

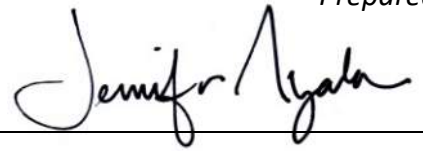
Historical Resources Technical Report

April 2, 2025

Revised May 12, 2025

HRB #278, the Ordway Residence
1620 State Street, San Diego, CA 92101

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Executive Summary

This Historical Resources Technical Report (Report) evaluates the potential impacts of the Celine¹ Project (Project), located at 1620 State Street in the Little Italy neighborhood of the Downtown San Diego Community Planning Area. The Project includes construction of a new eight-story mixed-use building and the relocation, rehabilitation, and adaptive reuse of HRB Site #278, The Ordway Residence (Resource), a designated historical resource under local significance Criterion C.

The Resource will be temporarily dismantled, relocated approximately 14 feet to the east, and reassembled on site following construction of the new building. It will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards)² and converted to commercial use.

The Report was prepared in accordance with the City of San Diego's Historical Resources Guidelines and evaluates the Resource under local, state, and federal criteria. The findings of this Report are as follows:

- The Resource is not historically or architecturally significant under any criteria of the NRHP or CRHR;
- The Resource retains local historical significance under HRB Criterion C for its Queen Anne architectural style and remains a historical resource under CEQA;
- The proposed relocation and rehabilitation are consistent with the Standards and will preserve the Resource's remaining integrity and eligibility for designation;
- The scale, massing, and location of the proposed new construction above and behind the Resource constitute a substantial alteration that cannot be determined to be consistent with the Standards and will impair the Resource's setting and ability to convey its significance;
- The Project would result in a substantial adverse change in the significance of a historical resource, as defined by CEQA. Mitigation measures including HABS documentation and a Monitoring and Treatment Plan would reduce, but not eliminate, this impact;
- The Project is consistent with the program-level analysis provided in the certified Downtown San Diego Final Environmental Impact Report (FEIR, 2006). The City's Statement of Overriding Considerations acknowledges that significant impacts to historical resources may occur as part of urban redevelopment. Therefore, no supplemental environmental document is required unless substantial changes or new information trigger CEQA Guidelines Section 15162.

¹ Nakshab Development Design. Celine Site Development Permit. 2025.

² <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>. Web accessed March 2025.

1 Introduction

The City of San Diego Municipal Code requires a Site Development Permit (*SDP*) for any development that proposes a substantial alteration to a designated historical resource. Relocation, as proposed by the Project, constitutes a deviation under the Historical Resources Regulations and therefore necessitates Process Four review.

Pursuant to the City's Land Development Manual, Historical Resources Guidelines (Appendix E, Part 1.2), a Historical Resources Technical Report (*HRTR*) is required to evaluate any potential impacts to historical resources resulting from proposed development. The HRTR must analyze potential historical resources under the San Diego Register, California Register of Historical Resources (*CRHR*), and National Register of Historic Places (NRHP) criteria and evaluate any associated impacts.

Prior to preparation of this Report, a Department of Parks and Recreation (*DPR*) form was completed for the Resource in 1989 as part of the "Historic Site Inventory of Harborview for Center City Development Corporation" (*Harborview Survey*). HRB staff recommended designation of the Resource in June of 1990 and the HRB (then called the Historical Site Board³) designated the Resource on August 22, 1990.

This Report evaluates the potential impacts of the proposed Project on the designated historical resource, HRB Site #278, The Ordway Residence. The Resource was designated for its Queen Anne architectural style and as part of an intact grouping of four Victorian-era residences that reflect the early development of Downtown San Diego at the turn of the century.⁴

The Project proposes relocation and adaptive reuse of the Resource as part of an eight-story mixed-use development. This Report assesses the significance of the Resource, evaluates the impact of the Project under CEQA, and identifies appropriate mitigation measures where feasible.

1.1 Report Organization

The Report was prepared in accordance with the City's Guidelines and includes evaluation under local, state, and federal criteria, as required by CEQA and the City's development review procedures.

The Report's evaluation is compared against the criteria provided by the San Diego Register, CRHR, and NRHP.

This Report includes the following: Title Page; Table of Contents; Executive Summary; Introduction (Report Organization, Project Area and Project Personnel); Project Setting (Physical Project Setting, Project Area and Vicinity and Historical Overview of the Downtown Community Planning Area and Little Italy); Methods and Results (Archival and Historical Research, Field Survey and Description of the Resource with contemporary color photographs of all elevations in the 4" x 6" size); Significance Evaluations (Integrity Evaluation, and Application of San Diego, NRHP and California Criteria); Conclusions (Identification of Historical Resources in the PSA, Historical Evaluation Findings, Proposed Project Description, Impacts Discussion, Mitigation Measures, and Conclusions); Bibliography; and Appendices (Building Development Information, Ownership and Occupant Information, Maps,

³ The Historical Site Board was renamed the Historical Resources Board in 1994.

⁴ County of San Diego Recorded Document. Resolution Number R – 9008228. Adopted on August 22, 1990.

Department of Parks and Recreation (DPR) Forms, Preparer's Qualifications, and Supplemental Information, including historical photographs, and references for historical documentation).

1.2 Project Study Area

The Project Study Area (PSA) consists of Assessor's Parcel Number 533-352-09-00, encompassing Lot 8 in Block 32 of Middletown, as recorded on the partition map prepared by J.E. Jackson and filed with the San Diego County Clerk.

The PSA is slightly sloped, measures 4,979 square feet, and is located at 1620 State Street on the block bound by Date Street to the north, Cedar Street to the south, Columbia Street to the west and facing State Street. The site is located within the Little Italy neighborhood of the Downtown San Diego Community Planning Area in the City of San Diego, California 92101. Regional access to the site is provided by Interstate 5, immediately east of the Project site.

The surrounding area is characterized by urban, mixed-use development encompassing a range of architectural styles and building scales.

Figures 1 and 2 provide maps showing the regional and project-specific locations.

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Figure 1 Regional Location Map, Map data c.2020 Google INEGI

Historical Resource Technical Report for HRB #278, The Ordway Residence



1.3 Project Description

The Project proposes the construction of a new eight-story 37,720 square-foot mixed-use building containing 52 dwelling units (including eight moderate-income affordable units). The proposed building will include 27,829 square feet of residential area and 10,039 square feet of commercial area (ground floor and eighth level). In addition, the Project includes adaptive reuse of City of San Diego historic resource, HRB#278, The Ordway Residence (*Resource*). The Project's scope of work includes relocating the Resource approximately 14'-0" to the east (at the front property line) and construction of the eight-story building behind and above the Resource. The scope of work includes rehabilitation of the Resource in accordance with the Standards and conversion of the Resource to commercial use.

To achieve the Project's goals, the Resource will be temporarily dismantled and moved off-site while the eight-story building is constructed on-site. Upon completion of the new building's core and shell, the Resource will be returned to the site, reassembled in its new location, and rehabilitated in accordance with the Standards.

1.4 Project Personnel

Project Personnel: Jennifer Ayala, RA, LEED AP (Architect and Historic Preservation Consultant) conducted the field survey, photography, archival research, and prepared this Report.

Archival research: historical photographs, and other supporting documentation from the City and County of San Diego, Environmental Data Resources, Inc. (EDR), and the San Diego History Center.

Chain of title research was conducted by California Lot Book, Inc., and Sanborn Fire Insurance Maps and supplemental directory research were obtained online through EDR, the San Diego Public Library, and the San Diego Union-Tribune archives.

Ms. Ayala conducted a site visit on March 25, 2025, to evaluate the Resource and inspect the surrounding neighborhood. Photographs were taken; and an architectural description was prepared. Based on the fieldwork and supporting archival research, the Resource was compared to established architectural references commonly used in the United States. Several architectural guidebooks were consulted to substantiate architectural details and contextual significance.

2 Project Setting

2.1 Physical Project Setting

The PSA is located within the Downtown Community Planning Area in the Little Italy neighborhood of San Diego, California. The PSA is accessed by vehicles from State Street, with the driveway located along the north property line. Pedestrian access is provided by a sidewalk along State Street.

The surrounding area contains a mix of multi-family residential and commercial development in a variety of architectural styles and scales, reflecting the neighborhood's long history of development and redevelopment. While many parcels in the area have been redeveloped with taller, denser structures in

contemporary styles, the PSA remains part of an intact grouping of four Victorian-era single-family residences, all listed on the City's Register of Designated Historical Resources.

2.2 Current Site Conditions

The PSA currently contains the Resource, a single-story, wood-framed, Queen Anne style residence. There are no other structures, garages, or accessory buildings within the PSA. The PSA is improved with minimal landscaping and hardscaping, and vehicular access is provided via a driveway on the north side of the lot.

The Resource is set back approximately 14 feet from the front property line, with the primary façade oriented toward State Street. The surrounding neighborhood has undergone substantial redevelopment over the past several decades, with the construction of multi-story residential and commercial buildings. Despite these changes, the Resource retains visual prominence due to its architectural style, scale, and relationship to the three other historic Victorian-era houses located to the north of the Resource, on State Street.

2.3 Historic Context

Overview of Downtown San Diego and Little Italy Neighborhood Development

The origins of present-day downtown San Diego can be traced to 1867, when Alonzo Horton arrived and acquired 960 acres near the waterfront to establish "New Town." Horton believed the harbor area was the logical location for the city's development and purchased the land at public auction for \$265 on May 10, 1867. He subdivided the land as Horton's Addition, with blocks measuring 300 by 200 feet, lots of 50 by 100 feet, and streets generally 80 feet wide—except for H Street, which was designed to be 100 feet wide. Horton's vision catalyzed urban expansion and laid the foundation for the modern city.

In the decades that followed, San Diego's growth was propelled by initiatives such as harbor improvements, railroad connections, and increased military presence. In 1879, local businessmen traveled to Boston to encourage the Atchison, Topeka, and Santa Fe Railroad to extend service to San Diego. A syndicate was formed, and in October 1880, the California Southern Railroad was incorporated. The promise of the railroad prompted a land boom, resulting in a huge increase in real estate prices and an influx of new residents ready to make their fortunes in sunny San Diego. New hotels, such as the Florence House and the Hotel Del Coronado, were constructed to accommodate the city's growth.

Despite a decline in the late 1880s, San Diego weathered economic challenges, including the Panic of 1893. The city's population remained stable, allowing for continued development of infrastructure and governance. Although the railroad ambitions were never fully realized, the streetcar system developed by sugar magnate John D. Spreckels successfully expanded the downtown area, supporting new businesses and residential growth.

In the early 20th century, San Diego emerged as a prominent commercial and residential center. Civic leaders and entrepreneurs, including Louis J. Wilde, played key roles in shaping the city's growth. Wilde arrived in San Diego in 1903 and quickly established four banks, built the Pickwick Theater, and constructed the ten-story American National Bank Building at Fifth and Broadway. In 1908, he financed the completion of the U.S. Grant Hotel, which replaced the earlier Horton House hotel. The city's profile

was further elevated by cultural events, most notably the 1915 Panama-California Exposition in Balboa Park, which celebrated the opening of the Panama Canal and drew thousands of visitors to the city.

Concurrently, San Diego's military and economic importance grew. President Theodore Roosevelt's two-ocean navy strategy positioned San Diego as a key naval base due to its natural harbor and southern location. By the onset of World War I, the U.S. Navy had established a significant presence in the city.

San Diego experienced a period of prosperity in the 1920s, with civic improvements, increased tourism, and infrastructure development. Charles Lindbergh's historic transatlantic flight in a plane built in San Diego, construction of a coast-to-coast automobile route, and assurances of water delivery from the Colorado River all contributed to the city's growth. The Gildred family's real estate ventures—including a ten-floor garage, a department store, and a major theater—reflected the city's increasing prominence. By 1930, San Diego's population had reached 150,000.

The Great Depression brought economic hardship to the city, leading to collapsed land promotions and declining building permits. Federal programs provided financial relief, including appropriations for Boulder Dam, new highway construction, and dredging of the harbor. The establishment of defense industries in the mid-1930s, including the relocation of Consolidated Aircraft and operations of Solar Aircraft, helped stabilize the economy.

War arrived in 1941, and San Diego became a hub of defense industries and military training operations. The city's population swelled with military personnel, defense workers, and their families. The expansion of military facilities brought millions of dollars of construction work into the city, and San Diego emerged from the war as one of the nation's most important cities.

In the post-war years, downtown San Diego experienced challenges common to many urban cores, including suburban flight, construction of freeways, and declining business activity. Infrastructure changes, such as the construction of Interstate 5, and the growth of outlying shopping centers contributed to downtown's decline. However, revitalization efforts began in the 1960s and 1970s, including new high-rise construction and the establishment of the Centre City Development Corporation (CCDC) in 1975 to oversee redevelopment efforts.

These initiatives facilitated the transformation of downtown San Diego. Projects such as the construction of Horton Plaza, the Marina Project, and restoration of the Gaslamp Quarter attracted new residents, businesses, and visitors to the area. By the 1980s, San Diego had become California's second-largest city, though growth presented challenges related to water supply, land costs, and urban infrastructure.⁵

The subject parcel is located within the Little Italy neighborhood of downtown San Diego, historically referred to as Harborview. According to the Downtown San Diego Community Plan, Little Italy is described as:

"The historic, waterfront Italian neighborhood—dating back to the early 1900s fishing industry—still retains strong ethnic ties, as expressed in the series of cafes, restaurants, and shops lining India Street. Little Italy has experienced strong mid-rise residential development in recent years. Future development will be similar in scale and height, due to restrictions associated with airport operations

⁵ Engstrand, Iris. San Diego: California's Cornerstone, Continental Press, 1980, pp. 43-45.

and sun access protection goals. The Community Plan accommodates the mix of light industry, artists' studios, and services in northern Little Italy, which contribute to neighborhood synergies.”⁶

The plan continues,

“Little Italy has rich history reflected in its traditional commercial district centered on India Street and a historic relationship to the northern waterfront. A close-knit community of Italian immigrants gave Little Italy its ethnic heritage, but the neighborhood’s history as home to the tuna fishermen and their families as well as decades of working-class residents reinforces Little Italy’s cohesiveness. Redevelopment has yielded mixed housing types from SROs to luxury units, and many commercial services, artists and designers have made use of older buildings in the northern portions. Residential components will continue to intensify, but the varied land use character in the north and commercial corridor on India will help to maintain the special character and culture.”⁷

History of the Harborview / Little Italy Area

The City of San Diego was incorporated in 1849. One of the first acts of the new City Council was to approve existing maps of the city and its tidelands, while pueblo lands were being divided among buyers, largely for speculation. Between Old Town and the emerging downtown lay Middletown, a strip of low hills and tidal flats. In 1850, a group of investors purchased 687 acres in this area and laid out streets and lots in anticipation of future growth. Development began after the land boom of the 1880s, with government workers, laborers, and downtown business employees settling west of Front Street and larger homes being constructed along the ridges.

West of Balboa Park, between Old Town and the future downtown, lay a strip of low hills and tidal flats originally referred to as Middletown. In 1850, a group of ten investors bought the 687 acres and laid out the streets and lots and waited for boom times to arrive. After the boom did arrive, in 1880, development began. Workers for local government, construction and downtown businesses settled west of Front Street, larger and more impressive homes were built on the ridges. Census records identify these early settlers as Central European and Irish.

The Italian community in San Diego began to grow during this period. In 1875, only 75 Italians lived in the county; by 1900, there were 116. Early Italian immigrants were wine growers, sheepherders, and ranchers, but many later arrivals were fishermen who established fish markets and restaurants. The community’s growth accelerated after the 1906 San Francisco earthquake, which brought more Italian fishermen to San Diego. Alongside the Portuguese community in Point Loma, Italians became integral to the city’s thriving tuna fishing industry.

In 1875 there were only 75 Italians in the county, but by 1900 there were 116. The first Italians who arrived had tried other U.S. locations first. The forerunner of the Italian fishing community was Marco Bruschi who came to San Diego in 1869. Other Italians who came had been wine growers, sheepherders and ranchers. The fishermen and founders of fish markets and restaurants arrived by 1900. Many of these transplanted members of the Italian community founded social organizations with large memberships. At the same time, the Portuguese community in the Point Loma area was heavily involved with the tuna industry. The 1906 San Francisco earthquake drove more Italian fishermen to San Diego where the immigrants prospered for the next few decades.

⁶ San Diego Downtown Community Plan, *Rising on the Pacific*, 2006, p. 7.

⁷ Ibid. Page 6-33.

By 1937, Middletown's development pattern was well established. The commercial core was located at India and Washington Streets, fish canneries operated along the waterfront, and Italian fishing families and defense industry workers resided in the intervening residential areas. By 1939, San Diego's tuna catch exceeded 100 million pounds, with the industry dominated by Portuguese residents of Point Loma and Italians of Middletown. Our Lady of the Rosary Church, constructed in 1925, served as the spiritual and cultural center of the Italian community.

Height restrictions related to the establishment of Lindbergh Field in the 1920s and 1930s influenced development patterns in Little Italy and neighboring areas. During World War II, suspicion toward non-citizen Italians led to forced relocations from waterfront areas. Many families returned after the war, though the tuna industry gradually declined in the following decades.

The construction of Interstate 5 in the 1960s resulted in the demolition of approximately 35% of the buildings in the area, accelerating the disintegration of the tight-knit community. However, beginning in the early 1990s, property owners and family-run businesses initiated revitalization efforts that led to the resurgence of Little Italy as a vibrant residential and commercial district.

The Downtown San Diego Community Plan acknowledges that rapid urbanization, suburbanization, and infrastructure changes following World War II contributed to the loss of residents and businesses downtown. The plan states:

"Following the wars, suburbanization took growth away from downtown into outlying areas in the region. While the Navy continued as a cornerstone of the economy, by the 1970s downtown had become depressed. Vacancies escalated, property values declined, and the resulting physical and social blight created a downward spiral. The government presence helped keep a semblance of professional and service businesses but the area emptied out at the end of the workday, becoming lonely and bare after 5 p.m. The Centre City Development Corporation (CCDC) was founded in 1975 to initiate a turnaround. The opening of Horton Plaza in the 1980s attracted shoppers to an area they had not visited in decades. This was followed by restoration of the Gaslamp Quarter, now a NRHP and one of San Diego's most successful entertainment destinations. The trolley opened in the 1980s, as did a renovated U.S. Grant Hotel. The arrival of downtown's convention center in the late 1980s spurred growth in hotel development and tourist activity. High-rise office development saw a wave of activity at the end of the 1980s as well. Artists and design firms additionally moved into the warehouse districts in East Village and Little Italy, helping to reclaim these areas. Beginning in the early 2000s, an unprecedented boom in residential development occurred, driven by opportunities for waterfront and urban living. The Convention Center doubled in size, and Petco Park Reconnecting downtown to the surrounding neighborhoods is an important goal of the Community Plan. Downtown viewed from Sherman Heights (top), and the Barrio Logan neighborhood (above) at downtown's southeastern edge opened in April 2004. Downtown is in the midst of a revitalization that is once again making it a vibrant center. With growth come new challenges, such as re-establishing the area's prominence as the center for business and employment, providing amenities and an environment supportive of dense residential populations, maintaining the uniqueness and cultural attributes of the evolving neighborhoods, and conserving historical assets and distinctive attributes."⁸

The earliest Sanborn Fire Insurance Map for the area dates to 1906. This map shows that State Street was characterized by low-density, single-family residential development. The 1921 map documents a continuation of this development pattern with the introduction of multi-family accommodations. By

⁸ San Diego Downtown Community Plan. Page 1-8

1950, non-residential uses—including Our Lady of the Rosary Church—began to appear in the area. Maps from the 1950s through the 1970s illustrate continued redevelopment, with higher-density residential and commercial development gradually replacing earlier patterns.

2.4 History of the Resource

Based on historical evidence provided in this Report, the subject property was purchased by Elizabeth T. Randall on July 13, 1886. According to the County of San Diego Lot Block Book, the property was first assessed for improvements in 1888, during Randall's ownership. The 1989 DPR Form attributes construction to John Woolman, though this is unconfirmed by archival sources. Randall owned the property during construction but did not reside on site. Randall owned the subject property for seven years, renting it to tenants.

