



HISTORIC SITE INVENTORY OF

BAYSIDE

for
CENTRE CITY DEVELOPMENT CORPORATION

May 1989

Cover Photograph: San Diego Historical Society, Ticor Collection -1924

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THE HISTORY OF BAYSIDE

Alonzo Horton came to San Diego in 1867 and purchased 960 acres of land for his "New San Diego" development. The Bayside survey area includes part of this acreage. Through the late 1860's and 1870's "South San Diego" relied heavily on Horton's wharf at the foot of 5th Avenue for its contact with other parts of the nation. The predominant commercial growth at the time was along 5th Avenue with Market Street as the main cross street. A few warehouse structures dotted the Bayside area in the 1860's and 70's, huddling close to lower 5th to transport stored grain, honey and other products, as well as, to receive incoming shipments of lumber, iron, ore and other necessities. McDonald's Store, later known as the San Diego Lumber Company, was erected in 1869 at 6th Avenue and L Street. Lumber was floated down from Northern California and Oregon. Indians pulled the lumber from the bay and stacked it at the lumber company building which was erected on redwood planks in order to protect the wood from the muddy soil. In 1872, Bailey's Foundry, later called the San Diego Foundry, operated on the corner of 8th Avenue and M Street (now Imperial), and provided much of the structural iron work for Gaslamp Quarter business and commercial structures erected during that time.

The northern transcontinental railroad line had been completed in May 1869, but no direct route existed to San Diego. Horton and other locals lobbied for a railroad link which would facilitate transportation to this area. It was not until 1885 that the California Southern Railroad, a subsidiary of the

Atchison, Topeka and Santa Fe line, ran tracks into San Diego from the North. This was a good start and greatly increased San Diego's population in the late 1880's, however, the area still longed for a direct outlet to the East.

With the 1885 railroad connection and the great influx of newcomers to the area as a result, a building boom ensued. In Bayside, simple Victorian cottages were erected on 16th and 17th Streets to accommodate laborers, porters, clerks and other blue-collar workers. Standard Iron Works erected their manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (later Imperial). The San Diego Gas Company, which had started from modest beginnings on 9th between M and N Streets (Imperial and Commercial) in 1881, with 89 customers, expanded at this location to supply the needs of San Diego's growing residential and business community. In 1886, the directors decided to enlarge the gas plant. They built a new electric generating plant at 10th Avenue and M Street (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as the successor to the San Diego Gas Company, and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego. In 1889, the boom busted in San Diego, with numerous individuals leaving the area. The gas and electric company found it could easily service the utility needs of the town with existing equipment, thus no new major additions were made to the plant until 1905.

After the turn of the twentieth century, other businesses chose to locate in the Bayside area because of its proximity to the railroad tracks and the warf and in anticipation of a much needed railroad linkage to Arizona and then eastward across the southern part of the United States. By 1906, three piers were in existence in the Bayside study area: one at the foot of 6th called the San Diego Lumber Company pier, one at the foot of 7th called the Sheldon pier, and the Bailey pier located at the foot of 9th. The San Diego Ice and Cold Storage Company took over the Silver Gate Warehouse property in 1902 at 800-22 Imperial and established "one of the finest plants in the city." Nason and Company, commission and wholesale produce merchants, located at 903 K Street in 1913. The Simon-Levi Company, erected in 1911 at 7th Avenue and J Street, ran a wholesale grocery business. Western Metal Supply Company at 215 7th Avenue, designed as an up-to-date modern building by Chicago architect, Henry Lord Gay in 1909, produced "everything in iron and steel from carpet tacks to structural beams."

San Diegans during this time still sought an eastern railroad link. Southern Pacific railroad officials approached John D. Spreckels, sugar magnate and San Diego businessman, with an unusual proposal. They would finance the construction of a line to the East if Spreckels would agree to act as the "front man" for the operation. Money problems, revolutions in down all railroad work in the country, and Spreckels obtained the only special disposition to continue progress because of San Diego's importance as a military port. The final spike of the San Diego and Arizona Railroad was driven into the ground by Spreckels on

November 18, 1919, ending a long struggle for San Diegans.

In addition to the main railroad tracks in the area, railroad spur lines are still apparent on Bayside streets today. These spur lines extended right onto the piers themselves. Goods were unloaded from ships, put on waiting boxcars, and taken directly to the businesses or put on one of the major lines out of the city. Several streets have three spur lines, one down the middle and one on each side of the street to service the businesses located there. The new San Diego Ice and Cold Storage plant, erected 825 Imperial Avenue in 1922, claimed at the time it was "located in the heart of the industrial district", and had "excellent shipping facilities afforded by spur tracks to the San Diego and Arizona and Santa Fe railroads as well as to the waterfront."

The Great Depression cut short San Diego's growth and business was affected. The advent of World War II brought a change to the normal business activities of the area. The San Diego Gas and Electric Company had all new utility extensions put on hold until evaluations were completed by the War Production Board, since copper wire and steel pipe were in short providing collection depots for used rubber and metal articles. Employees use public transportation whenever possible. Company home economists urged employees and customers to use substitutes for meat, fats, sugar, coffee and other foods that were rationed. The J. Schiefer and Sons building at 371 8th Avenue became the Standard Parachute Corporation from 1941-45, producing parachutes for the war effort.

The buildings in the bayside study area served a variety of purposes over the years. Many have been altered or allowed to fall into disrepair. From the late 1860's through the 1940's and beyond, the firms provided services for a multitude of local needs. Drawn to the area because of the railroad lines and harbor facilities, they comprised a substantial sector of San Diego's business community. The enterprises provided a vital link between the businesses of the city and county, as well as, other states and various trade centers across the county.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

Commercial Building Records, Office San Diego County Assessor.

Deed Books, Office San Diego County Recorder.

Directory of San Diego Architects, 1868-1939, University of San Diego, 1984.

Great Registers of Voters, 1887 to 1907-1908, San Diego Public Library (Main Branch).

Lease Books, Office San Diego County Recorder.

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

Mortgage Books, Office San Diego County Recorder.

Photographs, Historical, Ticor Collection, San Diego Historical Society.

Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.

LIA/BRANDES TEAM MEMBERS

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Dr. Ray Brandes Historic Research Supervision,
Site Selection, Photography

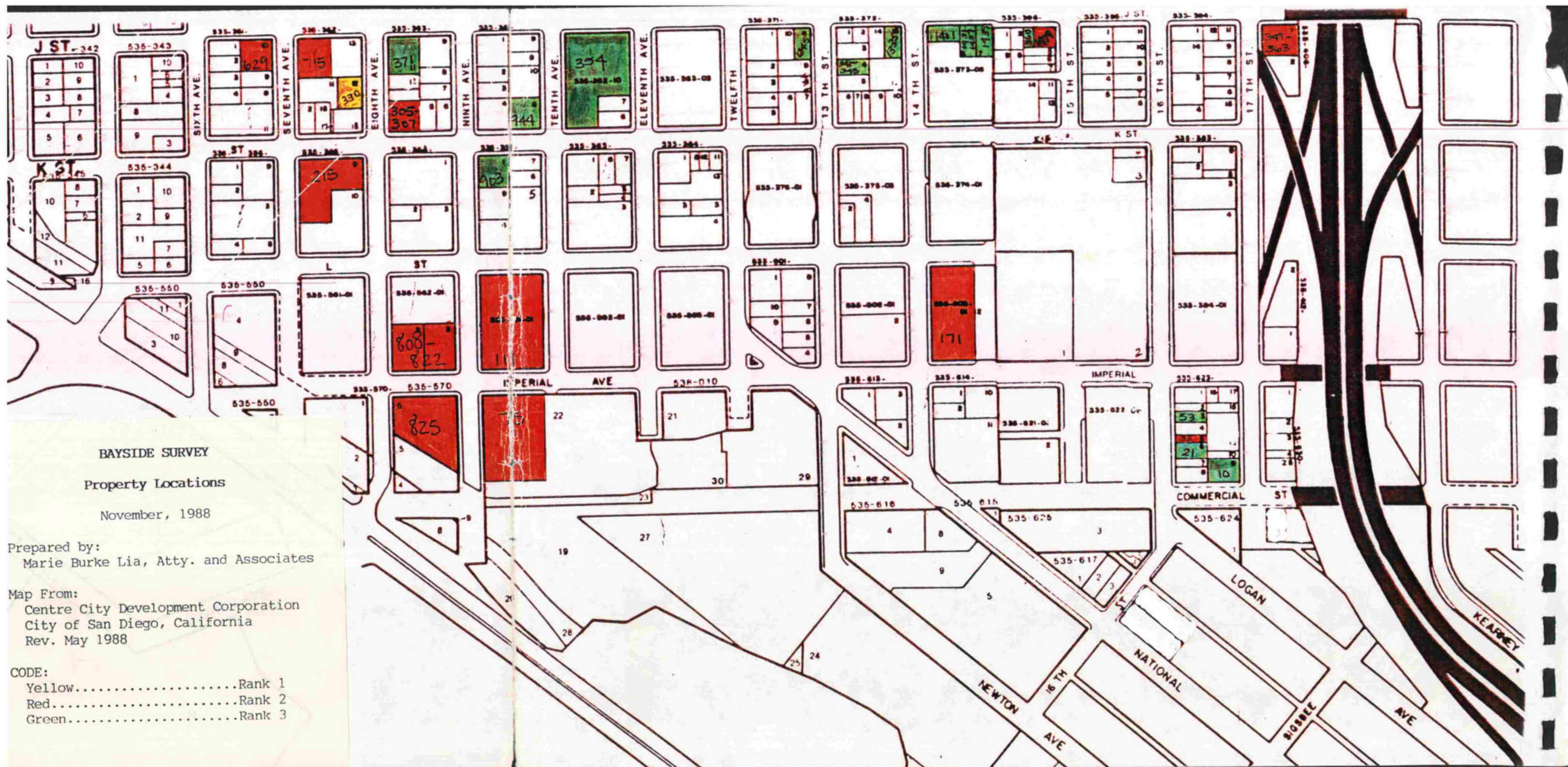
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Selection

Kathleen S. Flanigan Historic Research, Site
Selection

Anne Pierce Cooper Architectual Descriptions,
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Kathleen A. Crawford Architectual Descriptions

Marianne Kern Production



HISTORIC SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

330 8TH AVENUE

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

808-822 IMPERIAL AVENUE

825 IMPERIAL AVENUE

629 J STREET

715 J STREET (344 7TH AVENUE)

1479 J STREET

215 7TH AVENUE

305-307 8TH AVENUE

75 9TH AVENUE

111 9TH AVENUE (114 10TH AVENUE)

171 14TH STREET

33 16TH STREET

349-363 17TH AVENUE

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

1245 J STREET

1335 J STREET

1401 J STREET

1431-1437 J STREET

1439 J STREET

903 K STREET

944 K STREET

371 8TH AVENUE

354 11TH AVENUE

341-343 13TH STREET

360 15TH STREET

21 16TH STREET

53 16TH STREET

10 17TH AVENUE

IDENTIFICATION

1. COMMON NAME: Campbell Creamery/Balboa Brewing Company
2. HISTORIC NAME: San Diego Ice & Cold Storage Company
3. ADDRESS: 808-822 Imperial Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-562-02,-03
5. PRESENT OWNER: Plant Product and Supply Company
ADDRESS: P.O. Box 85001 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 147, Lots D,E,F,G,H & I

808 and 810 appear to be a separate single story structure which wraps around the corner of Imperial and 8th Avenues. Constructed of concrete, and stucco, it is a rather formidable building extending nearly the full length of the 8th Avenue block, on the east side of the street. 808 Imperial Avenue is plain, with several window openings which are vertical and multi-paned. The surface of the fabric is plain, with several entrances, one on 8th Avenue and one at 808 Imperial Avenue. The roof is flat, has no parapet; the landscaping is minimal and confined largely to the area between the curb and the sidewalk. The buildings as we see them today are evidence of the growth of the San Diego Ice & Cold Storage Company at the turn of the century. There are single hung sash windows beneath segmental arches with six over six lights on the second-floor additions. There is also some frame construction behind 810 Imperial Avenue with a round window or vent frame within the shed roof. These buildings exhibit the hallmarks of industrial buildings: differently sized and designed windows and door openings for different functions.



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
200' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As an example of an Industrial style structure, exhibiting varied window sizes and doorways, this building is deemed significant.

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

SIGNIFICANCE

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

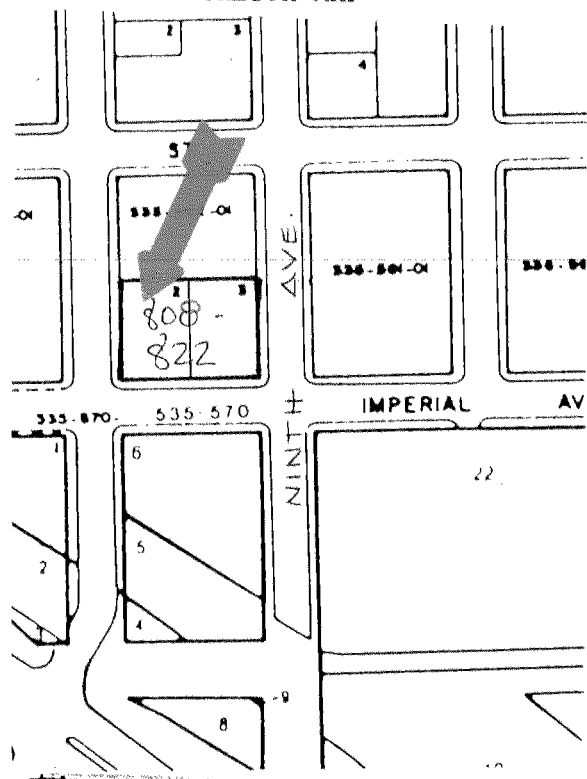
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
Office of San Diego County Recorder

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Refrigerated Services Inc.
2. HISTORIC NAME: San Diego Ice & Cold Storage Company
3. ADDRESS: 825 Imperial Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-570-06
5. PRESENT OWNER: Edward & Roseanne Plant
ADDRESS: P.O. Box 85001 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 158, Lots A,B,J,K & L, and/except r/way, Lots C,D,H & I.

This massive concrete structure occupies nine of the twelve properties on the block and is adjacent to a rail siding. The building occupies varied levels, ranging from two stories, to a central tower which is probably six stories in height. It provides the appearance of a fortress surrounded by loading platforms. The first floor around the entire structure is largely doorway openings for loading and unloading refrigerated products. Some windows at the first floor are single pane; others at the second or third floor are segmental arched and double paned, operating on a pivot. The tower apparently has windows at each floor level on the north side for light in the passageways. The business sign faces west at the peak of the tower. The strength of the building suggests, as do the buildings to the north, that they were all constructed at the same time and by the same contractor.



8. CONST. DATE: 1922
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
37,026 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building demonstrates all the aspects of a building designed in the Industrial style--it is concrete, with many openings for movement of goods, and is surrounded by loading platforms.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS: One parcel containing all refrigeration plants
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l Other X

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

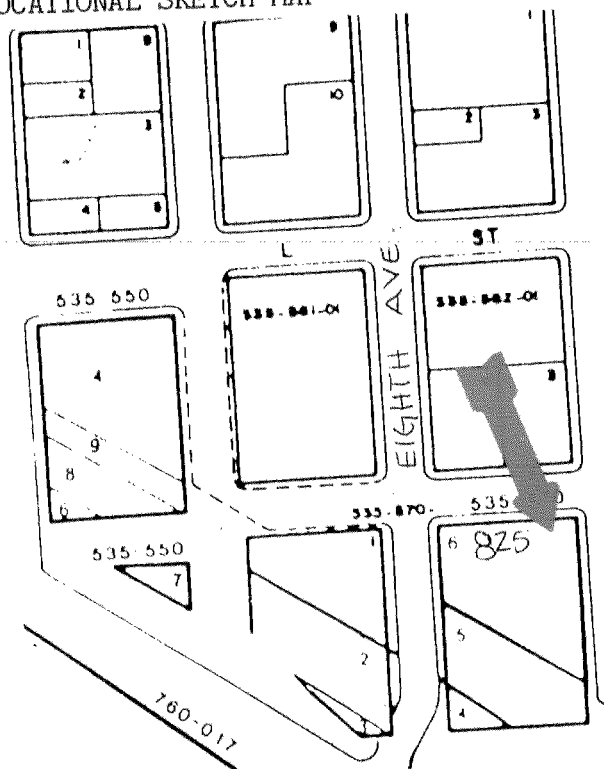
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego Union, 2/5/1922

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Doyle Barnes Warehouse
2. HISTORIC NAME: Doyle Barnes Warehouse
3. ADDRESS: 629 J Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-351-10
5. PRESENT OWNER: San Diego Trust & Savings Bank
Irving Krasner, Howard Sanger
ADDRESS: 400 S. Farrell, Ste. B/102 CITY: Palm Springs
ZIP: 92268 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Warehouse

DESCRIPTION

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

Legal Description: Horton's Addition, Block 123, Lots K and L.

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



8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This industrial structure serves as a significant example of early 20th century architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l X Other
16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Irving Krasner
recently died. Building is on market at speculative
price, far beyond reuse value.
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Abuts other garage and storage building

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This is a handsome, older commercial building that uses the cornice and bracket style of the Victorian period with a neoclassical use of flat piers and the ornamental simplicity of the new turn of the century architecture. In 1912, Boone Investment Company contracted with A. and H. Brownlee, Contractors, for \$11,482.00 to build on Lots K and L. In 1915, Doyle-Barnes, wholesale grocers, occupied the building and were still there in 1927. Partner J.L. Doyle, in San Diego since 1887, had at one time (1903-1906) done business as Fletcher and Doyle with Ed Fletcher, a prominent San Diego businessman. This industrial structure serves as a significant example of early 20th century architecture.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

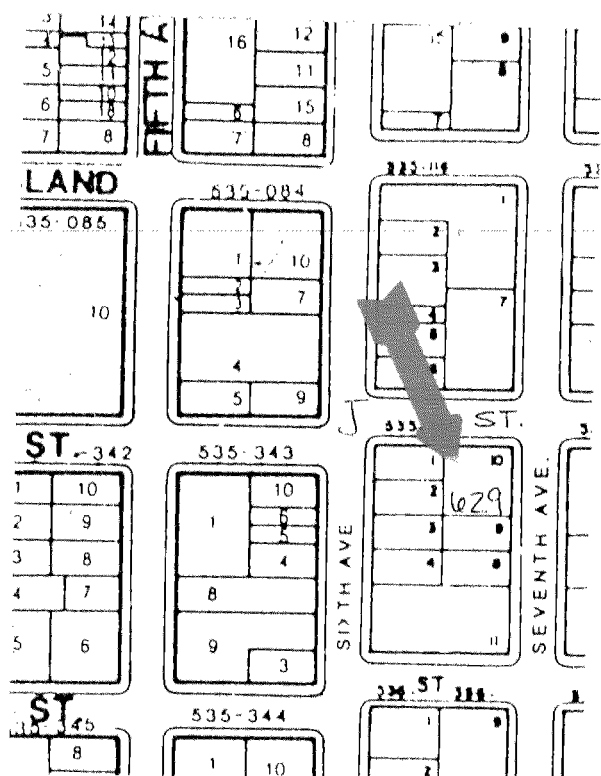
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego Union, 3/27/37; 10/6/03;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: "J" Street Design Center
2. HISTORIC NAME: Simon Levi Company Building
3. ADDRESS: 715 J Street (344 7th Ave.) CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-352 & part of 13
5. PRESENT OWNER: Raymond D. & Avery Spicer
ADDRESS: 379 San Antonio CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Professional
ORIGINAL USE: Industrial

DESCRIPTION

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

Legal Description: Offset Subdivision, Map 5768, Lot 3.

