

# SedonaPacific



January 27, 1999

Mr. Earl Rod Bar, Chairman  
The City of San Diego Historical Site Board  
City Administration Building  
Community Concourse MS4A  
San Diego, CA 92101

Dear Chairman Bar:

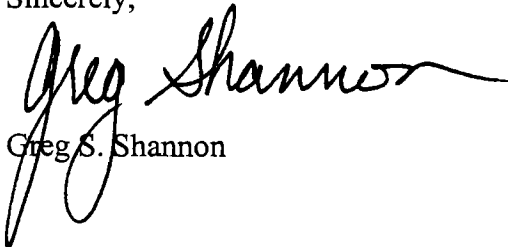
Attached is a notebook that inventories the potential historic resources within the Ballpark District. The notebook contains DPR Forms for 38 different sites that we would like the Historic Site Board (HSB) to address. These 38 sites can be summarized as follows:

- 4 sites have already been considered by the HSB and not designated.
- 7 of the sites have been considered by the HSB and are on the local register at this time. Of these seven, we ask that the HSB clarify the status of 215 Seventh Avenue, the Western Metals Supply Company buildings, which were placed on the local register in 1978. Our understanding is that in 1978 the entire parcel, which contains both a five-story and a single story building, was put on the local register. We would like a better understanding of whether or not the single story building has the same significance as the five-story building.
- 3 buildings are considered HSB eligible in the evaluation performed by CCDC's cultural resource consultant, Marie Burke Lia, for the Ballpark EIR.
- 24 of the buildings are considered not eligible for the HSB register by CCDC's cultural resource consultant.

We would respectfully request that the HSB consider all of the resources which have been determined to either be eligible or not eligible, along with a clarification on the Western Metals low rise building. Please provide us with direction on the historical status of these resources so that we can continue to move the Ballpark planning forward. We appreciate your consideration and effort and we are prepared to assist you in any way that we can. Due to the schedule of the Ballpark planning effort, it is important that we receive your input on these buildings as soon as possible.

We look forward to the HSB's findings. Please contact me if we can be of any assistance.

Sincerely,



Greg S. Shannon

**INVENTORIED HISTORIC RESOURCES WITHIN**  
**PROJECT AREA BALLPARK AND ANCILLARY DEVELOPMENT PROJECTS,**  
**AND ASSOCIATED PLAN AMENDMENTS**

	<b><u>Address</u></b>	<b><u>Resource Name</u></b>	<b><u>Status</u></b>	<b><u>Inventoried</u></b>
1.	802-822 Imperial	San Diego Ice & Cold Storage	Considered/ Not Designated	CC
2.	825 Imperial	San Diego Ice & Cold Storage HRI# 2138-0235-0000 (5S)	Considered/ Not Designated	CC
3.	615 J Street	Western Produce Company Bldg.	Not Eligible	Ballpark
4.	629 J Street	Julian Produce Company	On Local Register	CC, WD
5.	704 J Street	Western Wholesale Drug Co. Warehouse	Not Eligible	CC
6.	715 J Street (344 7 <sup>th</sup> )	Simon Levi Company Bldg. HRI# 2138-0247-0000 (4S)	On Local Register	CC, WD
7.	808 J Street	Wellman Peck & Company Bldg.	Not Eligible	CC
8.	718-728 K Street	Armour & Company Warehouse	Not Eligible	CC, WD
9.	903 K Street	Nason and Company/Artplex	HSB Eligible	CC, WD
10.	944 K Street	W.D. Ballinger Co. Wholesale Cigars	Considered/ Not Designated	CC, WED
11.	1143-1145 K Street	Rosario Hall	Not Eligible	Ballpark
12.	825 L Street	Western Metal Supply Bldg.	Not Eligible	Ballpark
13.	165 6 <sup>th</sup> Avenue	San Diego Lumber Company Bldg.	Not Eligible	Ballpark
14.	215 7 <sup>th</sup> Avenue	Western Metal Supply Company HRI# 2138-0378-0000 (3S)	On Local Register	CC, WD
15.	340-344 7 <sup>th</sup> Avenue	Julian-Warner Springs Trucking Line Depot	Not Eligible	CC
16.	305-307 8 <sup>th</sup> Avenue	Showley Brothers Candy Manufacturers HRI# 2138-0384-000 (3S)	On Local Register	CC, WD
17.	311 8 <sup>th</sup> Avenue	Showley Storage & Shipping Bldg.	Not Eligible	CC, WD
18.	330 8 <sup>th</sup> Avenue	Levi Wholesale Grocery Co.	On Local Register	CC, WD

19.	360 8 <sup>th</sup> Avenue	Simon Levi Warehouse	Not Eligible	CC, WD
20.	371 8 <sup>th</sup> Avenue	Schiefer & Sons Warehouse	HSB Eligible	CC, WD
21.	400 8 <sup>th</sup> Avenue	Fire Station Number 4 HRI# 2138-0385-0000 (3S)	On Local Register	CC
22.	227 9 <sup>th</sup> Avenue	L.D. Briggs Water Bldg.	Not Eligible	Ballpark
23.	345 9 <sup>th</sup> Avenue	Gonzales Residence	Not Eligible	Ballpark
24.	360 9 <sup>th</sup> Avenue	Schiefer & Sons Warehouse/2	Not Eligible	WD
25.	427 9 <sup>th</sup> Avenue	C. Holle Glass Company Bldg.	Not Eligible	Ballpark
26.	100 10 <sup>th</sup> Ave	SDG&E Utility Pole	Not Eligible	Ballpark
27.	114 10 <sup>th</sup> Ave	SDG&E Company Office Bldg.	HSB Eligible	CC
28.	150-168 10 <sup>th</sup>	SDG&E Fleet Management Bldg.	Not Eligible	Ballpark
29.	262-264 10 <sup>th</sup>	United Fasteners Building	Not Eligible	Ballpark
30.	301 10 <sup>th</sup> Ave	Auto/Truck Paint & Metal Booth	Not Eligible	Ballpark
31.	418 10 <sup>th</sup> Ave	Star Machine Works of San Diego	Not Eligible	Ballpark
32.	441-467 10 <sup>th</sup>	Sidney E. Mayer Machinery Co.	Not Eligible	CC, WD
33.	222 11 <sup>th</sup> Ave	SDG&E Company Warehouse	Not Eligible	Ballpark
34.	265 11 <sup>th</sup> Ave	Sutherland's Tijuana Stages Garage	Not Eligible	Ballpark
35.	304 11 <sup>th</sup> Ave	Borderland/W.H. Gibson Express Bldg.	Not Eligible	Ballpark
36.	312 11 <sup>th</sup> Ave	Desert Express Inc. Building	Not Eligible	Ballpark
37.	354 11 <sup>th</sup> Ave	Qualitee Dairy Products Bldg/Carnation	On Local Register	CC, WD
38.	171 14 <sup>th</sup> Ave	Southern California Baking Co. HRI# 2138-0426-0000 (4S)	Considered/ Not Designated	CC

### Legend

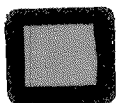
*"Address"*: This refers to the resource address/addresses.

*"Resource Name"*: This refers to the resource historic or common name.

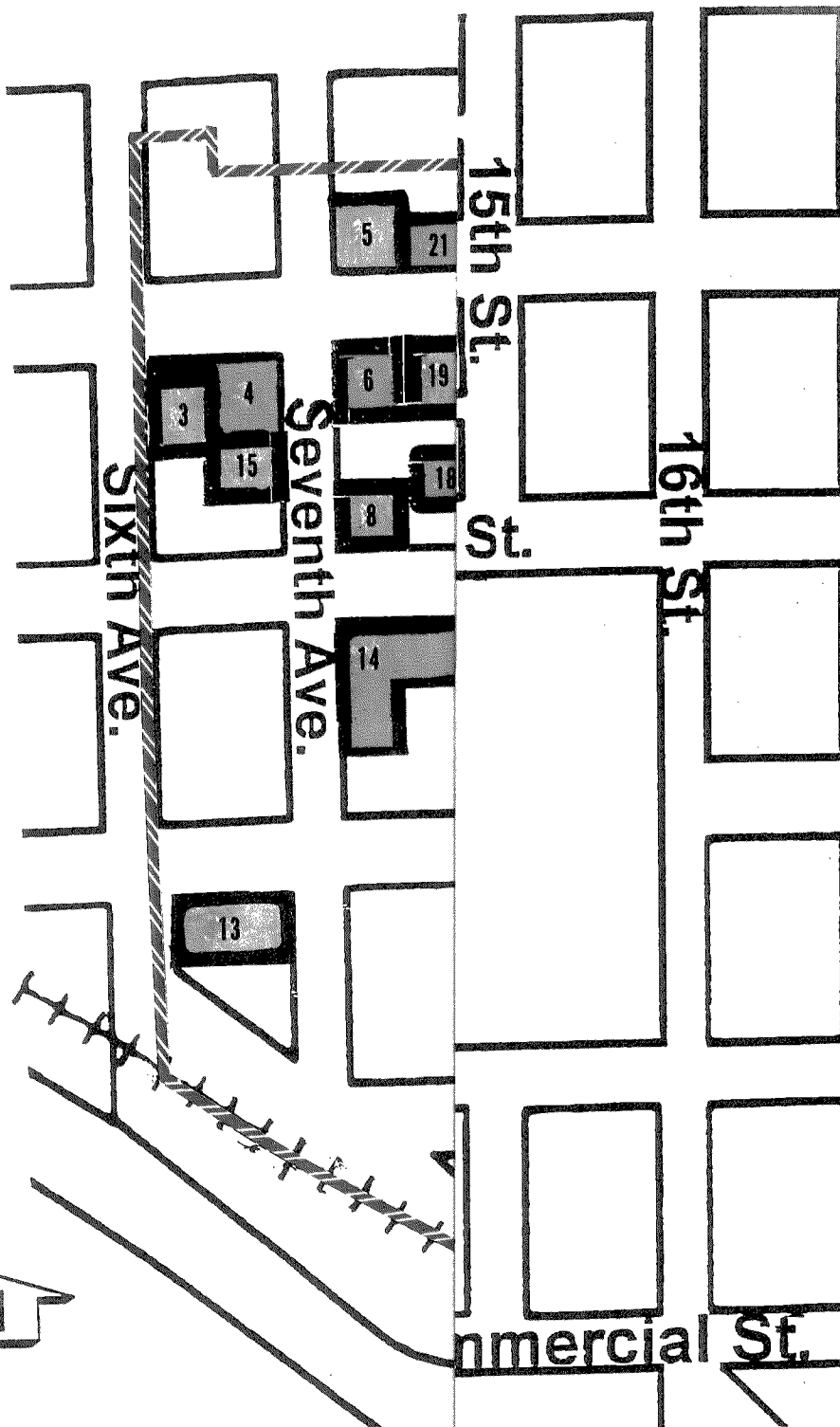
*"Status"*: This refers to whether the resource is currently listed on the San Diego Historical Site Board Register ("On Local Register"); whether the resource appears eligible for listing on the San Diego Historical Site Board Register ("HSB Eligible"); whether the resource has been considered by the San Diego Historical Site Board and found to be ineligible for listing, and therefore, not designated as historic ("Considered/Not Designated"); or whether the resource has been considered to be, based upon previous or current surveys, historically insignificant, and therefore not considered eligible for listing on the San Diego Historical Site Board Register ("Not Eligible").

*"Inventoried"*: This refers to the inventory or inventories in which the resource was previously identified. The Centre City Inventory, comprising the Bayside, Centre City East, El Cortez, Harborview (Little Italy), and Core areas in 1988-1989 is referred to as "CC," and the Warehouse District Inventory in 1995 is referred to as "WD." Those resources not previously identified in earlier surveys are included as part of the current study and are referred to as "Ballpark." Note that sites identified in the Bayside Addendum Survey (SOHO) in 1994 were evaluated in the current Ballpark study.





On local register



Plan Amendment Area

Area To Serve Ballpark

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) San Diego Ice & Cold Storage Co.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of \_\_\_\_\_  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 802-822 Imperial Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 147, Lots D, E, F, G, H & I, APN# 535-562-02, -03

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

808 and 810 appear to be a separate single-story structure which wraps around the corner of Imperial and 8<sup>th</sup> Avenues. Constructed of concrete, and stucco, it is a rather formidable building extending nearly the full length of the 8<sup>th</sup> Avenue block, on the east side of the street. 808 Imperial Avenue is plain, with several window openings which are vertical and multi-paned. The surface of the fabric is plain, with several entrances, one on 8<sup>th</sup> Avenue and one at 808 Imperial Avenue. The roof is flat, has no parapet; the landscaping is minimal and confined largely to the area between the curb and the sidewalk.

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

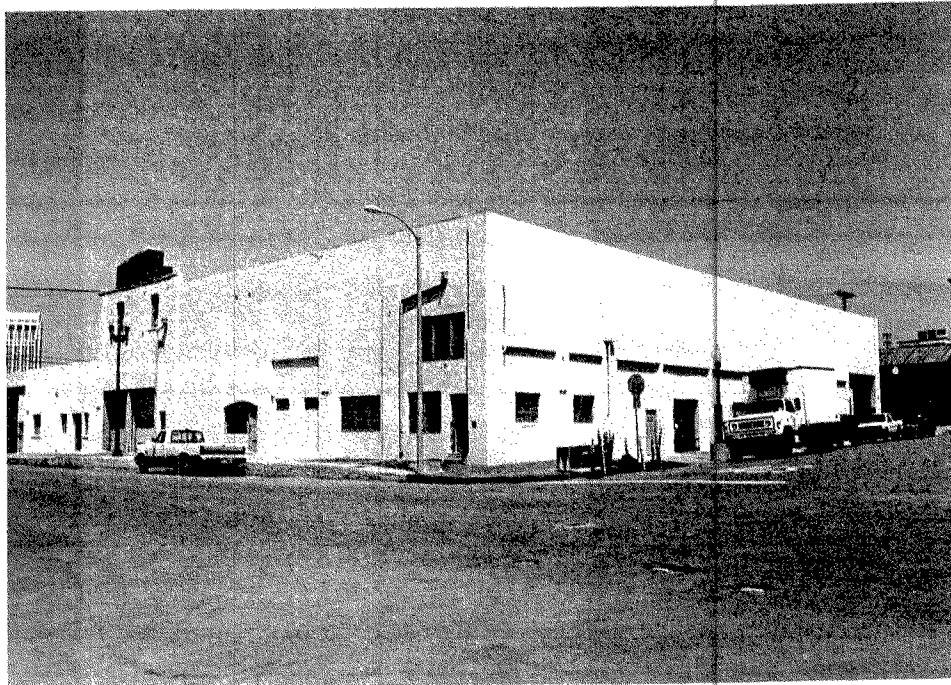
☒ Historic ☐ Prehistoric ☐ Both  
1909 - Centre City Inventory

\*P7. Owner and Address:

Edward F. Plant  
825 Imperial Avenue  
San Diego, CA 92101

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Survey Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) San Diego Ice & Cold Storage Company

B1. Historic Name: San Diego Ice & Cold Storage Company

B2. Common Name: Campbell Creamery/Balboa Brewing Company

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Industrial

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1909 Property Type Industrial Applicable Criteria C

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

Judge Charles B. Richards, director of the First National Bank, started his cold storage plant at this location in 1902. He enlarged the 1889 dated Silver Gate Warehouse to accommodate his equipment which was planned to produce 10 tons of ice per day. This was considered one of the finest plants in the country with the possible exception of one in Kansas City. In 1890, Richards erected a new two-story cold storage plant at 9<sup>th</sup> and "M" (now Imperial). The San Diego Ice and Cold Storage Company remained here through the 1920s when the business was moved to a new location across the street. From 1924 until 1930, the Campbell Creamery was located at this address. In 1932, the California Goose Packers Ltd. Plant and the Dairy Delivery Company of San Diego inhabited this structure. The Balboa Brewing Company along with various other companies such as S.A. Rich, wholesale meats, and national Dry Ice, leased space here from 1934 through 1938. From 1943 until 1945, the Bridgeford Company, a frozen foods outlet, ran their business here. Moody's Sandwich and Catering Service leased quarters here from 1955 through 1960. In 1970, Berkheimer's Warehouse inhabited this structure.

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

\*B12. References:

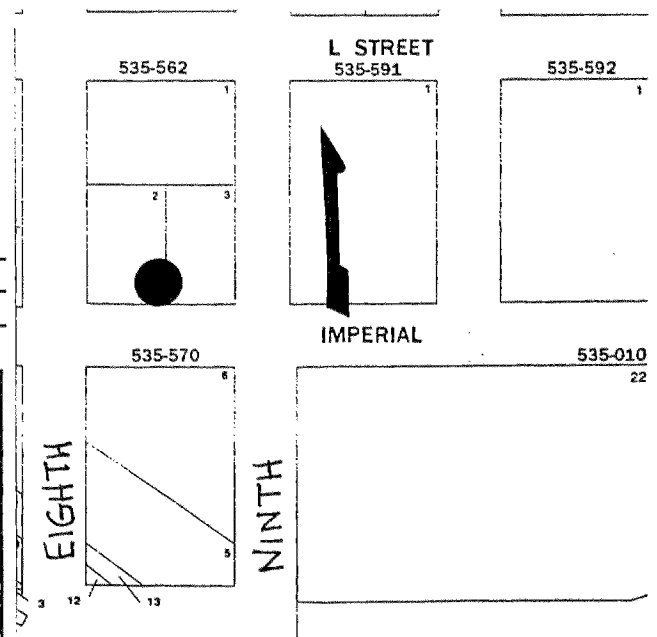
"Lia/Brandes Team" Bayside Survey, 1989.  
San Diego City Directories  
San Diego County Recorder's Office

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) S.D. Ice & Cold Storage Co.

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

The buildings as we see them today are evidence of the growth of the San Diego ice & Cold Storage Company at the turn of the century. There are single hung sash windows beneath segmental arches with six over six lights on the second-floor additions. There is also some frame construction behind 810 Imperial Avenue with a round window or vent frame within the shed roof. These buildings exhibit the hallmarks of industrial buildings: differently sized and designed windows and door openings for different functions.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is not historically significant as an example of its genre. The building has been extensively modified, and is not associated with significant persons or events in San Diego. Additionally, this building was considered by the Historical Site Board and rejected on July 27, 1994.

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

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # 2138-0235-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) San Diego Ice & Cold Storage Co.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 825 Imperial Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 158, Lots A, B, J, K & L, and (except r) way, Lots C, D, H & I, APN# 535-570-06

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

This massive concrete structure occupies nine of the twelve properties on the block and is adjacent to a rail siding. The building occupies varied levels, ranging from two stories, to a central tower which is probably six stories in height. It provides the appearance of a fortress surrounded by loading platforms. The first floor around the entire structure is largely doorway openings for loading and unloading refrigerated products. Some windows at the first floor are single pane; others at the second or third

\*P3b. Resource Attributes: (List attributes and codes) HP8 \*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District  
☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1922 - Centre City Inventory

\*P7. Owner and Address:

Edward F. Plant  
825 Imperial Avenue  
San Diego, CA 92101

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

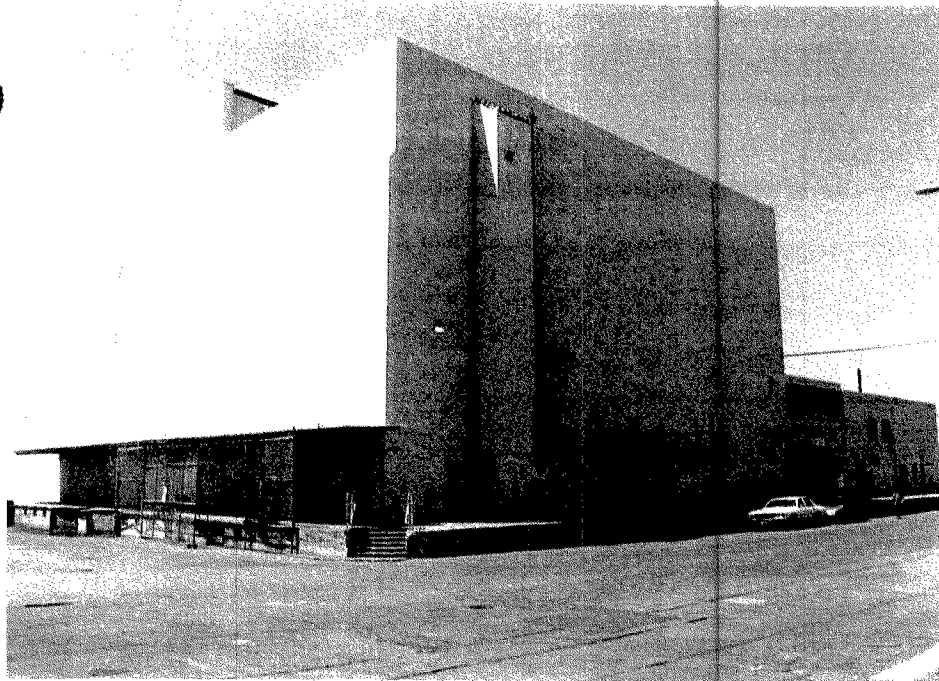
Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) San Diego Ice & Cold Storage Company

B1. Historic Name: San Diego Ice & Cold Storage Company

B2. Common Name: San Diego Refrigerated Services Inc.

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Industrial

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1922

Property Type Industrial

Applicable Criteria C

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

In 1918, the San Diego Ice & Cold Storage Co. purchased this block from the Los Angeles & San Diego Beach Railway Co. With single and three-story refrigeration buildings and a cold storage capacity of 200,000 cubic feet, the company produced more than 1/4 of the ice produced in the territory in 1925. That year, J.B. Dunbar, V.P. of the Southwestern Ice & Cold Storage Co. of Yuma, purchased the buildings for \$750,000. Dunbar, an ice engineer, assumed active management of the company. The plant occupied 1 1/4 blocks located "in the heart of the industrial district." Excellent shipping facilities were afforded by both spur tracks to the Santa Fe railroads and the site's proximity to the waterfront. From 1941 to 1948, Hamilton Meat Company also operated from these premises. In 1955, California Cold Storage & Distribution Co. purchased this property and inhabited these structures along with Fred W. Jillson, and the San Diego Food Sales Company, until 1970.

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

San Diego City Directories

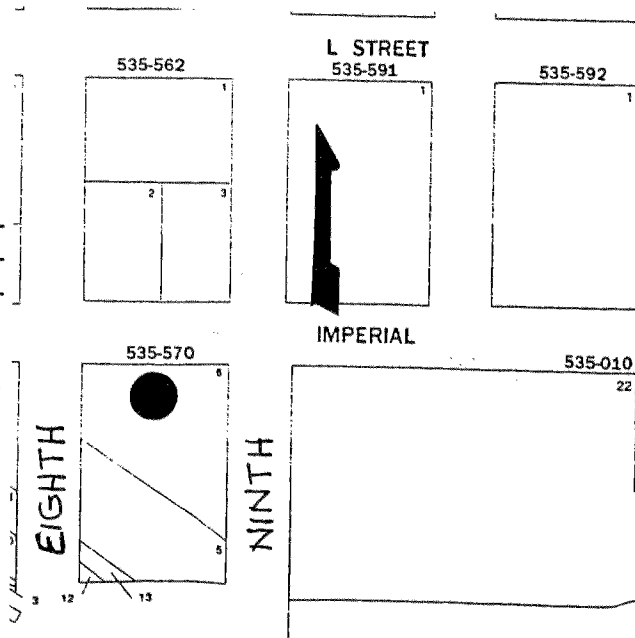
San Diego Union, 02/05/22

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0235-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) S.D. Ice & Cold Storage Co.

