

PROPOSED EAST END
HISTORIC AND PLANNED
DISTRICTS

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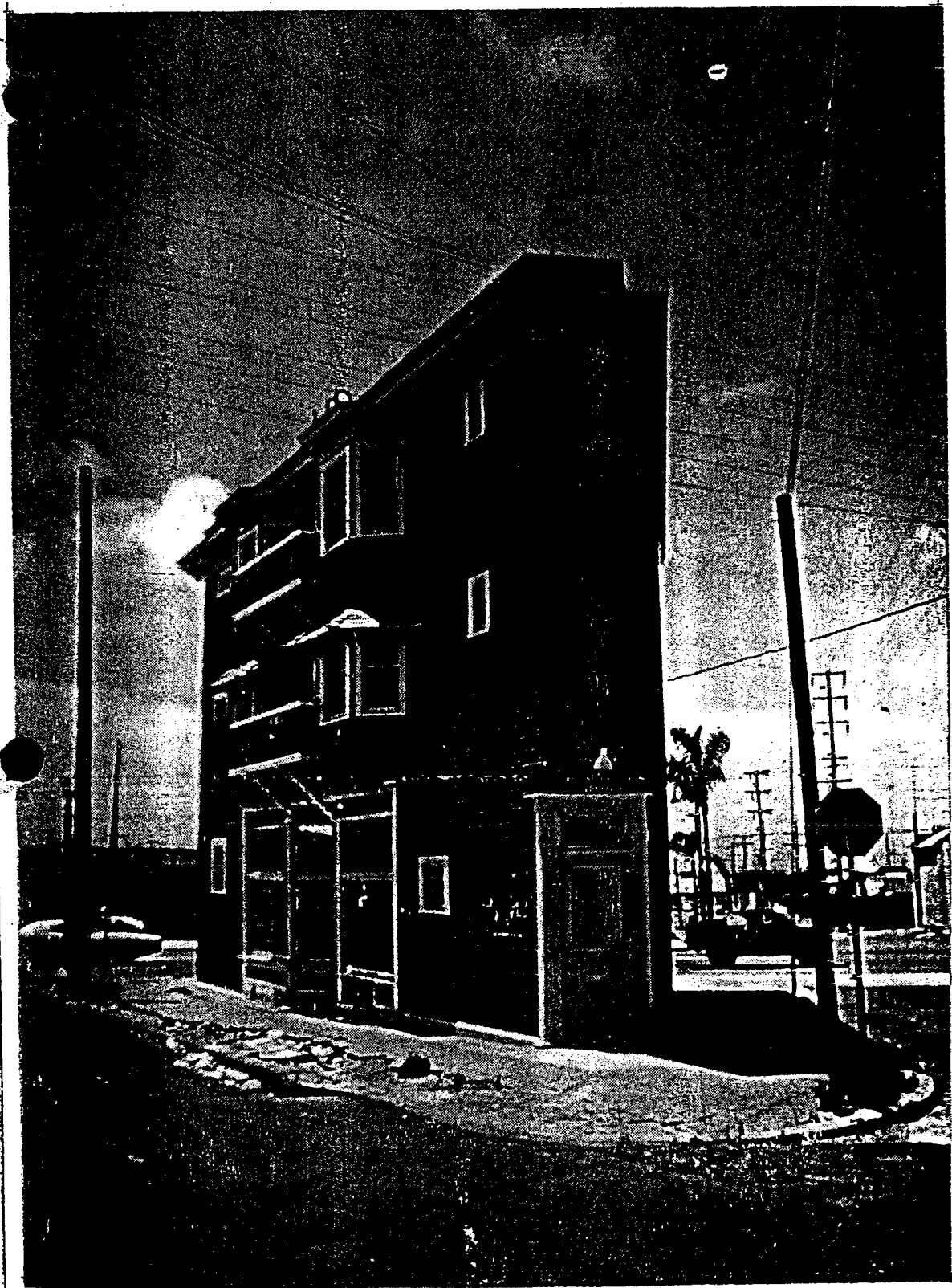
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**EAST END
PLANNED DISTRICT &
HISTORIC DISTRICT**

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PROPOSED EAST END HISTORIC AND PLANNED DISTRICTS

INTRODUCTION

The Logan Heights community, located within the Coastal Zone, is comprised of established residential, commercial, industrial and governmental facilities. Characteristic features of this compact area include a waterfront industrial complex, an active Mexican-American community, diversified forms of light industry and one of the oldest neighborhoods in San Diego.

Logan Heights is not unlike many older urban neighborhoods across the country. Its historical evolution has progressed from a quiet, semi-rural residential and commercial bayside community, inhabited by a strong middle class population, to a much larger industrial/residential area with a heavy concentration of working class individuals and low income families. As waterfront industry grew and improved means of transportation made other parts of the city accessible for residential development, former middle class families moved away and were replaced by an inward migration of laborers to fill the jobs created by the railroads, shipping and a variety of manufacturing interests. The growth of one of the largest Naval bases in the United States after World War I further impacted this community's development.

Today the presence of big industry, the Navy, mixed commerce and a major freeway system, threaten to engulf and swallow what is left of this former residential/commercial neighborhood, the result being a series of conflicts with residents. Concerns over the

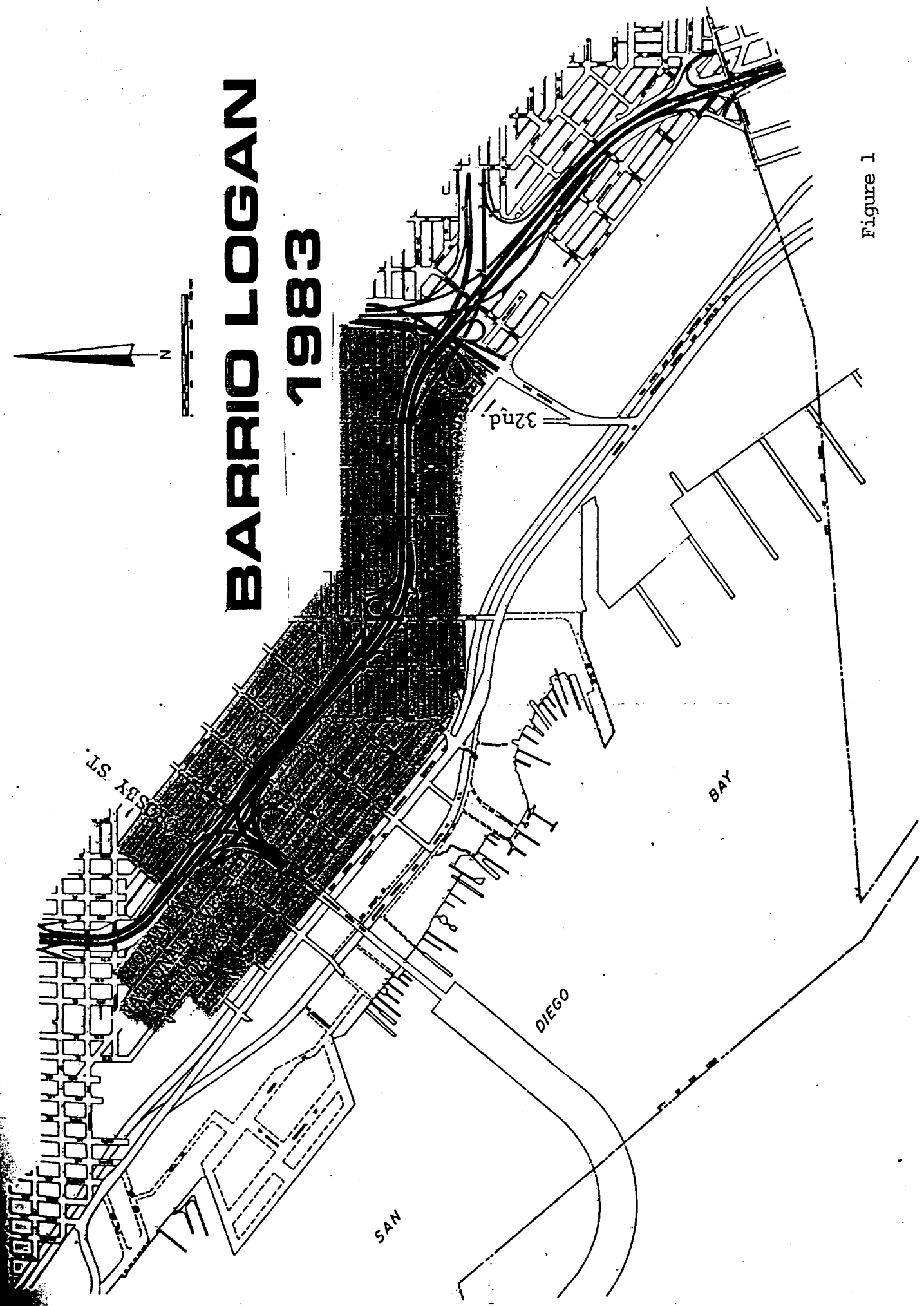


Figure 1

detrimental effects caused by these influences, has not only prompted community action, but has promoted a series of community plans by local agencies to deal with the complex problems created by this historically diverse environment.

This neighborhood, located in close proximity to downtown and the harbor, has a relatively low population density per acre, but is significantly impacted by some 50,000 commuters who support the area's industrial and Naval facilities. While a number of plans have considered the community's future private and public development, none of these have reflected upon those portions of Logan Heights which contain special elements of social, cultural and architectural history that provide tangible links with our city's past and, as such, may provide a valuable resource for development and qualify for designation as an historic district.

For the purposes of the following proposed plan, the Historic District and Planned District will be treated as individual components. The two plans, however, should not be construed as distinct entities, but rather as two proposals which consider positive alternatives for future development and co-existence of diverse elements within the districts, with the goal being the mutual enhancement of both.

PURPOSE

Within the proposed East End planned community, lie two main thoroughfares which comprise the Historic District. While historical growth patterns originally encompassed a much larger area, industrial development has reduced much of the area's former residential and commercial fabric. In addition, a major freeway, Inter-

state 5, has literally bisected Logan Heights, causing a man-made break which has visually divided the old neighborhood, both in a physically and psychologically. Much of this proposed area presents a run-down appearance as evidenced by vacant lots, abandoned structures, poor maintenance of many buildings, lack of landscaping and encroachment by undesirable businesses such as junkyards and automotive dismantlers.

It is proposed that upon acceptance of this planned Historic District by the City of San Diego, an Ordinance consistent with the General Plan be drafted with guidelines that will allow new development to occur in a sensible manner, yet protect this valuable resource.

LOCATION

Located on a coastal strip within a sub-area of the Centre City, San Diego, between Centre City and National City, the boundaries of the proposed Planned District are 16th Street on the west, 32nd Street on the east, Logan Avenue on the north and National Avenue on the south. The area to be considered in the Historic District will include properties and structures along Logan and National Avenues, as well as those along any side streets which run between the two thoroughfares.

EAST END PLANNED & HISTORIC DISTRICTS

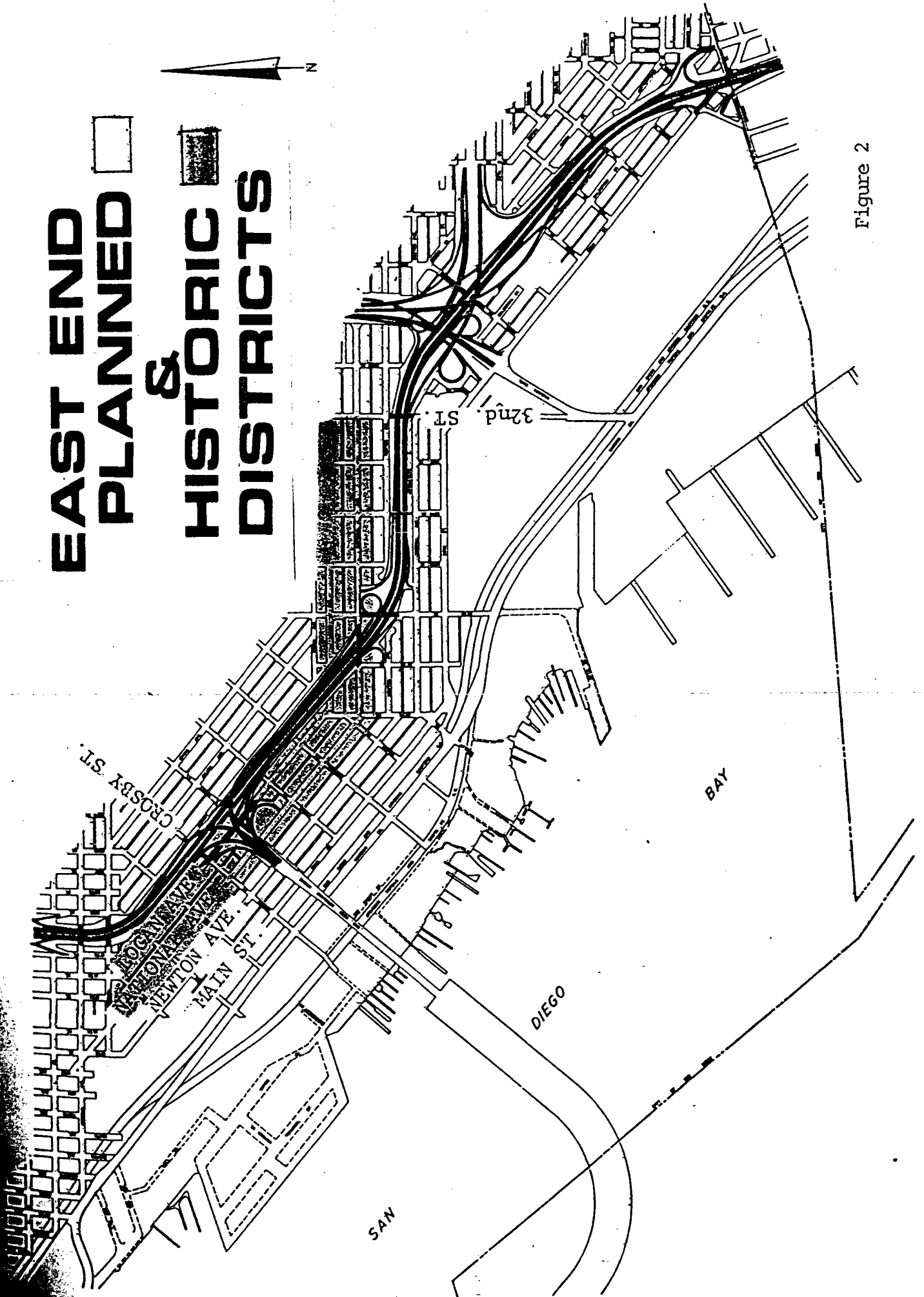


Figure 2

HISTORY OF THE OLD EAST END

At the corner of 26th and National stands a unique three story triangular shaped building. Historically known as the Flat Iron Apartments, this bright green structure has stood for over sixty years, firmly anchored to a tiny strip of land, the curious result of two early subdivisions which met at conflicting angles. Like a deserted island surrounded by busy thoroughfares, the vacant and neglected building remains not only as the vestige of a bye-gone era in this neighborhood's history, but serves as a greater reflections of a once viable community, now cut off and isolated by forces which threaten to displace the many residents who cling tenaciously to their homes and assorted businesses.

Many San Diegans recognize the area by its traditional name, Logan Heights. The primarily Mexican-American population who reside in this community, proudly call it Barrio Logan. A few old-timers may recall the area as the old East End, a reminder of the days when this subdivision marked New San Diego's eastern point of expansion. While the boundaries of this community have fluctuated over the years, development in recent decades has not only fixed the district borderlines, but has impacted the area in such a manner as to seriously affect its character and socio-economic growth.

Today, downtown San Diego hugs the northwestern edge of the district while National City meets the southeastern boundary. Directly west lies San Diego Bay with its intensive industrial

waterfront. The growth of one of the nation's largest naval facilities, the 32nd Street Naval Base and National Steel and Shipbuilding, cominate the western boundary. Fish canneries and other related manufacturing plants complete the community-industrial base. Millions of dollars each year are generated by some 50,000 employees, few of which actually reside in the area. The attendant problems created by traffic congestion and parking, compounded by the fact that most of the money generated by this community does not stay there, has a profoundly negative effect. Zoning regulations which permit the encroachment of heavy manufacturing and junkyards within the former commercial/residential neighborhoods, have further accelerated the decline of Logan Heights.

Added to this situation is the man-made break created by Interstate 5 to the north. Completed in 1967, this freeway split the community and destroyed much of its residential fabric. The wide swath cut by I-5 has made yet another encroachment that has tangibly isolated much of Logan Heights and fostered the sense of anonymity felt by its residents. While efforts to build community pride have resulted in such developments as Chicano Park, the fact remains that many local citizens feel Logan Heights has been largely ignored, if not forgotten by the city and that it has become the logical resting place for the kinds of industrial blight no one else cares to share.

Despite the trends over the past few decades, toward incompatible industrial development, the majority of residents and small business owners wish to retain and preserve the commercial/residential character of their neighborhoods. Amidst the run-down buildings, unpaved alleys and junkyards, there exists a growing desire to restore the sense of identity and sense of place that once characterized Logan Heights as a vigorous and solid middle and working class community.

In recent years, a number of comprehensive plans have suggested the means for revitalization for this area. However, none of these have recognized the historic building stock of Logan Heights as a valuable resource for rehabilitation or considered that within the historic patterns of development lies the key to the transformation of this blighted inner city neighborhood.

Those historic patterns began in the late 1860's with the development of Alonzo Horton's New Town. His successful attempt to move the commercial and economic base of San Diego from Old Town to New Town, soon encouraged developers to purchase land for subdivision in preparation for the city's eastward expansion. Up until that time, the area known today as Logan Heights, remained sparsely vegetated series of hills which sloped gently to the waterfront. With the exception of a few scattered Indian settlements, the region was uninhabited.

The possibilities for future development, however, sparked the imaginations of two enterprising partners, Joseph Mannasse

and Marcus Schiller. Born and reared in Prussia, the early lines of the men followed similar paths. Within ten years of one another, Mannasse and Schiller left their native country and sailed for New York to make their fortunes. Both men were successfully engaged in the clothing business before coming West. Schiller arrived in San Diego in 1856 and went into business with Moses Mannasse, who operated a store in Old Town. A year later, he dissolved his partnership and formed a new one with Joseph Mannasse, Moses' cousin. Joseph owned a successful dry goods business which the two men expanded. Within a short time, their diversified business interests included investments in land, shipping, lumber, finance and cattle ranching. Their careful accumulation of land through purchase and court action included such properties as Rancho Las Encinitas and Rancho San Dieguito. In 1868, the two partners started a lumber yard at the foot of Atlantic and "E" Streets and operated a thriving business. Both men prospered as development in New Town caused an increase in the demand for lumber. Their prosperity continued as they became involved in many aspects of political, cultural, and social life. When city trustees offered four large pueblo lots, southeast of the city, as an inducement to the San Diego and Gila Railroad to build a transcontinental line, Mannasse and Schiller undoubtedly believed the rapid growth and expansion of San Diego was at hand. In 1870, the partners opened their subdivision in what is now the northwestern section of Logan Heights. Lots were laid out in a diagonal fashion. These followed a northwesterly or southeasterly course to take advan-

tage of the scenic bay. For a brief time, the sale of property indicated another successful business venture for the two partners. Lots sold for between \$200 and \$1200. However a severe drought in 1870 and the collapse of the San Diego and Gila Railroad meant hard times for Mannasse and Schiller. In a desperate effort to save their herds of cattle, they drove them south to Baja where water and grazing land was plentiful. Meanwhile, the railroad failure dashed their hopes for further development of the subdivision and affected their lumber business as new construction slowed significantly.

When the San Diego and Gila Railroad collapsed, ownership of the Pueblo Lands reverted to the city, whereupon, the trustees, in a determined effort to build a transcontinental line, granted the lands, in 1872, to the Texas and Pacific Railroad. The stock market crash of 1873, however, caused yet another failure and work on the rail line ceased. For the next few years, San Diego experienced little growth.

Convinced that the key to future expansion lay in a transcontinental connection to San Diego, city fathers organized the California Southern Railroad in 1880. This line ran between San Diego and National City along the existing waterfront and constituted one of the first major land improvements in the Logan Heights area. Later, a depot was built at the foot of present day Beardsley Street. An agreement with the Atchison, Topeka and Santa Fe to build tracks from San Diego to San Bernardino, resulted in the successful completion

of a line in 1885. Within a year, competition between the Santa Fe and Southern Pacific Railroads caused a railroad rate war, as the two fought for control of passenger and freight traffic between the Mississippi Valley and the Pacific Coast. By early 1887, a passenger could travel from the east to San Diego for \$1.00! San Diegans took advantage of the rate war and lavishly advertised the land and business opportunities available in their city.

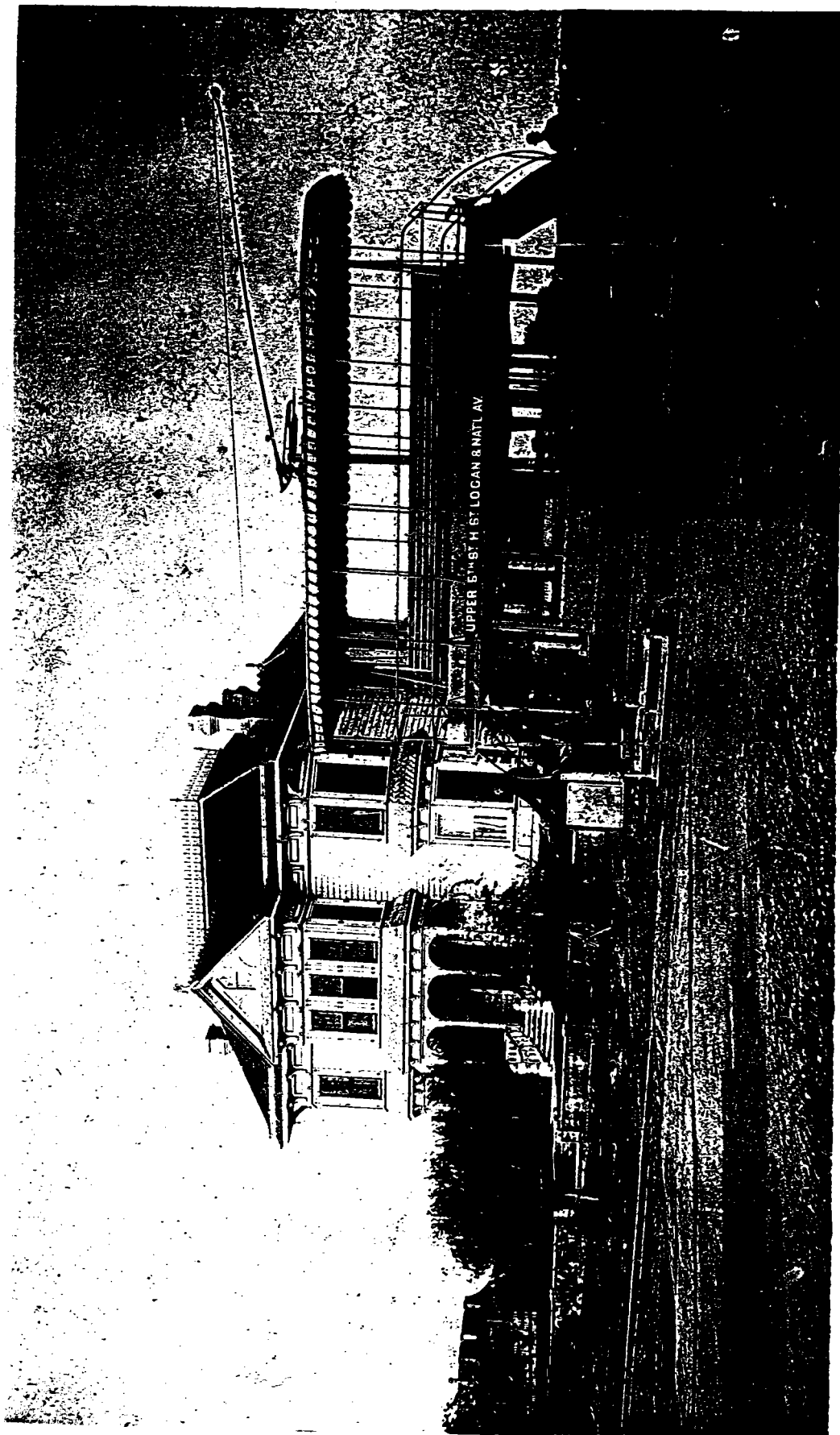
Local Trustees, again, offered the aforementioned Pueblo Lands and this time to the San Diego Land and Town Company, a real estate subsidiary of the Santa Fe Railroad. The company subdivided the land much like the Mannasse and Schiller subdivision with lots diagonally arranged in order to take advantage of optimum sunlight and bay views. In 1886, the San Diego Land and Town Company Additioned opened offering choice sites situated between present day Commercial Street and the bay from 24th-28th Streets.

Between 1886 and 1888, the long awaited building boom occurred. Thousands utilized the cheap rail rates and moved to San Diego. While most construction took place in New Town, land speculation and further subdivision of property within the Logan Heights area continued at a brisk pace.

Two more enterprising partners, D.C. Reed and O.S. Hubbell, opened up a tract just southeast of the Land and Town Company Addition early in the boom period. Reed began his career in real estate, with offices adjacent to Horton Square. In 1870,

he was admitted to the bar, and a year later became a member of Stewart and Reed, specializing in law and real estate. A successful practitioner, Reed used his legal knowledge to acquire an impressive portfolio of properties. Although accused to shoddy business dealings in 1879, this did not seem to affect his prominent role in civic affairs. In February of 1884, the Los Angeles and San Diego Railroad agreed to sell important Pueblo Lands to Reed for \$20,000. These lands comprised much of what later became the Reed and Hubbell Addition. Considered to be choice railroad tract lands, the property also included the local steel works. Reed no doubt believed he had made a wise purchase for future commercial development.

Hubbell's career began as a result of poor health. Unable to enter college, he became associated with the Bank of San Diego. After several promotions, he left this institution and became an incorporator and stockholder of the Consolidated Bank of San Diego. Later, in 1885, Hubbell became associated as a stockholder and assistant cashier for the First National Bank. His abilities as a financier reaped profitable rewards for the bank and further promotions for himself. During this period, Hubbell formed a partnership with Reed, and by 1886, the two had opened the Reed and Hubbel subdivision. Consisting of 210 acres, 80 acres were sold as a whole parcel and the balance cut up into lots. The property adjoined the San Diego Land and Town Company Addition on that subdivision's southeastern side. Unlike the Mannasse and Schiller and San Diego Land and



W.W. Whitney Residence
32nd and Colton Streets
Courtesy - San Diego Historical
Society - Ticon Collection

Figure 3

Town Company holdings, Reed and Hubbell chose to arrange their lots in a typical north, south, east, west gridiron fashion. This caused the somewhat awkward configuration of street patterns seen today. Perhaps this change in directional lay-out may have indicated more concern for industrial development along their waterfront property than for residential view lots.

Early Logan Heights subdivisions would not be complete without mention of the Whitney Addition. A native of Pennsylvania, H.P. Whitney arrived in San Diego in 1885, the victim of ill health. Eager to be a part of the city's prosperous future, he purchased half a pueblo lot from D.C. Reed for \$14,500. The land occupied an area southeast of the Reed and Hubbell Addition and included the west end of present day 28th Street. Whitney envisioned a small industrial and residential community with activity centered around a wharf he planned to build for deep water ships. By 1888, Whitney had sold a number of lots and anticipated a bright future.

That same year, San Diego's boom period bottomed out. When the Santa Fe Railroad decided to move their dispatching operations to San Bernardino, land values plummeted. The thousands who had arrived only a short time before left as quickly as they had come. Visions of the long-desired transcontinental railroad vanished as the city became the terminus for a branch of the Santa Fe.

All of the major subdividers within Logan Heights suffered

financial set-backs, however, H.P. Whitney's was perhaps the most unfortunate. His promise to build a wharf had been the incentive for investors to buy land in his subdivision. When the boom busted, Whitney moved ahead, despite his losses and build a wharf at the foot of '28th Street. The sounds of pile drivers, ahammers and saws echoed along the ghost-like waterfront. Only a few schooners and one British deep-water ship ever berthed at Whitney's wharf, and within a few years, the wharf fell into disrepair. Up to this point, building construction in Logan Heights had occured primarily within the Mannasse and Schiller subdivision. Its close proximity to New Town made the property more desirable. A dozen or so houses and a school accounted for the majority of development in the San Diego Land and Town Company Addition. Interestingly enough, the actual settlement of land had little to do with lot sales and offerings.

