chemical Warehouse facility.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor,San Diego Mill Supply (70 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 335 15th St

P1. Other Identifier: Map #23

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 335 15th St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950300

Sherman's Addition, Block 35, Lot 3

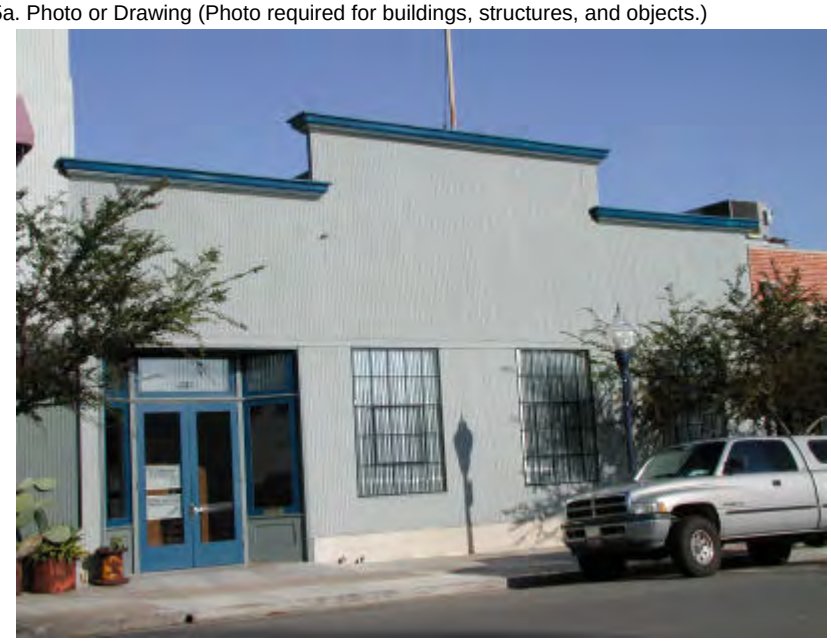
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building was built in ca. 1940. A stepped parapet roof is located along the main elevation (west) and the fenestration consists of an off-centered double door entryway with side lights, transom windows, and three multi-pane industrial windows. The building is wood framed with metal clad on the main façade. Overall the building appears to be in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View East, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca.1940

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Sinclair Robert C & Jacqueline Trust
258 Kolmar St
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 335 15th St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Unknown

***B5. Architectural Style:** Utilitarian with Parapet

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1921-1940 **Property Type:** Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Sanborn Fire Insurance map indicates that a dwelling existed on this lot under 335 15th Street in ca. 1921. However, by 1956, the Sanborn map depicts the existing property. At this time the property was being used as an auto parts warehouse. No directory listing was found for the property under the current address.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1; 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories 5-year increments; 1927-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 335 15th St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 335 15th Street helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code | Reviewer | Date

Page 1 of 3 *Resource Name or #: 345 15th St

P1. Other Identifier: Modern Machine Co. Map #24

*P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County: San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 345 15th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950200

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two story building was constructed in ca. 1915 under the street address of 355 15th Street and by ca. 1956 the building was listed as 345 15th Street. The building features a parapet roof and a fenestration that consists of six six-over-six double hung windows on the upper floor and three large multi-pane windows on the ground floor. A single door entry is off-centered and is accessed by a ramp. Overall the building appears to be in good condition as well as retains its original building fabric.

*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View East, 11/4/03 B, 000006.JPG

*P6. Date Constructed/Age and Sources:
ca. 1910

☐ Prehistoric ☑ Historic ☐ Both

*P7. Owner and Address:
Sinclair Robert C & Jacqueline Trust
258 Kolmar St
San Diego, CA 92037

*P8. Recorded by: (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

*P9. Date Recorded: 11/4/2003

*P10. Survey Type: (Describe)
Intensive: Potential Warehouse Thematic District

*P11. Report Citation: (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 345 15th St

B1. Historic Name: Modern Machine Company

B2. Common Name: Unknown

B3. Original Use: Machine Shop

B4. Present Use: Commercial

***B5. Architectural Style:** Utilitarian with Parapet

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1910

Property Type: Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The business that began utilizing the area was the Modern Machine Co. Inc. at 355 15th in 1916, which was owned by President G.E. Toms. By 1927, the company expanded to include 355-360 15th only to be listed at 355 by 1930. Their address again changed in 1935 to 345 15th. In 1940, the Modern Machine Co. occupied 345-355 where its address remained the same until 1950 when it was solely listed at 345 15th. In 1955, the San Diego Machine Co. was specifically listed as an aircraft parts manufacturer.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5 year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 345 15th St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Modern Machine Co. (345 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 367 15th St

P1. Other Identifier: Brass Foundry Map #25

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 367 15th St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950100

S/E corner of 15th and J Street

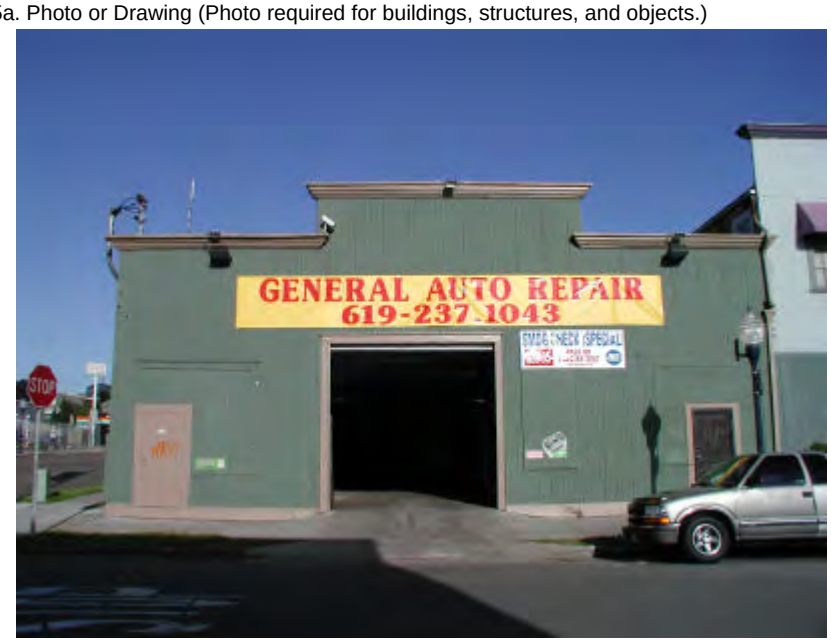
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story wood framed iron clad building was constructed in ca. 1914 as 375 & 365 15th Street. The building features a parapet, although it is not referenced on Sanborn Fire Insurance maps from 1921 or 1956. Other features include a wood truss roof, concrete floor, and a centralized portal bay with a metal roll-up door on the west façade along 15th Street. Two single doors are located on each corner of the façade. The north façade along J Street includes seven boarded-up windows and one portal bay located at the northeast corner of the façade. Overall, this building appears to be in good condition, while appearing to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View East, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1914