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

floor are segmental arched and double-paned, operating on a pivot. The tower apparently has windows at each floor level on the north side for light in the passageways. The business sign faces west at the peak of the tower. The strength of the building suggests, as do the buildings to the north, that they were all constructed at the same time and by the same contractor.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is not historically significant as an example of its genre. The building has been extensively modified, and is not associated with significant persons or events in San Diego. Additionally, this building was considered by the Historical Site Board and rejected on July 27, 1994.

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

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # 2138-0234-0000

Trinomial \_\_\_\_\_

NRHP Status Code 3S

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Klauber-Wagenheim Building

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 611 Island Avenue City San Diego Zip 92101 d.

UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 112, Lots A, J, K & L, APN# 535-116-01

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

This four-story, rectangular concrete building is designed in the Commercial style with early International style influences. It has crisp, clean lines accented with bas-relief sculpture over the main entry, and at several other exterior locations, including the tower at the northeastern corner. The windows are set in industrial frames with pivoting central sections. Major alterations took place in 1944 when the Treppe Construction Company increased the original two-story portion of the building to four stories. Loading docks dominate the 7<sup>th</sup> Avenue side; awnings were added over the ground floor windows. The northwest tower element has been removed and replaced with a large flag pole.

\*P3b. Resource Attributes: (List attributes and codes) HP8

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

P5b. Description of Photo: (View, date, accession #) View facing southeast, December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1929 - Centre City Inventory

\*P7. Owner and Address:

Klauber-Wagenheim Co., c/o

Melville Klauber, 4589 El

Cerrito Drive, S.D., CA 92115

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

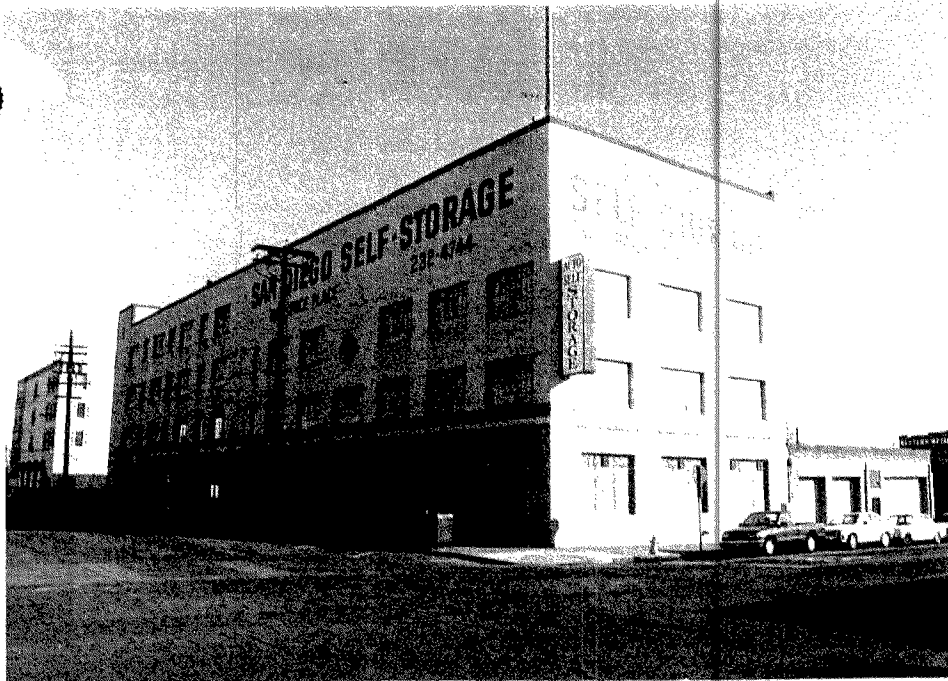
Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101

\*P9. Date Recorded:

December 1998



\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Klauber-Wagenheim Building

B1. Historic Name: Klauber-Wagenheim Building

B2. Common Name: Klauber-Wagenheim Building

B3. Original Use: Commercial B4. Present Use: Commercial/Mini-Storage

\*B5. Architectural Style: Transitional Industrial/Early International

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

Alterations to awnings and elevators (dates unknown).

Northwest tower element removed (date unknown).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Near railroad siding

B9a. Architect: William Wheeler b. Builder: Trepte Construction Company

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1929 Property Type Industrial Applicable Criteria C

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

In 1904, Ella Watts sold this property to Melville Klauber. The Klauber-Wagenheim trading post was established in 1869 in San Diego. By 1969, it had become one of the oldest firms in California with a continuous family operation. The great produce firm presumably used the property in connection with another building. In 1929, when they outgrew the other buildings, the structure located at 611 Island Avenue was erected. The style represents the utilitarian monolith, simple and symmetrical, with great window spaces for natural light, built for the growing commercial needs of the area in the 1920s. The Klauber-Wagenheim Company represented the oldest wholesale grocer organization in California.

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

### \*B12. References:

"Lia/Brandes Team" Centre City East Survey, 1988.

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

University of San Diego, *San Diego*

*Architects, 1868-1939*, Spring 1991.

Historic Site Board Report, Site No. 159

*San Diego City Directories*

San Diego County Recorder's Office

San Diego Water & Sewer Records

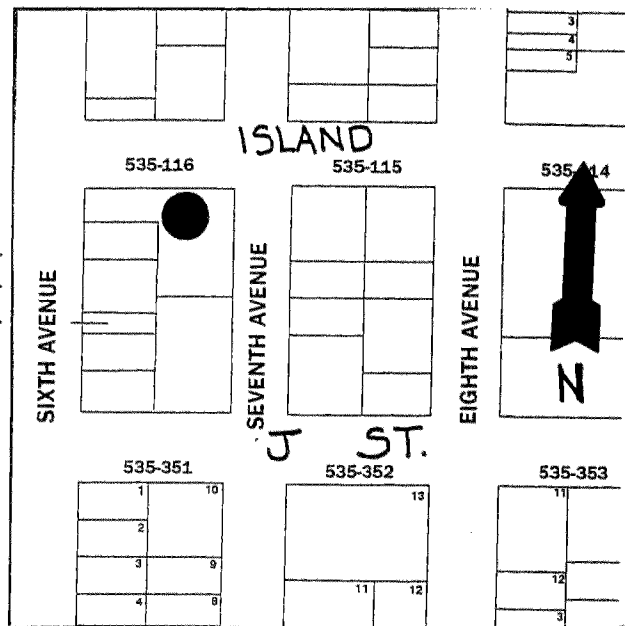
*San Diego Union*, 08/16/29

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # 2138-0234-0000  
Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Klauber-Wagenheim Building  
\*Recorded by Office of Marie Burke Lia Date December 1998 ☒ Continuation ☐ Update

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Klauber-Wagenheim building was designed by noted San Diego architect William Henry Wheeler (1873-1956). Wheeler, originally from Australia, migrated to Canada at the age of 20. He eventually made his way down from Vancouver to San Francisco where he studied engineering at the University of California, Berkeley. From there he moved to Arizona and, finally, to San Diego. Among Wheeler's many architectural accomplishments in San Diego are the Eagles Hall (designated by the San Diego Historical Site Board, No. 189) and the Balboa Theatre (designated by the San Diego Historical Site Board, No. 77), located in what is now Horton Plaza.

The Trepte Construction Company was established in San Diego in 1895 by Moritz Trepte. His son, Walter Trepte, eventually took over the business and went on to either build or design many notable San Diego edifices, including the Whitney Building, the Gould Building, the Scripps Residence and the Southern California Baking Company. The Trepte Construction Company was contracted to build the Klauber-Wagenheim building which was completed in 1929. Walter Trepte eventually retired in favor of his son, Eugene Trepte.

The Klauber-Wagenheim is architecturally significant due to the fact that it represents the transition from Victorian symmetry to a twentieth-century commercial structure with apparent applications of the early International style. Further, the building is significant due to its association with master architect William Wheeler.

The Klauber-Wagenheim structure is listed on the San Diego Historical Site Board Register as No. 159, designated on 01/27/82.

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Western Produce Company Building  
P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 615 J Street City San Diego Zip 92101  
d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 123, Lot A, APN# 535-351-01

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

This brick and concrete building is a one-part commercial block which includes two business storefronts. The building appears to be made of concrete with brick pilasters/columns. It has a flat roof with 20 plate glass windows of varying shape and two wood framed doors with plate glass sections. Modern tile work has been applied along the bottom of the storefronts. The top of the storefront appears modified with concrete and paint. The west facade has a stucco exterior and includes three thin windows. The building is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1920

San Diego County Assessors  
San Diego City Directories

\*P7. Owner and Address:

Julian Building LLC  
315 4th Avenue, #A  
San Diego, CA 92101

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) Western Produce Company Building

B1. Historic Name: Western Produce Company Building

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Commercial

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

Upper, Lower Storefront altered (Date Unknown)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1920 Property Type Commercial Applicable Criteria C

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

San Diego County Assessors Records indicate that this building was constructed in 1920. The earliest identified building tenant was the Western Produce Company. It remained at this location until 1952. During this year, Charles Bertolino, a wholesale produce merchant also operated from this location. From 1953-1957, this building was occupied by T & R Produce, Wholesalers. From 1958-1960, Gallo & Sons, Wholesale Producers were tenants.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events of individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

San Diego County Assessors Records

San Diego City Directories

San Diego Union Index

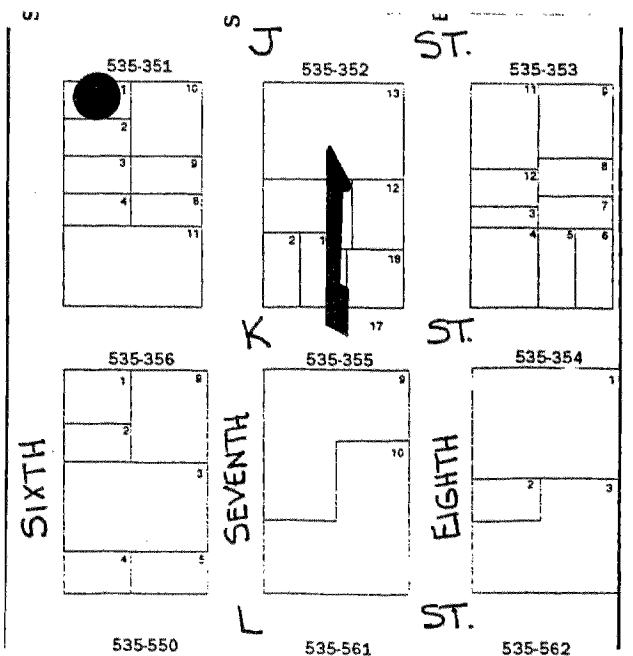
Sanborn Fire Insurance Maps, 1888-1956.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Julian Produce Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 629 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 123, Lots K and L, APN# 535-351-10

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

This two-story poured concrete building, with a flat roof and corner lot location, is a pre-World War One building with simplified Italianate elements. Large garage bays on 7<sup>th</sup> Avenue and framed-in storefronts on J Street are topped by a second story of paired single hung sash windows under a boxed cornice, supported by double brackets. Flat pilasters alternate with horizontal spandrels, which reflect the internal structure of the

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1912 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Julian Building L.L.C.

315 4<sup>th</sup> Avenue #A

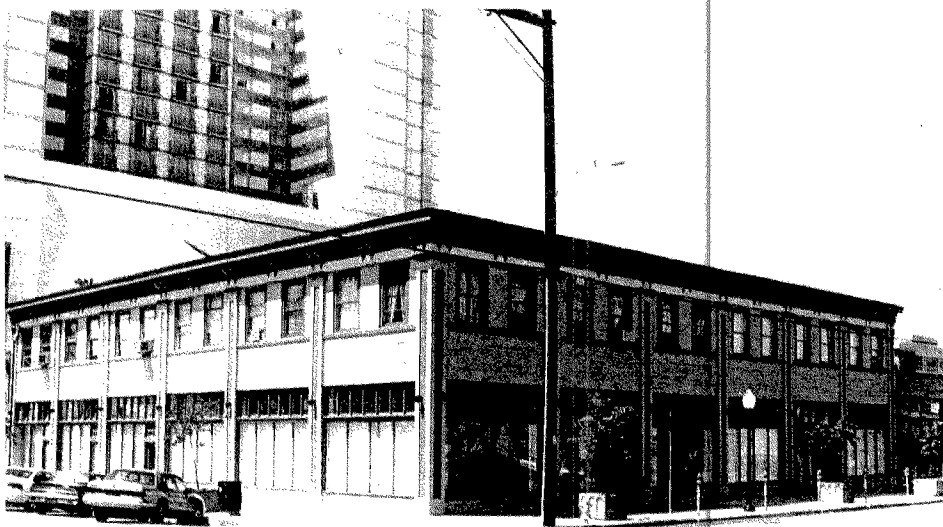
San Diego, CA 92101

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

Office of Marie Burke Lia

427 C Street, Suite 416

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Julian Produce Company

B1. Historic Name: Doyle Barnes Warehouse

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Italianate

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Abuts garage and storage building

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912

Property Type Commercial

Applicable Criteria C

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

This commercial building uses the cornice and bracket style of the Victorian period with a neoclassical use of flat piers and the ornamental simplicity of the new turn-of-the-century architecture. In 1912, Boone Investment Company contracted with A. and H. Brownlee, Contractors, for \$11,482.00 to build on Lots K and L. In 1915, Doyle-Barnes, wholesale grocers, occupied the building and were there in 1927. Partner J.L. Doyle, in San Diego since 1887, had at one time, from 1903-1906, done business as Fletcher and Doyle with Ed Fletcher, a prominent San Diego businessman. This industrial structure, which had been acclaimed as "San Diego's largest produce house," serves as a significant example of

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

*Lia, Warehouse District*, 1995.

*San Diego City Directories*

San Diego County Recorder's Office

*San Diego Union*, 3/27/37; 10/6/03

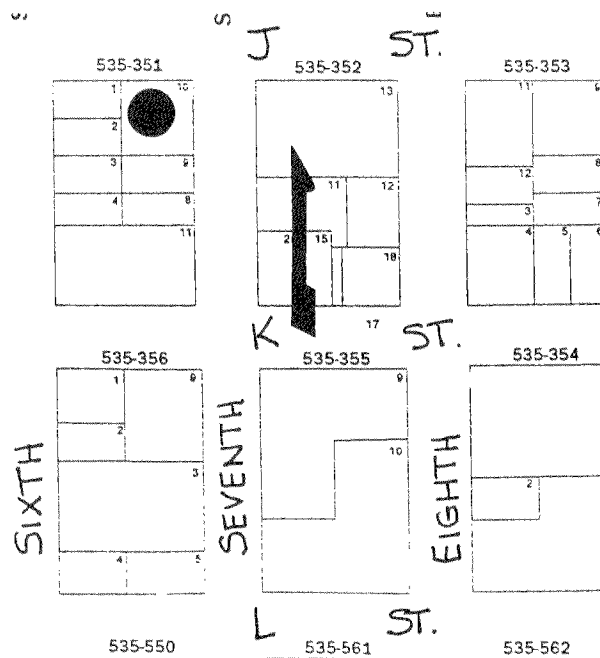
Bevil, Alexander. *The Julian Produce Company Warehouse Building Report to HSB*, 1991.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Julian Produce Company

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

building. The ground floor has an asymmetrical facade with windows clustered at the corner. The second floor facade is symmetrical with evenly-spaced windows in a horizontal row. Doors are single and enter the building at various points. It is in good condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

early twentieth-century architecture. In this sense, it "represents an early use of reinforced concrete in local building practices." In addition, the warehouse is representative of a period in which wholesale produce businesses occupied the section of San Diego's warehouse district known as "Produce Row." It is designated by the San Diego Historical Site Board as #309.

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # 2138-0246-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Western Wholesale Drug Co. Wrhs.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 704 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

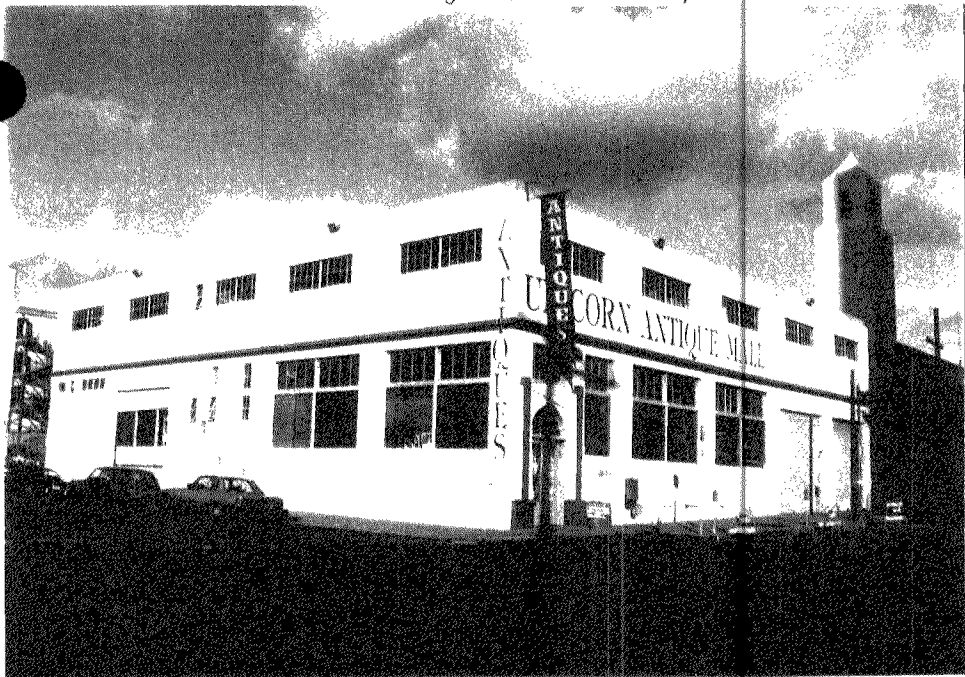
Horton's Addition, Block 111, Lots E & F, APN# 535-115-04

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

This 2½-story building is completely off-set from the street level, with the exception of the lightly detailed, double entry doorway which features a fan-like multi-paned window pediment above the doors. The dark turquoise window frames enhance the effect of the variety of punched windows which reflect the various interior functions. The simple lines and scale of this building place it as an early example of the International style, yet it retains the overall symmetry of 19<sup>th</sup> century commercial designs. The second floor features both fixed and pivoting multi-paned window sets. The first floor features two roll top loading entrances on the south side and one on the west side. Also on the first floor are fixed, square glass windows beneath multi-paned casement windows.

\*P3b. Resource Attributes: (List attributes and codes) HPB

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



P5b. Description of Photo: (View, date, accession #) View facing northeast, December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1927 - Centre City Inventory

\*P7. Owner and Address:  
The Elon F. Taliaferro & Sylvia R. Trust, 2849 Qualtrough Street, S.D., CA 92106

\*P8. Recorded by (Name, affiliation, and address):  
Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, CA 92101

\*P9. Date Recorded:  
December 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Western Wholesale Drug Company Warehouse

B1. Historic Name: Western Wholesale Drug Company Warehouse

B2. Common Name: Elon Building

B3. Original Use: Commercial      B4. Present Use: Manufacturing

\*B5. Architectural Style: Transitional Industrial

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
None

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None noted

B9a. Architect: Unknown b. Builder: Storm and Butts

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1927 Property Type Industrial Applicable Criteria C

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

On April 25, 1927, the Western Wholesale Drug Company filed the notice of completion for this structure, built for them by Storm and Butts. The Western Wholesale Drug Co. occupied the building until the 1940s when McKesson & Robbins, Inc., another wholesale drug company, moved in. From 1967 to the early 1990s, Elon of California Swim Wear occupied this structure. Thereafter, the building was occupied by the Unicorn Antique Mall, the current tenants. This typical commercial structure is individualized by its distinctive front door and by its setting within the block of surrounding buildings. It shows that the simplest ornamentation, done well and in the right proportion, can distinguish a structure from many others.

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

\*B12. References:

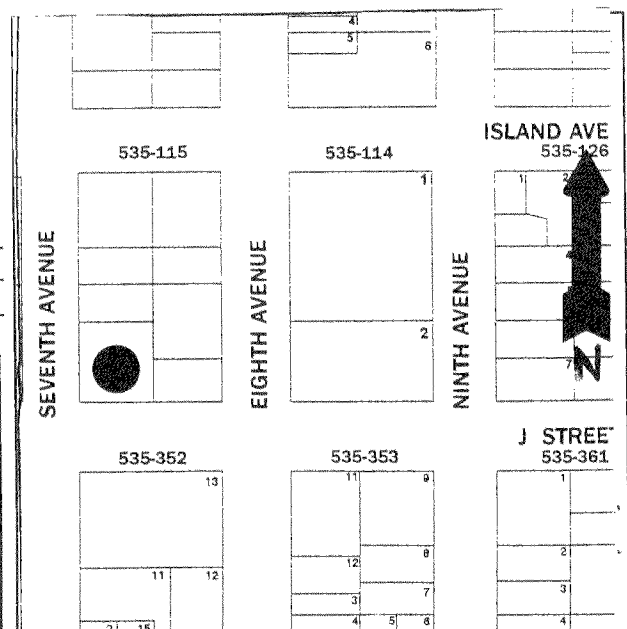
"Lia/Brandes Team" Centre City East Survey, 1988.  
McAlester, Virginia & Lee. A Field Guide To American Houses.  
New York: Alfred A. Knopf, 1986.  
University of San Diego, San Diego  
Architects, 1868-1939, Spring 1991.  
San Diego City Directories  
San Diego County Recorder's Office  
San Diego Water & Sewer Records

B13. Remarks:	535-115	535-114	ISLAND AVE 535-126
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\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # 2138-0246-0000  
Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Western Wholesale Drug Co. Wrhs.  
\*Recorded by Office of Marie Burke Lia Date December 1998 ☒ Continuation ☐ Update

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although the building was built in 1927, it is reminiscent of the earlier, 19<sup>th</sup>-century brick commercial designs that are so common to this area of downtown San Diego. In addition, there are also traces of the International style, such as the ribbon-style metal casement windows, the flat roof, the smooth wall surfaces, the lack of adornment around windows and doorways, and the asymmetrical facade. In spite of the early International influences, however, the style of the building is still similar to many other industrial/commercial buildings.

The building does not have any distinguishing architectural characteristics and the design of the building is not unique to the building period in which it was built. The building, therefore, has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # 2138-0247-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Simon Levi Company Building

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 715 J Street (344 7<sup>th</sup> Avenue) City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Offset Subdivision, Map 5768, Lot 3, APN# 535-352 & Part of 13

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

This warehouse is an example of pre-World War One industrial class architecture, with its brick and molded concrete exterior. A four-story building (includes a basement and three stories above ground) of massive proportions, it has a flat roof with a boxed cornice. There are no brackets supporting the cornice. The upper two stories have brick exteriors with broad brick pilasters, while the ground floor was completed in molded concrete. A balance of emphasis between horizontal and vertical design elements was achieved. A cornice-like beltcourse at the top of the first floor is supported by cast

\*P3b. Resource Attributes: (List attributes and codes) HP8 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1913 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Arnold G. Fischer

15770 Dallas Parkway #300

Dallas, TX 75248

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Simon Levi Company Building

B1. Historic Name: Simon Levi Company Building

B2. Common Name: Simon Levi Lofts

B3. Original Use: Industrial B4. Present Use: Lofts

\*B5. Architectural Style: Industrial

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

Corrugated Doors

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Attached Buildings

B9a. Architect: W.S. Keller

b. Builder: Armstrong & Pefley

\*B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1913

Property Type Industrial

Applicable Criteria C

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

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

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

Lia, *Warehouse District*, 1995.