During the years following the boom, Logan Heights remained a rural community. Among the few scattered dwellings a small "squatters town" existed for several years along the waterfront and seasonal Indian settlements periodically dotted the terrain. Gradually San Diegans began to recognize the features that made this area desirable. Good soil, available water, fine views and close proximity to the city's commercial center attracted new residents. Progress was slow but steady and eventually a number of substantial homes exhibiting a variety of architectural styles began to emerge. While Logan Heights did not attract affluent

society as did a neighboring area, Golden Hill. Its population represented a solid and hard-working group of middle and working class men and women.

By 1890, virtually all available land in Logan Heights had been subdivided. In response to the community's growth, horse-drawn street cars were established along National Avenue to 31st Street in 1891. A year later, the San Diego Electric Railway began service from downtown to various points along Logan Avenue. The already established National City and Otay Railway provided transportation for several years along 28th Street, and then along Newton Avenue. Despite improved methods of transportation, however, trade and commerce remained downtown and only a few businesses other than those which supplied the needs of semi-rural life, existed until after the turn of the century.

During those easy-going years, activity centered in and around the waterfront. While Whitney's 28th Street wharf saw little in the way of commercial shipping business, the pier did become a focal point for recreational diversions. Neighborhood residents enjoyed fishing, swimming and sailing. Nearby was the Benson Lumber Company one of the area's early waterfront industries. Located between present-day Crosby and Sigsbee Streets, the company prepared huge quantities of logs brought down by barge from the Northwest for the sawmill. At the foot of 32nd Street, another small manufacturer, Dobler's Brewery, produced San Diego's first locally-made beer. In 1900, there seemed little to indicate that the "East End," as Logan Heights

was then called, would ever claim to be more than the city's most easterly point of expansion.

The dream of a rail connection to the East, still sparked the imaginations of many San Diegans, and, in 1907, John D. Spreckles made that dream a reality. The son of San Francisco sugar king, Spreckles had wealth, power and a desire to help revive San Diego's sagging economy. With the organization of the San Diego and Arizona Eastern Railroad, he purchased Santa Fe property along Commercial Street and ran a line east to Arizona. Groundbreaking ceremonies for the new line took place in 1907 near the foot of 28th Street. Although the railroad took twelve difficult years to build, the impact on the community through which it cut, could be felt years before completion.

With the railroad in progress, the city now took a second look at the marshlands along the bay. By 1911, they had received permission from the state to develop the tidelands, and by 1925, the use of fill material had extended the coastal edge by several hundred yards. Meanwhile, further additions along the waterfront caused significant land use changes that affected the future course of development in Logan Heights.

Between 1912 and 1920, a marked increase in industrial activity took place. The California Iron Works built a plant just outside Logan Heights at the end of 11th Street. Later known as the National Iron Works, this company grew to become National Steel and Shipbuilding. Located at the foot of 28th, the former

site of Whitney's Wharf, the company has since built many of the largest ships on the West Coast. Another water-based industry still in existence, began as the Campbell Brothers. They operated a machine shop which, in later years, became Campbell Industries, now located at the foot of 8th in the downtown area. Other companies included the San Diego Marine Construction Company established in 1915, and several fish canneries, and the Southwest Onyx and Marble Company, located at the foot of Crosby Street. Now known as the New Pedrara Mexican Onyx Company, this business billed themselves as the largest producers of onyx. The Standard Oil Company had already made the old East End their home for some time and the City Directory listed their address as being at the foot of 22nd Street as early as 1889.

Two noted architects of San Diego, the Quayle Brothers designed another company, situated on the bay side of Main Street, which opened in 1911 and manufactured the first pneumatic tires east of Chicago. As part owner of the Savage Tire Company, Mr. Savage developed a steel tire for automobile use. Associated in this successful enterprise included John D. and Claus Spreckles.

The military also appeared during this period. In 1911, a reserve unit known as the Naval Militia of California, rebuilt Whitney's old pier at the foot of 28th Street and added a clubhouse. After the first World War, the militia left and the pier and clubhouse became an aquatic center for local yacht and rowing clubs. Naval influence grew considerably after the war and additional facilities were required. In 1919, the city granted 98.2

acres to the Navy for a permanent installation. The Docking and Fleet Repair Base, later became the Thirty-Second Street Naval Station, a facility, which by 1968, had grown to over 1127 acres.

The years following World War I, showed a decline in residential construction and a significant increase in commercial and industrial growth. Neighborhoods in Logan Heights began to exhibit development patterns still noticeable today. A heavy concentration of more substantial homes and commercial establishments along Logan and National Avenues was the logical result of streetcar lines that had been established years earlier to link the area with downtown San Diego and National City. The streets south of National which included Newton, Boston and Main, tended to have a variety of modest residential buildings mixed with locally owned businesses and small manufacturing concerns. Larger industrial facilities along the railroad tracks and waterfront completed the picture. The trend toward industrialization caused many long time residents to sell their homes and move to more desirable neighborhoods farther north. This migration away from Logan Heights accelerated with the expansion of streetcar lines to areas like Mission Hills, Normal Heights and Kensington and made these subdivisions more desirable for residential settlement. Meanwhile as Logan Heights became oriented toward industrial uses, inward migration consisted primarily of skilled and unskilled workers who provided labor for the railroads and water-based companies. The cottage-style



Logan Heights, looking north-
west, circa 1904
Courtesy - San Diego Histori-
cal Society - Tisor Collection

Figure 4

character of residences seen today throughout the commercial/ industrial zone, indicates the close relationship that existed between the worker, his job and his home.

Another trend which developed during and after the first World War, involved the influx of ethnic groups into the area. While restrictive covenants prevented most minorities such as Blacks and Mexican-Americans from white neighborhoods, these covenants tended not to be as strictly enforced in certain areas of Logan Heights. As these groups became a more prevalent part of the work force, their presence was felt throughout the community. Although exact statistics are not available to indicate specific concentrations of minority, reports by former residents, City Directories and the location of facilities such as churches and social halls, shed some light on points of concentration. During the 1920's and 1930's, Blacks tended to live between 30th Street from Imperial to the waterfront. Mexican-born immigrants migrated to Logan Heights largely as a result of economic failure and a revolution in their native country in the decade after 1910. They settled along Logan and National Avenues, between 16th and 25th Streets.

The early 1920's saw increased industrial expansion as water frontage and factory sites became rapidly absorbed. A 1926 business magazine referred to Logan Heights as an industrial center and offered a favorable report on the development in this area. Low land valuations had encouraged substantial rises in commercial activity where inexpensive property could be readily acquired. The article outlined a series of improvements which

included low-cost modern houses, the paving of most cross-town arteries such as 28th and 30th Streets, plans for ornamental street lights along Logan and 26th Street and additional streetcar lines connecting Logan Heights with East San Diego. Combined with existing schools, retail facilities, a bank and churches, the area's industrial, commercial and residential mix was viewed as an example of good planning on the part of the Logan Heights Improvement Association, an organization designed to keep pace with rapid expansion.

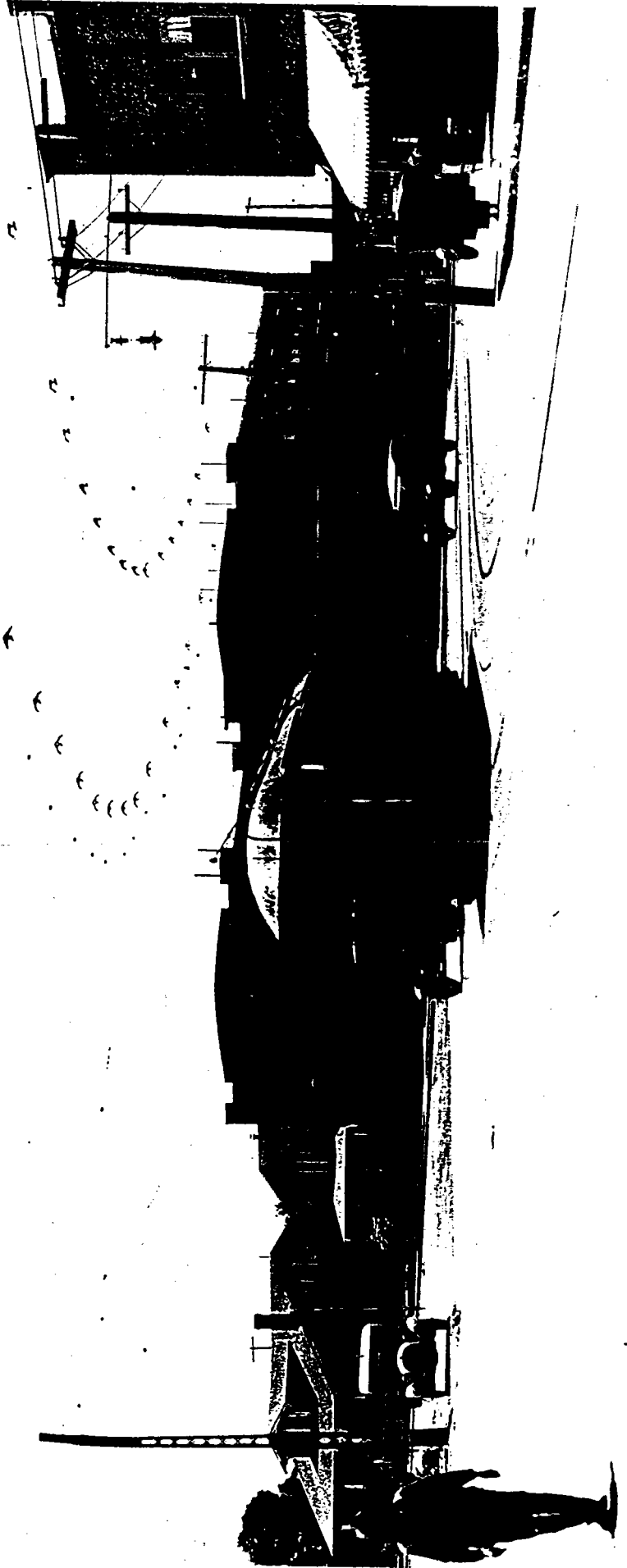
That same year, the City Council adopted the Nolen Plan which detailed present and future development for the City of San Diego. As the first truly comprehensive development study, the Nolen Plan envisioned a series of zones for waterfront growth. Nolen recommended the bay area adjacent to Logan Heights be developed as the major commercial and industrial outlet for San Diego with additional railroad lines and piers for shipping purposes. As a city planner, Nolen recognized the need for open spaces, recreational facilities and adequately planned and landscaped streets and thoroughfares. In accordance with his plan and its requirements, he believed that well designed recreational features for residents housed back of the industrial area should be a logical part of intensified development. Nolen's proposal for a landscaped park and parkway along Las Chollas Valley to Harbor Drive, via 28th Street, made the old pier a favorable location for a recreation area. Nolen further

recognized the fact that one of San Diego's chief assets, the waterfront, remained both from a commercial and recreational standpoint, inconsistent and wastefully planned.

Improvements with respect to better coordination of the railroads with the bay area and street system, location of railroad yards in direct relation to industrial facilities and efficient thoroughfares and a system of parks and parkways would all contribute to the prosperity of San Diego.

What actually occurred in the decades that followed the Nolen Plan differed from the far-sighted development plan for land use Nolen envisioned. During the 1920's, some signs of residential deterioration had already begun to take place as more prosperous residents moved away to more desirable locales. Industrial plants spread from their waterfront sites and invaded sections that had been exclusively residential, thereby accelerating the depreciation of land values. As residents watched their neighborhoods become a hodgepodge of manufacturing outlets and a repository for all manner of incompatible uses and debris, their sense of community pride waned. The recreational park with its link up to a planned park along the Chollas Valley never materialized, and over most of Logan Heights hung the ever-present noxious fumes from the canneries, sawmills and industrial smokestacks. The Depression caused further deterioration as hard times and joblessness hit this working class community. A W.P.A. guide to San Diego, published in 1937, cited Logan Heights as being one of the less picturesque parts of the city. The book stated, "the buildings and

Logan Heights at 26th Street
circa 1923
Courtesy - San Diego Historical
Society - Tabor Collection
Figure 5



houses are old and in need of repair, there is considerable poverty...if any part of the city could be called a slum, this is it." Increasingly, poor Blacks and Mexican-Americans made this area their home. While many ethnic families operated successful businesses and maintained nice homes, Logan Heights, nevertheless, followed the pattern of most inner-city neighborhoods, with large numbers of minorities relegated to older urban areas. Difficult economic times in Mexico brought many foreign-born Mexicans to Logan Heights during the 1930's and the active Neighborhood House, a local community and social service agency, listed some 500 families who received aid and advice from their agency's staff.

The 1940's, 50's and 60's showed a continued increase in commercial and industrial interests with a marked decrease in residential population. As problems associated with noise, traffic, pollution and displacement of residents by manufacturing interest grew, further erosion of land values and community pride occurred. A 1963 report by the Planning Department on non-residential land use stated less than 10% of the acreage in Logan Heights was residential. More than 45% could be classified as commercial or industrial, with the remaining acreage listed as public land. The creation of Interstate 5 and the Coronado Bay Bridge with its formidable march of columns from Logan Avenue to the bay, had yet another destructive effect on the neighborhood's image.

Political activism within Logan Heights during the 1970's resulted in several plans to alleviate this community's woes.

Barrio Logan/Harbor 101 Plan, approved in 1978, provides for a comprehensive redevelopment plan. A key feature includes rezoning this district from M-1 and M-2, for manufacturing, to more compatible residential and commercial and industrial uses. The plan also considers the creation of an industrial park to concentrate large facilities already located within Logan Heights and remove them from immediate contact with residential areas.

While these are positive steps, many residents of the largely Mexican-American community feel this is not enough. Demands for parks and recreation facilities recall the early vision of bay front development by John Nolen. Residents complain that other waterfront communities have provided for residential access to the water, while they have no direct contact with their own. Through the efforts of the Chicano Federation, a small 4.8 acre park was created in 1970. The founders of Chicano Park desired an extension of the park to the bay, and recently, after a 13 year struggle, the Port Commissioners granted 2.7 acre parcel that achieves their goal. Recognized as a positive step toward revitalization, it is, nevertheless, just one of many steps necessary for this community to revive and prosper. The problems become more complex as residents increasingly clash with owners of businesses they believe to be incompatible. While residents feel resentful toward local junkyard operators, those dealers also supply some residents with needed jobs.

A recent move to construct a commercial transportation complex between I-5 and 38th Street has also upset the community residents who worry about serious air quality and traffic problems as well as the threat of hazardous chemicals carried by trucks through residential neighborhoods. The operation of three political jurisdictions in Logan Heights makes a difficult situation even more complex. Without the mutual approval and cooperation of the Coastal Commission, harbor district and the city, very little can be accomplished.

The history of the old East End, from a small semi-rural community, to potential industrial center, to the dumping ground for industrial refuse offers an insightful commentary on the plight of many older inner-city neighborhoods. However, the future of this community need not end in the eventual massive redevelopment that wipes out whole communities and their historic ties to the past in the hope that new is better. The potential for changes sensitive to the area's history and character can not only revitalize this community, but re-establish an identity and sense of place that many of our modern suburbs lack. Logan Heights remains an important link in the historical development patterns of growth and change in San Diego and should not be overlooked as a key resource for future generations. The area's history of mixed land use, combined with the abundance of historic/architectural styles still in evidence have tremendous potential for being creatively recycled to build anew, the waterfront community men like Nolen envisioned nearly 60 years ago.

On a small triangular parcel of land, the Flat Iron

Apartments stand. Some signs of renovation are apparent and a sign posted to the window advertised the commercial possibilities of this unique structure to prospective tenants. Alone, this building sits and awaits the future. A vacant island surrounded by a confusion of junkyards, neglected homes and marginal businesses, the Flat Iron serves as a visual reminder that older neighborhoods can be as isolated and forgotten as this lone structure, or act as a revitalized and living link to a city's past.

Name Changes in Logan Heights

The street name changes in Logan Heights reflect one of the problems the City of San Diego suffered in the late 1800s. During the boom of the 1880s when most of Logan Heights was subdivided, developers apparently could use any street names they pleased. The most popular method throughout the city involved the use of A, B, C, D and so on in one direction with numbered cross streets. Another popular series incorporated the names of states. By the end of the boom, San Diego had fifteen subdivisions with numbered streets and no less than six California streets. As construction of buildings in these subdivisions proceeded, the city faced a terrible problem of duplications. Finally, in 1900 the city fathers passed omnibus Ordinance No. 755 that wiped out all numbered streets except in the downtown area and other duplicate names.

Before 1900, however, the Board of Trustees and the Board of Aldermen began to change street names in Logan Heights. Ordinance No. 116 adopted on September 1, 1887, changed the A, B, C streets in Manasse and Schiller's Addition and the San Diego Land and Town Company's Addition to names of people in alphabetical sequence. Some of these streets apparently were named for famous army generals such as Logan, Grant, and Kearney. General John A. Logan of Civil War fame had "invented" Memorial Day and was well known throughout the country. He passed away in 1886. The minutes of the council meeting for September 1,

1887 do not reveal the thinking behind the new street names nor do the minutes for several preceeding weeks. The information might appear at some earlier date but the minutes are not indexed, only the ordinances. Also, there is still the possibility of finding some as yet undiscovered newspaper article from that period that will provide the answer. On October 15, 1889, Ordinance No. 35 changed Olive Avenue in Reed and Hubbell's Addition to Logan Avenue to provide continuity of name along a continuing street.

Early in 1899, the city changed the numbered streets in Manasse and Schiller's and the Land and Town additions to the names of naval officers. Dewey is the best known name today, but Sigsbee must have been well known in 1899 as well, for Charles Dwight Sigsbee was in command of the battleship Maine when it blew up at Havana during the Spanish-American War. Sometime after 1900, Milton Avenue was renamed National Avenue to again provide a street with a continuous name.

Karna Webster

STREET NUMBERING CHANGES IN THE LOGAN HEIGHTS HISTORIC DISTRICT

1912-1913 numbers

Logan and National Ave.

N - 100
16th - 200
Sigsbee - 300
Beardsley - 400
Crosby - 500
Dewey - 600
Evans - 700
Sampson - 800
Sicard - -
26th - 1100
27th - 1200
28th - 1300
29th - 1400
30th - 1500
32nd - 1700

1914-1915 numbers

Logan and National Ave.

N - 1500
16th - 1600
Sigsbee - 1700
Beardsley - 1800
Crosby - 1900
Dewey - 2000
Evans - 2100
Sampson - 2200
Sicard - -
26th - 2600
27th - 2700
28th - 2800
29th - 2900
30th - 3000
32nd - 3200

No through Sampson - add 1400

26th through 32nd - add 1500

GENERAL DESCRIPTION

Several important qualities of this neighborhood should be emphasized. Historically, the community began in the late 19th century with the eastward expansion of New Town and the settlement of British, German and Scandinavian families. After the turn of the century, Blacks and Mexicans began to populate this area. By the end of the 1920's, significant numbers of both groups resided in Logan Heights. During the decades that followed, the Mexican-American community grew and their ethnicity was maintained and influenced by such unifying characteristics as language, food, social and cultural traditions.

Architecturally, buildings reflect the moderate incomes of those who settled the area during the late 19th and early 20th centuries, and are primarily characterized by one to three story structures erected during a 35-year period from 1887-1922. Both commercial and residential buildings represent a variety of architectural styles, making this area unique because of its diversity rather than because of the influence of any one style. Along Logan and National Avenue there still exist groups of structures that remain either unaltered or substantially unaltered and represent an undisrupted continuity that is unusual for a neighborhood so close to downtown San Diego. The pressure, however, created by industrial encroachment is great and threatens the future of many of these old buildings.

The following buildings, located throughout the East End Historic District, typify the desired architecture:

1. John B. Osborn Home. 2073 Logan

2. John B. Osborn Residence 2085 Logan
3. Pott's TV 2117-21 Logan
4. Our Family Wine Store 2157 Logan
5. La Superior Tortillas 2184-96 Logan
6. Winnek Home 2209 Logan
7. The Fornace Residence 2821 Logan
8. Sheldon Home 2961 Logan
9. Wetzell Home 2902-04 Logan
10. Albach Home 3220 Logan
11. Martha Davis Home 1915-17 National
12. Edward Hayes Residence 2059-61 National
13. Arthur Lewinson Building 2616-18 National
14. Pierre & Marie Delphy Residence 2652 National
15. Mary E. Fairbanks Home 2660 National
16. Louis & Marie Merzade Home 2915 National
17. W.H. & Mary J. Elliott Building 2978-86 National
18. Classic False Front 3047 National
19. Quality Cabinet & Fixture Company . . . 941 16th Street
20. Flat Iron Apartments 940-50 26th Street
21. Logan Heights Baptist Church 1045 S. 29th Street

PROPOSED EAST END HISTORIC DISTRICT

Initial development within the proposed East End Planned District began in the 1880's with the four major subdivisions outlined in the historical narrative. On the fringe of early downtown growth, the area offered residential sites that gently sloped to give views of the harbor, Point Loma and Mexico. A thriving, predominantly middle class population, built homes and established a variety of small businesses throughout the area, leaving the waterfront to be developed by the railroads, commercial shipping interests and industry. As these proliferated, the commercial/residential neighborhood along the lower slope began to feel the effects of the burgeoning industrial complex. Fragmentation and blight resulted. The Historic District represents the only existing area within the proposed boundaries that still has a relatively intact 19th and early 20th century residential and commercial neighborhood and remains as a transitional zone between San Diego of the 1880's and the industrial and commercial development along the waterfront today.

Early residential structures ranged from modest to more elaborate one and two story single family dwellings and represented such late Victorian styles as Italianate, Queen Anne and Eastlake. Wood siding, decorative shingles and brackets, high-pitched gabled roofs, fretwork and bay windows maintain an open space pattern with front and side yards. A number of early commercial buildings are fine examples of the False Front style characterized by a high-pitched gabled roof, hidden by a facade which extends above the roofline, shiplap siding and

large storefront windows. The turn of the century brought a variety of new residential and commercial styles which included the Bungalow, Classic Box, Mediterranean and Mission Revival. Classic Revival and Art Deco influences also appeared. During the 1920's and 1930's, the conversion of large homes to apartments and infill with small apartment buildings took place.

Families of British, German, Scandinavian, Mexican and Italian origins or descent resided in this area, and their workforce appear to have held middle class jobs with city government or downtown businesses and shops. A number of individuals owned successful businesses within the community and blocks along Logan and National Avenues were characterized by a variety of stores which included meat markets, groceries, bakeries, dry goods and other consumer-related services. While few descendants of early families remain in the proposed Historic District, it is important to note that the vast majority of residences and commercial buildings are owner/occupied, an atypical feature of most low-income neighborhoods.

Visual weaknesses are found in the scarcity of adequate landscaping, deterioration of some buildings, extensive use of grillwork around doors and windows for protection, abandoned structures, vacant spaces left from demolition, graffiti and the nearby presence of junkyards.

Proposing this as an Historic District is a step toward recognition of the historic and architectural legacy which still exists in Logan Heights. In addition, the blocks along

Logan and National Avenues meet several of the Historic Site Board criteria: residents of various ethnic backgrounds; a collection of representative architectural styles and progressive development of architectural tastes; and craftsmanship economically infeasible to reproduce, yet benefitting the contemporary community as significant reminders of the past.

The proposed East End Historic District is intended to preserve and enhance the cultural, aesthetic and economic value of Logan Heights by preserving the historic structures it contains and encouraging the development and retention of low and moderate income housing. Historic district regulations will attempt to deal with the problems of deterioration and industrial growth potential which, if realized, would substantially alter the character of the community. A plan should be developed to carry out the City's General Plan goal to "preserve and enhance established neighborhoods."

EAST END HISTORIC DISTRICT GUIDELINES

PURPOSE AND INTENT

The public health, safety and general welfare require that property in the East End be revitalized and protected from further impairment in value. It is necessary to impose reasonable restriction upon erection of new buildings and structures and the alteration of existing and relocated buildings and structures. To assist in this endeavor the distinctive architectural character that existed from 1888 to 1925 shall be retained and enhanced. Businesses that can enhance this historic environment will be encouraged to locate in the East End. The initial eastward expansion of New San Diego occurred here, creating one of the City's first suburban communities. Today many fine examples of residential and commercial architecture can be found throughout the district. Six architectural elements in varying patterns and emphases govern the overall structural form and design continuity. These are: scale and proportion, fenestration, materials, color, texture, detail and decorative features. The East End's historic quality is further enhanced by its immediate proximity to Centre City and the harbor, contrasting dramatically with contemporary industrial and commercial development. The revitalization of the East End would be in keeping with the objectives and proposals of the General Plan for the City of San Diego and would compliment redevelopment in adjacent areas.

GENERAL DESIGN REGULATIONS

Concurrent with the adoption of the East End Historic District, the City Council shall by resolution also adopt architectural and design standards to be used in evaluating the appropriateness of any development for which a permit is applied under this District. Such architectural and design standards shall be filed in the office of the City Clerk as a numbered document.

A. MAXIMUM BUILDING HEIGHT

Buildings or structures in the East End shall be limited to three stories or 45 feet in overall height including parapets and appurtenances. Height exceptions for buildings or structures with frontage on 16th Street or 32nd Street may be granted by the Planning Director provided that the proposed building or structure:

1. Provides a stepping down or visual transition of height from the adjacent Core area to the East End.

2100 BLOCK IOGN AVENUE
EAST END HISTORIC DISTRICT

GENERAL IMPROVEMENTS:

- Landscaping
- Historic Street Lights
- Street Furniture
- Restoration of Architecturally Significant Structures

Our Family Wine Store

Victorian Gothic
1900

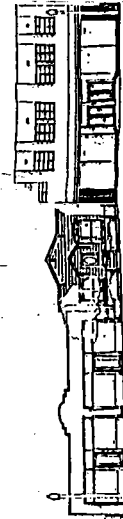
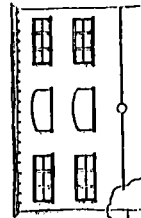
Gressler Apartments
Mediterranean Style
1913

Greenbaum's
Streamline Moderne
1926

Parkinson Building
California Mission
1902

Hinebaugh Building
Commercial/Mediterranean
1910

Sinclair Bu
False F
1905
Clifford M. Potts Building
Early 20th Century Commercial
1905



2185

2171-2175

2161

2157

2135-2139

2117

2

Figure 7

2100 BLOCK LOGAN AVENUE

LOGAN HEIGHTS

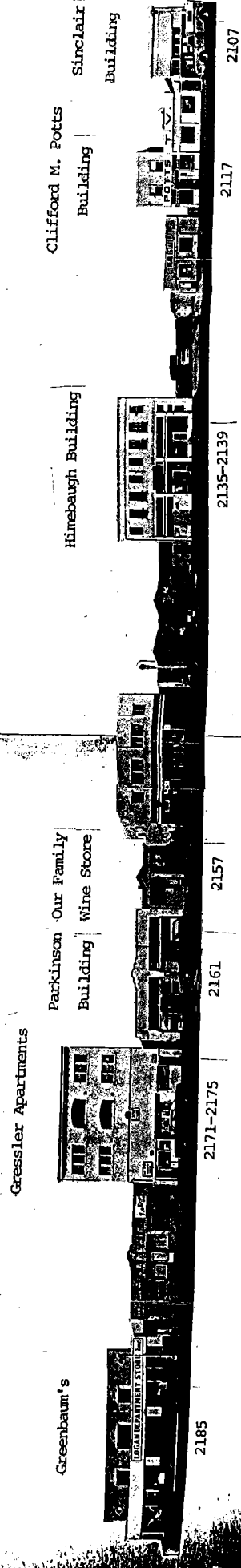


Figure 6

2. Is complimentary to the historical and architectural character and special scale of the East End by conformance with all other standards and criteria of the Historic District.
3. Does not visually intrude into the East End because of excessive bulk or height; does not adversely affect view, pedestrian movement or, in any other way compromise the purpose and intent of the Historic District.