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Ehmcke Trust & Davis Bypass Trust
8975 Lawrence Welk Dr 164
Escondido, CA 92026

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 367 15th St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Brass Foundry or Factory

B4. Present Use: Unknown

***B5. Architectural Style:** Utilitarian with Parapet

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1914

Property Type: Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property was utilized as a Brass Foundry/Factory under the addresses of 375 and 365 15th Street and 1511 J Street. By 1956 the property was used as a Bottled Soda Warehouse. However no directory listings for 367 15th Street were found between 1886-1940. But beginning in 1944-45, The W.G. Emcke Sheet Metal Works occupied this listing at 367 15th Street until 1960.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Brass Foundry (367 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 945 South 16th St

P1. Other Identifier: 945 15th Ave. (HRB); 16th St Cor Logan Ave. (City Directories, 1912-1920); 933 S. 16th St (City Dir., 1925-1960); Map #26

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 945 South 16th St City: San Diego Zip: 92113 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5380403300

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two-story Art Deco building features a symetrical façade with a flat roof and polychrome stucco plaster cladding. Zig Zag Moderne ornamentation includes overlapping bands of chevrons along the roof line. Corner pilasters, plus one center pilaster above the entrance, feature large metal light sconces at their bases and plaster relief work that mimics upward pointing beams of light extending to the roof. A pair of six-lite fixed steel windows and one pair of three-lite fixed steel windows that flank the center pilaster are present on the 2nd-story. The ground floor has one six-lite fixed steel sash window on the north half of the west façade and one mulit-pane fixed steel window on the southern half. The centrally located entrance, which at one time probably consisted of double doors and a transom window, has been poorly modified and now features a single door and concrete steps. Aside from this modification, the architectural integrity of the building appears in excellent condition.

This property is outside of the Warehouse District project study area, but was included at the request of the National Trust for Historic Preservation and the Save Our Heritage Organisation.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

View of west façade from South 16th Street, 05/17/2005.

***P6. Date Constructed/Age and Sources:**

1912

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

BEF Investments LLC
314 4th Ave.
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)

J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 1/13/2005

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 945 South 16th St

B1. Historic Name: Munger's Laundry Company

B2. Common Name: Unknown

B3. Original Use: Light Industrial (Laundry)

B4. Present Use: Unknown

***B5. Architectural Style:** Art Deco

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1912 **Property Type:** Warehouse/Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

Munger's Laundry Company of San Diego is listed in the City Directories at this location from 1912 until 1960. It is unlikely, however, that the building's noteworthy Art Deco façade dates as early as the 1910s.

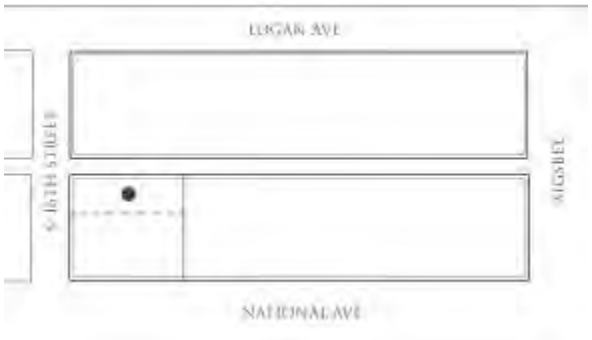
This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 949 S. 16th Avenue helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Sanborn Maps: 1920-1940, Vol.1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments, 1886-1960

B13. Remarks:



***B14. Evaluator:**

J. Furlonger, E. Magno

***Date of Evaluation:** 1/13/2005

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1401 Imperial Ave

P1. Other Identifier: McCullough & Nolan Boilerworks Map #27

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1401 Imperial Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356140100

Horton's Addition, Block 169, Lot A

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in ca. 1932, this single story building features a gable roof with a centralized gablet at the ridge and a shed roof addition along the east façade. The fenestration is simple and includes one-over-one double hung windows covered with security bars. The main entry is located on the south façade. Overall the building appears to be in fair condition, while appearing to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S, S/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1932

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
ITT Continental Baking Co
C/O Interstate Brands Corp
PO Box 419627, Kansas, MO 64141

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1401 Imperial Ave

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Boiler Works

B4. Present Use: Unknown

***B5. Architectural Style:** Vernacular Wood Framed Building

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1932 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The McCullough and Nolan Boiler Works occupied this address from 1935 through 1940. By 1944, no listing was given for this location. By 1950, O.K. Katzer Iron Works used the building. By 1955, the San Diego Ornamental Iron Works moved in, but again by 1960, a new tenant, the Continental Bakery Co. was using the space. A sewer connection order for Horton's Addition, Block 169, Lot A, under the ownership of F.E. Davis was found reporting that a sewer connection had been made to this property on 12/31/1931.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 1401 Imperial Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, McCullough & Nolan Boilerworks (1401 Imperial Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 1435 Imperial Ave

P1. Other Identifier: Deacon Warehouse Map #28

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1435 Imperial Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356141000

Horton's Addition, Block 169, Lots K and L

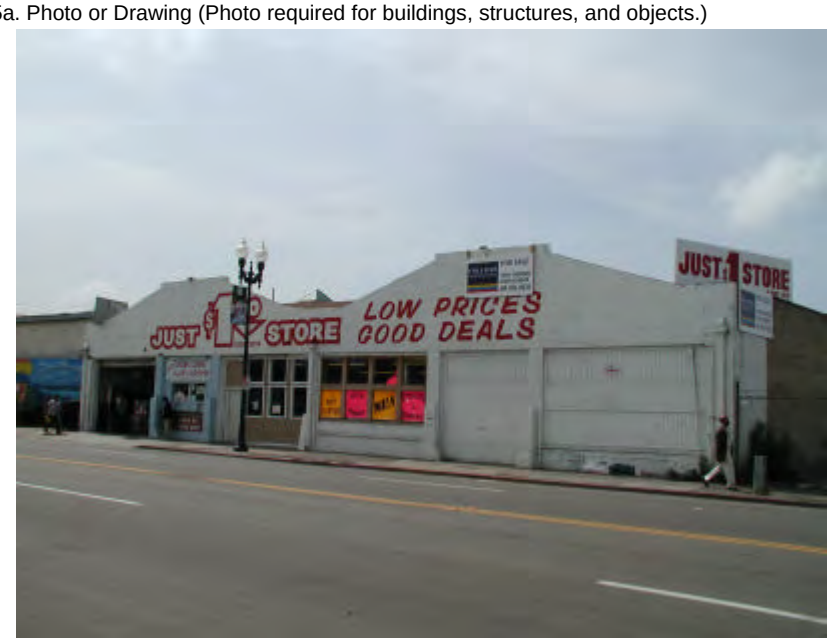
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This large one story building is designed in the Mission Revival commercial warehouse style and was constructed in ca. 1925. It features a double parapet that includes an exterior valley indicating an interior framed partition. The north façade fenestration consists of six portal bays with metal roll-up doors. Each bay is divided by piers that feature truncated pilasters. Overall the building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View South, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca.1925