According to historical research, Randall was born in 1824 and was a native of Indiana. According to the 1870 U.S. Census, Randall was widowed and a resident of Washington Township in Alameda County, California, living with three children, and "kept house" in a home she owned.⁹ Randall died on April 17, 1899, at the age of 77, while residing in San Diego.¹⁰ City directory research indicates that Randall was living at 1319 First Street at the time of her death.¹¹

Randall conveyed the subject property to Frank T. Botsford on January 7, 1893. U.S. Census records indicate that Botsford was born in 1850 and was a native of Michigan.¹² According to his obituary, Botsford died at his daughter's home in Pasadena on February 28, 1908, at the age of 57. The obituary notes that he had previously been a resident of La Jolla and still owned property at the time of his death.¹³ Botsford owned the subject property for fifteen years, during which time he did not reside there.¹⁴ Upon Botsford's death, the subject property was transferred to his heirs, who subsequently conveyed it to the Union Title and Trust Company on November 1, 1909.

Most of Botsford's tenants resided at the Resource for short periods of time. However, one tenant, Porter Wheaton, C.E., resided at the subject property for eight years, from 1899 to 1907. According to City directory research, Wheaton was an engineer and worked as a U.S. Deputy Mineral Surveyor.¹⁵ According to his obituary, Wheaton was born in 1848 and was a native of Vermont; he died in 1908 while in Los Angeles.¹⁶

The Union Title and Trust Company owned the subject property from 1909 to 1936, a period of 27 years, renting it to tenants. During this period, City of San Diego permits were obtained for re-roofing the Resource in 1935 and adding gas appliances in 1936.

The Union Title and Trust Company transferred the subject property to "The Heirs of Kathryn Anna," also known as "Kate Anna," on April 13, 1936. The "heirs" included Kathryn Anna's grandchild, Eugene Pidgeon. Eugene Pidgeon transferred ownership to himself and his wife, Mary Pidgeon, on September 3, 1941. Eugene Pidgeon was born in 1918 and was a native of California. He was working as a bartender in

⁹ U.S. Census. 1870.

¹⁰ San Diego Union. 4/18/1899. Page 8.

¹¹ San Diego City Directory. 1889.

¹² U.S. Census. 1900.

¹³ San Diego Union. 3/1/1908. Page 22.

¹⁴ San Diego City Directories. 1893 – 1909.

¹⁵ San Diego City Directories. 1893 – 1909.

¹⁶ San Diego Union. "Deaths, Wheaton". 7/27/1908. Page 5.

1940 and married to Mary Pidgeon with one son, Patrick, residing at 1542 State Street.¹⁷ Mary Pidgeon was born in 1919 and was a native of Arizona.¹⁸ According to historical aerial images, the Pidgeons are probably responsible for the Resource's rear addition. The Pidgeons owned the subject property for 12 years, transferring it to James Vincent Occhiuzzo and Helen Occhiuzzo on May 6, 1948, without having resided in it.

The Occhiuzzos adopted the surname Ordway by 1951. According to James Ordway's obituary, Ordway was born in 1904 and was a native of Italy, arriving in the United States at the age of two, and lived in San Diego for 14 years. Ordway worked as an upholsterer for the U.S. Grant Hotel.¹⁹ According to her Certificate of Death, Helen Manzi Ordway was born in 1912 and was a native of New York; she died in 1999 at the age of 87. Helen Ordway was a seamstress and interior decorator for 24 years.²⁰ Upon her death, Kenneth Ordway took ownership of the subject property in 1999. According to his obituary, Kenneth Ordway was born in 1946, was a native of New York, and died at the age of 72. His Certificate of Death noted that Kenneth Ordway worked as a graphic artist for an industrial printing company for 30 years.²¹ Kenneth Ordway's widow, Sharon Ordway, transferred the subject property to 16Twenty, LLC in 2018. In total, the Ordway family resided at the subject property from 1948 through 2018, a period of 70 years. According to building permit research, the Ordways completed a remodel, valued at \$500, in 1950. The remodel's scope of work may be related to the addition of a second entrance on the east elevation, interior modifications, the rear addition, and/or the shed.

In 1990, the subject property was brought before the HRB²² by City staff, Ron Buckley, Secretary to the HRB.²³ As previously noted in this Report, the subject property was not identified by the Harborview Survey as eligible for designation. However, the subject property's single-family residence was added to a list of Harborview Survey properties nominated for designation by HRB staff. According to HRB staff, "Staff also believes that the Elizabeth Randall Rental at 1620 State Street should be considered by the Board. It is similar to the situation described above for the Ghio Home." The HRB staff report recommended the Ghio Home for designation due to its high level of integrity and contextual relationship with other properties in the Resource's setting. The HRB accepted staff's recommendation and designated the Resource as HRB #278, The Ordway Residence, on August 22, 1990.²⁴

According to CHRID, the Resource's designation includes the following significance statement,

Designated based on the McOrdway [sic] Residence on its architecture and as part of a significant, intact collection of four Victorian houses still on their original sites which reflect the early development of downtown at the turn of the century.

According to historical designations contained within CHRID, the additional three resources designated for their association with a "collection of four Victorian houses" includes:

- HRB#279, Daniel O. Cook Residence at 1632 State Street (Photograph 13)
- HRB#280, J. B. Spaeth Rental at 1642 State Street (Photograph 14)

¹⁷ U.S. Census. 1940.

¹⁸ Ibid.

¹⁹ Evening Tribune. "James V. Ordway". 9/26/1961. Page 38.

²⁰ County of San Diego. Certificate of Death 3199937011964. Helen Manzi Ordway. 8/11/1999.

²¹ County of San Diego. Certificate of Death 3201837002248. Kenneth Vincent Ordway. 2/1/2018.

²² The Historical Site Board was renamed the Historical Resources Board in 1994.

²³ Buckley, Ron. Report to the City of San Diego Historical Site Board. "Harborview/Little Italy Historic Designations" 6/21/1990.

²⁴ The Resource is also referenced as the Elizabeth Randall Rental on the DPR Form.

- HRB#281, J. B. Spaeth Residence at 1644-1648 State Street (Photograph 15)

All four historic resources remain in place today and appear to be historically intact.

3 Methods and Results

3.1 Archival and Historical Research

Assessor's Building Record – Appendix A.1

1890 APN 533-352-09
Class & Shape: Box
1 Story
Double
Sub-standard construction
Wood and pier foundation
Box frame
Wood siding exterior
Double-hung windows
Gable/hip roof

Per #17331 Remodel, \$500

DBL 792 square feet
Concrete covered porch 36 square feet
Shed 178 square feet
Flat 850 square feet

Notes:
1950 – Added flat
1993 – per owner, Not a double unit

Notice of Completion – Appendix A.2

A search prepared by California Lot Book Inc. did not locate a Notice of Completion filed with the County of San Diego.

Water and Sewer – Appendix A.3

2/10/1970 Water service connection service was renewed under ownership of Mrs. Ordway

Building Construction Permits – Appendix A.4

Year	Permit No.	Type	Scope of Work
1890	Per ABR	Building	"D"
10/18/1935	Per Evening Tribune	Roofing	"Ed Hall, per Kern Roof Co., 1144 Front. 1620 State. 8 sq ea."
12/16/1936	Per Evening Tribune	Combination	"Gas permit, M. Hall Co., per same. 1620 State st., 1 gas"

1950	Per ABR	Remodel	<i>"Added flat"</i>
9/1/1998	E505035-98	Electrical	<i>"Overhead to underground conversion"</i>
1/8/2016	465766	Combination	<i>No plan permit for re-roofing</i>

Site Plan with Building Footprint - Appendix A.5.

Survey with building plan identified.

Lot Block Book Page - Appendix A.6.

Lot Block Book Page shows the Resource was first assessed for improvements in 1890.

Chain of Title - Appendix B.1.

Resource's Chain of Title attached.

San Diego City Directory - Appendix B.2.

San Diego City Directory listings from 1890 through 2025 are attached.

Deed from Date of Construction - Appendix B.3

According to historical research, Elizabeth T. Randall took ownership of the Resource on July 13, 1886.

Maps - Appendix C.1, C.2, and C.3.

Copies of the 800 scale Engineering, the USGS, and original Subdivision Maps are included within the Attachments.

Sanborn Fire Insurance Maps - Appendix C4.

Sanborn Fire Insurance Maps (Sanborn Maps) show the subject property's development from 1906, 1921, 1950, 1956, 1957, 1965, and 1971. According to the Sanborn Maps, development in the vicinity of the PSA began in the late 1800s with the construction of small-scale, single-family homes. Sanborn Maps (and aerial imagery) confirm that between 1906 and 1960, the area experienced significant intensification of residential development. From 1960 to the present, remaining vacant lots were infilled, and earlier buildings were often demolished and replaced with larger, modern structures.

Previous Survey Forms - Appendix D

A survey was prepared in 1988 to 1991, titled, "Historic Site Inventory of Harborview for Center City Development Corporation" (Harborview Survey). The survey was completed by Marie Burke Lia, Dr. Ray Brandes, Susan Carrico, Kathleen S. Flanigan, Anne Pierce Cooper, Kathleen A. Crawford, and Marianne Kern. According to the City's website, "This survey of the downtown area was divided among six geographic subareas, Bayside, Centre City East, Core, El Cortez, Harborview and Harborview/Little Italy."²⁵

The Harborview Survey included a DPR Form for the Resource, assigning it a Rank of 3. According to the Survey, the survey team determined historic register status through rankings per the following:

- Rank 1: "National register Listed or Eligible"
- Rank 2: "Local Register Listed or Eligible"
- Rank 3: "Average House or Commercial Structure"

²⁵ <https://www.sandiego.gov/planning/work/historic-preservation-planning/contexts> web accessed March 2025.

The Resource was given a Rank of 3, content of DPR summarized below:

1. Common Name: *Ordway Residence*
2. Common Name: *Elizabeth Randall Rental*
3. Address: *1620 State Street* City: *San Diego* Zip: *92101*
4. Parcel#: *533-352-09*
5. Present Owner: *Helen Ordway, 1620 State Street, San Diego, CA 92101*
6. Present Use: *Residence* Original Use: *Residence*
7. A. Architectural Style: *Queen Anne Cottage*
7. B. Briefly describe the present physical description of structure and describe any major alterations from its original condition:

The roof of this single-story Queen Anne Cottage is composed of a cross-gable linked onto the front of a hipped roof. The boxed cornice takes the shape of a pediment at the front gable end. Also, in the gable end are scalloped and diamond shaped shingles. The siding used below the cornice is shiplap, with cornerboards. A corner front porch at the entry has an abbreviated hipped roof and is supported by two square pilasters and a corner column. Where historically there was probably a single entry, there are now two; facing the porch at right angles to each other. Under the porch roof there is a wooden frieze out of which small pendants and brackets were cut. Double hung sash windows were used throughout the house. At the rear of the house, a shed shaped addition was constructed. [sic]

8. Const. Date: *1888; Est.*
9. Architect: *Unknown*
10. Builder: *John Woolman*²⁶
11. Approx. Prop. Size (SF.): *50'x100'*
12. Date of Photo: *1988*; Tentative Rank: *3*²⁷; Significance: *This one-story cottage is significant because of its design in the Queen Anne style.*
13. Condition: *Good*
14. Alterations: *None noted*
15. Surroundings: *Densely built-up*
16. Threats to Site: *Pvt development*
17. Is Structure on its original site?: *yes*
18. Related Features: *None noted*
19. Significance (Briefly state historical and/or architectural importance):

Elizabeth Randall purchased this site in 1886 from E. W. Morse and Haward Bryant. This single storied Victorian cottage, erected upon this lot around 1888, was used as a rental through the 1940s. Randall sold the structure in 1891 to F. T. Botsford, a capitalist heavily involved in San Diego real estate. George S. Parker, who dealt with investments and real estate, purchased the house in 1909. Feliciano Salgado, a laborer, lived at this address in 1927. In 1930, Raymond Vasquez, a fisherman, his wife, Mary, his son, and daughter-in-law resided here. [sic]

20. Main theme of the historic resource: *Architecture*
21. Sources (Books, documents, personal interview and their dates): *San Diego City Directories; Office of San Diego County Recorder*

²⁶ Historical research prepared for this Report was unable to substantiate as fact that the Resource's builder was John Woolman.

²⁷ Per the Bayside Site Survey Inventory, completed in 1988-1991, Rank 3 per

22. Date form prepared: 2/14/1989 ; By: "Lia/Brandes Team"; Address: 427 C Street, Suite 310; City: San Diego, CA; Zip: 92101; Phone: (619) 235-9766

Preparer's Qualifications - Appendix E.

Resume for Jennifer Ayala, RA, LEED AP.

Architect – Not identified

Builder – Not identified

The 1988 DPR identifies John Woolman as the Resource's builder; however, the DPR does not cite the information and historical research within County, City, Citarcirectory, and Union Tribune archives is unable to substantiate this claim. Therefore, the Resource's builder remains unknown for purposes of this Report.

Historical and Transitional – Pages 21-78

- San Diego History Center archives contain four historical aerial photographs that include the Resource's west elevation, 1946 - 1953.
- Union Tribune does not reveal any historical images of the Resource.
- A 2002 historical photograph is associated with the DPR.

Current Photographs - Pages 21-78

Current photographs were taken in 2025.

3.2 Field Survey

A field survey of the Resource was conducted on March 26, 2024. The survey included photographic documentation of the exterior elevations, architectural features, and setting. Observations focused on the physical condition, character-defining features, and visible alterations to the Resource. The field survey confirmed that the Resource retains its overall form, massing, and several character-defining architectural elements associated with the Queen Anne style.

3.3 Description of the Resource

The Resource is an asymmetrical rectangular single-family single-story house measuring 1,154 square feet. The Resource is constructed of standard wood-frame construction over a raised foundation and crawl space. The exterior walls are clad in wood clapboard horizontal siding. The Resource's roof is mostly hipped with a flat top at the center and a front gable which hips into the main roof. The roof has shallow overhanging enclosed eaves and a solid cornice below the eave. The Resource's rear elevation contains multiple additions, each with shallow-pitched hipped and shed roofs. Windows are tall and narrow wood-framed double-hung windows with wood trim.

The Resource's front elevation features a pedimented open-faced gable roof, finished with wood fish-scale shingles and framed by a boxed cornice that projects from the main body. The projection's elevation is square-shaped, containing one large fixed picture window. The main body of the Resource is set back from the front elevation. It contains a concrete covered porch enclosed on two sides. The porch roof is hipped against the building façade and supported by three wood spindle-posts. The porch roof contains simple running trim with brackets along its eave.

The Resource's south elevation contains two single wood-framed double-hung windows with security bars. The Resource's north elevation generally mirrors the south elevation.

The Resource's rear (west) elevation contains one boarded up original window opening with wood trim. It also features a projecting addition with two double-hung vinyl-framed windows. The projection has a hipped roof attached to the Resource just below the west elevation's cornice line. The addition's south elevation contains a faux-paneled door. There is also a second addition behind and below the first. The second addition contains a mostly flat roof cantilevered over the south side-yard. The addition contains vinyl-framed windows and a door.

Character-defining features include:

1. Asymmetrical massing and irregular floor plan
2. Steeply pitched, varied roof forms with prominent front-facing gable
3. Contrasting wall textures and materials (wood clapboard siding and decorative shingles)
4. Spindlework or classical porch detailing (boxed cornice, spindle-posts, running trim, and brackets)
5. Wood-sash windows (tall, narrow double-hung wood-framed windows with decorative trim),
6. Applied ornamentation at gables, porches, and cornices

While the Resource retains its overall form and massing, several character-defining features have been altered or removed. The overall integrity of the design, materials, and workmanship has been slightly diminished but not lost, and rehabilitation according to the Standards is feasible.

Alterations

The Resource contains the following alterations:

- Addition at the rear (west) elevation with door and access to main house;
- Addition at rear of first addition with access at grade;
- Removal of one rear window;
- Addition of second door at front;
- Removal of original front doors;
- Removal of front picture window; and
- Addition of concrete flatwork.

Conclusion: The Resource maintains its primary architectural details and has good integrity dating to its circa 1888 period of construction.



*Photograph #1: Historical Photograph – Courtesy San Diego History Center
Filename: 5078 San Diego Civic Center - Aerial - 1946*





*Photograph #2: Historical Photograph – Courtesy San Diego History Center
Filename: 79_741-835 Waterfront - Civic Center - aerial - 1946*





*Photograph #3: Historical Photograph – Courtesy San Diego History Center
Filename: 82_13673-2356 Civic Center - Downtown - aerial - nd*



D.1 Historical Photograph



*Photograph #4: Historical Photograph – Courtesy San Diego History Center
Filename: 82_13673-520 Little Italy - Civic Center - Aerial - c. 1953*





Ordway Residence
1620 State Street
4/11/2002

HSB# 278



Photographs #5 and #6 : LOOKING SOUTHWEST FROM STATE STREET AT THE EAST (FRONT) AND NORTH FACADES, 2002



Photograph #7: LOOKING SOUTHWEST FROM STATE STREET AT THE EAST (FRONT) AND NORTH FACADES.



Photograph #8: LOOKING SOUTHEAST AT THE WEST AND NORTH FACADES. THE ADDITION IS ON THE RIGHT.



Photograph #9: LOOKING EAST AT THE WEST (REAR) FAÇADE.



Photograph #10: LOOKING NORTHEAST AT THE WEST AND SOUTH FAÇADES



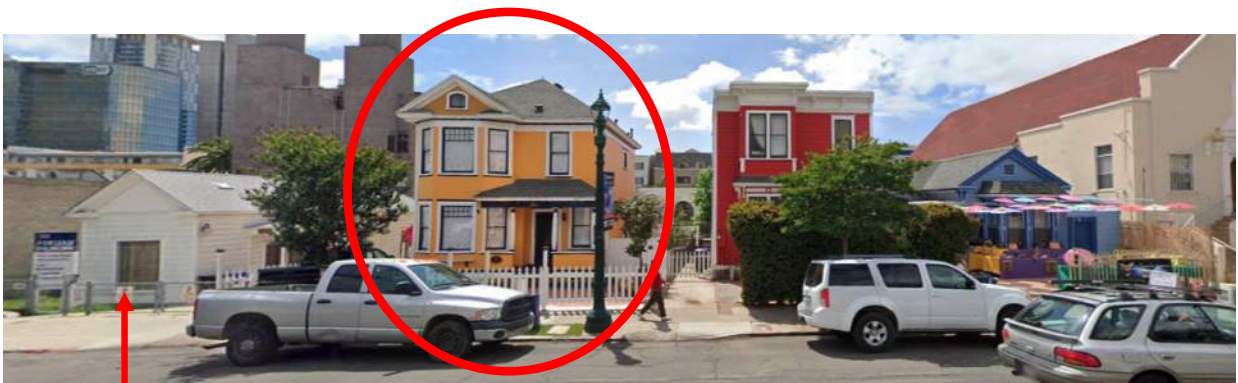
Photograph #11: LOOKING NORTHWEST FROM STATE STREET AT THE EAST AND SOUTH FACADES.



Photograph #12: THE ADDED WORKSHOP, LOOKING WEST.



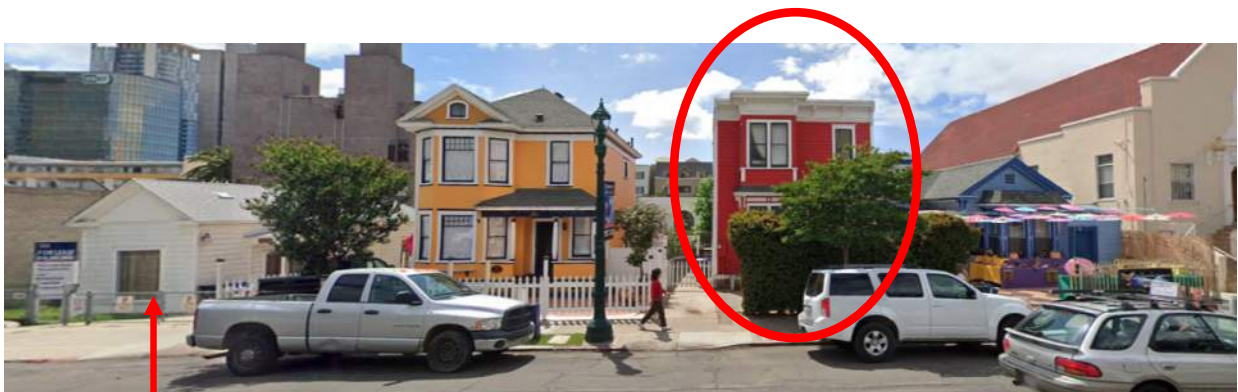
Photograph #13: HRB#279, DANIEL O. COOK RESIDENCE AT 1632 STATE STREET



The Ordway Residence



Photograph #14: HRB#280, J. B. SPAETH RENTAL AT 1642 STATE STREET



The Ordway Residence



Photograph #15: HRB#281, J. B. SPAETH RESIDENCE AT 1644-1648 STATE STREET



The Ordway Residence

4 Significance Evaluations

The City, State of California, and National Park Service each have historic preservation programs that provide guidance on the evaluation of a property's potential historic significance. Each of these programs has its own criteria for establishing historical significance; however, their criteria are similar and based on historical contexts and themes. Although each of the three historic preservation programs has multiple criteria for evaluating significance, only one criterion must be met within each respective program to establish historic significance for that agency.