B. SCALE AND PROPORTION

Ground floors shall be a minimum of 10 feet in height. There shall be a regularity of overall form and proportion. Ground floor treatment for commercial structures shall be pedestrian in scale with large show windows separated by pillars, columns or posts.

C. FENESTRATION

Except on the ground floor, all windows shall be longer in their vertical dimension than they are wide. They shall be rhythmically spaced, matching the bay spacing below and the general proportions of windows in nearby buildings.

D. MATERIALS

Primary materials shall be wood, brick, stone and concrete (substitute materials that are equal in appearance and achieve the desired effect may be used). Appurtenances, including bays, cornices, pilasters, etc., may be constructed of wood. Canvas may be used for awnings, marquees and canopies. Cast iron may also be used in details and decorative features, notably in pilasters, rails, grills, lamps, and other trim.

E. COLOR

Earth tones shall predominate. The natural tones of wood and reds of common brick should be typical; however, whites, blacks, reds, browns, yellows, greens, grays, and blues should also be used.

F. TEXTURE

Typical facing materials shall be textured in appearance. However, the overall street facade shall be unified in scale and appearance.

G. DETAIL

Arches can be found at all floor levels and shall be either segmental, stilted or flat. Upper terminal cornices, as well as cornices separating the ground floor from the upper floors, shall be provided. Other features shall pre-

dominate including decorative shingles, brackets, fretwork, and tiles, columns, carved posts, parapets, pilasters and transoms.

H. ROOFS

Roofs visible from the street shall be gabled or hipped. Flat roofs are acceptable if recessed from the roofline and not visible from the street. Primary roofing materials for visible roofs shall be wood shingle or tile (substitute materials that are equal in appearance and achieve the desired effect may be used).

I. REMODELING

To preserve the historical integrity of the East End, all exterior remodeling must be in character with the original style of the building in question, regardless of its era.

PERMITTED USES

In the East End no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. The residential nature of Logan Avenue from the 2700 block through the 3200 block shall be maintained by the zoning presently in effect.
2. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops
 - b. Art galleries
 - c. Bakeries
 - d. Barber shops
 - e. Beauty shops
 - f. Bicycle shops
 - g. Book stores
 - h. Boutiques
 - i. Camera shops
 - j. Clothing stores
 - k. Confectionaries (candy stores)
 - l. Delicatessens
 - m. Drug stores
 - n. Dwelling units
 - o. Financial institutions
 - p. Florists
 - q. Food stores not exceeding 5,000 sq. ft.
 - r. Gift and novelty shops
 - s. Hardware stores

- t. Hobby shops
- u. Ice cream parlors
- v. Import and art objects stores
- w. Jewelry stores
- x. Locksmith shops
- y. Leather goods stores
- z. Liquor stores
- aa. Nurseries
- bb. Music stores
- cc. Open-air cafes (sidewalk cafes not located in public right-of-way)
- dd. Pet shops
- ee. Photographic studios
- ff. Post offices
- gg. Wholesale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries.
- hh. Saloons, pubs, etc.
- ii. Restaurants, excluding drive-in and drive-through
- jj. Shoe stores
- kk. Shoe shine parlors
- ll. Sporting goods stores
- mm. Studios for art, dance, music
- nn. Tobacco shops
- oo. Variety shops

3. The following uses shall be permitted only above or below the first floor.

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Medical appliances sales
- d. Office furniture and equipment sales
- e. Photographic equipment, supplies and film processing
- f. Funeral parlors
- g. Newspaper plants
- h. Lithography shops
- i. Radio and TV stations
- j. Wholesaling and warehousing
- k. Hotels and motels
- l. Addressing, secretarial and telephone answering services
- m. Electronic data processing, tabulating and record keeping
- n. Labor unions
- o. Medical, dental, biological and x-ray laboratories
- p. Private clubs, fraternal organizations and lodges

4. The following uses shall be permitted in either residential or commercial structures located within the East End Historic District excluding those blocks along Logan Avenue designated as exclusively residential:

- a. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
5. Specialized Uses
 - a. Charitable organization (non-profit or otherwise) and their attendant activities. These may include the collection, manufacture, sale and/or distribution of food, lodging or other forms of contact; and related activities.
 - b. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
6. Street uses in the Logan Avenue/National Avenue right-of-way where such uses are consistent with the 1887-1925 era:
 - a. Flower sales, musicians, newsstands, shoe shine parlors and street vendors (popcorn, ice cream, hot dogs, balloons, etc.)
 - b. Awnings, canopies and marquees no closer than two feet from the curb line
 - c. Street furniture including street lights, benches, fountains, flags, water troughs, etc.
7. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

OFF-STREET PARKING, CONSTRUCTION, MAINTAINANCE AND OPERATIONS MANAGEMENT

No off-street parking shall be visible from the street frontage. Off-street parking shall be restricted to the rear 50% of any parcel along Logan and National Avenues. Off-street parking shall be in conformance with standards adopted by the Planning Commission as set forth in a document entitled, "Locational Criteria, Development Standards and Operations Standards - Off-Street Parking Lots," on file in the office of the Planning Department. Substantial conformance shall be determined by the Planning Director.

SIGNS

A. REGULATIONS

The structure, content, lettering, location, size,

number, illumination, color, projection, and other characteristics of all signs in the East End Historic District shall be subject to the following regulations:

1. Signs shall be pedestrian oriented in size and shape. Lettering and symbols shall be simple and bold.
2. The area of all signs on a building shall not exceed an area of two square feet for each foot of street frontage occupied by the building, and shall in no event exceed a total of 64 square feet on each street frontage.
3. No roof sign shall be permitted.
4. A sign may not project perpendicularly beyond the property line more than six (6) feet. This limitation shall apply to signs only.
5. Projecting signs for each establishment shall be limited to one 18 square foot double face sign on each street frontage occupied by the establishment. Faces of double sided signs shall be parallel.
6. The tops of all signs shall be placed entirely below the level of the lowest cornice or strong horizontal element located above the ground story of the building, but in no event, higher than three feet above the top of the ceiling level of the ground story, with the exception of simple black or gold letters which may be applied to windows above the first floor. Lettering should be contemporary to the period in which the building or structure was built.
7. All illumination shall be by means of gas and/or incandescent bulbs to be in keeping with the lighting of the period.
8. Nothing herein shall prohibit flashing, moving, or animated signs providing that all provisions and conditions stated above are met.
9. Preservation of commercial graphics painted on the sides of certain buildings shall be encouraged.
10. Historical Signs: All requests for signs not conforming to that permitted in the above paragraphs shall be accompanied by documentary evidence that signs of such size and advertising such a business were in use in the area prior to 1925. Signs must conform in size, shape and design, material coloring, lighting and location to the pre-1925 period. Documentary evidence must be approved by the City

B. COMPLIANCE

Signs in existence on the effective date of the ordinance which do not conform to the provisions of the East End Historic District but which were constructed, erected, affixed, or maintained in compliance with all previous regulations shall be regarded as nonconforming signs. Said nonconforming signs shall be removed no later than five (5) years from the date it became nonconforming. In the event signs become nonconforming by amendments to the sign regulations of the Historic District they shall be removed no later than five years from the date they became nonconforming.

Nonconforming signs and/or parts thereof, including sign supports, may be declared "Public Nuisances" and then shall be abated as prescribed by law. Applications for extensions of time may be made in accordance with Sec. 95.0123 and Sec. 95.0124 of the Municipal Code.

PUBLIC FACILITIES, STRUCTURES AND AREA

All open spaces, streets, sidewalks, street furniture, street signs, lighting installation, and any incidental structures or monuments, shall conform to the intent of the Historic District which is to re-create the history of the character of the East End in general accord with the period between 1887 and 1925 and shall be subject to the same regulations, conditions and standards established herein.

REGULATIONS FOR HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

A. ALTERATIONS

Chapter X, Article 1, Division 3 of the Municipal Code, concerning alterations of nonconforming uses, shall not apply to historic or architecturally significant buildings, structures, or sites as designated by the Historical Site Board.

B. EXCEPTIONS

The Planning Director shall have the power to grant an exception to any regulation within the East End Historic District, including permitted uses, when such exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site. Such exceptions shall be subject to the following conditions:

1. The subject building, structure or site must be identified by the Historical Site Board as being historic or architecturally significant;

2. The proposed exception shall be referred to the Planning Department and the Historical Site Board for a report and recommendation;
3. The Planning Director in granting an exception shall make a finding that the exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site; that strict application of the provisions contained within the intent of the East End Historic District would result in economic or other practical difficulties in securing the preservation or restoration of a historic or architecturally significant building, structure or site, and that the granting of an exception will not be injurious to the community or detrimental to the public welfare; and
4. In making a decision, the Planning Director shall make a written finding which shall specify facts relied upon in rendering his decision. A copy of this written finding, together with all evidence presented to the Planning Director, including plans, shall be filed with the Planning Director's decision in the office of the City Clerk, the Department of Building Inspection and the Planning Department. The written finding and decision shall be mailed to the applicant and may be subject to appeal.

DEVIATIONS FROM THE BUILDING CODE ALLOWED

Notwithstanding the provisions of this ordinance or any other ordinance, it shall be lawful in the East End Historic District to repair, remodel or restore all historic or architecturally significant buildings or structures designated by the Historical Site Board in the same manner and with the same kind or similar materials with which they were originally constructed, providing that such building or structure shall be approved by the Planning Director and the Building Inspector and such building or structure shall be safe and not hazardous to its occupants or the public. The Planning Director and the Building Inspector shall require such repairs, modifications, and/or improvements to the building or structure as conditions permit, as are deemed necessary to preserve the architectural and historic character and meet adequate life and safety standards. Requirements of the Planning Director may be appealed to the Planning Commission. Requirements of the Building Inspector concerning methods and materials or minor deviations to alleviate practical difficulties of construction may be appealed to the Board of Appeals and Advisors as provided for in Section 204A of the Building Code.

REMOVAL OF DAMAGED HISTORIC STRUCTURES

In the event any building or structure of architectural or historic value or interest shall be damaged by earthquake, fire, or act of God to such an extent that in the opinion of the Planning Director and the Building Inspector it cannot reasonably be repaired and restored, the same may be removed upon issuance of a permit for said removal.

EAST END PLANNED DISTRICT GUIDELINES

PURPOSE

The East End Planned District is intended to preserve and enhance the cultural, aesthetic, and economic value of an older, established neighborhood. The planned district will prevent further deterioration of buildings and will serve as a buffer for the proposed East End Historic District which lies along Logan and National Avenues.

BOUNDARIES

The East End Planned District includes the area from 16th Street east to 32nd Street and from Main Street north to the alley which lies between Newton and National Avenues.

EXISTING CONDITIONS

The area is relatively flat and slopes towards the bay. Any view of the harbor is obscured by factories, shipyards, and the 32nd Street Naval Station. Land uses are varied and include residential, commercial, and industrial uses. Numerous junkyards throughout the area contribute to the generally deteriorated appearance of the district. There are a number of vacant lots and some empty, boarded-up buildings. The only new construction is on or next to Main Street.

There is an elementary school within the district boundaries. The community is primarily low income, and the dominant group is Mexican-American. Many properties are owned by persons living or working in the district. The lots are 25 by 140 feet with 48 lots to a block. Almost all of the blocks have alleys, some of which are paved. A commercial center which serves the ethnic population lies adjacent to the planned district in the proposed East End Historic District along Logan and National Avenues.

The East End Planned District is an isolated area which is bisected by Interstate 5 Freeway and also by the Coronado Bay Bridge. Chicano Park lies under the bridge approach. The only other park is a proposed waterfront park at the foot of Crosby Street just west of the bridge approach. The waterfront park is outside the proposed planned district.

Buildings throughout the district are one to three story with most of them built in the 1930s or earlier. Some date back to the 1890s. Three trolley stops serve the area at Crosby, 28th, and 32nd Streets.

PROPOSED LAND USE

The entire East End Planned District should be developed to conserve and rehabilitate existing housing wherever possible.

The emphasis should be residential in the northern part of the district and along Newton Avenue east of 29th Street. The blocks adjacent to Main Street should be primarily commercial and light manufacturing. Mixed use for the entire planned district will tend to decrease the parking requirements and will provide the opportunity for some residents to work and reside within the area and eliminate the need for a car to get to work.

Residential Areas

A program should be developed to conserve and rehabilitate existing housing wherever possible. Buildings of exceptional historical or architectural merit might be moved onto vacant lots in the proposed historic district. Additional housing that is compatible with the planned district should be encouraged, especially in the area near Lowell Elementary School. The area just west of 16th Street from Market to Harbor Drive contains a number of vacant warehouses. Some of these are currently being converted to antique shops, mini-storage units, and possibly even loft living spaces. In time the city will redevelop this area to live-work space. The west end of the planned district lies adjacent to this work-live area.

Maximum density for the residential areas might be put at 29 dwelling units per acre. The following uses could be permitted in these areas: single family dwellings, double family dwellings, apartment houses excluding temporary short term housing, schools (pre-school, primary, elementary, junior and senior high schools), parks and public playgrounds, churches, temples or permanent buildings used primarily for religious purposes, community service businesses such as small grocery stores, barber shops, and laundry facilities.

Commercial and Light Manufacturing Areas

A strip commercial area is developing on the north side of Main Street between 28th and 32nd streets. The only new construction in the entire planned district is in this vicinity. Small shops to serve the neighborhood and eating establishments should be encouraged in this area. A large supermarket is badly needed in the planned district. A suggested location would be between 28th and 32nd streets and between Main and Boston. Such a location would be across the street from the 32nd Street Naval Station and would have good freeway access as well as good access from the freeway overpasses at 28th and 32nd streets. There is a pedestrian bridge at 30th Street.

Part of the proposed planned district is currently zoned M-1. Restrictions to control current uses are needed to make these uses more compatible with existing residential neighborhoods. Of primary concern is the existence of numerous junkyards in the area which are continuing to be a nuisance in their present form. It

might be possible for the city to swap land elsewhere with the junkyard owners. A restriction might be placed on the development of any more salvage yards in the planned district and prohibit new junkyards from replacing current junkyards when they go out of business. Existing junkyards should be required to screen their yards from public view and follow noise abatement rules.

Light manufacturing could be permitted in some blocks along Main Street provided the raw materials and finished products are stored indoors or screened from public view. No process involving toxic wastes, fumes, smoke, or excessive noise should be permitted. The manufacturing plants should represent clean industries such as electronic assembly or food processing. Warehousing could be permitted.

TRANSPORTATION

In a mixed use district, socio-economic activities can produce certain unwanted side effects to the surrounding areas. When commercial businesses, such as warehousing, light manufacturing and offices, become the hub of commerce there will be a resulting increase in vehicular traffic. Congruently, existing streets can become congested, additional pollutants are emitted, the area becomes noisier, and if not properly planned, the area can become unsightly. The following discussion attempts to recognize these possible impacts and make recommendations that could minimize adversities created by existing and future socio-economic activities.

Commercial businesses such as warehouses, professional offices, light manufacturing and service oriented vendors (i.e. cafes, etc.,) do not create a direct adverse impact upon air quality. It is the automobile, the most common means of transporting people to and from this area, that is the source of air pollution. It is necessary to limit its use in order to maintain prescribed levels of air quality.

Existing resources include the bus and trolley. However, these resources would have to be further expanded to accommodate the proposed increase in commercial activity and existing residents of the East End district. Railroad facilities, for transporting goods, do exist along the southwestern corridor of the district and should be used for that purpose, whenever possible.

It is further recommended that Harbor Drive be utilized as a thoroughfare for bus and trolley service. The northbound lanes could provide future rights-of-way for trolley service. Since these vehicles operate by electricity, their negative impact on air quality is minimal. The existing southbound lanes could provide two-way traffic for emergency and commercial vehicles servicing existing tideland facilities and the commercial district.

With an increase in trolley and perhaps bus service, employees may depend more on these services than the auto. Mini-buses could operate, during peak hours, to shuttle workers to and from bus and trolley stops along Harbor Drive. A regular round-robin mini-bus route through the district during daylight hours would also provide transportation for residents as well as workers who may want to leave their business during the lunch hour. The desired effect is to limit individual means of transportation such as the automobile and provide an increase for convenient mass transit.

ARCHITECTURE/URBAN DESIGN

To insure that new construction and major renovations within the planned district will be compatible with planned uses and complement the adjacent historic district, it may be advisable to institute an architectural committee. Such a committee would have the function of advising and approving any construction or renovation. Members of the committee would be drawn from city government, land owners within the district and residents living in the district. The following factors should be considered in any architectural planning and control:

Identity and Landmarks

The planned district should have distinct and vivid characteristics to allow it to be recognized as an individual entity. The Coronado Bay Bridge dominates the area, and Chicano Park along National Avenue and under the bridge with huge ethnic murals painted on the bridge supports serve as a focus.

New Construction

Proposed buildings should be located to take advantage of the sun, view, and landscaping and to minimize overshadowing and view blockage. Sloping sites could be terraced. Buildings on corners could be set back to allow landscaping and street furniture. Facades should provide a relationship between the building and the street. Blank walls are considered detrimental to this relationship. New work should be compatible in materials, size, color, and texture with earlier buildings in the district. Transitional spaces (between the entrance and the sidewalk) should be delineated to promote street-orientation and to maintain pedestrian scale. Design elements such as low fences, shrubs, steps, ground level changes, paving texture changes, and light standards should be encouraged.

Pedestrian Scale

Signs and building details should be on a pedestrian scale. Older buildings are composed of smaller architectural elements with windows and other details not much larger than they would be on a single family house. This smaller scale should be continued on new buildings in the planned district. The ground floor of comm-

ercial buildings should be reserved for shops and stores with the ground floor treatment pedestrian in scale.

Height

The height of buildings should be limited. Buildings higher than two stories could be permitted if the proposed buildings provide a stepping down or visual transition of height from the adjacent area and are complimentary to the historical and architectural character and special scale of the historic district.

Remodeling

To preserve the historical character of the East End Planned District, exterior remodeling should be in character with the original style of the building. Early color, texture, and signage should be retained whenever possible. Original window and door openings and all hardwood should be retained.

Materials

Primary materials should be wood, brick, stone and stucco (substitute materials that eare equal in appearance and achieve the desired effect may be used). Cast iron may also be used in details and decorative features. Canvas may be used for awnings and canopies.

Color

Color may be that of a natural material (red brick, brown wood) or a patina colored by time, or a painted surface. The color of new and rehabilitated structures (exterior, including the roof) should relate to and compliment the adjacent existing buildings.

Setback

New structures or moved structures should be constructed at a distance not more than 5 per cent in front of or 5 per cent behind the existing setback of adjacent structures.

Rhythm

Passing down the street on any given block one experiences a rhythm of building masses to open spaces between them. This rhythm should be enforced where new construction or infill housing takes place.

Street Lighting

The original street lamps like those on National Avenue should be retained and the same type or similar ones placed throughout the planned district. When colors for the historic district are established, the scheme should be carried out in

the planned district as well.

Landscaping

Trees and shrubs should be planted along the freeway to buffer noise. Tree planting is also desirable along Main Street. The fence along Main Street at the 232nd Street Naval Station should be landscaped by the Navy. All new commercial and industrial buildings along Main Street should have at least a minimum of greenery out front. Crosby Avenue, 28th and 32nd Streets should be landscaped as well since these are the corridors into the historic district. Nursery type vegetation, sused as landscape, would provide some beautification to an otherwise mundane appearance. Existing vegetation that is unhealthy or dead should be removed and the area replanted. Owners of vacant lots could be encouraged to control weed growth and remove trash in an expedient manner.

Outdoor storage

Outdoor storage of merchandise, material or equipment should be allowed only when incidental to a permitted use located on the same premises. The storage area should be completely enclosed by walls, fences, buildings, landscape screening or combination of these. The walls or fences should be at least six feet high. No outdoor storage of merchandise, materials, equipment or other goods higher than any of the enclosing walls, fences, buildings, landscape screening or combination of these should be allowed.

Signs

Billboards and posters can be unsightly if not properly placed and controlled. A review of these existing sites would allow for their removal. Future advertising, for example, painted on the exterior of buildings, would not only serve its intended purpose, but could be done with a creativeness that blends with the area. For example, bay front scenes facing Harbor Drive or Hispanic themes toward the interior provide conformity for the area and intended message to the observer.

Furthermore, the structure, content, lettering, location, size, illumination, color, projection, and other characteristics of all signs in the East End Historic and Planned Districts shall be subject to the following regulations:

1. Signs shall be pedestrian oriented in size and shape. Lettering and symbols shall be simple and bold.
2. The area of all signs on a building shall not exceed an area of two square feet for each foot of street frontage occupied by the building, and shall in no event exceed a total of 64 square feet on each street frontage.
3. No roof sign shall be permitted.

4. A sign may not project perpendicularly beyond the property line more than six (6) feet. This limitation shall apply to signs only.
5. Projecting signs for each establishment shall be limited to one 18 square foot double face sign on each street frontage occupied by the establishment. Faces of double sided signs shall be parallel.
6. The tops of all signs shall be placed entirely below the level of the lowest cornice or strong horizontal element located above the ground story of the building, but in no event, higher than three feet above the top of the ceiling level of the ground story, with the exception of simple black or gold letters which may be applied to windows above the first floor. Lettering should be contemporary to the period in which the building or structure was built.
7. All illumination shall be by means of gas or incandescent bulbs to be in keeping with the lighting of the period.
8. Nothing herein shall prohibit flashing, moving, or animated signs providing that all provisions and conditions stated above are met.
9. Preservation of commercial graphics painted on the sides of certain buildings shall be encouraged.
10. Historical Signs: All requests for signs not conforming to that permitted in the above paragraphs shall be accompanied by documentary evidence that signs of such size and advertising such a business were in use in the area prior to 1925. Signs must conform in size, shape and design, material coloring, lighting and location to the pre-1925 period. Documentary evidence must be approved by the City of San Diego Historical Site Board.

Signs in existence on the effective date of the ordinance which do not conform to the provisions of the East End Historic District but which were constructed, erected, affixed, or maintained in compliance with all previous regulations shall be regarded as nonconforming signs. Said nonconforming signs shall be removed no later than five (5) years from the date it became nonconforming. In the event signs become nonconforming by amendments to the sign regulations of the Historic District they shall be removed no later than five years from the date they became nonconforming.

Nonconforming signs and/or parts thereof, including sign supports, may be declared "Public Nuisances" and then shall be

abated as prescribed by law. Applications of extensions of time may be made in accordance with Sec. 95.0123 and Sec. 95.0124 of the Municipal Code.

Noise Pollution

Currently the A.T. and S.F. Railroad operates along a southwestern corridor between Harbor Drive and the planned district. Noise produced by locomotives and car 'humping' could be minimized by planting hedges and construction of commercial buildings along that rail rights-of-way. Noise produced by automotive traffic may be limited by restricting traffic to commercial vehicles only. Designated truck routes would also allow this type of traffic to flow along specific areas, away from the historic district, as well as minimize congestion in the downtown area.

At this time, recycling centers produce noise inherent to their operation. These centers (junkyards) should be surrounded by frame and stucco enclosures. If this is not feasible these businesses should relocate, away from the proposed districts.

PUBLIC FACILITIES

Public facilities within the planned district should meet the needs of the people living and working in the area. Existing public facilities are currently limited to Chicano Park, the Senior Citizen's Center, the Police Department Community Relations Office, Lowell Elementary School, and a fire station.

PARKS AND RECREATION

The East End Planned District lacks park and recreational facilities except for Chicano Park and the facilities of Lowell Elementary School.

Chicano Park

This small park lies underneath the approach to the Coronado Bay Bridge. The approach supports are painted with large ethnic murals. The park has some grass and a large fountain. Chicano Park serves as a focus for ethnic festivals.

Bay Park

Local community leaders have tried for more than ten years to obtain a bay front park with a stretch of beach. Recently an agreement was drawn up with the port district for a parcel of land at the foot of Crosby Street which would be developed into a two plus acre park with a fishing pier. Such a park would be an asset to the planned district although access would be somewhat difficult. A pedestrian bridge across Harbor Drive would be desirable.

Lowell Elementary School

This school lies in the western part of the district. The school playground could be used as a recreational facility after school and on weekends. As soon as funding is available, Lowell Elementary School should be returned to its former status as a community school. If some of the junkyards which surround this school could be moved away, the vacated space could be converted for park use. By linking the school with a needed day care facility for working mothers, a neighborhood park, and a library a complex would be created that could serve as a community center.

Los Chollas Park

Los Chollas Creek lies to the east of the planned district. The Los Chollas Creek floodway could be converted into a regional park. Los Chollas Creek could be dammed and used for recreation. Trees could be planted and trails developed along the creek. These trails might be extended into the planned district along the edge of the freeway.

Miniparks

Several odd-shaped and unused areas could be converted into miniparks such as the strip between 28th and 32nd streets on the north side of Boston between Boston and the freeway fence. A small area at 29th and Newton could also be used as a minipark.

Neighborhood Parks

Several small parks could be placed throughout the district. Each facility would offer a picnic area and some form of sports or recreation facility that would be different from the others. If well designed and supported, these parks would provide local retreats for people living and working in the area.

USE DISTRICTS

To provide funding for many of the needed improvements within the planned district, it might be advantageous to institute a number of use districts. Such use districts might include those for lighting, street improvement and maintenance, parking, public transportation, and parks and recreation. The initial funding for such use districts would come from real property district assessments. That is, each property within the planned district that benefits from the individual use district would be assessed a pro-rata share of the costs of maintaining the district. In addition, a user fee would be placed on those individuals using certain facilities such as public transportation, parking, and perhaps elements of the parks and recreation district. By implementing the user fee such use districts may be operated in a more cost-effective manner.

NEIGHBORHOOD PROMOTION

A key factor influencing the East End neighborhood's future is its public image. Because of the current poor image, residents may have lost faith in the neighborhood; homeowners and investors have not kept up their properties. An energetic neighborhood organization, even one with limited financial resources could undertake projects to promote the neighborhood's image and build the confidence of the residents.

Such an organization could sponsor neighborhood events by:

- *Holding block party or community picnic. This would promote neighborhood spirit and recruit members for the neighborhood organization.
- *Community workday. A neighborhood turnout to clean the streets or to beautify a park builds pride and unity, while providing a good opportunity for publicity.
- *Cultural events. Ethnic festivals, art exhibits, plans in the park and other events enliven a neighborhood and attract favorable public attention. Local merchants, schools or recreation departments often will co-sponsor such events.
- *Souvenir items. Bumper stickers, buttons, postcards, T-shirts and similar merchandise help build neighborhood spirit.
- *Neighborhood brochure or exhibit. To publicize the neighborhood, its people, architecture, history, and other assets.

WAYS TO STIMULATE HOME IMPROVEMENT

- *Seminars and classes. Brief courses at the schoolhouse covering such skills as painting, plastering, floor refinishing, wiring.
- *Home Repair Library. A grant to purchase home improvement books for the library. A special display of these books at the library and a flyer listing them passed around the neighborhood.
- *Tool library. In some cities tools are placed in libraries or community centers, allowing them to be checked out with library cards.
- *Skills bank. A neighborhood association could organize a skill-swapping program to help residents fix up their homes at minimal cost. The association could also organize cooperative work crews to do many tasks such as yard work, painting, or winterizing.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Zakoski Residence
2. Historic name: Reseck Residence
3. Street or rural address: 1637-1639 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-040-22
5. Present Owner: Robert and Sally DeVore Address: 4469 Bermuda Avenue
City San Diego Zip 92107 Ownership is: Public _____ Private x
6. Present Use: Church Original use: Store and apartments

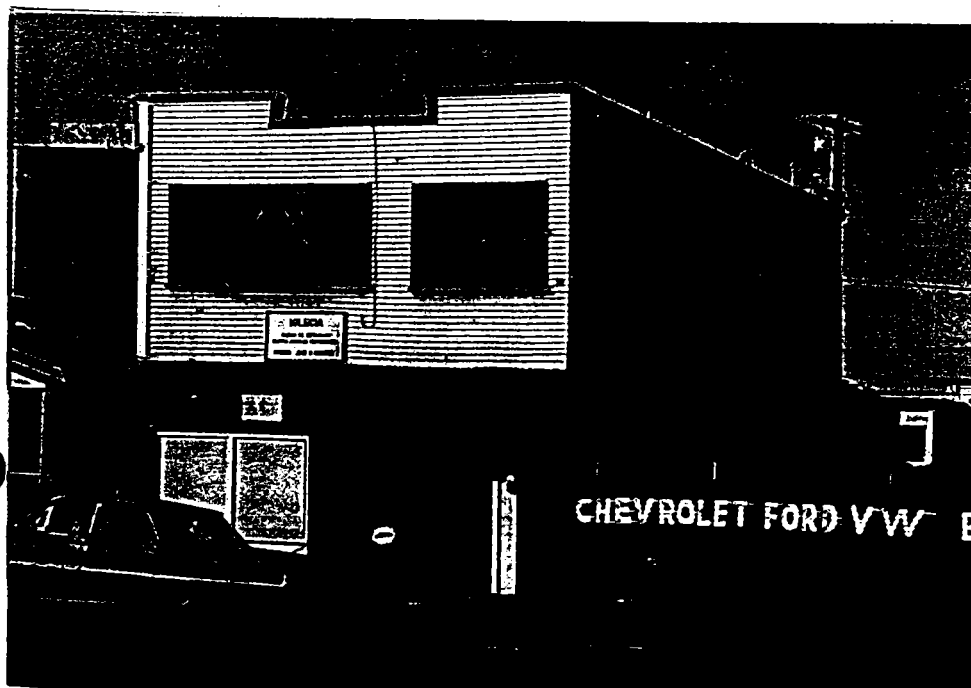
DESCRIPTION

Legal: Mannasse and Schiller Addition, Block 138, lot 39

7a. Architectural style: Salt Box

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Two story salt box, rectangular, flat roof with low parapet around roof line. Plumbing and electrical work is on outside of structure which is covered with shiplap. The second floor has a double window with double sashes and a three window section with double sashes at the facade. At the lower level, the door to the stairway upstairs is recessed as is the door to the "church"; the windows covered over.