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Jasper & Smith Inc.
5525 Trinity Way
San Diego, CA 92120

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/7/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1435 Imperial Ave

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Commercial/Retail

***B5. Architectural Style:** Mission Revival Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1925 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property has had multiple tenants throughout its history. In 1930, D.A. Deacon Warehouse occupied the space, while 1935 reported no directory listing. The directory listings for 1940 and 1945 provided A.W. Stein Wholesale Poultry as the occupant of the building, but by 1950, Production Tools Inc. had replaced A.W. Stein. A sewer was connected to the property on 3/5/1925.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Deacon Warehouse (1435 Imperial Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0234-0000
Trinomial
NRHP Status Code 5B, 2S

Other Listings HRB #159
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 611 Island Ave

P1. Other Identifier: Klauber Wangenheim Building Map #29

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 611 Island Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351160100

Horton Addition, Block 112, Lots A and J-L
S/E corner at 6th Ave and Island Ave

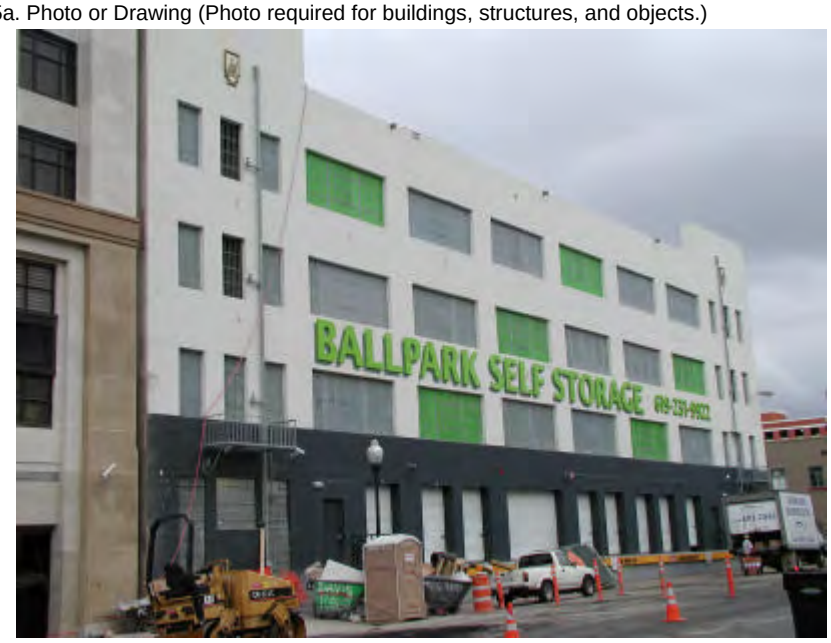
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in 1929, this four-story building replaced the original Klauber Wangenheim trading post established in 1869. This building is brick and concrete and features a flat roof. It was originally a split-level building with the four-story east wing at 7th and Island Avenues and a two-story west wing at 6th and Island Avenues. William Wheeler, architect, intentionally designed the building to easily integrate two additional stories. In 1944, Trepte Construction Co. was commissioned again to two additional 50' x 100' floors on the west wing. With the new floor additions, the building's square footage totaled 80,000. The building features fire towers at each stairway landing, and elevators capable of accommodating three cars of merchandise to the upper floors. Alternating tripartite multi-pane and single multi-pane industrial windows make up the north fenestration's upper stories, while three open garage bays are located on the ground floor. A cartouch hangs above the main entry. The fenestration of the east façade includes six multi-pane industrial windows on each upper story and ground level garage bays. Overall this building appears to be in good condition and continues to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View S/W, 2005

***P6. Date Constructed/Age and Sources:**
1929, 1944

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Island Storage LLC
c/o Deene Oliver
733 8th Ave.
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 9/18/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #: 2138-0234-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B, 2S

***Resource Name or #** (Assigned by recorder) 611 Island Ave

B1. Historic Name: Klauber-Wagenheim Building

B2. Common Name: Island Self Storage

B3. Original Use: Wholesale Grocers

B4. Present Use: Commercial Storage

***B5. Architectural Style:** Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: William Wheeler

b. Builder: Trepte Construction Company

***B10. Significance: Theme:** Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1929

Property Type: Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building is located on the original site of the Klauber-Wangenheim trading post built in 1869. Klauber-Wangenheim became one of largest wholesale grocers in San Diego. Early city directory listings were not found for this address until 1930. Allied Food Stores Inc. were listed in 1935 and from 1940 to 1950 the directory listed both businesses as occupying site. In 1955, the Klauber Wangenheim Co. Wholesale Grocers again took sole possession of the address. An application and order for water service for 7/11/1929 was issued to owner K.W. Co. for the Horton Addition, Block 112, Lots A and J-L.

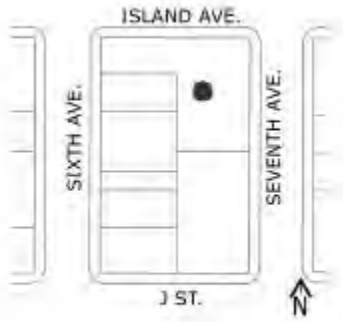
This property was previously recorded and assigned a NRHP status code "3S"--appears eligible for separate National Register listing, and is currently listed as a City of San Diego designated historical resource (HRB#159).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Levy, Bernard M. Esq. The Klauber-Wangenheim Building at 611 Island Avenue, 1982.
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 611 Island Ave

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 9/18/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Klauber-Wagenheim Building (611 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #716
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 701 Island Ave

P1. Other Identifier: Bledsoe Company Furniture Warehouse Map #30

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 701 Island Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150100

S/E corner of Island and 7th Avenue

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This five story building was constructed in ca. 1925. It is located on the southeast corner of Island and 7th Avenue. The fenestration on the north façade (main) features three vertical divisions with industrial windows on the upper floors. Four 3/4 hinged wood and glass garage doors are located on the ground level adjacent a contemporary door. A three story metal fire escape is located along the northeast portion of the building. The west façade fenestration consists of industrial windows on the upper floor and 3/4 hinged glass and wood garage doors elevated approximately 3' from the ground. This feature originally provided better loading and off-loading access. The east façade features three industrial windows for each floor. The south façade appears to be hollow clay tile, with a fenestration consisting of industrial windows, two elevated portal bays, one with a metal roll-up door and the other 3/4 hinged wood and glass. Another fire escape is located along the southeast portion of the façade.