This warehouse is an excellent example of pre-First World War industrial class architecture, with its brick and molded concrete exterior. A four-story building (includes basement and three stories above ground) of massive proportions, it has a flat roof with a boxed cornice. There are no brackets supporting the cornice. The upper two stories have brick exteriors, while the ground floor was completed in molded concrete. A balance of emphasis between horizontal and vertical design elements was achieved. A cornice-like beltcourse at the top of the first floor is supported by cast concrete "brackets." Windows are 12/12 and 6/6 double hung sash on the upper floors. Ground floor windows have a storefront appearance. Alterations through the years appear to have been minimal, and do not detract from the architectural integrity.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
W. S. Keller
10. BUILDER:
Armstrong & Pefley
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This warehouse is an excellent example of pre-World War I industrial class architecture with its brick and molded concrete exterior.

IDENTIFICATION

1. COMMON NAME: San Diego Broom Works
2. HISTORIC NAME: San Diego Broom Works
3. ADDRESS: 1245 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-371-11
5. PRESENT OWNER: Robert Sinclair
ADDRESS: 258 Kolmar
ZIP: 92037
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Coffee roasting-industrial
ORIGINAL USE: Broom manufacture

DESCRIPTION

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

Legal Description: Horton's Addition, Block 129, East 1/2 Lot L & Lot K.

Although Utilitarian in style, the San Diego Broom Works building has a certain home-made charm. This large two-story factory features a low-pitched gable roof with a stepped parapet at the front and wide eaves with exposed rafter ends at the sides. The second floor is actually a mezzanine at the front half of this building. The facade is symmetrical in design, with French entrance doors at the center flanked by evenly spaced, 4 over 4 double hung windows. Windows on the sides of this building have either 4 or 9 panes. Corrugated tin covers the exterior sides, while unique tin sheets stamped with a brick pattern and inscribed with "Western Metal" sheath the front. The corner-boards, window frames, and door frames are wood. The building was moved to this site in 1942 and placed on a concrete foundation. Some windows have been covered over and the mezzanine windows just under the eaves have been added.



8. CONST. DATE: 1921
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Hugley Family
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant primarily because of its contribution to the economy of San Diego in the 1920's, but its non-professional construction and style are also secondary factors in the evaluation of the structure.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Part of roof raised; some windows covered

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust X Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? 1942

18. RELATED FEATURES: Trees and shrubs

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1889, Sarah L. Harriet sold Lot L to Preston C. Richardson, who died in 1914. Carleton R. and Marie F. and Harriet Richardson mortgaged the property for \$3,000 in 1916. In 1917, J.C. and C.M. Hugley organized the San Diego Broom Works at 244 5th Avenue to produce brooms and mops. By 1930, they were turning out over 50,000 brooms annually. In 1921, the family themselves built this tin building at their new location, 335 11th Avenue, where they manufactured Klenzall mops. They moved the building in 1942 to the present site on J Street and continued production until 1972, when the owner retired and sold the property to a coffee roaster. The homemade building illustrates the charm that can be achieved by the non-professional carpenter and is highlighted by the unusual brick-stamped tin facing.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

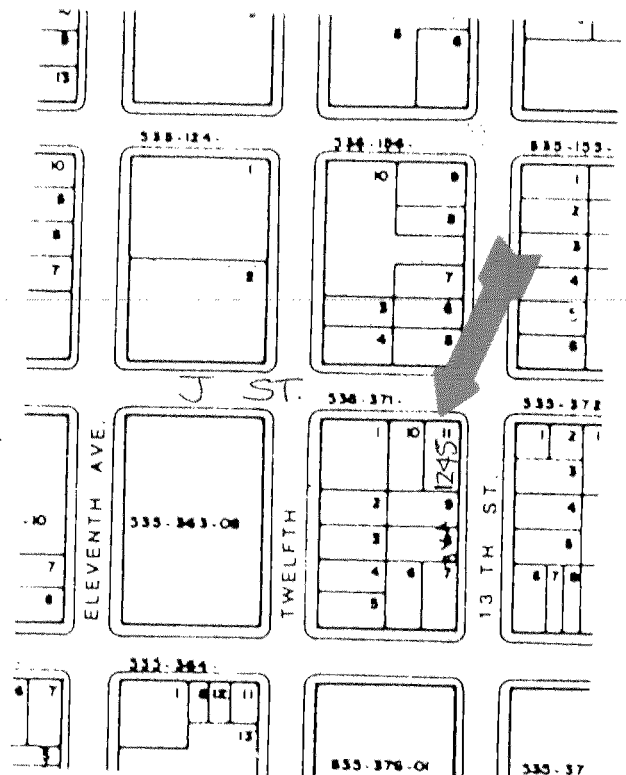
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego Union; Interview
with former owner Huguley, Fall
1980.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

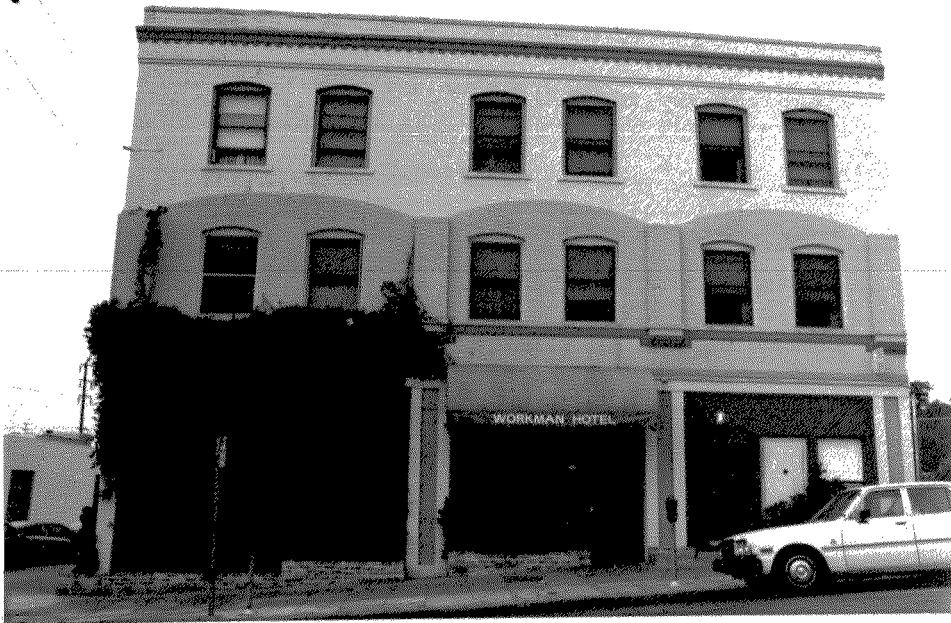
1. COMMON NAME: Workman Hotel
2. HISTORIC NAME: Loring Stationers
3. ADDRESS: 1335 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-372-15
5. PRESENT OWNER: Floyd Hamaishi
ADDRESS: P.O. Box 1668
CITY: Carlsbad
ZIP: 92008 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential
ORIGINAL USE: Commercial/Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 130, E 1/2 Lot L,
E 1/2 Lot K.

This three-story residential/commercial brick building is rectangular and symmetrical. The building has a flat roof and features interesting brickwork in the corbeling and dentils near the roof line, segmentally arched openings for the windows, a belt-course, and spaced vertical features that resemble square pilasters. The six street-facing windows on the second floor and the six on the third floor are individually placed, rectangular double hung sashes. At the street level, the original bays, shop fronts, and hotel entrance have undergone alterations. Some have been filled in with horizontal wooden boards. In some sections, windows and doors have been cut into the wooden panels.



8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
H.C. Sparks
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure's significance is derived from its interesting brick motif and pre-modern style.

13. CONDITIONS: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Ground floor bays altered

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

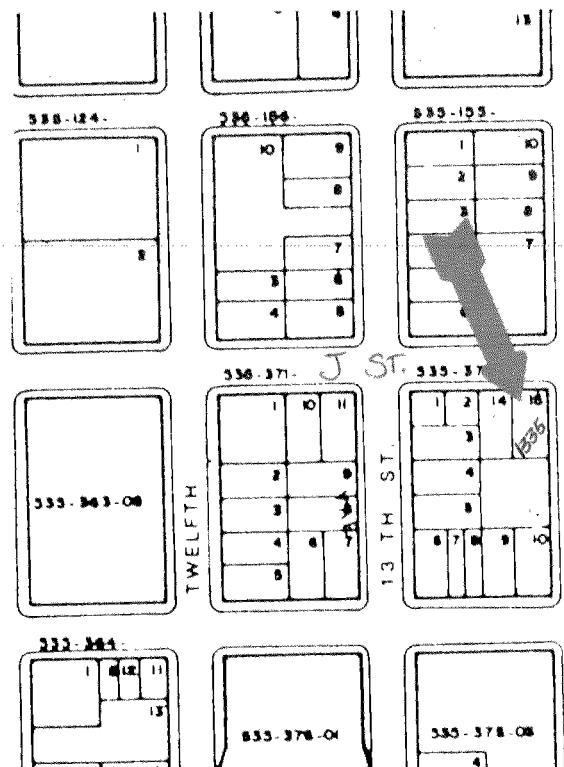
E.W. and A.N. Loring signed the contract for the construction of this building with builder H.C. Sparks in 1912. The building cost \$14,396.00. Loring, with family members, owned the Loring Company, wholesale and retail stationers. The exterior of this building is in excellent condition, and the structure represents the simplicity of pre-modern buildings with enough decorative elements to make them interesting. As none of the Loring family lived or worked here, their ownership appears to have been for purposes of investment. Single working men rented the rooms. Since 1980, the hotel and ground level stores have been completely renovated and appear in excellent condition. This structure's significance is derived from its interesting brick motif and pre-modern style.

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

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego County Recorder's
Office; San Diego Union,
5/2/03; San Diego City
Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Enid Apartments
3. ADDRESS: 1401 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-01
5. PRESENT OWNER: Apartments
ADDRESS: P.O. Box 611
ZIP: 92119 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, Lot A.

This two-story, symmetrical stucco rooming house has a nearly flat roof with a brick chimney, wide eaves and boxed cornices. The building features a centered entry recessed into a segmentally arched opening. An identical opening centered on the second floor above it shelters a recessed balcony. On the facade, there are four sets of triple windows, two sets on each floor. These windows have a larger, center section with a row of five panes across the top. The center sections are flanked by narrower, six over one, double hung windows. The metal bar fencing and gate at the entry, and the metal balcony railing appear to be alterations.



8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The architecture of this house, typical of small apartment houses built during this period, is heavily influenced by the Mission Revival style,

and gives this structure historical significance.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Metal fence and gate at entry and balcony railing are not original.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: fencing, trees

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Walter S. Broderick, president of Broderick-West Land Company, constructed this rooming house in 1912. In 1913, Broderick sold the building to Sarah Mayer who owned it until 1926, selling it to Robert Coulter that year. First known as The Enid, operated by Julia Nelson, it was later called the Enid Apartments. In 1928 it was called the Vine Apartments. This apartment house is one of those built during the construction boom of 1912 and 1913. Many small apartment buildings were constructed in those years in anticipation of an influx of tourists to the 1915 Exposition. The architecture of this two story rooming house, heavily influenced by the Mission Revival style, gives this structure its historical significance, and is typical of small apartment houses built during this period.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

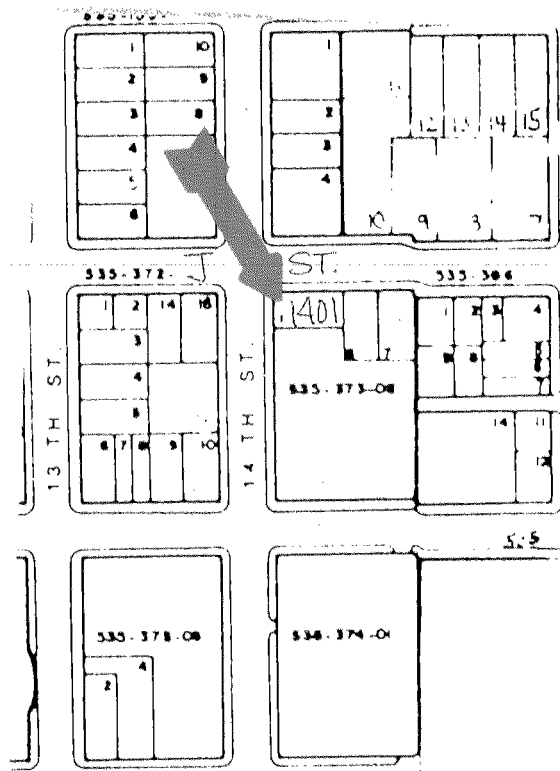
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Rooming House
2. HISTORIC NAME: Broderick Apartments
3. ADDRESS: 1431-1437 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-06
5. PRESENT OWNER: Lillian Grant
ADDRESS: 1463 J Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, West 1/2 Lots K & L.

This two-story, wood frame rooming house appears to be two separate houses, constructed at different times, that sometime in the past, were converted into one building. A stairway was constructed between the original houses, a roof added over the stairway connecting the buildings, and a porch with a balcony on top built across the front. The porch has turned post supports; the balcony features a wooden balustrade. One of the original houses has a flat roof, boxed and molded cornice, and clapboard siding with endboards. The other house features a pitched roof, simple cornice and shiplap siding. Both parts have one over one, double hung windows. Alterations include an aluminum screen door and windows.



8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure demonstrates an eclectic style of architecture which renders it significant.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Aluminum screen doors and windows

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: three palm trees and shrubs in front

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

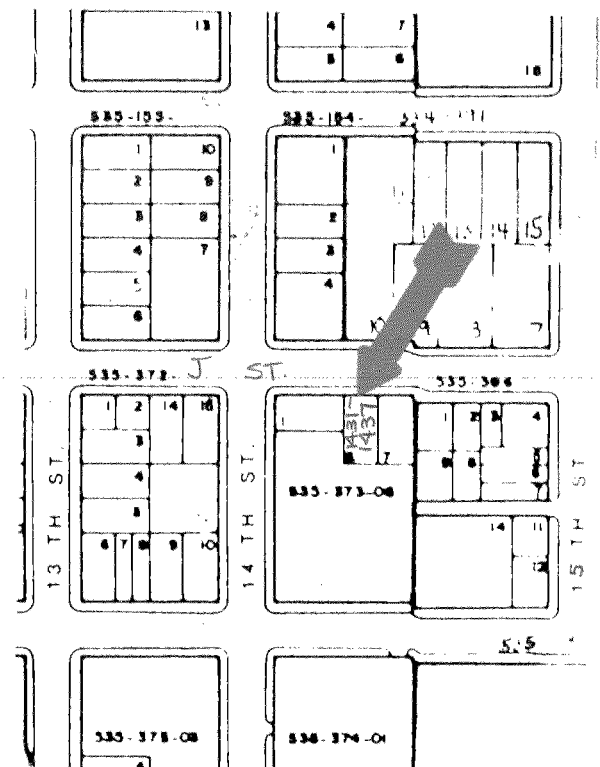
This rental property belonged to Walter S. And Annie Broderick near the turn of the century. A notice of completion was signed on April 18, 1912, for the apartments, which cost four thousand dollars to build. The Brodericks were early land speculators and developers. Walter was president of the West Land Company; while Annie served as its secretary. One of their developments was Malta Square, located east of Balboa Park. Walter S. Broderick died in 1954.

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

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

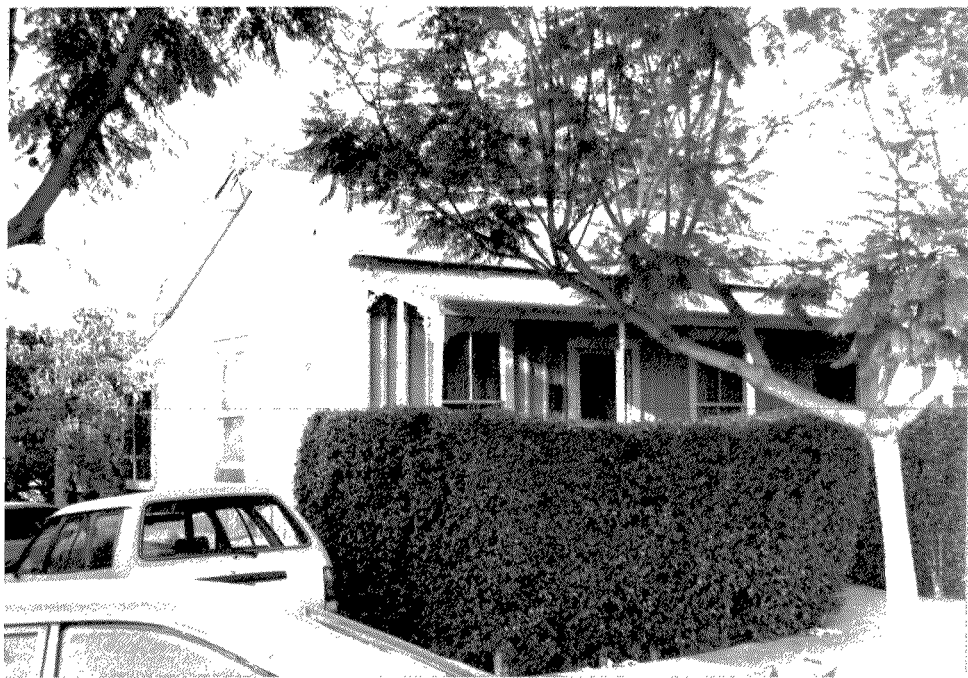
1. COMMON NAME: None
2. HISTORIC NAME: Meister Residence
3. ADDRESS: 1439 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-07
5. PRESENT OWNER: Lillian Brooks
ADDRESS: 1463 J Street
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, East 1/2 of Lots K & L.

This one-story, box and strip, board and batten ranch house features the typical medium pitch, side-gabled roof with a rear extension and an open porch, having a dropped shed roof extending across the front. The porch roof has wooden post supports with scroll sawn brackets. Windows in this house appear to be double hung sash. At the right front corner, a hipped roof section has been added. The brackets on the porch posts are probably not original.