In addition to the evaluation of historical significance, the three historic preservation programs require that a resource retain sufficient integrity. Integrity refers to the continued presence of a resource's physical features necessary to convey its historical character. This integrity is essential to communicate the resource's historical significance.

The following sections include evaluations of the Resource for:

- Integrity Evaluation;
- Historical significance under City criteria;
- Historical significance under CRHR criteria; and
- Historical significance under NRHP criteria.

4.1 Integrity Evaluation

In addition to determining the significance of a resource under local, state, and federal criteria, a resource is also assessed for integrity. Integrity is the ability of a resource to convey and maintain its significance. To retain historic integrity, a resource must possess several, and usually a majority, of the seven key aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

According to the City's Guidelines for the Application of the Historical Resources Board Designation Criteria, there are two important principles for understanding integrity:

- Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.
- Integrity relates to the presence or absence of historic materials and character-defining features.

Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.²⁸

Application of the seven aspects of integrity:

1. Location: Location is the place where a resource was constructed or where an event occurred.

²⁸ Guidelines for the Application of Historical Resources Board Designation Criteria, Pg. 3-4.

The Resource remains in its original location. Therefore, it retains its integrity of Location for its circa 1888 period of construction.

The Project proposes to move the Resource approximately 14 feet to the east. According to the Resource's designation statement of significance, its significance is related to its "architectural style" and "its proximity to three other Victorian residential historic resources". In this context, the Project will not substantially diminish the Resource's integrity of Location because the new siting is within the PSA, retaining a similar relationship with State Street and its associated Victorian properties.

2. Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

The Resource contains alterations, as described below, which have impacted its integrity of Design. A rear addition substantially altered the original form by expanding the footprint and removing original windows. The addition also altered the original floor plan configuration.

The Project proposes to rehabilitate and adaptively reuse the Resource in accordance with the Standards. In this context, the Project has the potential to repair aspects of the Resource's integrity of Design.

3. Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

The Resource, a single-family home, was constructed on a standard city parcel and block within the Little Italy neighborhood in the Downtown Community Planning Area. The area surrounding the Resource was relatively undeveloped when it was designed and built in circa 1888. Over the past 137 years, many of the neighboring parcels have been redeveloped with denser and larger buildings in contemporary styles, and commercial uses have been introduced in the area. However, the Resource is one of four adjacent Victorian residential buildings that remain intact and are all listed on the San Diego Register. The Resource retains its integrity of Setting, as it remains part of this historic grouping.

The Project proposes to add an eight-story building behind and over the Resource. In the context of the neighborhood's history, this type of development fit a pattern of development since the area was first developed; however, the scale of the new building will diminish the Resource's integrity of Setting.

4. Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.

The Resource's integrity of Materials has been similarly impacted by alterations, consistent with the integrity aspect of Design discussed above. However, the Project's proposed scope of work has the potential to repair the Resource's integrity of Materials.

5. Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.

The Resource's integrity of Workmanship has been similarly impacted by alterations, consistent with the integrity aspect of Design discussed above. However, the Project's proposed scope of work has the potential to repair the Resource's integrity of Workmanship.

6. Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.

The Resource retains its integrity of Feeling.

7. Association: Association is the direct link between an important historic event or person and a historic property.

Historical research did not find an association between a significant event or person and the Resource. Consequently, the Resource does not retain an integrity of Association.

Integrity Conclusion

Of the seven aspects of integrity, the Resource retains integrity of Location, Setting, Materials, and Feeling. The aspects of Design, Materials, and Workmanship have been impacted by alterations, and the aspect of Association has never been present.

The Resource retains sufficient integrity to convey its architectural significance under HRB Criterion C. However, relocation would diminish its integrity of location and setting, and the introduction of new construction above and behind the Resource would further impair its ability to convey its significance.

4.2 Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According the City's Guidelines, Appendix E, Part 2:

Any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated as a historical resource by the HRB if it meets one or more of the following criteria:

- Criterion 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;
- Criterion B: Is identified with persons or events significant in local, state, or national history;
- Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

- Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the State Historic Preservation Office for listing on the California Register of Historical Resources;
- Criterion 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 that have a special character, historical interest, or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the City.

Criterion A (San Diego Register)

Community Development: The resource exemplifies or reflects special elements of a city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

Per Criterion A, a resource that exemplifies or reflects special elements of its development is significant. A "Special elements of development refer to a resource that is distinct among others of its kind or that surpasses the usual in significance."²⁹ For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may itself be the model for development.³⁰

In the context of Criterion A: Does the resource reflect a special element of the City of San Diego's development and retain sufficient integrity to convey this association?

Evaluation of the Resource under Criterion A:

1. *Historical Development shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history.*

The Resource was developed as a single-family residence circa 1888. Historical research indicates that the Property does not exemplify or reflect a special or unique aspect of San Diego's historical development. Rather, the Property represents a common pattern of residential development found throughout Downtown San Diego during the late 19th century. Given this context, the Property does not embody a distinctive or significant element of the City's, community's, or neighborhood's development. Therefore, the Property's development is not considered a special or unique aspect of Historical Development under Criterion A.

2. *Archaeological Development exemplifies subsurface deposits and features that were part of early human development on the site.*

No such deposits or features exist; therefore, the Resource does not exemplify or reflect Archaeological Development.

²⁹ Guidelines for the Application of Historical Resources Board Designation Criteria, Pg. 7.

³⁰ Guidelines, Pg. 8.

3. *Cultural Development exemplifies or reflects development that is associated with a group people linked together by shared values or beliefs, properties associated with significant achievements in the visual and fine arts, or disciplines associated with the public or private institutions of higher learning and/or academic inquiry.*

The Property does not possess a cultural aspect of significance and it does not exemplify or reflect an aspect of San Diego's Cultural Development.

4. *Social Development exemplifies or reflects development that is associated with relations or interactions with others.*

The Property is not associated with any such relations or interactions of Social Development. Therefore, the Property does not have an association with a Social Development aspect of significance.

5. *Economic Development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor, agriculture, maritime or transportation industries.*

The Property is an example of residential development. Development with this description was prolific and common throughout the Property's historic context; therefore, it does not exemplify or reflect a special aspect of Economic Development.

6. *Political Development shall exemplify or reflect development associated politics or the political atmosphere or related movements.*

The Property does not have any Political Development associations. Therefore, the Property does not have an association with a Political Development aspect of significance.

7. *Aesthetic Development shall exemplify or reflect development associated with an artistic arrangement in theory or practice.*

The Resource does exemplify an artistic arrangement in theory or practice and therefore does not reflect an historical aspect of Aesthetic Development.

8. *Engineering Development shall exemplify or reflect development associated with Engineering Development.*

The Property did not incorporate any new or significant engineering systems or means or methods of construction. Therefore, the Property does not exemplify or reflect any special historical aspect of San Diego's Engineering Development.

9. *Landscape Development shall exemplify or reflect development associated with garden and park design, subdivision design or ecosystem/habitat restoration.*

The Resource's landscape does not include garden, park, subdivision or ecosystem habitat restoration. Therefore, the Resource does not exemplify or reflect a special historical aspect of the City of San Diego's Landscape Development.

10. Architectural Development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.

The Property was developed as a single-family residence circa 1888 and exhibits Queen Anne character-defining features consistent with the style's period of significance (1880–1900). However, historical research did not identify any information indicating that the Resource represents a special or distinctive example of Queen Anne architectural development in San Diego.

Criterion A (San Diego Register) Conclusion:

No historical evidence was identified to indicate that the Resource currently exemplifies or reflects a special or unique aspect of the City's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development, or that it embodies a distinctive aspect of the City's broader historical narrative. Therefore, the Resource does not merit designation under Criterion A.

Criterion B (San Diego Register) Persons or Events:

To qualify for designation under Criterion B for association with a person significant in local, state, or national history, the individual must have made demonstrable achievements or contributions to the history of the City of San Diego, the State of California, or the nation.

To qualify under Criterion B for association with a significant event, the event must be historically meaningful to the City, state, or nation.³¹

According to the City's Guidelines, to be significant under Criterion B, the resource must be associated with the person during the period that the person's significant achievement and contributions occurred. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation.³²

In the context of Criterion B and the City's Guidelines: Was the Resource the residence of an individual who made a significant contribution to local history during their period of occupancy?

Evaluation for significance: Person

To qualify for designation under Criterion B for association with a person significant in local, state, or national history, the individual must have made demonstrable contributions to the history of San Diego, the State of California, or the nation. No such person has been identified in association with this property. Therefore, the Resource does not qualify for designation under Criterion B for association with an important individual.

³¹ Guidelines. Page 15.

³² Guidelines. Page 16.

Evaluation for significance: Event

To qualify for designation under Criterion B for association with a significant event in local, state, or national history, the event must have contributed meaningfully to the historical development of San Diego, the state, or the nation. No such event has been identified in connection with this Resource. Therefore, the Resource does not merit designation under Criterion B.

Criterion B (San Diego Register) Conclusion:

The Resource is not eligible for local designation under the City's Criterion B, as it is not associated with any persons or events significant in local, state, or national history, as defined by the criterion.

Criterion C (San Diego Register) Architecture:

*Embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*³³

"Style" refers to the composition, massing, scale, materials, and details that collectively exhibit the essential physical features of a recognized architectural style.³⁴

Understanding Criterion C

Criterion C applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, group, or culture. Distinctive characteristics are the physical features or traits that commonly recur within specific architectural styles, building types, historical periods, or construction methods. A valuable example of the use of indigenous materials or craftsmanship refers to the meaningful use of naturally occurring materials in the construction of the resource, or a notable example of skilled workmanship by an artisan or craftsman.³⁵

Criterion C: Applying Criterion C

A resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken.

It is important to note that Criterion C requires a resource to embody the distinctive characteristics of a style, type, period, or method of construction; it does not require that the resource be a unique or distinguished example. The important use of indigenous materials must be substantiated through research sufficient to confirm the use of naturally occurring materials in the construction of the

³³ Guidelines. Page 20.

³⁴ Guidelines. Page 21.

³⁵ Guidelines. Page 20.

resource. The work of a craftsperson can be considered significant if the resource demonstrably reflects the skilled workmanship of an individual artisan.³⁶

According to the City's Guidelines, age alone is not sufficient to meet the criterion for designation. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction—as supported by established sources—do not qualify. Established sources refer to “accepted bodies of scholarly and professional work,” as noted above. The HRB's official professional reference is *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, written by Virginia Savage McAlester and updated in November 2015.³⁷

Criterion C: Style, Queen Anne (1880-1900)

The Queen Anne style was a popular architectural style for domestic construction in the United States from approximately 1880 to 1900, with continued—though declining—use into the early 1910s. As described in *A Field Guide to American Houses* by Virginia Savage McAlester, the style is characterized by asymmetrical massing, steeply pitched and varied roof forms, prominent front-facing gables, and the use of contrasting materials and textures. The style emerged in part due to advances in balloon-frame construction and the availability of pre-cut wood ornamentation, which enabled greater design complexity and visual richness.

Queen Anne single-family houses typically feature irregular footprints and elevations articulated by projecting bays, cutaway corners, recessed entries, and wrap-around porches. Rooflines are steeply pitched and complex, often incorporating gables, hips, and dormers in asymmetrical compositions. Towers or turrets—either round, square, or polygonal in plan—are commonly located at a corner of the house and extend above the main roofline. Wall surfaces are intentionally varied, frequently combining horizontal wood siding with patterned wood shingles or other decorative treatments to avoid flat planes.

Porches are a defining element of the Queen Anne style and typically extending across the primary façade and often wrapping around one or more sides of the house. Earlier examples feature turned wood posts, decorative brackets, spindlework friezes, and balustrades—elements commonly referred to as “Eastlake” or Spindlework detailing. Later examples, associated with the “Free Classic” subtype, incorporate classical columns, grouped colonettes, and Palladian or oval windows.

Fenestration generally includes one-over-one wood-sash windows, bay windows, and decorative windows with leaded, beveled, or stained glass. Gable ends often display ornamental shingles, sunburst motifs, or other applied woodwork. The overall architectural expression emphasizes visual complexity, asymmetry, and ornamental detail.

Character-defining features of the Queen Anne style typically include:

1. Asymmetrical massing and irregular floor plans
2. Steeply pitched, varied roof forms with prominent front-facing gables
3. Projecting bays and wall planes, including cutaway corners and recessed entries
4. Towers or turrets—round, square, or polygonal—typically located at a corner of the building
5. Contrasting wall textures and materials, such as clapboard siding combined with patterned shingles

³⁶ Ibid.

³⁷ *Guidelines*. Page 21.

6. One-story porches, often full-width and wrapping around one or more façades
7. Porch detailing that reflects either the Spindework (Eastlake) subtype—turned posts, brackets, friezes—or the Free Classic subtype—classical columns, grouped colonettes, and Palladian windows
8. Wood-sash windows, often with varied shapes or decorative glazing, including stained, leaded, or beveled glass
9. Applied ornamentation at gables, porches, and cornices, including decorative shingles, sunburst motifs, and scrollwork
10. Roof ornamentation such as cresting, finials, or gable trim (when extant)

Criterion C Evaluation: Style, Queen Anne.

As documented during the field survey prepared for this Report, the Resource was constructed circa 1888 using materials and construction techniques typical of the period, and it retains a six physical features characteristic of the Queen Anne architectural style, including:

1. Asymmetrical massing and an irregular floor plan
2. Steeply pitched, varied roof forms with a prominent front-facing gable
3. Contrasting wall textures and materials, such as clapboard siding and decorative shingles
4. Spindework or classical porch detailing, including boxed cornices, spindle-posts, running trim, and brackets
5. Wood-sash windows—tall, narrow, double-hung, wood-framed windows with decorative trim
6. Applied ornamentation at gables, porches, and cornices

Criterion C: Style, Conclusion

Although modest in size and detail, the Resource was designed and constructed with at least six of the ten Queen Anne character-defining features identified by McAlester. These features retain a good degree of integrity with respect to Design, Materials, and Workmanship today. Therefore, the Property met the eligibility criteria for historical designation under the City's historical regulations at the time of its designation in 1990 and it continues to meet the City's current designation criteria and Guidelines today.

Criterion C: Type of Building

Type of Building refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. The form and material clearly demonstrate through the presence of essential physical features a specific purpose and/or function.³⁸ A building is eligible as an example of its type of construction if it is an important example (within its context) of building practices of a particular time in history.³⁹

The Resource's function is defined as a single-family residence. It was specifically designed for this purpose, and its form and materials were selected to support residential use. These design elements are typical of building practices found throughout the United States and the City of San Diego in the late 19th century. However, the Resource does not represent a distinctive or significant example of this building type within the City. Therefore, it is not eligible for designation as an important example of historical building practices in San Diego.

³⁸ *Guideline*. Page 22.

³⁹ *Ibid*.

Criterion C: Method of Construction

Method of construction refers to the manner the procedures and techniques that are used during the construction process in order to build a building. A building is eligible as an example of a method of construction if it is a rare or an important example of building practices, construction innovations or technological advances during a specific time in history.⁴⁰

The Resource's construction utilized a common wood-frame method of construction and is not a "rare or an important example of building practices, construction innovations or technological advances" in the City.

Criterion C (San Diego Register) Conclusion:

In conclusion, the Resource was evaluated under Criterion C, as defined in the City's Guidelines, for its potential significance as a building that embodies the distinctive characteristics of a type, period, or method of construction, or as a valuable example of the use of indigenous materials or craftsmanship. Constructed circa 1888, the Resource embodies the essential character-defining features of the Victorian Queen Anne architectural style and retains integrity for its association with that style. Therefore, the Resource meets the criteria for significance under Criterion C: Architecture.

Criterion D (San Diego Register) Work of a Master:

*Represents the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. According to the HRB Designation Guidelines, a property is not eligible under Criterion D solely because it was designed or constructed by a prominent individual. Rather, the individual must qualify as a "master," defined as a figure of generally recognized greatness in their field. Furthermore, not all examples of a master's work are eligible. Criterion D requires that the resource represent a notable work of the master, and that significance must be clearly demonstrated through historical research and comparative analysis.*⁴¹

Historical research did not identify the architect, designer, or builder of the Resource. However, the 1989 DPR form attributes construction to John Woolman. Woolman is not currently recognized as a Master Builder by the City of San Diego.

Criterion D (San Diego Register) Conclusion:

In conclusion, the Resource does not meet the criteria for significance under Criterion D for association with a Master Architect or Master Builder.

Criterion E (San Diego Register)

Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the NRHP or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register.

Criterion E (San Diego Register) Conclusion:

The Resource is not listed on either the NRHP or the CRHR, and it has not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The Resource does not qualify under HRB Criterion E (NRHP or CRHR Eligible).

⁴⁰ Guidelines. Page 23.

⁴¹ Guidelines. Page 28.

Criterion F (San Diego Register)

Criterion 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.

Criterion F (San Diego Register) Conclusion:

The Resource is not located within an existing historic district; therefore, it does not qualify under HRB Criterion F Historic District.

4.3 Application of National Register Criteria

The National Historic Preservation Act of 1966 (NHPA) established the NRHP as the official federal list of cultural resources nominated by state historic preservation offices for their historical significance at the local, state, or national level. Listing in the NRHP recognizes that a resource holds historical, architectural, archaeological, or cultural significance and requires federal agencies to consider historic values in the planning of federally funded or permitted projects.

To be eligible for listing, properties must meet one or more of the NRHP criteria for historical significance and retain integrity of location, design, setting, materials, workmanship, feeling, and association. Structures and features must usually be at least 50 years old to be considered, unless they meet criteria for exceptional importance.

The criteria for listing in the NRHP are established in Title 36, Part 60 of the Code of Federal Regulations (CFR). Resources may be significant in American history, architecture, archaeology, engineering, or culture, and may include districts, sites, buildings, structures, or objects.

Individual NRHP criteria and their application to the Resource are discussed below.

Criterion (A): Associated with events that have made a significant contribution to the broad patterns of our history;

Criterion (B): Associated with the lives of persons significant in our past;

Criterion (C): Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation; and

Criterion (D): Has yielded or is likely to yield information important in prehistory or history.

In addition, a resource must also retain integrity. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

Evaluation of the Resource under the NRHP Criteria:

Criterion A (NRHP) Event:

Properties may be eligible for the NRHP if they are associated with events that have made a significant contribution to the broad patterns of history.

To be considered eligible for listing in the NRHP under Criterion A, a resource must be associated with one or more events important in a defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends; however, must be clearly important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of a port city. Moreover, the resource must have an important association with the event or historic trends, and it must retain integrity.⁴²

Criterion A (NRHP) Conclusion:

Based on the evaluation contained in this Report, no historical evidence was identified to support the determination that the Resource is associated with events or trends that made a significant contribution to the broad patterns of the nation's history. Therefore, the Resource does not qualify for listing in the NRHP Criterion A.

Criterion B (NRHP) Person:

Properties are eligible if they are associated with the lives of persons significant in our past.

To be considered eligible for listing in the NRHP under Criterion B, a resource must be associated with the lives of persons significant in history. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons significant in history refers to individuals whose activities are demonstrably important within a local, state, or national historic context.

Criterion B (NRHP) Conclusion:

Based on the evaluation contained in this Report, no historical evidence was identified to support the determination that the Resource is associated with the lives of persons significant in the nation's past. Therefore, the Resource does not qualify for listing in the NRHP under Criterion B.