8. Construction date:
Estimated 1911 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial X Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: not apparent

SIGNIFICANCE

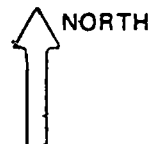
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property was owned by John and Sabrina Zakoski until June 20, 1911. Zakoski was a local barber who cut hair in San Diego from 1895 until 1910. Zakoski owned the "Esthetic Barber Shop," at 644 and 646 5th Avenue respectively during the latter part of the century.

In 1911 the property was obtained by Bernard Reseck whose family pioneered the Olivenheim area in 1887. Reseck lived to an age of 93 years and was survived by seven sons and four daughters. Bernard's family had come from Germany and was among those who settled the Olivenheim area homesteaded the Lone Jack Ranch where he lived for a time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
San Diego County Records Office
22. Date form prepared _____
By (name) University of San Diego
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: The Koba Home
2. Historic name: The Henrietta Rose Home
3. Street or rural address: 1667 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-040-17
5. Present Owner: Antonio Lujan and Delia Chavez Address: 1667 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Residence Original use: Residence

DESCRIPTION Legal Description: Mannasse and Schiller Addition, Block 138,

- 7a. Architectural style: Lot 32 Queen Anne Cottage
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Excellent example of Queen Anne Cottage. Has fairly steep gabled roof, large vertical double-sashed windows. It is one story with endboards and frieze. Has clapboard siding with fish scale siding on gable end. The molding overlaps; the door is off center, left of the gable end with a small hip, open decorative porch to the left front of house.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 45 Depth 90
or approx. acreage 1983
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: None Apparent
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: low metal fence and gate in front yard; concrete block wall.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Henrietta Rose owned the property until 1915. Miss Rose was a school teacher in San Diego, from 1897 to 1933. She was the daughter of the Louis Rose who came to San Diego in 1850 and died in 1888. Miss Rose did not reside at this address. She died on May 31, 1934. She taught at several schools which included Middletown School, Sherman Elementary and Roosevelt Jr. High. The city directory lists M. Koba and his wife Jessie as Japanese residents at this address in 1926. Later, the property belonged to Augustin and Francisca Ventura (1940-1950). The present owner has lived at this site since 1950.

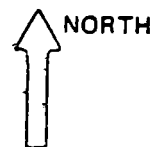
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego City Directories
San Diego County Records Office
Sanborn Fire Maps.*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Jackson Home
2. Historic name: Jackson Home
3. Street or rural address: 1673 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-040-15
5. Present Owner: Jesus and Dolores Valdovinos Address: 1673 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

Legal: Mannasse and Schiller, Block 138, lot 30

- 7a. Architectural style: Late Victorian bungalow
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Originally one story cottage with beveled pitched roofline having a variety of scaled shingles in the triangular section on the facade. The siding is shiplap; a bay window with three double sash windows is at the front near the front door. To the west side of the house several single and double sash windows appear with some plumbing on the outside of the house.

An wing has been added to the west side of the house, likely a bedroom and has been placed over a concrete block room. From all appearances the house has either been moved to the site, or has been raised up on a new foundation with the latter the most likely. A new stairwell and porch has been added to the front of the house giving the appearance of the house having been raised or jacked up to be put on the newer foundation.



8. Construction date:
Estimated 1906 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 60 Depth 10
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: House raised, some excavation and additions to house.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial ____ Other: ____
16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: --

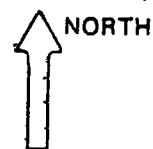
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Miles and Amanda Jackson took out a first trust deed on the property from the date they purchased it on November 9, 1906. They lived there until 1920. Miles was a street worker and Amanda worked for the Day Furniture Company and did laundry.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego County Records Office
San Diego City Directories
Sanborn Fire Maps
22. Date form prepared ____
By (name) University of San Diego
Organization ____
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Paradise Baptist Church
2. Historic name: Good Faith Missionary Baptist Church
3. Street or rural address: 1703-1705 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-050-34
5. Present Owner: Paradise Baptist Church of San Diego Address: 1705 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Rental Unit & Church Original use: Church

DESCRIPTION Legal Description: Mannasse and Schiller, Block 139, lots

- 7a. Architectural style: 47 and 48 and West 1/2 of lot 46.
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The home has all the earmarks of having been designed by a classic architect. Buildings around the home appear to be of the same vintage. The main building is two story, a medium pitched roof with several brick chimneys. Facing Logan Avenue, it has matching windows on both sides of the facade at both stories. These are in each of the four places vertical sashed windows on either side of a large single sash window. The portico over the front steps and entrance is supported by four Ionic pillars and is in fact a small porch which appears to have no accessibility. Above that is a small double sash window with diamond shaped panes. The yard is partly cement and partly grass. The shiplap siding is painted green; the white pillars and window frames are deteriorating.



8. Construction date:
Estimated 1915 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair ☒ Deteriorated ____ No longer in existence ____
14. Alterations: not seen
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1926 the structure was the home of the Pastor of the Church of God in Christ. The church was located next door at 1705 Logan Avenue. The Pastor's name was Reverend J. Jackson, founder of this Black religious sect. Over the years, the church has been known as the Good Faith Missionary Baptist Church, Freedom Baptist Church, United Pentecostal Church of Deliverance and, in recent years, as rental units belonging to the Paradise Baptist Church.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ☒ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
San Diego Union, 9/19/1946;
2/18/1961
Sanborn Fire Maps and the San
Diego County Records Office
22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

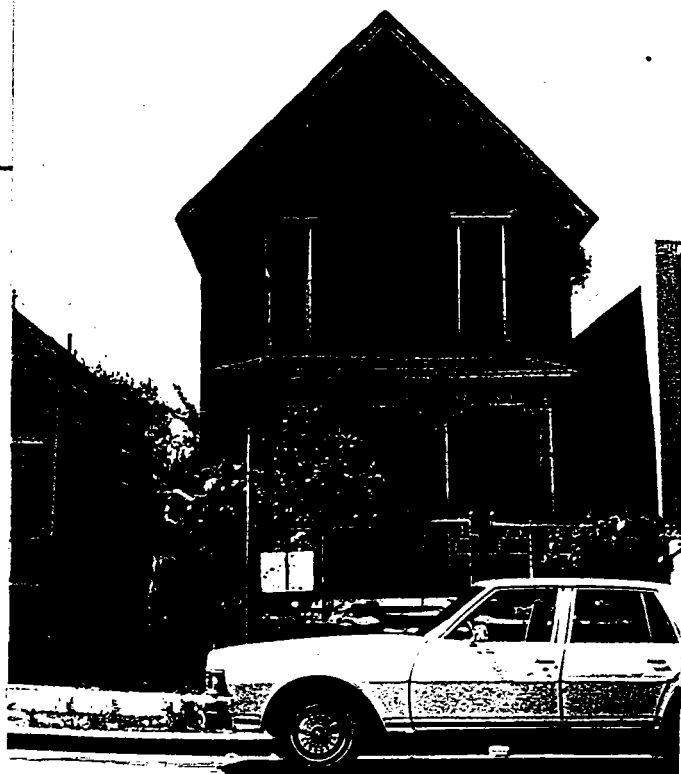
IDENTIFICATION

1. Common name: Nearpass Home
2. Historic name: Housh Home
3. Street or rural address: 1743 Logan Avenue
- City San Diego Zip 92113 County San Diego
4. Parcel number: 538-050-24
5. Present Owner: Frank Bonilla and Veronica Pulido, Maria Johnson and Margo Ramon et. al Address: 1743 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Residential Original use: Residential

DESCRIPTION

20th Century Homestead House

- 7a. Architectural style:
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Addition, Block 139, lot 38.
Rectangular 2 1/2 story with high gable roof; edges overhand with end boards and frieze. Siding is clapboard. Lintel is plain; windows are vertical, double sash, double pane slipsill windows. The front door is slightly off center, right of gable end. An open veranda extends across front only.



8. Construction date:
Estimated 1907 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Siding appears to be cork and is a poor replacement
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property was originally owned by Samuel and Ely Nearpass who appear to have acquired it sometime around 1887 and held it until April 30, 1907, when it was bought by William and Mary Housh. Housh worked as an olive oil maker for Gafford's Olive Works and lived there with his wife until his death in 1919. His wife continued to live at the address until 1925. She died on October 10, 1949.

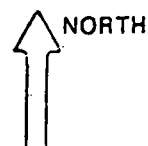
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego City Directory
Sanborn Fire Maps
San Diego Union, October 12, 1949
San Diego County Recorder's Ofc.*

22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Old Heller's Store
1. Common name: _____
2. Historic name: _____
3. Street or rural address: _____
1765 Logan Avenue
City _____ San Diego _____ Zip _____ 92113 _____ County _____ San Diego _____
4. Parcel number: _____ 538-050-19 _____
5. Present Owner: _____ C.B. & Dorothy W. Schroeder _____ Address: _____ 1765 Logan _____
City _____ San Diego _____ Zip _____ 92113 _____ Ownership is: Public _____ Private _____ X _____
6. Present Use: _____ Vacant _____ Original use: _____ Grocery Store/Dwelling _____

DESCRIPTION

- 7a. Architectural style: _____ Early 20th Century Commercial _____
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: _____ Legal Description: Mannasse and Schiller Subdivision, Block 139, lot 32. _____
The building appears to be structurally sound although interior and exterior signs of deterioration are apparant. The sides of the structure have overlapping siding while the front exterior facade exhibits a 1920's stucco finish with tile parapet. Large store-front windows are topped with a horizontal band of smaller vertical paned windows. A central glass and wood-framed door stands flush with the front facade.



8. Construction date: _____
Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 150'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

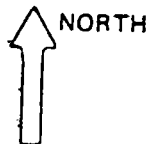
13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ☒ No longer in existence _____
14. Alterations: A stucco facade with tile parapet was apparently added to this building at a later date.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This building remains as one of the earliest sites that later grew to become a chain of San Diego based grocery stores. For a time the Golden Arrow Dairy took control of the building and substantially remodeled the structure to include tile walls and floor drains. While the structure is poorly maintained, it does serve as an historic site for early commercial development in the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial ☒ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey: 1978
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

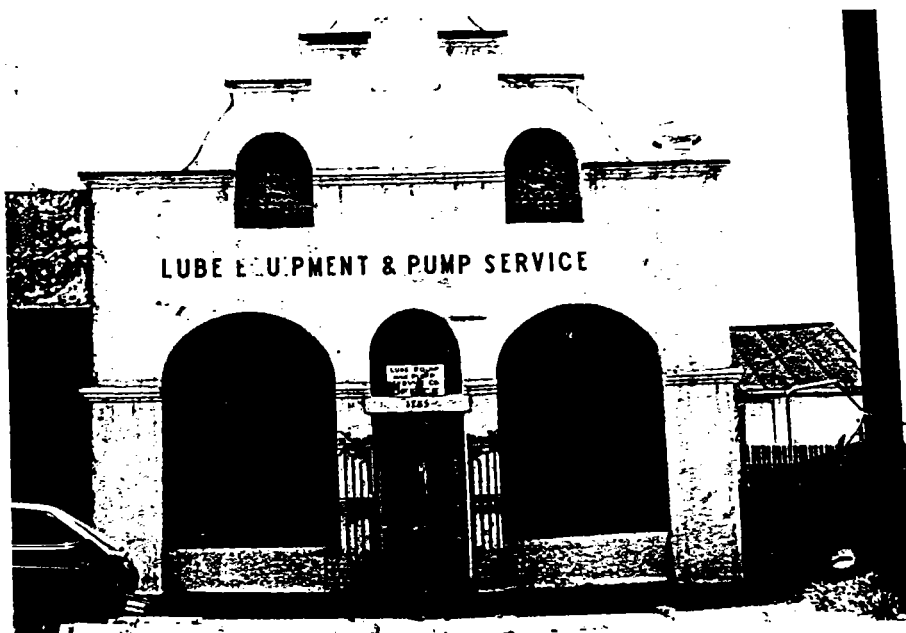
1. Common name: Lube Equipment and Pump Service Company
2. Historic name: _____
3. Street or rural address: 1785 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-050-16
5. Present Owner: Robert H and Marion J. Shaw Address: 1785 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

Legal Description: Mannasse and Schiller Addition, Block 139
Lot 27

- 7a. Architectural style: Mission Bell Tower
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This interesting rectangular mission style building with stucco facade has the mission church parapet which hides the flat roof behind. Lower arched windows are complimented by two arched pediments above. A fan light window over the front door adds a sense of formal balance to the overall structure. The structure has been plastered white, is decorated with ornamental iron.



8. Construction date: Estimated 1915 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Gillwork added in recent years to front windows and door for protective purposes.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

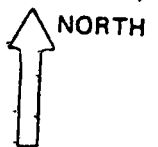
The property was deeded to Jennie Snyder by Abner Whitley Snyder on January 5, 1903, and remained in her hands until her death in 1922. The property then reverted back to Abner's possession. Few legal documents apply to this property.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
Sanborn Fire Maps: 1924-1928*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION La Victoria

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1849-1853 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-250-21
5. Present Owner: Petra D. and Natividad Estudillo Address: 1849 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Business/Residential Original use: Business/Residential

DESCRIPTION

Legal: Mannasse and Schiller Addition, Block 140, Lots 34-35.

- 7a. Architectural style: False front Commercial
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This building has a medium pitched roof which is unusual behind a false front. The roofing material is composition shingle with a single chimney toward the rear. The floor plan is rectangular and the building is two story with the apartments upstairs. The exterior is shiplap horizontal siding. The windows are wood sash, double-hung rectangular with two panes. The first floor faces the street with a double door, one leading to a store, the other to the 2nd store at the first level. The first floor faces the street having the double doors, transom windows and floor to ceiling display windows on either side. An additional door leads to the second stair floor level.



8. Construction date:
Estimated 1901 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential _____ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property was owned until 1901 by George P. Bauerlein. The City Directory listed Bauerlein as a local painter and baker from 1901 until 1907. Title records indicate the San Diego Building and Loan Association first owned the land in 1901; construction probably occurred shortly after when the first mortgage was recorded.

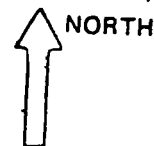
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directory 1901-1907
San Diego County Records Office
Sanborn Fire Maps, 1929-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: John B. Osborn Residence
2. Historic name: John B. Osborn Residence
3. Street or rural address: 2085 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-40
5. Present Owner: Eduardo C. & Guadalupe G. Johnston Address: 2073 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land and Town Company Addition, Portion of block 142, lots 29 and 30, and East one half of lot 31.
This two story doubled gabled residence has an asphalt shingled roof and shiplap siding. A roof overhang is slight and un-ornamented. The second story has a curved bay with three rectangular double sash windows; this bay follows through to the first floor below in a similar pattern. The front porch is simple with wooden jigsaw ornamentation and is covered with a small roof. The balance of the house is plain with the shiplap siding; plumbing is on the exterior. The carriage house splits the property line between this residence and that at 2973-77 Logan Avenue. It is conceivable that the carriage house was shared by the Osborn family who resided in both homes.



8. Construction date: Estimated 1895 Factual _____
9. Architect Hebbard/Gill?
10. Builder _____
11. Approx. property size (in feet)
Frontage 100' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

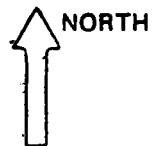
13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development X Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The Building Contract for this property seems to be the same as that for the residence next door at 2073-77 Logan Avenue and for the carriage house which shares the back half of each lot. BC 634, dated August 27, 1897, from Osborn to the Cooperative Building Association, is signed off on the Notice of Completion, November 22, 1897, by Hebbard and Gill. The Cooperative Building Association was formed in 1895 by contractors J.W. Boughton and Charles W. Hunter as President and Secretary respectively.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
S.D. Union: 2-14-1895; 2-27-1895
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Potts TV
2. Historic name: The Sinclair Building
3. Street or rural address: 2107 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-03
5. Present Owner: Clifford M. Potts Address: 2117 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION Legal: San Diego Land and Town Company Addition, Block 143,
Lot 46

7a. Architectural style: False Front

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This rectangular one and a half story false front building has a medium gabled roof and parapet with crown molding entablature. The exterior facade consists of vertical shiplap siding, double front doors with kick panels below. Two front doors lead to the conclusion that the building is presently divided in half to provide two locations for businesses. All windows are wood sash, single pane. Above the main display windows are a series of rectangular smaller windows giving light into a deep building.



8. Construction date: Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

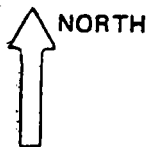
Records indicate the property was deeded to the San Diego Savings Bank by Swan and Amelia Larson in July 1905 which suggests they took a mortgage on the property. Later, the property passed into the hands of George Sinclair and remained in the Sinclair family until 1923 when the property was sold to W. H. Dyer.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
Sanborn Fire Maps 1924-1928*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

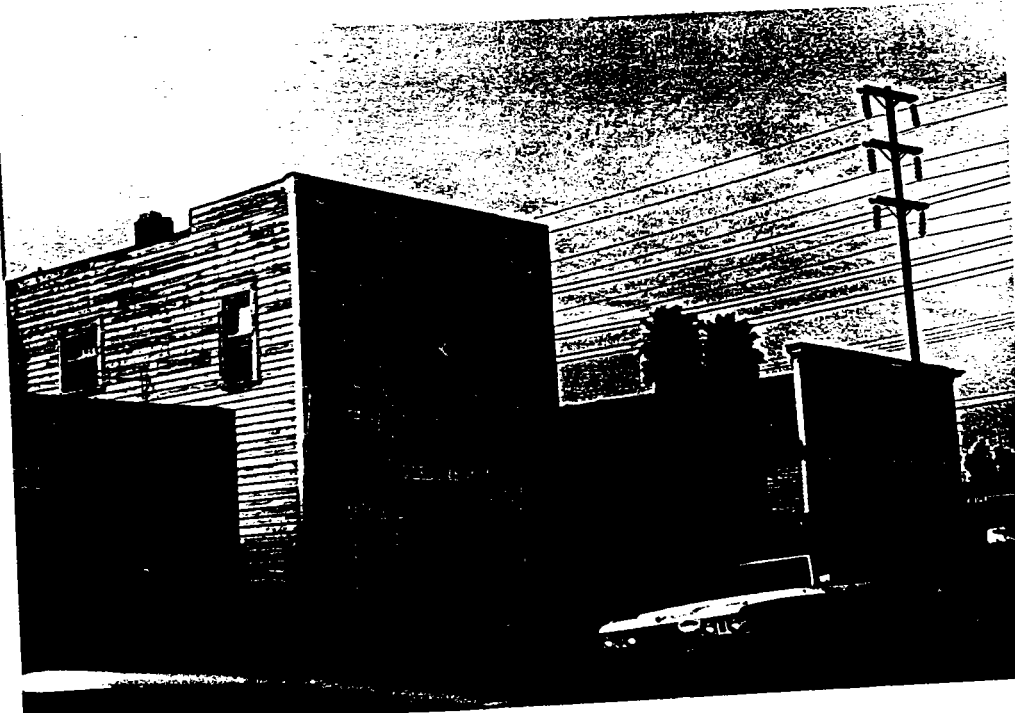
IDENTIFICATION

1. Common name: Pott's T.V.
2. Historic name: Clifford M. Potts Building
3. Street or rural address: 2117-2121 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-31
5. Present Owner: Clifford M. Potts Address: 2117 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Commercial/Residence Original use: Commercial/Residence

DESCRIPTION Legal: San Diego Land and Town Company Addition, Block 143, Lots 43-44.

- 7a. Architectural style: Two story Box
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This rectangular two story wood structure is characterized by a flat r with slightly raised parapet at the front, clapboard siding with vertical end boards, double-hung sash second floor windows and a chimn about center of building. The ground floor has long vertical display windows and a double door, of which one likely goes to the second floo Above the main windows is a series of single paned windows. Another building on this sheet is the structure attached which is of similar construction but one story. The third building at 2107 utilized and owned by the same owner all have to have been built at the same time.



8. Construction date: Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75 Depth 16
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: two related buildings to the West, attached

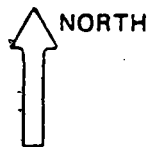
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure is one of several good examples of the early boxed commercial buildings erected during the early development of this area. The buildings do not reflect upkeep, but restoration is possible. One asks if these are several of the structures allegedly moved in from downtown?

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego County Records Office
Sanborn Fire Maps
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

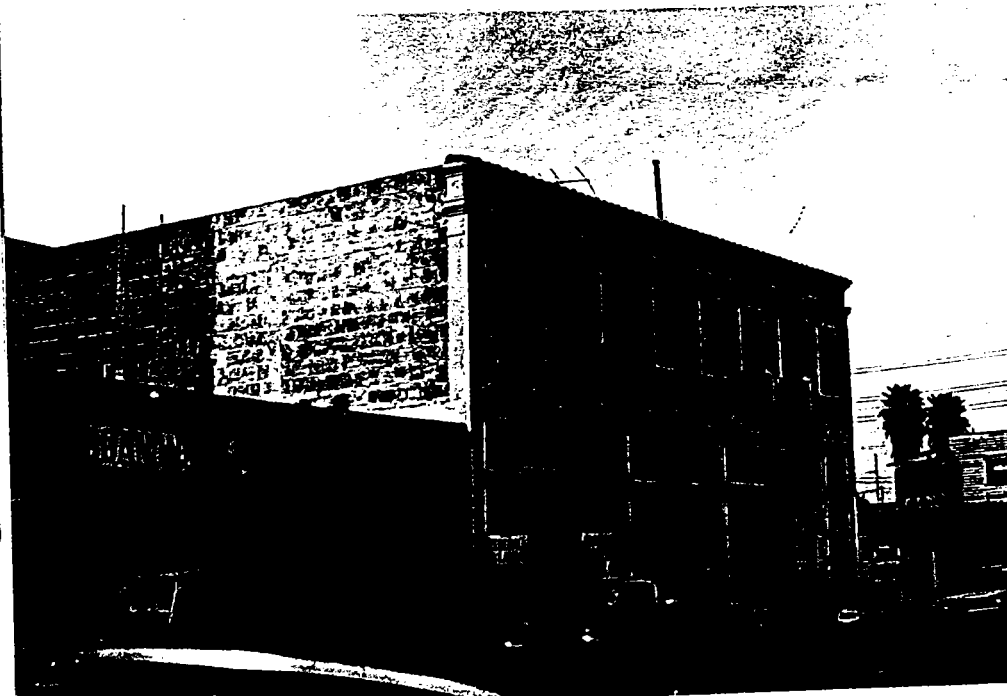
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- H.H. Himebaugh Building
1. Common name: _____
 2. Historic name: _____
H.H. Himebaugh Building
 3. Street or rural address: _____
2135-39 Logan Avenue
City San Diego Zip 92113 County San Diego
 4. Parcel number: _____
538-560-08
 5. Present Owner: _____ Address: _____
Frederick G. Velarde P.O. Box 13624
City San Diego Zip 92113 Ownership is: Public _____ Private X
 6. Present Use: _____ Original use: Commercial/Aparments

DESCRIPTION

- 7a. Architectural style: Commercial Style Building with Mediterranean Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land and Town Company Addition, Block 143, lots 39 and 40.
This two story brick structure with front stucco facade, exhibits such Mediterranean-style features as tiled parapet, decorative grillwork at second floor windows and freizework above ground floor windows. Simple wood moldings accent the exterior facade. Plain vertical windows and French doors front the second floor apartments. Ground floor display windows have plain wood moldings with narrow horizontal multi-paned windows above. There is a cental recessed entry-way and a smaller door on the building's west side that appears to be an apartment entrance.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

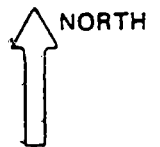
13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
One of the original owners of this property was a Mr. Henry H. Himebaugh, a real estate and insurance agent. Although little else in the way of historical information has been found for this site, it is one of two good examples of Mediterranean-style architecture to be seen on Logan Avenue. The possibility exists that the facade is somewhat more recent than the rest of the brick structure which appears to be older.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1906-09
S.D. County Recorder's Office
S.D. Union: 1-14-36
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: El Carrito Mexican Food
2. Historic name: _____
3. Street or rural address: 2154 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-51
5. Present Owner: Eduardo C. Johnston Address: 2073 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Restaurant Original use: Streetcar

DESCRIPTION

Legal: San Diego Land and Town Company Addition, Block 175,
Lots 14-15

- 7a. Architectural style: Streetcar
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This commercial fast-food Mexican restaurant was placed in old street-car on the front part of the lots blocking an otherwise superb residence. Nonetheless it is in itself unique and the entrance is through a single screened door. To the left and right of the entrance runs a continuous series of narrow vertical arched windows. A small addition has been attached to the back of the car. Aluminum siding is the primary facing material and a poorly constructed fence protects the property line from intruders.



8. Construction date:
Estimated 1930 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: A small addition has been "tacked" on to the rear of the car
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ____
18. Related features: A deteriorated fence skirts the property line.

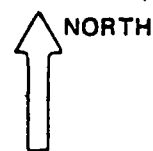
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property first changed hands when the San Diego Land and Town Company sold the land to Mary L. Schuyler in 1889. She retained lots 14 and 15 until 1895 when the property was sold to Emil and Martha Dobler. Since that time, the land has changed ownership on a number of occasions. No records have been found which indicate the date when the streetcar was moved to the site.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Our Family Wine Store
2. Historic name: Our Family Wine Store
3. Street or rural address: 2157 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-11
5. Present Owner: Alejanorina Fuenio Address: 2157 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Commercial/Residential

DESCRIPTION

- Legal: San Diego Land & Town Company Addition, Block 143,
7a. Architectural style: Victorian Gothic Cottage West 5 ft. of lot 33 & all
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: 34

This Victorian Gothic Cottage has a touch of Italianate influence. The front bay window and center-gabled roof confirm the Victorian design as well as the transomed entryway and modified arch. The exterior walls of overlapping boards appear to be modern. Of particular interest is the Italianate bay with double-paned vertical sash windows. A small decorative arch supported by plain slender posts frames the four-paned glass and wood door. While restoration efforts have greatly improved the building's outward appearance, the effect is somewhat marred by the presence of a vacant and deteriorated structure which edges the front property line and particlly obscures the residence to the rear.



8. Construction date:
Estimated 1900 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: A commercial structure along the front property line partially blocks the approach to this residence.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The first transaction related to this property took place on June 13, 1888 when the San Diego Land and Town Company sold the land to Henry C. Dalton. Records indicate a succession of owners after that time. One of these, Albert Eiche, purchased the property in October, 1900. Eiche operated "Our Family Wine Store" during the early 1900's. This particular structure represents one of the few remaining examples of its kind within the district and one of the few where thoughtful consideration has been given to restoration.