8. CONST. DATE: 1908
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure attains significance as a good, and increasingly rare, example of an early 20th century California ranch home, with an open front porch.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Hedge, trees, auxiliary building

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

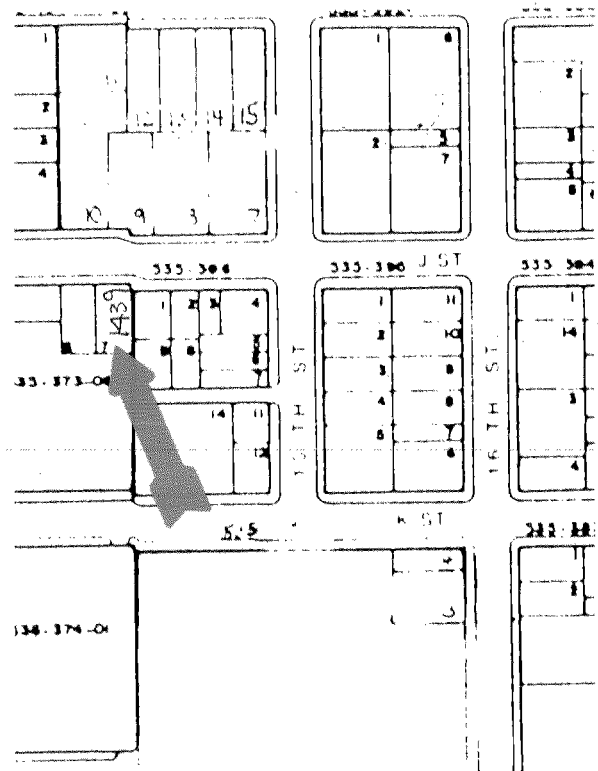
Recorded information regarding this structure is minimal. By 1908, Jacob Meister had aquired the property and had obtained a sizeable mortgage, presumably to construct the small residence. He passed away the following year, but property stayed in the hands of his family until at least 1947. Although it is not an outstanding piece of architecture, this house is a good, and increasingly rare, example of an early 20th century California ranch home, with an open front porch.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel
2. HISTORIC NAME: Joseph Ireland Building
3. ADDRESS: 1479 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-396-04
5. PRESENT OWNER: Growth Investment, Mark Madrugo, Jennie Maloy
ADDRESS: 766 Rosecrans
CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE:

DESCRIPTION

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

Legal Description: Sherman Addition, Block 36, exc W 30' N 65' Lot 3 and N 65' of Lot 4.

This two-story, two part commercial/residential building with a cutaway front corner, stands on a corner lot and is adjacent to the sidewalk on both sides. The rectangular building features shiplap siding, a flat roof with a bracketed cornice, double hung windows with ornamental surrounds and decorated hoods, and a square bay on the second floor, angled across the cutaway corner. The cornice brackets appear to be turned spindles, a unique feature not seen elsewhere in the area. On the ground floor, vertical boards replace the original features in the cutaway corner; and about half of the 15th Avenue side and the original doors and windows have been removed or replaced.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
70' x 65'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building's architecture is significant for its unusual cutaway front corner, and for the remaining Italianate details on the second floor.

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

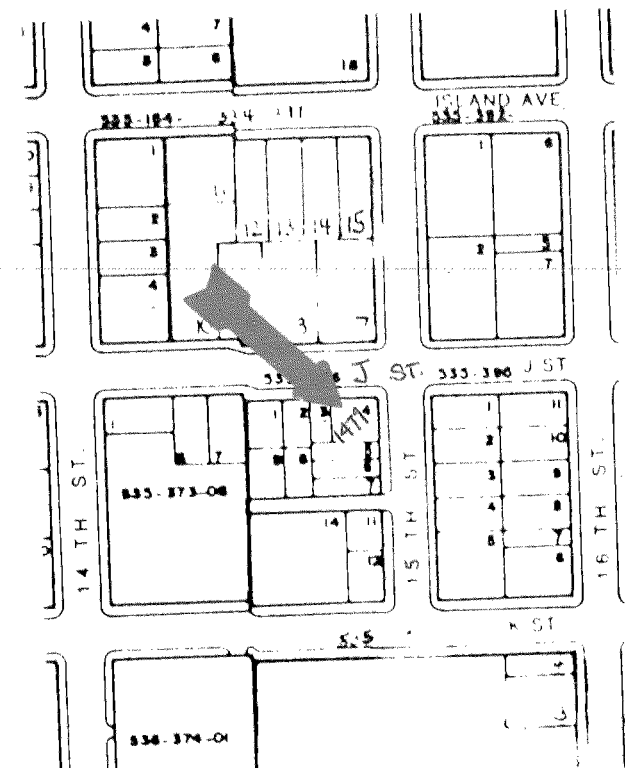
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building, which first appears on an 1888 Sanborn fire map was noted as being vacant that year, probably due to the bust after the land boom in San Diego. City Directory records indicate that Joseph Ireland, the owner of the property, his wife, Elizabeth, and Annie Ireland, all lived in this structure until it was sold in 1907 to Vernon and Florence Rood. In 1913, R.H. Root operated a grocery business at this location, and in 1926, W.G. Stewart managed a restaurant here. R.O. Douglas offered furnished rooms in this building in 1930. The Roods lost the building during the Great Depression of the 1930's. George and Louis Corodemus purchased the building in 1936, keeping it until 1941. This building's architecture is significant for its unusual cutaway front corner, and for the remaining Italiante detail on the second floor.

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

LOCATIONAL SKETCH MAP



21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego Union, 9/22/1893,
6/15/1894, 6/21/1894, 1/24/48
22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

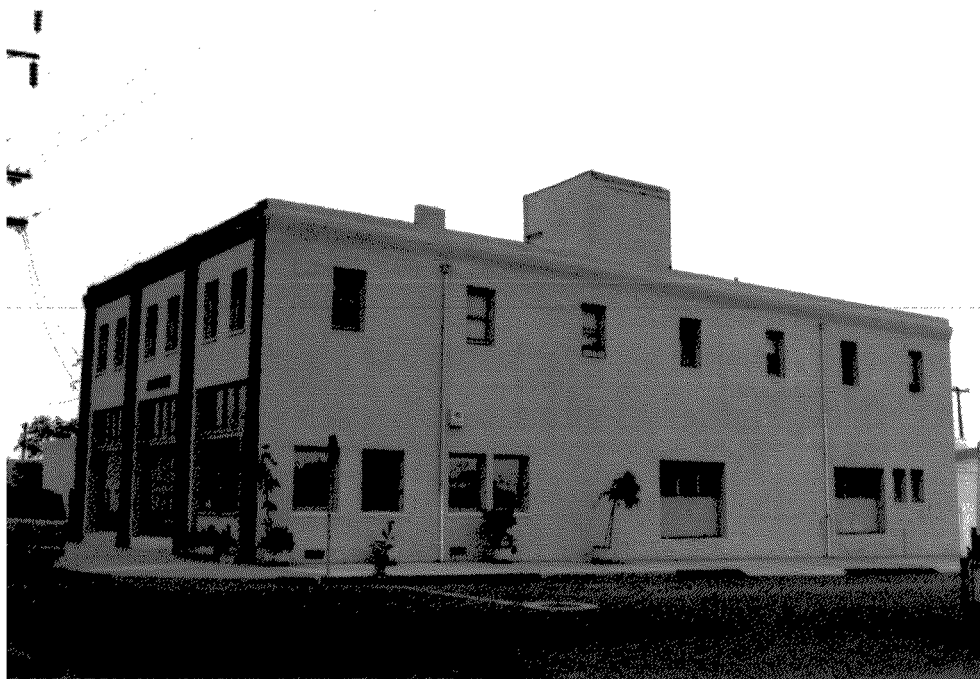
1. COMMON NAME: None
2. HISTORIC NAME: Nason and Company
3. ADDRESS: 903 K Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-366-01
5. PRESENT OWNER: Ellis Brown, c/o Carolyn Filipponi
ADDRESS: 1414 Monument Hill Road
CITY: El Cajon
ZIP: 92020 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 135, Lots A and B

This two-story rectangular apartment building, located at the southeast corner of Ninth and "K" has a flat roof with a block tower above whose purpose is unknown. In recent months it has been rehabilitated at least on the exterior, and likely also on the interior, into apartments or studios. Windows on all sides are rectangular, double hung sash, at least on the second floor. Artplex Gallery occupies the street level entrance, where large plate glass windows facing "K" Street have vertical narrow panes above. On the Ninth Ave. side, there are both single and multi-paned windows. The main facade on "K" Street has four pilasters which reach from the street level to the nearly-flat roofline.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure gains significance as an example of an Edwardian Commercial structure.

IDENTIFICATION

1. COMMON NAME: Southwest Marine Hardware
2. HISTORIC NAME: W.D. Ballinger Company, Wholesale Cigars
3. ADDRESS: 944 K Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-361-05
5. PRESENT OWNER: Elden and Margaret Allen
ADDRESS: 354 East Millan Street CITY: Chula Vista
ZIP: 92010 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 126, Lots G and H

This single-story building is at the southwest corner of Ninth Avenue and "K" Street. The roof is flat, except for a parapet which has red tiles spaced between low arches. The facade is stuccoed, ceramic broken up by structural pilasters which alternate with the windows so that two windows appear between each of these pilasters. A single doorway is located near the north end of the building on K Street.



8. CONST. DATE: 1926
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of a Spanish Eclectic Industrial style building, this structure gains historical significance.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

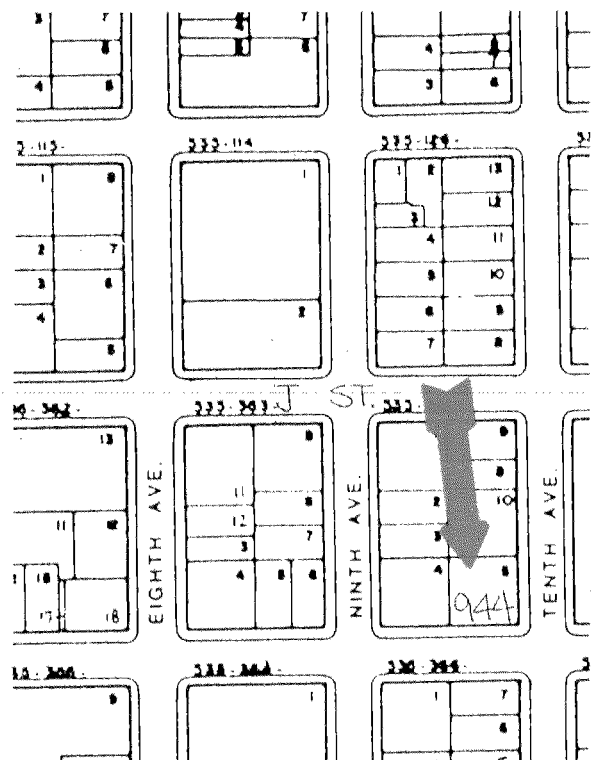
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; Office
of San Diego County Recorder.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Western Metal Company
2. HISTORIC NAME: Western Metal Supply Company
3. ADDRESS: 215 7th Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-355-09
5. PRESENT OWNER: George and Thomas Horn, c/o Thomas Horn Assoc.
ADDRESS: 2936 Meade Avenue CITY: San Diego
ZIP: 92116 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial/Commercial with Chicago School influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 137, Lots A-D, K & L

The principal property consists of the brick office building around which the commercial structures were built. The address for the Western Metal Company is 215 7th Avenue. The building is rectangular, five stories high, has a flat roofline, and was designed with an emphasis on the structural members of building. Horizontal and vertical elements are in harmony with the plate glass windows. The windows particularly reflect the influence of the Chicago school. The fire escapes are at the south front of the facade from the top floor down. The third through fifth floors are utilized for various commercial activities. The first two floors, however, were finished as offices and are in very fine condition. Hardwoods, finishes and overall interior construction make this an outstanding structure. The buildings which surround the central office at 215 7th, and which are on adjacent blocks but not included on this inventory, are for the most part corrugated iron warehouses. The building just to the south of 215 7th is utilized as a Farmers' Market. The building to the north, constructed of brick, is affixed to the main building, but is a later addition and is utilized for warehousing.



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Henry Lord Gay
10. BUILDER:
James Shera and
Thomas Kneale
11. APPROX. PROP. SIZE(FT):
.69 acre
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This outstanding structure gains its historical significance from its Industrial/Commercial design, which was influenced by the Chicago School.

- ## SIGNIFICANCE

- This building is on San Diego Historical Site Board Register as number 131, placed there on November 3, 1978. This Western Metal Supply building was designed by architect Henry Lord Gay, the founder of the American Institute of Architects. The steel company was originally McKenzie, Flint and Winsky. They organized in 1896 and changed the name in 1903. By 1920 the firm occupied the entire block and produced "everything in iron and steel from carpet tacks to structural beams." The architectural design combines a simplified Victorian corbeling with modern metal window frames to create a transitional commercial building of great dignity. Today it serves principally as the home of the Farmer's Bazaar.

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- 19 - 200
- 17 - 200
- 15 - 200
- 13 - 200
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- 9 - 200
- 7 - 200
- 5 - 200
- 3 - 200
- 1 - 200
- LOS ANGELES, CALIF.

IDENTIFICATION

1. COMMON NAME: Robert L. Groff, Inc. Wholesale Dry Goods
2. HISTORIC NAME: Showley Brothers Candy Manufacturers
3. ADDRESS: 305-307 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-353-03 & 04
5. PRESENT OWNER: The Candy Factory Ltd.
c/o Linville Martin
ADDRESS: 1850 Fifth Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 125, S 35' Of Lot D, and Lots E and F.

This three-story building is constructed of red brick with a wood floor and roof framing system. The exterior walls are load bearing with interior columns supporting beams and floor system. The first floor is concrete slab on grade and there is no basement area. There is an interior freight elevator in the three-story structure which serves all three floors. The roof parapet shows the influence of Spanish Eclectic designs. The interior has been altered, but many of the large interior spaces remain. The ground floor office space was remodeled during the last 30 years, with wood stud walls, gypsum board wall finish and acoustical ceilings. The remainder of the structure has been painted for warehouse and assembly use with much of the structure exposed. The existing floor system, with the exception of the ground floor, is maple. The existing electrical, plumbing, and mechanical systems have been changed during the remodeling of the building in the 1950's. The exterior red brick is unreinforced and exists along all exterior walls. The facade is penetrated by large industrial steel windows which provide ventilation in the large spaces.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Walter Trepte
10. BUILDER:
Trepte Const. Co.
11. APPROX. PROP. SIZE(FT):
135' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This three-story red brick structure achieves significance through its design in a Factory/Warehouse style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure is listed on the San Diego Historical Site Board Register as Site No. 161. B. Guy Showley erected this three-story brick structure for his wholesale confectionery business in 1924. Showley and his brother, Jesse Ray, had operated a candy company in San Diego since 1905. The building suffered \$25,000 worth of fire damage in 1931 and was partially reconstructed. The Showley Bros. Candy Company remained at this address through 1950. Various other enterprises operated here alongside the Showleys, including the Loose-Wiles Biscuit Company from 1934-1935, and the Sunshine Biscuit Company from 1947-1948. Another fire occurred in the building around 1950, prompting the Showley Bros. to sell the business. In 1950, Century Floor Coverings used part of this structure, eventually buying it and filling the entire edifice, adding the Century Distributing Company and later the Century Radio and TV business. In 1959, Robert L. Groff purchased the property and ran his wholesale dry goods business here through 1970.

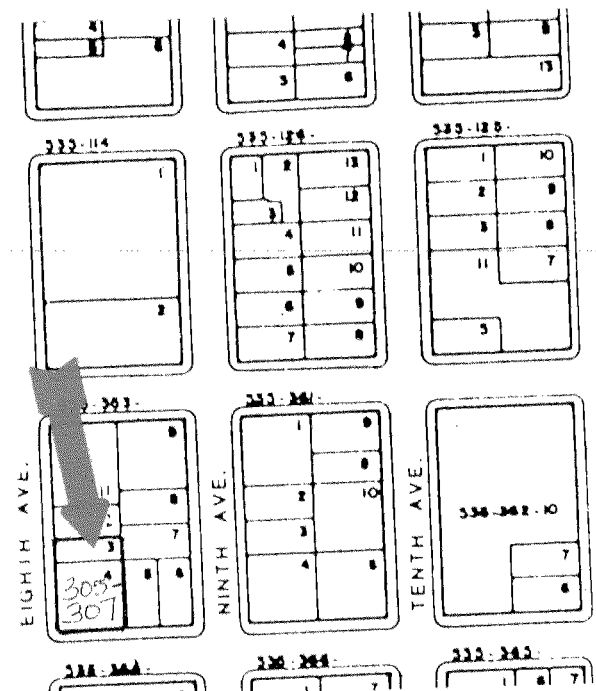
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories
HSB Report n.d.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Kvass Construction Company
2. HISTORIC NAME: Levi Wholesale Grocery Company
3. ADDRESS: 330 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-352-12
5. PRESENT OWNER: Harold and Rose Kvass
ADDRESS: 7950 Othello Avenue CITY: San Diego, CA
ZIP: 92111 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block with
Classical influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Offset Subdivision, Lot 2

The original arch is a notable example of a revival of classical features. The ornate castings are made of a sea sand composed of acanthus leaves, classical turned spirals on the pilasters and classical details. The entry arch is complete with keystone and the two pilasters support the entablature. The arch is centered between two large bays of low arched windows. The bays have a defined base with brick pilasters which separate the low arch windows. The windows are composed of original redwood frames. Each window is divided into three sections vertically by two mullions and by a horizontal mullion about 1/3 of the way down from the top of the arch. The brick facade is composed of a multicolor arrangement of seven different kinds of brick. The parapet has a heavy and strong horizontal influence. The doors are double wood and glass; at the soffit area of the portico are exposed wood beams with highly decorated, colored stencil work. The entryway at the portico is terrazzo in a mixture of brown tones and is in excellent condition. The interior structural system of the warehouse is steel bow-string trusses (spanning 50 feet) supporting open wood joists about 16 inches on center. The roof is punctured by five original skylights. There are massive roofs over the vertical "doghouse-like" skylights which influence the character of the building when viewed from across the street.



8. CONST. DATE: 1927
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100.5' x 68.4'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building can be considered historically significant due to its interesting blend of several architectural influences on a basic Commercial

Block structure.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building is listed on the San Diego Historical Sites Board Register. No date can be confirmed for construction, since the Simon Levi Company continued to build on various parts of this block from 1908 forward. The first appearance of this address is in 1927. The building record shows the building was constructed then and operated by the Simon Levi Company, wholesale grocers. Over the years, until the end of WWII, the Company operated at this address, but by 1945, began to lease, and then eventually sold, the structure to Safeway Stores Inc.

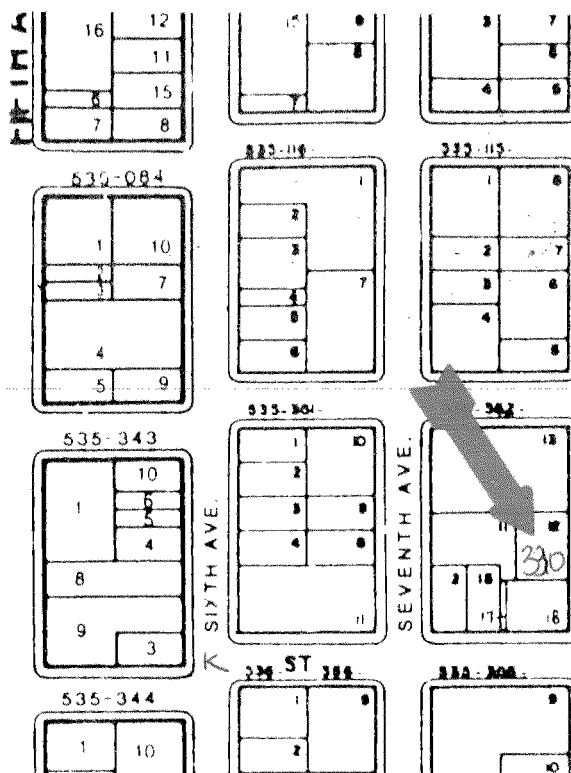
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Eighth and J Lofts
2. HISTORIC NAME: Foremost Dairy Warehouse
3. ADDRESS: 371 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-353-11
5. PRESENT OWNER: J Street Partners
ADDRESS: 614 5th Avenue, Suite A CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 125 north 25' of Lot C and and all of Lots A and B.