Criterion C (NRHP) Design/Construction:

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.

Distinctive characteristics of an architectural style.

To be eligible under this aspect of Criterion C, a resource must clearly illustrate the distinctive physical features of a specific architectural style, type, period, or method of construction. The resource must retain enough of these character-defining features to be considered a true representative of the style or construction method.

⁴² National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criterion A: Event

Although the Resource is significant under local Criterion C for its embodiment of the Queen Anne architectural style, it is not eligible for listing in the NRHP due to alterations and a lack of evidence supporting its significance as a true and distinctive representative of the Queen Anne style.

As previously discussed under San Diego Register Criterion C, the Resource does not serve as an important example of building practices from circa 1888.

Works of a Master

This aspect of Criterion C applies to properties that represent the notable work of a master architect, builder, or craftsman. A master is defined as an individual of generally recognized greatness in their field, a known craftsman of exceptional skill, or an anonymous artisan whose work is distinguishable by its characteristic style and quality. A resource is not eligible solely because it was designed by a prominent individual; the resource must represent a notable example of the master's work.

In this case, the Resource's architect and builder were not identified. Therefore, this aspect of Criterion C does not apply.

This aspect of Criterion C does not apply as the Resource's architect and builder were not identified.

High Artistic Values

This aspect of Criterion C applies to resources that fully articulate a particular design concept or aesthetic ideal. A property is not eligible under this aspect unless it expresses aesthetic ideals or design concepts more fully than other properties of its type.

The Resource does not articulate a particular design concept or aesthetic ideal; therefore, this aspect of Criterion C does not apply.

To be eligible under Criterion C, a resource must retain enough of the distinctive characteristics of a recognized architectural style, type, period, or method of construction to be considered a true representative of that category. The Resource does not retain sufficient integrity or significance to meet this threshold.

Criterion C (NRHP) Conclusion:

Based on the evaluation contained in this Report, the Resource does not qualify as historically significant under NRHP Criterion C.

Criterion D (NRHP): Archeological information

This criterion applies to properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D (NRHP) Conclusion:

Criterion D is intended to address archaeological resources and is not applicable to the Resource; therefore, it does not qualify under NRHP Criterion D.

NRHP Conclusion:

Based on the evaluation contained in this Report, the Resource does not meet the criteria for listing in the NRHP under Criteria A, B, C, or D.

4.4 Application of California Register Criteria

The criteria for listing historical resources in the CRHR are consistent with those developed by the National Park Service for listing in the NRHP, with modifications to better reflect the breadth and diversity of California's history. Only resources that meet one or more of the criteria set forth below may be listed in, or formally determined eligible for listing in, the CRHR pursuant to California Code of Regulations, Title 14, Section 4852.

Properties subject to the CEQA are required to be evaluated for historical significance under the CRHR criteria.

To be considered historically significant, a resource must be significant at the local, state, or national level under one or more of the following criteria:

- Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Criterion 2: Associated with the lives of persons important to local, California, or national history;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic value;
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of these criteria, a resource must retain integrity to qualify for listing in the CRHR.

Evaluation of the Resource under CRHR criteria:

Criterion 1 (CRHR) - Association with Events:

To be eligible under Criterion 1, a resource must be associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California or the United States.

Criterion 1 (CRHR) Conclusion:

No historical evidence was identified to support a determination that an event of significance to local, California, or national history occurred at or is associated with the Resource. Therefore, the Resource is not eligible under CRHR Criterion 1.

Criterion 2 (CRHR) - Association with Persons:

To be eligible under Criterion 2, a resource must be associated with the lives of persons important to local, California, or national history.

Criterion 2 (CRHR) Conclusion:

Historical evidence was not identified to support a determination that persons associated with the Resource were important to local, state, or national history at the level required for eligibility in the CRHR. Therefore, the Resource is not eligible under CRHR Criterion 2.

Criterion 3 (CRHR) - Design/Construction:

To be eligible under Criterion 3, a resource must embody the distinctive characteristics of a type, period, region, or method of construction; represent the work of a master; or possess high artistic values.

Criterion 3 (CRHR) Conclusion:

As discussed under NRHP Criterion C in this Report, the Resource does not retain sufficient integrity under CRHR Criterion 3 due to significant alterations, and it does not embody the distinctive characteristics of a type, period, region, or method of construction sufficiently to qualify for the CRHR. In addition, this aspect of Criterion 3 does not apply, as the Resource's builder and architect were not identified. Therefore, the Resource is not eligible under CRHR Criterion 3.

Criterion 4 (CRHR) Archaeology:

To be eligible under Criterion 4, a resource must have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 (CRHR) Conclusion:

To qualify under this criterion, the Resource must contain information that contributes meaningfully to the understanding of human history or prehistory. No such information was identified in association with the Resource. Therefore, the Resource is not eligible under CRHR Criterion 4.

CRHR Conclusion:

Based on the evaluation contained in this Report, the Resource is not eligible for inclusion in the CRHR.

5 Findings and Conclusions

Under CEQA, the City of San Diego has established thresholds for determining the significance of impacts to historical resources, in accordance with Public Resources Code Section 21082.2. Significant impacts may include direct, indirect, and cumulative impacts to historical resources, as outlined in the City's *CEQA Significance Determination Thresholds* (September 2022).

5.1 Introduction

This section summarizes the findings of the historical research, integrity evaluation, and significance assessments presented in Sections 2 through 4, and evaluates the potential effects of the Project on historical resources in the Project Study Area.

5.2 Summary of Historical Resources Technical Report Evaluation Findings

The subject property, HRB Site #278, The Ordway Residence, was designated in 1990 under HRB Criterion C for its Queen Anne architectural style and its association with an intact group of four Victorian-era homes.

Report findings:

- The Resource is not eligible for listing in the NRHP or CRHR; however, it retains significance under local criteria.
- Alterations such as a rear addition and secondary entrance do not compromise the Resource's ability to convey its architectural significance.
- The Resource retains integrity of design, materials, workmanship, and feeling and continues to convey significance under HRB Criterion C.

5.3 Project Description

The Project consists of construction of an eight-story mixed-use development with 52 dwelling units (including moderate-income units) and commercial space. It includes the adaptive reuse of HRB Site #278.

The Project relocates the Resource approximately 14 feet east, reassembled, and rehabilitated. The new building would be constructed above and behind the Resource.

To achieve these goals, the Resource will be temporarily dismantled and moved off-site during construction. Upon completion of the new building, the Resource will be returned to the site, reassembled in its new location, and rehabilitated,

A Monitoring and Treatment Plan will be implemented to ensure the Resource is protected throughout dismantling, storage, reassembly, and rehabilitation.

Rehabilitation will include repair of deteriorated historic materials, exterior repairs, and minor compatible modifications to support adaptive reuse.

5.4 Impacts Discussion

Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, Historical Resources Guidelines (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

Age

The Resource was constructed in circa 1888. It is approximately 137 years of age.

Location

The Resource has remained in its current location since its construction in circa 1888.

Context

Except for the three other Victorian residences designated at the same HRB board meeting in 1990, the physical environment surrounding the Resource has changed substantially since its development in circa 1888.

Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with the Resource.

Association–Person

Historical research failed to reveal any historically important person(s) at the local, state, or national levels ever having been associated with the Resource.

Uniqueness–Architecture

The Resource is an example of Queen Anne architectural style from 1888; however, it is not unique in its expression of this style.

Uniqueness–Use

The Resource was designed and constructed as a single-family residence. This type of use is not unique to its period of construction.

Structural Integrity

The Resource was structurally sound and possessed a sufficient degree of structural integrity from circa 1888 when it was designated as historic by the HRB in 1990.

Application of CEQA

Public Resources Code Section 21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section 5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired.

Under Public Resources Code Section 5024.1, a historical resource is a resource listed in, or formally determined eligible for listing in, the CRHR. Section 4.4 of this Report, concluded that the Resource is not eligible under the criteria.

A historical resource also includes resources listed in a local register, or identified as significant in an historical resource survey meeting specific criteria.

According to Public Resources Code Section 5024.1, a historical resource is also eligible for listing in the CRHR if it meets any of the following NRHP criteria:

- 1) Event Association: The Resource is not associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. No such association was identified.

- 2) Individual Association: The Resource is not associated with the lives of persons important to local, state, or national history.
- 3) Design/Construction: The Resource does not retain sufficient integrity to embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value.
- 4) Information Potential: The Resource does not qualify under information potential as a resource which has yielded, or may likely yield, information important in prehistory or history.

This Report's evaluations under all criteria defined in the Public Resources Codes found that the Resource is not eligible for listing in the CRHR, the California Historic Resources Inventory, or the NRHP.

CEQA Guidelines: Impacts

According to CEQA Guidelines Section 15064.5(a)(3), a lead agency may determine that a resource is historically significant if it is supported by substantial evidence in light of the whole record.

Based on the findings in this Report:

- The Resource does not meet state or national significance criteria.
- The Resource was designated historically significant at the local level by the HRB in 1990.
- The Project will cause a substantial adverse change in the significance of a historical resource, as defined under CEQA.

The Project proposes to relocate the Ordway Residence approximately 14 feet to the east within the project site, followed by rehabilitation consistent with Standards. These components would maintain the Resource's local eligibility; however, new construction must also be considered in evaluating potential adverse effects. The Project also includes construction of an eight-story mixed-use tower above and behind the historic Resource.

While the rehabilitation of the Resource itself may be consistent with the Standards, the overall Project must also be evaluated for its impacts on the significance of the Resource. The location, massing, and scale of the proposed new construction represent a substantial alteration. The scale and location of the new construction are not consistent with the Standards, particularly Standard 9, which requires new additions to preserve the historic character of the property.

Although the Resource would retain its local designation and be physically preserved, the visual and contextual dominance of the new development impairs the Resource's ability to convey its historic significance. Accordingly, while the relocation and rehabilitation components may be individually consistent with the Standards, the Project as a whole would result in a substantial adverse change in the significance of the historical resource as defined by CEQA and the City's Historical Resources Guidelines.

5.5 Mitigation Measures

According to Section 15126.4 of the CEQA Guidelines, feasible measures should be considered to minimize any potentially significant adverse impacts to historical resources. As analyzed in this Report, the Project proposes to relocate the Resource on-site, rehabilitate it in accordance with the Standards, and adaptively reuse it as part of the new mixed-use development.

To ensure the successful protection, relocation, rehabilitation, and adaptive reuse of the Resource, the applicant will implement a Monitoring and Treatment Plan as condition of approval:

Measure 1 – HABS Documentation

Prior to any dismantling or relocation of the Resource, the property owner shall arrange for the Resource to be documented in accordance with Historic American Buildings Survey (HABS) Level I standards, following the outline format described in the HABS Guidelines.⁴³ Photographic documentation shall comply with the *Photographic Specification – Historic American Buildings Survey* and include archival-quality, large-format photographs of the exterior, interior, and architectural details of the Resource. Construction techniques, architectural elements, materials, and other distinctive features shall be documented to capture the Resource's historic character.

Historic photographs and original architectural plans shall be included in the documentation, in accordance with current HABS guidelines. Two copies of the HABS documentation package shall be prepared: one copy submitted to the City of San Diego Planning Department's Heritage Preservation Division, and one copy archived in a publicly accessible collection. The documentation package shall be prepared by a qualified team including an architectural historian and photographer with experience preparing HABS documentation.

Measure 2 – Monitoring and Treatment Plan

Prior to any dismantling, relocation, or rehabilitation work, the property owner shall prepare a Monitoring and Treatment Plan to guide the dismantling, off-site storage, relocation, reassembly, and rehabilitation of the Resource. The Plan shall include measures to ensure that the Resource is protected during disassembly and transportation, that character-defining features are preserved and reinstalled accurately, and that the rehabilitation work complies with the Standards.

The Monitoring and Treatment Plan shall be prepared by a qualified architectural historian or historic preservation professional and shall be reviewed and approved by City of San Diego Heritage Preservation staff prior to implementation.

These measures will reduce some aspects of the Project's impact but will not eliminate the significant effect.

5.6 CEQA Framework

Consistency with the Downtown San Diego Final Environmental Impact Report (FEIR) and CEQA Framework

The Project is located within the Downtown San Diego Community Plan area and is subject to the program-level environmental review provided in the certified Downtown Final Environmental Impact Report (FEIR, 2006).⁴⁴ The FEIR acknowledges that significant and unavoidable impacts to designated historical resources may occur in the context of urban redevelopment.

Although the Project would result in a significant and unavoidable impact, it is adequately addressed under the certified Downtown FEIR. The City's certification of the FEIR included the adoption of a Statement of Overriding Considerations, which determined that the benefits of Downtown

⁴³ <https://www.nps.gov/subjects/heritagedocumentation/samples.htm>. Web accessed March 2025.

⁴⁴ <https://www.sandiego.gov/sites/default/files/feir-combined-file-version-11-17-08.pdf> Web accessed May 2025.

redevelopment—including infill development, increased housing supply, and enhanced economic vitality—outweigh the significant and unavoidable environmental impacts identified therein. The project is consistent with the Downtown FEIR and benefits from its certified programmatic analysis. Accordingly, while the project would result in a substantial adverse change in the significance of the historical resource under CEQA, the impact is adequately addressed by the existing certified FEIR, and no further environmental documentation is required pursuant to CEQA Guidelines Section §15168(c).

5.7 Conclusions

The Project proposes the relocation, rehabilitation, and adaptive reuse of HRB Site #278, the Ordway Residence. Implementation of the recommended mitigation measures, including the preparation of HABS-level documentation and a Monitoring and Treatment Plan, will ensure the Resource is adequately documented, protected during relocation, and rehabilitated in a manner consistent with the Standards.

The Project also includes construction of a new eight-story mixed-use building above and behind the Resource. As described in Section 5.4, the massing, scale, and location of the new construction constitute a substantial alteration that cannot be determined to be consistent with the Standards. While the proposed mitigation measures would reduce certain impacts, they are not sufficient to reduce the overall effect to a less than significant level.

The impact is considered a substantial adverse change to the significance of a designated historical resource. However, as the Project is consistent with the program-level analysis of the Downtown FEIR, and the City has adopted a Statement of Overriding Considerations, no additional environmental document is required.

End of Report.

6 Bibliography

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15. San Diego Historical Center and Photographic Archives.
16. San Diego Union Tribune newspaper Archives.

7 Appendices

[Appendix A: Building Development Information](#)

San Diego County Assessor's Office Residential Building Records
Notice of Completion
Water and Sewer Connection Record
Building Construction Permits
County Lot Block Book Page

[Appendix B: Ownership and Occupant Information](#)

Chain of Title
City Directory Listings of Occupants
Deed from date of Construction

[Appendix C: Maps](#)

City of San Diego 800:1 Scale Engineering Map
United States Geological Survey Map (U.S.G.S. Point Loma Quadrangle)
Original Subdivision Map
Sanborn Fire Insurance Maps

[Appendix D: DPR Forms](#)

1989 DPR Form prepared by the Brandes / Lia Team

[Appendix E: Preparer's Qualifications](#)

Jennifer Ayala, LEED AP, RA

[Appendix F: Supplemental Information](#)

1990 Report to the HSB

APPENDIX A

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APPENDIX A

Building Development Information

A.1 San Diego County Assessor's Building Record

A.2 Notice of Completion

A.3 Water/Sewer Connection Records

A.4 Building Construction Permits

A.5 County Lot and Block Book Page

A.6 Previous Survey Forms

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[illegible]

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MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
SHED	m.s.	Box Type	Camp	5 Comp	-	-	Poor Qual.
Box 4x4 Double							
COMPUTATIONS							
Area							225, 745, 95
$14 \times 12 =$	168					87	800
$24 \times 26 =$	624					400	12
$292 \div 4 =$	596						8.12
$156 \div 4 =$	78						

Remarks: ① No Entry - not Home - old sheet said Unit App'd in 1950 was of Wood Mat & Poor Qual. 5-4-59 H.C.
 ② Per owner - this is not a double, One unit only. SW 123-93

The figure is a hand-drawn site plan on graph paper. It shows a rectangular area with various dimensions and labels. On the left side, there is a 'Road' and a 'N.V.' (North) arrow. The plan is divided into several sections with dimensions: a top-left section labeled 'SHED' with dimensions 14 and 12; a top-right section labeled 'Box' with dimensions 13 and 24; a bottom-left section labeled 'Double' with dimensions 26 and 4; and a bottom-right section with dimensions 14 and 12. There are also other dimensions like 6, 12, and 14. The plan is drawn with solid lines and includes some handwritten notes and arrows.

STATE 5

APPENDIX A

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A.2 Notice of Completion

No Notice of Completion
on file with County of
San Diego

APPENDIX A

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A.3. Water and Sewer Connection Records

WATER <input type="checkbox"/>		SEWER <input type="checkbox"/>		CITY OF SAN DIEGO - UTILITIES DEPARTMENT				WORK ASSIGNMENT ORDER				SERIAL NO. 55884	
TRANS. CODE 1-2		ACCOUNT NO. 3-11		SERVICE ADDRESS				CUSTOMER NAME					
				1620 STATE ST				MRS ORDWAY					
MTR. SZ.	MK.	STYLE	REG. NO.	METER READING 13-18		DATE INSTALLED		COST ACCOUNT		MAP BOOK PAGE		PHONE	
LOCATION								STOP/BREAK RECORD		CLEANOUT		DEPTH	
MTR. SZ.	MK.	STYLE	REG. NO.	SET HEAD		SET DATE		STOP/BREAK CODE		CLEANOUT		DEPTH	
LOCATION													
SAME													
NATURE OF COMPLAINT													
<input type="checkbox"/> METER LEAK		<input type="checkbox"/> BREAK		<input type="checkbox"/> STOP		<input type="checkbox"/> ON - OFF		<input type="checkbox"/> PRESSURE		<input type="checkbox"/> TASTE/ODOR		<input type="checkbox"/> OTHER	
TAKEN BY 84 LOWENSTEIN		DATE 2-10-70		TIME		AM PM		ASSIGNED TO		DATE		BY	
ACTION REQUIRED													
<input type="checkbox"/> READ	<input type="checkbox"/> REMOVE	<input type="checkbox"/> REPLACE	<input type="checkbox"/> TURN ON	<input type="checkbox"/> LOCK	<input type="checkbox"/> METER	<input type="checkbox"/> REG.	<input type="checkbox"/> MTR. BOX	<input type="checkbox"/> BOX LID	<input type="checkbox"/> WATER LEAK	<input type="checkbox"/> VALVE			
<input type="checkbox"/> ROD REPAIR	<input type="checkbox"/> RAISE LOWER	<input type="checkbox"/> INSTALL	<input type="checkbox"/> MINOR MAINT.	<input type="checkbox"/> SPECIAL INSTRU.	<input type="checkbox"/> SERVICE	<input type="checkbox"/> HYDRANT	<input type="checkbox"/> MAIN	<input type="checkbox"/> MANHOLE	<input type="checkbox"/> LATERAL				
RENEW CITY SERVICE 3/4" LONG SIDE													
IS 3/4" GALVANIZED													
Renewed service with 1" ID Polyethylene. - MAIN 8" CI.													
Depth 3' - 70 PSI.													
WORK COMPLETED BY Spinella, V				TITLE UFI				DATE 2/12/70		TIME		(OVER)	

UA 100 (REV 3-49)

APPENDIX A

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A.4 Buidling Permit

Evening_Tribune_1935-10-18_24

ROOFING

Howell & Nichols, per Southwest Roof Co., 522 Seventh. 100 sq.
Lanyon, per Noyes. 802 Lido ct., 44 sq.
R. E. Paterson, per Earl W. Gray. 4262 Landis. 5 sq.
Lovett, per A-1 Roof Co., 3657 Grim. 7 sq.; Beck, per same. 4075 Louisiana. 10 sq.; Pacific System Homes, per same. 4344 Hawk. 18 sq.
Yett, per McMahon & Scates. 3862 Forty-seventh, and 4215 Forty-seventh.
Arthur Cordtz, per self. 4869 Kenmore. 9 sq.
S. D. Peterson, per self. 2261 Branda. 6 sq.
Ed Hall, per Kern Roof Co., 1144 Front. 1620 State, 8 sq ea.