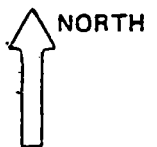
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
Sanborn Fire Maps*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: The Parkinson Building
2. Historic name: The Parkinson Building
3. Street or rural address: 2161 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-12
5. Present Owner: Margarito Perez Address: 4015 Broadway
City San Diego Zip 92102 Ownership is: Public _____ Private X
6. Present Use: Commercial/Vacant Original use: Commercial

DESCRIPTION Legal Description: San Diego Land & Town Company Addition, Block

- 7a. Architectural style: California Mission 143 , lot 32 and East 20 ft
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: of 33

The California Mission facade is typical of 1920's and in commercial use, particularly in garages and gas stations. The facade as is the case here camouflaged the presence of windows added on and entryways which are non-descriptive. This rectangular stucco and brick building has two arched entries and one double door front entry with peep windows. The arched windows are now boarded up as are several other openings. With the exception of the abbreviated mission facade along the roofline, and ornamental brick trim around the windows and doorways, the structure is unadorned. A run-down appearance characterizes this building and wrought-iron grillwork adds little to the altered facade. From the appearance in the rear, it appears that the building was likely constructed about 1902 and that the facade is an add on to the front in the 1920's.



8. Construction date:
Estimated 1902 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated X No longer in existence ____
14. Alterations: Windows boarded and openings faced with wrought iron grillwork
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: _____
16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A title search indicates that E. H. Parkinson, a local plumber acquired the property from the San Diego Building and Loan Association on January 14, 1902.

The structure is included herein because it is one of those which are dated as built during the 1920's with the so-called Mission Revival or Mission Bell style which came into vogue during the 1920's and some of these ought to be retained.

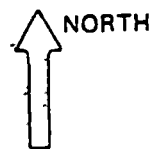
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Fire Maps
San Diego County Records Office

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Gressler Apartments
3. Street or rural address: 2171-2175 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-13
5. Present Owner: Sakari and Estrella Hiltunen Address: 5335 Fourth Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial/Apartment Original use: Commercial/Apartment
Legal: San Diego Land and Town Company Addition, Block 143,
Mediterranean lots 30-31.

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This rectangular, three-story stucco building is a flat Mediterranean building with arched front windows, a flat roof and parapet with entablature. The second and third story windows are flat sash with molded trim. Two recessed upper story balconies open to the front.



8. Construction date:
Estimated 1913 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial ____ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

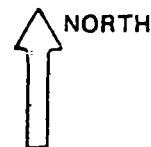
Frederick and Anna Gressler mortgaged this property to the Bank of Commerce on October 15, 1913, which is a date appropo to the construction of a building of this appearance. There are very few buildings of the Mediterranean style in the Logan Heights area and, therefore, this one, which appears to be in good condition ought to be further studied and retained.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
Sanborn Fire Maps*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ D _____

IDENTIFICATION

1. Common name: S. and Hannah Johnston House
2. Historic name: S. and Hannah Johnston House
3. Street or rural address: 2174 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-54
5. Present Owner: Jacinto Diaz Jr. Address: 2174 Logan
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Late Victorian with tri-gabled ell
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

San Diego Land & Town Add. Block 175, EXC HWY/OP lots 19-20. This L-shaped two and a half story home is a good example of a typical homestead style prevalent during the late 1800s and early 1900s. The structure has a high gable with a composition shingle roof. A small double window compliments the gable end. The second story windows are double hung with decorative lintels. The front corners of the ell facing the street are cutaway to make room for angled corner windows on both the first and second stories. The exterior facade is clapboard siding with fish scale shingles decorating the gable end. The flat front door with a side panel and plain molding opens to a small porch supported by slender square posts.



8. Construction date: Estimated 1900 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring 1983

13. Condition: Excellent ____ Good ____ Fair ☒ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ☒
Residential ☒ Industrial ____ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ☒
18. Related features: _____

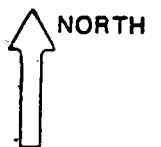
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Records indicate the property was sold to Elizabeth Clements by C. C. Park on March 2, 1908. Elizabeth Clements was the wife of Austin Clements, who had been in the hotel business in Canada and had come to California in 1904. Mr. and Mrs. Clements moved to La Mesa in 1908. In 1908, C.C. Park and a partner Sherman Grable were developing two hundred acres of land in La Mesa. In 1909, the land on which this house stands was mortgaged to the Bank of La Mesa by S. and Hannah Johnston. This charming late Victorian home with its cutaway corners and fish scale shingles is an interesting example of this style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Maps: 1924-1948
San Diego County Recorder's
Records
La Mesa Scout 2/15/29:1
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ B _____
D _____

IDENTIFICATION

1. Common name: La Superior Tortillas
2. Historic name: Bank of Italy
3. Street or rural address: 2184-2196 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-55
5. Present Owner: Ignacio and Nancy P. Rivera Address: 3753 Coleman Avenue
City San Diego Zip 92154 Ownership is: Public _____ Private x
6. Present Use: Tortilla Factory Original use: Bank

DESCRIPTION Legal: San Diego Land & Town Company Addition, Block 175, Lots 21-24, Exc Hwy Op.
7a. Architectural style: Classical Mediterranean
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The one story building includes such classical features as block and Doric columns and a highly decorative cornice. There are large arched blank windows along the front and sides of the structure which have recently been covered with plywood. Gold trim and red letters accent the white exterior. The north side of the factory faces the freeway.

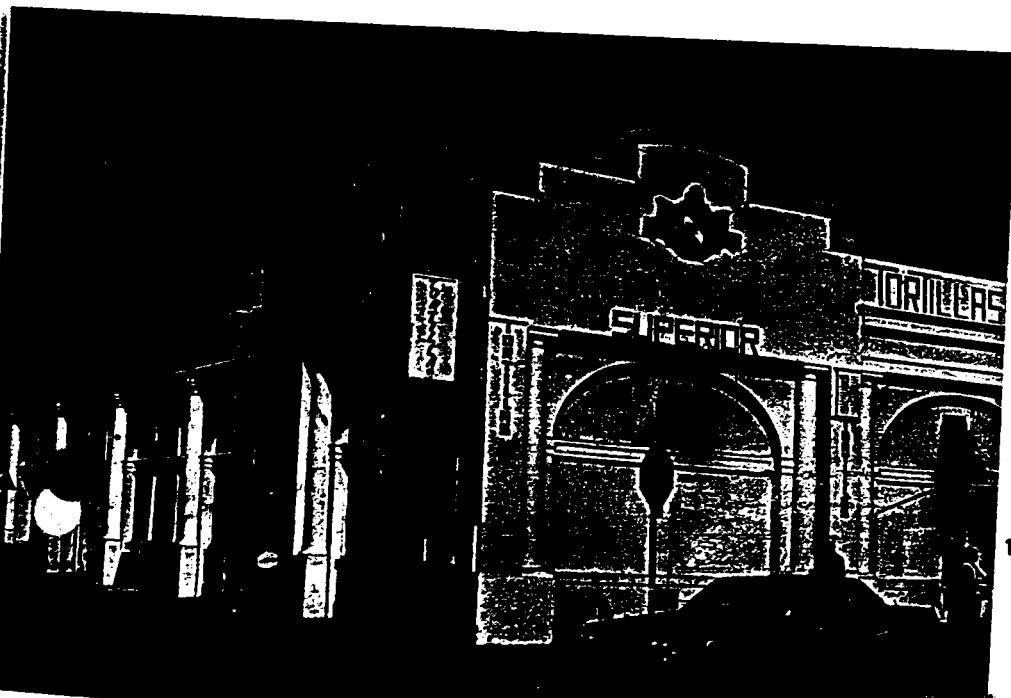
8. Construction date:
Estimated _____ Factual 1927

9. Architect _____

10. Builder _____

11. Approx. property size (in feet)
Frontage 150 Depth 150
or approx. acreage _____

12. Date(s) of enclosed photograph(s)
1983



13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
Most windows have been covered with plywood which distracts
14. Alterations: from the general appearance of the building.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
 Residential X Industrial ___ Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
 Public Works project ___ Other: ___
17. Is the structure: On its original site? X , Moved? ___ Unknown? ___
18. Related features: _____

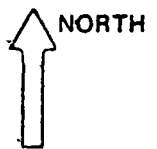
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The building was constructed to serve as one of several branches of the Bank of Italy in San Diego. By 1931, the location had been sold to the Bank of America who continued to operate at the site until it moved in 1958. The building remained vacant until 1973, when it became the Barrio Station Educational Organization. In 1977, it became a tortilla factory and has since operated successfully in this Mexican-American community.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure ___
 Economic/Industrial X Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey, 1978.
Sanborn Fire Maps, 1924-1948
San Diego City Directory, 1926-1983
San Diego Co. Records Office
22. Date form prepared _____
 By (name) _____
 Organization University of San Diego
 Address: _____
 City _____ Zip _____
 Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Logan Department Store
2. Historic name: Greenbaums
3. Street or rural address: 2185 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-14
5. Present Owner: Fernando & Evelia Ortiz Address: 1404 Meade Ave
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial/Rental Units

DESCRIPTION

- 7a. Architectural style: Streamline Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:
San Diego Land & Town Addn, Block 143, lots 28-29.
This structure is a good example of a streamline moderne style
popular during the late 1920's and early thirties. The two
story building has a flat roof, plain parapet and recessed
windows on the second floor. Large glass display windows
front the building along with decorative tile work which
partially frames the lower windows and central front door.
A porthole window on the second story and the rounded corners
of the building are typical of this style.



8. Construction date:
Estimated _____ Factual 1926
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 100 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ☒
Residential ___ Industrial ___ Commercial ☒ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ☒ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? ☒ Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

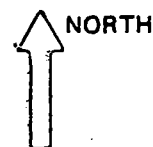
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property passed through a number of hands before purchase by Leo and Rose Greenbaum in August of 1926. A Notice of Completion signed November 4, 1926, indicates the Greenbaums were responsible for construction of this building.

This streamline moderne building is a rare example of this style in this district and represents an important link in the progression of architectural styles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Maps; 1924-1948
San Diego County Recorder's Office
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Winnek Home

1. Common name: _____
2. Historic name: Winnek Home
3. Street or rural address: 2209 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-25
5. Present Owner: Jesus & Elvira Mosqueda Address: 2209 Logan
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mansard Cottage Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land and Town Company Addition, Block 144, lot 46.
This late 19th century house is characterized by a gently sloping mansard roof with arched dormer windows on the second floor. The roofing material is composition shingle, while exterior walls utilize clapboard siding. Decorative brackets can be found at corner eaves. Flat vertical four-paned windows face the first floor exterior and a flat front door with plain molded trim is protected by the recent addition of a screen. A covered porch supported by delicate colonial-style pillars fronts the lower story and a picket fence runs along the property line.



8. Construction date:
Estimated 1895 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: An aluminum screen door has been added to the front.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

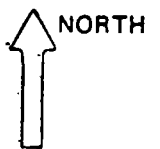
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The property was mortgaged to the San Diego Building and Loan Association by I.F. Winnek on June 17, 1889. While historical information on this site is sketchy, the structure, itself, stands as a fine example of cottage architecture and has been fairly well maintained.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ B _____
D _____

IDENTIFICATION

1. Common name: Van Dyke Meat Market
2. Historic name: Van Dyke Meat Market
3. Street or rural address: 2215 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-24
5. Present Owner: Henry M. and Aurora C. Johnston Address: 2215 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Print Shop/Storage Original use: Grocery Store/Meat Market

DESCRIPTION Legal Description: San Diego Land & Town Company Addition, Block 144, Lot 45

7a. Architectural style: False Front Box

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This is an excellent example of its kind and one of the few remaining in the area. Some deterioration is apparent, but restoration is feasible. The simple box-like structure is characterized by exterior clapboard siding, a gabled roof in the rear behind the facade. Five horizontal single pane windows bridge two large square display windows and central double front doors. The addition of wrought iron grillwork around windows and door have altered the original appearance of the building somewhat.



8. Construction date:
Estimated 1907 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 1983

13. Condition: Excellent ____ Good ____ Fair x Deteriorated ____ No longer in existence ____
14. Alterations: Grillwork around front windows and door.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up x
Residential x Industrial ____ Commercial x Other: _____
16. Threats to site: None known ____ Private development ____ Zoning x Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? x
18. Related features: _____

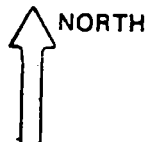
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Herbert Van Dyke, better known as "Bert" worked as a butcher for the San Diego Beef and Packing Company as early as 1889. In 1907, he began operating his own meat market at this site. After his marriage in 1919, Herbert and his wife, Lillian, jointly ran the business until it closed in 1930. Records show that the couple purchased the property from George and Elizabeth Kinney in October 1930. Ten years later, Charles H. Brinegar purchased the building for his print shop.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego County Records Office
San Diego City Directories
Sanborn Fire Maps
Barley and Pearlman, Historical Survey
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Minasian Home
2. Historic name: Minasian Home
3. Street or rural address: 2219 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-23
5. Present Owner: Juan P. and Aurora D. Rodriguez Address: 2219 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal: San Diego Land and Town Company Addition, Block 144,
7a. Architectural style: California Bungalow West 10 feet of lot 43 and all 44.

- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This cottage or bungalow is characterized by a medium gabled roof, shingled with asphalt shingles but with clapboard siding. The front steps lead to an open front porch supported by plain box pillars. A flat front door with plain molded trim compliments flat vertical windows arranged on either side of the central entrance. Thick vegetation dominates the yard and a chain link fence edges the property line. A single chimney sets at the rear of the house at roof line.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair x Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up x
Residential x Industrial ____ Commercial x Other: _____
16. Threats to site: None known ____ Private development ____ Zoning x Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? x Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

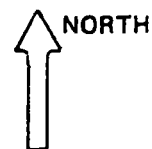
Nishan H. Simonian sold the property on May 19, 1916 to Leon H. Minasian. This appears to be the date after which a period of about six years existed as Nishan Simonian lived at the site.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
Sanborn Fire Maps*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

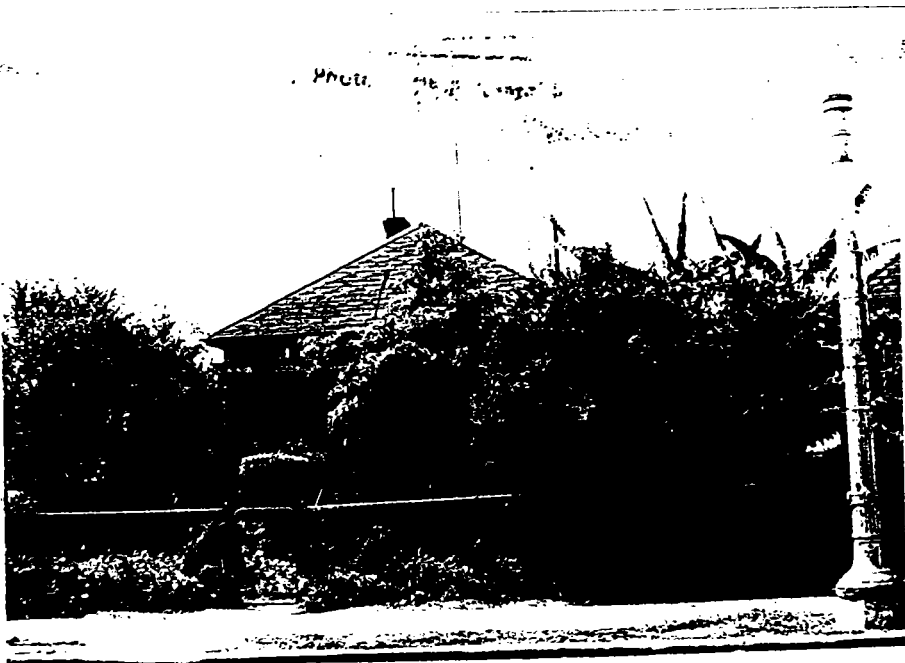
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Henry and Agnes Sweeney Home
1. Common name: _____
- Henry and Agnes Sweeney Home
2. Historic name: _____
3. Street or rural address: 2225 Logan Avenue
- City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-22
5. Present Owner: Adela R. Ayala Address: 2225 Logan Ave.
- City San Diego Zip 92113 Ownership is: Public _____ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego land & Town Company Addition, Block, 144, lot 42, and East 15 feet of lot 43.
This single story bungalow with low pitched roof, has a chimney centered on the south rear side of the building, overlapping siding and asphalt roof shingles. Rounded columns support a low overhanging porch. Vertical paned windows have been covered with wrought-iron grillwork. Heavy foliage around the residence obscures the house from the street.



8. Construction date:
Estimated 1913 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

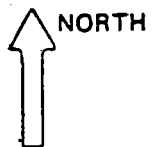
13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Asphalt roofing and wrought iron grillwork at windows
mars the appearance of this building.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial ____ Commercial X Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
A mortgage taken out by ^{Henry} Sweeney with the San Diego Savings Bank on May 18, 1913, probably indicates this to be the year of construction. Henry Sweeney was a major in the U.S Army and served on the Board of Delagates in 1893, and Board of Aldermen in 1895. The Sweeneys came to San Diego from Oakland for Mrs. Sweeney's health. Major Sweeney passed away in 1900.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
S.D. Union: 4-20-90, 5:1; 12-10-1900.
Sanborn Fire Maps: 1924-1948
22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

Lucky's Market

1. Common name: _____
2. Historic name: Atalissa Eber Home
3. Street or rural address: 2257-59 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-18
5. Present Owner: Jose G. & Maria M. Camberos Address: 2259 Logan
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Market/Apartments Original use: Commercial/Apartments

DESCRIPTION

7a. Architectural style: Early 20th Century Commercial Style

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land and Town Company

Addition, Block 144.

This rectangular two story building is typical of a number of similar structures which have established a sense of visual harmony along Logan Avenue. The commercial building has a partially stuccoed facade topped by a simple parapet and small unadorned brackets, and a flat roof. Side walls utilize shiplap siding. A central entryway with wrought iron grillwork and two narrow horizontal windows with grillwork, give a somewhat forboding appearance to the store. An additional entrance to one side leads to second floor apartment (s). It appears that what once may have been storefront windows have more recently been bricked in and painted, leaving only the top portion of those windows exposed.



8. Construction date:
Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Storefront windows appear to have been bricked in.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Lucky's Market is one of a number of early 20th century structures along Logan Avenue which establishes a sense of visual harmony and continuity that is worthy of preservation.

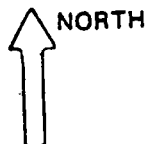
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

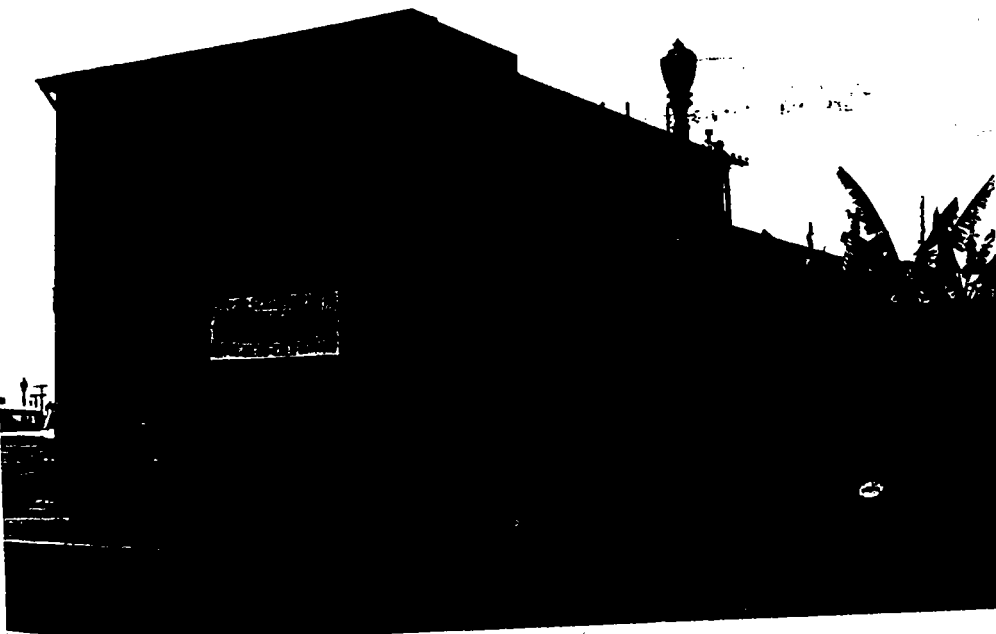
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Iglesia Gentil De Cristo Justicia Y Paz
2. Historic name: John and Adda Birt Residence
3. Street or rural address: 2265-67 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-580-16
5. Present Owner: Jose G. & maria M. Camberos Address: 2130 Harrison Ave.
City San Diego Zip 92114 Ownership is: Public _____ Private X
6. Present Use: Church Original use: Residence/Store

DESCRIPTION

- 7a. Architectural style: California Box
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land & Town Company Addition, Block, 144, lot 32.
Characteristic features of this two story rectangular-shaped box include a flat roof with a slight parapet, overhanging eave on the facade supported by plain wedges, shiplap siding and double sash windows on the second floor. Apartments occupy the second story and a church on the ground floor utilizes the commercial space. Former store display windows have been blacked out with plywood and paint giving the building a deserted appearance.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

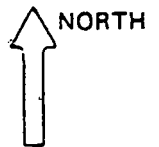
13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Front windows blacked out with plywood and paint.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ☒
Residential ☒ Industrial ____ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ☒
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This California box structure is one of a number of such buildings along Logan Avenue which creates a sense of architectural unity and ties the community to its early settlement years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

Villasenor Residence

1. Common name: _____
2. Historic name: Edwin A. Learning Home
3. Street or rural address: 2637 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-610-07
5. Present Owner: Simom & Esperanza T. Serrano Address: 5222 Churchward St.
City San Diego Zip 92114 Ownership is: Public _____ Private X
6. Present Use: Residential/Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block 5, lots 15 and 16.

The single story residence has a long roof axis with asphalt shingles. The overhanging roofline is supported by exposed beam ends. This bungalow style is reminiscent of that found across the border from Mexacali to Tiajuana with a Spanish-style veranda and open arched areas supported by ionic columns and ballustrated railings. Windows are double sashed except for those near the front door. The yard is bordered by a low concrete wall about six inches high and contains several palm and olive trees.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Interstate-5 intrudes along the east side of the yard.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A mortgage taken out on August 5, 1909, indicates a probable construction date of 1910. The structure is a good example of an early California bungalow and is in fairly good condition. An encroachment on the east side of the property occurred when I-5 was constructed and may eventually pose a threat to this site.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
S.D. Union: Adv., 1926
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- The King's House
1. Common name: _____
2. Historic name: _____
3. Street or rural address: _____
2730 Logan Avenue
City _____ San Diego _____ Zip _____ 92113 _____ County _____ San Diego _____
4. Parcel number: _____ 538-651-07 _____
5. Present Owner: _____ Thomas M. & Marla V. Blea _____ Address: _____ 2730 Logan Ave. _____
City _____ San Diego _____ Zip _____ 92113 _____ Ownership is: Public _____ Private _____ X _____
6. Present Use: _____ Residential _____ Original use: _____ Residential _____

DESCRIPTION

- 7a. Architectural style: Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block 3, East 12½ feet of lot 31, all of lot 32, and West 5 feet of lot 33
The single story residence has a medium gabled roof with small vent dormer at the front of the house. The roof overhang is plain, but wide and the siding is board and batten. The rectangular house has no porch and recessed entryway. Window sizes and shapes vary, including large nine-paned front window, common to tract housing of the 1940's.



8. Construction date:
Estimated _____ 1933 _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ 50' _____ Depth _____ 150' _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
_____ April, 1983 _____

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Board and batten structure is typical of low-cost housing made popular by the workingman during the early part of the century.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Andrew Ennis Home
2. Historic name: Frederika Home for the Aged
3. Street or rural address: 2794 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-651-20
5. Present Owner: Ramon M. & Maria C.L. Lucero Address: 2794 Logan Ave.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Country Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block 3, South 80 feet of lot 47 and all of lot 48.
This one and a half story frame building with a steep pitched "H" shaped roof is reminiscent of a country style home with bayed windows at street level at either end of the house. Windows are double sash and are newly painted brown. The siding is shiplap. A porch on the north side of the house is protected from the street by brush and shrubbery. The residence has been well maintained.



8. Construction date:
Estimated 1909 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 100' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Extensive use of grillwork around windows somewhat mars the exterior facade of this structure.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Well maintained example of a country bungalow made popular during the early part of the century.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: The Fornace Residence
2. Historic name: The Fornaca Residence
3. Street or rural address: 2821 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-012-27
5. Present Owner: Johnny & Suzie Dillard Address: 2821 Logan Ave
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Bungalow
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block, 7, Westerly 5 feet of Northerly 90 feet of lot 18 and all of lots 19 and 20.
This Spanish Colonial Revival home is the only one of its kind in the area. The residence possesses many of the traditional characteristics such as archways, a walled entrance area, stucco exterior, tile roofing and parapets, and wrought iron fencing. In the front are two interesting features; A small open patio, walled in with access from the house and a side door entrance from the driveway.



8. Construction date:
Estimated 1920 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 60' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparant
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

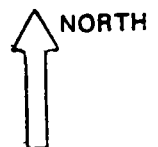
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

From 1926 until 1955, this site was the residence of Mario and Maria Fornaca. Mario arrived from Italy in 1912 and founded the Franco Superior Bakery, now known as the Town Talk Baking Company. A successful businessman, Fornaca was a key figure in the commercial development of Logan Heights. He died at 87, on December 13, 1971. The home has passed through several hands since 1955, but has remained in the possession of the present owner since 1973.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement ☒ 2
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey: 1978
S.D. City Directory: 1924-present
S.D. County Recorder's Office
S.D. Union: 12-15-71, 4:2
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Wetzell Home
2. Historic name: Wetzell Home
3. Street or rural address: 2902-2908 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-021-19
5. Present Owner: Ventura L. Orozco Address: 2904 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Rental units Original use: Residence

DESCRIPTION

Late Victorian Revival

- 7a. Architectural style: Legal: Reed and Hubbell Addition, South 81' of lots 25
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

and 26 and South 8' of west 11 1/2' of lot 27, Block 1
Two story "L" shaped residence which has been kept up fairly well. The residence is smothered from view by trees and shrubs which have probably helped to preserve the home from street dust and gas fumes since it sets on a corner lot. The L shaped home has several styles of asphalt shingles on the L shaped gabled roof. Beneath the eaves at the facade are twin single sash windows with fish scale siding. Below that to street level are ship-lap siding. The windows at the second story appear to be double sash and more horizontal or rectangular while at the first floor, match somewhat the door being vertical in shape.



8. Construction date:
Estimated 1909 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 60 Depth 87
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Has been rehabilitated on the exterior; interior not known
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ☒ Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ☒ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ☒ Moved? ___ Unknown? ___
18. Related features: Landscaping

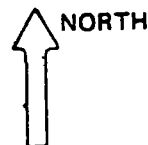
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1886 the Reed and Hubbell company sold the property to T. J. McCord and while other transactions took place between then and late 1909, none held the property for very long. W. W. Wetzell seems to have been the person who had the home built and in 1912 sold the property to C.S. Marston. In the interim others held the property but in 1917 A.G. Gassen sold lots 25-28 to the J.C. Rice Company.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Maps, 1921-1956
San Diego County Records Office
22. Date form prepared Univ. of San Diego.
By (name) ___
Organization ___
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Ward Home
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2912 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-021-03
5. Present Owner: Mana L. Paredes Address: 1115 N. 27th St.
City San Diego Zip 92113 Ownership is: Public _____ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block 1, E. 13½' of S. 81' of lot 27, and all of lot 28.
This two story late Victorian home is set back of the property line within an enclosed yard. The residence has been well maintained although a more imaginative color scheme on exterior walls would improve the overall appearance. A double pitched gabled roof is neatly covered with asphalt shingles. Shiplap siding and fishscale shingles used below the roofline on the facade, covers the exterior facade. All windows are vertical and double sash and appear to be original. A diamond-shaped window located at mid-story, probably aligns with a stairway, and a side door without stairs, suggests that lack of use caused their removal. Front stoop railings, a makeshift awning and an aluminum screen door detract from an otherwise fine home.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: These include removal of steps to side entrance, the addition of a front railing and an aluminum screen door.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This structure represents a well maintained example of late Victorian architecture. A few minor alterations sensitive to the character of the residence would improve the overall exterior appearance.