This three-story structure has an address on 8th Avenue, although the main facade is on "J" Street. The building's original use is still open to question, although some of the space was utilized as an office. It has been converted to apartments and rehabilitated, with awnings placed over the industrial-type windows. Those windows are multi-paned, in segmentally arched frames, and are repeated at each floor level. The roof is flat, there is no overhang, and brick facing covers the entire structure. At the rear, fire escapes have recently been added to the building. These are unusual in that they extend away from the building itself, to the south. It is a good example of a commercial building which has been adapted for reuse.



8. CONST. DATE:
EST: FACT: X
1910-1911
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
125' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as another example in this area of Commercial/Industrial style architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Rehabilitated

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Fire escape stairwell at south side (rear)

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Frank Schiefer had this brick commercial structure erected sometime between 1910 and 1911 for his show case, fixture and furniture manufacturing business. The company, known as Schiefer & Sons, included Paul, Arthur, and Frank Sr. in 1911, with the addition of Frank J., Ernest, and Carl in 1930. Schiefer & Sons featured a factory and sales room at this address through 1939. From 1941 until 1945, Standard Parachute Corporation, run by C.E. Fauntleroy and John Speaks in 1942, and subsequently by Charles G. Morehouse and C.B. King, produced parachutes for the war effort. Gabrillo Cleaners and Laundry operated its business here from 1950 until 1952. In 1958, Willard B. Hage utilized this structure as a warehouse for Hage's dairy products. Hage's Limited Divisions of Foremost Dairies inhabited this edifice in 1960, becoming the Foremost Dairies warehouse from 1966 through 1970. From 1972 until 1975, the building was leased by the Salvation Army and used as a warehouse. On the three visible building facades, faint references to the Schiefer & Sons' business with the words "show case" and "fixtures" can be seen.

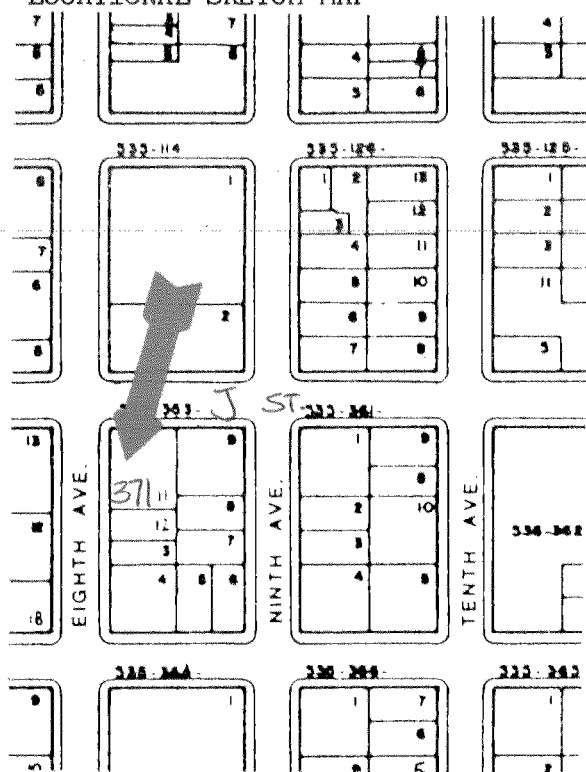
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Gas & Electric Power Plant
2. HISTORIC NAME: San Diego Consolidated Gas & Electric Company Power Plant
3. ADDRESS: 75 9th Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: Portion of 538-010-22
5. PRESENT OWNER: Not available
ADDRESS: CITY:
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE:
6. PRESENT USE: Industrial
ORIGINAL USE: Industrial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial with Classical influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 157, Lots A+

This structure was probably designed by Eugene Hoffman within the same time frame that he designed the substation on lower Broadway. The design has all of the same elements as that major power station. The brick building has a slight roof pitch at the front of the structure facing Ninth Avenue. The building is fortress-like, with the main facade on Ninth Avenue, and a large vehicle entryway, with surround and vertical windows on either side. A palladian arrangement of windows is also seen at the Ninth Ave. entrance. Above the main entry is an arched set of double hung sash windows with keystones in arch designs. Like all other windows in the building, they have been blacked out. On the Imperial Street side, tall, wide sets of arched windows have also been blacked out. There is also a round window on the Imperial elevation. A stairway allows entry through double doors on that street. The facade on both streets has been accented by the addition of brick quoins at the corners. A wing on Ninth and a wing on Imperial Avenue are most certainly additions, since they have no architectural relationship to the original building.



8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
(probably)
Eugene Hoffman
10. BUILDER:
J.R. Wade and
H.M. Landis
11. APPROX. PROP. SIZE(FT):
200' x 300'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This substation is highly representative of its architectural style, Industrial with Classical influences, and renders it significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Consolidated Gas and Electric Company erected this power plant in 1911 to accommodate growing demands for its services. Power from the South Bay Plant still goes through this structure and provides electricity for people in this vicinity. This substation is highly representative of its type and era. There are buildings virtually identical to this one, which served as early substations in parts of northern California as well.

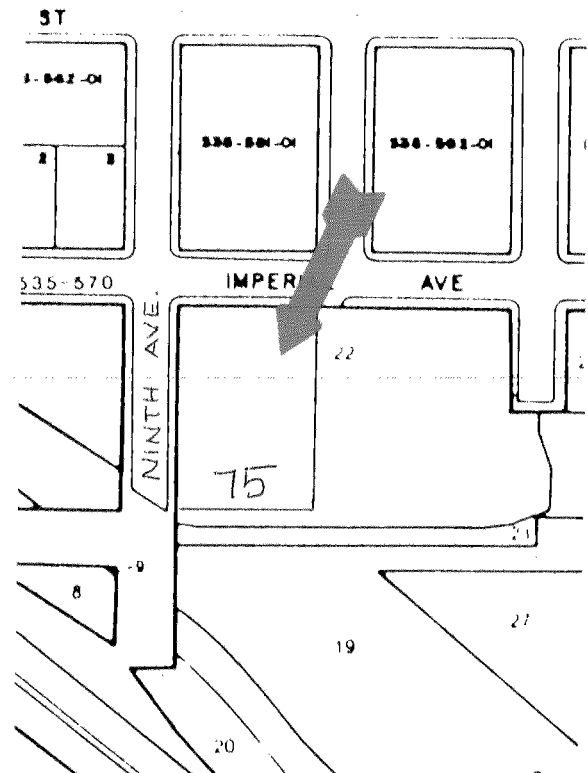
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Gas & Electric Company Office Building
2. HISTORIC NAME: San Diego Consolidated Gas & Electric
Storage-Service Building
3. ADDRESS: 111 9th Ave./114 10th Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-591-01
5. PRESENT OWNER: Not available
ADDRESS: CITY:
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE:
6. PRESENT USE: Industrial
ORIGINAL USE: Industrial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial with Spanish Eclectic Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 148, Lots A-L.

This massive structure encompasses the major part of the block and houses the service offices of the San Diego Gas and Electric Company. It is rectangular in shape, has a flat roof, with the exception of a half-story projecting above the roof line which houses a penthouse office, and has arched windows. All windows in the concrete and plastered building are industrial-type, opening outward on a pivot. Arches of Spanish Eclectic design, encompassing the entries on both Ninth and Tenth Avenues, are very slightly recessed. On the Imperial Avenue side there are a series of loading docks covered by a protective roof which slants slightly to the south. When viewed as a unit, this is a most impressive building. It has frontage on three streets.



8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Bylles Engineering & Mgmt.
Company of Chicago
10. BUILDER:
W.B. Johnson/
F.F. Thayer
11. APPROX. PROP. SIZE(FT):
1.38 acres
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Industrial structure with Spanish Eclectic influences is noteworthy primarily for its architectural design, but also for its role in the

history of power service
to San Diego.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This four-story reinforced concrete structure, designed by Byllesby Engineering and Management Company of Chicago, was soundly constructed in 1930 to serve as the Gas and Electric Company's service building and warehouse. The concrete was mixed to resist 3000 pounds per square inch. Six thousand square feet of glass were installed in the 265 windows. A noted feature of the structure was a monorail of one-ton capacity which made a complete loop of the first floor and also operated within the elevator. The monorail was an electrically-operated crane which ran on an overhead rail, making possible the transfer of material from any location inside to trucks waiting on either side of the building. The largest elevator in San Diego was located here--a 30 ton capacity freight elevator, 10 feet wide and 25 feet long. A loaded truck could be driven onto its platform and taken to either the second or third floors. The building currently provides office space for the Gas & Electric Company and houses the graphic arts and safety departments, as well as the lab facility.

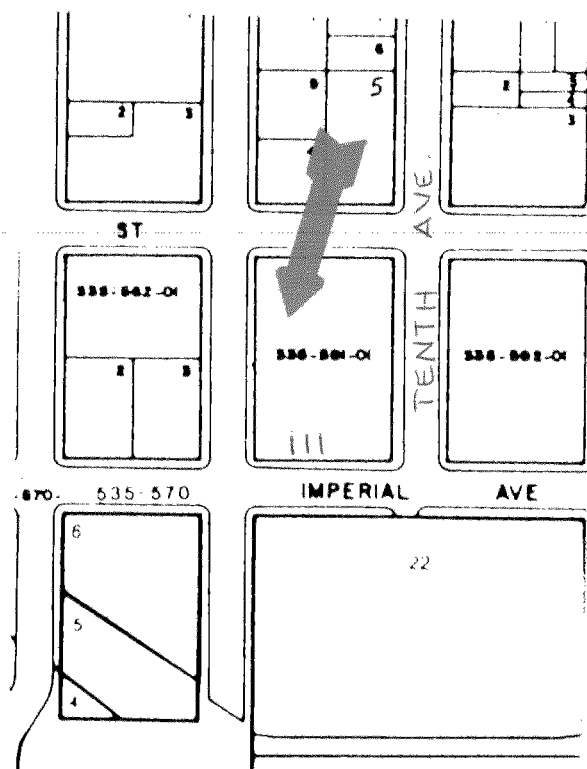
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Carnation Dairy
2. HISTORIC NAME: Qualitee Dairy Products Building
3. ADDRESS: 354 Eleventh Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-362-10
5. PRESENT OWNER: Carnation Company
ADDRESS: P.O. Box 54200 Terminal Annex
CITY: Los Angeles, CA
ZIP: _____
6. PRESENT USE: Commercial/industrial
ORIGINAL USE: Commercial/industrial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 127, Lots A-F & I-L

This large commercial/industrial building, which takes up almost the entire block, is U-shaped and has an irregular number of stories. It is of brick construction with flat roofs and parapets decorated with horizontal bands and vertical corner ornaments in Art Deco style. The windows, set back in slightly-recessed rectangles, are the huge, multi-paned and metal factory type. The rectangular pattern is repeated across both floors of the main section, even where windows are not needed. The main entry facing 11th Avenue is through an Espadana-shaped arch in the center of the wall. Several other entrances for trucks are available on different sides, and a loading dock is west of the building. A wooden storage tower and gas pumps are visible. The building has deteriorated through lack of maintenance and through the many functions which the building has served in the past ten years. Because of its terribly poor and deteriorated condition, it barely made this inventory.



8. CONST. DATE:
EST: FACT: X
1923, 1928
9. ARCHITECT:
Quayle Bros.,
1928
10. BUILDER:
James B. McGrath,
1928
11. APPROX. PROP. SIZE(FT):
50,094 square ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Although in poor condition, this structure gains significance from its design in the Art Deco style.

13. CONDITION: Excell Good Fair Deteriorated X
No longer in existence

14. ALTERATIONS: Far too numerous to list

15. SURROUNDINGS:

Open Land Scattered Bldgs X Densely built-up?
Resid X Indust X Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism X Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Some vacant property on site

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two- to four-storied brick industrial structure was built in 1928 from designs created by the Quayle Brothers, noted San Diego architects. The 1928 building has been modified with the south and east facades receiving later additions which did not alter the original architectural design. The 1923 buildings and subsequent supplemental structures were destroyed by an 8 alarm fire on February 8, 1956. The Milk Producers' Association formed the Qualitee Dairy Company as a subsidiary of its association in 1923 to solve a marketing problem confronting scores of San Diego County dairy farmers. The group, one of the oldest cooperative marketing associations in California, found it was handicapped by a lack of satisfactory outlets through the processing and distributing organizations which existed then in San Diego. Douglas Young, secretary-treasurer and manager of the association, was named general manager of the dairy. In 1959, Qualitee Dairy Products Association of San Diego became a division of Carnation Company of Los Angeles. The San Diego business was operated as the Carnation Qualitee division of Carnation Company, retaining its management personnel.

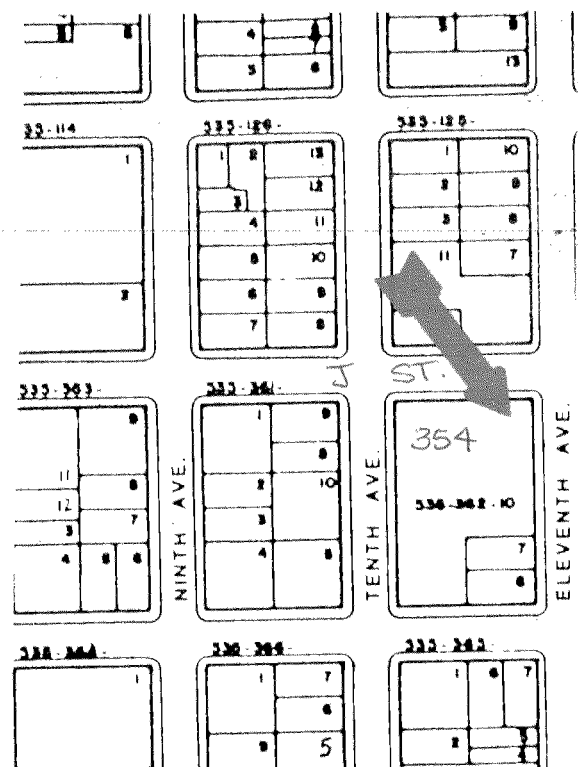
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mexican and Spanish Presbyterian Church
2. HISTORIC NAME: Mexican Presbyterian Church
3. ADDRESS: 341-343 13th Street CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-372-04
5. PRESENT OWNER: Lucinda Arreola
ADDRESS: 424 17th St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Church

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Late Victorian Vernacular with Gothic influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 130, Lot C

This structure, from street level, appears to be one-story, but in fact, a "basement" is built below street level on a rather steep slope into what was likely once a canyon. Other buildings on this street are similarly shaped. The grade roof is of medium pitch, although rather long, with a simple eave overhang. A chimney, in rather bad shape, is at the northeast corner of the structure. A second front door has been inserted into the main facade suggesting conversion to a duplex or apartments. No garage was added, instead, the driveway is paved up to the house. The siding is shiplap all around, at both levels. Rounded gothic arched window frames are on either side of the entrances, with double hung sash windows set into them. Beneath the gable end of the front facade, a similarly shaped air vent is centered over the porch roof. The porch roof is also gabled, very plain, and supported by two iron poles with a simple balustrade on either side of the entrances.



8. CONST. DATE: 1906
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This church is deemed significant because of two factors: its Late Victorian Vernacular design with Gothic influences, and its use as a

church for the Spanish-speaking Protestant community in San Diego.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Mary D. Howard sold this property to the First Presbyterian Church in 1906. The Mexican Presbyterian Church was located here from 1907 until 1927 when the building was listed as the "Mexican Presbyterian Church-Spanish Presbyterian Church," with Rev. Jose Rodriguez as pastor. The church remained at this location through 1939. The building was then used as a rental to various tenants. This was possibly a center for the Protestant Spanish-speaking community of San Diego. The simple approach to the Gothic style is charming still, in spite of the need for paint and repairs. One would know in an instant that this building was meant to house a church family, with the sanctuary on the ground floor and the social rooms in the basement.

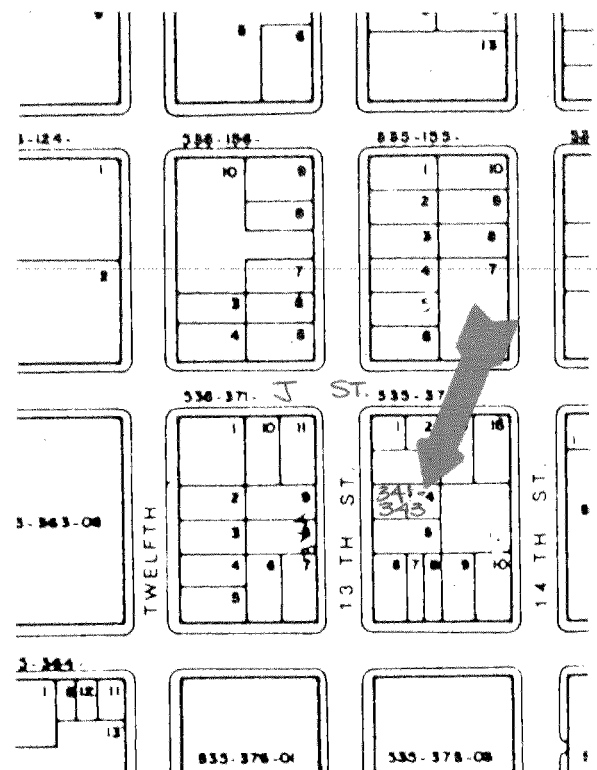
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion 2
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia//Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Continental Baking Company, Inc.
2. HISTORIC NAME: Southern California Baking Company
3. ADDRESS: 171 14th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-603-01
5. PRESENT OWNER: III Continental Baking Co.
ADDRESS: P.O. Box 731 CITY: Rye, NY
ZIP: 10580 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 170, .92 ac M/L in Lots G-L and in Lots A-F.

This brick, two-story industrial building has always served as a warehouse and manufacturing area for baking companies. It has a flat roof, with a parapet of decorative brick all around. Windows at the second floor appear to be industrial-type that open out, having several panes, but are small and covered with awnings. Ten of these appear on the 14th Avenue side. The main entrance is a double-doored entry at the northwest corner of the building; several large window areas have been covered over at the first floor. Seven garage doors face 14th Avenue, suggesting that this is an area where vehicles are stored, or perhaps loaded. The building is very similar to other structures designed by Eugene Hoffman during the era when he was the John D. Spreckels Company architect.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Eugene M. Hoffman
10. BUILDER:
Trepte & Son
11. APPROX. PROP. SIZE(FT):
.92 acres
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This brick industrial building is an example of a Warehouse style structure and is deemed significant because of its architecture.