***P3b. Resource Attributes:** (List attributes and codes) HP07 3+Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S S/E, 2005

***P6. Date Constructed/Age and Sources:**
ca. 1925

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Simplon Ballpark LLC
704 J St
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 701 Island Ave

B1. Historic Name: Bledsoe Company Furniture Warehouse

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Residential Lofts

***B5. Architectural Style:** Transitional Industrial

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/ Industrial Development **Area:** San Diego

Period of Significance: ca. 1925 **Property Type:** Warehouse/ Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listing was identified under this address until 1930 when the Grand Rapids Home Furnishing Co. warehouse occupied the property. They are listed at this address until 1955. By 1960, the long-time occupant was replaced by DeWitt Transfer and Stage Co.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Bledsoe Furniture Company Warehouse (701 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP03, HP06, HP08

***B12. References:**

Lia. Proposed Warehouse District, 1995.
Water and Sewer Records
Sanborn Maps: 1906; 1920-1940, Vol. 1; 1921 and 1920-1956, Vol. 1A
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #669
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1460 Island Ave

P1. Other Identifier: Electric Laundry Map #31

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1460 Island Ave City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351661800

Sherman's Addition, Block 18

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This one story building was constructed in ca. 1913 under the street address of 1450 I Street. It features a truss roof with a skylight spine and a decorative parapet with a boxed cornice and finials. Corbel brick detailing spans the roofline edge. The main elevation (south) features eight portal bays with multi-light transoms. These bays have been boarded up. A functioning portal bay is slightly off-centered and features sliding pocket-doors. Brick pillars divide each bay opening. The fenestration on the west elevation features ten segmental arched portal bays infilled with conrete block. Overall, this building appears to be in good condition and appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View North, 11/7/03, 000035.JPG

***P6. Date Constructed/Age and Sources:**
ca. 1913

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
15th & Island LP
405 Via del Norte
La Jolla, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/7/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 1460 Island Ave

B1. Historic Name: Electric Laundry Company

B2. Common Name: Electric Laundry Company

B3. Original Use: Laundry

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Brick Commercial/ Warehouse with Asian influences

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/ Industrial Development **Area:** San Diego

Period of Significance: ca. 1913 **Property Type:** Warehouse/ Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Electric Laundry business dates back to 1914 when it first opened at the address of 1460 I (Island) St. The business dates back even further, to at least 1910 under the management of J. Lee Cathcart, but was not located at the present address until 1914. It has remained its present location continuously from 1914 through 1960 with the exception of the 1940 directory listing when the Electric Laundry Co. was listed at 1480 Island. By 1945, however, the Electric Laundry Co. was again listed at 1460 Island St.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Electric Laundry building (1460 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

B10. Applicable Criteria (cont.) building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B, 2S

Other Listings HRB #309
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 629 J St

P1. Other Identifier: Julian Produce Building Map #32

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 629 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353511000

Horton's Addition, Block 123, Lots K and L

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in ca. 1912 this Italianate style building is a two-story poured concrete building with a flat roof. Large garage bays on 7th Avenue and framed-in storefronts on J street are topped by a second story of paired single hung sash windows under a boxed cornice, supported by double brackets. Flat pilasters alternate with horizontal spandrels reflecting the internal structure of the building. The ground floor has an asymetrical facade with windows clustered at the corner. The second floor facade is symetrical with evenly-spaced windows in a horizontal row. Doors are single and enter the building at various points. Overall, the building is in good condition and retains its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View Southwest, 11/16/2004

***P6. Date Constructed/Age and Sources:**
1912

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Julian Building LLC
C/O Trilogy Real Estate Mgmt Inc.
PO Box 126308, San Diego, CA 92112

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B, 2S

***Resource Name or #** (Assigned by recorder) 629 J St

B1. Historic Name: Doyle Barnes Warehouse

B2. Common Name: Julian Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

***B5. Architectural Style:** Italianate Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: A. and H. Brownlee

***B10. Significance: Theme:** Architecture

Area: San Diego

Period of Significance: 1912

Property Type: Commercial Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1912, Boone Investment Company commissioned building contractor, A. and H. Brownlee to erect this industrial structure, which had been acclaimed as "San Diego's largest produce house." This building serves as a significant example of early twentieth-century architecture. In this sense, it represents an early use of reinforced concrete in local building practices. In addition, the warehouse is representative of a period in which wholesale produce businesses occupied the section of San Diego's warehouse district known as "Produce Row." Wholesale grocers, Doyle-Barnes, occupied the building from 1915 to 1927.

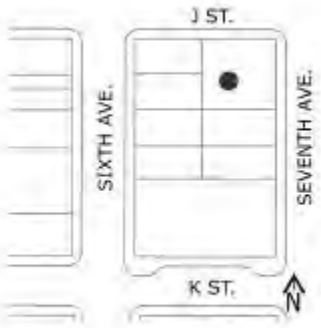
The building is currently a City of San Diego designated historical resource (HRB #309). Additionally, as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined eligible for the National Register and given a NRHP status code of "3S"--appears eligible for separate listing.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia. Warehouse District, 1995.
Lia/Brandes Team. Bayside Survey, 1989.
Bevil. Julian Produce Co. Warehouse, HSB report, 1991.

B13. Remarks:



***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B, 2S

*Resource Name or # (Assigned by recorder) 629 J St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Julian Produce building (629 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0246-0000
Trinomial
NRHP Status Code 5B

Other Listings HRB #717
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 704 J St

P1. Other Identifier: Western Wholesale Drug Company Warehouse Building Map #33

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 704 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150400

Horton's Addition, Block 111, Lots E & F
N/E corner at 7th Avenue and J Street

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two-and-one-half story brick building is slightly set-back from the street with the exception of the lightly detailed, double entry doorway featuring a fan-light transom. The first floor windows are fixed, square glass windows beneath multi-paned casement windows, while the second floor features both fixed and pivoting multi-paned window sets. The first floor also features two roll top loading entrances on the south elevation and one on the west elevation. Overall this building remains in good condition and retains its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View N/E, 2005

***P6. Date Constructed/Age and Sources:**
1927

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
Simplon Ballpark LLC
704 J Street
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 704 J St

B1. Historic Name: Western Wholesale Drug Company Warehouse

B2. Common Name: Elon Building

B3. Original Use: Commercial Warehouse

B4. Present Use: Vacant

***B5. Architectural Style:** Warehouse/ Industrial

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Water service was connected to Horton's Addition, Block 111, Lots E and F in January of 1927 for the Western Wholesale Drug Co. On April 25, 1927, the Western Wholesale Drug Company filed the notice of completion for this structure, built for them by Storm and Butts.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Storm and Butts

***B10. Significance: Theme:** Architecture

Area: San Diego

Period of Significance: 1927

Property Type: Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Western Wholesale Drug Co. occupied the building from 1927 until the 1940s when McKesson & Robbins, Inc., another wholesale drug company, moved in. From 1967 to the early 1990s, Elon of California Swim Wear occupied this structure. Until recently, the building was occupied by the Unicorn Antique Mall, the current tenants.