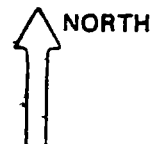
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

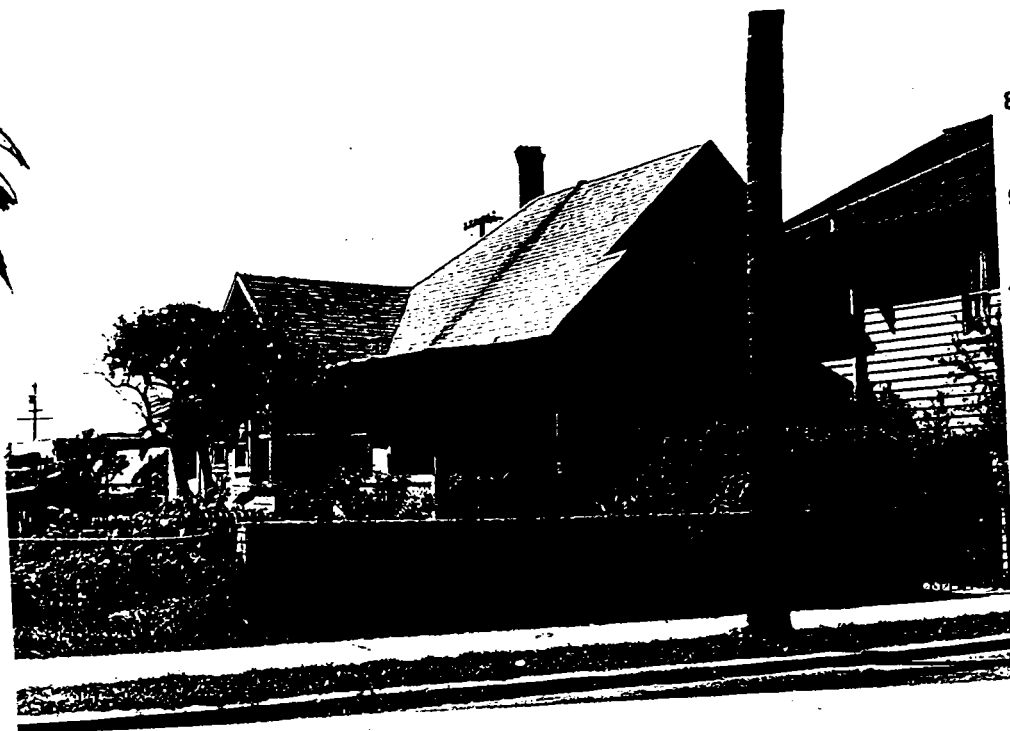
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Sheldon Home
2. Historic name: Sheldon Home
3. Street or rural address: 2961 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-022-11
5. Present Owner: Doloris Baker Address: 2961 Logan Ave.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: American Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed & Hubbell's Addition, Block 8, lots 9 and 10.
This one and a half story "T" shaped bungalow with center steep pitched gable, has clapboard siding and one chimney which rises at the juncture of the gables. Below the roof line are pediments of different sizes and beneath the porch pediment which is supported by round and square beams, are arched and decorated moldings. Windows are double sashed and a boxed porch at the east side is open, supported by beams to the roofline. The upkeep is apparent and the painting, imaginative. The decorative use of fishscale shingles adds greatly to the overall appearance of this house. A concrete block wall and iron fencing enclose the yard.



8. Construction date:
Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 140 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

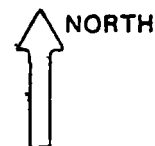
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparant
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The first recorded property transaction for this site took place on May 11, 1901 between Helen and E.P. Brooks and Ella Sheldon. Excellent maintainance by property owners through the years and decorative detail work make this residence a fine example of early American bungalow architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



NORTH

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Fannie Goldman Home
2. Historic name: Fannie Goldman Home
3. Street or rural address: 3002 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-031-01
5. Present Owner: A.D. McInnis Address: 3002 Logan Ave.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italianate Villa
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block 45, lots 25 and 26.

This Italianate structure is a two story villa with a centered low pitch gabled roof. A wide overhang gives the house a sweeping appearance, accentuated by the oval-shaped bays at the front of the home. Windows are large and single-paned; other double sash windows are vertical with four panes. The front entrance is covered with a pediment supported by four pillars. The entrance to the small front yard has a wrought iron fence and two ornate topped brick pillars which highlight the gate. A poor paint job on the second story mars the picturesque value.



8. Construction date: Estimated 1903 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 100' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Rehabilitated
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE

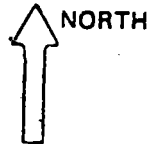
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
A transaction between the San Diego Building and Loan Association and Fannie G. Goldman on July 27, 1903, indicates this may well have been the year of construction. The Italianate villa is one of the few to be found in the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: May Bryant Home
May Bryant Home
2. Historic name: _____
3. Street or rural address: 3017-19 Logan Avenue
San Diego 92113 San Diego
City _____ Zip _____ County _____
550-032-04
4. Parcel number: _____
5. Present Owner: Fernando & Maria R. Meza 3017 Logan Ave.
Address: _____
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Homestead
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block, 42, lots 19 and 20.

This two story rectangular-shaped home is a stylized form reflecting the frontier homestead. The roof is steep pitched, asphalt covered, and has a chimney at the rear. Clapboard siding is freshly painted a light tan and trimmed in dark brown. Windows and doors are vertical and double sash. An addition to the house is a single room in the same style as the main house with a sunporch above. This recent addition as well as an aluminum sunshade detract from the home's original appearance. It is possible the porch and railing were meant to blend with the porch over the front entryway.



8. Construction date:
Estimated 1903 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Porch addition on east side of house is recent. New siding has been added as well.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

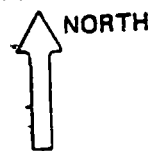
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a well maintained example of the homestead style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared 1983
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3025 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-032-05
5. Present Owner: Cora Armsrtong Address: 3025 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Homestead House
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block 42, lot 18. Sensitive restoration has made this a good example of an early 20th century style. The one and a half story rectangular home has a high gabled roof with wood shingles and a board and batten exterior facade on the ground floor. The upper facade is faced with narrow board strips. Vertical double-hung sash windows with plain moldings and French doors characterize the front. Also, a small veranda with low gable supported by plain posts and decorative balustrade fronts the house. Along the east side of the building an additional entry with porch can be seen.



8. Construction date:
Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: _____
16. Threats to site: None known ☐ Private development ☐ Zoning ☒ Vandalism ☐
Public Works project ☐ Other: _____
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

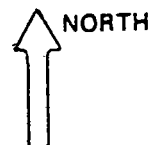
This well preserved residence is one of a number of early 20th century styles to be found along Logan Avenue and represents part of the visual and architectural continuity still evident in the community.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3052 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-031-09
5. Present Owner: Vito & Petra Bertolino Address: 6015 Federal Blvd.
City San Diego Zip 92114 Ownership is: Public _____ Private X
6. Present Use: Rental Units Original use: Residential

DESCRIPTION

7a. Architectural style: Princess Anne

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block 45, lots

36-38.

A variation of the Queen Anne house is this tri-gabled structure. The porch, supported by delicately carved posts, is tucked into the space created by two legs of an ell on the east and west sides of the building. Clapboard forms the exterior facade and asphalt shingles are used as the primary roofing material. Windows are vertical double-hung sash and a front entryway with aluminum screen door faces the street. Other features include a large brick chimney located midway along the front gable peak, the addition of a second story porch and stairways on the east and west sides of the house, indicating the conversion of this residence to multiple dwelling units. The building serves as an excellent example of Princess Anne simplicity although inappropriate modifications have somewhat marred its character.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Conversion to multiple dwelling units has resulted in the addition of stairways and a second story porch.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

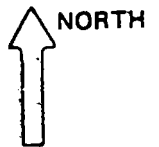
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This Princess Anne style home is an excellent example of its type despite alterations and is worthy of restoration.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Ratner Residence

1. Common name: _____
2. Historic name: Ratner Residence
3. Street or rural address: 3061-63 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-032-12
5. Present Owner: Isabell Bedford Address: 5648 Toyon Road
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: American Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, block 42, lots 9 and 10.

A pyramidal, truncated hip roof with supporting eaves and decorative corner brackets characterizes this early 20th century single story square dwelling. Other features include shiplap siding, paired double-hung sash windows, painted a contrasting color, and vertical central entryway with transom. Steps lead to a narrow front veranda supported by slender bracketed posts. A dark trim accents the light exterior facade. The asphalt roofing shows signs of deterioration.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house serves as a good example of the type of housing found throughout the area, and represents a sense of architectural continuity that is visually and aesthetically pleasing.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. City Directory: 1905-present
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____

By (name) _____

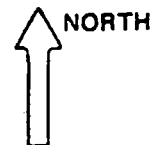
Organization University of San Diego

Address: _____

City _____ Zip _____

Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Lewis and Harriett Jones Home
1. Common name: _____
 2. Historic name: _____
 3. Street or rural address: 3065 Logan Avenue
City San Diego Zip 92113 County San Diego
 4. Parcel number: 550-032-13
 5. Present Owner: Stella W. Appell Address: 2402 Buttside Place
City Spring Valley Zip 92077 Ownership is: Public _____ Private ☒ X
 6. Present Use: Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: Early 20th Century Bungalow Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block 42, lots 7 and 8.

This bungalow cottage with medium to high pitched gabled roof has a boxed cornice, board and batten exterior facade, decorative fish scales and plain moldings around vertical double-hung sash windows. A leaded glass transom with multi-colored panes tops the front window. Asphalt roofing and an aluminum awning over the entryway detract somewhat from the character of the house. While the building appears to be structurally sound, there is some sign of deterioration with respect to paint and wood.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Asphalt shingles and an aluminum awning are inappropriate alterations.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X , Moved? _____ Unknown? _____
18. Related features: _____

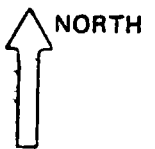
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
As part of the visual and architectural continuity to be found in this neighborhood, the bungalow cottage adds to the aesthetic quality of its surroundings.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ B _____
D _____

IDENTIFICATION

1. Common name: Quality Cabinet
2. Historic name: Mungers Laundry
3. Street or rural address: 1606 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-040-01
5. Present Owner: Young & Paradise
c/o Quality Cabinet & Fixture Co Address: 936 S. 16th St.
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Cabinet & Fixture Co. Original use: Shoe manufacturing company

DESCRIPTION

- 7a. Architectural style: Early 20th Century Commercial Style
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Mannassee & Schiller, Blk 138, lots 1-8 Sub of PL 1157
This one story brick building with a flat roof and skylights utilizes a concrete foundation and decorative brickwork of various sizes and shades to accent the exterior facade. Vertical and horizontal multi-paned windows front both street sides of this corner structure. Two recessed entryways can be seen on the 16th St. side and National Ave. side. One entrance along the east end appears to have been blocked up, while another vehicle entrance appears on the west side of the building. Narrow vertical bands of decorative brickwork extend slightly from the building surface and are topped with small decorative moldings.

8. Construction date:
Estimated _____ Factual 1910

9. Architect unknown

10. Builder Gallagher Const. Company

11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____

12. Date(s) of enclosed photograph(s)
Spring 1983



13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: one entrance on east end blocked up
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential _____ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

On September 13, 1910, the San Diego Shoe Manufacturing Co. filed a \$8696 building contract with the Gallagher Construction Company for this property. In 1912, Munger Laundry Company filed a notice of completion for the northern portion of lots one to six.

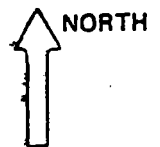
This interesting brick commercial building displays creative use of brick and adds to the variety of architectural styles seen along National Avenue.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Fire Maps
San Diego Directories
S.D. Co. Recorder's Records

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3210 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-051-02
5. Present Owner: Carolina Escobedo Address: 3210 Logan Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: American Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Seaman & Choates, Block 285, lots 3 and 4.

This well maintained example of a bungalow cottage is characterized by a high hipped roof supported by overhanging eaves. Asphalt roof shingles detract somewhat from the building's otherwise pleasant exterior facade. Shiplap siding with some overlapping siding and plain wood moldings around windows and front entryway are other characteristic features. Window sizes vary, but most are vertical double-hung sash. A modified bay with decorative window accents the front. Along the east side is a small square window which opens out. Another unfortunate distraction is the heavy screened front door with black grillwork which sharply contrasts with the light-colored exterior.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Asphalt shingles and wrought iron grillwork detract from the building's exterior.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

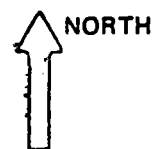
The well kept cottage serves as a good example of bungalow architecture found throughout this neighborhood, and, as such, creates a sense of visual unity worthy of preservation.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

Moeller Home

1. Common name: _____
2. Historic name: Albach Home
3. Street or rural address: 3220 Logan Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-051-03
5. Present Owner: Lauriano M. Diaz Address: 3021 National Ave.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: Victorian Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Seman and Choates Addition, Block 285, lots 5 and 6.

This single story late Victorian cottage has a steeply pitched roof and a single chimney at the rear. The siding is shiplap. Beneath the facade pediment are fishscale shingles. Additional features include a slanted front bay with vertical double-hung sash windows, a small porch supported by plain straight posts with decorative cutouts along the roofline, and what appears to be a more recent concrete block foundation. An addition to the back of the house shows poor workmanship and has siding and window sizes which vary from the main house.



8. Construction date: Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Rooms at the back of the house are additions.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

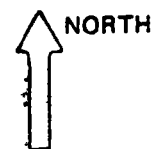
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This Victorian cottage is a classic and ought to be preserved.
The addition could be removed to allow it to fit the era (1905)
in which it belongs.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Dorman's Tire Warehouse
2. Historic name: Savage Tire Factory
3. Street or rural address: 2301 Main Street
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-790-05
5. Present Owner: Chester Dorman et al Address: 2301 Main St.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: warehouse Original use: manufacturing

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:
San Diego Land & Town Add Blk 78, Lots 39 to 48
Two buildings at 2301 Main St. are the original Savage Tire
Factory. The first is a three story brick building with a
stepped parapet and a band of decorative brickwork just above
the third floor windows on the north end. Windows in the build-
ing are large with metal frames and multiple panes. Sections
of the windows tilt for ventilation. The elevator tower extends
above the third floor. The second building, a one story brick
structure with a metal roof, originally contained furnaces used
in the manufacture of the tires. This building is now hidden
behind various metal additions. An additional three story
building adjacent to the first which incorporates a similar
brick parapet and windows apparently was constructed later.
Some windows in the original three story factory have been
bricked in; the one story brick structure at the entrance is
an addition.



8. Construction date:
Estimated _____ Factual 1911
9. Architect Quayle Bros
10. Builder G.W. Bell & Co.
of Los Angeles
11. Approx. property size (in feet)
Frontage 250 Depth 140
or approx. acreage 0.86
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: windows bricked in; metal and brick additions
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ☒
Residential ____ Industrial ☒ Commercial ____ Other: ____
16. Threats to site: None known ☒ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: metal sheds

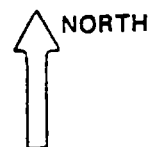
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Savage Tire Factory was constructed in 1911 by G.W. Bell & Co. of Los Angeles, general contractor, for the Savage Tire Company. The company had been organized to manufacture the Savage Tire invented by Arthur W. Savage who was well known as the founder of the Savage Arms Company of Utica, N.Y. The tire factory originally had two buildings designed by the prominent architects, the Quayle Brothers. Special provisions for fire protection were incorporated in the design. The Savage Tire Factory produced steel tires and was one of the first to produce pneumatic tires on the Pacific Coast. Both original buildings remain and are interesting examples of brick utilitarian structures designed by Charles and Edward Quayle.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Maps: 1924-48
S.D.Co. Assor's Records
S.D. Union Sept. 19, 1911
22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Preston H. Willson Building

1. Common name: _____
2. Historic name: Preston H. Willson Building
3. Street or rural address: 1705 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-230-01
5. Present Owner: Clara G. Kostakos Address: 3794 Grim Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Bakery Original use: Grocery/Dry Goods Store

DESCRIPTION

- 7a. Architectural style: Early 20th Century Commercial Style Building
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 131, lots 45 and 46-48.
This is one of the few all brick structures to be found in this area. The use of wide and narrow bricks mixed with contrasting light-colored bricks used as a decorative accent around doors, windows and along the gabled parapet, adds much to this building's architectural appeal. Large plate glass windows have plain moldings and are of a flat structural type. One small horizontal window can be seen on the west facade along with a narrow recessed back entryway. Double wood and glass front doors form the main corner entrance. Two narrow doors along the north side of the building do not appear to be used for anything and graffiti mars one of these entrances.



8. Construction date: Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

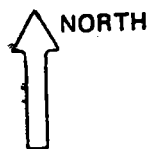
13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Two metal garages are located on side of building.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- This site had been the location for a variety of small businesses which have included a grocery, dry goods store, tortilla manufacturer, photo studio and a custom radiator repair shop. The structure appears to be unaltered and is a good example of the type of brickwork done during the early part of the century. Relatively few all brick buildings still exist and this one should be preserved.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1926-70
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Mary Goodrich Home

1. Common name: _____
2. Historic name: D.F. Harbison Home
3. Street or rural address: 1722-24 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-050-03
5. Present Owner: Luis Flores Address: 1728 National
City San Diego Zip 92113 Ownership is: Public _____ Private ☒ X
6. Present Use: Rental/Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Classic Box

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 139, lots 5 and 6.

An example of the classic box, this two story house with low hipped roof was built sometime between 1900 and 1910. Although somewhat deteriorated, the building's defects are mostly cosmetic. Asphalt shingles and peeling paint detract from the otherwise sound structure. Siding is shiplap with narrow double-hung sash windows on both floor levels. The home has a narrow wood and glass front entrance with transom. Slender posts support a small covered front porch. Added details include plain moldings around windows, decorative brackets under roof eaves, and classical-style moldings around the front door. A picket fence edges the property line.



8. Construction date: Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

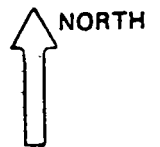
13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- One of the early owners of this property was a Mr. D.F. Harbison. His father, the Honorable Ira F. Harbison, became a prominent judge in National City. D.F. Harbison was in partnership with J.H. Hayes and the two ran a successful livery business. The site became a rental unit about 1928 and remained so until 1962 when the home became a duplex. Today it houses two rental units. This structure is typical of many low-cost homes built in this area during the late 19th and early 20th centuries and stands as a good representation of the kind of home that was affordable for the middle and/or working class family.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey: 1978
S.D. City Directory: 1905-present
S.D. County Recorder's Office
S.D. Union: 3-20-40, 9:2
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Kevser House
2. Historic name: Newbert House
3. Street or rural address: 1744-48 National Avenue
City San Diego Zip 92115 County San Diego
4. Parcel number: 538-050-06
5. Present Owner: Larry J. Kevser Address: 4975 Trojan
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:
Mannasse & Schiller Add, Blk 139, lot 11 & exc Ely 23ft lot 12
Asbestos brick siding adds to the somewhat deteriorated
appearance of this late Victorian box-shaped house. Vertical
clapboard siding along the lower front facade appears to be a
recent modification. A flat asphalt covered roof with wide eaves
supported by decorative corner brackets tops the dwelling. The
windows are vertical and double hung sash. A tiny porch
supported by delicately carved columns is tucked into the ell
formed by the house on the west side. Additional gingerbread
trim edges the porch roof. A door with simple moldings and
overhead transom faces the street. The porch steps seem to need
repair.



8. Construction date:
Estimated 1905 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: asbestos siding
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: landscaping

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

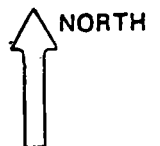
Little is known about the history of this house except that Frank and Anna Newbert sold it to Frank S. Brackett in 1922.

While this residence shows signs of neglect the building is structurally sound and inappropriate alterations can certainly be corrected. The simple lines of the home give evidence of the desire to return to plainer forms expressed by builders during the late Victorian era. The decorative accents offer just enough visual interest to offset the building's otherwise plain exterior and makes it a site worthy of preservation.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego County Recorder's Office
San Diego City Directories
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

Amos and Susanna Beard Residence

1. Common name: _____
2. Historic name: _____
Amos and Susanna Beard Residence
3. Street or rural address: 1752 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-050-08
5. Present Owner: Guadalupe Araujo Address: 1754 National
City San Diego Zip 92113 Ownership is: Public _____ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 139, lot 13.
A deteriorated facade best characterizes this example of a late Victorian residence. Despite its rundown condition, however, the building exhibits a number of features worthy of preservation. The box-shaped structure appears to have undergone no major alterations. A flat roof with plain parapet and decorative brackets utilizes asphalt roofing material. Shiplap siding covers the exterior ground floor front and sides of the building. Decorative fishscale shingles cover the second story facade. Slender posts with intricately carved brackets support a porch that runs along the entire front exterior. The porch is topped by a narrow balcony and carved balustrade. Other features include vertical double-hung sash windows with plain moldings and a narrow front entrance with wood and screen door. A low wood fence fronts the property line.



8. Construction date:
Estimated 1900 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ☒ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) ☒ Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial ☒ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

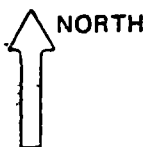
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Although deteriorated, this structure is worthy of restoration and is one of the few of its type left in the area. No major alterations exist and the decorative work is exceptional.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Logan Heights Family Health Center
2. Historic name: Neighborhood House
3. Street or rural address: 1809 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-246-01
5. Present Owner: LOGAN HEIGHTS FAMILY HEALTH CENTER Address: 1809 National Ave
City San Diego Zip _____ Ownership is: Public ☒ Private ☐
6. Present Use: Community Health Center Original use: Social Center

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Mannasse & Schiller Block 130, Lots 43-48
This plastered two story building stands on a corner lot and has a concrete roof and an exterior chimney on one side. The second story has several flat windows with slipsills. Three arched windows on the ground floor enclose a former porch. There are also three flat windows on the first floor. Two concrete steps lead to the central entrance which has a braced hood with a tiny balcony above. This building was originally one story and has been changed considerably from its initial appearance.



8. Construction date:
Estimated 1916 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 125 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: second story added, windows altered, porch enclosed
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential _____ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Palm tree, landscaping

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The property was originally owned by Arstin and Carl Baumgarten with Manuel Allman who bought the property on Feb. 25, 1873. They sold the property to August Kramer on March 5, 1892. Kramer is known to have been an early San Diego merchant and businessman. He operated a merchant tailor business opposite the Horton House in the 1870's. By 1916, a building had been constructed and the Neighborhood House, a social services agency had moved in. The Neighborhood House began in the 1890's by women led by Mrs. J. H. Carey to serve five hundred families as a community social service agency. Many prominent San Diegans served on the board of directors or endorsed the agency including Miss Ellen Scripps, Melville Klauber, G.W. Marston, and Miss Althea Warren. The building remained as the Neighborhood House until 1970 when the agency received a federal grant to build a new facility next to Mountain View Park. The Neighborhood House building on National Avenue is important as an early center for settlement work in San Diego.

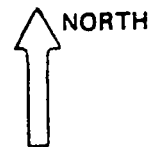
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education ☒

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego Union 6/17/70
San Diego City Directories
Sanborn Fire Maps
Neighborhood House Brochure

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Charles Brackett Residence
2. Historic name: Charles S. Hardy Residence
3. Street or rural address: 1831-33 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-240-03
5. Present Owner: Charles Brackett & Mary Mix Address: 1833 National
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential/Duplex Original use: Residential/Duplex

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:
Legal Description: Mannasse and Schiller Sub-division, Block 130, lots 40 and 41.
Somewhat deteriorated, this structure presents a rather run-down appearance. No major alterations other than asbestos siding have been added. The building is a duplex at present, with the owner residing at 1833 National. It has a flat roof, wooden parapet with brackets along the front, vertical double-hung windows and a central front porch supported by slender bracketed posts.



8. Construction date:
Estimated 1900 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 150'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Asbestos siding has been added to the exterior walls.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

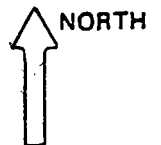
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Charles Hardy, a pioneer San Diego meat packer, was a native Californian who established a meat shop in National City in 1882. A Republican Party leader, Hardy was appointed Police Commissioner of the City of San Diego on June 25, 1895. The inventor of a refrigerated railroad car, this industrious man lived until 1931 when he died at age 70. The present owner's mother purchased the property in 1925 and it has remained in the family ever since.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement X _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey: 1978
S.D. County Recorder's Office
S.D. Union: 7-14-31, 2, 1:7; 7-16-31, 8:3; 9-24-31, 10:7
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Jessie H. Bangs Residence
2. Historic name: Jessie H. Bangs Residence
3. Street or rural address: 1836 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-250-07
5. Present Owner: John A. Bettencourt (Jackson Ocean Services)
Address: 1836 National Ave
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Rental/Vacant Original use: Residence

DESCRIPTION

- 7a. Architectural style: Bungalow Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Mannasse & Schiller Blk 140, lots 9-10

A high hipped roof, supported by carved exposed rafters, characterizes this one story cottage with clapboard siding. Wooden steps with wrought iron rails lead to a partially enclosed corner front porch supported by plain vertical posts. Doors and windows have plain moldings and are boarded shut. The recent addition of decorative railings along the front property line and steps and the stripped siding indicate that owners of the property may be looking for tenants to rehabilitate this structure.



8. Construction date:
Estimated 1905 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Railings in front; windows and doors boarded shut
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism X
Public Works project ____ Other: _____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: fence, trees

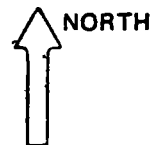
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Jessie H. Bangs probably had this house constructed around 1905. In 1907, she lived either in this house or nearby. Cottages of this type are prevalent throughout the area and characterize the early architectural development of Logan Heights.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. Co. Recorder's Records
City Directories
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Martha Davis Home

1. Common name: _____
2. Historic name: Martha Davis Home
3. Street or rural address: 1915-17 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-510-27
5. Present Owner: Pedro E. & Adolfinia C. Rangel Address: 1915 National
City San Diego Zip 92113 Ownership is: Public _____ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Cottage Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 129, lots 45 and 46.

A fine example of a Queen Anne cottage variety of architecture, the building appears to be unaltered and many traditional features remain. These include fish scale shingles, high pitched gabled roof, overlapping siding and large front bay window. Plain wood moldings frame narrow double-hung sash windows and steps lead to a side entrance enclosed by a small porch supported by slender posts with decorative brackets. The house and grounds appear to be well maintained.



8. Construction date:
Estimated 1900 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50' Depth 90'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This home is an especially well maintained example of a Queen Anne cottage with virtually no alterations and should be preserved as one of the best of its kind to be found in this area.

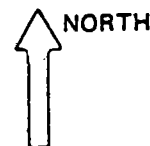
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. City Directory: 1920-present
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Aillaud House
2. Historic name: Aillaud House
3. Street or rural address: 1921 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-510-26
5. Present Owner: Liebers Industries, Inc. Address: 1921 National
City San Diego Zip 92113 Ownership Is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Cottage Style with Classical Detail
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 129, lots 43 and 44.
This structure incorporates some of the Queen Anne cottage style features such as a hipped roof with decorative corner brackets, a gabled porch and clapboard siding. The formal placement of windows and door and the use of Doric columns to support the gabled porch, lends a classical touch to the building. Although the house is well maintained, the use of the front yard as a parking area and grillwork around windows detracts from the overall appearance.



8. Construction date: 1907
Estimated _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 150' Depth 50'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: A parking area has replaced the front yard.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

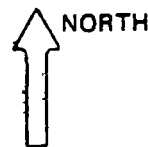
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house originally belonged to Charles M. and Florence A. Aillaud. Aillaud came to San Diego from Los Angeles in 1890 and in the early years hunted ducks, rabbits and other small game to provide some of the meat for his father's meat market. Over a period of forty years, he worked for the Santa Fe, San Diego and Arizona Eastern Railroad and the old Pacific Beach Railway which he helped construct. The Aillaud's had eight children and Charles lived to be 76 years of age. The lot was purchased in 1899 and in 1907, the Aillaud family moved in to their newly build home.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
S.D. Union: 8-29-39, B
Sanborn Fire Maps: 1924-1948
Barley & Pearlman Historical Survey: 1978
22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1951 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-510-22
5. Present Owner: Esperanza V. Andrade Address: 1951 National Ave.
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Rental

DESCRIPTION

- 7a. Architectural style: Queen Anne Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse & Schiller Subdivision, Block 129, lot 36.