IDENTIFICATION

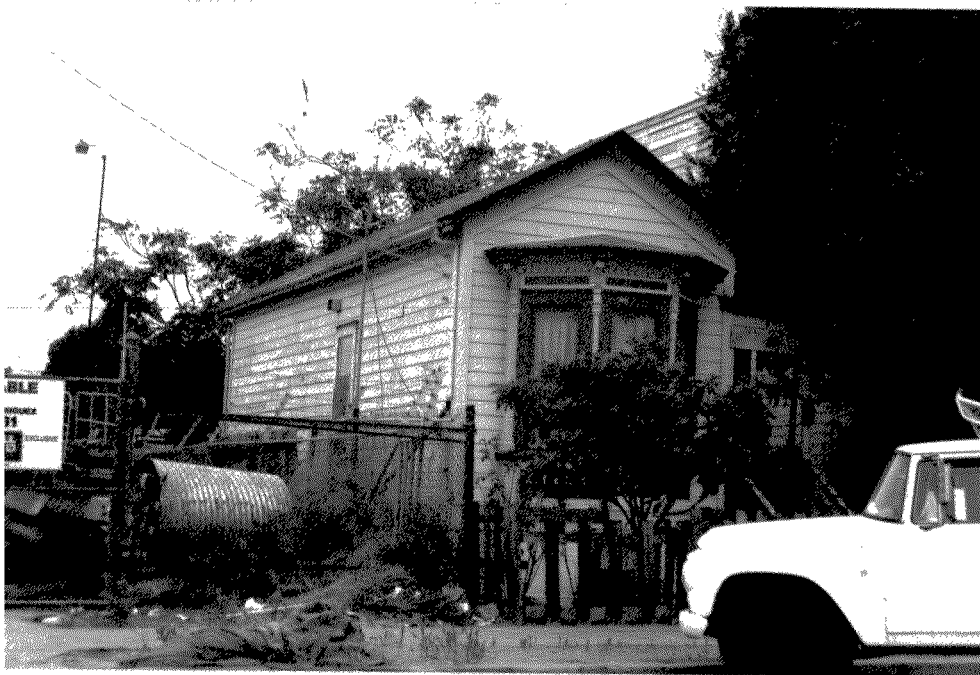
1. COMMON NAME: None
2. HISTORIC NAME: Rood Rental
3. ADDRESS: 360 15th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-396-04
5. PRESENT OWNER: Lawrence Piraino
ADDRESS: 766 Rosecrans St. CITY: San Diego, CA
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition, Block 36, W 30' of N 65' Lot 3.

This is a rather simple one-story Victorian residence, which likely dates as early as the 1880's. The gabled roof of medium pitch has a simple frieze and overhang. The siding is shiplap, and the house has, on the exterior, been only slightly maintained. Only one double hung sash window appears on the south side of the house. Much of the north side of the house is hidden by trees and a two-story rooming house. The front entry is reached by a set of wooden stairs, but the primary feature is a well decorated bay window at the front of the house with a hipped roof. Interesting scroll and spindle work decorate the moldings between the double hung sash windows of this angled bay. The bay's roof is supported by brackets, which are separated by a row of dentils.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
30' x 65'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As one of the few single-family residences remaining in the area, this Victorian Vernacular style structure is considered significant because

of its architectural design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
Prior to 1921
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure was moved to this location prior to 1921, probably by Vernon and Florence Rood, who bought the property in 1907 and owned it through the 1930's. The house has been used as a rental through the years until 1989. It is one of the few single family residences dating to the 1880's remaining in this area.

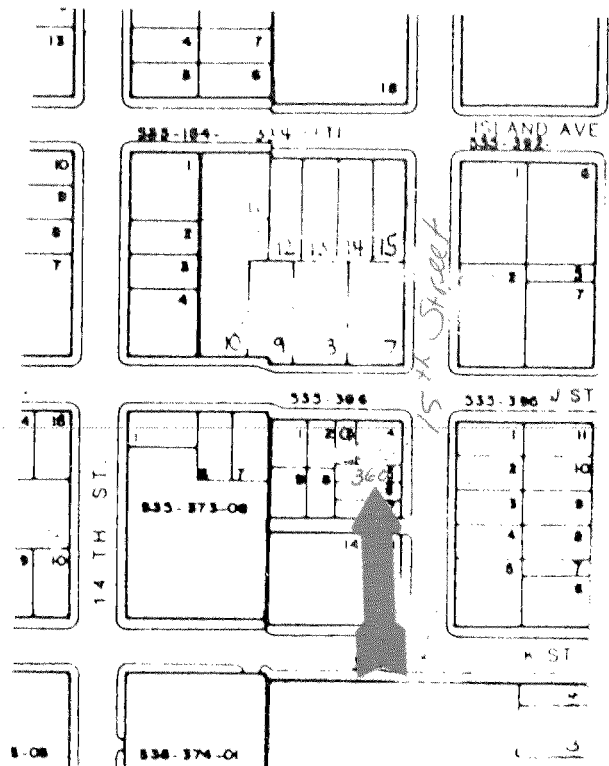
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: D.V. Brown Rental
3. ADDRESS: 21 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-06
5. PRESENT OWNER: Etoria Campbell/Mattie Tizenor
ADDRESS: 21 16th Avenue CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition, Block 57, South 1/2 Lot 4
& North 1/2 Lot 5

This is an early one-story cottage, which may have a basement. It is difficult to tell without entering the property whether the area below the house is part of a sloping lot (which is most likely), or whether there is a storage area beneath. The roof is combined front end gable and hipped, covered with asphalt shingles. A shallow boxed cornice, supported by thin brackets reveals a patterned frieze below the roof eaves. The siding on the facade is a curious mixture ranging from shiplap on the upper half to diamond-shaped shingles to the porch level. The gable end exhibits another pattern of combined horizontal and angled siding. The porch is full-length across the front of the house, supported by wooden, simply-carved beams. Two front windows are probably double hung sash, but are covered with protective metal grills and cannot be clearly seen. The main entry sets back slightly from the porch, which is reached by two flights of stairs. Between this house and the house to the north, there is an arbor which is covered densely with shrubs. A low concrete retaining wall fronts the yard along the sidewalk.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building gains historical significance due to its architectural design as a Queen Anne style cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Daniel V. Brown, a carpenter, erected this single-storied Victorian cottage in 1887 and sold the property that same year to James and Agnes Smith, who used the structure for rental purposes. The house was used as a rental throughout most of its history. B.F. and Dunkena Chase, who resided at 33 16th Street, purchased the building in 1922 and owned it until 1935. Mary Holland, who had also resided at 33 16th Street, possessed this property from 1949 until 1953. In 1953, Lephine C. Campbell, a laborer, and his wife Etoria, bought the house and resided at this address through the 1960's.

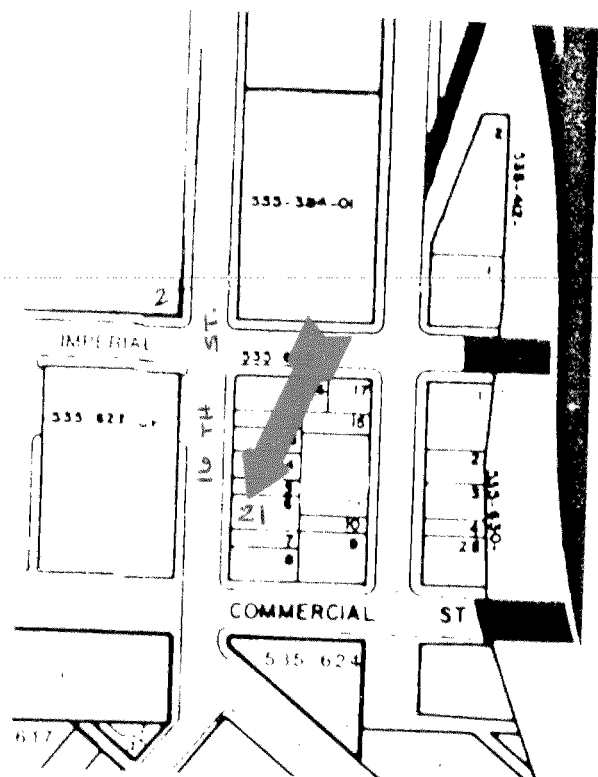
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

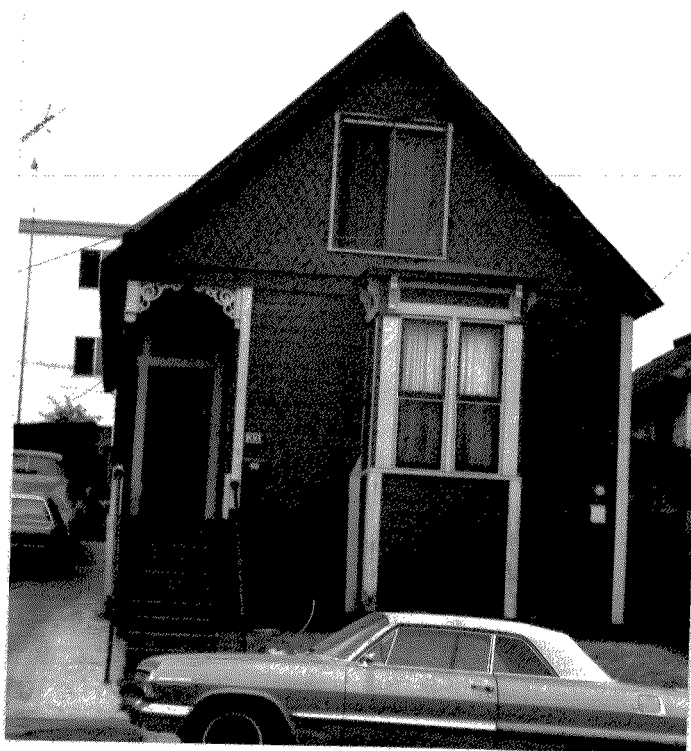
1. COMMON NAME: None
2. HISTORIC NAME: Benjamin Chase Residence
3. ADDRESS: 33 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-05
5. PRESENT OWNER: Suzana Moreno/Joseph and Rosalie Moreno
ADDRESS: 39 16th Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 57, North 1/2 Lot 4

This is a one-and-a-half story Victorian cottage, not unlike the building immediately south, and may have been built at the same time. The roof is more steeply gabled and has an overhanging eave supported by beam ends. The siding inside the gable end, which is likely an area converted to an attic, is composed of diamond-shaped shingles. In the center, a large set of louvered windows has been inserted. Below the attic line, the siding is shiplap. The main entry is reached by a flight of stairs with metal pipe railings. The doorway is recessed at the north side of the house. At the top of the flight of stairs, scroll work of a lacy character was placed between supporting posts. The main feature, however, is a box bay with two double hung sash windows facing to the west on 16th Avenue, and a window to the north and south. The house is built on a slope. The lower level of the house appears to have been inserted to raise the front end of the structure.



8. CONST. DATE:
EST: X FACT:
1887-1888
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Similar in style to the previous structure, this building is also deemed significant due to its design as a Queen Anne style cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure appears on the 1888 Sanborn Fire Map, but as it passed through three owners between 1887 and 1888, it's difficult to determine who actually erected the building. The house was built during the San Diego boom period when rentals were in demand to house the great influx of newcomers to this area. In 1903, Benjamin Chase, a bartender, and his wife Dunkena, purchased this house for their residence, remaining here through 1938. Mrs. Mary Holland, who owned the building at 21 16th Street, lived here in 1939, purchased the structure in 1941, and resided at this address through 1950. In 1959, Walter and Eric Swift bought this property from the Mary Holland estate and used the cottage for rental purposes.

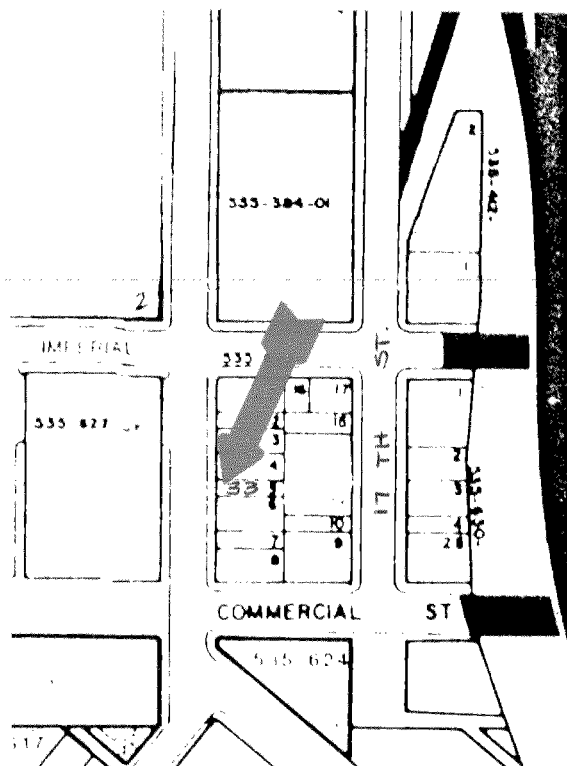
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

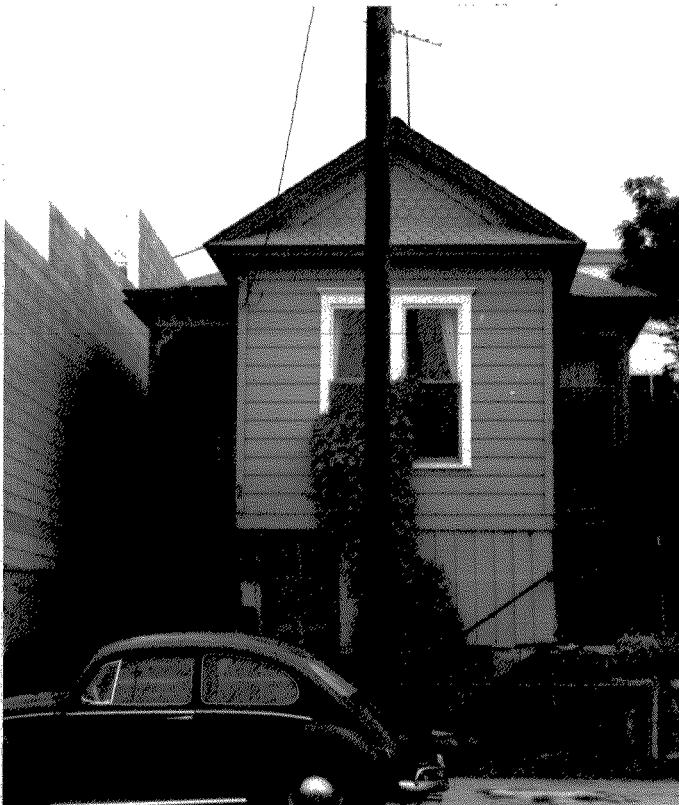
1. COMMON NAME: J.A. Ortega Residence
2. HISTORIC NAME: Rev. J.R. Foot Residence
3. ADDRESS: 53 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-03
5. PRESENT OWNER: Juan and Rosano Ganbay
ADDRESS: 1111 Melrose Ave. CITY: Chula Vista, CA
ZIP: 92011 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 57, south 1/2 Lot
2 and north 12 feet Lot 3

This structure is like those along this block of 16th Avenue. It has a slightly different configuration than the others, but its roof and the dentil in front are similar. Within the dentil are octagonal-shaped pieces of siding. The siding is horizontal shiplap at the main level. Below the main level, however, there is obviously an insertion or addition which has been converted into living space. A newer door and vertical siding reflect the change. The south side of the house has a box bay. At the north side of the house, again, two flights of stairs suggest the addition of one flight; the main entry is along an open hallway. At the entrance of the porch roof there is some scroll and fretwork.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
37' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Similar to others in the block, this structure is considered significant for its architectural design as a Queen Anne style cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Rev. J.R. Foot, pastor of the Central and Coronado M.E. Churches, erected this single-story cottage for his residence in 1887. He and his wife, Emma L., lived here through 1888. The structure passed through various owners who used it for rental purposes until 1906, when William Holmes, a clerk, and his wife, Bertha, purchased the building for their residence. They lived here until 1910. Joseph A. Ortega, a clerk, chauffeur, and dental technician, and his wife, Marcella, moved into this structure in 1939, eventually buying it from William Holmes in 1945. The Ortegas remained at this address until 1957, when the property was sold to Joseph Rentich and then to Juan and Rosario Garibay in 1958, who both used the house for rental purposes.

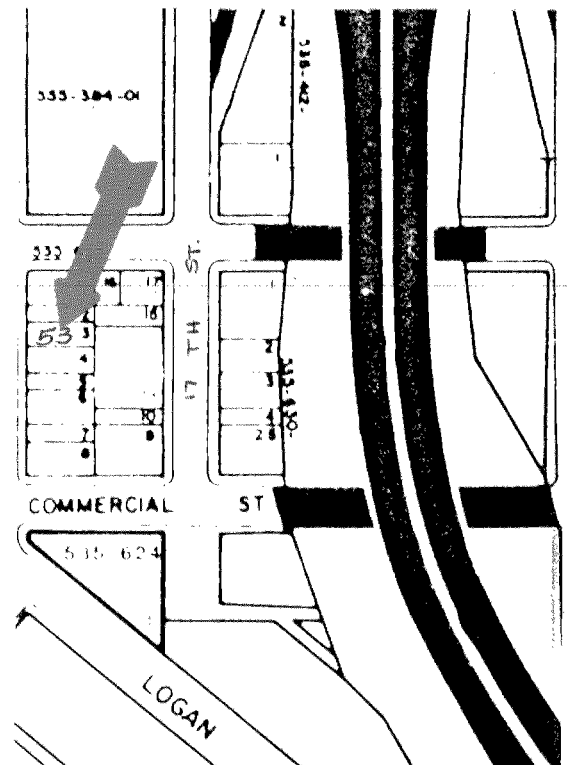
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Rental
2. HISTORIC NAME: Rental
3. ADDRESS: 10 17th Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-09
5. PRESENT OWNER: James and Janet Martini
ADDRESS: 2552 "A" Street CITY: San Diego, CA
ZIP: 92102 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition Refiled, Block 57, Lot 7
and S 1/2 Lot 8.

This is a one-and-a-half story bungalow with a cross gable roof
and a chimney at the rear of the house. The roofing is tar paper
and the siding is clapboard. The gables slope slightly and in
the "V" area there are fish scale shingles. The windows that can
be seen from the street are paired, vertical, and double hung
sash. There is a slight overhang on the eaves and a roofed front
porch at the south side of the house, which may either be an
addition or one that has been repaired. The house is in such
poor shape that it might be better classified as a grade 4.



8. CONST. DATE:
EST: FACT: X
1887-1888
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
75' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is
considered significant due to its
design as a Queen Anne cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This single-storied Victorian structure appears on the 1888 Sanborn Fire Map, but as it passed through several owners from 1887-1888, it is difficult to determine who actually built it. The house was rented to various individuals throughout its history, including: Roy Cox, a porter at the Commodore Hotel, in 1927; Larry Ponce, a laborer, in 1935; and L.C. Saucedo, a laborer at the Naval Air Station, in 1950.