Evening_Tribune_1936-12-16_25

BUILDING PERMITS

BUILDING


Coca Cola Bottling Co., per self. sign board. 3550 El Cajon. \$100.	Nichols, per same. 4745 Bancroft. soil.
John W. Murphy, per D. L. Furry. frame residence and garage. 4439 Muir. \$3000.	Mrs. Wilson, per same. 2436 Fairmount. 4 fix. 2 gas. soil.
Col. Willard, per J. L. Billups. garage. 4039 Alameda. \$300.	L. Kirkpatrick, per K. Diedericksen. 428 10th. 1 fix. soil.
Rossi, per self. addition. 5981 El Cajon. \$40.	M. Hall Co., per same. 1620 State st. 1 gas.
Joe Cannon, per self. chicken house.	John Beattie, per H. Lambrechts. 2459 L.

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A.4 Buidling Permit

 <div style="display: inline-block; vertical-align: middle;"> City of San Diego Development Services 1222 First Ave. • MS-301 San Diego, CA 92101-4154 (619) 236-6270 </div> <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> Permit Application <div style="font-size: 1.5em; margin-top: 10px;">\$140.00</div> </div>				
1. Permit Type: <input type="checkbox"/> Combination <input type="checkbox"/> Building <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Signs				
2. Project Address: Include Building or Suite No. <div style="display: flex; justify-content: space-between;"> 1620 STATE STREET Plan File No. For City Use Only </div>				
Lot No.	Block No.	Subdivision Name	Unit No.	Map No.
Parcel No.		Parcel Map No.		Assessor's Parcel No.
Existing Use <u>Residential</u>		Condition of Soil at Site: <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill		
Description of Work <u>OVERHEAD TO UNDERGROUND CONVERSION</u>				Total Floor Area
3. Designer name		Address		
City	State	Zip Code	Telephone	License Number
4. Applicant Name Please check one <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner <u>Shawn Barber</u>				
Address		City	State	Zip Code
<u>4725 Hillcrest Ave</u>		<u>LA Mesa</u>	<u>CA</u>	<u>91941</u>
5. Property Owner/Lessee Tenant Name Please check one <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant <u>Helen ORDWAY TRUST</u>				
Address		City	State	Zip Code
<u>1620 STATE ST.</u>		<u>SAN DIEGO</u>	<u>CA.</u>	<u>92101</u>
6. Contractor Name <u>Ink Electric</u>				
Address		City	State	Zip Code
<u>4725 Hillcrest Ave.</u>		<u>LA Mesa</u>	<u>CA.</u>	<u>91941</u>
State License No.	License Class	City Business Tax No.		
<u>388074</u>	<u>CIO</u>			
Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Signature <u>[Signature]</u> Title <u>Self.</u> Date <u>9-1-98</u>				
7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Insurance Company <u>Republic Indemnity</u> Policy No. <u>13647601</u> Expiration Date <u>2-1-99</u> <small>(This section need not be completed if the permit is for one hundred dollars (\$100) or less).</small> <input type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Signature <u>[Signature]</u> Date <u>9-1-98</u> <small>Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.</small>				
8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)]: <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.). <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law). <input type="checkbox"/> I am exempt under Section _____, B.&P.C. for this reason: Signature _____ Date _____				
9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C). Lender's Name _____ Lender's Address _____				
10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked. Signature <u>[Signature]</u> Date <u>9-1-98</u>				

This information is available in alternative formats for persons with disabilities.
 To request this information in alternative format, call (619) 236-7703 or (800)735-2929 (TT)


DS-3032 (Rev. 12-96)

APPENDIX A

Property Name: HRB #278, the Ordway Residence

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A.4 Buidling Permit

Project Status Report		THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154		3/13/25 7:19 am
L64A-050				Page 1 of 1
Project Information				
Project Nbr: 465766	Title: Ordway No Plan Permit	Int. Order:		
Project Mgr: De La Rosa, Dalia	(619)446-5462	ddelarosa@sanidiego.gov	Expiration Date: 1/7/2017	
Scope: DOWNTOWN: Combination No plan approval for proposed Re-Roofing shingles to an existing single family dwelling unit/Zoned: CCPD-R/Designated Historic HRB#278, Geo. Hazard 13				
Customer Information				
Customer	Firm	Role		
Mark Kersten	Home Depot	Agent		
Kenneth Ordway		Owner		
Mark Kersten	Home Depot	Applicant		
Mark Kersten	Home Depot	Point of Contact		
Review Cycle Information				
Review Cycle	Type/Discipline	Status	Reviewer	Last Submittal
1	Setup (RR)	Deemed Complete		01/08/16
3	DSD-Storm Water Review(Appn DSD-Storm Water Review	Opened Assignment Pending		
Job Information				
Job: 1620 STATE ST	Street Address: 1620 STATE ST	Thomas Brothers: 1289-A2		
APN: 533-352-0900	Parcel Owner: 16TWENTY LLC			
Approval Information				
Approval Nbr	Type	Status	Issued	Issued By
16 29555	Combination Building Permit	Created		
Project Fee				
Fee Description	Qty Needed	Qty Paid	Units	Invoice Status
Fee Collected-Other Agcy/Dept	1	0	Each	Fee Due
Hrly-CPCI Rvw Historic Proj	1	0	Hours	Fee Due



APPENDIX A

Property Name: HRB #278, the Ordway Residence

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A.5. San Diego County Assessor Lot Block Book Page

Middleton									
Block Lot	1888	1889	1890	1891	1892	1893	1894	1895	1896
30	1	1	1	1	1	1	1	1	1
31	1	1	1	1	1	1	1	1	1
32	1	1	1	1	1	1	1	1	1
33	1	1	1	1	1	1	1	1	1
34	1	1	1	1	1	1	1	1	1
35	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1
37	1	1	1	1	1	1	1	1	1
38	1	1	1	1	1	1	1	1	1
39	1	1	1	1	1	1	1	1	1
40	1	1	1	1	1	1	1	1	1
41	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1
43	1	1	1	1	1	1	1	1	1
44	1	1	1	1	1	1	1	1	1
45	1	1	1	1	1	1	1	1	1
46	1	1	1	1	1	1	1	1	1
47	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1
49	1	1	1	1	1	1	1	1	1
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51	1	1	1	1	1	1	1	1	1
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54	1	1	1	1	1	1	1	1	1
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71	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1
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77	1	1	1	1	1	1	1	1	1
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82	1	1	1	1	1	1	1	1	1
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87	1	1	1	1	1	1	1	1	1
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125	1	1	1	1	1	1	1	1	1
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127	1	1	1	1	1	1	1	1	1
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198	1	1	1	1	1	1	1	1	1
199	1	1	1	1	1	1	1	1	1
200	1	1	1	1	1	1	1	1	1

(SEE 1890)

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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APPENDIX B

Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.1 Chain of Title Page 1 of 4

California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797 Fax (858) 278-8393

WWW.LOTBOOK.COM

Chain of Title Report

Nakhshab Development & Design, Inc.

CTS Reference No.: 0325328

598 W. Laurel Street, Unit 11

San Diego, CA 92101

Attn: Soheil Nakhshab

Title Search Through: March 6, 2025

Property Address: 1620 State Street
San Diego, CA 92101

Assessor's Parcel No.: 533-352-09-00

Assessed Value: \$1,450,171

Exemption: None

Property Characteristics

Use: SFR

Improvements: 792 square feet

Legal Description

LOT 8 IN BLOCK 32 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF MADE BY J. E. JACKSON, ON FILE IN THE OFFICE OF COUNTY CLERK OF SAID SAN DIEGO COUNTY.

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.1 Chain of Title Page 2 of 4

**California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0325328**

**Chain of Title
(July 13, 1886 through March 6, 2025)**

1. Grant Deed

Grantor: E. W. Morse and Bryant Howard
Grantee: Elizabeth T. Randall
Recorded: July 13, 1886, Deed Book 63, Page 437

2. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1890.

3. Grant Deed

Grantor: Elizabeth T. Randall
Grantee: Frank T. Botsford
Recorded: January 7, 1893, Deed Book 208, Page 345

4. Order Settling Final Account and for Distribution Under Will

Estate of: Frank Terrill Botsford
Distributed to: Adelaide L. Botsford, ½ interest; and George S. Parker and
Adelaide L. Botsford in Trust for Mary S. Botsford, Frank
Leroy Botsford and Lulu Botsford Parker, ½ interest
Recorded: March 5, 1909, No. 3126, Deed Book 461, Page 106

5. Grant Deed

Grantor: Adelaide L. Botsford
Grantee: George S. Parker
Recorded: April 29, 1909, No. 6024, Deed Book 464, Page 67

6. Grant Deed

Grantor: George S. Parker, Trustee, Lulu Botsford Parker and Frank
LeRoy Botsford
Grantee: Union Title and Trust Company
Recorded: November 1, 1909, No. 6217, Deed Book 480, Page 27

**Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.1 Chain of Title Page 3 of 4

7. Quitclaim Deed

Grantor: Union Title Insurance Company, formerly Union Title and Trust Company
Grantee: The heirs of Kathryn Anna, aka Kate Anna
Recorded: April 13, 1936, No. 22365, Official Records Book 508, Page 124

8. Order Settling Final Account and Decree for Final Distribution

Estate of: Kathryn Anna, aka Kate Anna
Distributed to: Eugene Frank Pidgeon
Recorded: April 30, 1940, No. 20767, Official Records Book 1029, Page 44

9. Grant Deed

Grantor: Eugene Frank Pidgeon and Mary Frances Pidgeon
Grantee: Eugene Frank Pidgeon and Mary Frances Pidgeon
Recorded: September 3, 1941, No. 53298, Official Records Book 1275, Page 437

10. Grant Deed

Grantor: Eugene Frank Pidgeon and Mary Frances Pidgeon
Grantee: James Occhiuzzo and Helen Occhiuzzo
Recorded: May 6, 1948, No. 45709, Official Records Book 2786, Page 159

11. Decree Changing Name

Applicants: James Vincent Occhiuzzo and Helen Manzi Occhiuzzo
Changed to: James Vincent Ordway and Helen Manzi Ordway
Recorded: April 10, 1951, No. 44745, Official Records Book 4047, Page 226

12. Certificate of Release of Inheritance Tax Lien

Decedent: James Occhiuzzo, aka James Vincent Ordway
Recorded: October 24, 1967, Records File No. 183137

13. Quitclaim Deed

Grantor: Helen Ordway, aka Helen Occhiuzzo
Grantee: Helen Ordway, Trustee
Recorded: April 29, 1993, Records File No. 1993-0266198

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.1 Chain of Title Page 4 of 4

14. Affidavit - Death of Trustee

Decedent: Helen Manzi Ordway
Successor Trustee: Kenneth V. Ordway
Recorded: March 11, 2015, Records File No. 2015-0111897

15. Grant Deed

Grantor: Kenneth V. Ordway, Successor Trustee
Grantee: Kenneth V. Ordway and Sharon L. Ordway
Recorded: March 11, 2015, Records File No. 2015-0111898

16. Affidavit of Death of Joint Tenant

Decedent: Kenneth Vincent Ordway
Recorded: May 30, 2018, Records File No. 2018-0217808

17. Grant Deed

Grantor: Sharon L. Ordway
Grantee: 16Twenty LLC
Recorded: May 30, 2018, Records File No. 2018-0217809

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.2 Directory Listing of Occupants

Year	Occupant/Occupation
2018 - 2024	Vacant
2017	KENNETH ORDWAY
2016	KENNETH ORDWAY
2015	KENNETH ORDWAY
2014	KENNETH ORDWAY
2013	KENNETH ORDWAY
2012	KENNETH ORDWAY
2011	KENNETH ORDWAY
2010	KENNETH ORDWAY
2009	KENNETH ORDWAY
2008	KENNETH ORDWAY
2007	KENNETH ORDWAY
2006	KENNETH ORDWAY
2005	KENNETH ORDWAY
2004	KENNETH ORDWAY
2003	KENNETH ORDWAY
2002	KENNETH ORDWAY
2001	KENNETH ORDWAY
2000	KENNETH ORDWAY
1999	Ordway, Helen Mrs
1998	Ordway, Helen Mrs
1997	Ordway, Helen Mrs
1996	Ordway, Helen Mrs
1995	Ordway, Helen Mrs
1994	Ordway, Helen Mrs
1993	Ordway, Helen Mrs
1992	Ordway, Helen Mrs
1991	Ordway, Helen Mrs
1990	Ordway, Helen Mrs
1989	Ordway, Helen Mrs
1988	Ordway, Helen Mrs
1987	Ordway, Helen Mrs
1986	Ordway, Helen Mrs
1985	Ordway, Helen Mrs
1984	Ordway, Helen Mrs
1983	Ordway, Helen Mrs
1982	Ordway, Helen Mrs
1981	Ordway, Helen Mrs
1980	Ordway, Helen Mrs
1979	Ordway, Helen Mrs
1978	Ordway, Helen Mrs
1977	Ordway, Helen Mrs
1976	Ordway, Helen Mrs
1975	Ordway, Helen Mrs
1974	Ordway, Helen Mrs
1973	Ordway, Helen Mrs

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.2 Directory Listing of Occupants

Year	Occupant/Occupation
1972	Ordway, Helen Mrs
1971	Ordway, Helen Mrs
1970	Ordway, Helen Mrs
1969	Ordway, Helen Mrs
1968	Ordway, Helen Mrs
1967	Ordway, Helen Mrs
1966	Ordway, Helen Mrs.
1965	Ordway, Helen Mrs.
1964	Ordway, Helen Mrs.
1963	Ordway, Helen Mrs.
1962	Ordway, Helen Mrs.
1961	Ordway, James Vincent & Helen
1960	Ordway, James Vincent & Helen
1959	Ordway, James Vincent & Helen
1958	Ordway, James Vincent & Helen
1957	Ordway, James Vincent & Helen
1956	Ordway, James Vincent & Helen
1955	Ordway, James Vincent & Helen
1954	Ordway, James Vincent & Helen
1953	Ordway, James Vincent & Helen
1952	Ordway, James Vincent & Helen Phelan D W
1951	Occhiuzzo, James Vincent & Helen (Ordway)
1950	Occhiuzzo, James Vincent & Helen (Ordway)
1949	Occhiuzzo, James Vincent & Helen (Ordway)
1948	Occhiuzzo, James Vincent & Helen (Ordway)
1947	Reber, Ott
1946	Reber, Ott
1945	Reber, Ott
1944	Reber, Ott
1943	Reber, Ott
1942	Reber, Ott
1941	Reber, Ott
1940	Botti, Joseph Reber, Otto
1939	Botti, Joseph Reber, Otto
1938	Corrar, Pietro
1937	Correro, Pietro
1936	Cowell, Peter
1935	Rcuz, Ruth
1934	Soffate Carmen, Mrs.
1933	Vacant
1932	Vacant
1931	Vacant
1930	Vasques, Raymond Vasques, Raymond Jr

APPENDIX B

Property Name: HRB #278, the Ordway Residence

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B.2 Directory Listing of Occupants

Year	Occupant/Occupation
1929	Not listed
1928	Salgado, Feliciano
1927	Salgado, Feliciano
1926	Salgado, Feliciano
1925	Not listed
1924	Not listed
1923	Crivello Mossio (Anna) Fisherman
1922	Crivello Mossio (Anna) Fisherman
1921	Ghio, Dominico (Roberta) fisherman
1920	Ghio, Dominico (Roberta) fisherman
1919	Solis, Paladino (Katie) lab
1918	<i>Not listed</i>
1917	Bello Adelaide, stripper A Sensenbrenner & Sons Bello Amparo, stripper A Sensenbrenner & Sons Bello Manuela, stripper A Sensenbrenner & Sons Bello Rebecca, stripper A Sensenbrenner & Sons Bello Rosaria, stripper A Sensenbrenner & Sons
1916	Vlaminck Joseph (Antoinette) meat cuter
1915	Rost, Andrew (Mary) baker Hamilton's
1914	Rost, Andrew (Mary) baker Hamilton's
1913	Not listed
1912	Marsh, Peter G, car inspector
1911	Schulenburg, Alfred W, building contractor
1910	Kirchoff Henry C, Longshoreman
1909	Kirchoff Henry C, Longshoreman
1909	Kirchoff Henry C, Longshoreman
1908	Not listed
1907	Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1906	Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1905	Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1904	Wheaton, John A, marine engineer, Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1903	Wheaton, John A, quartermaster, SS St Denis, bds Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1902	Wheaton, C. E. Porter (U. S. Deputy Mineral Surveyor)
1901	Wheaton, John A, launch Dolphin rms. Wheaton, C. E. Porter, civil engineer
1900	Wheaton, C. E. Porter, civil engineer
1899	Wheaton, C. E. Porter, civil engineer
1898	<i>No directory</i>
1897	Porter, Hugh R, farmer
1896	<i>No directory</i>
1895	Hosman, A J, laborer
1894	Not listed
1893	Not listed
1890 - 1892	<i>No directory</i>

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DEED BOOK 63

S. A. M. G. Lowell County Recorder,
By *W. H. Gordon* Deputy.

APPENDIX C

Property Name: HRB #278, the Ordway Residence

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APPENDIX C

Maps

C.1 City of San Diego 800 Scale Engineering Map

C.2 USGS Map

C.3 Original Subdivision map

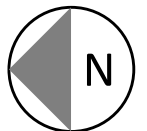
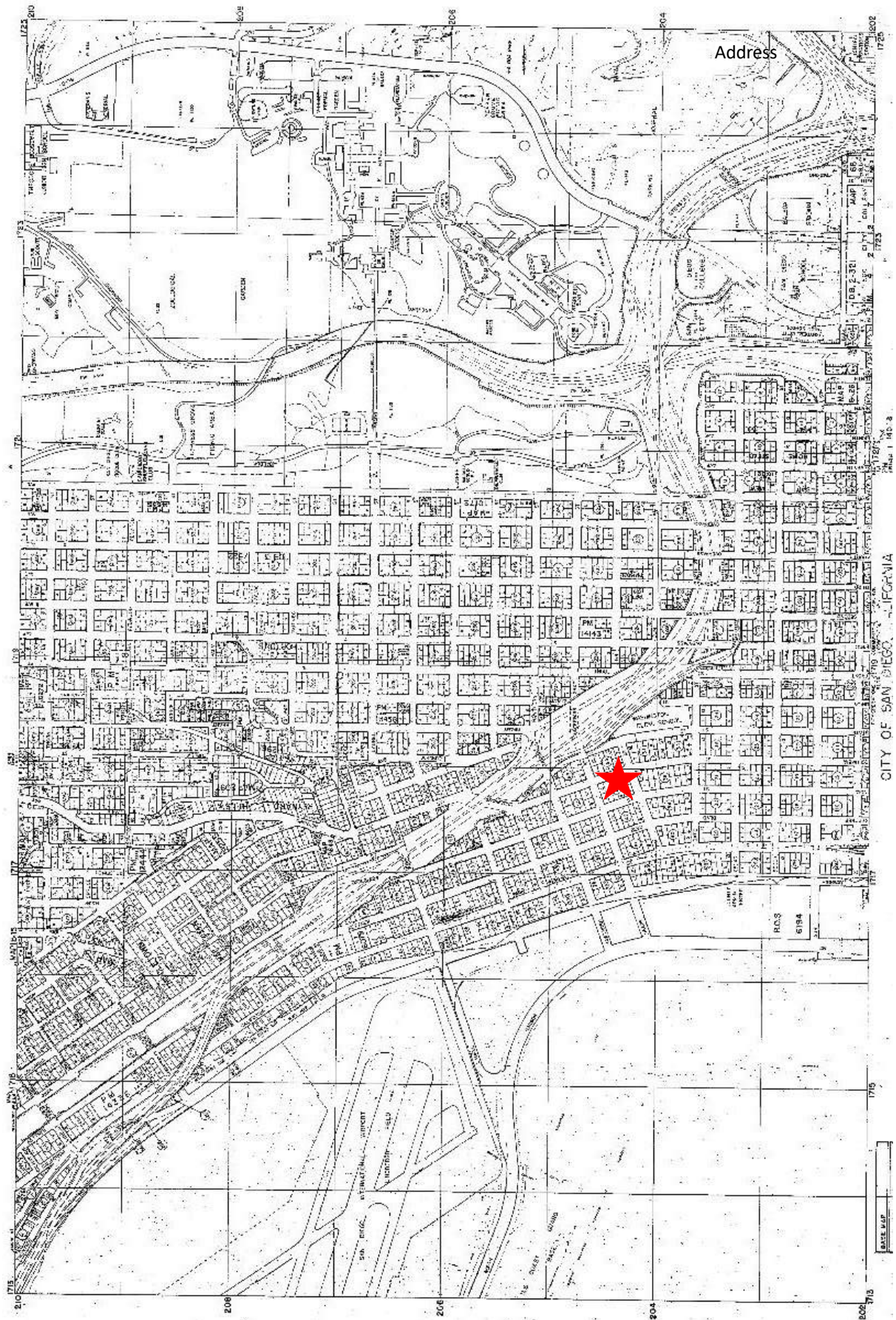
C.4 Sanborn Fire Insurance Maps