University of San Diego, *San Diego*

*Architects, 1868-1939*, Spring 1991.

San Diego County Recorder's Office

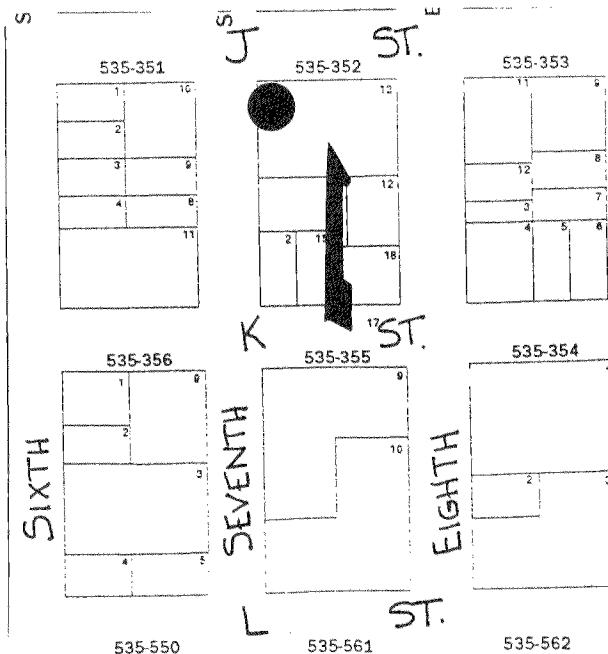
*San Diego Union*, 5/2/13; 11/26/06

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0247-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Simon Levi Company Building

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

concrete "brackets." Windows are 12/12 and 6/6 double hung sash on the upper floors and have a concrete upper lintel. Ground floor windows have a storefront appearance. Alterations through the years appear to have been minimal, and do not detract from the architectural integrity. Decorative brickwork at the roofline adds interest to the facade and draws attention to the large concrete signs with the words "SIMON LEVI COMPANY." The entrance is off-center on the otherwise symmetrical facade and a marquee-style canvas canopy shades the entrance. The building is in good condition.

\*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Keller's design originally called for the building to be six stories in height. Work was authorized under two contracts: one for excavation in June 1913 with M.D. Goodbody, and another with the building contractor Armstrong & Pefley on July 15, 1913. Although the building was never built to its original height, the warehouse was very modern for its day. Devices such as a double-spiral chute rushed orders from the top to the ground floor, while freight elevators moved goods up for storage. Moveable platforms received goods from freight cars on the 7<sup>th</sup> Avenue spur tracks. Delivery doors that slid into wall pockets were utilized to save space. The fireproof building featured metal doors and window frames.

This particular property was purchased by Austrian-born business-man, Simon Levi, in 1905. Although supposedly retired at this point, Levi immediately began plans to construct a warehouse building with his son Bernard, then president of the Simon Levi Company. After Simon Levi's death in 1918, Safeway Stores and Western States Grocery leased the property until 1945, when the site was purchased by Safeway Stores. Safeway Stores leased the building to Equitable Life Assurance of New York. In 1954, Safeway and the R.K.H. Realty Corporation transferred title to Rita K. Hillman, who was also a leasee. In 1963, the title was transferred to Dallas J. and Mary H. Clark. This property was listed on the San Diego Historical Site Board Register as #177 on July 27, 1983.

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

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Wellman Peck & Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 808 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 110, Lots E thru H, APN# 535-114-02

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

This is a 1½-story, block long, industrial brick building. Its exposed brick exterior clearly expresses the structural bays and the functional variations within. Chicago-style steel windows are used throughout, even to form corners to embrace and define the entrance with an extreme, hard edge, modern result. The columns rise above the parapet, terminating with an art deco stepping of layered brick, with sporadically placed ornamental colored tile. A clerestory spine, the result of long-span steel row trusses, illuminates the open interior. Multiple loading dock areas are located at the southeastern side of the building.

\*P3b. Resource Attributes: (List attributes and codes) HPB

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

P5b. Description of Photo: (View, date, accession #) View facing northeast, December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1933 - Centre City Inventory

\*P7. Owner and Address:

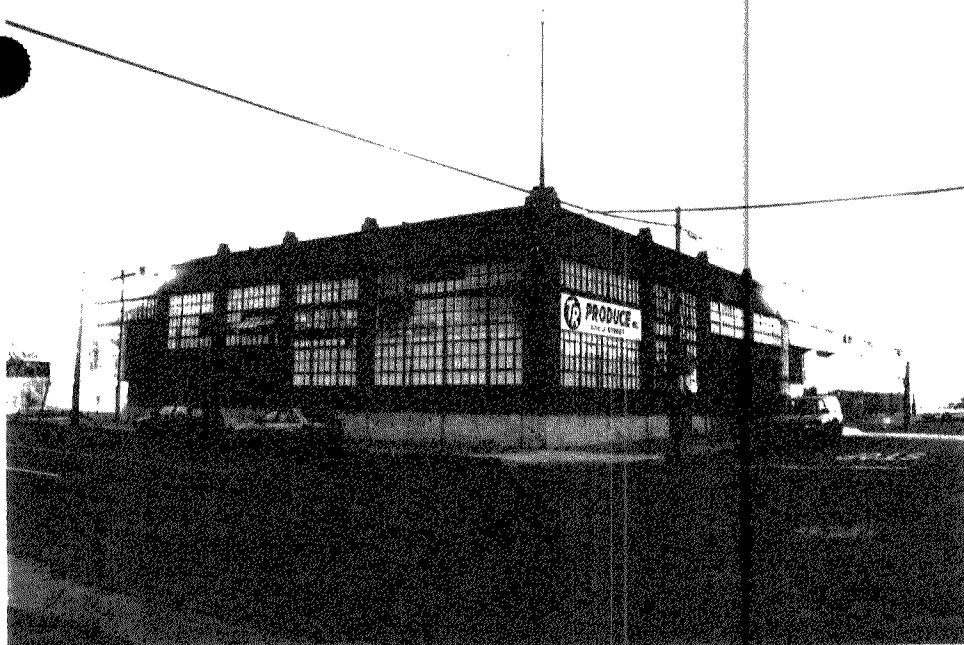
The 808 J Street L.L.C., c/o  
Produce Aquisitions, 12680 High  
Bluff Dr. #200, S.D., CA 92130

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded:

December 1998



\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none.") Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Wellman Peck & Company

B1. Historic Name: Wellman Peck & Company

B2. Common Name: T. R. Produce Warehouse

B3. Original Use: Commercial B4. Present Use: Commercial / Warehouse

\*B5. Architectural Style: Art Deco Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
None

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None noted

B9a. Architect: Julius Kraft & Sons b. Builder: Walter Trepte

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1933 Property Type Commercial/Warehouse Applicable Criteria C

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

Julius Kraft & Sons, San Francisco architects, were chosen by San Francisco-based Wellman Peck & Company to design their wholesale grocery warehouse in San Diego. The one-story building, with mezzanine, featured brick walls, steel frame interior, steel rolling doors, steel sash, metal skylights, concrete floor and composition roof at a cost of \$35,000. Wellman Peck & Company owned the property until 1966, but began leasing it in 1957 to the San Diego Division of the Admiral Corporation, which continued at this address through 1970. From the early 1970s to the present, T. R. Produce, Inc. has occupied the edifice.

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

### \*B12. References:

"Lia/Brandes Team" Centre City East Survey, 1988.

McAlester, Virginia & Lee. A Field Guide To American Houses.

New York: Alfred A. Knopf, 1986.

University of San Diego, San Diego

Architects, 1868-1939, Spring 1991.

San Diego City Directories

San Diego County Recorder's Office

San Diego Water & Sewer Records

Southwest Builder and Contractor, 08/11/33;

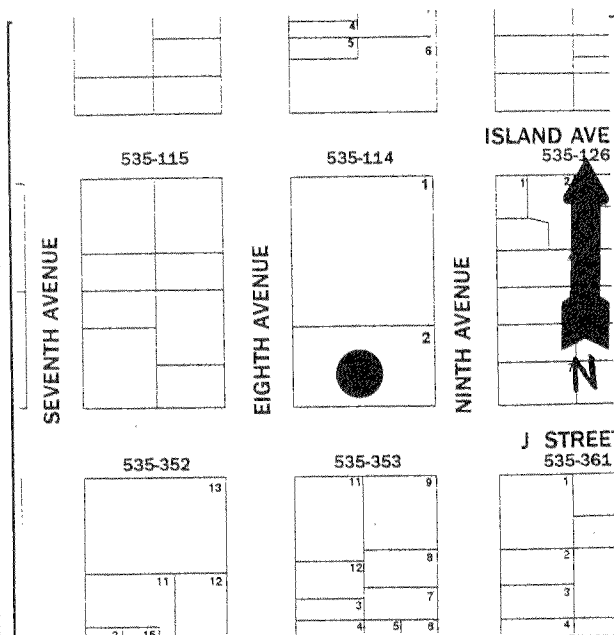
09/15/33; 09/22/33

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Wellman Peck & Company

\*Recorded by Office of Marie Burke Lia Date December 1998 ☒ Continuation ☐ Update

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Trepte Construction Company was established in San Diego in 1895 by Moritz Trepte. His son, Walter Trepte, eventually took over the business and went on to either build or design many notable San Diego edifices, including the Whitney Building, the Gould Building, the Scripps Residence, the Southern California Baking Company and the Klauber-Wagenheim Building. The Trepte Construction Company was contracted to build the Wellman-Peck & Company building which was completed in 1933. Walter Trepte eventually retired in favor of his son, Eugene Trepte.

Although previous research has determined that the building was a "rare and important example of the French and German modern influences on small scale industrial applications in the United States," current research has not found any evidence to substantiate this conclusion. In fact, the style of the building is similar to many other industrial/commercial buildings in the Centre City East area. The building, therefore, has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Armour & Company Warehouse

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 718-728 K Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Block 124, Lots E-F, Horton's Addition, APN# 535-352-15

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

A rectangular, two-story reinforced concrete block building occupies this parcel and measures 50' by 100'. Constructed in 1932, the builder incorporated elements of Art Deco, namely the smooth wall surfaces and concrete pilasters which line the south and the east facades. Except for these additions, the building is plain. The only windows now extant on the building are located along the second story at the south facade. The windows are recessed, multi-paned casement style. Although windows were located in the east facade, they have since been in-filled. At the street level, a single doorway is flanked by two

\*P3b. Resource Attributes: (List attributes and codes) HP8 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1932 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

The Salvation Army  
1335 Broadway  
San Diego, CA 92101

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Armour & Company Warehouse

B1. Historic Name: Armour & Company Warehouse

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Art Deco

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

East facade: in-filled windows, roofline flashing

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commercial Architecture Area San Diego

Period of Significance 1932 Property Type Commercial Applicable Criteria C

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

Elements of the Art Deco style of architecture are clearly evident on this otherwise simple commercial structure. Vertical elements such as the two-story pilasters which line south and east facades, second story windows, and smooth wall surfaces emphasize the building's height.

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

*Lia, Warehouse District*, 1995.

*San Diego City Directories*, 1887-1955.

San Diego County Assessor's Office

San Diego Water and Sewer Records

San Diego Historical Society Archives

*San Diego Union*

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1986.

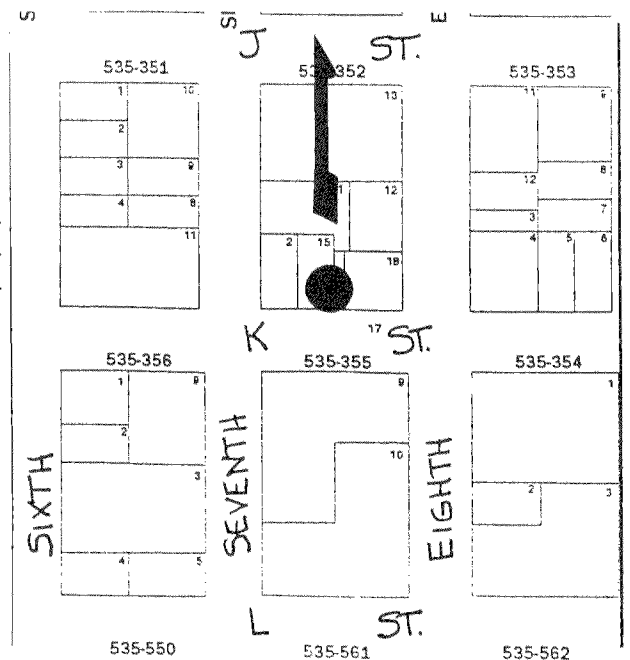
Sanborn Fire Insurance Maps, 1888-1956.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Armour & Company Warehouse

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

metal roll-up doors. A small opening is just to the east of the entrance. Two skylights are located along the flat, steel truss rooftop. Flashing has been added along the roofline at the east facade.

The roofline flashing and in-filled windows along the east facade were most likely the result of a 1984 fire which damaged the building. The building remains in fair condition, although it does show signs of recent neglect.

\*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built by the Armour (Ham) Company, the building was utilized as a warehouse by the Piggly-Wiggly wholesale grocery chain throughout the 1940s and 1950s.

Although the building demonstrates Art Deco architectural elements, the building is not historically nor architecturally significant.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Nason and Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 903 K Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 135, Lots A and B, APN# 535-366-01

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

This two-story rectangular apartment building was designed in a twentieth-century Commercial style and is located at the southeast corner of Ninth and "K". The building has a flat roof with a block tower above whose purpose is unknown. It has been rehabilitated on the exterior and interior. Windows on all sides are rectangular, double hung sash, at least on the second floor. Artplex Gallery occupies the street level entrance, where large plate glass windows facing "K" street have vertical narrow panes above. On the Ninth Ave. side, there are both single and multi-paned windows. The main facade on

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1913 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Carolyn M. Filipponi

3660 Bayside Walk

San Diego, CA 92109

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 4S2

\*Resource Name or # (Assigned by recorder) Nason and Company

B1. Historic Name: Nason and Company

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Apartments

\*B5. Architectural Style: Edwardian Commercial

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

Maintained

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Commercial Applicable Criteria C

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

In 1900, Frederick C. Nason purchased M.C. Nason & Co., San Diego's oldest commission firm, from his brother, after having had sole charge of the enterprise since 1895. He erected this two-story brick and stucco structure for the business in 1913. In 1922, Ellis Brown and P.M. Follinsbee purchased this building for their Triangle Transfer and Storage Company. Their business remained at this address through 1955. From 1957 through 1958, San Diego Van and Storage occupied this edifice. Philips Electrical Supply Company inhabited this structure in 1960.

This structure gains its significance as an example of Edwardian Commercial architecture.

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

*Lia, Warehouse District*, 1995.

*San Diego City Directories*

*San Diego Union*, 8/29/1900

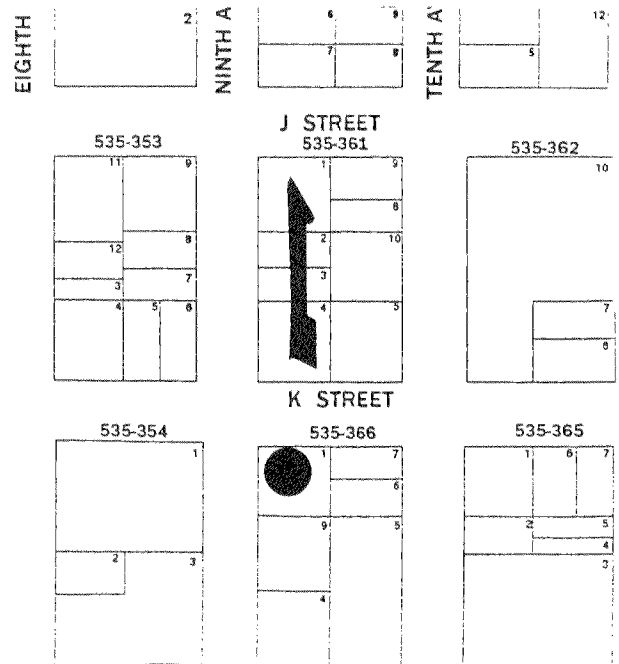
San Diego County Recorder's Office

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Nason and Company

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

"K" Street has four pilasters which reach from the street level to the nearly-flat roofline. Doors are recessed and are single wooden and glass doors. The building is in good condition.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) W.D. Ballinger Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 944 K Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 126, Lots G and H, APN# 535-361-05

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

This rectangular, Industrial/Commercial style, single-story building is at the southwest corner of Ninth Avenue and "K" Street. The roof is flat, except for a parapet which has red tiles spaced between low arches. The facade is stuccoed, broken up by structural pilasters which alternate with the windows so that two windows appear between each of these pilasters. A single doorway is located near the north end of the building on "K" Street. The building has single, wood-framed windows placed in a horizontal row across the main facade at regular intervals.

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

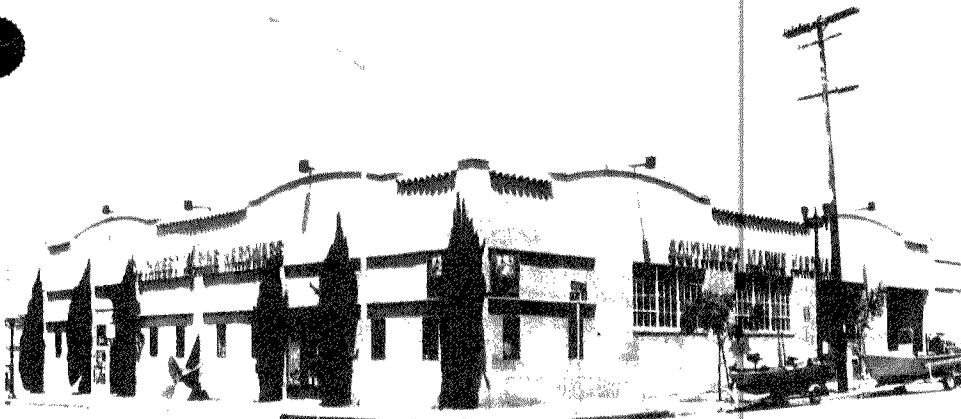
☐ Prehistoric ☐ Both  
1926 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Kenneth Thompson  
944 K Street  
San Diego, CA 92101

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Survey Area For Proposed Sports Entertainment District

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) W.D. Ballinger Company, Wholesale Cigars

B1. Historic Name: W.D. Ballinger Company, Wholesale Cigars

B2. Common Name: Southwest Marine Hardware

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Eclectic Industrial

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1926 Property Type Commercial Applicable Criteria C

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

This single-storied hollow clay tile warehouse-type structure was probably erected in 1926, for the W.D. Ballinger wholesale cigar business, which inhabited the edifice in 1927 and stayed at this address through 1928. From 1930 until 1937, Haas Baruch and Company of San Diego, wholesale grocers, occupied this building. In 1941, Consolidated Aircraft Corporation used this location for a warehouse. From 1942 until 1980, Webb Farm Equipment Company sold agricultural implements and ran a farm equipment repair business here. Farrar Chemical Services leased a portion of this structure from 1959 through 1965.

Although this building is an example of a Spanish Eclectic Industrial style building, excessive street facade modifications render this building architecturally insignificant. This site was considered by the Historical Site Board, but was rejected on August 24, 1994.

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

Lia, Warehouse District, 1995.

San Diego City Directories

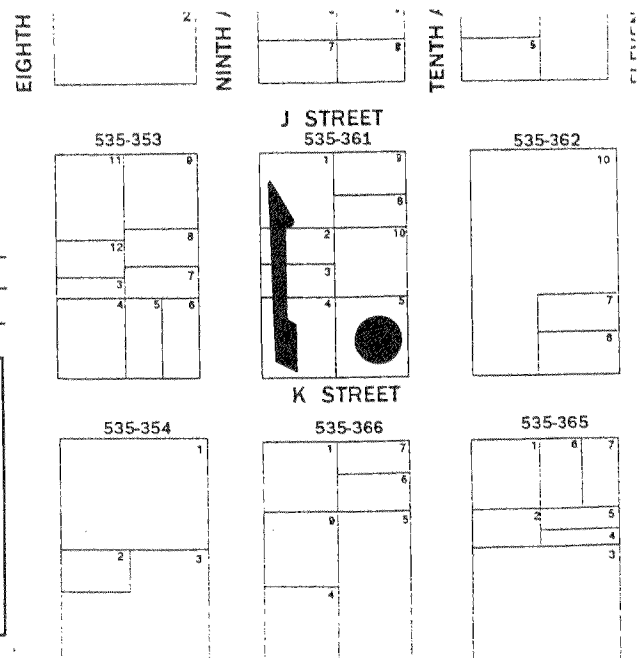
San Diego County Recorder's Office

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Rosario Hall

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1143-1145 K Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 133, Lot L, E 40 ft./N 10 ft. Lot K, APN# 535-364-11

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

This two part commercial block building features an upstairs residence and a downstairs commercial facility. The building features pilasters on the east and north sides with ornate crown designs on top. On the second floor, there are four sets of double hung windows on the east elevation with three on the north. Access to the second floor residence is made along K Street. The roof is hipped and low pitched with composition tiles and exposed ornate eave brackets. The first floor is boarded and

P3b. Resource Attributes: (List attributes and codes) HP3, HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1870

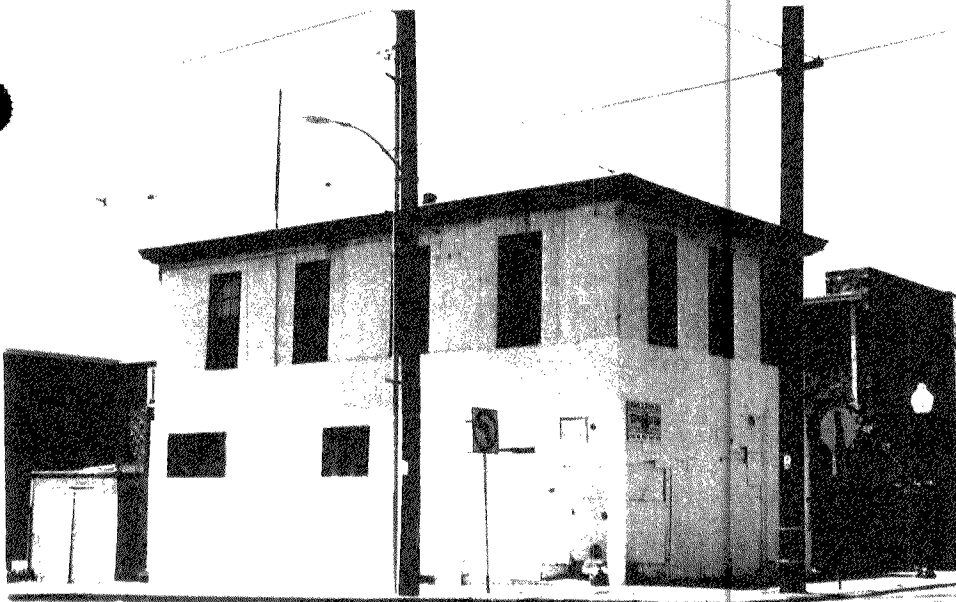
San Diego Union articles  
Sanborn Maps

\*P7. Owner and Address:

Robert C. Sinclair Trust  
258 Kolmar Street  
La Jolla, CA 92037

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Rosario Hall

B1. Historic Name: Rosario Hall

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Vacant/Residential

\*B5. Architectural Style: Two part block commercial

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

Constructed in 1870; Moved between 1906-1921; First, second floor exteriors modified (Date Unknown).