This structure is a modified Queen Anne cottage. The grounds and structure are not well maintained. A side porch and much of the exterior siding appears to be recent. The roofing has also been redone. Architectural features include a high gable roof, decorative shingles over the slanted bay, and vertical double-hung sash windows around the exterior facade. An aluminum fence on the building's west side is in direct contact with the structure and further detracts from the overall appearance of the house.



8. Construction date:
Estimated 1895 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Side porch and much of the exterior facade appear to be recent.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Despite recent alterations, this Queen Anne cottage serves as a good example of its type and should be preserved as one of the late Victorian styles to be found in the area.

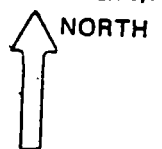
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Barley & Pearlman Historical Survey: 1978
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Edward Hayes Residence

1. Common name: _____
2. Historic name: Edward Hayes Residence
3. Street or rural address: 2059-61 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-530-22
5. Present Owner: Jose G. & Enrique A. Macias Address: 14517 Miguel Lane
City El Cajon Zip 92021 Ownership is: Public _____ Private ☒ X
6. Present Use: Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: American Semi-Bungalow with Craftsman Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Mannasse and Schiller Subdivision, Block 128, lots 32 and 33 and 34.
Unlike the typical one story bungalow with low overhanging roof, this home exhibits a high broad sloping roof reminiscent of a Swiss Chalet. Exposed rafter ends, fieldstone chimney, porch supports and foundation, and exterior shingles on the front gable, show a distinct Craftsman influence. Side and second story windows are largely vertical double-hung sash. Large, horizontal front windows have plain moldings and a slanted bay with diamond-shaped panes can be seen on the east side of the house. Steps lead to a central entrance. An additional entrance with stairs has been cut into the building's east side. Overlapping siding used on much of the house shows signs of deterioration.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

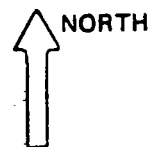
13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated X No longer in existence _____
14. Alterations: Second floor entrance has modified this dwelling from a single family residence to a duplex.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X , Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This bungalow is one of the few of its type to be found in the area. The extensive use of fieldstone is of particular interest and makes the home a fine example of the Craftsman influence.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ B _____
D _____

IDENTIFICATION

1. Common name: John T. and Phoebe Place Home
2. Historic name: John T. and Phoebe Place Home
3. Street or rural address: 2090 National Avenue
- City San Diego Zip 92113 County San Diego
4. Parcel number: 538-560-33
5. Present Owner: Howard & Amanda Sheppard Address: 2090 National
- City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Variation of a Homestead House
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: San Diego Land and Town Company Addition, Block 142, SWLY one half of lots 23 and 24.
This version of a homestead house has medium hipped gables, horizontal clapboard siding and vertical double-hung sash windows. A second lower roofline extends out over the central entrance and a front room. Although the house and grounds have been minimally maintained, there appear to be few, if any, alterations.



8. Construction date: Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A utilitarian and straightforward style, this home was easy and economical to build and represented a type popular with the workingman. As such, it serves as a good example of the kind of housing that became indigenous to early Logan Heights.

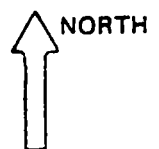
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

S.H. Burston Building

1. Common name: _____
2. Historic name: Burston's Drug Store
3. Street or rural address: 2602-06 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-610-22
5. Present Owner: Gilbert S. Hardie Address: 5648 Toyon Road
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: Aztec Inn - Bar Original use: Meat Market/Grocery Store

DESCRIPTION

- 7a. Architectural style: Early 20th Century Commercial
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 5, lots 25 and 26.

This commercial building with stucco facade has a flat roof, plain parapet and exposed rafter ends. Paired vertical double-hung sash windows are located along the second story. Large storefront windows with wrought iron grillwork and three entrances can be seen along the structure's lower facade. The building has been poorly maintained and inappropriate modifications such as flagstone covering across the front exterior and iron grillwork further detract from the structure's original appearance.



8. Construction date: _____
Estimated _____ Factual 191
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

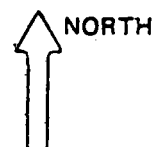
13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Inappropriate siding along lower facade and grillwork around windows detract from this building's original appearance.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
In 1913, Sidney Burston, a druggist, was located at 1100 National Avenue. Three years later, he moved to this site where he operated the Burston Drug Company until the 1940's. A well-known figure in the early Logan Heights business community, Burston owned one of the only drug stores in the area. In 1950, C.A. Watson also operated a drug store at this location, and, in 1955, the site became Jones Sundries. By 1960, the building housed Fred's Pool Hall and then became vacant in 1965.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1910-1975
S.D. County Recorder's Office
S.D. Union:
Sanborn Fire Maps: 1924-1948
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

Advanced Metal Forming Company

1. Common name: _____
2. Historic name: _____ Arthur Lewinson Building
3. Street or rural address: _____ 2616-18 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: _____ 538-610-13
5. Present Owner: _____ Julius Partman Address: _____ 2618 National
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: _____ Machine Shop Original use: _____ Meat Market/Grocery Store

DESCRIPTION

- 7a. Architectural style: _____ Mission Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 5, lots 27 and 28.
Although no major alterations exist, the building has not been well maintained. The structure shows a Mission Revival influence and includes large storefront windows, a decorative cornice which hides the flat roof, and residences on the second floor. Second story windows are vertical and horizontal double-hung sash. Some decorative tile work can be seen along the lower facade of the building. Storefront windows have been largely balcked out. One interesting note is the row of small square transoms above two of the major windows, a characteristic feature typical of a number of commercial structures to be found in the area.



8. Construction date:
Estimated 1920 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 90' Depth 75'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

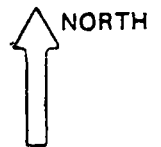
13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Most storefront windows have been blacked out.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The individual most closely associated with this building's early history is Arthur Lewinson. Born in 1881, in Illinois, he arrived in San Diego sometime around 1912 and worked as a clerk for W.A. Buenges & Company. By 1920, Arthur was cutting meat for the Clark & Wenz Company, and by 1923, he had his own market at this site. He and his wife, Mabel, lived nearby at 2171 Logan Avenue. About 1926, fruits were also being sold by a Phillip Lewis at this location as well as groceries. Another person associated with the structure during this period, was Mrs. R.E. Virtue who sold her baked goods. By the 1930's, Lewinson and his brother had taken over the grocery business and operated the National Public Market for some years. Lewinson died in 1952.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial X Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Barley & Pearlman Historical Survey: 1978
S.D. City Directory: 1905-present
S.D. County Recorder's Office
S.D. Union: 3-1-52, 10:1; 3-2-52,
22. Date form prepared 20:1
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

- IDENTIFICATION Pierre and Marie Delphy Residence
1. Common name: Pierre and Marie Delphy Residence
 2. Historic name: Pierre and Marie Delphy Residence
 3. Street or rural address: 2652 National Avenue
City San Diego Zip 92113 County San Diego
 4. Parcel number: 538-610-19
 5. Present Owner: Manuel & Olga R. Bringas Address: 2646 National
City San Diego Zip 92113 Ownership is: Public _____ Private X
 6. Present Use: Rental Original use: Residential

DESCRIPTION

- 7a. Architectural style: American Foursquare
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 5, lots 37 and 38.
One of the most popular of the early 20th century styles, this American Foursquare is characterized by a two story box-like shape, topped with a low hipped roof. A dormer, minus the usual window, fronts the home and is decorated with sawtooth shingles. Simple brackets with some cutout work support the overhanging eaves. Both floors have vertical double-hung sash windows. A porch supported by simple Doric columns extends across the entire front and a door with plain moldings and transom can be seen to one side. Horizontal shiplap siding forms most of the exterior facade, while the remainder, under the eaves, has been applied in a variety of decorative patterns.



8. Construction date:
Estimated 1905 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Iron grillwork around the front door and windows mars the exterior of this home.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial X Other: _____
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

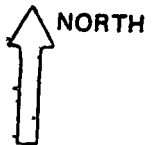
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Although this home is not well maintained, it remains largely unaltered and represents one of several popular early 20th century st used throughout the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Mary E. Fairbanks Home
1. Common name: _____
2. Historic name: _____
3. Street or rural address: _____
2660 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: _____
538-610-20
5. Present Owner: _____ Address: _____
Gustave & Enriqueta Ochoce
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: _____ Residential _____ Original use: _____ Residential _____

DESCRIPTION

- 7a. Architectural style: Late Victorian Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 5, lots 39 and 40.
This two story structure is of the Italianate variety. It has such decorative features as brackets under the overhanging eaves, a two story flat front bay, low pitched hip roof, double door with moldings and overhead transom and double windows across upper and lower bay. These, and additional single vertical windows are double hung sash and have plain moldings. Slender carved columns support a small front porch with fanciful trim around porch roof. The exterior facade is covered with horizontal shiplap siding except for the area below the roofline which is board and batten. A second porch along the east side of the house has decorative detail work much like the front porch. The structure appears to have a basement and a recent modification includes the application of a brick-like material to the exterior base of the residence. While the front and sides yards have been minimally landscaped, the house is well maintained and appears to be quite sound.



8. Construction date: _____
Estimated 1890 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 60' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: A brick-like material has been applied to the exterior base of the structure.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ____ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: _____

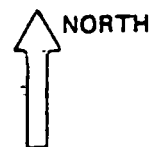
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The residence is a good example of one of the earliest architectural styles prevalent in San Diego. Owned in 1924 by Dr. Carl L. Fairbanks and his wife Ione, it later, in 1933, became a rental unit and remained so until purchased by Enrique Garcia in 1955. In 1969 Gustavo Ochoce moved to this address. After renting the property for some years, he and his wife finally bought the house. The residence has been well maintained and is a fine example of the Italianate style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-1948.
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Holsum Bread - Town Talk Baking Company

1. Common name: _____
2. Historic name: Franco Superior Bakery
3. Street or rural address: 2828 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-012-24
5. Present Owner: Franco Superior Bakery Address: 2828 National
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Bakery Original use: Bakery

DESCRIPTION

- 7a. Architectural style: Early 20th Century Commercial Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 7, lots 27 through 29.
This two story commercial building with concrete exterior facade, has a flat roof and parapet with entablature. A series of vertical arched windows front the upper and lower floors. One former central entrance imitates the window design. Most windows have been filled in and several have been modified to slide open. Double wood and glass doors on the building's east side are sheltered by a striped awning. Above, a narrow horizontal band of windows can be seen. While this structure has been altered somewhat and is not well maintained, it has a long history as a bakery and association with one of the more successful early businessmen in Logan Heights.



8. Construction date:
Estimated 1898 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Windows on first and second floors have been filled in.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: This building is part of a complex of structures associated with the present bakery business.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The property was originally owned by a Mrs. Ann Pierce who purchased it on December 29, 1896. A native San Diegan, Mrs. Pierce was a local artist of some repute and a founding member of the San Diego Art Association. She was listed as living at this site in the 1899-1900 City Directory and was employed as a dressmaker. In 1902, the property was acquired by a Mr. Jesse Tate, an employee of the Coffee Club Association. Later, he became employed in the wagon business. Some time before 1914, the property was owned by Joseph Thing and Sophia Smith. Thing was a well-known pioneer who was born in Potrero in 1887. Joseph and his brother, Charles, operated a successful mercantile business near La Posta in what is now known as Thing Valley. They bartered with local Indians and later opened a store in Potrero and Tecate in 1900. Cattle ranching was also a successful venture for Joseph Thing. After 1914, Joseph apparently sold the property to Mario Fornaca who used the premises to operate a family bakery from 1914-1960. The present building is still used as a bakery by the Town Talk Baking Company.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1925-present
S.D. County Recorder's Office
S.D. Union: 12-15-1871, 4:2; 1-28-1886, 2:1; 6-29-1880, 4:4; 4-15-1887, 8:2; 9-12-1938, 9:1; 10-13-1940, 10:3.

22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Wholesale Auto Parts Supply
2. Historic name: Wm Wetzell Building
3. Street or rural address: 2901 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-130-19
5. Present Owner: Henry O.S. Hoo & George M.S. Hoo Address: 2905 National
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Auto Parts Supply Original use: Grocery Store

DESCRIPTION

- 7a. Architectural style: Commercial Style/Mediterranean Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Reed & Hubbells Add. Blk 9, lot 24; Map 0327

This rectangular, one story building with a flat roof, tiled eaves, and stucco facade, exhibits the characteristic large storefront windows topped by a narrow horizontal band of smaller paned windows, typical of commercial structures throughout Logan Heights. Front corners project above the roofline and have simple decorative moldings. The windows and a central wood and glass entry are nearly flush with the exterior facade. An unfortunate element which detracts from this building is the use of paint to blank out some windows. Some graffiti also mars this otherwise sound structure.



8. Construction date:
Estimated 1910 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 25 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring 1983

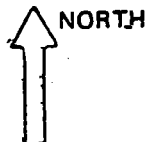
13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Some windows blanked out with paint.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This building has had several interesting owners. It was built around 1910, and in 1912 Wm and K.M. Wetzell sold it to C.S. Marston. Wm. Wetzell was a San Diego grocer, a Ramona banker and in 1894, county supervisor of the district which included Logan Heights. He was a cemetery commissioner in the early 1900s. Wetzell came to San Diego in 1888 and lived here until his death in 1940. C.S. Marston, who owned this building only a few weeks in 1912, was a lieutenant who in 1930 became a General Manager for Solar Aircraft Co and then its Treasurer in 1940. In 1918, Charles Townsend, a general agent for the American Railway Express, sold this building to Joe Robinson, a former hotel owner and operator.
The building is an unspoiled example of a commercial building with the Mediterranean influence that would become popular in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. Union 4/4/40; 5/24/1969;
2/1/01; 1/29/01; 5/20/38; 1/28/66;
Sanborn Fire Maps 1924-48
Title Search
San Diego City Directory
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

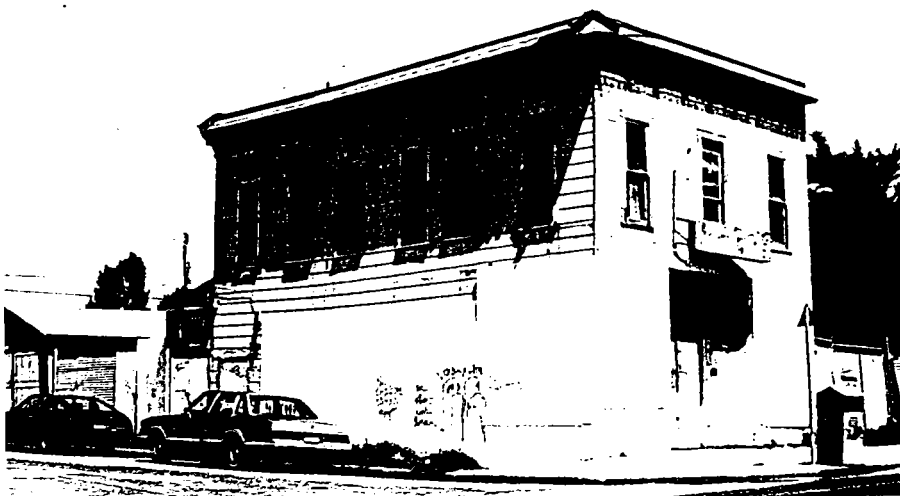
1. Common name: Edward B. Spileman Building
2. Historic name: Edward B. Spileman Building
3. Street or rural address: 2902 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-022-29
5. Present Owner: Dave Jr. and Elnora Thomas Address: 13962 Mercado Drive
City Del Mar Zip 92014 Ownership is: Public _____ Private x
6. Present Use: Vacant/Storage (?) Original use: Commercial/Apartments

DESCRIPTION Legal: Reed and Hubbell Addition, Block 8, lots 25-26.

7a. Architectural style: Late 19th Century Commercial Style

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This badly deteriorated building requires almost immediate attention if it is to be saved. This is probably one of the oldest structures in the neighborhood and neglect has taken an obvious toll. Since the building lists slightly to one side, steps should be taken to determine its potential for rehabilitation. The two story structure with a flat roof, has an overhanging eave with decorative brackets along the entire perimeter. Windows on the lower facade by vertical wood stripping. Plywood sheets cover storefront windows and a transom over the recessed entryway. Upper story windows are vertical double-hung sash and have plain moldings. Fencing material across the front and along the rear side of the building and evidence of vandalism further mar this old structure.



8. Construction date:
Estimated 1895 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
983

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ☒ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ☒
Public Works project ____ Other: _____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: _____

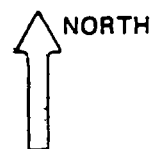
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

From the 1880's Edward B. Spilemann owned the property and held on to it until 1904. Although no building contracts were located for this site, the building is of this interim time. By 1936 two restaurants operated at this site. From 1970 the building served as a local tavern becoming a cafe again in 1974. The building appears to be used for storage purposes at this time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
San Diego County Records Office
22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Louis & Marie Merzade Home
2. Historic name: Louis & Marie Merzade Home
3. Street or rural address: 2915 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-130-17
5. Present Owner: Channel Harrison Address: 2915 National
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:
Reed & Hubbell Add. Blk 9, Lot 17
This one and a half story home with a high pitched, gabled roof and small dormer, has an asphalt roof and shiplap siding on the exterior walls. The large gable utilizes two distinctive types of shingles and decorative work at the peak of the gable end. Moldings around vertical double hung sash windows, roof trim and front entrance are accented by a contrasting color. Steps with carved wood rails lead to a small front porch supported by delicately carved posts and railing. Both the house and grounds are relatively well maintained although a low chain link fence detracts somewhat from what appears to be an unaltered structure.



8. Construction date:
Estimated 1905 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 25 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent ____ Good x Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up x
Residential x Industrial ____ Commercial x Other: ____
16. Threats to site: None known x Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? x Moved? ____ Unknown? ____
18. Related features: fence, landscaping, trees

SIGNIFICANCE

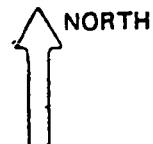
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Louis and Marie Merzade sold this property to Hellers Inc. on March 25, 1924. By 1925, John J. Ryan and his wife, Nora, lived in this house. Ryan was a partner in the R & G Wholesale Co., a company that bottled vinegar, mustard, salad oil and pickles at 823 S. Evans Street. By 1933, the house was owned by Allen S. Siders, a painter, who had a shop at 2919 National Ave.

This house is a fine example of late Victorian style and appears to have no major alterations. It should be preserved as one of the remaining early homes in the area and as a sample of the diverse architectural styles found in the district.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
San Diego Co. Recorder's Records
22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: The J.P. Duncan Building
2. Historic name: The J.P. Duncan Building
3. Street or rural address: 2930-2934 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-022-26
5. Present Owner: Patricia Taylor and Joseph G. Biscone Address: 4150 Merritt Blvd
City La Mesa Zip 95041 Ownership is: Public _____ Private x
6. Present Use: Restaurant/storage Original use: Commercial/apartments?

DESCRIPTION Legal: Reed and Hubbells Addition, Block 8, lots 31 and 32

7a. Architectural style: Eclectic

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This two story wood structure with high pitched gable at one end was probably two adjoining buildings that have recently undergone an interesting stucco face lift. Arched windows, one round window and striped awnings give a Mediterranean feeling to the left side of the building, while the right side exhibits molded trims around as shed doorways and windows, reminiscent of the middle East. A decorative paint job gives the illusion of a parapet along the roof line and accents windows and doors in a rather creative and unusual fashion. The building designated as 2934 National Avenue does not appear to be in use except for perhaps storage and second floor apartments are vacant and all side windows are boarded shut.



8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 100 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Exterior facades altered dramatically
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial X Commercial X Other: ____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: ____

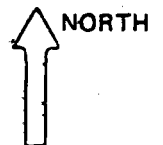
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1912 J. P. Duncan mortgaged the property to the Bank Commerce and Trust Company which suggests a first-time debt for construction. No listings appear prior to 1925 in the City Directory. The property has changed hands numerous times and is often listed as "vagrant". Several structures along this portion of National Avenue have been rehabilitated in an unusual manner, and while sensitive restoration is preferable to the sort of whimsical remodeling seen here, perhaps such structures merely continue to reflect the diverse building styles characteristic of earlier development in this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
San Diego County Records Office
22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

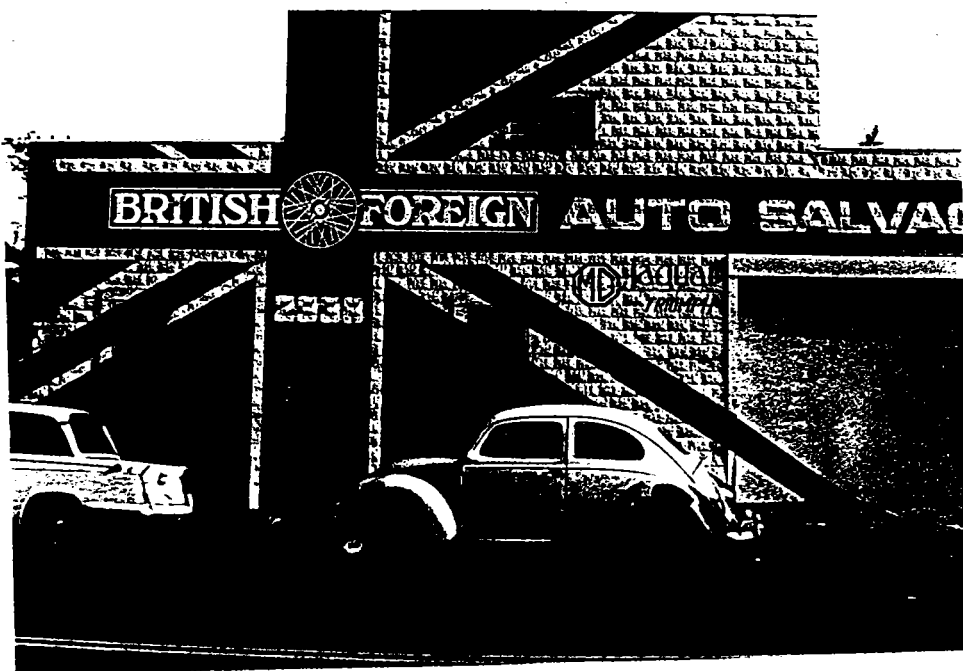
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: British Foreign Auto Salvage
2. Historic name: Bryant Building
3. Street or rural address: 2938 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 556-022-24
5. Present Owner: William E. & Cynthia L. Manning Address: 2938 National
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Foreign Auto Parts Shop Original use: Commercial

DESCRIPTION

- 7a. Architectural style: False Front
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Reed and Hubbell's Addition, Block 8, lots 34 and 35.
A rather unique paint job and the addition of siding which imitates concrete block, almost obscures the original false front structure beneath. Two barely noticeable vertical double-hung windows give some indication of the building's real age. A pedestrian entrance and automotive entrance can be seen facing the front. While the creative exterior decor can hardly be said to be characteristic of the structure's era, it is characteristic of a number of interesting paint jobs to be found on buildings along this portion of National Avenue.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Siding material and red, white and blue paint job give a very different appearance to this false front style building.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial X Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
It appears that the property was originally purchased by a William Brown sometime before 1895. A Mrs. J.E. Ray owned the land next from May 23, 1895 to August 23, 1912. Little is known of Mrs. Ray. The property was then purchased by Jumott D. and May Bryant who had a jelly extract business located at this address until 1918. From 1950-1960, the building was used by the San Diego Bag Company. Although the structure's exterior facade and appearance have been greatly altered, the character of the building seems to be in keeping with the colorful facades of several rehabilitated commercial buildings on this block.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1913-1970
S.D. County Recorder's Office
S.D. Union: 7-11-90, 8:3; 10-13-1870, 3:1; 2-16-04, 5:2
Sanborn Fire Maps: 1924-1948
22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Charles Thing Home
2. Historic name: Charles Thing Home
3. Street or rural address: 2941-45 National
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-130-11
5. Present Owner: Jesse A. Flores Address: 919 Helix Ave
City Chula Vista Zip 92010 Ownership is: Public _____ Private X
6. Present Use: Vacant Original use: Residential

DESCRIPTION

- 7a. Architectural style: Late Victorian
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Reed & Hubbell Add. Block 9, lots 13 & 14

Although vacant and deteriorated, this late Victorian home with medium hipped roof and high pitched front gable; has possibilities for rehabilitation. Overgrown landscaping partially obscures the clapboard siding which covers the exterior. A horizontal band of narrow vertical wood strips extends around the house above the first floor windows, creating a visual division between the first and second stories. Fishscale shingles and a small vertical accent window accent the front gable along with vertical double-hung sash windows in the front cutaway corners. The second story corner windows are topped by decorative brackets and pendants. Lower windows appear to be vertical sash as well, although most have been boarded up.



8. Construction date:
Estimated 1900 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___
14. Alterations: entrances and windows boarded up
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial X Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism X
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: landscaping

SIGNIFICANCE

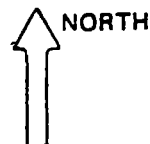
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home is characteristic of a number of interesting late Victorian dwellings to be found in this area and should be preserved as part of the historical/architectural character still evident throughout most of the neighborhoods in Logan Heights.

This house might have been built for Charles E. Thing who lived in it with his wife, Rezilla, from the turn of the century to at least the mid-1920's. Charles Thing had been a Potrero rancher before moving to San Diego. He purchased this property in 1896 from H. W. Bigmow.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Maps: 1924-48
San Diego County Recorder's Records
22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

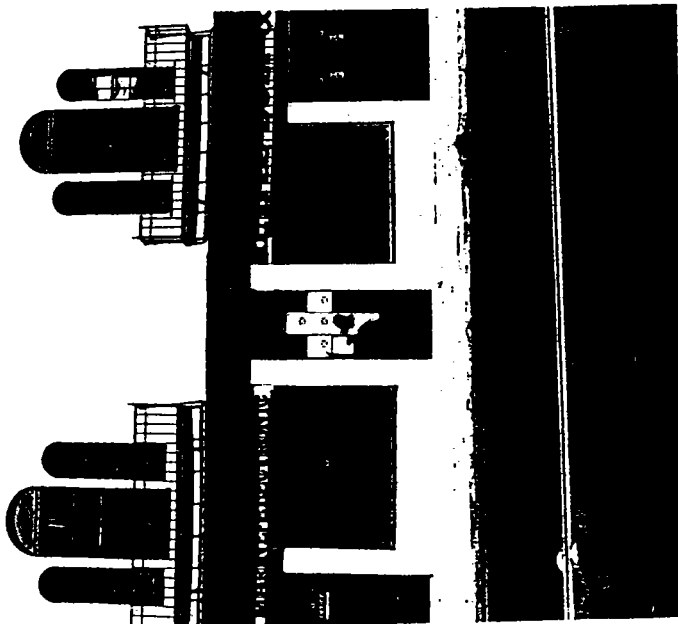
IDENTIFICATION

1. Common name: Hayes Bolt & Supply
2. Historic name: W.H. & Mary J. Elliott Building
3. Street or rural address: 2978-86 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-022-18
5. Present Owner: Sandra & William Hayes Jr Address: 2986 National Ave
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Indust. Marine Electronics Original use: Laundry/apartments
and apartments

DESCRIPTION

- 7a. Architectural style: Mission
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Reed and Hubbells Add. Lots 45 & 46, Block 8
Characteristic features of this Mission Style building include stucco facade, flat roof with pseudo belltower, and arched second floor windows with wrought iron balconies. The lower storefront windows are horizontal and flush with the building. Three entrances are apparent. The present business utilizes both sides of the structure although only one entrance is in use. A central apartment entrance with a transom above appears to be sealed.