APPENDIX C

Property Name: HRB #278, the Ordway Residence

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C.1 City of San Diego 800 Scale Engineering Map



APPENDIX C

Property Name: HRB #278, the Ordway Residence

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C.2 USGS Map



APPENDIX C

Property Name: HRB #278, the Ordway Residence

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C.3 Original Subdivision map

533-35
SHT 1 OF 2
1"=100'

DETAIL "A"
NO SCALE

08

533-351-354

SECTION JAW

CHANGES	BLK OLD	NEW	REOUT
352	1	1	1
352	2	2	2
352	3	3	3
352	4	4	4
352	5	5	5
352	6	6	6
352	7	7	7
352	8	8	8
352	9	9	9
352	10	10	10
352	11	11	11
352	12	12	12
352	13	13	13
352	14	14	14
352	15	15	15
352	16	16	16
352	17	17	17
352	18	18	18
352	19	19	19
352	20	20	20
352	21	21	21
352	22	22	22
352	23	23	23
352	24	24	24
352	25	25	25
352	26	26	26
352	27	27	27
352	28	28	28
352	29	29	29
352	30	30	30
352	31	31	31
352	32	32	32
352	33	33	33
352	34	34	34
352	35	35	35

1* (CONDO) TEND
101-101-101-101
DOC 86-274031
2- SEE SA CUTW/68
3- CONDO
PORTO SIENA
DOC 02-15442
(SEE SHT 2)
4* CONDO
JANUARIAN HOUSE
DOC 03-145713
(SEE SHT 2)

MAP 14292-PORTO SIENA
DB 13 PG 522 - HORTONS ADD LOCKLING
CC 1 - 1874 - MIDDLETOWN
LS 168 ROS 10434, 11240, 11467, 14313

THIS MAP WAS PREPARED FOR ASSASSINAT PURPOSES ONLY. NO LIABILITY IS
ASSUMED BY THE COUNTY OF SAN JOSE FOR ANY LOSS OR DAMAGE TO
PROPERTY OR PERSONS ARISING FROM THE USE OF THIS MAP. THE
MAP NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

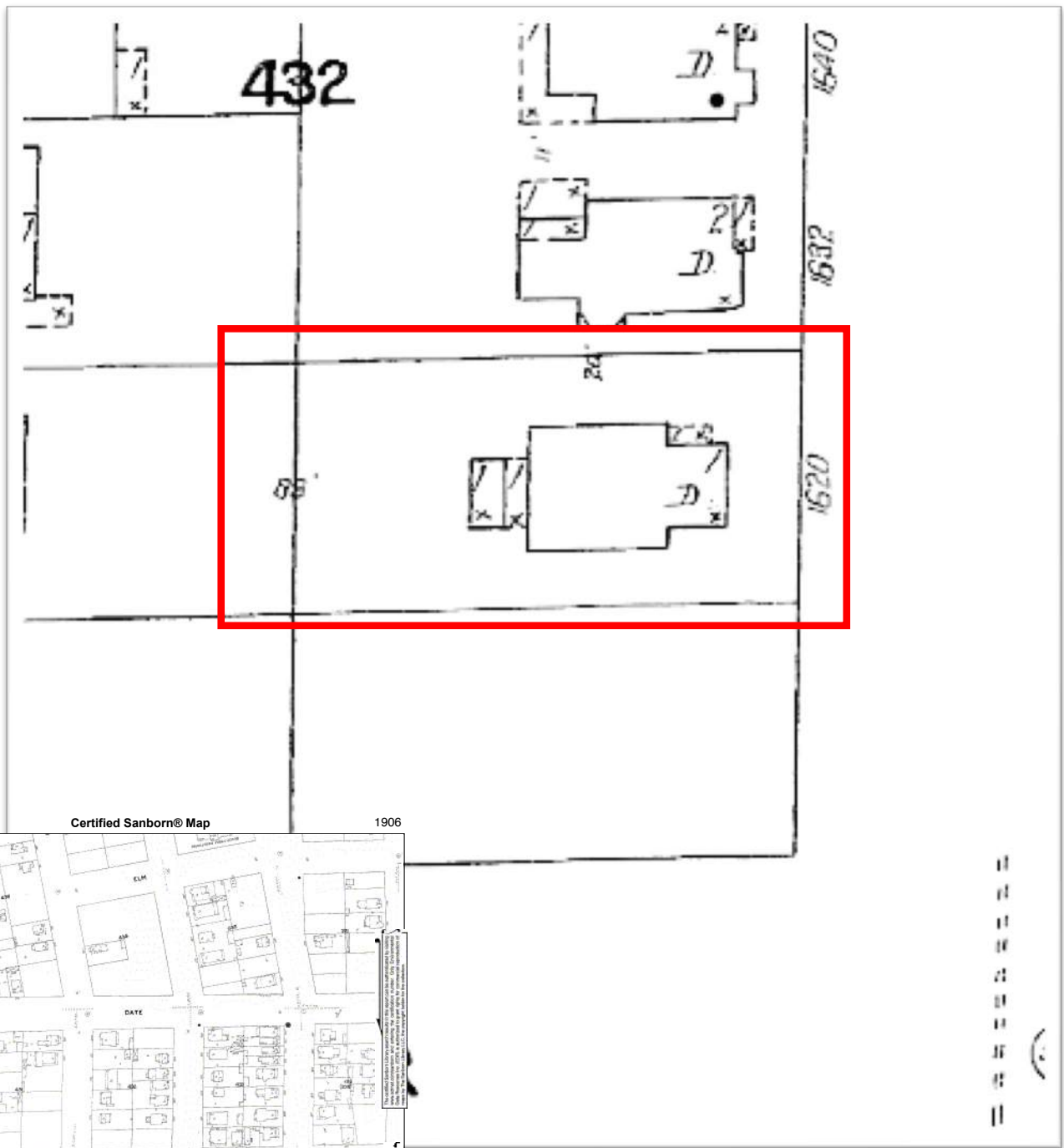
533-351-354
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APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1906

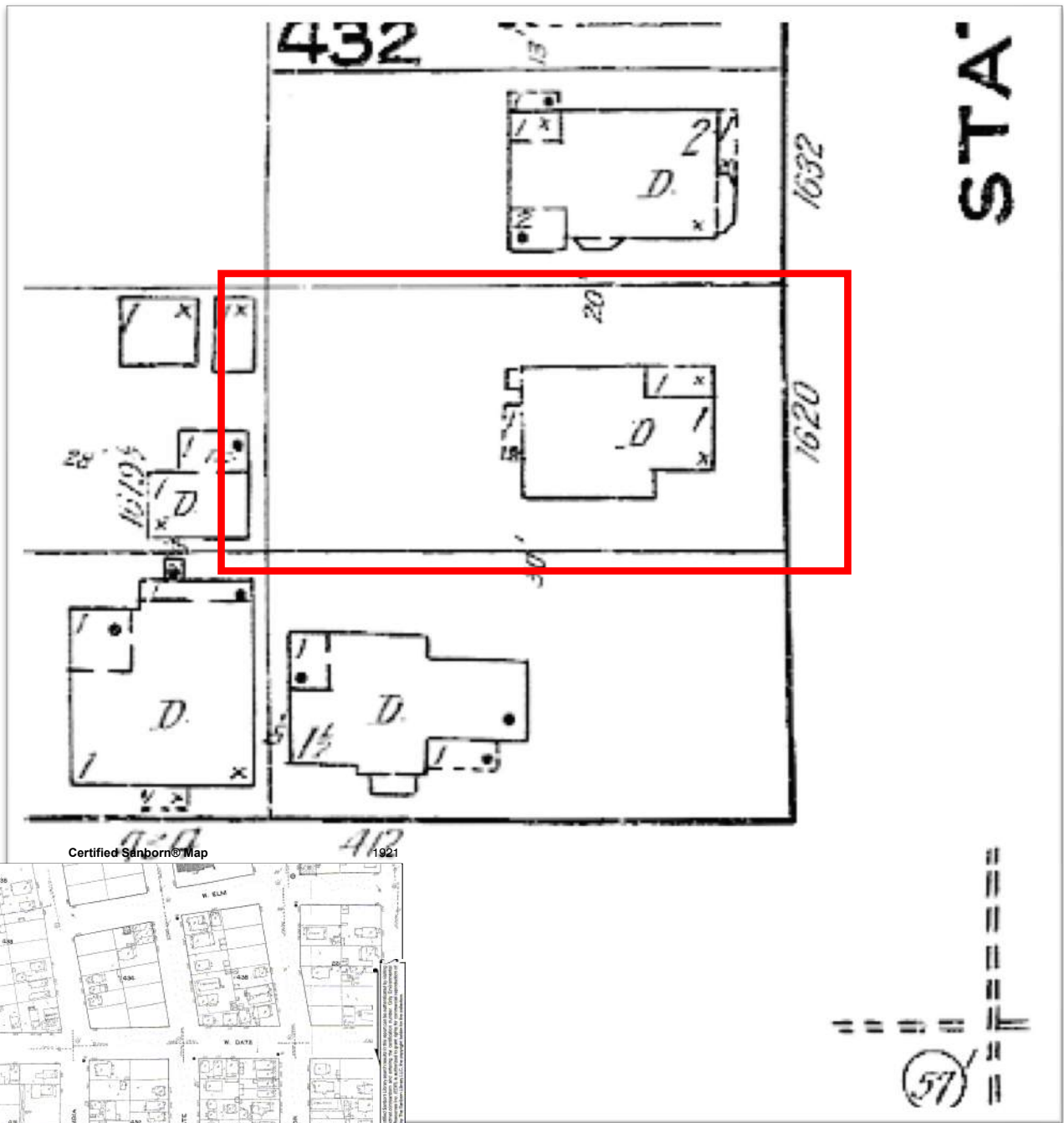


APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1921



Certified Sanborn® Map

1921

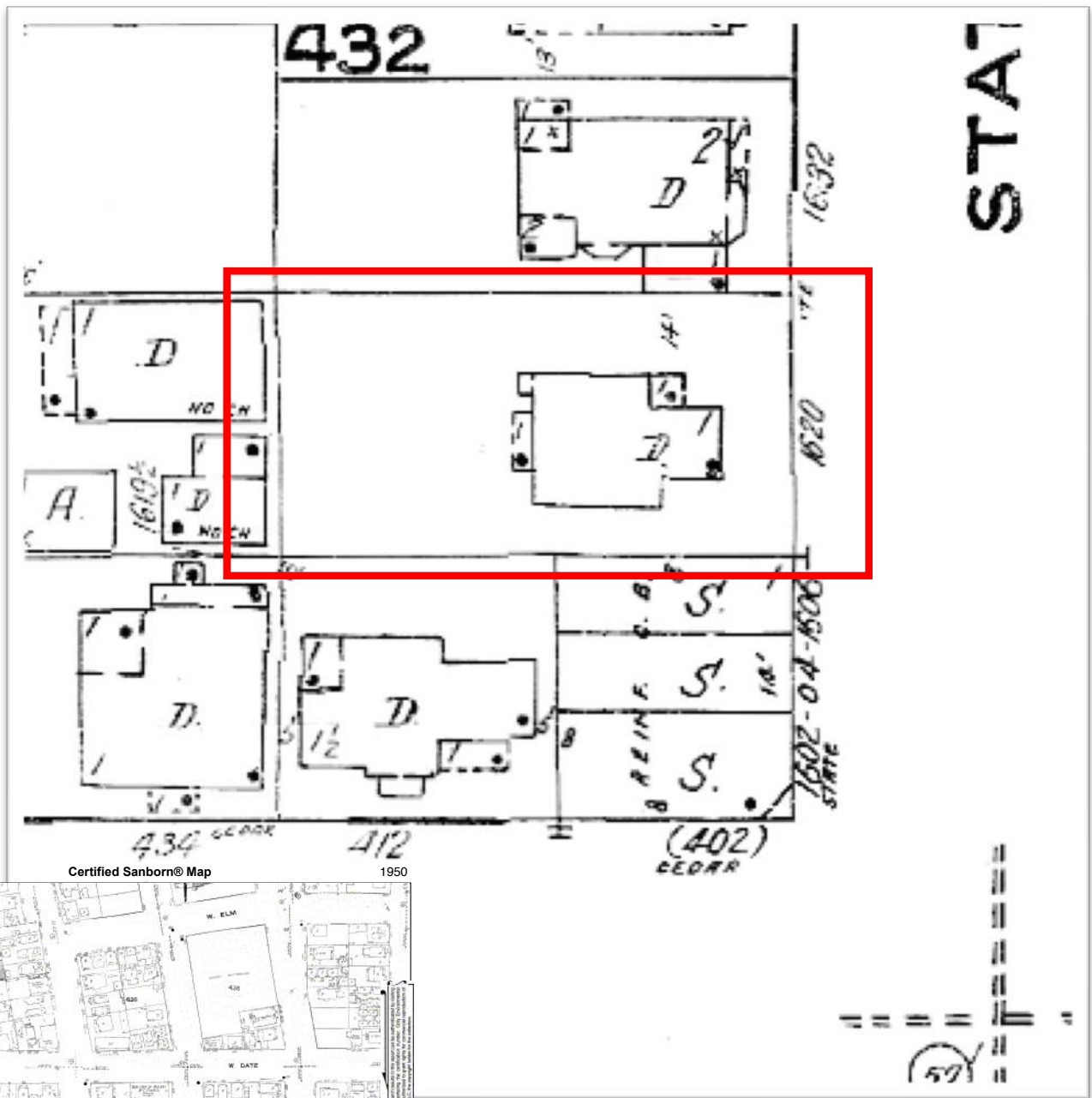


APPENDIX F

Property Name: HRB #278, the Ordway Residence

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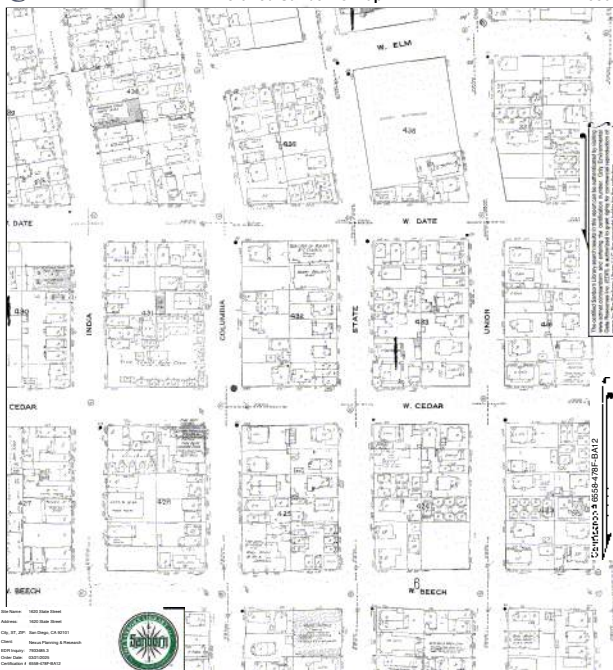
C.4 Sanborn Fire Insurance Maps: 1950



CEDR

Certified Sanborn® Map

1950



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



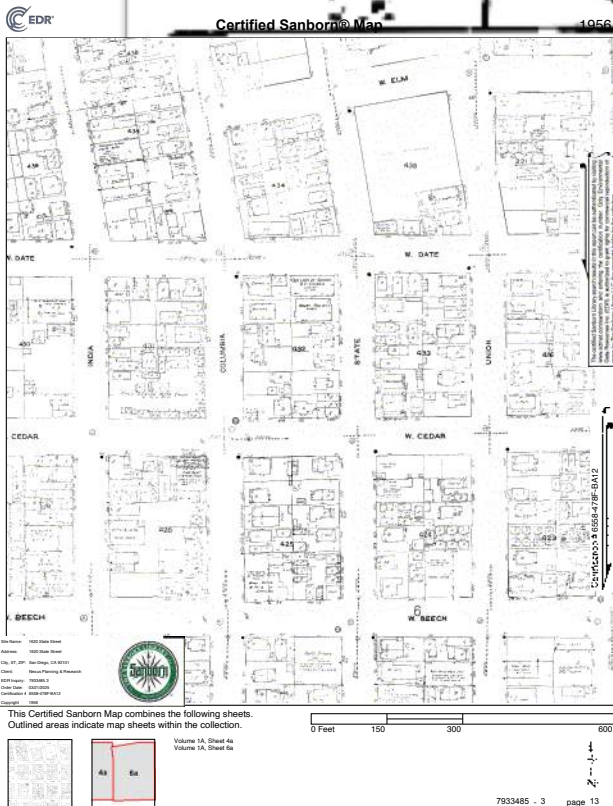
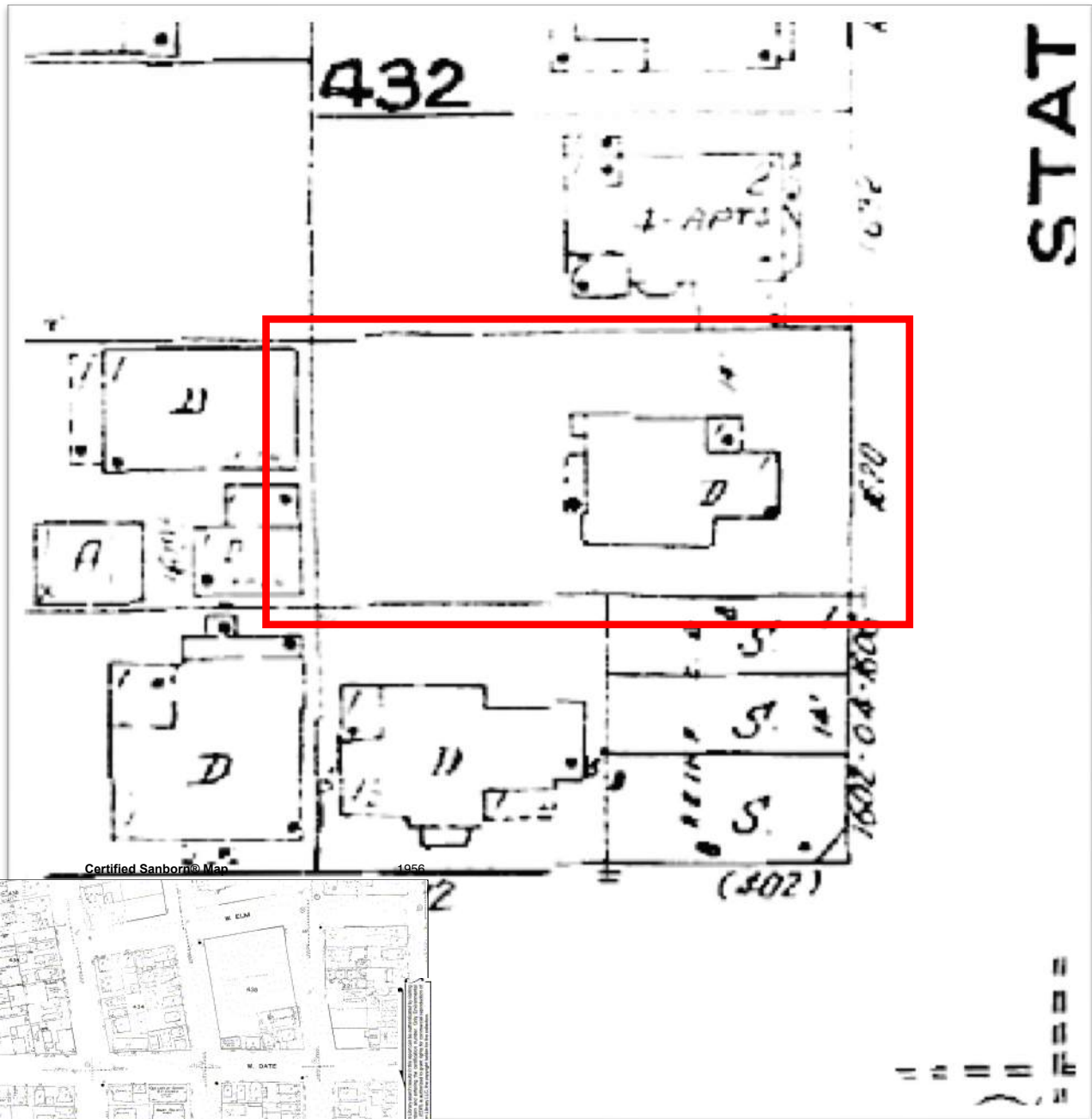
Volume 1, Sheet 6
Volume 1, Sheet 4

APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1956

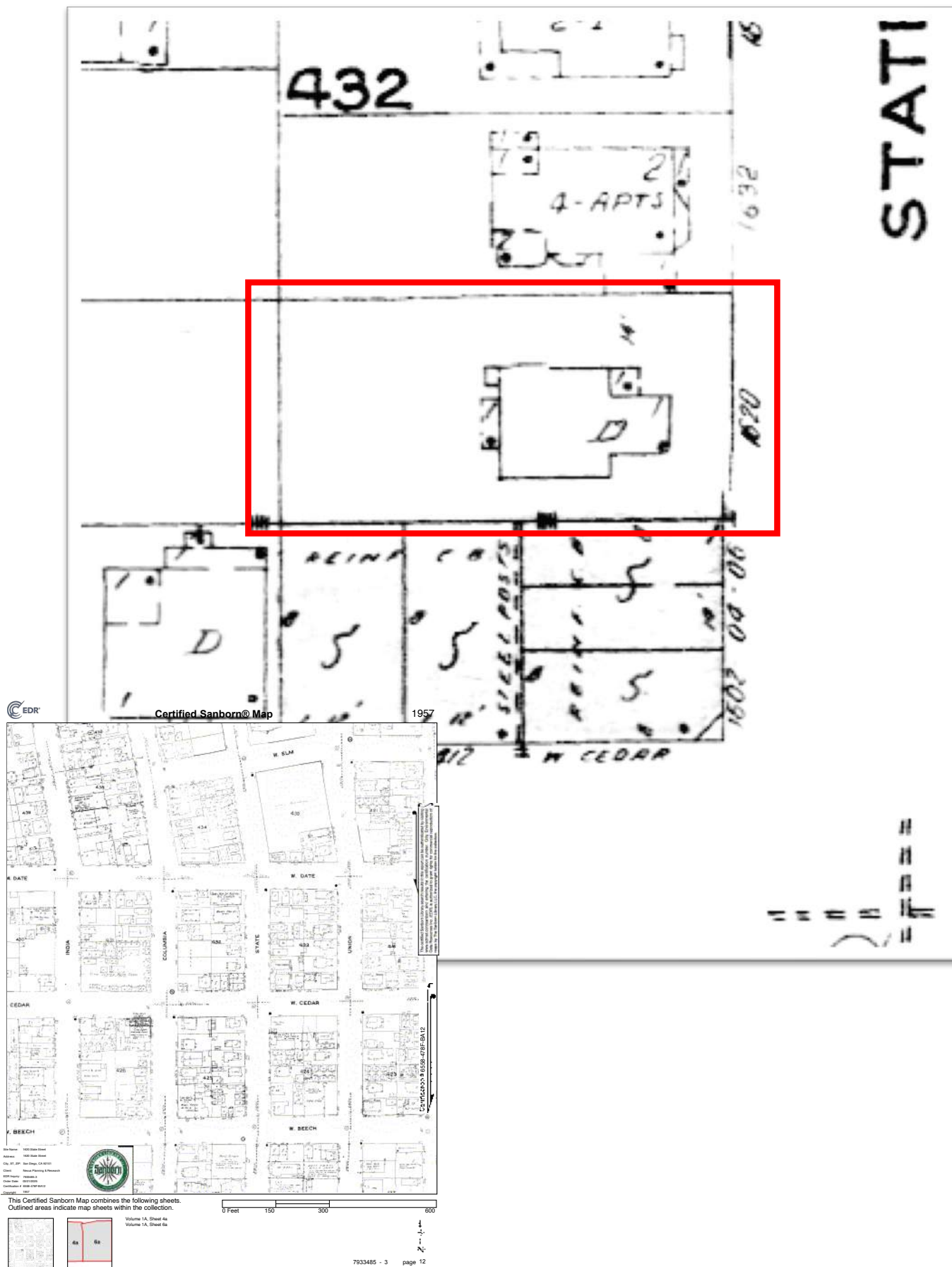


APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1957

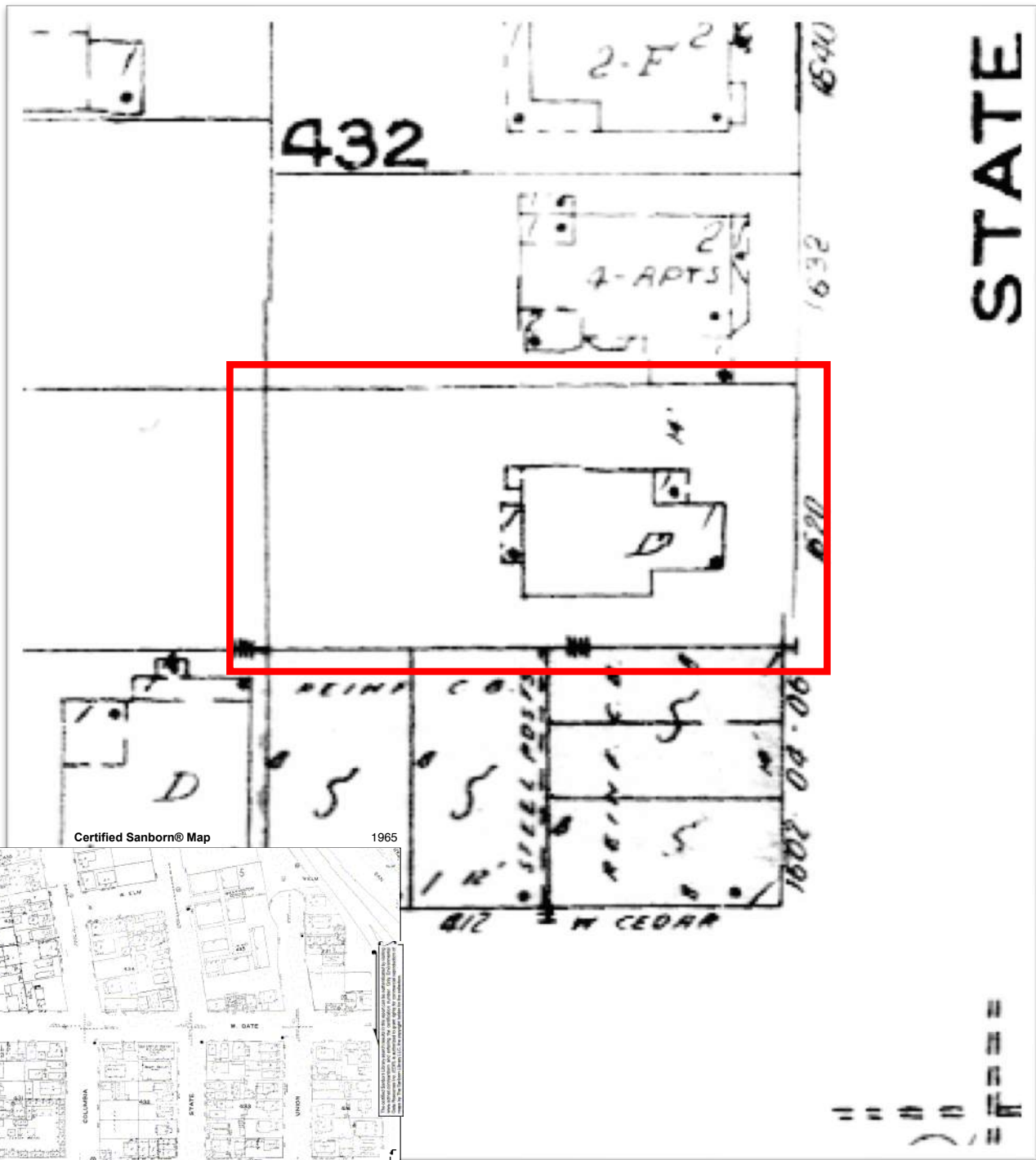


APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1965



CEDR

Certified Sanborn® Map

1965



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1A, Sheet 4a
Volume 1A, Sheet 4a

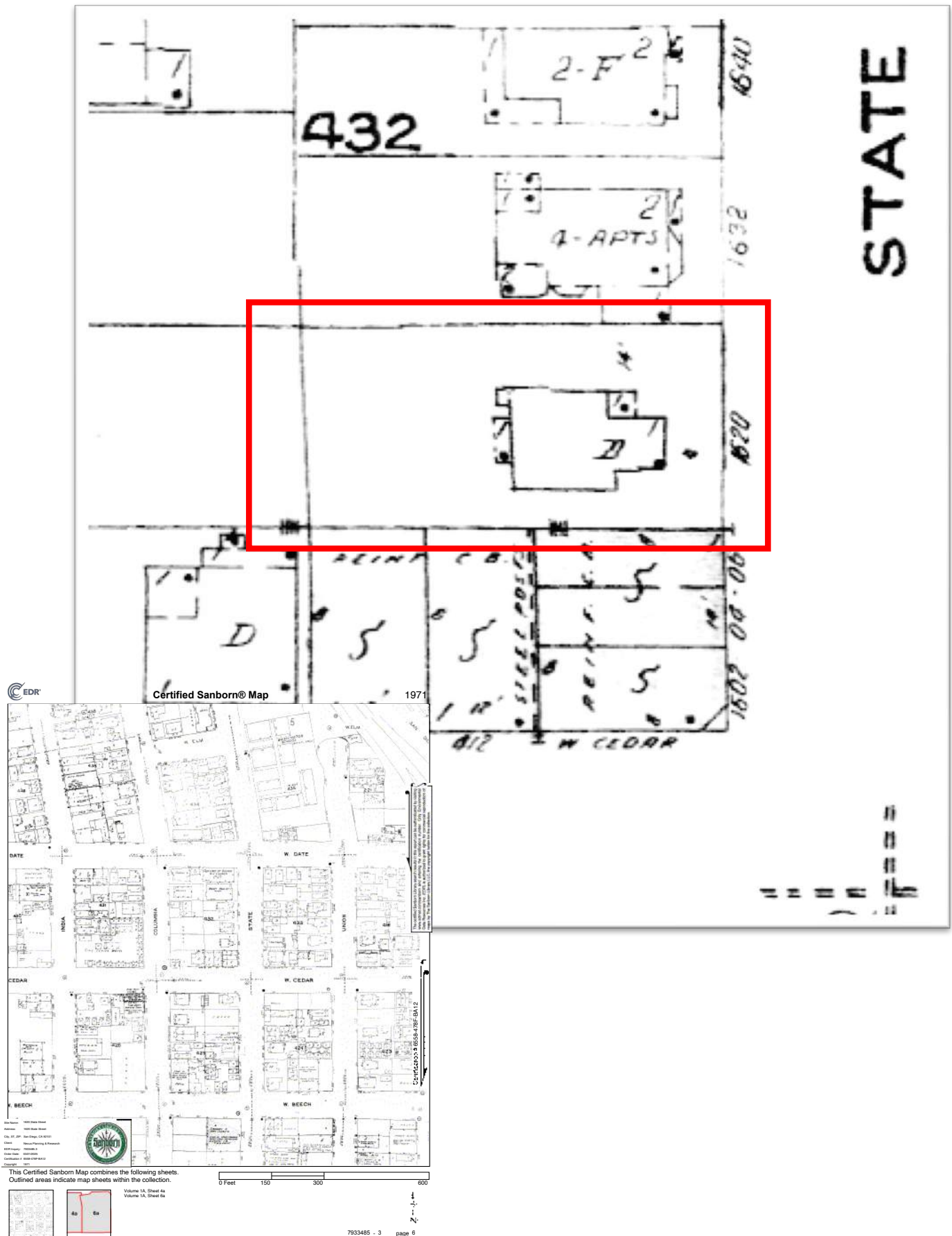
0 Feet 150 300 600

APPENDIX F

Property Name: HRB #278, the Ordway Residence

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C.4 Sanborn Fire Insurance Maps: 1971



APPENDIX E

Property Name: HRB #278, the Ordway Residence

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APPENDIX D

DPR FORMS

IDENTIFICATION

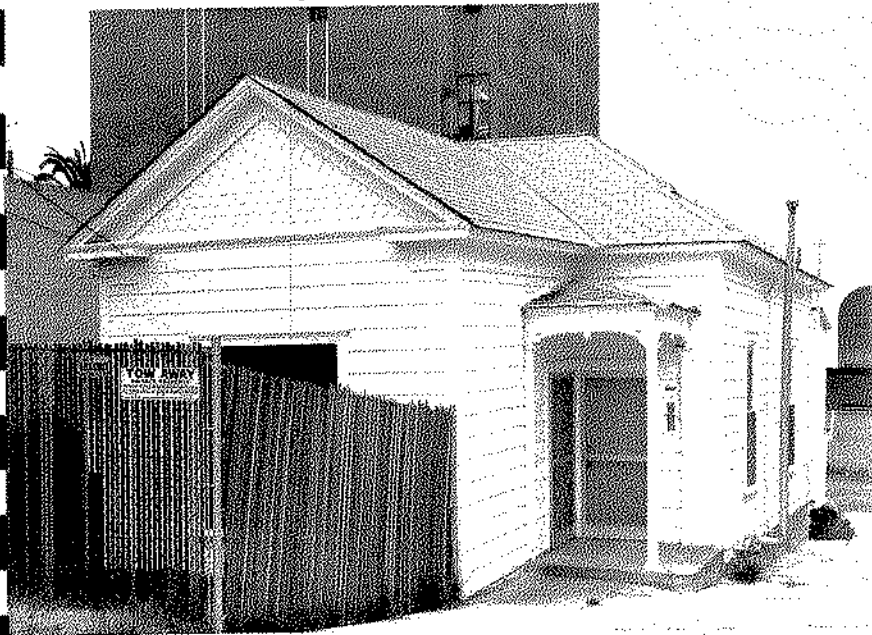
1. COMMON NAME: Ordway Residence
2. HISTORIC NAME: Elizabeth Randall Rental
3. ADDRESS: 1620 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-09
5. PRESENT OWNER: Helen Ordway
ADDRESS: 1620 State Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, Lot 8

The roof of this single-story Queen Anne Cottage is composed of a cross-gable linked onto the front of a hipped roof. The boxed cornice takes the shape of a pediment at the front gable end. Also in the gable end are scalloped and diamond shaped shingles. The siding used below the cornice is shiplap, with cornerboards. A corner front porch at the entry has an abbreviated hipped roof and is supported by two square pilasters and a corner column. Where historically there was probably a single entry, there are now two; facing the porch at right angles to each other. Under the porch roof there is a wooden frieze out of which small pendants and brackets were cut. Double hung sash windows were used throughout the house. At the rear of the house, a shed shaped addition was constructed.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
John Woolman
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This one-story cottage is significant because of its design in the Queen Anne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Elizabeth Randall purchased this site in 1886 from E. W. Morse and Haward Bryant. This single storied Victorian cottage, erected upon this lot around 1888, was used as a rental through the 1940s. Randall sold the structure in 1891 to F. T. Botsford, a capitalist heavily involved in San Diego real estate. George S. Parker, who dealt with investments and real estate, purchased the house in 1909. Feliciano Salgado, a laborer, lived at this address in 1927. In 1930, Raymond Vasquez, a fisherman, his wife, Mary, his son, and daughter-in-law resided here.

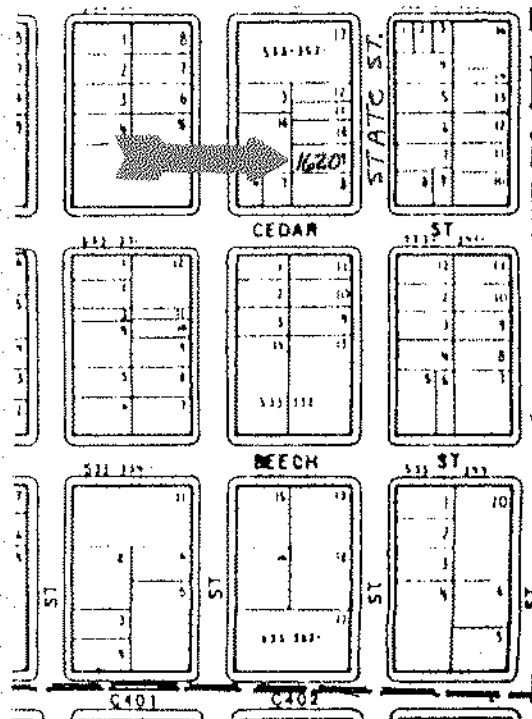
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



APPENDIX F

Property Name: HRB #278, the Ordway Residence

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APPENDIX E

Preparer's Qualifications

APPENDIX E

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JENNIFER AYALA, RA, LEED AP

Firm Name	Nexus Planning & Research
Total Years of Experience	30 Years
Employment History	Historical Consultant and Founding Partner: Nexus Planning & Research Architect and Founding Principal: Ayala Architecture Architect and Managing Principal: M W Steele Group Designer: Golba Architecture Designer: Perkins and Will
Education	Bachelors of Architecture, University of Cincinnati
Registration	State of California Architect License No. CA28372; November 2000 LEED Accredited Professional, Legacy 2002
Current Affiliation	Lambda Alpha International, A Land Economics Society, San Diego Chapter
Past Affiliations	Parent Connect Foundation Friends of Roosevelt Middle School Ex-Officio Member, Civic San Diego Real Estate Design Review Committee The Friends of Alice Birney Foundation, Past President and board member, Balboa Park Committee, Mayoral Appointee Centre City Advisory Committee for downtown San Diego development, Elected San Diego Commission for Arts and Culture: Public Art Selection Jury Panelist American Institute of Architects: Grassroots Leadership and Legislative Conference Panelist American Institute of Architects: Monterrey Design Conference Committee Member American Institute of Architects: National Convention Committee American Institute of Architects: Board of Directors American Institute of Architects: Lecture Series Committee Chair American Institute of Architects: Awards Committee Member American Institute of Architects: Urban Design Committee Member

APPENDIX E

Property Name: HRB #278, the Ordway Residence

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Resources Research Reports:

- Historical Resources Research Report for 1059 Leroy Street, style / construction consultation (2015)
- Historical Resources Research Report for Arts and Crafts Rush Street Printing Building, (2015)
- Historical Resources Research Report for 1335 Alexandria Street, style / construction consultation (2015)
- Historical Resources Research Report for New School of Architecture, style / construction consultation (2015)
- Historical Resources Research Report for 4601 Park Boulevard, style and construction consultation (2016)
- Historical Resources Research Report for 2744 Chatsworth Avenue, style and construction consultation (2016)
- Historical Resources Research Report for 3350-3352 31st Street (2016)
- Historical Resources Research Report for 4436 Ampudia Street (2017)
- Historical Resources Research Report for 4196 Rochester Road (2017)
- Historical Resources Research Report for 560 Gorgonio Street, style / construction consultation (2017)
- Historical Resources Research Report for 3952-3954 Kansas Street, style / construction consultation (2017)
- Historical Resources Research Report for 4062 Oregon Street, style / construction consultation (2017)
- Historical Resources Research Report for 2505 Montclair Street (2017)
- Historical Resources Research Report for 550 Gage Drive, style / construction consultation (2017)
- Historical Resources Research Report for 2810 Lytton Street, style / construction consultation (2017)
- Historical Resources Research Report for 3943 Oregon Street (2018)
- Historical Resources Research Report for 2027–2045 India Street (2018)
- Historical Resources Research Report for 3919 Louisiana Street (2018)
- Historical Resources Research Report for 3918 Arizona Street (2018)
- Historical Resources Research Report for 3922-24 Arizona Street (2018)
- Historical Resources Research Report for The Red Barn, style / construction consultation (2018)
- Historical Resources Research Report for 4062-64 Mississippi Street (2018)
- Historical Resources Research Report for 2217 Imperial Avenue (2018)
- Historical Resources Research Report for 420 17th Street & 1646 J Street (2018)
- Historical Resources Research Report for 1626 Island (2018)
- Historical Resources Research Report for 508, 512, & 517 17th Street (2018)
- Historical Resources Research Report for 4244 Third Avenue (2018)
- Historical Resources Research Report for 4166-4170 Oregon Street (2018)
- Historical Resources Research Report for 4403 Park Boulevard (2018)
- Historical Resources Research Report for 3912 Arizona Street (2018)
- Historical Resources Research Report for 2844 B Street (2018)
- Historical Resources Research Report for 958 Coast Boulevard South (2019)
- Historical Resources Research Report for 1013-1015 Coast Boulevard (2019)
- Historical Resources Research Report for 1020 Coast Boulevard South (2019)
- Historical Resources Research Report for 1021 Coast Boulevard (2019)
- Historical Resources Research Report for 1024 Coast Boulevard South (2019)
- Historical Resources Research Report for 1025 Coast Boulevard (2019)
- Historical Resources Research Report for 1026 Coast Boulevard South (2019)
- Historical Resources Research Report for 424 17th Street (2019)