\*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: Between 1906-1921 Original Location: SE Corner of Arctic (Kettner) and Fifth (F) Streets

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Event/Person/Design Area San Diego

Period of Significance 1870 Property Type Commercial Applicable Criteria A, B, C

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

Historical research indicates that the building located at 1143-1145 K Street is Rosario Hall, which was moved from its original location at the southeast corner of Arctic (Kettner) and Fifth (F) Streets sometime between 1906-1921. Colonel Manuel Ferrer commenced construction of Rosario Hall in May 1870 after his Occidental Exchange and Billiard Parlor was destroyed by fire. Ferrer, born in Spain in 1829, served as a colonel in the Mexican army during the Mexican-American War, and later settled down in San Diego. Rosario Hall occupied the same location as the Occidental Parlor established by Ferrer. Rosario Hall opened for business on July 4, 1870. Ferrer is also noted as giving San Diego Pantoja Park, at least as long ago as 1869. When constructed, Rosario Hall was a two-story frame building which featured a balustraded balcony with 12 light windows. A saloon

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

*San Diego City Directories*

*San Diego Union Index*

San Diego Water and Sewer Records

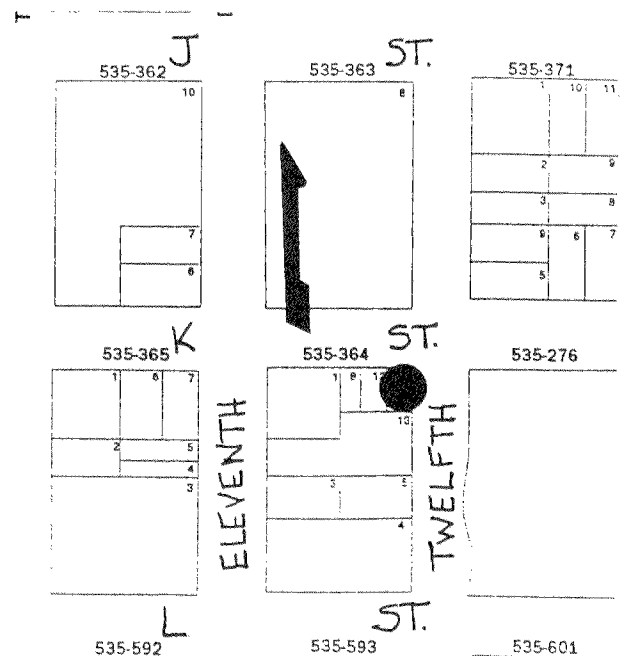
Interview with owner Robert Sinclair, 5/20/98

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) Rosario Hall

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

appears to have been modified. The exterior is stucco on wood frame. The building is in fair condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

was located on the first floor and a dance hall on the second floor. Over the years, Rosario Hall became a social center. Prior to the completion of St. Joseph's Catholic Church in 1875, Rosario Hall was occasionally used for church services by Fr. Ubach. During the 1870s and 1880s, the hall was frequently used for balls and celebrations.

During the boom years of the late 1880s, the second floor was turned into a hotel. By 1906, Rosario Hall had become tenements, and by 1921, Rosario Hall had been moved to its current location at the corner of 12<sup>th</sup> and K Streets.

At its current location, the ground floor of Rosario Hall (1145 K) had been used by various restaurants until at least 1960. Outdoor stairs lead to a second floor (1143 K), which served a residential use until at least 1960. Since 1926, the restaurant space has changed hands several times with various tenants. In most cases, it is not clear whether the existing restaurant was owned or merely managed by the tenants. E.S. Faulkner, followed by F.C. McKee and L.B. Churden occupied the site in the 1920s. In the 1930s, John Stubbs, W.B. Berning, W.T. Katzung, R.E. Fischer, E.R. Irwin, A.J. Goddard, Fred Schauer and J.S. Music were all listed as tenants either of the 2<sup>nd</sup> floor residence, the restaurant, or both. In the 1940s, tenants included Fred Schauer, J.S. Music, W.T. Fields, H.A. Howe, J.J. Dorr and J.R. Willey. Finally, from the 1950s until at least 1960, The Alibi Coffee Shop occupied 1145 K, while Joseph Wenbourne occupied the residence at 1143 K (in 1960, Oral L. Murphy occupied 1143 K).

The building has been determined to be neither historically nor architecturally significant. A property removed from its original or historically significant location can be considered historically significant if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event. In

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or # (Assigned by recorder) Rosario Hall

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

terms of architectural value, a moved property must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association. Rosario Hall today has been modified from its original design, and no longer retains its feeling or association with its original location. The balustraded balcony has been removed and the lower storefront areas have been greatly modified as has the interior, and likely the west side of the building. Consequently, Rosario Hall is today architecturally insignificant.

While Rosario Hall was constructed for Colonel Manuel Ferrer, historical research could not substantially determine Colonel Ferrer's contribution to either local, state, or national history, nor could it be determined whether Rosario Hall is the single surviving property that is most closely associated with Ferrer's historical legacy. Pantoja Park, rather than Rosario Hall, may be the property most closely associated with Ferrer's historical contribution, if any. Any association between Rosario Hall and Colonel Ferrer, would be greatly diminished to a level below significance as the Rosario Hall has been relocated from its historically dependent location. Similarly, historical research failed to identify any historically significant events or individuals associated with Rosario Hall at either its former or present location. It is therefore, historically insignificant.

**\*B12. References:**

Wirth Associates, Inc., *An Archaeological And Historical Inventory Of The Marina/Columbia Residential Development Parcels A,B And C*, December 3, 1979.

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Western Metal Supply Company, Warehouse #9

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 825 L Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Block 147, Lots J-L, Horton's Addition, APN# 535-562-01

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

Two attached warehouses occupy this parcel and measure approximately 90' by 200'. Constructed of steel frame and sheet-metal covering upon a concrete block and concrete-floor foundation, the buildings are consistent with other metal warehouses built in this area. The massive structure boasts large metal roll-up doors along its north and south facades, while the east and west facades are identical with their series of clerestory windows. The windows contain six panes, the upper four of which pivot outward to

\*P3b. Resource Attributes: (List attributes and codes) HPB

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
c. 1933

Warehouse Survey

\*P7. Owner and Address:

Homs Warehouse Nine  
c/o Tom Hom Investment  
4408 30<sup>th</sup> Street  
San Diego, CA 92116

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Western Metal Supply Company, Warehouse #9

B1. Historic Name: Metal Products Warehouse

B2. Common Name: Western Metal Supply Company, Warehouse #9

B3. Original Use: Industrial B4. Present Use: Unknown

\*B5. Architectural Style: Industrial

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

None known

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Western Metal Supply

\*B10. Significance: Theme Event, Architecture Area San Diego

Period of Significance 1933 Property Type Industrial Applicable Criteria A, C

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

This served as an associative structure to that of the Western Metal Supply Company, located at 215 7<sup>th</sup> Avenue. Incorporated in November 1902, Western Metal Supply Company took over a metals business begun by McKenzie, Flint & Company in 1888. Used for commercial and industrial purposes, this building was used primarily to house shipments brought in by truck or automobile.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses.*

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

*San Diego City Directories*

*San Diego Union Index*

*San Diego Union*, November 21, 1902,

March 3, 1972

San Diego Water and Sewer Records

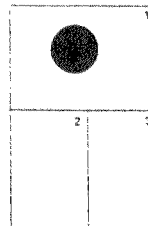
B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

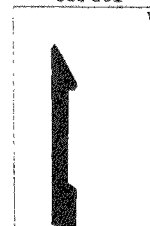
Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)

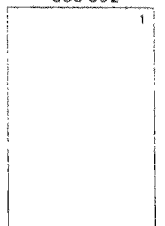
535-562



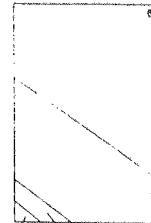
L STREET  
535-591



535-592

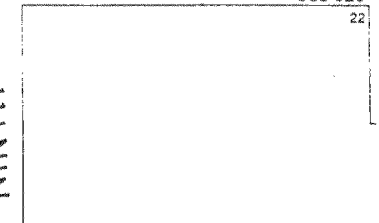


535-570



IMPERIAL

535-010



EIGHTH

NINTH

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Western Metal Supply Warehouse #9

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

provide ventilation. The moderate pitch roofline also appears constructed of sheet metal. The building is in fair condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Organized as a wholesale company which dealt in steel, iron, pipe, hardware, metals, and plumbing supplies, the company was sold and reorganized into Western Metal Industries in 1972. It is believed that the Western Metal Supply Company, Warehouse #9 was used to store metal products of various types.

The structure has been determined to be neither historically or architecturally significant. Although it served as an associative structure to the Western Metals Building, historical research could not be identified which would clearly establish it as having been related to significant historical events, and or individuals. Additionally, it does not display any unique or innovative architectural characteristics.

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) San Diego Lumber Company Building  
P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 165 6<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 145/Exc. S.D. & A R/W/, APN# 535-550-04

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

This warehouse building is designed in a Spanish Eclectic style. The exterior is stucco and the slightly pitched roof is composed of red Mission tiles. The building has 18 visible pilasters and several small square windows with decorative iron grillwork. A decorative vent grouping is located along the building's main facade as is a recessed circular window, set above a metal roll-top door. The building's main entrance is located along the northwest corner of the building, set between two multi-paned sets of windows under a canopy.

\*P3b. Resource Attributes: (List attributes and codes) HP8

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
c. 1924  
Oral Interview

\*P7. Owner and Address:

AFJR Partnership L.P.  
4255 Ocean Blvd.  
San Diego, CA 92109

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) San Diego Lumber Company Building

B1. Historic Name: San Diego Lumber Company Building

B2. Common Name: AAAA Auto Storage

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Spanish Eclectic

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

Alteration along south facade to concrete block fill-in panels (1955); Security grilles over windows and doors (Date Unknown)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Auto storage yard to the south

B9a. Architect: Unknown b. Builder: Trepte Construction

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c. 1924 Property Type Commercial Applicable Criteria C

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

The location of this building was formerly that of the San Diego Lumber Company headquarters. Incorporated in 1884, the San Diego Lumber Company was the oldest lumber yard in San Diego County before being purchased by the Frost Hardwood Lumber Company in later years. San Diego City Directories, however, indicate that the Frost Lumber Company never operated from this location. It is believed that the building was built in 1924 or 1925 for the San Diego Lumber Company. This lumber company formerly had their operations to the south and east of this site, on a pier that extended into the Bay, at which they received their lumber shipments. In the early 1920s dredging of San Diego Bay required that the pier be removed and thus it is believed that this building was built shortly thereafter.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

*San Diego City Directories*

*San Diego Union Index*

*San Diego Union*, 01/01/1891; 12/15/68

San Diego Water and Sewer Records

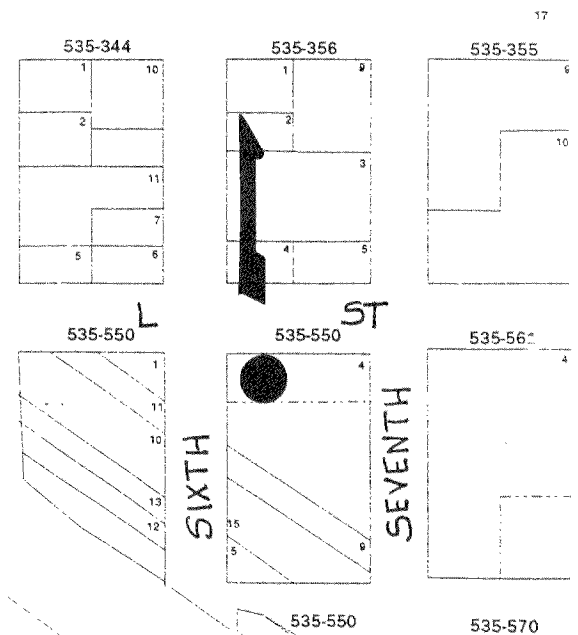
Interview with Al Frost, 05/29/98

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) San Diego Lumber Company Bldg.

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

Two loading docks are located in the back of the building. The building is in good condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built as a "finish" shed, it stored already milled lumber. Originally its south side was open. It cost \$16,000 to build and the contractor was Trepte Construction. The south side was closed in when it was leased to a moving company. The buttresses on the side of the building are in the public right of way.

The earliest recorded tenant of this building, after San Diego Lumber/Frost Lumber use was Western Van & Stage Company in 1958. Ace Van & Stage Company operated from this location from 1960-1971. From 1972-1977, Mapac Inc., Craters & Packers were here. Finally during the late 1970s and early 1980s, Bailey's Moving & Storage operated from here. The building was used for auto storage in later years.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals. Additionally, it does not display any unique or innovative architectural characteristics.

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # 2138-0378-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Western Metal Supply Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 215 7th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 137, Lots A-D, K & L, APN# 535-355-09

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

The principal property consists of the brick office building around which the commercial structures were built. The address for the Western Metal Company is 215 7th Avenue. The building is rectangular, five stories high, has a flat roofline, and was designed with an emphasis on the structural members of building. Horizontal and vertical elements are in harmony with the plate glass windows. The windows particularly reflect the influence of the Chicago school. The fire escapes are at the south front of the facade from the top floor down. The third through fifth floors have been utilized for

\*P3b. Resource Attributes: (List attributes and codes) HP7 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1909 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Western Bay

4408 30th Street

San Diego, CA 92116

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Proposed Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Western Metal Supply Company

B1. Historic Name: Western Metal Supply Company

B2. Common Name: Western Metal Company

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Industrial/Commercial with Chicago School Influences

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

Interior altered except for louvered windows.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Railroad spurs on three sides of the property.

B9a. Architect: Henry Lord Gay b. Builder: James Shera and Thomas Kneale

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1909 Property Type Commercial Applicable Criteria C

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

This Western Metal Supply building was designated by architect Henry Lord Gay, the founder of the American Institute of Architects. The steel company was originally McKenzie, Flint and Winsky. They organized in 1896 and changed the name in 1903. By 1920 the firm occupied the entire block and produced "everything in iron and steel from carpet tacks to structural beams." The architectural design combines a simplified Victorian corbeling with modern metal window frames to create a transitional commercial building of great dignity.

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

\*B12. References:

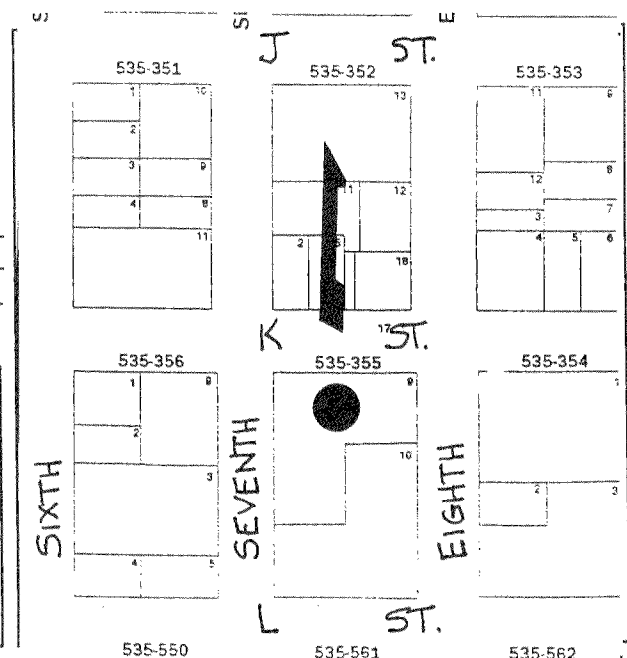
"Lia/Brandes Team" *Bayside Survey*, 1989.  
*Lia, Warehouse District*, 1995.  
*San Diego City Directories*  
San Diego County Recorder's Office  
*San Diego Union*, 08/15/09  
City of San Diego Historical Site Board  
Register No. 131 report.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0378-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Western Metal Supply Co.

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

various commercial activities. The first two floors, however, were finished as offices. Hardwoods, finishes and overall interior construction make this an outstanding structure. The building to the north, constructed of brick, is affixed to the main building, but is a later addition and is utilized for a Farmers' Market.

\*B10. **Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Architecturally, this building is significant. Designed by renown American architect Henry Lord Gay, the edifice is a fine example of an industrial structure. It is, moreover, in good condition. Some of the building's distinctive features include "special prismatic windows, pneumatic tube message center, mill construction, fire extinguishing system and other examples of construction long since absent in buildings."

This building gains its historical significance from its Industrial/Commercial design, which was influenced by the Chicago school. This building is on San Diego Historical Site Board Register as number 131, placed there on November 3, 1978.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Julian-Warner Springs Trucking Line Depot

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 340-344 7<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 123, Lot J, APN# 535-351-09

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

This twentieth-century Commercial style, single-story brick building was constructed on a concrete floor. Rectangular in shape, the building measures 50' by 100', and has a flat truss roof and a wire glass skylight. The original 1911 building was updated in the late 1920s-1930s to include the stepped parapet facade which is evident today. A more recent renovation includes the new metal roll-up door, entrance door and awnings which help to relieve the otherwise plain facade. Large plate glass windows with metal

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1911 - Centre City Inventory

\*P7. Owner and Address:

Fritz C. Ahern  
5652 Stresemann Street  
San Diego, CA 92122

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)  
Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Julian-Warner Springs Trucking Line Depot

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

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Brick Commercial

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

Late 1920s: original facade covered by alteration, new awnings and doors.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Walter S. Keller

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1911

Property Type Commercial

Applicable Criteria A & C

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

Although this building was designed by Walter S. Keller, the alterations to this building are such that it does not convey its early historicity. Rather, the structure does retain interesting elements of the 1930s (est.) renovation, including the stepped parapet facade, warehouse doors and storefront.

The building served as the headquarters of the Julian-Warner Springs Truck Line from 1923-1936, one of San Diego's earliest locally operated automotive trucking lines.

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.

New York: Alfred A. Knopf, Inc., 1986.

University of San Diego, *San Diego*

*Architects, 1868-1939*, Spring 1991.

*San Diego City Directories, 1887-1955*.

*Sanborn Fire Insurance Maps, 1888-1956*.

San Diego County Recorder's Office

*San Diego Union*, 5/2/03

San Diego Water and Sewer Records

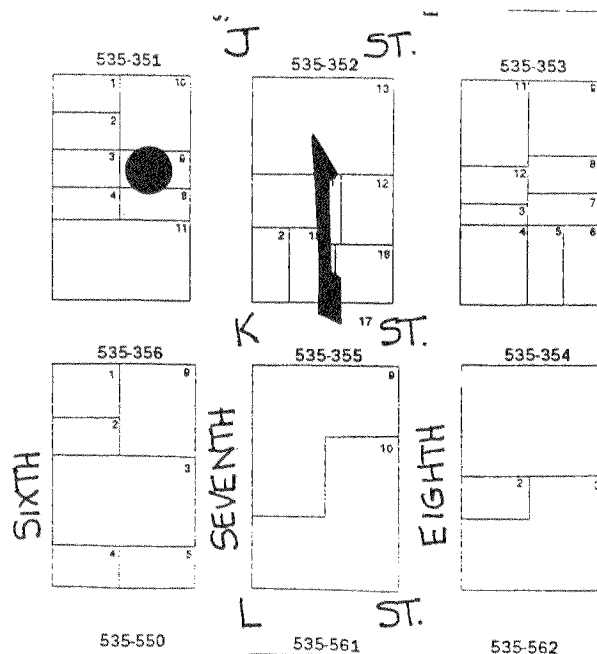
San Diego Historical Society Archives

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Julian-Warner Springs  
Trucking Line Depot

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

surrounds are present on the main facade. The building appears to be in excellent condition.

\*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

Although this building was designed by noted architect Walter Keller, this building is not considered a particularly unique or innovative design, and is, therefore, historically and architecturally insignificant.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # 2138-0384-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Showley Brothers Candy Mfg.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 305-307 8<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 125, S 35' of Lot D, Lots E and F, APN# 535-353-04

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

This twentieth-century Commercial style three-story building is constructed of red brick with a wood floor and roof framing system. The exterior walls are load bearing with interior columns supporting beams and floor system. The first floor is concrete slab on grade and there is no basement area. There is an interior freight elevator in the three-story structure which serves all three floors. The roof parapet shows the influence of Spanish Eclectic designs. The interior has been altered, but many of the large interior

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

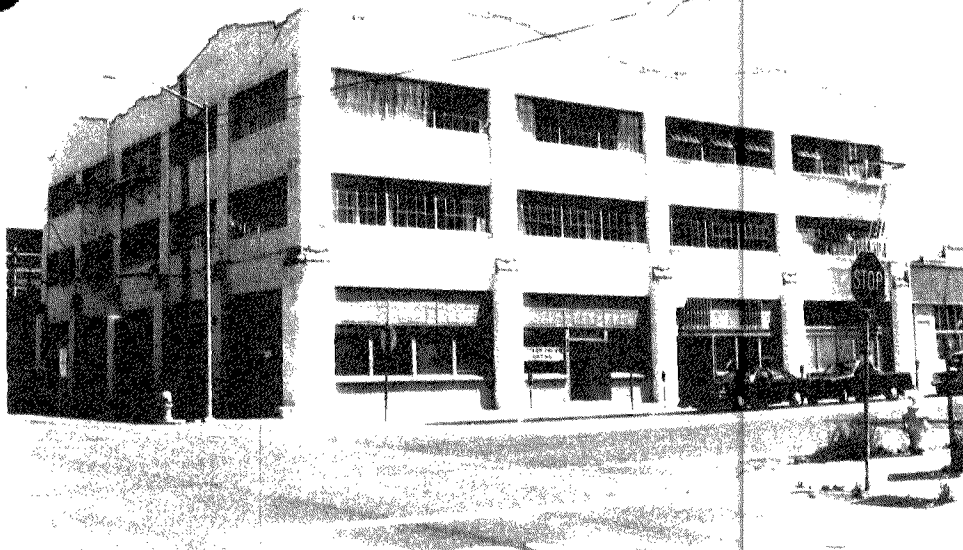
1924 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

The Candy Factory, Ltd., c/o M7M Development, 1850 5<sup>th</sup> Ave. #1300, San Diego, CA 92101

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

Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Showley Brothers Candy Manufacturers

B1. Historic Name: Showley Brothers Candy Manufacturers

B2. Common Name: Robert L. Groff, Inc. Wholesale Dry Goods

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Factory/Warehouse

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

"Robert L. Gross Co." on sign painted on north brick wall.

B9a. Architect: Walter Trepte b. Builder: Trepte Construction Co.

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1924 Property Type Commercial Applicable Criteria C

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

B. Guy Showley erected this three-story brick structure for his wholesale confectionery business in 1924. Showley and his brother, Jesse Ray, had operated a candy company in San Diego since 1905. The building suffered \$25,000 worth of fire damage in 1931 and was partially reconstructed. The Showley Bros. Candy Company remained at this address through 1950. Various other enterprises operated here alongside the Showleys, including the Loose-Wiles Biscuit Company from 1934-1935, and the Sunshine Biscuit Company from 1947-1948. Another fire occurred in the building around 1950, prompting the Showley Bros. to sell the business. In 1950, Century Floor Coverings used part of this structure, eventually buying it and filling the entire edifice, adding the Century Distributing Company and later the Century Radio and TV business. In 1959, Robert L. Groff purchased the property and ran his wholesale dry goods business here through 1970.

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

Lia, *Warehouse District*, 1995.

University of San Diego, *San Diego*

*Architects, 1868-1939*, Spring 1991.