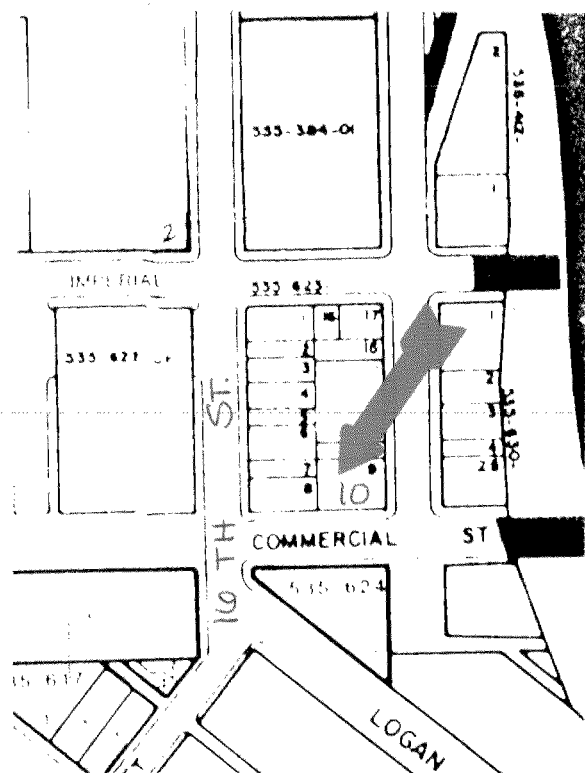
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Auto Courts
2. HISTORIC NAME: Saliba Auto Courts
3. ADDRESS: 349-363 17th Avenue CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-406-01
5. PRESENT OWNER: Gabriel and Sarah Saliba
ADDRESS: 1605 33rd Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Auto Courts
ORIGINAL USE: Auto Courts

DESCRIPTION

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

Legal Description: Remondinos Sub of Block 33, Sherman's Addition
North 100 feet Lots M-P, Block 33.

This auto court unfortunately abuts I-5, a major artery which lies to its east. The noise factor, and the location now have unquestionably led to some deterioration. The series of courts, however, have that unique late 1930's appearance, which makes them very unusual. 17th Street is a one-way street from north to south, and only some hedges between the freeway and 17th Street have allowed these courts to keep their appearance. Each has a flat roofline, curved house corners, circular windows, bottle glass larger windows, and a small concrete covering over the front entryway. The grounds are not maintained as well as they might be, but the courts are among the few of this type to be found in the city and certainly in this area of San Diego.



8. CONST. DATE: 1940
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This series of Art Deco auto courts have a unique late 1930s appearance, making them very unusual and lending additional significance.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Freeway I-5 very adjacent

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Gabriel and Sarah Saliba, grocers, erected this Moderne auto court, consisting of 8 units, in 1940. The structures were rented to various tenants over the years, including aircraft workers, auto wreckers, and radio technicians.

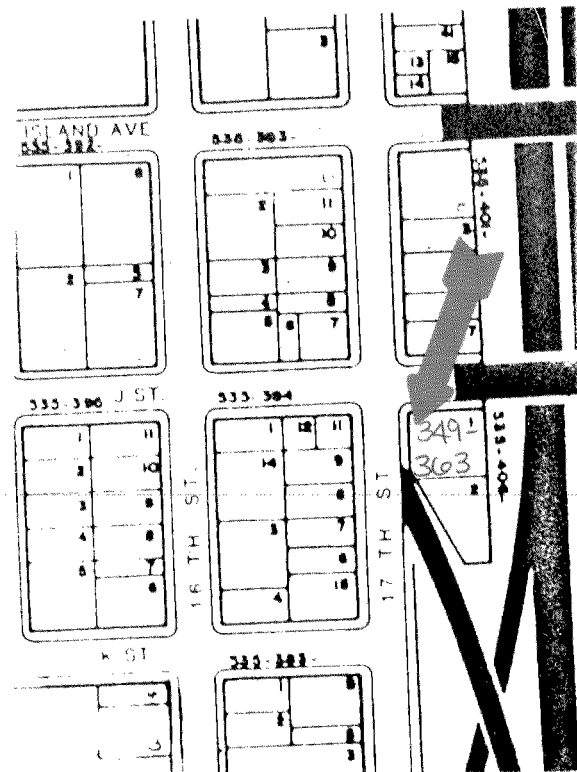
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder;
City of San Diego Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



INDEX

Historic Site Inventory

(All Sites)

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1468 1st Avenue	Hotel Brunswick	p.46, El Cortez
1407 2nd Avenue	Kiessig Corner	p.48, El Cortez
1419 2nd Avenue	Kiessig Corner	p.50, El Cortez
1545 2nd Avenue	Wilsonia Hotel	p.52, El Cortez
1556 2nd Avenue	Casa Vida Apartments	p.54, El Cortez
1572 2nd Avenue	Anton Mayrhofer Residence	p.56, El Cortez
1362-1364 3rd Avenue	Hotel San Diego	p.58, El Cortez
1535 3rd Avenue	St. Joseph's Cathedral	p.60, El Cortez
1037 4th Avenue	New Waldorf Hotel Annex	p.54, Core
1039-1041 4th Avenue	The Waldorf	p.56, Core
1362 4th Avenue	San Diego Gas & Electric Company Bldg	p.62, El Cortez
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THE HISTORY OF BAYSIDE

Alonzo Horton came to San Diego in 1867 and purchased 960 acres of land for his "New San Diego" development. The Bayside survey area includes part of this acreage. Through the late 1860's and 1870's "South San Diego" relied heavily on Horton's wharf at the foot of 5th Avenue for its contact with other parts of the nation. The predominant commercial growth at the time was along 5th Avenue with Market Street as the main cross street. A few warehouse structures dotted the Bayside area in the 1860's and 70's, huddling close to lower 5th to transport stored grain, honey and other products, as well as, to receive incoming shipments of lumber, iron, ore and other necessities. McDonald's Store, later known as the San Diego Lumber Company, was erected in 1869 at 6th Avenue and L Street. Lumber was floated down from Northern California and Oregon. Indians pulled the lumber from the bay and stacked it at the lumber company building which was erected on redwood planks in order to protect the wood from the muddy soil. In 1872, Bailey's Foundry, later called the San Diego Foundry, operated on the corner of 8th Avenue and M Street (now Imperial), and provided much of the structural iron work for Gaslamp Quarter business and commercial structures erected during that time.

The northern transcontinental railroad line had been completed in May 1869, but no direct route existed to San Diego. Horton and other locals lobbied for a railroad link which would facilitate transportation to this area. It was not until 1885 that the California Southern Railroad, a subsidiary of the

Atchison, Topeka and Santa Fe line, ran tracks into San Diego from the North. This was a good start and greatly increased San Diego's population in the late 1880's, however, the area still longed for a direct outlet to the East.

With the 1885 railroad connection and the great influx of newcomers to the area as a result, a building boom ensued. In Bayside, simple Victorian cottages were erected on 16th and 17th Streets to accommodate laborers, porters, clerks and other blue-collar workers. Standard Iron Works erected their manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (later Imperial). The San Diego Gas Company, which had started from modest beginnings on 9th between M and N Streets (Imperial and Commercial) in 1881, with 89 customers, expanded at this location to supply the needs of San Diego's growing residential and business community. In 1886, the directors decided to enlarge the gas plant. They built a new electric generating plant at 10th Avenue and M Street (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as the successor to the San Diego Gas Company, and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego. In 1889, the boom busted in San Diego, with numerous individuals leaving the area. The gas and electric company found it could easily service the utility needs of the town with existing equipment, thus no new major additions were made to the plant until 1905.

After the turn of the twentieth century, other businesses chose to locate in the Bayside area because of its proximity to the railroad tracks and the warf and in anticipation of a much needed railroad linkage to Arizona and then eastward across the southern part of the United States. By 1906, three piers were in existence in the Bayside study area: one at the foot of 6th called the San Diego Lumber Company pier, one at the foot of 7th called the Sheldon pier, and the Bailey pier located at the foot of 9th. The San Diego Ice and Cold Storage Company took over the Silver Gate Warehouse property in 1902 at 800-22 Imperial and established "one of the finest plants in the city." Nason and Company, commission and wholesale produce merchants, located at 903 K Street in 1913. The Simon-Levi Company, erected in 1911 at 7th Avenue and J Street, ran a wholesale grocery business. Western Metal Supply Company at 215 7th Avenue, designed as an up-to-date modern building by Chicago architect, Henry Lord Gay in 1909, produced "everything in iron and steel from carpet tacks to structural beams."

San Diegans during this time still sought an eastern railroad link. Southern Pacific railroad officials approached John D. Spreckels, sugar magnate and San Diego businessman, with an unusual proposal. They would finance the construction of a line to the East if Spreckels would agree to act as the "front man" for the operation. Money problems, revolutions in down all railroad work in the country, and Spreckels obtained the only special disposition to continue progress because of San Diego's importance as a military port. The final spike of the San Diego and Arizona Railroad was driven into the ground by Spreckels on

November 18, 1919, ending a long struggle for San Diegans.

In addition to the main railroad tracks in the area, railroad spur lines are still apparent on Bayside streets today. These spur lines extended right onto the piers themselves. Goods were unloaded from ships, put on waiting boxcars, and taken directly to the businesses or put on one of the major lines out of the city. Several streets have three spur lines, one down the middle and one on each side of the street to service the businesses located there. The new San Diego Ice and Cold Storage plant, erected 825 Imperial Avenue in 1922, claimed at the time it was "located in the heart of the industrial district", and had "excellent shipping facilities afforded by spur tracks to the San Diego and Arizona and Santa Fe railroads as well as to the waterfront."

The Great Depression cut short San Diego's growth and business was affected. The advent of World War II brought a change to the normal business activities of the area. The San Diego Gas and Electric Company had all new utility extensions put on hold until evaluations were completed by the War Production Board, since copper wire and steel pipe were in short providing collection depots for used rubber and metal articles. Employees use public transportation whenever possible. Company home economists urged employees and customers to use substitutes for meat, fats, sugar, coffee and other foods that were rationed. The J. Schiefer and Sons building at 371 8th Avenue became the Standard Parachute Corporation from 1941-45, producing parachutes for the war effort.

The buildings in the bayside study area served a variety of purposes over the years. Many have been altered or allowed to fall into disrepair. From the late 1860's through the 1940's and beyond, the firms provided services for a multitude of local needs. Drawn to the area because of the railroad lines and harbor facilities, they comprised a substantial sector of San Diego's business community. The enterprises provided a vital link between the businesses of the city and county, as well as, other states and various trade centers across the county.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

Commercial Building Records, Office San Diego County Assessor.

Deed Books, Office San Diego County Recorder.

Directory of San Diego Architects, 1868-1939, University of San Diego, 1984.

Great Registers of Voters, 1887 to 1907-1908, San Diego Public Library (Main Branch).

Lease Books, Office San Diego County Recorder.

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

Mortgage Books, Office San Diego County Recorder.

Photographs, Historical, Ticor Collection, San Diego Historical Society.

Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.



SOUTH COASTAL INFORMATION CENTER
INSTITUTE FOR PUBLIC AND COMMUNITY HISTORY
COLLEGE OF ARTS AND LETTERS
SAN DIEGO STATE UNIVERSITY
SAN DIEGO CA 92182-0400

(619) 265-6300

ARCHAEOLOGICAL SITE FILES RECORD SEARCH PROJECT

Source of Request: Susan Carrico

Date of Request: 2/10/88

Date Request Received: 2/11/88

Project Identification: Point Loma Quad locations (3)

- () The San Diego State University files show no recorded sites within the project area nor within one mile of the project boundaries.
- (XX) The San Diego State University files show recorded site locations within the project area and or within one mile of the project.

Record check by Kaye Miller Date 2/18/88

The San Diego State University files show that the following archaeological reports have been published on projects within one mile of your proposed project.

See attached listing

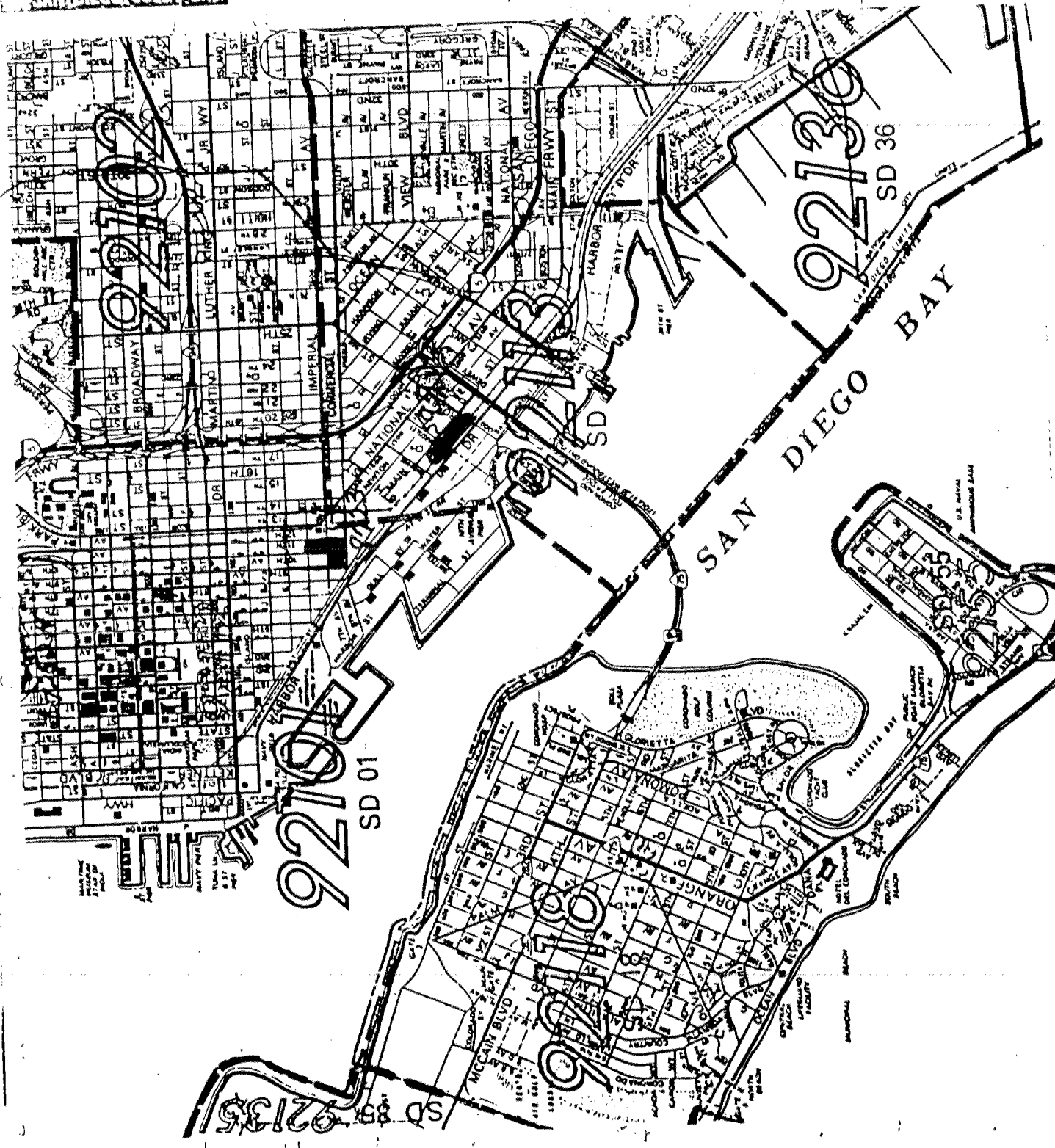
Archive check by Kaye Miller Date 2/18/88

Susan M. Hector

Susan M. Hector, PhD.

South Coastal Information Center

SAN DIEGO CO. ZIP



Paint Zone

Author(s): G. L. L. L. L. L.

Year: 1978 Title: Cultural Resources

Reconnaissance of the San Diego Fixed Guideway
Project, Centre City to San Ysidro

Acres: 16 miles USGS Quad: Pt. Loma, National
City, Imperial Beach

Results: P Company: Westec

Pages: 52 #: 61 Comments:

Author(s): Crotteau, Karen L.

Year: 1983 Title: Archaeological Survey Report

for the Proposed MTDB East Urban Transit Corridor
(11812-6344517)

Acres: see comments USGS Quad: National City,
Point Loma, La Mesa, El Cajon

Results: P Company: Caltrans

Pages: 9 #: 3 Comments:

Author(s): Lloyd, Deborah T.

Year: 1981 Title: Archaeological/Historical Study
of Two Alternate Project Locations for the San Diego
Energy

Acres: not given USGS Quad: Pt. Loma 1967,
National City 1967

Results: P Company: County Department of Public
Works

Pages: 30 + attachments #: 4 Comments:

Author(s): San Diego State University Foundation

Year: 1979 Title: A Proposed Archaeological
Investigation for Phases I, II, and III Marina and
Columbia Development Areas

Acres: not given USGS Quad: Point Loma 1967

Results: P Company: San Diego State University

Pages: 21 #: 1 Comments:

EIR's

City of San Diego

1979 Environmental Impact Statement: Final Marina/Colombia Residential Development. 1200 acres; positive. USGS Point Loma 7.5' Quad. City of San Diego. 300 pp. + Appendices. EIR #2

WESTEC Services, Inc.

1984 Harbor Square Draft Environmental Impact Report and Appendices (under separate cover). 17.63 acres; positive. USGS Point Loma 7.5' Quad. WESTEC 200+ pp. EIR #17

LIA/BRANDES TEAM MEMBERS

Marie B. Lia Contract Supervisor

Dr. Ray Brandes Historic Research Supervision,
Site Selection, Photography

Susan H. Carrico Historic Research, Site
Selection

Kathleen S. Flanigan Historic Research, Site
Selection

Anne Pierce Cooper Architectual Descriptions,
Editing

Kathleen A. Crawford Architectual Descriptions

Marianne Kern Production

HISTORIC SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

330 8TH AVENUE

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

808-822 IMPERIAL AVENUE

825 IMPERIAL AVENUE

629 J STREET

715 J STREET (344 7TH AVENUE)

1479 J STREET

215 7TH AVENUE

305-307 8TH AVENUE

75 9TH AVENUE

111 9TH AVENUE (114 10TH AVENUE)

171 14TH STREET

33 16TH STREET

349-363 17TH AVENUE

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

1245 J STREET

1335 J STREET

1401 J STREET

1431-1437 J STREET

1439 J STREET

903 K STREET

944 K STREET

371 8TH AVENUE

354 11TH AVENUE

341-343 13TH STREET

360 15TH STREET

21 16TH STREET

53 16TH STREET

10 17TH AVENUE

IDENTIFICATION

1. COMMON NAME: Campbell Creamery/Salboa Brewing Company
2. HISTORIC NAME: San Diego Ice & Cold Storage Company
3. ADDRESS: 808-822 Imperial Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-562-02,-03
5. PRESENT OWNER: Plant Product and Supply Company
ADDRESS: P.O. Box 85001 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 147, Lots D,E,F,G,H & I

808 and 810 appear to be a separate single story structure which wraps around the corner of Imperial and 8th Avenues. Constructed of concrete, and stucco, it is a rather formidable building extending nearly the full length of the 8th Avenue block, on the east side of the street. 808 Imperial Avenue is plain, with several window openings which are vertical and multi-paned. The surface of the fabric is plain, with several entrances, one on 8th Avenue and one at 808 Imperial Avenue. The roof is flat, has no parapet; the landscaping is minimal and confined largely to the area between the curb and the sidewalk. The buildings as we see them today are evidence of the growth of the San Diego Ice & Cold Storage Company at the turn of the century. There are single hung sash windows beneath segmental arches with six over six lights on the second-floor additions. There is also some frame construction behind 810 Imperial Avenue with a round window or vent frame within the shed roof. These buildings exhibit the hallmarks of industrial buildings: differently sized and designed windows and door openings for different functions.