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Property Name: HRB #278, the Ordway Residence

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Resources Research Reports, continued:

- Historical Resources Research Report for 1632 J Street (2019)
- Historical Resources Research Report for 505 16th Street (2019)
- Historical Resources Research Report for 731 Fir Street (2023)
- Historical Resources Research Report for 1844 India Street (2023)
- Historical Resources Research Report for 3115 4th Avenue (2023)
- Historical Resources Research Report for 3131 4th Avenue (2023)
- Historical Resources Research Report for 3108 5th Avenue (2023)
- Historical Resources Research Report for 401 Spruce Street (2023)
- Historical Resources Research Report for 415 Spruce Street (2023)
- Historical Resources Research Report for 431 Spruce Street (2023)
- Historical Resources Research Report for 3255 and 3299 Holiday Court (2023)
- Historical Resources Research Report for 1927 Robinson Avenue (2023)
- Historical Resources Research Report for 3738-3746 Florida Street (2023)
- Historical Resources Research Report for 1259 Lincoln Avenue (2023)
- Historical Resources Research Report for 753 Dorothy Street, Chula Vista (2023)
- Historical Resources Research Report for 2827 C Street (2023)
- Historical Resources Research Report for Rancho Bernardo Courtyard (2024)
- Historical Resources Research Report for 310 San Fernando Street (*In process 2025*)
- Historical Resources Research Report for 4341-4347 Arizona Street (*In process 2025*)
- Historical Resources Research Report for 4349-4355 Arizona Street (*In process 2025*)
- Historical Resources Research Report for 4240 Morrell Street (2024)
- Historical Resources Research Report for 7123 Country Club Drive (2024)
- Historical Resources Research Report for 4515 Texas Street (2024)
- Historical Resources Research Report for 3433 5th Avenue (*In process 2025*)
- Historical Resources Research Report for 3689 Indiana Street (*In process 2025*)
- Historical Resources Research Report for 820 Armada Terrace (2019)
- Historical Resources Research Report for 4103 Voltaire (2019)
- Historical Resources Research Report for 901 12th St / 1335 Broadway (2019)
- Historical Resources Research Report for 4535 – 4585 30th Street (2019)
- Historical Resources Research Report for 3724 Pio Pico Street (2019)
- Historical Resources Research Report for Scripps Mercy Hospital (2019)
- Historical Resources Research Report for 2220-2022 El Cajon Boulevard (2019)
- Historical Resources Research Report for 2028 El Cajon Boulevard (2019)
- Historical Resources Research Report for 2324 El Cajon Boulevard (2019)
- Historical Resources Research Report for 5420 55th Street (2019)
- Historical Resources Research Report for 5120 Montezuma Place (2019)
- Historical Resources Research Report for 1241 State Street (2019)
- Historical Resources Research Report for 4433 Park Boulevard (2020)
- Historical Resources Research Report for 4441 Park Boulevard (2020)
- Historical Resources Research Report for 4455 Park Boulevard (2020)
- Historical Resources Research Report for 7546-48 Draper Avenue (2020)
- Historical Resources Research Report for 3580 5th Avenue (2020)
- Historical Resources Research Report for 3310 Lucinda Street (2020)
- Historical Resources Research Report for 1365 4th Avenue (2020)
- Historical Resources Research Report for 4366 Ohio Street (2021)

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Resources Research Reports, continued:

- Historical Resources Research Report for 770 12th Avenue (2021)
- Historical Resources Research Report for 2951 A Street (2021)
- Historical Resources Research Report for 651 - 669 17th St (2021)
- Historical Resources Research Report for 3927 8th Avenue (2021)
- Historical Resources Research Report for 3937 8th Avenue (2021)
- Historical Resources Research Report for 2003 3rd Avenue (2021)
- Historical Resources Research Report for 2015-17 3rd Avenue (2021)
- Historical Resources Research Report for 1704-1710 Mkt & 607-623 17th (2021)
- Historical Resources Research Report for 2060 Chalcedon (2021)
- Historical Resources Research Report for 1844 El Cajon Boulevard (2021)
- Historical Resources Research Report for 4340-4342 Georgia Street (2021)
- Historical Resources Research Report for 4328-4330 Georgia Street (2021)
- Historical Resources Research Report for 2961 A Street (2022)
- Historical Resources Research Report for 7585 Clairemont Mesa Boulevard (2022)
- Historical Resources Research Report for 7655 Clairemont Mesa Boulevard (2022)
- Historical Resources Research Report for 328 Maple Street (2022)
- Historical Resources Research Report for 2652-2654 4th Avenue (2022)
- Historical Resources Research Report for 2664-2668 4th Avenue (2022)
- Historical Resources Research Report for 2935 A Street (2022)
- Historical Resources Research Report for 2441 - 2253 Logan (2022)
- Historical Resources Research Report for 3839 Herbert Street (2022)
- Historical Resources Research Report for 3843 Herbert Street (2022)
- Historical Resources Research Report for 1301 Goshen Street (2022)
- Historical Resources Research Report for 820 Ft. Stockton (2023)
- Historical Resources Research Report for 3744-46 4th Avenue (2023)

Historical Nominations

- Historical Resources Research Report for *Charles and Ethel Weiss/Edward Depew House, HRB#1324* (2016)
- Historical Resources Research Report for 4364 Via Valle (*in process* 2017)
- Historical Resources Research Report for *A.W. Woods Spec House #1, HRB#1367* (2017)
- Historical Resources Research Report for *A.L. and Margaret Horton Spec House, HRB#1356*, architectural style and construction consultation (2018)
- Historical Resources Research Report for *Ruth Dryer Dick/Richard George Wheeler House, HRB#1445* (2018)
- Historical Resources Research Report for 3536 7th Avenue (*in process* 2017)
- Historical Resources Research Report for *The Cliffs*, architectural style and construction consultation (2018)
- Historical Resources Research Report for *Custer Apartments and Dr. Michael and Jane Quinn Duplex, HRB#1291*, architectural style and construction history consultation (2018)

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Nominations, continued:

- Historical Resources Research Report for *San Diego Women's Club* at 2257 3rd Avenue (in process 2021)
- Historical Resources Research Report for *Joseph E. Jessop, Sr. House*, HRB#1462 (2021)
- Historical Resources Research Report for *Ovid and Helen Thompson House, La Mesa Landmark #56* (2022)
- Historical Resources Research Report for *Lucile Hamilton/ Robert Mosher House*, HRB#1507 (2022)
- Historical Resources Research Report for *Helmhurst Cottage*, HRB#1501 (2022)
- Historical Resources Research Report for *Alice and George Kiewit House*, HRB#1528 (2024)
- Historical Resources Research Report for 4270 Ibis Street (in process 2025)
- Historical Resources Research Report for 2880 Locust Street (in process 2025)

Historical Resources Technical Reports:

- Historical Resources Technical Report for 585 Ballantyne Street, El Cajon
- Historical Resources Technical Report for *The Plunge Pool, Mission Beach* HRB#89, Rehabilitation per the Secretary of the Interior Standards (2016)
- Historical Resources Technical Report for 2600 Ulric Street (2017)
- Historical Resources Technical Report for 7145 Fairway Road (2017)
- Historical Resources Technical Report for Scripps Mercy Hospital (2019)
- Historical Resources Technical Report for 550 Washington Street (2019)
- Historical Resources Technical Report and Site Development Permit for *DeWitt C. Mitchell Memorial American Legion, Post 201*, HRB#525 (2020)
- Historical Resources Technical Report for 236 G Street, Chula Vista (2022)
- Historical Resources Technical Report and Site Development Permit for *Russell and Rosemary Lanthorne / Homer Delawie House* HRB#1105 (2024)
- Support for Historical Resources Technical Report and Site Development Permit for The Newman Building (2024)
- Historical Resources Evaluation Report for 8001 Commercial Street, La Mesa, California 91942 (2025)
- Historical Resources Evaluation Report for 101 11th Street, Del Mar, California 92014 (2025)

Historical Development Summaries and Religious Exemption

- Preliminary Review for Potential Historical Significance, Religious Exemption 3900 Cleveland Avenue (2022)
- Preliminary Review for Potential Historical Significance, Religious Exemption 3810 Bancroft Street - North Park Baptist Church (2023)
- Preliminary Review for Potential Historical Significance, Religious Exemption 201 Fir Street (2023)

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Property Name: HRB #278, the Ordway Residence

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Development Summaries and Religious Exemption

- Preliminary Review for Potential Historical Significance, Religious Exemption 3900 Cleveland Avenue (2022)
- Preliminary Review for Potential Historical Significance, Religious Exemption 3810 Bancroft Street - North Park Baptist Church (2023)
- Preliminary Review for Potential Historical Significance, Religious Exemption 201 Fir Street (2023)

Historical Consulting for Appeal of Historical Designation:

- *Frazee-Kurts Paint & Wallpaper, HRB#656* HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 328 Grape Street, *Helen Bradish Spec House#1 HRB#1385*, HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 2004 4th Avenue, *Florence Hotel Carriage House HRB#1385*, HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 550 Washington Street, *Whitson Company Medical Office Building HRB#1403*, HRB Designation OVERTURNED (2018)
- Architectural style and construction consultation for 4341 – 4351 ½ Illinois Street HRB Designation OVERTURNED (2019)
- Architectural style and construction consultation for *Gaslamp Quarter Historic District Contributor, HRB127-097*, HRB Designation OVERTURNED, (2020)
- Architectural style and construction consultation for 741-745 Orange Avenue City of Coronado Designation OVERTURNED (2023)
- Architectural style and construction consultation for 514 1st Street, City of Coronado, Historic Designation OVERTURNED (2024)
- 801 S Acacia Avenue, Nomination to National Historical Register

Historical Resources Consultation for Rehabilitation per the Standards:

- Casa de Manana (2018)
- The Flame (2016)
- *John D. Spreckels Building (Bank of America, Home Federal Bldg.) HRB#176* (2020)
- *Spreckels Theatre, HRB#76* (2020)
- 1310 Glorietta Street, Coronado (2020)
- *Alice and George Kiewit House, HRB#1528* (2020)
- 3607 Pershing Avenue (2020)
- 4830 Noyes Street (2021)
- 233 A Street and Federal Historic Tax Credits (2022)
- El Cordova Hotel (2022)
- 525 E. Harbor Drive San Diego Rowing Club (2023)
- USD Master Plan Update (2023)
- *The Wonder Bread Building HRB#458* (2023)
- 4341 El Cajon Blvd- Humble Heart (2023)
- 2088 Beryl Street (2024)
- 530 B Street (*in process*, 2025)
- 1248 Myrtle Street (2025)

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Development Summaries for Determination of Potential Historical Significance per IB580:

- City of San Diego Preliminary Review for Potential Historical Significance 820 F Street (2014)
- City of San Diego Preliminary Review for Potential Historical Significance, 4550 Van Dyke
- City of San Diego Preliminary Review for Potential Historical Significance, 2587-2591 University Avenue (2017)
- City of San Diego Preliminary Review for Potential Historical Significance, 6916-6925 Fulton Street (2018)
- City of San Diego Preliminary Review for Potential Historical Significance 3761 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3785 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3795 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3364 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3366 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 999 12th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3715 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3757 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 2045 Pacific HWY (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 3233 Third Avenue (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 2154 Columbia Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 3958-3968 Florida Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 4930 Convoy Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 2629 Columbia (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 1040-1042 Redwood Street (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 1601-1607 University Ave (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 3833 Herbert Street (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 3702 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3714 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3720 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3730 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3734-40 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3124-3130 University Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3124-3130 University Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3100 5th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3143 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 4015 Kansas Street (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 1480 Donax Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3130 5th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3418 - 3432 Ray Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3443 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3505 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3415 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3487 Noell Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 320-344 Laurel Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 101 W Washington Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 4427 Park Boulevard (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 171 C Ave/1203 Second Street, Coronado (2024)

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Supplemental Information

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The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

REPORT

DATE: June 21, 1990

ATTENTION: Historical Site Board, Agenda of June 27, 1990

SUBJECT: HARBORVIEW/LITTLE ITALY HISTORIC DESIGNATIONS

BACKGROUND:

At the May 23 meeting, the Historical Site Board selected 37 properties from the Lia/Brandes historic inventory of Harborview/Little Italy (see salmon colored booklets) to be considered at this meeting for possible historic designation. Additionally, the Board identified another 9 buildings and 3 street features (sidewalk markers and horse rings) that it wanted staff to research and provide information for the Board's consideration.

The Board also created a subcommittee to meet with members of the Harborview community about alternative methods to achieve preservation goals within the community. The subcommittee was instructed to report the results of its meeting with the community group at the next Board meeting.

There have been two meetings of the Board's subcommittee and a third is planned for Tuesday evening, June 26, at 5:30 p.m. at the Office of the City Architect. Copies of the preliminary proposal put forward by architects Rob Quigley and Tony Cutri are attached to this report. It is expected that some refinement to this proposal will be made at the next subcommittee meeting and the Board will see a final version of the proposal at its meeting on June 27.

Two property owners have requested a continuance on the consideration of their properties. One because she will be out of town until September, the other because she is attempting to settle a deceased mother's estate (see attached letters). Staff recommends that the Board grant these requests for continuance.

Another attorney has suggested that the inventory sheets are not adequate for the Board to designate from (see attached letter). The contention is that the inventory sheets do not contain the information required in a regular designation report according to the Board's policy.

While inventory sheets are generally not as all-inclusive as a narrative report, the information contained thereon covers the substantive information required by the Board's policy. Subject to a Board decision, on a case by case basis, that more information is required, staff believes that the use of inventory sheets is a correct and proper procedure upon which to base historic designation of property. It is not without precedent in the City of San Diego or other cities

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across the state. The information inventory forms are adequate for making determinations of National Register significance. It is absurd to suggest that the Board should not also use them.

This report will deal with staff recommendations on which properties the Board should designate. The alternative preservation proposals of the Harborview community on how they would like to see designations take place are attached to this report. Analysis of the policy issues that stem from the designations and the proposed alternative preservation proposals will be distributed at the Board's meeting.

ANALYSIS:

There are a few parameters that the Board should be cognizant of in arriving at a decision about whether or not to designate (individually or as a part of a district) any of the properties that it identified at the last meeting. First, the Harborview community has long been recognized as having the largest remaining concentration of Victorian homes in the downtown area. These are not homes of the quality of the Villa Montezuma, Long-Waterman House or the Quartermass-Wilde House. They are however surviving examples of modest housing stock of the period and are important because San Diego, in comparison to other major west coast cities, possesses a very limited stock of Victorian architecture.

Some of the properties have been moved from their original location and that original location is often unknown. Most of these moves occurred many years ago and, if the architecture is what make the building significant, the fact that the building was moved is inconsequential.

Some of the properties are associated with the Italian community either through use and/or ownership. To the extent that the property and its association with the Italian community exemplifies broad cultural, economic or social history of the community, the property can be considered significant. Mere ownership by an Italian family of little historic importance is not considered to imbue a property with a strong historic association.

STAFF RECOMMENDATION ON PROPERTIES:

With only the noted exceptions, corrections and comments, staff recommends the designation of the properties identified by the Board for consideration.

1747-53 India Street - Filippi's

Staff recommends only designation of the south facade. The north facade is too greatly altered.

2044 Kettner Boulevard - The Waterfront

As noted in the attached CCDC letter, the Board should designate only the structure and not the remainder of the property.

2368-2400 Kettner Blvd. - Dryer's Furniture Company

Staff does not recommend designation. This group of buildings has been significantly altered. The architecture has been so homogenized that the buildings do not retain sufficient integrity to warrant their designation.

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1631-1647 State Street - Faiola Court

Staff does not recommend designation. This residential court complex is not significant for its architectural style or period or because of its association with Frank Dimaria. There are better and more unique examples of residential court developments throughout the city.

1632-1668 State Street - Victorian Residences and Our Lady of the Rosary Church

This row of Victorian residences and the church should be treated as a historic district.

1610-1654 Union Street - Victorian Residences

This row of Victorian residences should also be treated as a historic district.

Other properties that the Board expressed interest in:

State of California Garage - Ash and Columbia

This structure is outside of the Harboview/Little Italy survey area and will be reviewed with the core area of Centre City.

Moderne Residences - 429 West Elm Street

These three 1939 Moderne residences are interesting examples of the style. They retain their integrity and the porthole vents and windows give the residences a unique character.

Kelly Laundry - 705 West Grape Street

This Streamline Moderne commercial/industrial complex has an interesting but not significant history. In a restored condition it would be a good example of the Streamline Moderne style but staff does not find it significant for the study of the style, period or its history.

Centre City Automotive - 2355-2365 India Street

This Spanish Colonial Revival structure has been a garage and, for a brief time, a Safeway market. It has no important historical associations and is not a significant example of the architectural style. Staff does not recommend designation.

Auto Tops - 2360 India Street

This Streamline Moderne commercial structure is not a significant example of the style and it is not historically important.

Beardsley Automotive - 2119 Kettner Blvd.

This 1929 Mission Revival style industrial building was the location for the Pacific Technical University from 1929-1932. It was owned by and associated with the Defalco grocery chain from 1934 through 1961. The building is a good example of the Mission Revival style. Staff believes it should have been included in the survey but does not believe it is significant enough to designate.

Haulman Welding - 2266 Kettner Blvd.

This 1946 corrugated metal industrial building is neither historically nor architecturally significant.

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Z'lac Rowing Club (Dirty Dan's) - 2431 Pacific Highway

Unfortunately, the Z'lac Rowing Club lost their clubhouse to the County for back taxes. It was sold and moved to this location on Pacific Highway in 1932 and became a series of restaurants and bars. The building has been altered beyond recognition and staff does not recommend its designation.

Thomas Hackett House (Las Consuela's) - 1566 State Street

Staff thought that this property had been associated with Agostin Haraszthy, County Sheriff in 1850-51. This was inaccurate. The building is a much altered Victorian residence surveyed in 1980. Staff does not recommend its designation based on the stucco addition that has been added to the front of the house.

Staff also recommends that the Board reconsider and designate the San Diego Macaroni Factory located at 2308 Kettner. This industrial building has considerable historic association with the Italian community and importance as an ethnic economic enterprise. It is basically unaltered except for new aluminum windows and doors across the front and partially along the south facades. It also has very good adaptive reuse potential.

Staff additionally recommends that the Board reconsider and also designate the Dominick Ghio Home at 1760 State Street. The two Victorian properties to the north of this house are being considered. The Ghio Home is virtually unaltered and has a contextual relationship with the other properties which unlike the Ghio Home were moved to their current location (see attached 1980 inventory sheet).

Staff also believes that the Elizabeth Randall Rental at 1620 State Street should be considered by the Board. It is similar to the situation described above for the Ghio Home.



for Ron Buckley
Secretary to the
Historical Site Board

RB:ls

Attachments:

1. Letters requesting continuance (2).
2. June 9, 1990 letter from Marie B. Lia.
3. May 31, 1990 letter from CCDC.
4. Harborview community recommended alternative preservation solutions.
5. 1980 Inventory sheet on Thomas Hackett Home.
6. 1980 Inventory sheet on Dominick Ghio Home.