*San Diego City Directories*

San Diego County Recorder's Office

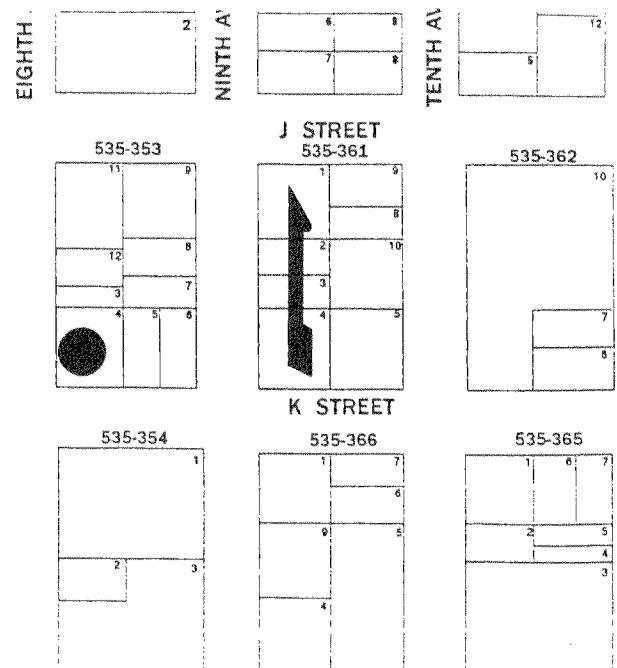
*Historic Site Board Report n.d.*

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0384-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Showley Bros. Candy Mfg.

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

spaces remain. The ground floor office space was remodeled during the last 30 years, with wood stud walls, gypsum board wall finish and acoustical ceilings. The remainder of the structure has been painted for warehouse and assembly use with much of the structure exposed. The existing floor system, with the exception of the ground floor, is maple. The existing electrical, plumbing, and mechanical systems have been changed during the remodeling of the building in the 1950s. The exterior red brick is unreinforced and exists along all exterior walls. The facade is penetrated by large industrial steel windows which provide ventilation in the large spaces.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Established in 1895, the Trepte Construction Company was a prominent and stable San Diego business. Moritz Trepte, father of architect Walter Trepte, founded the company and advertised it as a contracting firm. Walter was a successful director of a local bank, but he also designed and constructed many houses and commercial and industrial buildings. Eventually, Walter became director of this well-known construction company. When he finally retired from this position, he was replaced by his son, Eugene Trepte. Walter died in 1985.

This structure is listed on the San Diego Historical Site Board Register as Site No.161.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Showley Brothers Candy Company Storage and Shipping Building

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 311 8<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 125, Lot D, APN# 535-353-03

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

This plain, rectangular-shaped brick building was constructed in the late 1920s. It possesses little ornamentation, save for a bank of brick projecting from the facade along the flat roof line at the west, or entrance facade, and brick pilasters. It is single-story in height, and measures approximately 30' by 100'.

A coat of paint and new openings have updated the building. Modern treatment

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1929 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Christian Michaels Trust

311 8<sup>th</sup> Avenue

San Diego, CA 92101

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

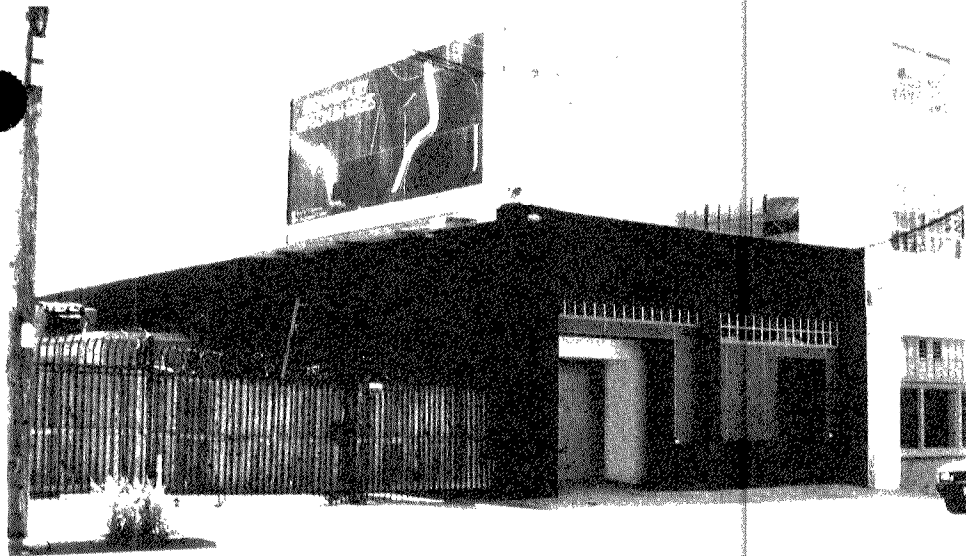
Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Showley Brothers Candy Company Storage and Shipping Bldg.

B1. Historic Name: Showley

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Brick Commercial

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

1983: New doors, frames, drywall, roof

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commercial Warehouse Development Area San Diego

Period of Significance 1929 Property Type Commercial Applicable Criteria A

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

One of many warehouse-type buildings which sprang up in this area following the completion of the San Diego and Arizona Railway, which ran tracks in the Bayside area in 1919. With the completion of the railway, San Diego could take full advantage of its shipping capabilities. These warehouse buildings' close proximity to the rail lines and wharf area made the Bayside district an ideal location for the manufacture and transportation of goods.

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

Lia, *Warehouse District*, 1995.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.

New York: Alfred A. Knopf, Inc., 1986.

*San Diego City Directories*, 1887-1955.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Recorder's Office

*San Diego Union*

San Diego Historical Society Archives

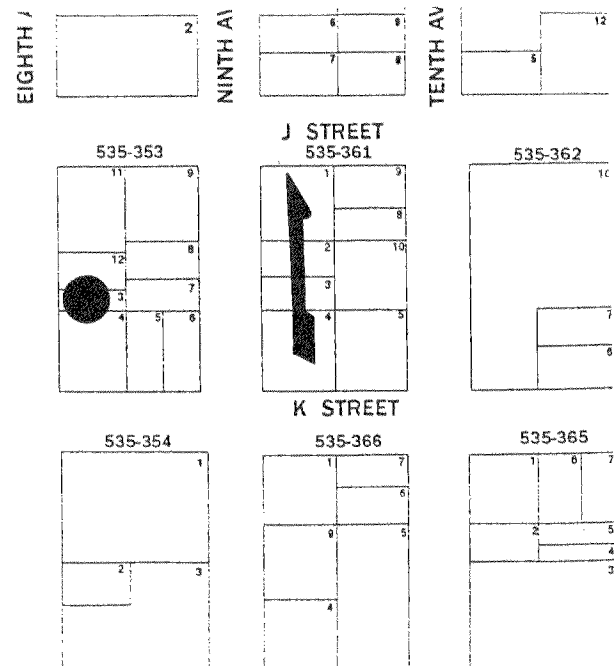
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Showley Storage

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

includes an off-center entrance and a non-symmetrical arrangement of glass blocks above the openings. The Showley Brothers Candy Company built this building in the late 1920s, and utilized it for storage and transport of their fine candy. As only ten percent of Showley's product was marketed in San Diego, this shipping facility was most important in the transport of candies as far west as Hawaii and to the east coast of the United States.

The building's simple, unadorned brick construction is indicative of the inexpensive commercial structures which were erected at this time. This common building, however, is not historically or architecturally significant.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Levi Wholesale Grocery Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 330 8<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Offset Subdivision, Lot 2, APN# 535-352-12

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

The original arch is a notable example of a revival of classical features. The ornate castings are made of a sea sand composed of acanthus leaves, classical turned spirals on the pilasters and classical details. The entry arch is complete with keystone and the two pilasters support the entablature. The arch is centered between two large bays of low arched windows. The bays have a defined base with brick pilasters which separate the low arch windows. The windows are composed of original redwood frames.

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

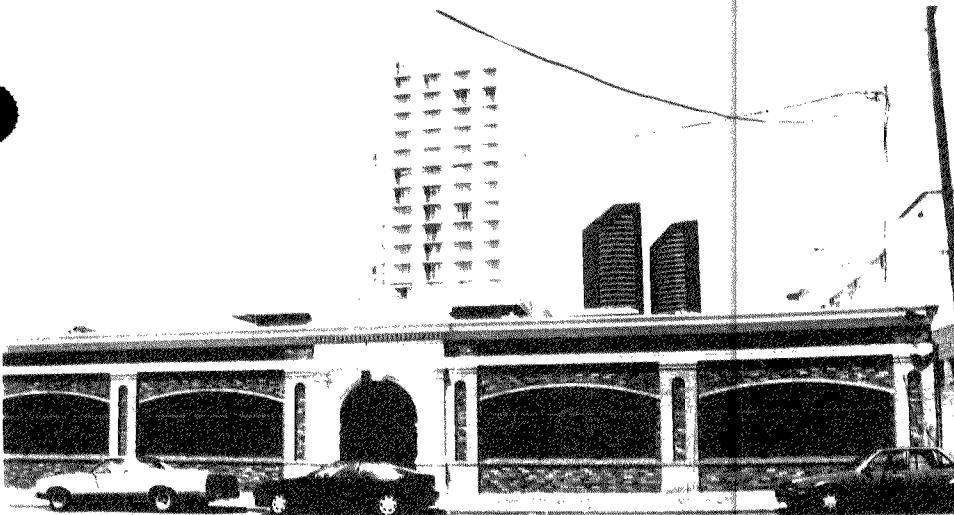
☒ Historic ☐ Prehistoric ☐ Both  
1927 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Harold & Rose Kvass Trust  
10076 Shadow Road  
La Mesa, CA 91941

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 4S2

\*Resource Name or # (Assigned by recorder) Levi Wholesale Grocery Company

B1. Historic Name: Levi Wholesale Grocery Company

B2. Common Name: Kvass Construction Company

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: One part Commercial block with Classical influences

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

Restored in compliance with National Park Service regulations.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Trepte Construction Company

b. Builder: Trepte Construction Company

\*B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1927

Property Type Commercial

Applicable Criteria C

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

In 1986, a Part I Historic Preservation Certification Application was submitted to NPS. It sought preliminary determination for individual listing in the National Register based on criteria A (Event), B (Person) and C (Architecture). SHPO found no significance based on criteria A or B and inconclusive evidence in support of criterion C.

No date can be confirmed for construction, since the Simon Levi Company continued to build on various parts of this block from 1908 forward. The first appearance of this address is in 1927. The building record shows the building was constructed then and operated by the Simon Levi Company, wholesale grocers. Over the years, until the end of

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

Lia, Warehouse District, 1995.

San Diego City Directories

San Diego County Recorder's Office

Brandes, Raymond, City of San Diego

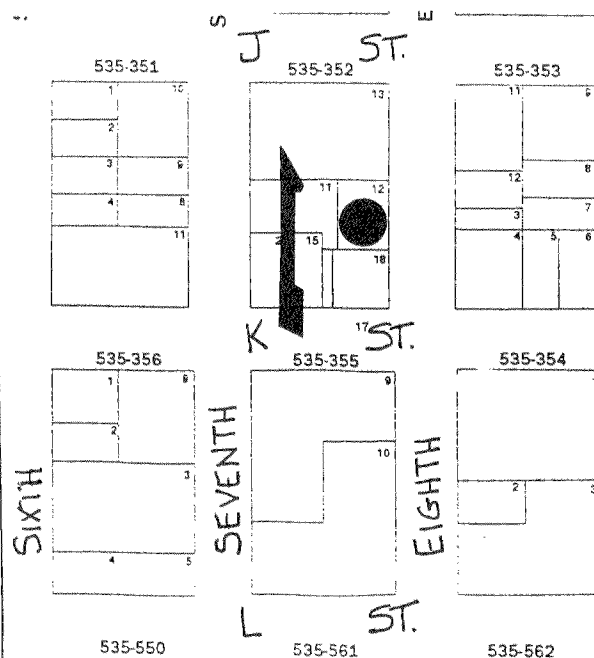
Historical Site Board Register No. 195 report.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Simon Levi Warehouse

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 360 Eighth Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 124, Lots L, K and N1/2 of J, APN# 535-352-13

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

A one-story building with 16' high ceilings and single story loading dock with 12' high ceilings, were built as the warehouse addition to the Simon Levi building, which is directly to the west. Solidly constructed of brick, steel posts and beams, the building measures 100' by 100', and remains in excellent condition. Built in 1932 by Safeway stores, the structure features multi-pane, clerestory windows along the north and south facades. Two loading bays flank the one street level window along "J" Street, while another opening is along the south facade. It appears that two openings on the south

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

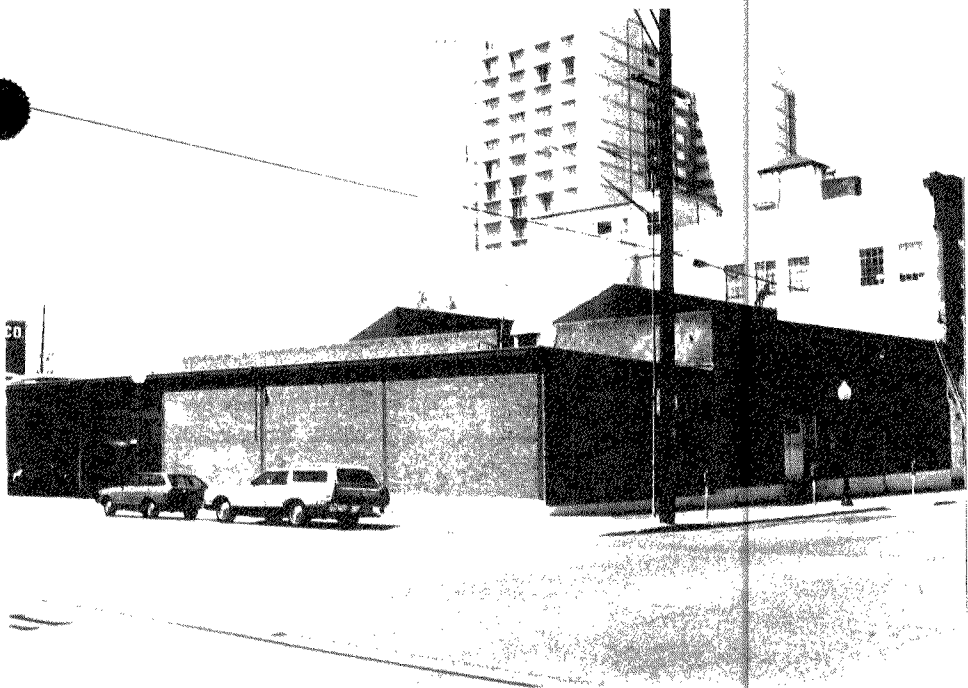
P5b. Description of Photo: (View, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1932 - Centre City and Warehouse Inventories

\*P7. Owner and Address:  
Arnold G. Fischer Trust  
15770 Dallas Parkway #300  
Dallas, TX 75248

\*P8. Recorded by (Name, affiliation, and address):  
Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey. (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Levi Wholesale Grocery Co.

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

Each window is divided into three sections vertically by two mullions and by a horizontal mullion about 1/3 of the way down from the top of the arch. The brick facade is composed of a multicolor arrangement of seven different kinds of brick. The parapet has a heavy and strong horizontal influence. The doors are double wood and glass; at the soffit area of the portico are exposed wood beams with terrazzo in a mixture of brown tones and is in excellent condition. The interior structural system of the warehouse is steel bow-string trusses (spanning 50 feet) supporting open wood joists about 16 inches on center. The roof is punctured by five original skylights. There are massive roofs over the vertical "doghouse-like" skylights which influence the character of the building when viewed from across the street.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

WWII, the Company operated at this address, but by 1945, began to lease, and then eventually sold, the structure to Safeway Stores, Inc.

330 8<sup>th</sup> Avenue is architecturally significant. It illustrates the unique blending of California styles, namely, the California Mission and the Spanish Colonial Revival prototypes. These were "prominent styles in San Diego following Bertram Goodhue's Panama-California Exposition and Irving Gill's notable Mission style." While it is known that the Trepte Construction Company designed and constructed the site described herein, it is not known if the actual architect was Walter Trepte. This building is listed on the San Diego Historical Site Board Register as #195.

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Simon Levi Warehouse

B1. Historic Name: Simon Levi Warehouse

B2. Common Name: California Wholesale Produce

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Brick Commercial

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

Two openings along south facade in-filled. Fence enclosing loading bay to the east.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commercial Warehouse Development Area San Diego

Period of Significance 1932 Property Type Commercial Applicable Criteria A & C

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

Safeway Stores, one of the earliest national grocery chains in San Diego, utilized this building as its warehouse from the years of 1932 through the early 1960s. The Safeway Stores were created in American Falls, Idaho in 1918 by M.V. Skaggs. It was the first self-serve, cash and carry grocery store. The company grew, incorporating in 1926. It merged with Sam Seely in Los Angeles when they expanded to the southern California area. Safeway utilized the adjacent Simon Levi building for corporate offices, while utilizing this warehouse portion as a distribution point for their extensive grocery business.

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

Lia, Warehouse District, 1995.

McAlester, Virginia and Lee. A Field Guide to American Houses.

New York: Alfred A. Knopf, Inc., 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego City Directories, 1887-1955.

San Diego County Assessor's Office

San Diego Water and Sewer Records.

San Diego Union

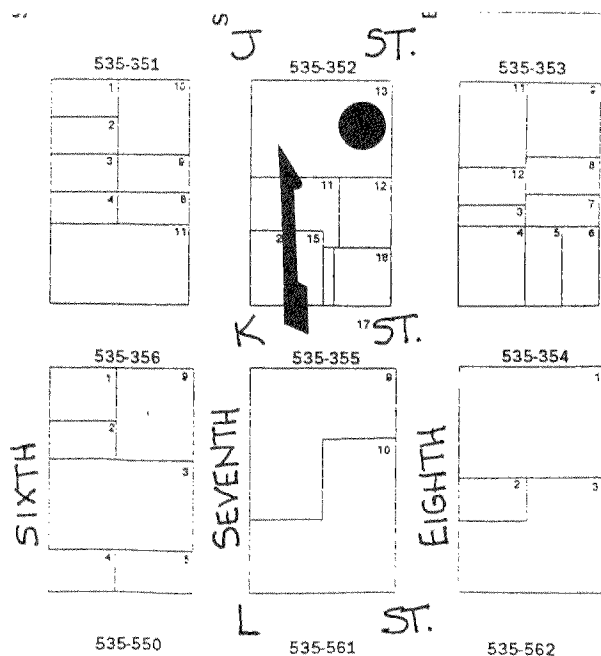
San Diego Historical Society Archives

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Simon Levi Warehouse

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

facade have been in-filled.

Ramps from Eighth Avenue lead to the single-story loading dock on the east. While this loading dock is covered, its south facade is protected by metal fencing only.

\*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The warehouse is an example of a modern-era brick constructed building. While the building has undergone few alterations, thus preserving the originality of the structure, it has been determined that the edifice is neither historically nor architecturally significant.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Schiefer & Sons Warehouse

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 371 8th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/\_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 125 north 25' of Lot C and all of Lots A and B,  
APN# 535-353-11

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

This three-story structure has an address on 8<sup>th</sup> Avenue, although the main facade is on "J" Street. The building's original use is still open to question, although some of the space was utilized as an office. It has been converted to apartments and rehabilitated, with awnings placed over the industrial-type windows. Those windows are multi-paned, in segmentally arched frames, and are repeated at each floor level. The roof is flat, there is no overhang, and brick facing covers the entire structure. At the rear, fire escapes have recently been added to the building. These are unusual in that they

\*P3b. Resource Attributes: (List attributes and codes) HP6 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1910-1911 - Centre City and  
Warehouse Inventories

\*P7. Owner and Address:

J Street Partners  
P.O. Box 126308  
San Diego, CA 92112

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources  
Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 4S2

\*Resource Name or # (Assigned by recorder) Schiefer & Sons Warehouse

B1. Historic Name: Schiefer & Sons Warehouse

B2. Common Name: Eighth and J Lofts

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Commercial/offices

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

Rehabilitated

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Fire escape stairwell at south side (rear).

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1910-1911 Property Type Commercial Applicable Criteria C

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

Frank Schiefer had this brick commercial structure erected sometime between 1910 and 1911 for his show case, fixture and furniture manufacturing business. The company, known as Schiefer & Sons, included Paul, Arthur, and Frank Sr. in 1911, with the addition of Frank J., Ernest, and Carl in 1930. Schiefer & Sons featured a factory and sales room at this address through 1939. From 1941 until 1945, Standard Parachute Corporation, run by C.E. Fauntleroy and John Speaks in 1942, and subsequently by Charles G. Morehouse and C.B. King, produced parachutes for the war effort. Gabrillo Cleaners and Laundry operated its business here from 1950 until 1952. In 1958, Willard B. Hage utilized this structure as a warehouse for Hages dairy products. Hage's Limited Divisions of Foremost Dairies inhabited this edifice in 1960, becoming the Foremost Dairies warehouse from 1966 through 1970. From 1972 until 1975, the building was leased by the Salvation Army and used as a warehouse. On the three visible building facades, faint references to the Schiefer & Sons' business with the words "show case" and "fixtures" can be seen.

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

Lia, Warehouse District, 1995.

San Diego City Directories

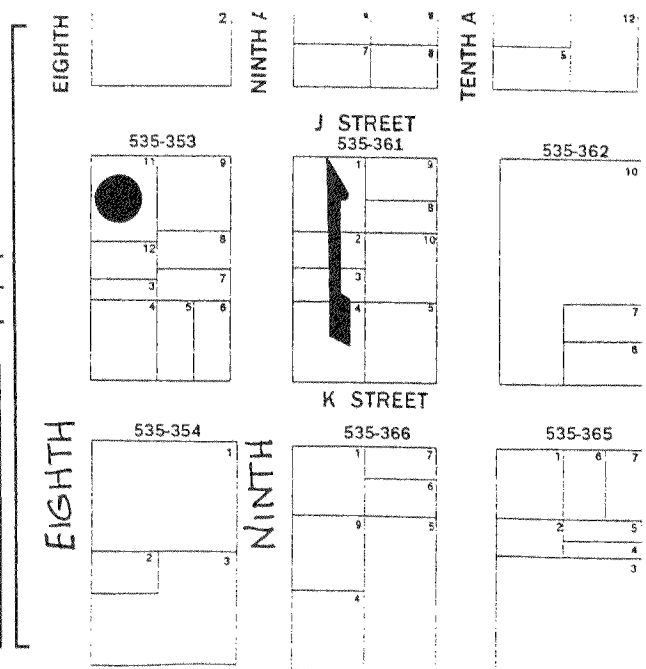
San Diego County Recorder's Office

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Schiefer & Sons Warehouse

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

extend away from the building itself, to the south. The building is significant as a good example of masonry commercial/industrial style warehousing.

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # 2138-0385-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Fire Station No. 4

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 400 Eighth Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 111, Lot G, APN# 535-115-05

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

This two-story building with a tower on the southwest corner, is primarily designed in the Art Moderne style. It is a poured reinforced concrete shell, built to last. The distinguishing feature is the tall tower used for fire hose hanging and drying. The frieze and parapet are heavily ventilated and ornamented with art deco motifs. The metal framed pivotal windows are placed symmetrically and have vertical striated relief connecting the stacked arrangement of all first floor windows with the smaller second floor windows. The first floor has an eighteen-foot ceiling, while the second floor is scaled down for firefighters' living quarters.

\*P3b. Resource Attributes: (List attributes and codes) HP9

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

P5b. Description of Photo: (View, date, accession #) View facing northwest, December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1936-1938/Centre City Inventory

\*P7. Owner and Address:

The City of San Diego  
202 "C" Street  
San Diego, CA 92101

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded:

December 1998



\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none.") Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Fire Station No. 4

B1. Historic Name: Fire Station No. 4

B2. Common Name: Engine Company 4

B3. Original Use: Fire Station B4. Present Use: Fire Station

\*B5. Architectural Style: Art Deco / Art Moderne

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
Completely renovated in 1992

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None noted

B9a. Architect: Gustav A. Hanssen b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1936-1938 Property Type Fire Station Applicable Criteria C

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

Simon and Ermance Levi sold this property to the City of San Diego in December 1906. By 1907, Chemical Company No. 5 was on duty. The title was later changed to Fire Station No. 4. This unusual Art Deco fire station, constructed with W.P.A. funds, took two years, from 1936 to 1938, to complete. The total cost was \$35,000. It now houses engine companies No. 4 and No. 16 who man Rescue 14, a team which responds city-wide to any type of rescue. The building is significant for its unusual application of the Art Deco/Art Moderne architectural style. Plans in the late 1980s to completely refurbish the building were finally completed in 1992.