8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
200' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As an example of an Industrial style structure, exhibiting varied window sizes and doorways, this building is deemed significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

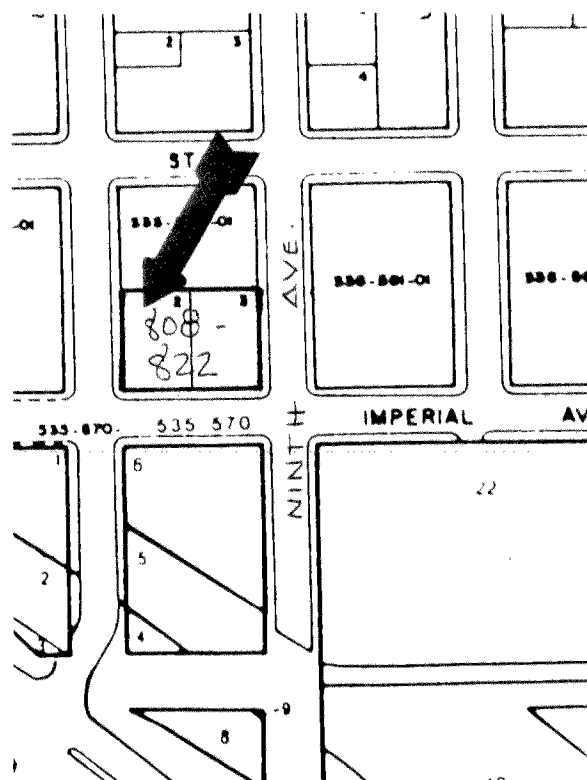
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
Office of San Diego County Recorder

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Refrigerated Services Inc.
2. HISTORIC NAME: San Diego Ice & Cold Storage Company
3. ADDRESS: 825 Imperial Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-570-06
5. PRESENT OWNER: Edward & Roseanne Plant
ADDRESS: P.O. Box 85001 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 158, Lots A,B,J,K & L, and/except r/way, Lots C,D,H & I.

This massive concrete structure occupies nine of the twelve properties on the block and is adjacent to a rail siding. The building occupies varied levels, ranging from two stories, to a central tower which is probably six stories in height. It provides the appearance of a fortress surrounded by loading platforms. The first floor around the entire structure is largely doorway openings for loading and unloading refrigerated products. Some windows at the first floor are single pane; others at the second or third floor are segmental arched and double paned, operating on a pivot. The tower apparently has windows at each floor level on the north side for light in the passageways. The business sign faces west at the peak of the tower. The strength of the building suggests, as do the buildings to the north, that they were all constructed at the same time and by the same contractor.

8. CONST. DATE: 1922
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
37,026 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building demonstrates all the aspects of a building designed in the Industrial style--it is concrete, with many openings for movement

of goods, and is surrounded by loading platforms.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

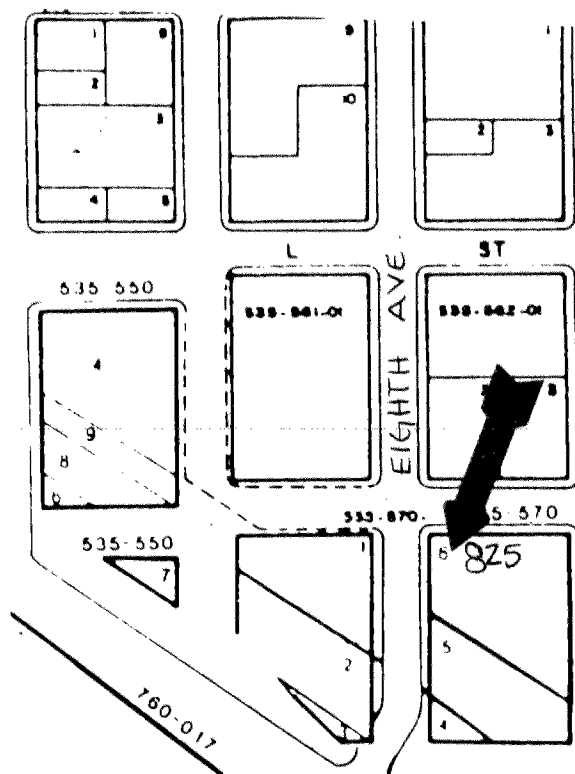
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego Union, 2/5/1922

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

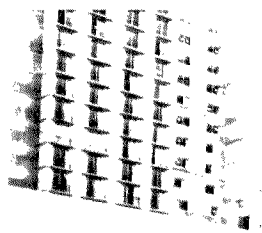
1. COMMON NAME: Doyle Barnes Warehouse
2. HISTORIC NAME: Doyle Barnes Warehouse
3. ADDRESS: 629 J Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-351-10
5. PRESENT OWNER: San Diego Trust & Savings Bank
Irving Krasner, Howard Sanger
ADDRESS: 400 S. Farrell, Ste. B/102 CITY: Palm Springs
ZIP: 92268 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Warehouse

DESCRIPTION

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

Legal Description: Horton's Addition, Block 123, Lots K and L.

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



DESIGNATED

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This industrial structure serves as a significant example of early 20th century architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Irving Krasner
recently died. Building is on market at speculative
price, far beyond reuse value.

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Abuts other garage and storage building

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This is a handsome, older commercial building that uses the cornice and bracket style of the Victorian period with a neoclassical use of flat piers and the ornamental simplicity of the new turn of the century architecture. In 1912, Boone Investment Company contracted with A. and H. Brownlee, Contractors, for \$11,482.00 to build on Lots K and L. In 1915, Doyle-Barnes, wholesale grocers, occupied the building and were still there in 1927. Partner J.L. Doyle, in San Diego since 1887, had at one time (1903-1906) done business as Fletcher and Doyle with Ed Fletcher, a prominent San Diego businessman. This industrial structure serves as a significant example of early 20th century architecture.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

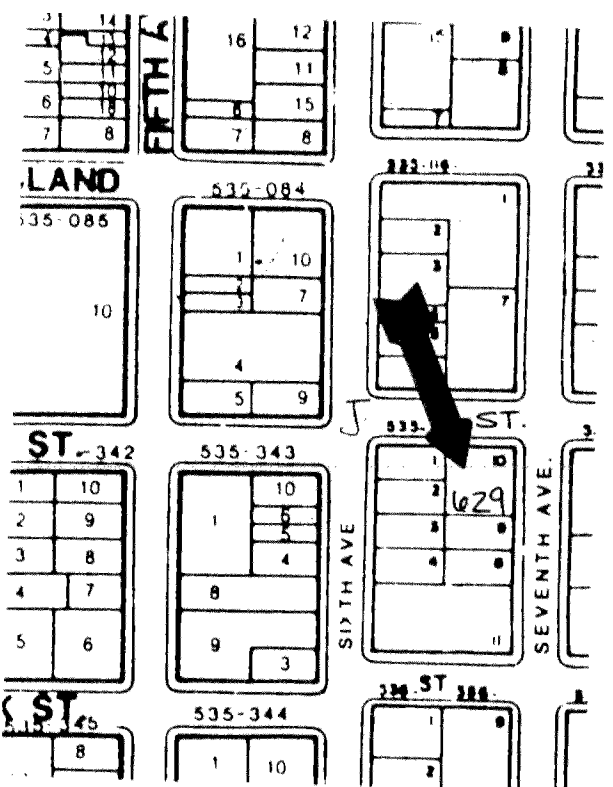
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego Union, 3/27/37; 10/6/03;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: "J" Street Design Center
2. HISTORIC NAME: Simon Levi Company Building
3. ADDRESS: 715 J Street (344 7th Ave.) CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-352 & part of 13
5. PRESENT OWNER: Raymond D. & Avery Spicer
ADDRESS: 379 San Antonio CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Professional
ORIGINAL USE: Industrial

DESCRIPTION

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

Legal Description: Offset Subdivision, Map 5768, Lot 3.

This warehouse is an excellent example of pre-First World War industrial class architecture, with its brick and molded concrete exterior. A four-story building (includes basement and three stories above ground) of massive proportions, it has a flat roof with a boxed cornice. There are no brackets supporting the cornice. The upper two stories have brick exteriors, while the ground floor was completed in molded concrete. A balance of emphasis between horizontal and vertical design elements was achieved. A cornice-like beltcourse at the top of the first floor is supported by cast concrete "brackets." Windows are 12/12 and 6/6 double hung sash on the upper floors. Ground floor windows have a storefront appearance. Alterations through the years appear to have been minimal, and do not detract from the architectural integrity.

DESIGNATED

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
W. S. Keller
10. BUILDER:
Armstrong & Pefley
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This warehouse is an excellent example of pre-World War I industrial class architecture with its brick and molded concrete exterior.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Simon Levi Company, one of the oldest wholesale grocery firms in the city, had this building designed by architect Walter S. Keller, to ultimately be six stories in height. Excavation work was authorized under a contract in June 1913, with M.D. Goodbody and the building contract, number 2304, with Armstrong and Pefley, was dated July 15, 1913. Although never brought to its full potential, the warehouse was very modern for its day. Devices such as a double-spiral chute rushed orders from the top to the ground floor; freight elevators moved goods up for storage. Moveable platforms received goods from freight cars on the 7th Avenue spur tracks. Delivery doors that slid into wall pockets were utilized to save space. The fireproof building featured metal doors and window frames. This property is listed as #177 on the Historic Site Board Register.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

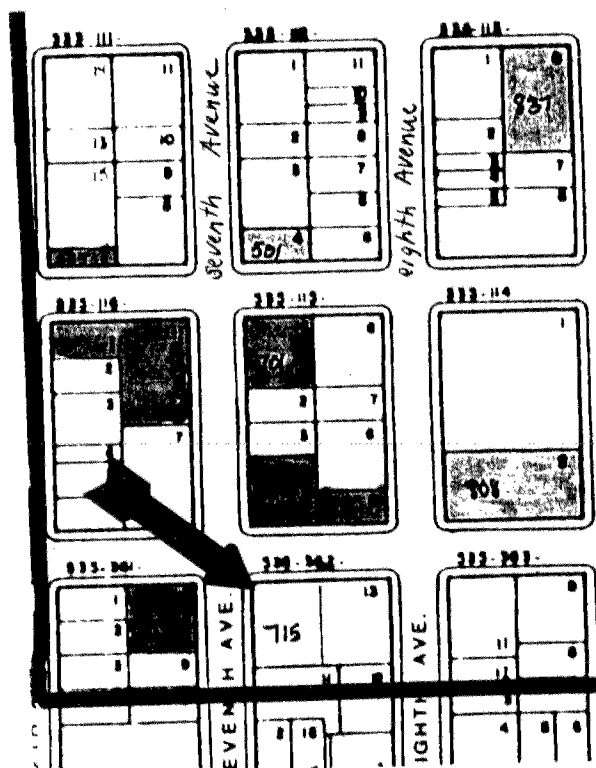
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San Diego Union, 5/2/13; 11/26/06

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Broom Works
2. HISTORIC NAME: San Diego Broom Works
3. ADDRESS: 1245 J Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-371-11
5. PRESENT OWNER: Robert Sinclair
ADDRESS: 258 Kolmar CITY: San Diego
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Coffee roasting-industrial
ORIGINAL USE: Broom manufacture

DESCRIPTION

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

Legal Description: Horton's Addition, Block 129, East 1/2 Lot L & East 1/2 Lot K.

Although Utilitarian in style, the San Diego Broom Works building has a certain home-made charm. This large two-story factory features a low-pitched gable roof with a stepped parapet at the front and wide eaves with exposed rafter ends at the sides. The second floor is actually a mezzanine at the front half of this building. The facade is symmetrical in design, with French entrance doors at the center flanked by evenly spaced, 4 over 4 double hung windows. Windows on the sides of this building have either 4 or 9 panes. Corrugated tin covers the exterior sides, while unique tin sheets stamped with a brick pattern and inscribed "Western Metal" sheath the front. The cornerboards, window frames, and door frames are wood. The building was moved to this site in 1942 and placed on a concrete foundation. Some windows have been covered over and the mezzanine windows just under the eaves added.

8. CONST. DATE:
EST: FACT: 1921
9. ARCHITECT:
Unknown
10. BUILDER:
Hugley Family
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant primarily because of its contribution to the economy of San Diego in the 1920's, but its non-professional construction and style are also secondary factors in the evaluation of the structure.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Part of roof raised; some windows covered
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust X Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? 1942
18. RELATED FEATURES: Trees and shrubs

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

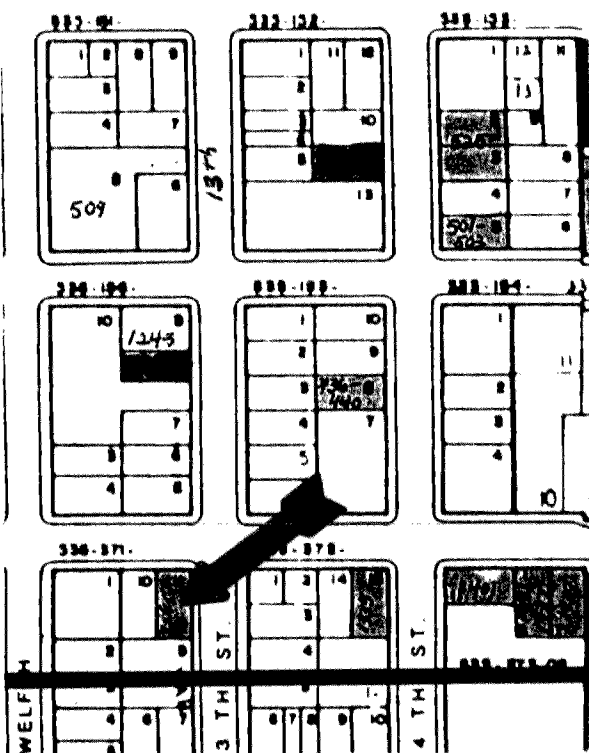
In 1889, Sarah L. Harriet sold Lot L to Preston C. Richardson, who died in 1914. Carleton R., Marie F. and Harriet Richardson mortgaged the property for \$3,000 in 1916. In 1917, J.C. and C.M. Hugley organized the San Diego Broom Works at 244 5th Street to produce brooms and mops. By 1930, they were turning out over 50,000 brooms annually. In 1921, the family built this tin building at a new location, 335 11th Street, where they manufactured Klenzall mops. They moved the building in 1942 to the present site on J Street and continued production until 1972, when the owner retired and sold the property to a coffee roaster. This homemade building achieves its significance from the charming non-professional construction highlighted by the unusual brick-stamped tin facing and from its early use as a broom and mop production facility.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego Union; Interview
with former owner Huguley, Fall 1980.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Workman Hotel
2. HISTORIC NAME: Loring Stationers
3. ADDRESS: 1335 J Street
ZIP: 92101
4. PARCEL #: 535-372-15
5. PRESENT OWNER: Floyd Hamaishi
ADDRESS: P.O. Box 1668
ZIP: 92008
6. PRESENT USE: Residential
ORIGINAL USE: Commercial/Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 130, E 1/2 Lot L,
E 1/2 Lot K.

This three-story residential/commercial brick building is rectangular and symmetrical. The building has a flat roof and features interesting brickwork in the corbeling and dentils near the roof line, the segmentally arched openings for the windows, a belt-course, and the spaced vertical features that resemble square pilasters. The six street-facing windows on the second floor and the six on the third floor are individually placed, rectangular double hung sashes. At the street level, the original bays, shop fronts, and hotel entrance have undergone alterations. Some have been filled in with horizontal wooden boards. In some sections, windows and doors have been cut into the wooden panels.

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
H.C. Sparks
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure's significance is derived from its interesting brick motif and pre-modern style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

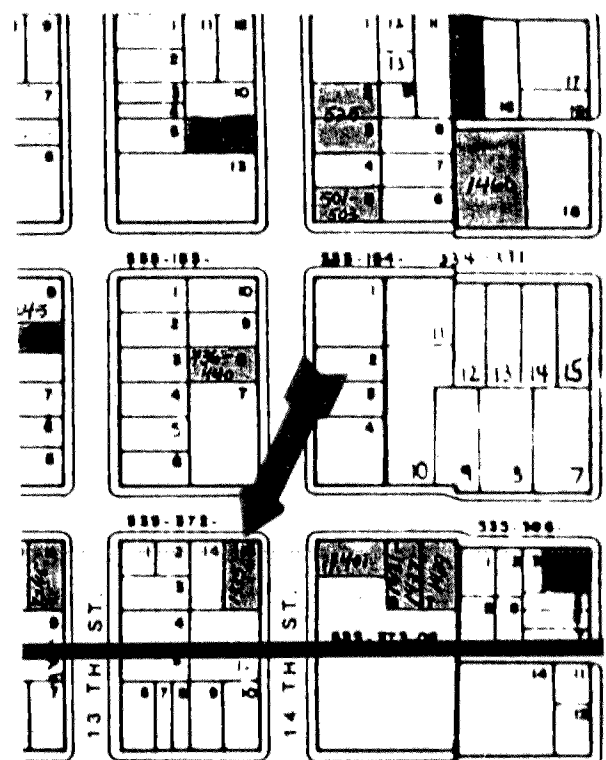
E.W. and A.N. Loring signed the contract for the construction of this building with builder H.C. Sparks in 1912. The building cost \$14,396.00. Loring, with family members, owned the Loring Company, wholesale and retail stationers. The exterior of this building is in excellent condition, and the structure represents the simplicity of pre-modern buildings with enough decorative elements to make them interesting. As none of the Loring family lived or worked here, their ownership appears to have been for purposes of investment. Single working men rented the rooms. Since 1980, the hotel and ground level stores have been completely renovated and appear in excellent condition. This structure's significance is derived from its interesting brick motif and pre-modern style.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
 San Diego County Recorder's Office; San Diego Union, 5/2/03; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan, K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Enid Apartments
3. ADDRESS: 1401 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-01
5. PRESENT OWNER: Apartments
ADDRESS: P.O. Box 611
ZIP: 92119 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, Lot A.

This two-story, symmetrical stucco rooming house has a nearly flat roof with a brick chimney, wide eaves and boxed cornices. The building features a centered entry recessed into a segmentally arched opening. An identical opening centered on the second floor above it shelters a recessed balcony. On the facade, there are four sets of triple windows, two sets on each floor. These windows have a larger, center section with a row of five panes across the top. The center sections are flanked by narrower, six over one, double hung windows. The metal bar fencing and gate at the entry, and the metal balcony railing appear to be alterations.