This building was identified and recorded in c. 1980 [Brandes Survey] and assigned a NRHP status code of "3S"--Appears eligible for separate National Register listing. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined not eligible for the City of San Diego Register of Designated Historical Resources and given a NRHP status code of "6Z"--Found ineligible.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Lia/Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia/Brandes. Centre City East Survey, Vol. I, 1988.
Brandes. Survey, 1980.
Water and Sewer 1/1927

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) 704 J St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Western Wholesale Drugs building (704 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0247-0000
Trinomial
NRHP Status Code 5B, 2S

Other Listings HRB #177
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 715 J St

P1. Other Identifier: Simon Levi Building Map #34

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 715 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630200

Offset Subdivision, Map 5768, Lot 3, Formerly APN# 535-352 & Part of 13

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Constructed in 1913, this warehouse is an example of pre-World War One industrial architecture. It is a three story building over full basement and has a brick and molded concrete exterior. The roof is flat with with a boxed cornice. The ground floor has a molded concrete exterior with a beltcouse supported by concrete brackets. The second and third stories are brick with broad brick pilasters. The windows are twelve-over-twelve and six-over-six double hung sash with a concrete lintel. Ground floor windows are one-over-one double hung sash with multi-pane transoms. Overall the building is in good condition and it retains its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S/E, 2005

***P6. Date Constructed/Age and Sources:**
1913

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
City of San Diego Redevelopment Agency
Public Agency

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #: 2138-0247-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5B, 2S

*Resource Name or # (Assigned by recorder) 715 J St

B1. Historic Name: Simon Levi Company Building

B2. Common Name: Simon Levi Lofts

B3. Original Use: Commercial Warehouse

B4. Present Use: Lofts

*B5. Architectural Style: Italianate Commercial Warehouse

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

A small single story building was built in ca. 1940 on the southeast corner of the lot. It has a flat roof and a two portal bay fenestration, one bay with a metal roll-up door and the other with a glass and aluminum storefront system.

B9a. Architect: Walter S. Keller

b. Builder: Armstrong & Pefley

*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1913

Property Type: Industrial

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Simon Levi Company, one of the oldest wholesale grocery firms in the city, had this building designed by architect Walter S. Keller. Keller was born in New York City in 1881 and attended the Weingart Architectural Institutes. After graduation, he worked for superintendent of engineering specialties at the U.S. Grant Hotel. Keller opened his own office in 1911 and quickly established a reputation as an architect who specialized in residential designs of fine craftsmanship and quality cabinetwork. Over the years, Keller designed many homes in Kensington, Mission Hills, North Park, and Loma Portal areas of San Diego. Keller's eclectic style of design ranged from Mission and Prairie to Art Deco and neo-classicism. Keller left San Diego in 1916 and participated in World War One, during which, in 1918, he died.

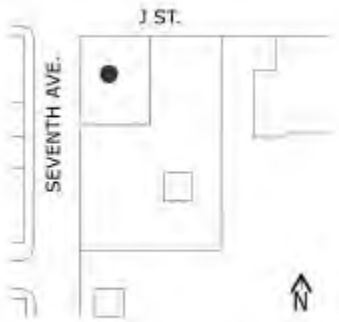
Since 1919, the grocery business has been a tradition at 715 J St. The Simon Levi Co. Wholesale Grocery was the first grocery to do business from this address in 1919. This small-time grocer, however, was replaced by an up and coming chain in 1930 when Safeway held its offices in the building while sharing the site with Western States Grocery Co. Wholesale. In 1935, the MacMarr Wholesale store offices were located and run from the building along with Pay'N Takit Co. Grocery and the Western States Grocery Co. By 1940, the Safeway Stores Inc. offices once

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia. Proposed Warehouse District, 1995.
Lia/Brandes Team. Bayside Survey, 1989.
City Directories, 5-year increments; 1886-1960

B13. Remarks:



*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

*B10. Significance
again held their headquarters in the building with Pay'N Takit Co. Grocery occupying some of the space as well. By 1944, however, Safeway Inc. had sole possession of the building.

This building was previously recorded and assigned NRHP status codes "6X3"--Determined ineligible to the National Register by the Keeper, and was assigned a later NRHP status code of "4S"-- May become eligible for NR as a separate property. Additionally as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined eligible for the National Register and assigned a NRHP status code of "3S"--Appears eligible for separate listing.

Applicable Criteria (cont.)
This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Simon Levi Company building (715 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #382
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 808 J St

P1. Other Identifier: Wellman Peck & Company Building/TR Produce Map #35

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 808 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351140200

N/E corner at 8th Ave and Island Ave, Horton's Addition, Block 110, Lots E thru H

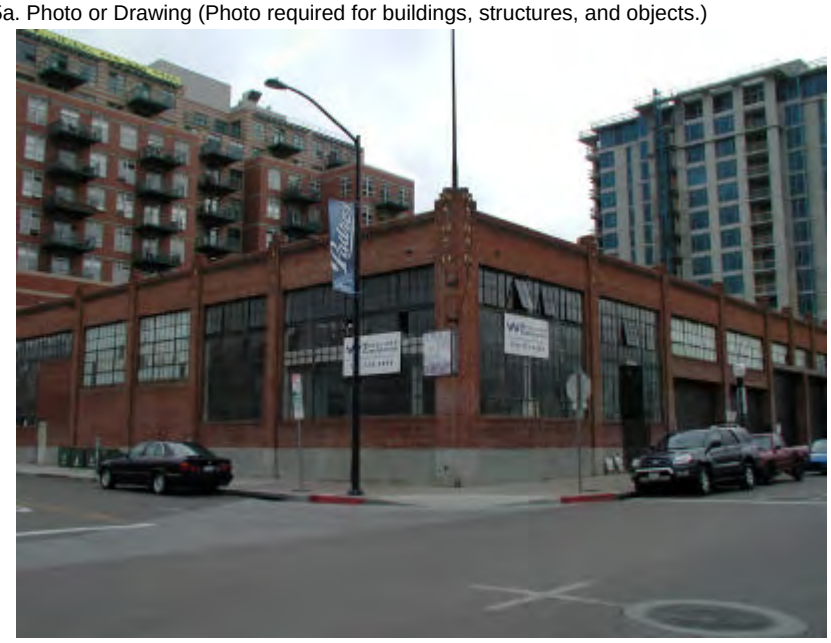
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in ca. 1933, this one and one-half story industrial brick building has an exposed brick exterior that expresses the structural bays and the building's interior functions. The fenestration consists of industrial-style steel windows. Brick pilasters extend beyond the parapet, terminating with an art deco stepping of layered brick with irregularly placed ornamental colored tile. A clerestory spine, the result of long-span steel row trusses, illuminates the open interior. Multiple loading docks are located at the southeastern side of the building. Overall the building is in good condition and retains its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP08 Industrial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View N/E, 2005

***P6. Date Constructed/Age and Sources:**
ca. 1933

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
TR Produce LLC
12770 High Bluff Dr # 270
San Diego, CA 92130

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/3/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) 808 J St

B1. Historic Name: Wellman Peck & Company

B2. Common Name: T. R. Produce Warehouse

B3. Original Use: Warehouse

B4. Present Use: Commercial/Warehouse

***B5. Architectural Style:** Art Deco Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Julius Krafte & Sons

b. Builder: Walter Trepte

***B10. Significance: Theme:** Architecture

Area: San Diego

Period of Significance: 1933

Property Type: Commercial/Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

Julius Kraft & Sons, San Francisco architects, were chosen by San Francisco-based Wellman Peck & Company to design their wholesale grocery warehouse in San Diego. The one-story building, with mezzanine, featured brick walls, steel frame interior, steel rolling doors, steel sash, metal skylights, concrete floor and composition roof at a cost of $35,000. Wellman Peck & Company owned the property until 1966, but began leasing it in 1957 to the San Diego Division of the Admiral Corporation, which continued at this address through 1970. From the early 1970s to the present, T. R. Produce, Inc. has occupied the building.