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

### \*B12. References:

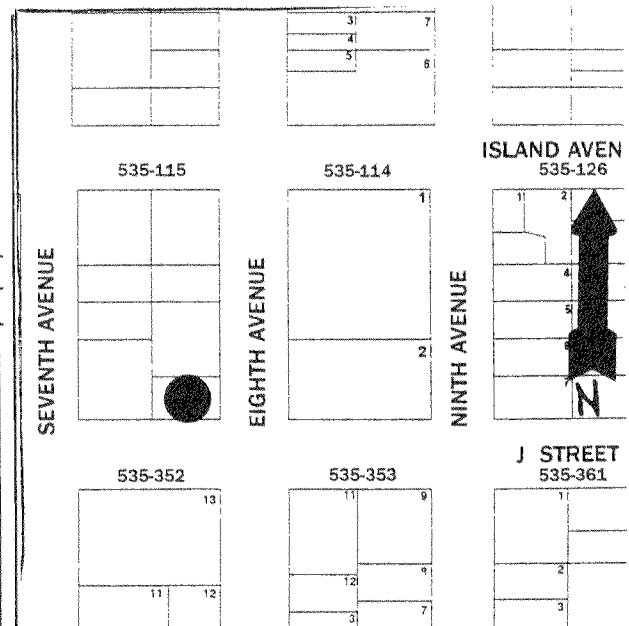
"Lia/Brandes Team" Centre City East Survey, 1988.  
McAlester, Virginia & Lee. *A Field Guide To American Houses*.  
New York: Alfred A. Knopf, 1986.  
University of San Diego, *San Diego*  
*Architects, 1868-1939*, Spring 1991.  
Historic Site Board File, Site No. 326  
*San Diego City Directories*  
San Diego County Recorder's Office  
San Diego Water & Sewer Records  
*San Diego Fire Department History Annuals*  
*San Diego Union*, 09/24/92.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0385-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Fire Station No. 4

\*Recorded by Office of Marie Burke Lia Date December 1998 ☒ Continuation ☐ Update

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original plans of the fire station included three signatures: G. A. Hanssen, Phelps and Abrams. None of these men are recognizable as leading San Diego architects, although Hanssen was a popular builder in San Diego. He most likely helped design and build the fire station with the help of Phelps and Abrams.

Fire Station No. 4 is significant for its unique modern architectural style. This structure is listed on the San Diego Historical Site Board Register as Site No. 326, designated on 10/26/94.

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) L.D. Briggs Water Building

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*

a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 227 9<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 135, Lots C & D, APN# 535-366-09

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

This building, constructed of brick or brick blocks with a stucco exterior, has a modified roll-up main entrance, which has been altered to include a door cut into it. The original door, which served as a main entrance has been sealed and a window has been added along its top. A small group of windows are located along the northwest section of the building, both fixed and sliding. A smaller fixed window with grillwork is located at the southwest section of the building. The building has a flat roof with a small parapet.

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1927

San Diego County Assessors  
San Diego City Directories

\*P7. Owner and Address:

Knoxage Cuyamaca Water Co.  
227 9<sup>th</sup> Avenue  
San Diego, CA 92101

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) L.D. Briggs Water Building

B1. Historic Name: L.D. Briggs Water Building

B2. Common Name: Knoxage Water Company Building

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Commercial

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

Loading door fixed & modified (Date Unknown), Main entrance fixed & modified (Date Unknown).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Corrugated metal shed & water tower. Both believed to have been built in 1954. Shed constructed by Frank F. Volz, Contractor, and the steel platform for the water tower was constructed by Standard Drain Works.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1927 Property Type Commercial Applicable Criteria C

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

The first occupant listing for this building was in 1928 with L.D. Briggs. Briggs operated a Distilled Water business here until 1938. Between 1939-1945, the building was vacant. In 1945, the building was owned by Sam Cohen, who operated the Knoxage Water Company. This company operated as Knoxage-Cuyamaca Water Company from 1947 until the present at this location.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

*San Diego City Directories*

*San Diego Union Index*

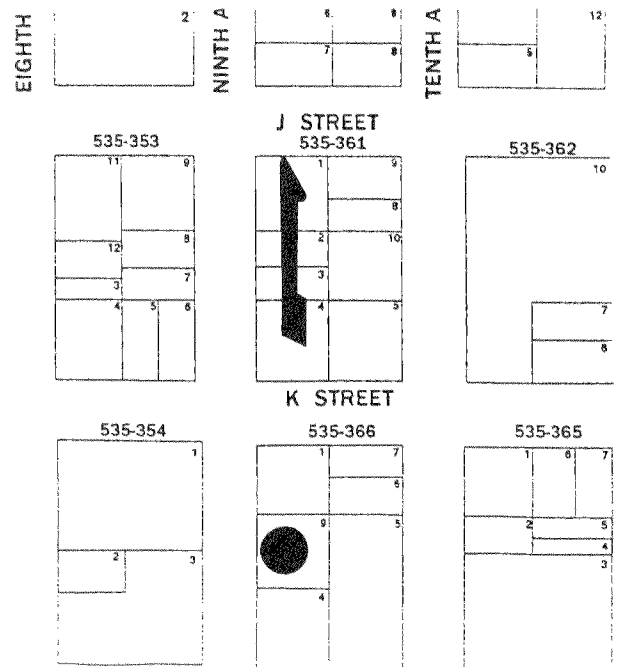
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) L.D. Briggs Water Building

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

It adjoins a corrugated metal shed to the north, and has a large water tower in the rear. It is in fair condition.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Gonzales Residence

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 345 9<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; ME/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 126, Lots C & D, APN# 535-361-02 & 03

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

This small brick building on a concrete foundation, has a slightly pitched hipped roof with composition shingles and red Mission tiles along the roof slope. The building has several sets of fixed windows, three of which are located on its main facade. All windows have grillwork on them. Small vents are located underneath the roof on the south and north sides. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2/HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1925

San Diego City Directories

\*P7. Owner and Address:

STW Partnership  
808 J Street  
San Diego, CA 92101

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Gonzales Residence

B1. Historic Name: Gonzales Residence

B2. Common Name: Les Artes

B3. Original Use: Residential B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Eclectic

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1925 Property Type Residential Applicable Criteria C

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

The first occupant listing for this address was found to be Samuel E. Gonzales in 1926. He was not identified prior to this year. Gonzales apparently lived here until 1936. Gustave Nelson resided here in 1939. Vacant in 1940, the building served the Milk Containers Service from 1942-1945. Between 1947-1959, the Milk Institute of San Diego County operated from this address. In 1960, the property was vacant.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956

*San Diego City Directories*

*San Diego Union Index*

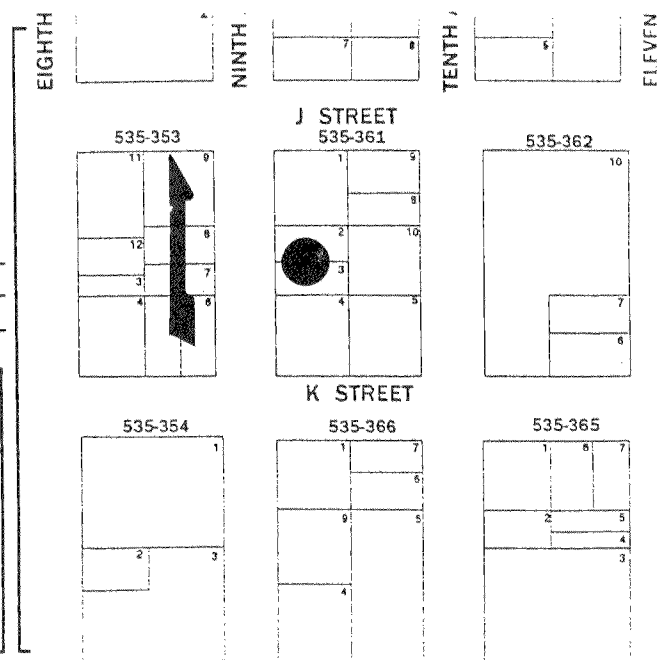
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Schiefer & Sons Warehouse/2

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 360 9th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 125, Lots K & L, APN#535-353-09

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

This simple reinforced concrete block building measures 100' by 100' and occupies a lot on the southwest corner of Ninth and "J" Streets. Constructed in the late 1930s, the building's facade has since been resurfaced. Multi-paned windows line the north facade, while two doorways and a metal warehouse door are located along the entrance, or east facade. The south side of the structure is plain, save for one warehouse and one entry door. The building is single-story with a flat roof, and is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6/HP8 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1937 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Richard J. Herrman Trust

318 9th Avenue

San Diego, CA 92101

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe)

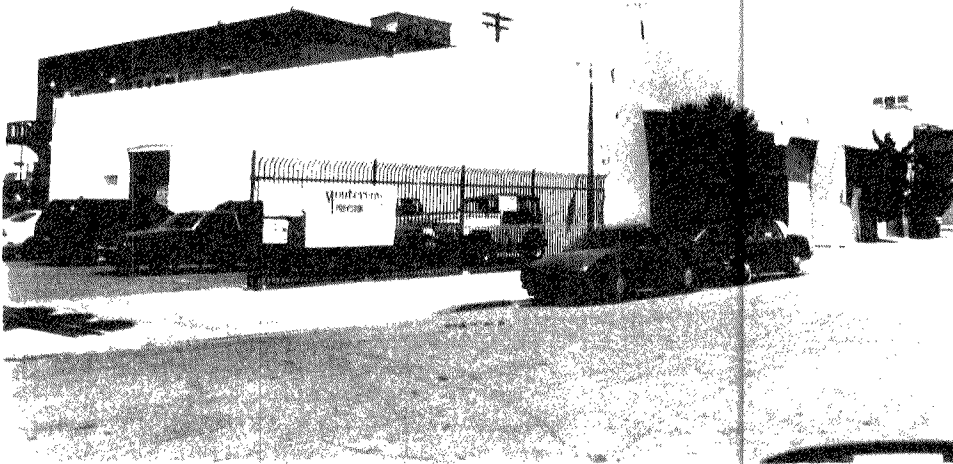
Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_





# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Schiefer & Sons Warehouse / 2

B1. Historic Name: Schiefer & Sons Warehouse / 2

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Unknown

\*B5. Architectural Style: Commercial

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

Resurface facade, closure of several windows.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Event Area San Diego

Period of Significance 1937 Property Type Commercial Applicable Criteria A

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

This structure was built as a storage/warehouse facility for the Schiefer & Sons furniture manufacturing business. Schiefer & Sons manufactured furniture and household fixtures at their three-story plant adjacent to the west of this warehouse structure, from 1911 until 1940. A simple on-story structure, this warehouse aided the furniture concern in the storage and shipping of products from the firm. With its easy access to both "J" and Ninth Streets, trucks could load and unload goods, allowing Schiefer & Sons to market their products more easily. During World War II, this building, along with the adjacent

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

\*B12. References:

"Lia/Brandes Team" *Bayside Survey*, 1989.

Lia, *Warehouse District*, 1995.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.

New York: Alfred A. Knopf, Inc., 1986.

Sanborn Fire Insurance Maps, 1888-1956.

*San Diego City Directories*, 1887-1955.

San Diego County Recorder's Office

*San Diego Union*

San Diego Water and Sewer Records

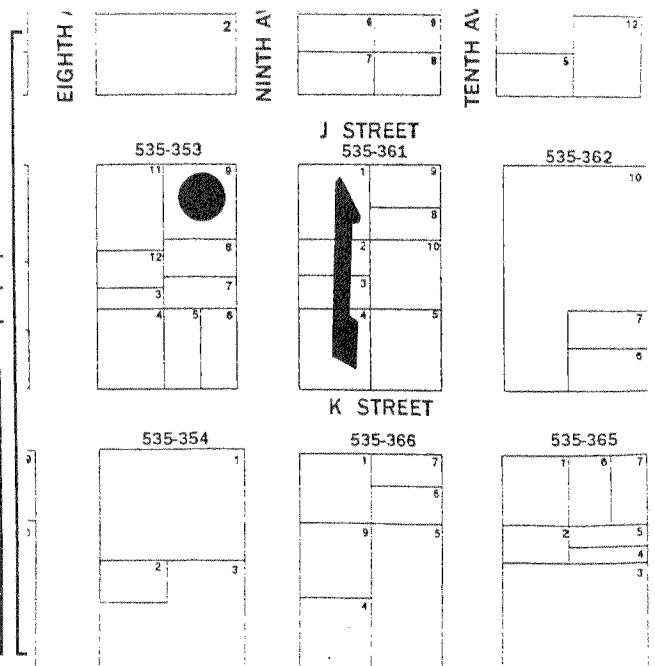
San Diego Historical Society Archives

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Schiefer & Sons Warehouse/2

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

The original facade has been altered by new stucco surfacing and the alteration of some windows and doors.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

structure, was utilized by Standard parachute Company in the manufacture of parachutes for allied servicemen. After the war, the building was used as a garment factory. The building, although obviously still utilized as a warehouse, has undergone renovations which have weakened the visual impact of the facade. The building is neither historically nor architecturally significant.

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) C. Holle Glass Company

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 427 Ninth Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 109, Lot D, APN# 535-126-05

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

This one-story, rectangular brick building is designed in the Commercial style. It features a flat roof with a stepped parapet along the front facade. On the parapet are the words "Since 1910" and, underneath in larger letters, "427 Ninth Avenue." The structure is composed of brick and hollow tile with a concrete front facade that has been painted white. Two pilasters flank the asymmetrically-positioned, double door entryway. Ribbon-style casement windows are positioned above these doors. The only other visible windows are located on the front facade. They are erratically positioned and represent no particular style pattern. Some windows feature window sills. An adjacent work yard is located on the north side of the building. The property is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (View, date, accession #) View facing southeast, December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
c.1897-San Diego Sewer Records

\*P7. Owner and Address:  
The Morris Flayen Trust  
No.150032, 445 G Street,  
San Diego, CA 92101

\*P8. Recorded by (Name, affiliation, and address):  
Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded:  
December 1998



\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) C. Holle Glass Company

B1. Historic Name: C. Holle Glass Company

B2. Common Name: Holle Glass Company

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Brick Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
Front facade altered (date unknown).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Work yard to the north of building.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1897 Property Type Commercial Applicable Criteria C

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

This building was likely built around 1897, according to San Diego Sewer Records. These records also show that the address at that time was 427-431 Ninth Avenue. San Diego City Directory research was only able to trace residential history as far back as 1922. At this time it was occupied by the C. Holle Company, a glass company owned by Christian Holle IV. Born in 1897, Holle was a native of Los Angeles who had moved to San Diego around 1911. Before his glass company occupied 427 Ninth, the business had been located at the corner of Market & State. Thereafter, the Holle Glass Company remained at 427 Ninth until the mid-1990s. San Diego City Directories for 1997-1998 listed Lutes Products as occupants. The facade of the building currently reads "427 Ninth Avenue" in large letters. No other company name is present.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

### \*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

*San Diego City Directories*

San Diego County Recorder's Office

San Diego Water & Sewer Records

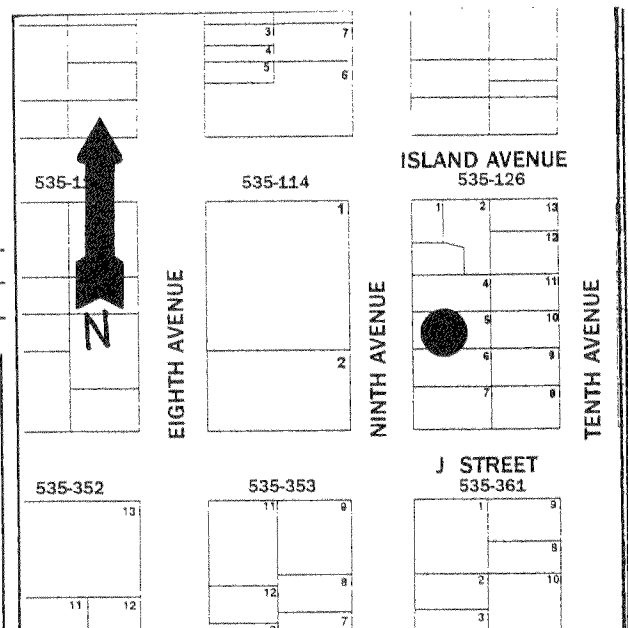
San Diego Union, 09/09/73, obituary

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) SDG&E Company Electric Utility Pole

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address NW Corner 10<sup>th</sup> & Imperial City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Northwest Corner of 10<sup>th</sup> and Imperial Avenues.

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

This metal electric utility pole is approximately 40 feet in height. The pole shaft appears to essentially consist of four metal vertical supports, held together by four sections of bolted-cross metal strips. Four horizontal metal beams are located toward the top portion of the pole. The pole is not active and is not connected to any electrical supply source. Illumination sources also appear to be removed. It is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP9 (structure) \*P4. Resources Present:

☐ Building ☐ Structure ☒ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
c. 1920s

Reflections

San Diego City Directories

\*P7. Owner and Address:

San Diego Gas & Electric Co.  
101 Ash Street, P.O.B. 1831  
San Diego, CA 92112

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10.

Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) SDG&E Electric Utility Pole

B1. Historic Name: SDG&E Electric Utility Pole

B2. Common Name: Utility Pole

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Industrial

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

None known

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: SDG&E

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1920s Property Type Industrial Applicable Criteria C

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

This electric utility pole once served as part of the SDG&E Complex in this 10<sup>th</sup> and Imperial Avenues area. Located between SDG&E Station A (formerly located across the street) and next to the SDG&E Service Building, this utility pole served as a supplier of energy in this area. The extent to which, however, is not known. The pole appears in a historic photograph of the Service Building taken in 1930. Historic photographs of Station A in 1912, however, do not show the pole. Based on electric utility poles of the period, from this photograph, however, it is believed that this utility pole was constructed sometime during the 1920s.

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

\*B12. References:

Engstrand, Iris & Crawford, Kathy,  
Reflections, A History of the  
San Diego Gas & Electric Company  
1881-1991

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

San Diego City Directories

San Diego Union Index

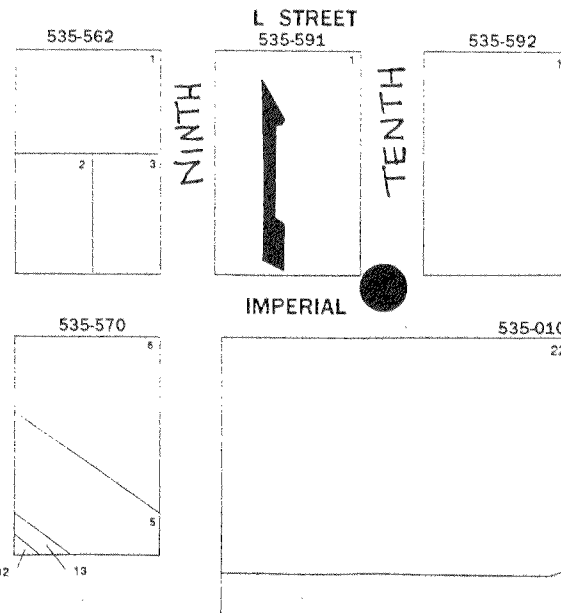
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) SDG&E Electric Utility Pole

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although this utility pole was associated with the former SDG&E power complex and other buildings in this area, the demolition of several SDG&E buildings, such as Station A, has reduced this component of the complex to a level below significance. Additionally, the utility pole itself has been determined to be neither historically nor architecturally significant. It has not been associated with any significant individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 4S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) San Diego Consolidated Gas & Electric Storage-Service Building

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 114 Tenth Avenue (111 Ninth Avenue) City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 148, Lots A-L, APN# 535-591-01

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

This massive structure encompasses the major part of the block and houses the service offices of the San Diego Gas and Electric Company. It is rectangular in shape, has a flat roof, with the exception of a half-story projecting above the roof line which houses a penthouse office, and has arched windows. All windows in the concrete and plastered building are industrial-type, opening outward on a pivot. Arches of Spanish Eclectic design, encompassing the entries on both Ninth and Tenth Avenues, are very slightly recessed. On the Imperial Avenue side there are a slightly to the south. When

\*P3b. Resource Attributes: (List attributes and codes) HP9 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1930 - Centre City Inventory

\*P7. Owner and Address:

San Diego Gas & Electric Co.

101 Ash Street, P.O.B. 1831

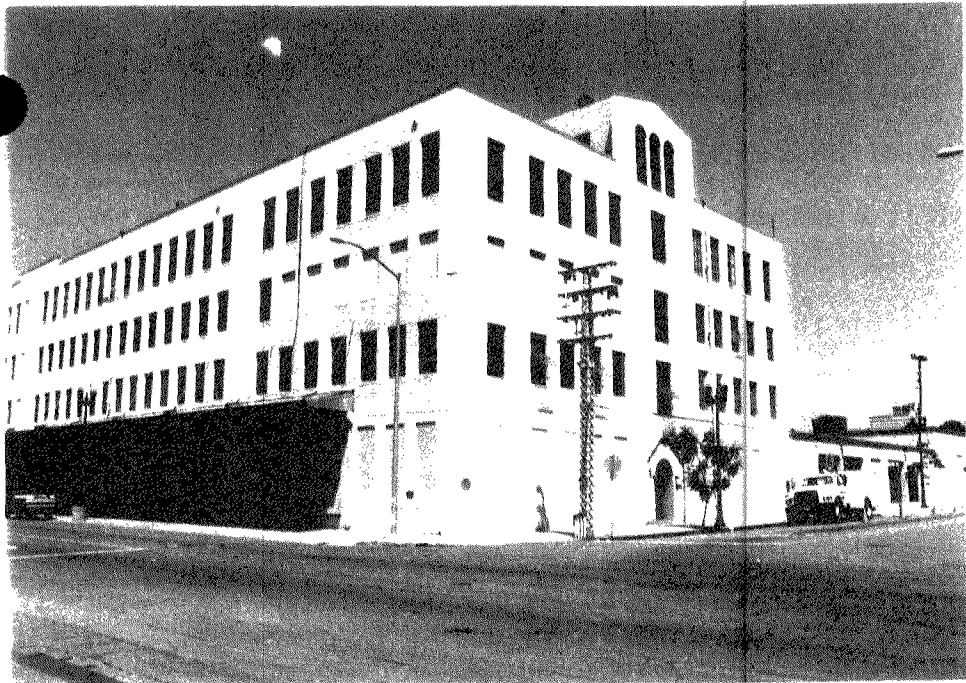
San Diego, CA 92112

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

Office of Marie Burke Lia,

427 C Street, Suite 416,

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 4S2

\*Resource Name or # (Assigned by recorder) S.D. Consolidated Gas & Electric Storage-Service Bldg.

B1. Historic Name: San Diego Consolidated Gas & Electric Storage-Service Bldg.