8. Construction date:
Estimated 1918 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring 1983

13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ☒
Residential ___ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ☒ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? ☒ Moved? ___ Unknown? ___
18. Related features: _____

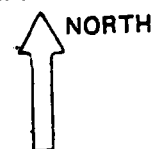
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1918, W. H. Elliott and Mary J. Elliott acquired this property from J. W. Smith. Laundry and cleaning services have operated almost continuously in this building since 1928. Apartments on the second floor have been occupied steadily until 1980 when they were all listed in the directory as being vacant. This building appears to be structurally sound and represents one of the diverse early 20th century commercial styles to be seen in this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directory: 1928-1980
Sanborn Fire Maps
Title search
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

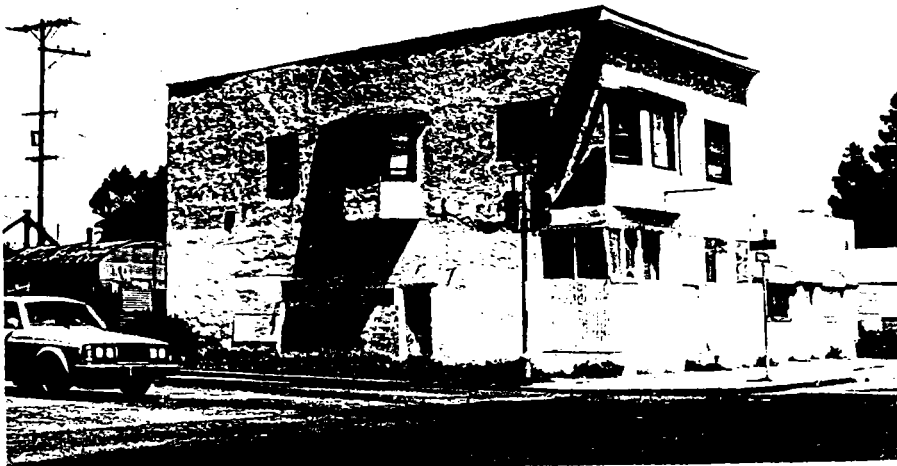
IDENTIFICATION

1. Common name: Majaron Building
2. Historic name: Majaron Building
3. Street or rural address: 3002-3004 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-022-17
5. Present Owner: Fred Sr. and Marcelina Gonzales Address: 2900 National Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private X
Apartments second floor
6. Present Use: Lower floor vacant Original use: Store

DESCRIPTION Legal: Reed and Hubbells Addition, block 8, lot 47

- 7a. Architectural style: Late 19th Century Commercial Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This former commercial building with second floor apartments has a flat roof and decorative wood parapet which extends across the front. The structure's appearance has been altered significantly with the application of a stucco finish to the previous wood facade. Two slanted bay windows can be seen along the upper front and side of the building. Most second story windows are vertical double hung and sash. Lower storefront windows, transoms and entryways have been boarded shut.



8. Construction date:
Estimated 1895 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ☒ No longer in existence _____
14. Alterations: Stucco facade over former wood siding
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

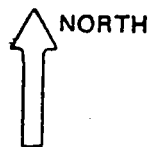
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1887 the W. W. Higgins acquired the property and by 1906 had sold the property to Minnie Adele Majoron. A variety of businesses have operated at this address since 1925. These have included a millinery store, beauty shop, notions and variety store, used clothing and furniture and television repair. The application of a stucco facade greatly detracts from the character of this old building and may make restoration difficult, if not impossible. Nevertheless, this is one of the older remaining structures in the area and some form of rehabilitation should be considered.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
Title Search at San Diego County
Recorders Office.
22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Elmer's Used Furniture
2. Historic name: Haubert Dry Goods
3. Street or rural address: 3047 National Ave
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-140-07
5. Present Owner: Anthony & Teresa Roccoforte Address: 4568 Alice St.
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: vacant Original use: commercial/apartments

DESCRIPTION

- 7a. Architectural style: False Front Commercial
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Whitney Add W 1/2 Lot 12 and all lot 13, Blk 41 Map 0168
This deteriorated false front building has a high gable roof hidden by a facade which extends well above the roofline. A plain parapet with decorative brackets caps the false front. Shiplap siding covers the exterior walls, and vertical double-hung sash windows with plain moldings can be seen at the second story level. Former storefront windows have been largely boarded up and are topped with horizontal double-paned transoms. A transom also tops the central double door commercial entrance and the narrow apartment entrance located to one side. Most transoms have broken glass, and graffiti mars the exterior facade. There appear to be additional entryways toward the rear, and a stairway at the back may or may not be original.



8. Construction date: Estimated 1890 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 37 1/2 Depth 140
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ☒ No longer in existence ____
14. Alterations: windows boarded; possible stairway addition at rear
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ☒
Residential ____ Industrial ☒ Commercial ☒ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ☒
Public Works project ____ Other: ____
17. Is the structure: On its original site? ____ Moved? ____ Unknown? ☒
18. Related features: fence

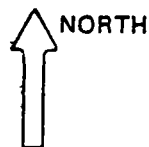
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A variety of businesses have existed on this site since 1926 including a dry goods store, house movers, and used furniture store. Although vacant and deteriorated, this building presents good possibilities for restoration and is one of only a few remaining two story false front structures left in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
1926-1970
Sanborn Fire Maps
22. Date form prepared ____
By (name) ____
Organization University of San Diego
Address: ____
City ____ Zip ____
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

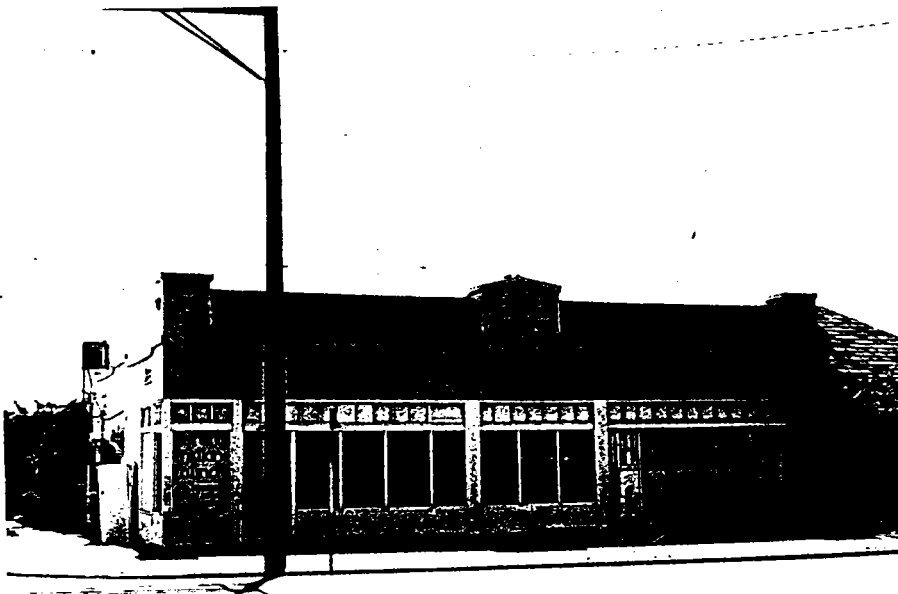
IDENTIFICATION

1. Common name: Centro Cristiano Latino-Foundation of Life Ministry
2. Historic name: Elliott Building
3. Street or rural address: 3095 National Avenue
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-140-15
5. Present Owner: Angie Gasulla and Jan Lawton Address: 3095 National Avenue
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Residence Original use: Grocery Store
Legal: Whitney Addition, Block 41, No 50' lots 1 and 2

DESCRIPTION

- 7a. Architectural style: Commercial Style with Mediterranean Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Presently used as a residence, this former commercial structure with a stucco facade has a flat roof partially hidden by a stucco and tile parapet which extends across the front and sides of the building. The lower storefront windows and entryway are topped by a narrow horizontal band of transoms. All of these have been blacked out. Accordion-type door to one side probably opened at one time for the open air sale of produce.



8. Construction date:
Estimated 1923 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good ____ Fair ☒ Deteriorated ____ No longer in existence ____
14. Alterations: Windows, doorways and portion of lower facade have been boarded up.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

A grocery store and meat market operated here between 1923 and 1940. For a short time a clothes cleaner operated here and then in 1955, San Diego Water Heater Exchange moved in. It is now a private residence. This building is typical of several early 20th century commercial styles and should be rehabilitated as an example of economic development in this area.

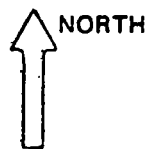
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ☒ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego City Directories
Sanborn Fire Maps
San Diego County Records Office*

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- Ideal Market*
1. Common name: _____
 2. Historic name: *C. C. Ghio Bldg*
 3. Street or rural address: *3101 National Avenue*
City *San Diego* Zip *92113* County *San Diego*
 4. Parcel number: *550-032-19*
Clement C. John A and Mary Macevicz
 5. Present Owner: _____ Address: *418 Silvergate Avenue*
City *San Diego, California* Zip *92106* Ownership is: Public _____ Private *X*
 6. Present Use: *Grocery* Original use: *Grocery*

DESCRIPTION Legal: *Whitney Addition, Block 42, lots 44 through 48*

- 7a. Architectural style: *Mediterranean Style*
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Characteristic features of this Mediterranean style building include a stucco facade; classical corner support columns and a recessed second floor apartment with tiled roof and arched front windows. Vertical paired sash windows can also be seen along the second story facade. Small square windows are located along the west side of the business and large storefront windows have been boarded for protection. Vandalism in the form of graffiti mars this otherwise sound structure.



8. Construction date:
Estimated _____ Factual *1926*
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage *75* Depth *100*
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial X Commercial X Other: _____
16. Threats to site: None known ____ Private development ____ Zoning X Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X , Moved? ____ Unknown? ____
18. Related features: _____

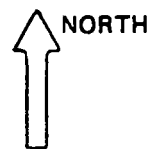
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

When the Ghio's obtained the property is not clear, however on April 24, 1926, C. C. Ghio signed the notice of completion for the building. A grocery store has operated at this address since the early 1930's. In 1955, the city directory listed the Ideal Market as being here. It is still located here today.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories
Sanborn Fire Maps
San Diego County Records Office
22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Quality Cabinet and Fixture Co.

1. Common name: Quality Cabinet and Fixture Co.
2. Historic name: Southern Service Co.
3. Street or rural address: 941 16th Street
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-040-01
Young & Paradise
5. Present Owner: c/o Quality Cabinet & Fixture Co Address: 936 S. 16th Street
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Cabinet & Fixture Co. Original use: Commercial Laundry

DESCRIPTION

- 7a. Architectural style: Art Deco
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Mannasse & Schiller, Block 138, lots 1-6
This concrete building with a flat roof and sawtooth pattern on the front of the parapet, adjoins an alley on the north side and another older structure, housing the same business, to the south. Horizontal and vertical multi-paned windows extend across the upper facade. There is a similar window on the lower floor. A central entryway leads to two recessed interior doors, and a third entrance for vehicles is located to one side. Three-dimensional ornamentation along either end of the facade, above the central entrance, and across the roofline, indicates a definite Art Deco influence.



8. Construction date:
Estimated _____ Factual 1924
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring 1983

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: one lower floor window may have been converted into an entrance.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial X Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___ see 1606
18. Related features: Older brick building adjoins this structure National Ave.

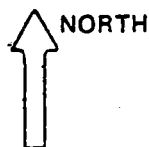
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, completed in 1924, is the only structure of Art Deco design in the area. For a number of years it housed the Southern Service Company, a large commercial business which operated a number of laundries, including Blue Seal Laundry. By the early 1960s, and several locations later, this facility moved to larger quarters in Mission Valley where they employed over 150 people.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. Union 2/26/61 36:1-7;
2/28/61 17:2.
Sanborn Maps: 1924-48
Title Search
22. Date form prepared ___
By (name) ___
Organization University of San Diego
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION Asamblea Apostolica De La Fe En Christo Jesus

1. Common name: _____
2. Historic name: DeLong Building
3. Street or rural address: 915 S. 26th Street
City San Diego Zip 92113 County San Diego
4. Parcel number: 538-610-10
5. Present Owner: James McGlothen et al Address: 12760 Warhorse St.
City San Diego Zip 92129 Ownership is: Public _____ Private X
6. Present Use: vacant Original use: commercial

DESCRIPTION

- 7a. Architectural style: Early 20th Centruy Commercial
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:
Reed & Hubbells Add Block 5, Lots 21,22,23,24 Map 0327
Typical of a number of commercial buildings along Logan and
National Avenues, this structure has a stucco facade with
wood trim around the stepped parapet, windows and doors, and
a flat roof which is hidden by the roofline. At the rear,
part of the building rises to two stories. The store-front
windows have been covered and entrances appear sealed. A
narrow horizontal band of paned windows runs across the front
of the building above the larger display windows, a feature
repeated in several other commercial structures in this area.
The south side of this building abuts an alley, and its north
side faces an apartment building which is on the same parcel.
Although deteriorated, this structure appears sound.



8. Construction date:
Estimated 1907 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 140 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Spring, 1983

3. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Windows covered; possible alteration to central entry
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial ☒ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Alley along south side.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

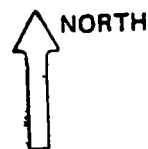
Louis S. DeLong operated a photography studio in this building in the early 1920's. By 1927, the building was vacant and apparently remained so for several years.

Although dilapidated, this structure adds to the sense of architectural unity established by similar commercial buildings grouped along Logan and National Avenues.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories

22. Date form prepared _____
By (name) _____
Organization University of San Diego
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

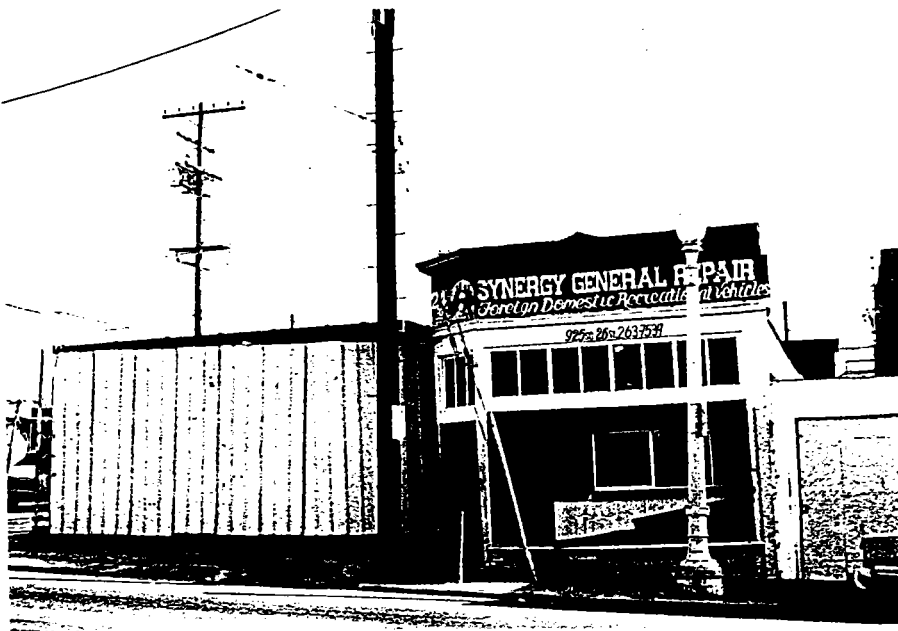
IDENTIFICATION

1. Common name: Synergy General Repair Company
2. Historic name: _____
3. Street or rural address: 925 South 26th Street
City San Diego Zip 92113 County San Diego
4. Parcel number: 534-411-05
5. Present Owner: Peter K. Zelin Address: 925 South 26th
City San Diego Zip 92113 Ownership is: Public _____ Private x
6. Present Use: Foreign Auto Repair Original use: _____

DESCRIPTION Salt box with false front

- 7a. Architectural style: Legal: N 10' of Alley and all lot 30, and S 1-2/3' lot
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: 31 of Parish & Loomis sub.

The structure fronting the sidewalk is a salt box style, board flush and running deep on lot. Fencing some 20 feet high means to hide the property from the street. The facade has been altered allowing two aluminum framed windows to face the street. A redeeming feature is the row of single paned windows at roofline, with the facade angled or bayed at the north end. Above the roofline is the false front rising above the flat roofline. Older cast iron lamp posts still line streets in this neighborhood.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 75 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s):
1983

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Cannot be determine; facade appears to have been covered over at street level.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial X Commercial X Other: _____
16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: _____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: Yards on both side hidden by high fencing apparently hold wrecked cars and serve as a holding station for vehicles

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The subdivision was begun in 1886 by W. Parish and C.C. Loomis who sold this property to Henrietta Pierce. On December 20, 1910 George H. Harrison bought the property defined in the legal description (the first time it so appears) and mortgaged it with the Southern Trust and Savings Bank, which is likely the date the structure was built. He and Mary Morrison sold the property to Frederick Van Fossen on August 6, 1920.

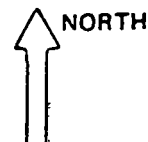
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

*San Diego County Records Office
San Diego Public Library*

22. Date form prepared University of San Diego
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Jack's Island Tavern
2. Historic name: Flat Iron Apartments
3. Street or rural address: 940-50 South 26th Street
City San Diego, CA Zip 92113 County San Diego
4. Parcel number: 538-580-30
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Vacant Original use: Apartments/Store

DESCRIPTION Legal: San Diego Land and Town Company Addition, Block 145.

7a. Architectural style:

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Three story store/hotel, triangular shaped on a fractional block; surrounded by streets--it is an island structure.

The east street level contains the large recessed doorway area with large paned windows leading to the floor level store space. Above in the other floors are apartments with enclosed iron porches and fire escapes on the side facing east. At the second and third floor level rectangular bays exist probably where stairs exist in the interior and provide wide angle views of the region. Smaller recessed windows exist at all three levels.

The overhanging roof is supported by beams which are exposed and six feet to edge of parapet. At roof level a high parapet may hide a roof area for recreation or lounging. Work is in progress to restore the building which has what appears to be a shiplap siding.

Attach Photo(s) Here

8. Construction date:
Estimated 1911 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 33 Depth 33
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent _____ Good x Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential x Industrial _____ Commercial x Other: _____
16. Threats to site: None known x Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? x Moved? _____ Unknown? _____
18. Related features: Street lamps are old cast iron and worth replicating in the area.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

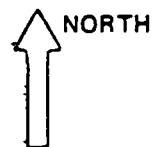
The structure is a remarkable building within an area of some blight. It represents a pre-Exposition era in San Diego, and likely was a rooming house for workers in the commercial-industrial area. Vacant since 1977 the building may have been built in July 1911 by Edward Lufkin who took out a mortgage on the property. In the 20's the Flat Iron Apartments were owned by Mrs. R. May Strong and a Mr. William F. Sangster owned and operated a grocery store there. During prohibition he converted the store into a wholesale and retail distribution point for malt and hops. When the 18th Amendment was repealed, Sangster converted the premises to a liquor store. A variety of people leased or rented the property including Sarah Holaday and Eva M. McCool and Bertram Bowler in 1929. In 1963 the site became a public bar and was called Jack's Island Tavern.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. City Directories
Barley & Pearlman, Hist. Survey, 1978
Sanborn Fire Maps; 1921-1956
San Diego County Records Office

22. Date form prepared University of San
By (name) Diego
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

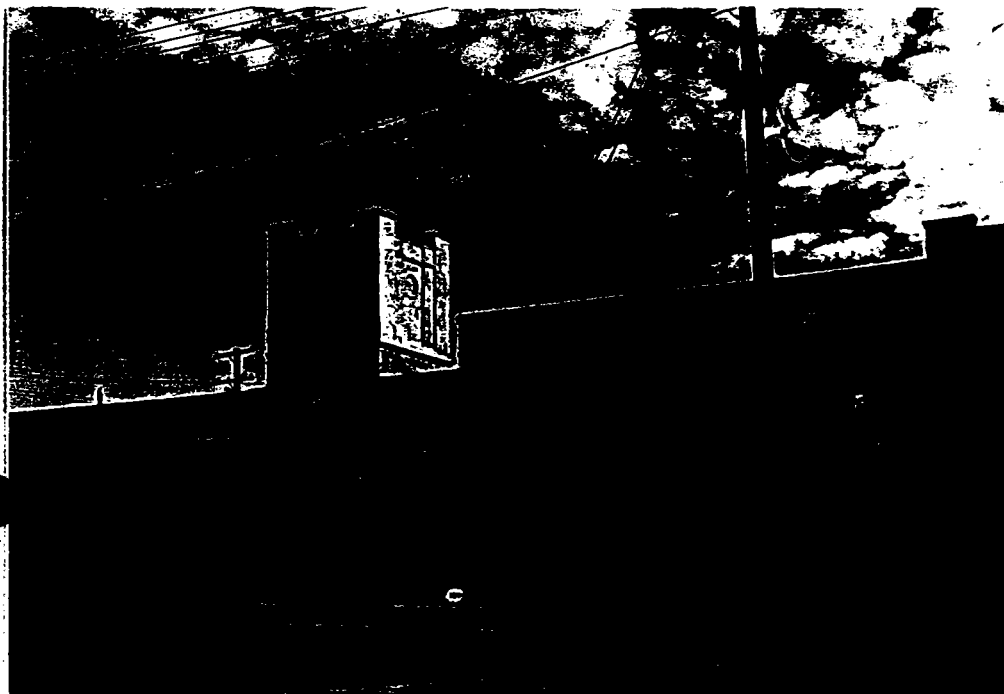
1. Common name: Baptist Church
2. Historic name: Logan Heights Baptist Church
3. Street or rural address: 1045 South 29th Avenue
City San Diego, CA Zip 92113 County San Diego
4. Parcel number: 550-130-42
5. Present Owner: Victory Baptist Church of Address: San Diego,
City Same Address Zip _____ Ownership is: Public _____ Private X
6. Present Use: Active Church Original use: Church

DESCRIPTION

Legal: Reed and Hubbell Addition, block 9, lots 25 through 28

- 7a. Architectural style: A touch of Gothic Revival
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

L shaped single story building with low parapet around the structure. Over the entrance to the Church is a second story block tower, its function not determined. It may be a bell tower. Windows all around are vertical, narrow and wide, multiple-paned. The building is likely frame with some brick and surfaced with tinted plaster. A few fins line the facade. What appear to have been rose windows in the tower are now filled in.



8. Construction date:
Estimated _____ Factual 1916
9. Architect _____
10. Builder Wilson Davis
11. Approx. property size (in feet)
Frontage 100 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1983

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Not apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

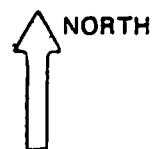
On April 22, 1908, F.M. and Jennie H. Green sold the property to the First Baptist Church of San Diego. The Church became the Grand Avenue Baptist Church on October 25, 1909 and during this time mortgaged the property at least once to William Kettner, prominent legislator from California. On October 17, 1916, Building Contract 2537 was let between the Logan Heights Baptist Church to contractor Wilson Davis for \$,975.00. Additional contracts were let to the San Diego Planing Mill, Independent Sash and Door Company, Whenn Electric Comp. Robert H. Winn Company, R.C. Yeargin, John Hansen, the Frost Hardwood Lumber Company and the Western Roofing Company. The Notice of Completion was signed off on February 13, 1917.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion X Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego County Records Office
San Diego Public Library, California Room

22. Date form prepared Univ. of San Diego
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Cal-Soft Water Service
2. Historic name: Ghio & Macevicz Gas Station
3. Street or rural address: 924 31st Street South
City San Diego Zip 92113 County San Diego
4. Parcel number: 550-032-18
5. Present Owner: Jessie Houseley Address: 920 S. 31st Street
City San Diego Zip 92113 Ownership is: Public _____ Private X
6. Present Use: Gas Station for Private Original use: Gas Station
Use of Cal-Soft Water

DESCRIPTION

- 7a. Architectural style: Commercial Spanish Style
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Whitney Addition, Block 42, lots 1 and 2.

This structure is one of the few remaining old-time service stations in the San Diego area. In good condition, this building exhibits typical Spanish style features such as stucco facade, tile roof and air vents with decorative moldings. Square, multi-paned windows are flush with the exterior facade. The building is surrounded by several supporting structures, one of which is a pre-1900 wooden building that may have originally served as a barn. This two story structure has shiplap siding, sliding wood doors which open to an alley and a second story door, now unused, that may have been a loft entrance. Exterior modifications to some windows, the addition of a stairway along the east side and assorted fencing around the building, have greatly altered the original appearance.

Attach Photo(s) Here

8. Construction date: Estimated 1927 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1983

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial ☒ Commercial ☒ Other: _____

16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Station is surrounded by several other buildings, both old and recent. One of these may have been a barn and has
SIGNIFICANCE since been converted for storage and office space.

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1926, this property was owned by a Mrs. Panosch. A year later, a gas station opened at this address. Operated by two men, Ghio and Macevich, the station continued under their ownership until sometime in 1933 when Thomas LaMantia took over the business. This service station remained in continuous operation until 1972. Winsor's Union Service was the last public station listed by the City Directory at this address.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture _____ Arts & Leisure _____
Economic/Industrial ☒ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. City Directory: 1926-1974
S.D. County Recorder's Office
Sanborn Fire Maps: 1924-;948

22. Date form prepared _____

By (name) _____

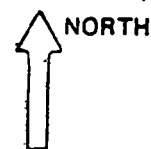
Organization University of San Diego

Address: _____

City _____ Zip _____

Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





POTENTIAL FUNDING PACKAGES FOR
BARRIO LOGAN (EAST END) REDEVELOPMENT

The following is a list of of potential funding packages for planned and historical redevelopment of the Barrio Logan area. Included are both existing and hypothetical plans.

THE MARKS PLAN

This existing program was implimented through the Marks Historical Rehabilitation Act of 1976, and is carried out in San Diego by the Marks Historical Rehabilitation Financing Resolution of the City of San Diego of 1981. The Act and City Resolution authorizes San Diego to issue revenue bonds or sponsor tax exempt loans for the purpose of financing rehabilitation of qualified properties located within a designated historical rehabilitation area.

The way the program works is like this: The city acts as an intermediary or facilitator getting the lender and the property owner together. By doing this, all interest from such bonds or loans is tax exempt, thusly any competitave interest paid by the borrower will be lower than that in the commercial market. The inherent problem with this funding plan is that the costs of issuing such bonds may outweigh the benifits for the small property owner. As such, many times small property owners will pool their resources to apply for a bond package, letters of credit ect.

Currently, the city allows a maximum of 80% total leverage of the anticipated after-rehabilitation value of the property. The repayment period for such loans may not exceed 40 years or 80% of the economic life of the property, which ever is less.

BARRIO LOGAN COMMUNITY DEVELOPMENT
HISTORICAL AND ARCHITECTURAL REHAB.

LOANS (Hypo)

This hypothetical funding package would be a partnership venture between the city and a community bank or lending institution.

Here is how it would work: The property owner would approach the city and the lending institution with a viable property rehabilitation project. The lending institution would finance 80% of the package at the prevailing interest rate. The city would use Federal Block Grant Funds to finance the remaining 20% of the venture.* The result would be a savings to the property owner of 20% of the normal costs of financing such a rehabilitation. The result is a very efficient use of Federal Block Grant Funds by the city as the money will be repaid and thusly recycled. The lending institution gets the benefit of the current market interest rate and a progressive community image.

H.U.D. 312 LOAN PROGRAM

In this program the Federal Housing and Urban Development Administration funds City of San Diego administered loans for the purpose of rehabilitating low and moderate income housing. Such loans are available on the basis of 50% funding by HUD and 50% funding by conventional sources. The HUD portion carries an interest rate of 9% with the conventional portion at the prevailing rate. As one can see, in such a situation there can be a substantial interest savings over 100% conventional financing.

Currently there is a maximum allowable funding of \$27,000 per unit and the property owner must covenant to fix rents at a low to moderate income level rate for a minimum of 5 years.

* The city's portion of the funding would be at no interest to the property owner.

FACADE IMPROVEMENT LOANS

These monies come from Federal Community Block Grant Funds. Here once again, the city administers the loans with an interest rate of 8% on amounts up to \$40,000 with interest at the prevailing rate for amounts in excess thereof.

NATIONAL TRUST AND CITY GRANT FUNDS

These grant funds come from the National Trust and may be used for historic preservation of properties belonging to states, cities or non-profit organizations. The monies were made available through a recent jobs bill passed by the U.S. Congress. Total amount available to individual projects varies.

URBAN DEVELOPMENT ACTION GRANT PROGRAM

These funds are provided by HUD to individual cities on the basis of need in local "pockets of poverty". The purpose of such funding is for the creation of jobs and the elimination of blight. The city upon receipt of the money then loans it to property owners in need at 8% interest. The max amount of allowable leverage is 12% of the total cost of any project.* These funds are usually used as gap fillers to supplement other funding.

* Of this 12%, the individual city involved must provide 6/10 of the needed funds.