This building was previously recorded in 1988 in the Lia/Brandes Centre City East survey, and in 1995 proposed as a contributor to a Proposed Warehouse District by the Office of Marie Burke Lia. Additionally this property was recorded in the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 in which the property was determined not eligible for the National Register and given a NRHP status code of "6Z"--

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
Lia. Proposed Warehouse District, 1995.
Lia/Brandes Team. Centre City East, Vol. I, 1988.
Water and Sewer Records

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 808 J St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/3/2003

☑ Continuation ☐ Update

*B10. Significance (cont.)
The Trepte Construction Company was established in San Diego in 1895 by Mortiz Trepte. His son, Walter Trepte, eventually took over the business and went on to either build or design many notable San Diego edifices, including the Whitney Building, the Gould Building, the Scripps Residence, the Southern California Baking Company and the Klauber-Wagenheim Building. The Trepte Construction Company was contracted to build the Wellman-Peck & Company building which was completed in 1933. Walter Trepte eventually retired in favor of his son, Eugene Trepte. Previous research has determined that the building was a "rare and important example of the French and German modern influences on small scale industrial applications in the United States."

Applicable Criteria (cont.)
This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Wellman-Peck Company building (808 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B12.References (con't):
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 2 ***Resource Name or #:** 1205 J St

P1. Other Identifier: Map #36

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1205 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353710100

S/E corner at 12th Avenue and J Street

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This one and one-half story building was built in ca. 1920-1930 in the Mission Revival style of commercial architecture. The building reflects a curvilinear parapet and paired multi-pane windows with hoppers windows on the north façade and a central recessed double door entry, behind a security door and gate. The northeast section of the façade features a portal bay with a wood paneled door. Three sets of paired hopper and sash windows are located on the ground level of the west elevation adjacent to a single door entry. Two sliding wood sash windows are located on the upper floor. Overall, the building appears to be in good condition, while retaining its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
View S, S/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca. 1920-1930

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Sinclair Robert C & Jacqueline Trust
528 Kolmar St
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1205 J St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Unknown

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Mission Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1925 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listings were found between 1886 to 1960 under the current 1205 J Street address. Sanborn Fire Insurance Maps from 1906 and 1921 illustrate this parcel as vacant. The 1956 Sanborn Fire Insurance Map depicts the existing building and labels it as an Auto Parts Warehouse under the street address of 1201 J Street and 361 12th Avenue. From 1927 to 1945, no listing was given for this alternative address as well. Yet in 1950, the Fir-Ply Corporation plywood dealer operated from this property. Some time later, by 1955, they were replaced by the Morrison Supply Co. Inc. who was subsequently replaced in 1960 by the Reynolds Aluminum Supply Co.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 1205 J Street helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1220 J St

P1. Other Identifier: Truck Service Map #37

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1220 J St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351560400

N/E corner at 12th Ave and J St

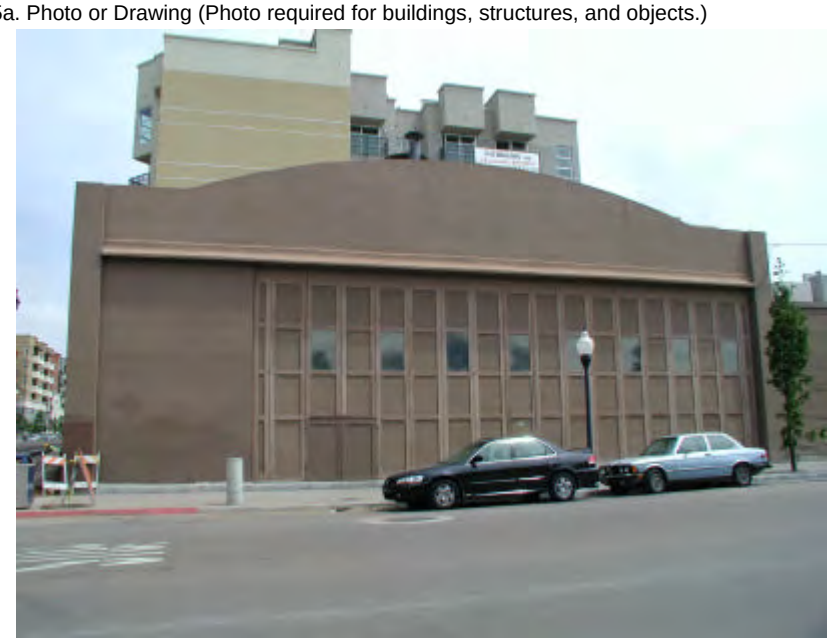
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This two story building was constructed in ca. 1930-1940. It is located on the northeast corner of 12th Avenue and J Street. The building features a curvilinear parapet roof on the south façade and a three-quarter length portal bay with wood paneled hinged doors. The southwest corner on the west façade features two sets of windows. Overall the building appears to be in good condition, while retaining its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View N/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**

ca. 1930-1940

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

Sinclair Robert C & Jacqueline Trust
528 Kolmar St
San Diego, CA 92037

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1220 J St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Truck Service

B4. Present Use: Commercial Warehouse

***B5. Architectural Style:** Mission Revival Commercial Warehouse

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1930-1940 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listings were identified for this address between 1886 to 1940. However, a dwelling was identified on the 1906 Sanborn Fire Insurance Map. The property was owned in the late 1800s by Awos Sheldenberger as indicated in a sewer inspection order of the "Y" connectors on 5/17/1893 along 12th Avenue. This location at Horton's Addition, Block 106, Lot F was also issued a water permit which was "renewed" on 2/1/1911. By 1921, the Sanborn Fire Insurance Map indicates a two-story dwelling with a one-story rear addition. Sometime between 1921 and 1945 the existing building was erected. Two additional sewer records report that a sewer connection order was made on 8/30/1945 for Lots E-F to Albert Ebright at the address of 405 12th Avenue. Another sewer service record dated 3/23/1967 identified that A.D. Ebright owned the property between ca. 1945 to 1967. The existing building is illustrated in the 1956 Sanborn Fire Insurance Map under the street address of 1204 J Street.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*Resource Name or # (Assigned by recorder) 1220 J St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Truck Service (1220 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Other Listings HRB #162
Review Code **Reviewer** **Date**