B2. Common Name: San Diego Gas & Electric Company Office Building

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Industrial with Spanish Eclectic Influences

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Garage, service area

B9a. Architect: Bylles Engineering & Mgmt. Co. of Chicago b. Builder: W.B. Johnson/F.F. Thayer

\*B10. Significance: Theme Architecture and Event Area San Diego

Period of Significance 1930 Property Type Industrial Applicable Criteria A & C

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

This four-story reinforced concrete structure, designed by Byllesby Engineering and Management Company of Chicago, was soundly constructed in 1930 to serve as the Gas and Electric Company's service building and warehouse. The concrete was mixed to resist 3000 pounds per square inch. Six thousand square feet of glass were installed in the 265 windows. A noted feature of the structure was a monorail of one-ton capacity which made a complete loop of the first floor and also operated within the elevator. The monorail was an electrically-operated crane which ran on an overhead rail, making possible the transfer of material from any location inside to trucks waiting on either side of the building. The largest elevator in San Diego was located here - a 30 ton capacity freight

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

\*B12. References:

"Lia/Brandes Team" Bayside Survey, 1989.

San Diego City Directories

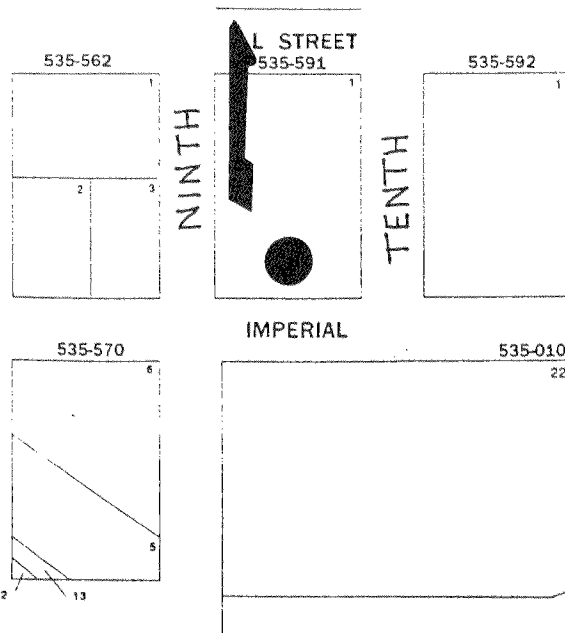
San Diego County Recorder's Office

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) S.D. Consolidated Gas & Electric Storage-Service Building

\*Recorded by Office of Marie Burke Lia

Date June 1998 ☒ Continuation ☐ Update

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

viewed as a unit, this is a most impressive building. It has frontage on three streets.

\*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

elevator, 10 feet wide and 25 feet long. A loaded truck could be driven onto its platform and taken to either the second or third floors. The building currently provides office space for the Gas & Electric Company and houses the graphic arts and safety departments, as well as the lab facility.

This building with Spanish Eclectic influences is noteworthy primarily for its architectural design, as well as its role in the history of San Diego power service.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) SDG&E Station A Garage

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 150-168 10<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 148, Lots A-L, 1.38 AC M/L In Par 5 SBE 141-37-1,  
APN# 535-591-01

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

This rectangular building is constructed of reinforced concrete of fireproof construction. A rectangular courtyard area, which serves as an entrance to the building is accessed along either 9<sup>th</sup> or 10<sup>th</sup> Avenue. Along the north and south sides of the building, the building had featured large iron metal roll-up doors between concrete posts. These openings have been enclosed. The building retains a few original windows, located

\*P3b. Resource Attributes: (List attributes and codes) HP8, HP9

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1926

Reflections

San Diego City Directories

\*P7. Owner and Address:

San Diego Gas & Electric Co.  
101 Ash Street, P.O.B. 1831  
San Diego, CA 92112

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

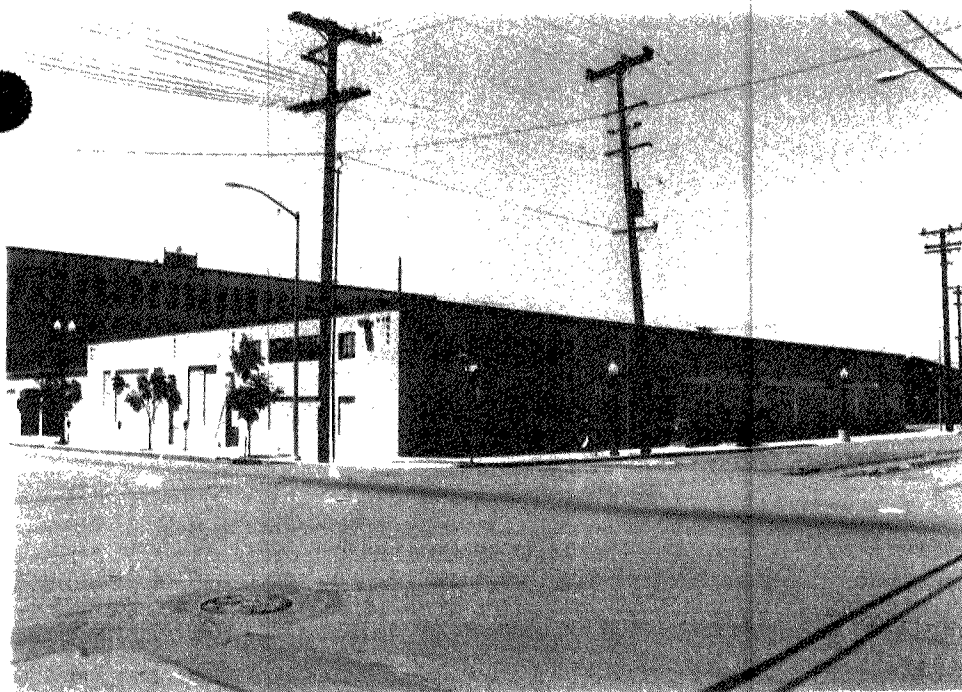
\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) SDG&E Station A Garage

B1. Historic Name: SDG&E Station A Garage

B2. Common Name: SDG&E Fleet Management Garage

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Industrial

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

Window openings enclosed (Date Unknown)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Parking Lot/Courtyard

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1926 Property Type Industrial Applicable Criteria A & C

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

This building served as the San Diego Gas & Electric Company Station A Garage. The 150 10<sup>th</sup> Avenue address served as the building's automobile repair shop, while the 168 10<sup>th</sup> Avenue address served as the garage office and spare parts division.

Although the building was associated with the former SDG&E power complex in this area, the demolition of several SDG&E buildings, such as Station A, have reduced this building to a level below significance. Additionally, the building itself has been determined to be neither historically nor architecturally significant. The building has

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

\*B12. References:

Engstrand, Iris & Crawford, Kathy, *Reflections, A History of the San Diego Gas & Electric Company 1881-1991*.

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

*San Diego City Directories*

*San Diego Union Index*

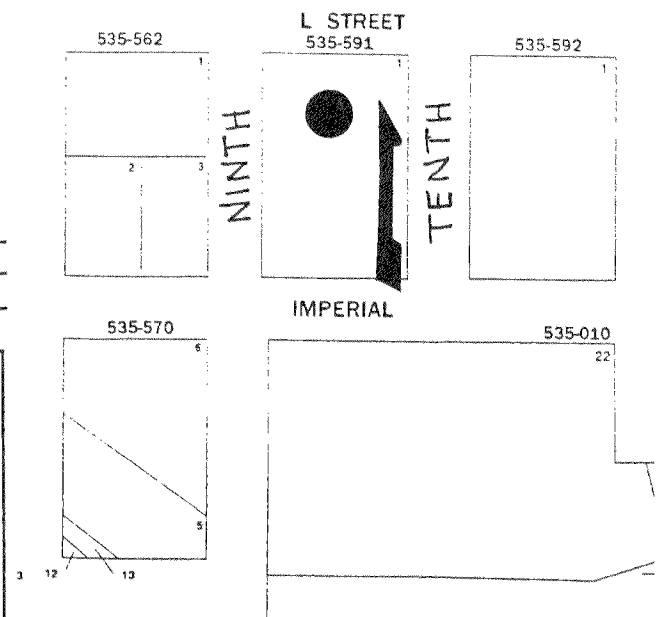
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) SDG&E Station A Garage

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

along its upper northeast side. Other window openings have been enclosed.  
The building has a flat roof. It is in fair condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

not been associated with any significant individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) United Fasteners Company Building

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec \_\_\_\_\_; B.M.

c. Address 262 10th Avenue (264 10th Avenue) City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Horton's Addition, Block 135, Lot L, APN# 535-366-07

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

This building comprises three separate structures. The oldest appears to be a stone building treated with sprayed plaster. This building's main entrance is on the east facade. Flanking this entrance are three windows, one small fixed multi-paned window on the north, another similar window to the south, with another larger fixed multi-paned window to the south. The roof is flat with composition shingles. This building appears to have an original glass door with louvered windows over it. To the south, attached to

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1946

San Diego County Assessors  
San Diego City Directories

\*P7. Owner and Address:

Carolyn M. Filipponi Trust  
3660 Bayside Walk  
San Diego, CA 92109

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

Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) United Fasteners Company Building

B1. Historic Name: \_\_\_\_\_

B2. Common Name: United Fasteners Company Building

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Commercial

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

Stucco Addition & Shed Structure Added (Likely Added in 1992-1993).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1946 Property Type Commercial Applicable Criteria C

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

A San Diego City Directory search did not show a listing for 262 10<sup>th</sup> Avenue until 1959. The 1946 Sanborn Map shows a building on this site with the address of 264 10<sup>th</sup>. This commercial edifice was occupied by Ellis Brown Furniture. In 1959, Cal Tool Grinding & Assembly Company occupied 262 10<sup>th</sup>. The company remained tenants until 1965. In 1967, Joseph Plum occupied the site for one year. From 1968 until the present, the United Fastener Company occupied the building. The building at 264 10<sup>th</sup> remained until 1986, whereupon it was no longer listed in the City Directories. Ellis Brown Furniture (later known as Ellis Brown Real Estate during the 1970s and 1980s) continued to be listed as tenants until the last listing in 1985.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses.*

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

San Diego City Directories

San Diego Union Index

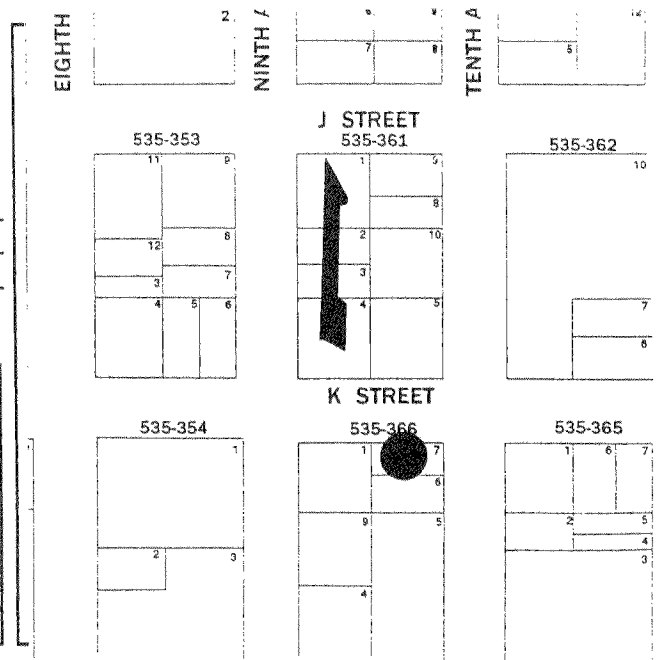
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) United Fasteners Company  
Building \_\_\_\_\_

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

the building is a larger stucco addition. It has a metal roll-top door on its east side. A small attached shed is located on the main building's west side. The building is in fair condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.



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

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Auto/Truck Paint & Metal Booth  
P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 301 10<sup>th</sup> Ave City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 127, Lots E & F, APN# 535-362-12

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

This two story, "L" shaped building is constructed of brick with a flat roof. Along 10<sup>th</sup> Avenue, the building features a small parapet and decorative corner elements. On the second story, there are three sets of double hung windows. On the first floor, there are three sets of large multi-paned windows. The middle set appears to have been altered and once may have served as the building entrance from 10<sup>th</sup> Avenue. The southwest window has been altered to include a door. Along K Street, the building has two small windows on the second story, one fixed and one double hung. On the first floor, two sets of large

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP2

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

c. 1915

San Diego County Assessors

San Diego City Directories

\*P7. Owner and Address:

Kevin and Margaret DeFreitas

301 10<sup>th</sup> Avenue

San Diego, CA 92101

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

Office of Marie Burke Lia

427 C Street, Suite 416

San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Inventoried Historic Resources Within Project Area For Ballpark and Ancillary Development Projects

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Auto/Truck Paint & Metal Booth

B1. Historic Name: Auto/Truck Paint & Metal Booth

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Residential

\*B5. Architectural Style: Two Part Brick Commercial

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

Lower first floor exterior, large first floor window on 10<sup>th</sup> Avenue, and southwest lower first floor window all modified (Date Unknown)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1915 Property Type Commercial Applicable Criteria C

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

Currently a residential building, this edifice was, at one time, used as an auto and truck repair shop. It is believed that this building was constructed prior to 1921, most likely c. 1915. Part of the building was called the Auto/Truck Paint & Metal Booth. A possible alternative address used by this building was 1004 K Street. The San Diego City Directories do not show any listings of 301 10<sup>th</sup> Avenue from 1926 until at least 1960.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester Virginia & Lee. *A Field Guide To American Houses.*

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Records

*San Diego City Directories*

*San Diego Union Index*

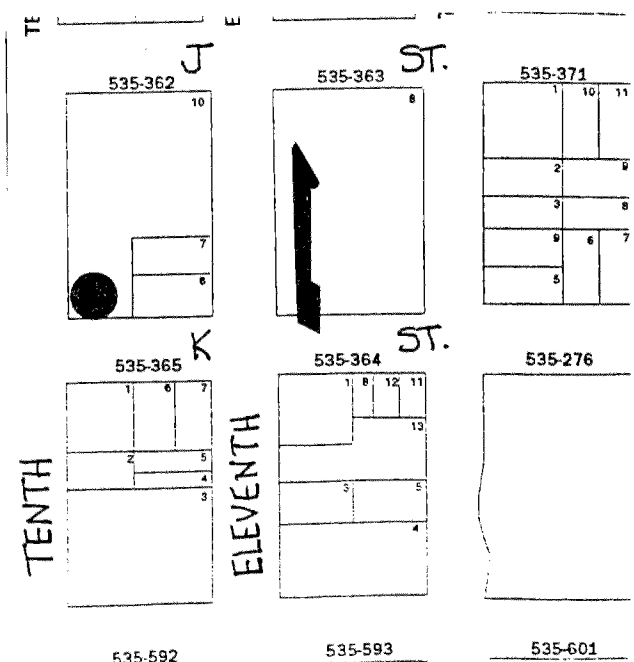
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Auto/Truck Paint & Metal Booth

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

multi-paned windows, similar to those along 10<sup>th</sup> Avenue. Four sets of metal roll-top doors are located adjacent to the windows. Each has a rectangular multi-paned window above. Circular concrete columns separate each door area. One large multi-pane window is located on the southeast end of the building. The building appears modified along the entire lower first floor 10<sup>th</sup> Avenue and K Street portions of the building. The building is in good condition.

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Star Machine Works of San Diego

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 418 Tenth Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 109, Lot H, APN# 535-126-09

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

This one-story, rectangular brick building is designed in the Commercial style. The roof is flat and features a low-pitched parapet section on the front facade with parapeted front facade corners. The exterior of the building is composed of brick which has been painted a canary yellow color. The front facade features a centrally-positioned entryway. This entryway is set in a hollowed-out "V" shape, with two doors located within. At the front opening of the entryway are large wooden sliding doors that slide from slots located between the exterior front facade wall and the interior wall. These doors can slide closed to cover the entire "V"-shaped entryway area. These sliding doors appear to be the original doors of the building, considering that the

\*P3b. Resource Attributes: (List attributes and codes) HP8

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

P5b. Description of Photo: (View, date, accession #) View facing west,  
December 1998

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

c.1927-San Diego Water Records

\*P7. Owner and Address:

Michael Witkin  
418 Tenth Avenue  
San Diego, CA 92101

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101

\*P9. Date Recorded:

December 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources  
Within Project Study Area For Proposed Sports Entertainment District

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Star Machine Works of San Diego, Inc.

B1. Historic Name: Star Machine Works of San Diego, Inc.

B2. Common Name: Mixon Salon/Architect Michael Witkin

B3. Original Use: Industrial B4. Present Use: Commercial

\*B5. Architectural Style: Brick Commercial

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
"V"-shaped entryway added (date unknown).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None noted

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1927 Property Type Industrial Applicable Criteria C

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

This building was likely built around 1927, according to San Diego Sewer Records. These records also show that the address at that time was 444 Tenth Avenue. *San Diego City Directory* research was able to trace residential history to 1930. At this time it was occupied by Kelly Welding Works. In the mid-1930s, G. T. Franck, a dairy supply company, and C. D. Nelson, a wholesale liquors distributor, occupied the building. Then, from 1935 to 1998, a machinery manufacturing company called Star Machine Works, Inc. occupied the building. In 1935, Star Machine Works, originally located on the waterfront, moved into the building. The business, owned and operated by Clarence Peterson, produced and manufactured a vast range of products, from rotating sprinklers to special patented parts essential to lead projectiles. In 1952, Peterson's nephew, Ellard Mock, and a Star Machine Works machinist, Bill Brenizer purchased the company for Clarence Peterson. The business thrived until the 1990s, when it was no longer profitable. In 1997, the building was sold to architect Michael Witkin. Currently, both the Mixon Salon and architect Michael Witkin occupy the premises.

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

### \*B12. References:

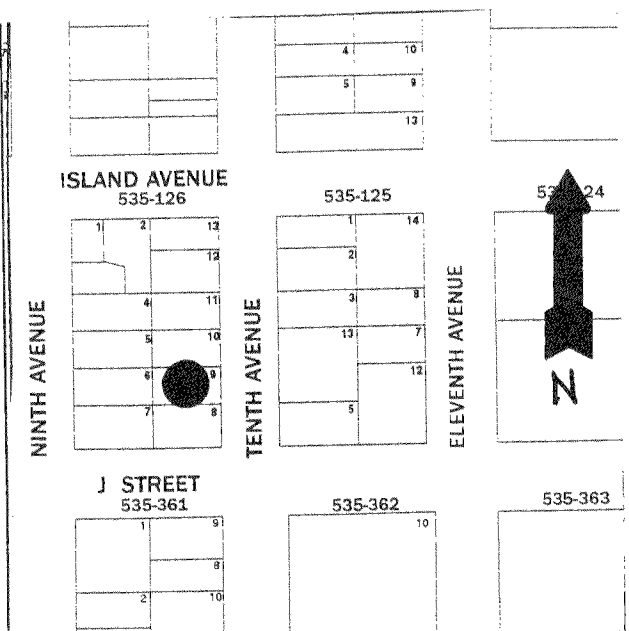
McAlester, Virginia & Lee. *A Field Guide To American Houses*.  
New York: Alfred A. Knopf, 1986.  
*San Diego City Directories*  
San Diego County Recorder's Office  
San Diego Water & Sewer Records  
*D-town, "Star Machine Works; Then and Now,"*  
December 1998, 15-17.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Star Machine Works of San Diego

\*Recorded by Office of Marie Burke Lia Date December 1998 ☒ Continuation ☐ Update

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

building's original use was of an industrial nature. There is also a smaller door located at the extreme southeast corner of the front facade. The only two visible windows are located on the front facade of the building. These multi-paned, fixed windows flank the entryway. Two sconces also flank the entryway and a small hanging sign with the logo "Mixon Salon" projects from just above. The building is in good condition.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) SDG&E Company Warehouse

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 222 11th Avenue (1010 L Street) City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 134, Lots D-I, 0.69 AC M/L In Par 3, SBE 141-36-1,  
APN# 535-365-03

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

This massive, reinforced concrete warehouse structure measures 100' by 200', and is constructed on a concrete floor with a steel truss roof. Decorative elements such as arched parapets along the east and west facades, pilasters and a horizontal cornice help to relieve the immensity of this structure. Two metal roll-up doors along the east facade are separated and flanked by typical multi-paned warehouse windows. This same fenestration is repeated along the building's west facade, except the size of the window

\*P3b. Resource Attributes: (List attributes and codes) HP8, HP9

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
c.1938

Reflections  
San Diego City Directories

\*P7. Owner and Address:  
San Diego Gas & Electric Co.  
101 Ash Street, P.O.B. 1831  
San Diego, CA 92112

\*P8. Recorded by (Name, affiliation, and address):  
Office of Marie Burke Lia  
427 C Street, Suite 416  
San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources  
Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) SDG&E Company Warehouse

B1. Historic Name: San Diego Consolidated Gas & Electric Company Warehouse

B2. Common Name: SDG&E Garage Number Two

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Industrial/Art Deco Influences

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

None noted

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Storage yard to the north and parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1938 Property Type Industrial Applicable Criteria A & C

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

This Art Deco building has square pilasters and multi-paned windows, elements of this style which was common in the building of commercial structures in the 1920s and 1930s. This solidly constructed single-story building remains in good condition and the exterior appears to have suffered only minor alterations.

This building, as many other SDG&E buildings, was constructed in response to San Diego's growth and expansion, and an ever increasing need for gas and electric power. While building by the power company fell off in the early years of the Great Depression,

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

\*B12. References:

Engstrand, Iris & Kathy Crawford, *Reflections, A History of the San Diego Gas & Electric Company 1881-1991.*

McAlester, Virginia & Lee. *A Field Guide To American Houses.*  
New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

Lia, *Warehouse District*, 1995.

San Diego County Assessors Records

*San Diego City Directories*

*San Diego Union Index*

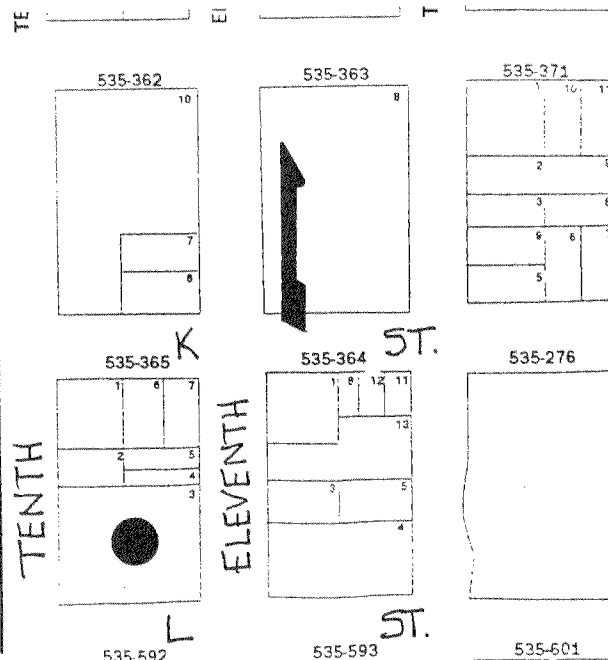
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) SDG&E Company Warehouse

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

openings is somewhat different. Along the south facade, or entrance area, eight large, multi-paned windows provide natural light, while the small entrance to the west is flanked by two smaller, multi-paned windows. Most of the larger windows contain a center portion which pivots outward, thus providing ventilation. The north facade consists of a series of large warehouse doors.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

this building was constructed at a time when the company felt that further expansion was not only prudent, but necessary in order to fulfill the needs of a growing city.

This building served as SDG&E Garage Number 2. Although the building was associated with the former SDG&E power complex and other buildings in this area, the demolition of several SDG&E buildings, such as Station A, have reduced this building to a level below significance. Additionally, the building itself has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Sutherland's Tijuana Stages Garage

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 265 11<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 133, Lots A & B, APN# 535-364-01

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

This building, with a raised concrete foundation is constructed of brick and has a red Mission tile roof. Two metal roll-top loading doors are located on the building's west and north elevations. Concrete footings are located along the corners of these door openings. Three window openings are located on the building's west and north elevations. The lower portion of the windows have been modified with vertical wood boards. Small circular vents are located along the upper west facade. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP8

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1928

San Diego County Assessors

San Diego City Directories

\*P7. Owner and Address:

Julie Meline & Diane Russell

265 11<sup>th</sup> Avenue

San Diego, CA 92101

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

Office of Marie Burke Lia

427 C Street, Suite 416

San Diego, CA 92101

\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historical Resources Within Project Study Area of Potential Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Sutherland's Tijuana Stages Garage

B1. Historic Name: Sutherland's Tijuana Stages Garage

B2. Common Name: Carpet Supply Company

B3. Original Use: Industrial B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Eclectic

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

Western and northern elevation windows modified (Date Unknown)

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

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1928 Property Type Industrial Applicable Criteria C

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

San Diego Water and Sewer Records indicate that service was provided to this address in September 1928. The owner of this property was F.A. Sutherland. Sutherland's garage was located at 1715 C Street until at least April 1925. Between 1928-1933, however, no business is listed as having operated from this building. In 1934, however, Sutherland's Tijuana Stages Garage operated from this location. This lasted until 1936, when the Pacific Greyhound Lines Garage operated from this address. It remained here until 1952, before the Arden Farms Company, wholesalers, moved in. Arden Farms remained until at least 1960.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses*.

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

San Diego County Assessors Office

*San Diego City Directories*

*San Diego Union Index*

San Diego Water and Sewer Records

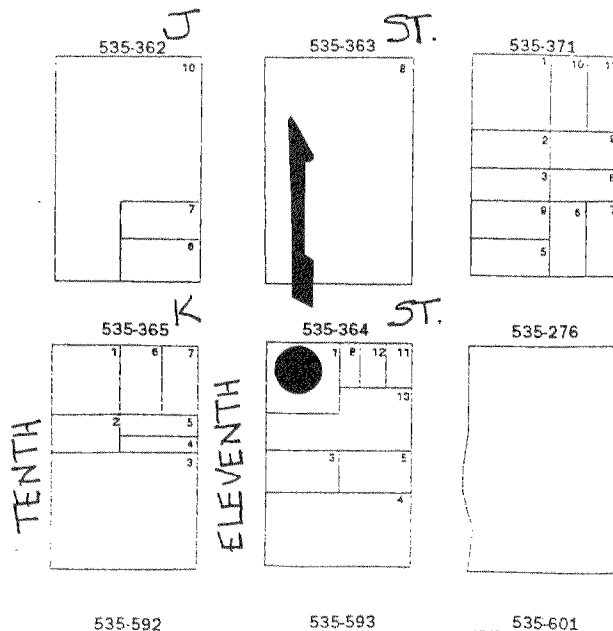
San Diego Historical Society Archives

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Borderland/W.H. Gibson Express

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 304 11<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 127, Lot G, APN# 535-362-06

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

All that remains of this building is its brick facade. The building's interior has been demolished and contains merely open space. The brick facade has a progressively raised parapet and a metal roll-top loading door. A small fixed window with iron grillwork is located along the building's main facade. Another loading door is located on its southern elevation. Fixed windows are also located along this southern elevation. The building's facade is in poor condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:

☐ Building ☒ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1924

San Diego County Assessors

San Diego City Directories

\*P7. Owner and Address:

Wayne Buss

P.O. Box 83027

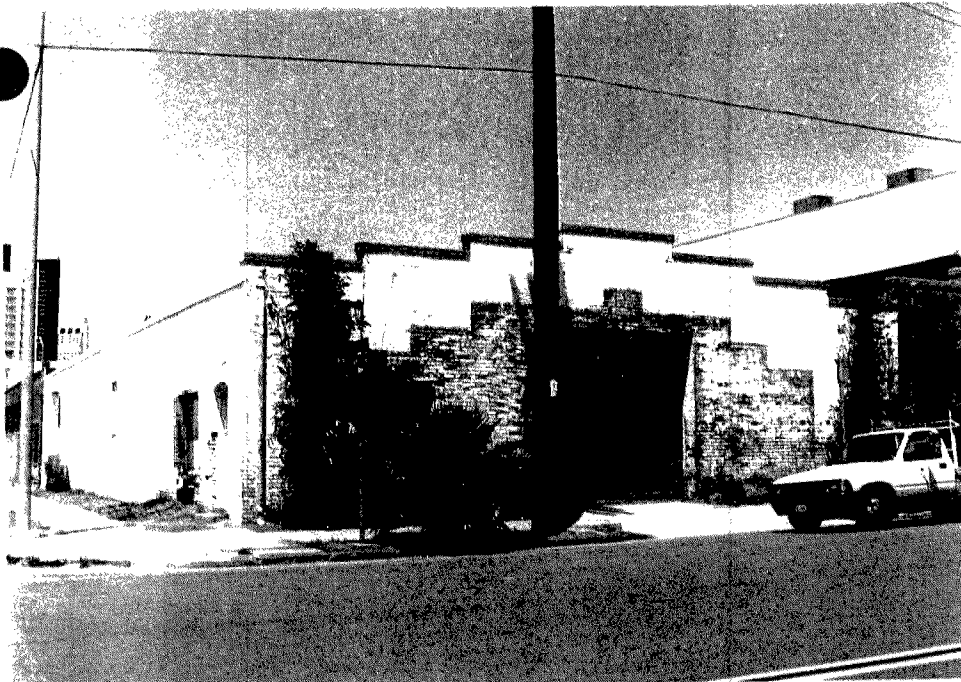
San Diego, CA 92101

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

Office of Marie Burke Lia

427 C Street, Suite 416

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Inventoried Historic Resources Within Project Area For Ballpark and Ancillary Development Projects

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 \*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Borderland Express/W.H. Gibson Express

B1. Historic Name: Borderland Express/W.H. Gibson Express

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Vacant

\*B5. Architectural Style: Brick Commercial Façade

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

Building Demolished (Date Unknown)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1924 Property Type Commercial Applicable Criteria C

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

The earliest occupant listing for this address was Borderland Express/W.H. Gibson Express in 1925. In 1932, J.H. Dawson operated an auto repair shop from this building. The building was vacant in 1938. Between 1943-1948, the Standard Parachute Corporation used this building as a supply stockroom. Between 1950-1955, the Henry Levy Furniture Company used this building as a warehouse. Finally, from 1957 until at least 1960, the Qualitee Dairy Products Association used this building.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses.*

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

*San Diego City Directories*

*San Diego Union Index*

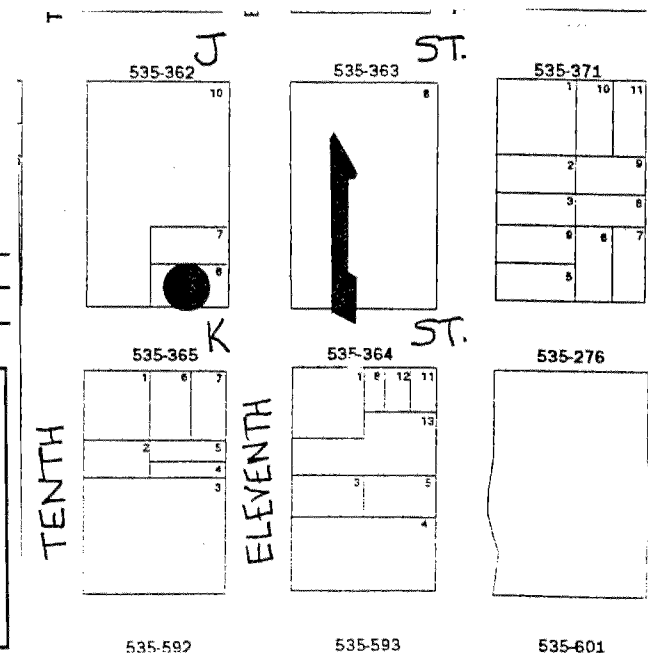
San Diego Water and Sewer Records

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Desert Express, Inc. Building  
P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 312 11<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 127, Lot H, APN# 535-362-07

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

This building's facade is similar to the adjoining building located at 304 11<sup>th</sup> Avenue. Constructed of brick, the 312 11<sup>th</sup> Avenue building has a progressively raised parapet which serves as a faux facade. This facade has been modified. The roll-top loading door has been filled in and replaced with wooden panels. A wooden door has been added to this opening. Another door and window with grillwork is located near the southeast corner of the building. The building is in fair condition.

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1920

San Diego County Assessors

San Diego Water & Sewer

\*P7. Owner and Address:

First Commercial Corp.

550 W. C Street, Suite 1000

San Diego, CA 92101

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

Office of Marie Burke Lia

427 C Street, Suite 416

San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Inventoried Historic Resources Within Project Area For Ballpark and Ancillary Development Projects

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 \*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Desert Express, Inc. Building

B1. Historic Name: Desert Express, Inc. Building

B2. Common Name: Woodshop

B3. Original Use: Commercial B4. Present Use: Industrial

\*B5. Architectural Style: Brick Commercial

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

None known

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1920 Property Type Commercial Applicable Criteria C

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

San Diego Sewer and Water records indicate that service was provided to this address in February 1920. At the time, the property was owned by Val A. Turner. Turner was employed as a plumber, who never operated out of this building. It is believed that this building originally served as an Auto Truck Line Depot. The first listed building tenant was Desert Express, Inc. in 1926. Desert Express remained until 1930. From 1931-1933, the building was vacant. From 1934-1935, J.W. Meade operated a restaurant from this building. From 1937-1940, Challenge Freight Lines/F.V. Parker Trucking was a tenant. In 1941, W.H. Oliver, Dry Ice was a tenant, and in 1942-1943, so was the National Dry Ice Agency. From 1944-1960, the Cardox Corporation, Dry Ice was located here.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

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

\*B12. References:

McAlester, Virginia & Lee. *A Field Guide To American Houses.*

New York: Alfred A. Knopf, 1986.

Sanborn Fire Insurance Maps, 1888-1956.

*San Diego City Directories*

*San Diego Union Index*

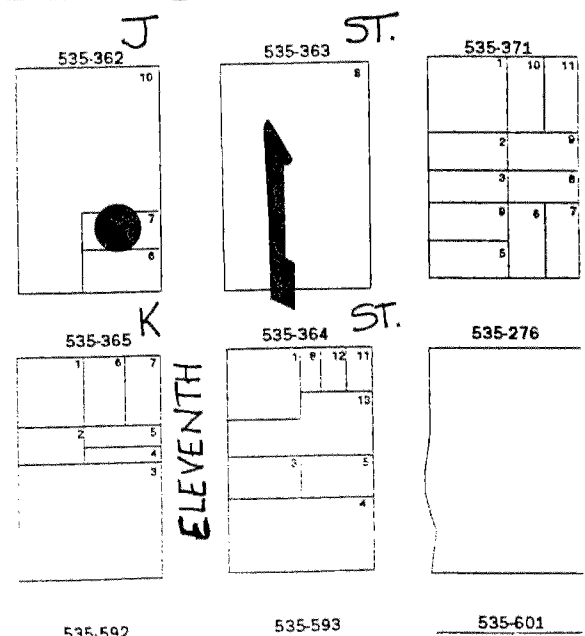
*San Diego Water and Sewer Records*

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # 2138-0414-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Qualitee Dairy Products Bldg.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 354 11<sup>th</sup> Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 127, Lots A-F & I-L, APN# 535-362-15

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

This large commercial/industrial building, which takes up almost the entire block, is U-shaped and has an irregular number of stories. It is of brick construction with flat roofs and parapets decorated with horizontal bands and vertical corner ornaments in Art Deco style. The windows, set back in slightly-recessed rectangles, are the huge, multi-paned and metal factory type. The rectangular pattern is repeated across both floors of the main section, even where windows are not needed. The main entry facing 11<sup>th</sup> Avenue is through an Espadana-shaped arch in the center of the wall. Several other entrances

\*P3b. Resource Attributes: (List attributes and codes) HP6/HP8 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

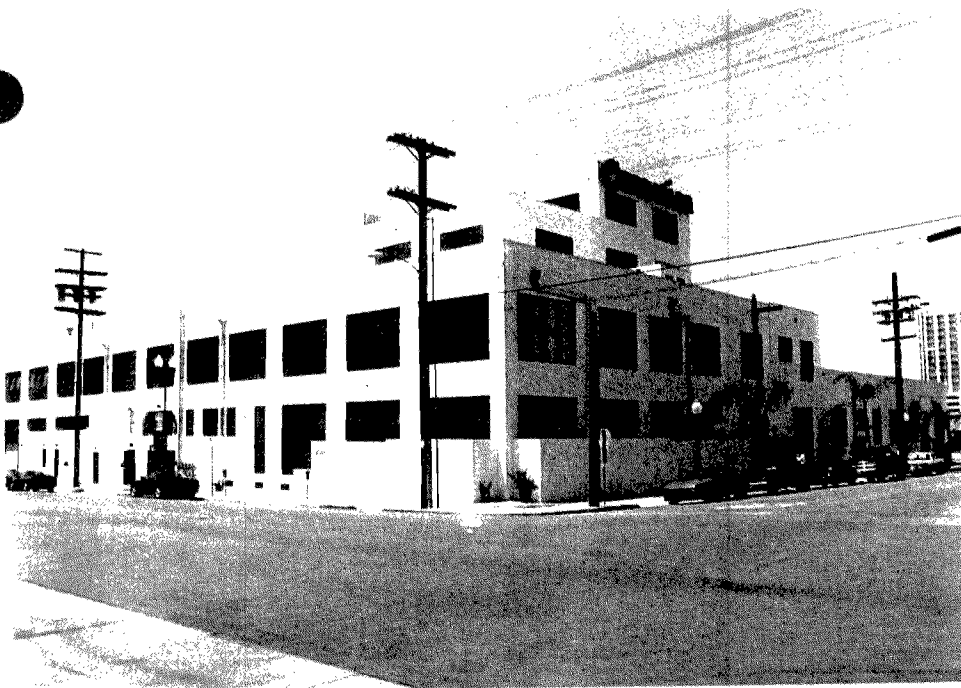
☒ Historic ☐ Prehistoric ☐ Both  
1923, 1928 - Centre City and Warehouse Inventories

\*P7. Owner and Address:

Carnation L.L.C.  
P.O. Box 83027  
San Diego, CA 92138

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Inventoried Historic Resources Within Project Area For Ballpark and Ancillary Development Projects

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Qualitee Dairy Products Building

B1. Historic Name: Qualitee Dairy Products Building

B2. Common Name: Carnation Dairy

B3. Original Use: Commercial/Industrial B4. Present Use: Commercial/Industrial

\*B5. Architectural Style: Art Deco

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

Far too numerous to list

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Some vacant property on site

B9a. Architect: Quayle Brothers, 1928 b. Builder: James B. McGrath, 1928

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1923, 1928 Property Type Comm./Indus. Applicable Criteria C

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

This two- to four-storied brick industrial structure was built in 1928 from designs created by the Quayle Brothers, noted San Diego architects. The 1928 building has been modified with the south and east facades receiving later additions which did not alter the original architectural design. The 1923 buildings and subsequent supplemental structures were destroyed by an 8 alarm fire on February 8, 1956. The Milk Producers' Association formed the Qualitee Dairy Company as a subsidiary of its association in 1923 to solve a marketing problem confronting scores of San Diego County dairy farmers. The group, one of the oldest cooperative marketing associations in California, found it was handicapped by a lack of satisfactory outlets through the processing and distributing organizations

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

\*B12. References:

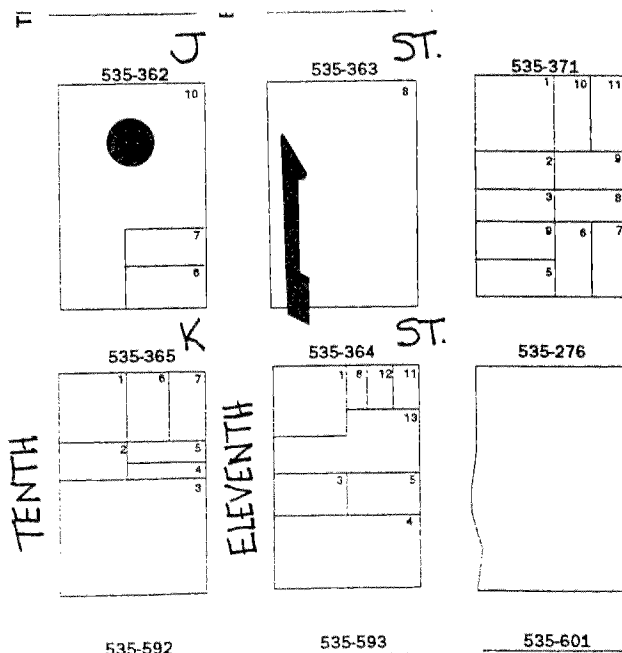
"Lia/Brandes Team" Bayside Survey, 1989.  
Lia, Warehouse District, 1995.  
San Diego City Directories  
San Diego County Recorder's Office  
Buss, Wayne. HSB Review for Designation  
Potential of the Qualitee Dairy Products  
Company Bldg. aka Carnation Dairy Bldg.,  
1990.

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0414-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Qualitee Dairy Products Bldg.

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

for trucks are available on different sides, and a loading dock is west of the building. A wooden storage tower and gas pumps are visible. The building has deteriorated through lack of maintenance and through the many functions which the building has served in the past ten years. Because of its terribly poor and deteriorated condition, it barely made this inventory.

**\*B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

which existed then in San Diego. Douglas Young, secretary-treasurer and manager of the association, was named general manager of the dairy. In 1959, Qualitee Dairy Products Association of San Diego became a division of Carnation Company of Los Angeles. The San Diego business was operated as the Carnation Qualitee division of Carnation Company, retaining its management personnel.

Architecturally, this building is significant. It is the only known example of contemporary French and German Modern influence upon the work of the Quayle Brothers, allowing for transition to the new "machine age aesthetic." The building is the earliest example of the transition to this style, which is especially significant given the "conservative, small-town" nature of industry during this time in San Diego.

The San Diego Historic Site Board found this building to be historically significant. The basis for historical significance is that the oldest cooperative marketing association in California, the Milk Producers Association, built this factory. The Qualitee Dairy Products Company occupied the building throughout the Depression years until its merge with the Carnation Company from Los Angeles in 1959. During this period, Qualitee Dairy was one of the top ten largest employers in San Diego and delivered milk to over 11,000 homes and over 450 wholesale companies. The building was designated by the San Diego Historic Site Board in 1990 as #335.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # 2138-0426-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Southern California Baking Co.

P1. Other Identifier: \_\_\_\_\_

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 171 14<sup>th</sup> Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Horton's Addition, Block 170, .92 ac M/L in Lots G-L and in Lots A-F,  
APN# 535-603-01

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

This brick, two-story industrial building has always served as a warehouse and manufacturing area for baking companies. It has a flat roof, with a parapet of decorative brick all around. Windows at the second floor appear to be industrial-type that open out, having several panes, but are small and covered with awnings. Ten of these appear on the 14<sup>th</sup> Avenue side. The main entrance is a double-doored entry at the northwest corner of

\*P3b. Resource Attributes: (List attributes and codes) HP8 \*P4. Resources Present: ☒ Building ☐ Structure

☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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

\*P6. Date Constructed/Age and Sources:

☒ Historic  
☐ Prehistoric ☐ Both  
1924 - Centre City Inventory

\*P7. Owner and Address:

Research drive Association  
L.L.C., 1475 Powell Street, 2<sup>nd</sup>  
Floor, Emeryville, CA 94608

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

Office of Marie Burke Lia,  
427 C Street, Suite 416,  
San Diego, CA 92101



\*P9. Date Recorded: June 1998

\*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) Evaluation of Historic Resources Within Project Study Area For Proposed Sports Entertainment District

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Southern California Baking Company

B1. Historic Name: Southern California Baking Company

B2. Common Name: Continental Baking Company, Inc.

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Warehouse

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

Closed entry

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Metal water tank; exposed industrial piping

B9a. Architect: Eugene M. Hoffman b. Builder: Treppe & Son

\*B10. Significance: Theme Architecture Area San Diego

Period of Significance 1924 Property Type Industrial Applicable Criteria C

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

In 1924, Carl Winter and William Sick, hired noted San Diego architect, Eugene Hoffman, to design a new structure for their bakery, which had been in operation in San Diego since 1894, (as noted on the north and west building facades). The Southern California Baking Company remained at this address through 1952. From 1953 through 1988, the Continental Baking Company, the producers of Wonder Bread, has inhabited this edifice. The Wonder Bread Thrift Store was located in this building from 1965 through 1970.

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

\*B12. References:

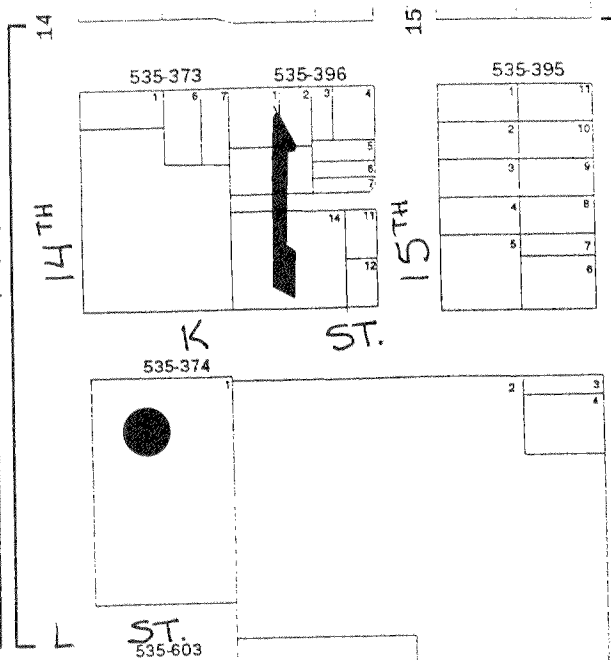
"Lia/Brandes Team" *Bayside Survey*, 1989.  
University of San Diego, *San Diego*  
*Architects, 1868-1939*, Spring 1991.  
*San Diego City Directories*  
San Diego County Recorder's Office  
*San Diego Union*, 08/27/24

B13. Remarks:

\*B14. Evaluator: \_\_\_\_\_

Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # 2138-0426-0000

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder) Southern Calif. Baking Co.

\*Recorded by Office of Marie Burke Lia Date June 1998 ☒ Continuation ☐ Update

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

the building; several large window areas have been covered over at the first floor. Seven garage doors face 14<sup>th</sup> Avenue, suggesting that this is an area where vehicles are stored, or perhaps loaded. The building is very similar to other structures designed by Eugene Hoffman during the era when he was the John D. Spreckles Company architect.

\*B10. **Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

German-born architect, Eugene Hoffman came to San Diego in 1910 after earning a solid reputation as an architect in New York. He attracted the attention of many business leaders and developers in the San Diego community, including John D. Spreckels. Spreckels commissioned Hoffman to design a variety of buildings, ranging from industrial plants to commercial and office buildings. Later, during his partnership with George S. Walker (their office was located in the Spreckels Building), some of Hoffman's projects included designs and construction supervision for hotel remodeling and residences. For the remainder of his life, Hoffman continued to design residences, department stores and office buildings. He died in 1948, at the age of 78.

Although this building was designed by noted architect Eugene Hoffman, due to the substantial modifications that have occurred to the primary street facade and other facades, the historic fabric of this building has been compromised. It is, therefore, historically insignificant. Additionally, this building was considered by the Historical Site Board and rejected on September 28, 1994.