 ***Resource Name or #:** K St

P1. Other Identifier: Showley Candy Factory Map #38

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: Northeast corner of 10th & K City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630500

Formerly: 305-307 8th Avenue, APN 535-353-04

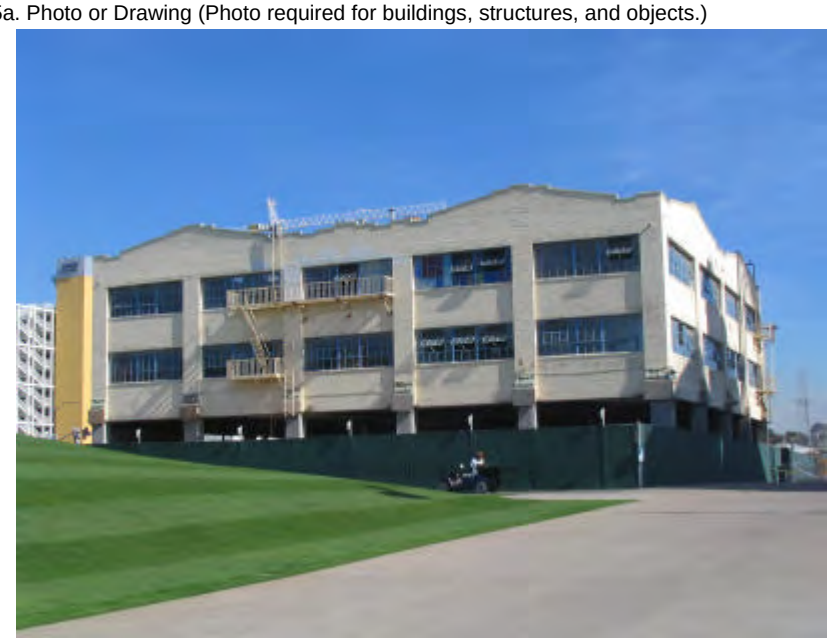
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

Built in 1924, this three-story building is constructed of red brick with wood floors, roof, and framing system. The exterior walls are load bearing unreinforced masonry with interior wood posts, supporting beams and bowstring trusses. The first floor is concrete slab-on-grade. There is a central freight elevator in the structure, which serves all three floors. The stepped roof parapets show the influence of Spanish Eclectic design. The upper façade is penetrated by large industrial steel windows, which provide light and ventilation to the upper floors. The street level includes wood storefronts with transom lights and loading docks on the west side. In 2003, this building was relocated from the northeast corner of 8th and K Street and integrated into the Ballpark District. Overall the building retains its historic fabric and is undergoing rehabilitation.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View South, 11/16/2004

***P6. Date Constructed/Age and Sources:**

1924

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

City of San Diego Redevelopment Agency
Public Agency

***P8. Recorded by:** (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/4/2003

***P10. Survey Type:** (Describe)

Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #** (Assigned by recorder) K St

B1. Historic Name: Showley Brothers Candy Factory

B2. Common Name: Candy Factory

B3. Original Use: Candy Factory B4. Present Use: unknown

***B5. Architectural Style:** Commercial Warehouse with Spanish Eclectic Details

***B6. Construction History:** (Construction date, alterations, and date of alterations)

2003. Relocated and undergoing rehabilitation

***B7. Moved?** ☐ No ☑ Yes ☐ Unknown **Date:** 2003 **Original Location:** 305-307 8th Ave

***B8. Related Features:**

B9a. Architect: Walter Trepte b. Builder: Trepte Construction Company

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: 1924 **Property Type:** Commercial Warehouse

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

B. Guy Showley erected this building for his wholesale confectionery business in 1924. Showley and his brother, Jesse Ray, had operated a candy company in San Diego since 1905. The building suffered $25,000 worth of fire damage in 1931 and was partially reconstructed. The Showley Brothers Candy Company remained at this address through 1950. Various other enterprises operated here alongside the Showleys, including the Loose-Wiles Biscuit Company from 1934-1935, and the Sunshine Biscuit Company from 1947-1948. Another fire occurred in the building around 1950, prompting the Showley Brothers to sell the business. In 1950, Century Floor Coverings used part of this structure, eventually buying it and filling the entire building, adding the Century Distributing Company and later the Century Radio and TV business. In 1959, Robert L. Groff purchased the property and ran his wholesale dry good business there through 1970. More recently, the Candy Factory was used as office space with artist's lofts on the second and third floors.

The Showley Brothers Candy Factory is a locally designated historical resource (HRB #162), and was proposed as a contributor to the Proposed Warehouse District conducted by the Office of Maria Burke Lia in 1995.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

***B12. References:**

Office of Architect Milford Wayne Donaldson, FAIA. Short Format Historic American Building Survey, Showley Brothers Candy Factory, 2003.

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5B

*Resource Name or # (Assigned by recorder) K St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/4/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Showley Candy Factory building (K St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1310 K St

P1. Other Identifier: C.T. Willis & Sons Iron Works Map #39

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1310 K St City: San Diego Zip: 92101 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353720600

Horton's Addition, Block 130, Lot F
N/E corner at 13th and K Streets

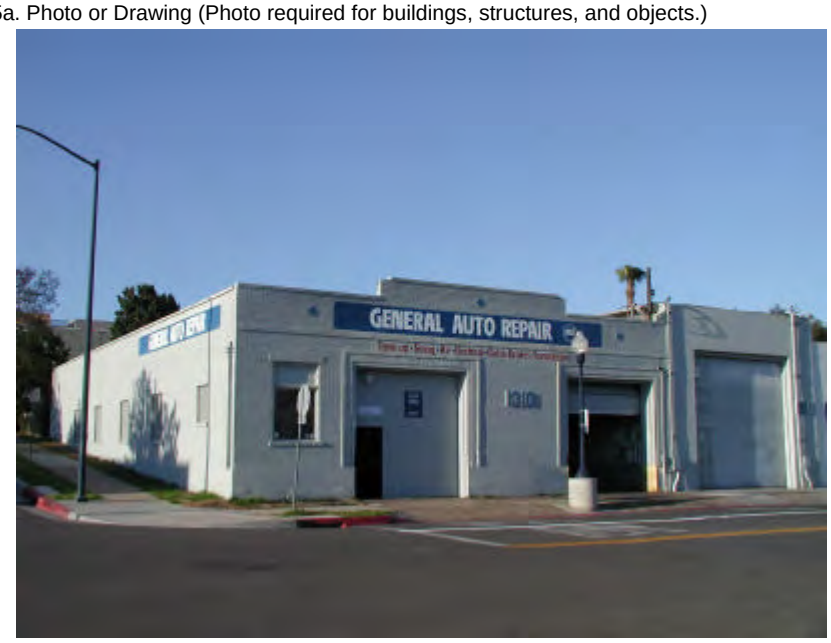
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

This single story building is construed out of mixed concrete block and brick and has a solid brick façade at the south elevation. It features a flat roof with a parapet along at the main façade (south). It is situated at the northeast corner of 13th and K Streets. Two off-centered portal bays with metal roll-up doors are also located along K Street. One three-quarter hung window is located at the southwest section of the main façade. The fenestration along 13th Street, (west elevation) consists of five three-quarter hung windows and a smaller fixed window at the southwest corner of the west façade. The building was also addressed as 301 13th Street. Overall, the building appears to be good condition and it appears to retain its original building fabric.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View N, N/E, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1925

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
14th & K Investors LLC
2727 Hoover Ave.
National City, CA 91950

***P8. Recorded by:** (Name, affiliation, and address)
N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 11/5/2003

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1310 K St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Blacksmith Shop B4. Present Use: Auto Parts

***B5. Architectural Style:** Utilitarian with Parapet

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/Industrial Development **Area:** San Diego

Period of Significance: ca. 1925 **Property Type:** Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The directory listing shows that throughout the properties early history, this address has housed the C.T. Willis Blacksmith (C.T. Willis and Son Iron Works) since 1926. On 10/31/1925, an application and order for water service was received from Chas. T. Willis to install ¾" service and a meter box at Horton's Addition, Block 130, Lot F. Twelve years later, a sewer connection order was received for the same parcel and owner, dated 10/18/1937.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Water and Sewer Records
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
City Directories, 5-year increments; 1886-1960

B13. Remarks:

***B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

***Date of Evaluation:** 3/1/2004

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 1310 K St

* Recorded by: N. Purvis, J. Furlonger, E. Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 11/5/2003

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, C.T. Willis & Sons Iron Works (1310 K St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1600 National Ave

P1. Other Identifier: 939 S. 16th St (City Directories); 949 S. 16th St (Sanborn Map 1921); 939-949 S. 16th St (Sanborn 1940); Map #40

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date:** 1996 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 1600 National Avenue City: San Diego Zip: 92113 **B.M.:**

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5380403300

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundries)

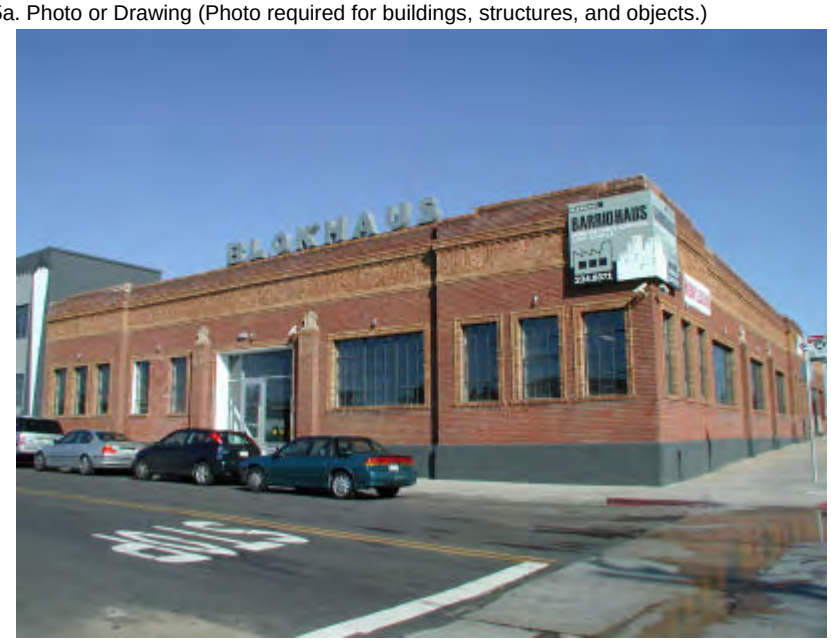
This one-story industrial warehouse is situated on a corner lot. It has a flat, truss-supported roof with a slightly stepped parapet. The building is faced with decorative red brickwork that includes a wide band of tan colored bricks just below the parapet and a series of pilasters capped with concrete crests along both the south and west facades. Multi-pane steel sash windows are in abundance. An industrial bay with a metal rolling door exists on the far east side of the south elevation. A modernized entrance on 16th Street is one of the few exterior modifications to this building. This property maintains excellent architectural integrity.

This property is outside of the Warehouse District project study area, but was included at the request of the National Trust for Historic Preservation and the Save Our Heritage Organisation.

***P3b. Resource Attributes:** (List attributes and codes) HP06 1-3 Story Commercial Building

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View east, 5/17/2005

***P6. Date Constructed/Age and Sources:**
ca. 1925

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**
BEF Investments LLC
315 4th Ave.
San Diego, CA 92101

***P8. Recorded by:** (Name, affiliation, and address)
Jaye Furlonger, Eileen Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA

***P9. Date Recorded:** 1/13/2005

***P10. Survey Type:** (Describe)
Intensive: Potential Warehouse Thematic District

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")
Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required Information**

Primary #:
HRI #:

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5D3

***Resource Name or #** (Assigned by recorder) 1600 National Ave

B1. Historic Name: Bay City Linen Supply

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Architectural Firm

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Warehouse/ Industrial Development **Area:** San Diego

Period of Significance: ca. 1925 **Property Type:** Warehouse/ Industrial Development

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

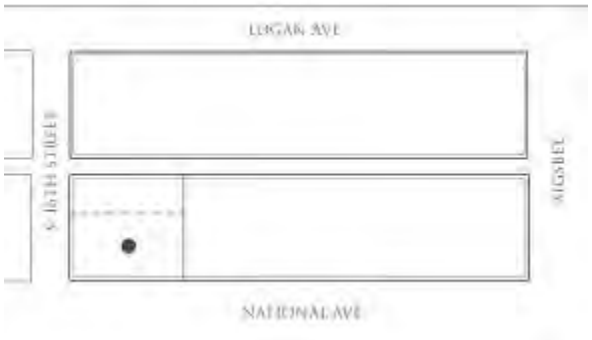
The Bay City Linen Supply Company moved into the building at 1606 NATIONAL (HRB) /1600 NATIONAL (HAP) in the early 1920s. In 1920 they were listed in the City Directory at 1405 National Avenue. By 1925 they were listed at 939 S. 16th Street (the building's original address) and apparently shared the building with Excelsoir Laundry and the Southern Service Company as late as the 1940s. Bay City was listed as the only tennant in the building from 1945 to 1960. Current Occupant: Graham Downes architectural firm.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City Directories, 5-year increments; 1886-1960
Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
Water and Sewer Records

B13. Remarks:



***B14. Evaluator:**

J. Furlonger, M. Magno

***Date of Evaluation:** 1/13/2005

(This space reserved for official comments.):

*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder) 1600 National Ave

* Recorded by: Jaye Furlonger, Eileen Magno
Heritage Architecture & Planning
625 Broadway, Suite 800, San Diego, CA 92101

*Date: 1/13/2005

☑ Continuation ☐ Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Munger's Laundry Company (1600 National Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.