8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The architecture of this house, typical of small apartment houses built during this period, is heavily influenced by the Mission Revival style,

and gives this structure historical significance.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Metal fence and gate at entry and balcony
railing are not original.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: fencing, trees

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

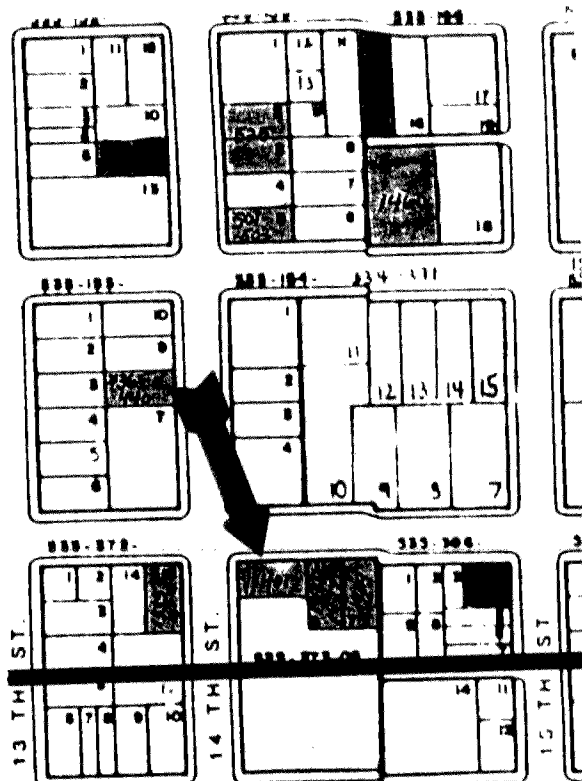
Walter S. Broderick, president of Broderick-West Land Company, constructed this rooming house in 1912. In 1913, Broderick sold the building to Sarah Mayer who owned it until 1926, selling it to Robert Coulter that year. First known as The Enid, operated by Julia Nelson, it was later called the Enid Apartments. In 1928 it was called the Vine Apartments. This apartment house is one of those built during the construction boom of 1912 and 1913. Many small apartment buildings were constructed in those years in anticipation of an influx of tourists to the 1915 Exposition. The architecture of this two story rooming house, heavily influenced by the Mission Revival style, gives this structure its historical significance and is typical of small apartment houses built during this period.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Rooming House
2. HISTORIC NAME: Broderick Apartments
3. ADDRESS: 1431-1437 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-06
5. PRESENT OWNER: Lillian Grant
ADDRESS: 1463 J Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, West 1/2 Lots K & L.

This two-story, wood frame rooming house appears to be two separate houses, constructed at different times, that sometime in the past, were converted into one building. A stairway was constructed between the original houses, a roof added over the stairway connecting the buildings, and a porch with a balcony on top built across the front. The porch has turned post supports; the balcony features a wooden balustrade. One of the original houses has a flat roof, boxed and molded cornice, and clapboard siding with endboards. The other house features a pitched roof, simple cornice and shiplap siding. Both parts have one over one, double hung windows. Alterations include an aluminum screen door and windows.

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure demonstrates an eclectic style of architecture which renders it significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This rental property belonged to Walter S. And Annie Broderick near the turn of the century. A notice of completion was signed on April 18, 1912, for the apartments, which cost four thousand dollars to build. The Brodericks were early land speculators and developers. Walter was president of the West Land Company; while Annie served as its secretary. One of their developments was Malta Square, located east of Balboa Park. Walter S. Broderick died in 1954.

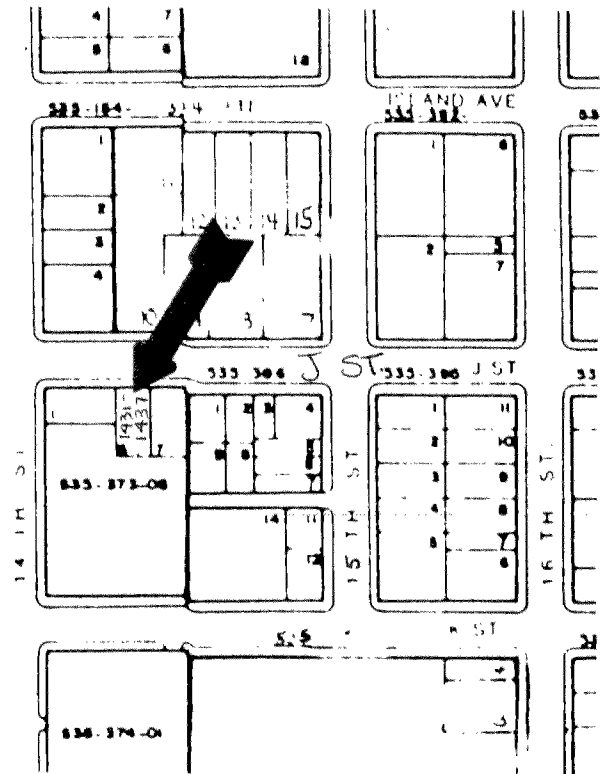
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego County Recorder's Office

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Meister Residence
3. ADDRESS: 1439 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-373-07
5. PRESENT OWNER: Lillian Brooks
ADDRESS: 1463 J Street
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 172, East 1/2 of Lots K & L.

This one-story, box and strip, board and batten ranch house features the typical medium pitch, side-gabled roof with a rear extension and an open porch, having a dropped shed roof extending across the front. The porch roof has wooden post supports with scroll sawn brackets. Windows in this house appear to be double hung sash. At the right front corner, a hipped roof section has been added. The brackets on the porch posts are probably not original.

8. CONST. DATE: 1908
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure attains significance as a good, and increasingly rare, example of an early 20th century California ranch home, with an open front porch.



IDENTIFICATION

1. COMMON NAME: Hotel
2. HISTORIC NAME: Joseph Ireland Building
3. ADDRESS: 1479 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-396-04
5. PRESENT OWNER: Growth Investment, Mark Madrugo, Jennie Maloy
ADDRESS: 766 Rosecrans
CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE:

DESCRIPTION

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

Legal Description: Sherman Addition, Block 36, exc W 30' N 65' Lot 3 and N 65' of Lot 4.

This two-story, two part commercial/residential building with a cutaway front corner, stands on a corner lot and is adjacent to the sidewalk on both sides. The rectangular building features shiplap siding, a flat roof with a bracketed cornice, double hung windows with ornamental surrounds and decorated hoods, and a square bay on the second floor, angled across the cutaway corner. The cornice brackets appear to be turned spindles, a unique feature not seen elsewhere in the area. On the ground floor, vertical boards replace the original features in the cutaway corner; and about half of the 15th Avenue side and the original doors and windows have been removed or replaced.

8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
70' x 65'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building's architecture is significant for its unusual cutaway front corner, and for the remaining Italianate details on the second floor.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building, which first appears on an 1888 Sanborn fire map was noted as being vacant that year, probably due to the bust after the land boom in San Diego. City Directory records indicate that Joseph Ireland, the owner of the property, his wife, Elizabeth, and Annie Ireland, all lived in this structure until it was sold in 1907 to Vernon and Florence Rood. In 1913, R.H. Root operated a grocery business at this location, and in 1926, W.G. Stewart managed a restaurant here. R.O. Douglas offered furnished rooms in this building in 1930. The Roods lost the building during the Great Depression of the 1930's. George and Louis Corodemas purchased the building in 1936, keeping it until 1941. This building's architecture is significant for its unusual cutaway front corner, and for the remaining Italiante detail on the second floor.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

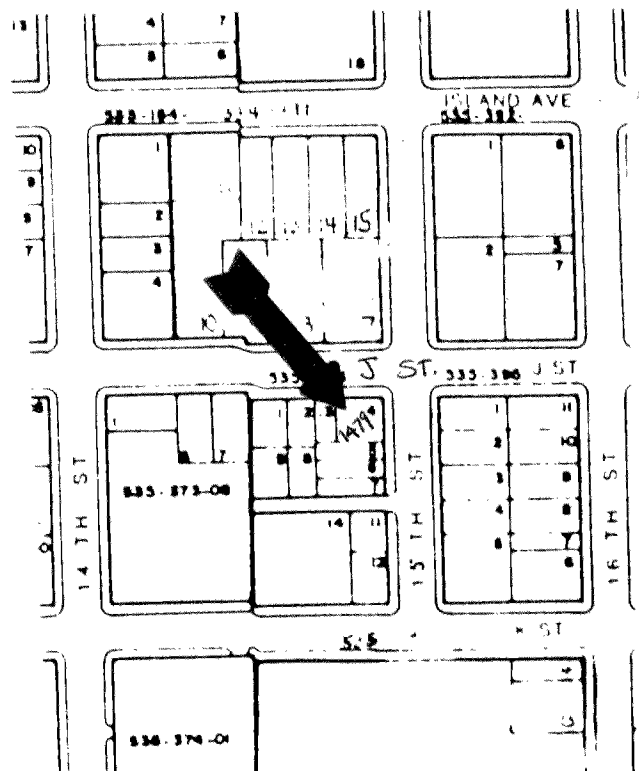
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego Union, 9/22/1893,
6/15/1894, 6/21/1894, 1/24/48

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Nason and Company
3. ADDRESS: 903 K Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-366-01
5. PRESENT OWNER: Ellis Brown, c/o Carolyn Filipponi
ADDRESS: 1414 Monument Hill Road
CITY: El Cajon
ZIP: 92020 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Commercial

DESCRIPTION

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

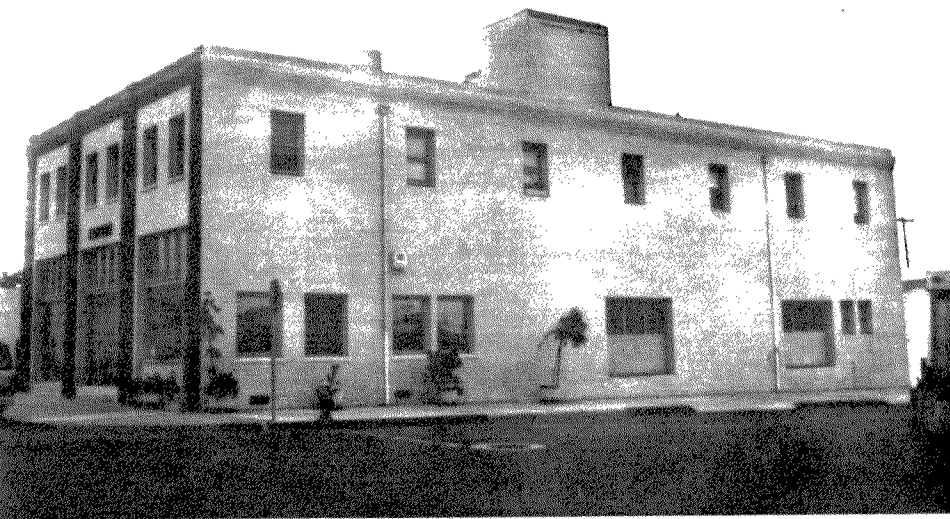
Legal Description: Horton's Addition, Block 135, Lots A and B

This two-story rectangular apartment building, located at the southeast corner of Ninth and "K" has a flat roof with a block tower above whose purpose is unknown. In recent months it has been rehabilitated at least on the exterior, and likely also on the interior, into apartments or studios. Windows on all sides are rectangular, double hung sash, at least on the second floor. Artplex Gallery occupies the street level entrance, where large plate glass windows facing "K" Street have vertical narrow panes above. On the Ninth Ave. side, there are both single and multi-paned windows. The main facade on "K" Street has four pilasters which reach from the street level to the nearly-flat roofline.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure gains significance as an example of an Edwardian Commercial structure.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; Office of San Diego County Recorder; San Diego Union, 8/29/1900.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Southwest Marine Hardware
2. HISTORIC NAME: W.D. Ballinger Company, Wholesale Cigars
3. ADDRESS: 944 K Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-361-05
5. PRESENT OWNER: Elden and Margaret Allen
ADDRESS: 354 East Millan Street CITY: Chula Vista
ZIP: 92010 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 126, Lots G and H

This single-story building is at the southwest corner of Ninth Avenue and "K" Street. The roof is flat, except for a parapet which has red tiles spaced between low arches. The facade is stuccoed, ceramic broken up by structural pilasters which alternate with the windows so that two windows appear between each of these pilasters. A single doorway is located near the north end of the building on K Street.

8. CONST. DATE: 1926
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of a Spanish Eclectic Industrial style building, this structure gains historical significance.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

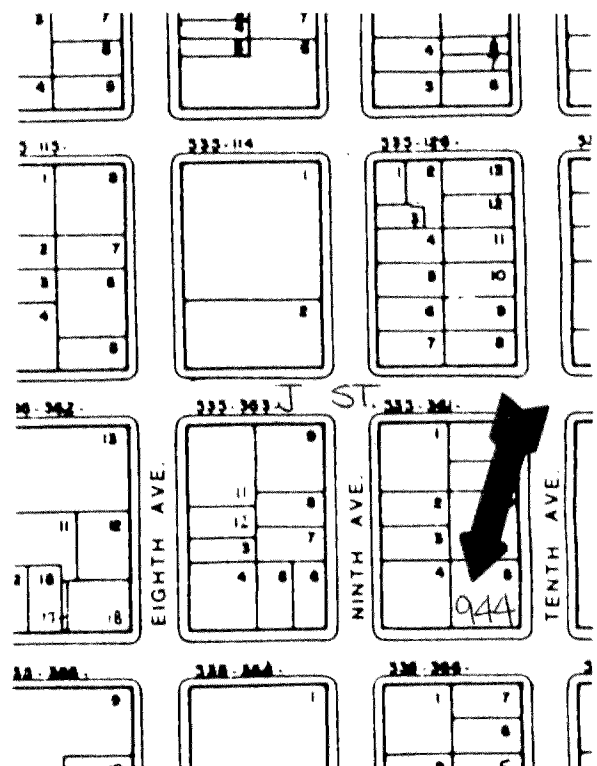
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; Office of San Diego County Recorder.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Western Metal Company
2. HISTORIC NAME: Western Metal Supply Company
3. ADDRESS: 215 7th Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-355-09
5. PRESENT OWNER: George and Thomas Hom, c/o Thomas Hom Assoc.
ADDRESS: 2936 Meade Avenue CITY: San Diego
ZIP: 92116 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial/Commercial with Chicago School influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 137, Lots A-D, K & L

The principal property consists of the brick office building around which the commercial structures were built. The address for the Western Metal Company is 215 7th Avenue. The building is rectangular, five stories high, has a flat roofline, and was designed with an emphasis on the structural members of building. Horizontal and vertical elements are in harmony with the plate glass windows. The windows particularly reflect the influence of the Chicago school. The fire escapes are at the south front of the facade from the top floor down. The third through fifth floors are utilized for various commercial activities. The first two floors, however, were finished as offices and are in very fine condition. Hardwoods, finishes and overall interior construction make this an outstanding structure. The buildings which surround the central office at 215 7th, and which are on adjacent blocks but not included on this inventory, are for the most part corrugated iron warehouses. The building just to the south of 215 7th is utilized as a Farmers' Market. The building to the north, constructed of brick, is affixed to the main building, but is a later addition and is utilized for warehousing.

DESIGNATED



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Henry Lord Gay
10. BUILDER:
James Shera and
Thomas Kneale
11. APPROX. PROP. SIZE(FT):
.69 acre
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This outstanding structure gains its historical significance from its Industrial/Commercial design, which was influenced by the Chicago School.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Interior only; except for louvered windows
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Railroad spurs on three sides of
the property.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building is on San Diego Historical Site Board Register as number 101, placed there on November 3, 1978. This Western Metal Supply building was designed by architect Henry Lord Gay, the founder of the American Institute of Architects. The steel company was originally McKenzie, Flint and Winsky. They organized in 1896 and changed the name in 1903. By 1920 the firm occupied the entire block and produced "everything in iron and steel from carpet tacks to structural beams." The architectural design combines a simplified Victorian corbeling with modern metal window frames to create a transitional commercial building of great dignity. Today it serves principally as the home of the Farmer's Bazaar.

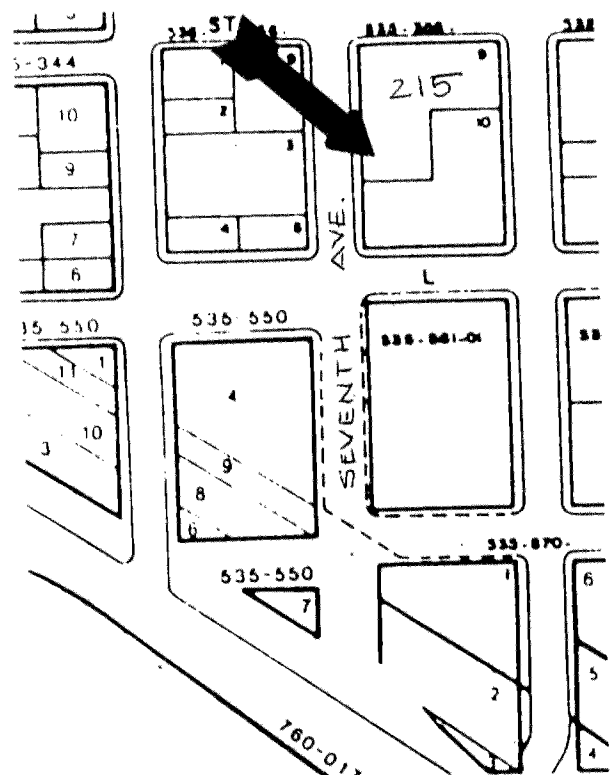
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories
Office San Diego County Recorder
San Diego Union, August 15, 1909

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Robert L. Groff, Inc. Wholesale Dry Goods
2. HISTORIC NAME: Showley Brothers Candy Manufacturers
3. ADDRESS: 305-307 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-353-03 & 04
5. PRESENT OWNER: The Candy Factory Ltd.
c/o Linville Martin
ADDRESS: 1850 Fifth Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 125, S 35' Of Lot D,
and Lots E and F.

This three-story building is constructed of red brick with a wood floor and roof framing system. The exterior walls are load bearing with interior columns supporting beams and floor system. The first floor is concrete slab on grade and there is no basement area. There is an interior freight elevator in the three-story structure which serves all three floors. The roof parapet shows the influence of Spanish Eclectic designs. The interior has been altered, but many of the large interior spaces remain. The ground floor office space was remodeled during the last 30 years, with wood stud walls, gypsum board wall finish and acoustical ceilings. The remainder of the structure has been painted for warehouse and assembly use with much of the structure exposed. The existing floor system, with the exception of the ground floor, is maple. The existing electrical, plumbing, and mechanical systems have been changed during the remodeling of the building in the 1950's. The exterior red brick is unreinforced and exists along all exterior walls. The facade is penetrated by large industrial steel windows which provide ventilation in the large spaces.

DESIGNATED

8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Walter Trepte
10. BUILDER:
Trepte Const. Co.
11. APPROX. PROP. SIZE(FT):
135' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This three-story red brick structure achieves significance through its design in a Factory/Warehouse style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure is listed on the San Diego Historical Site Board Register as Site No. 161. B. Guy Showley erected this three-story brick structure for his wholesale confectionery business in 1924. Showley and his brother, Jesse Ray, had operated a candy company in San Diego since 1905. The building suffered \$25,000 worth of fire damage in 1931 and was partially reconstructed. The Showley Bros. Candy Company remained at this address through 1950. Various other enterprises operated here alongside the Showleys, including the Loose-Wiles Biscuit Company from 1934-1935, and the Sunshine Biscuit Company from 1947-1948. Another fire occurred in the building around 1950, prompting the Showley Bros. to sell the business. In 1950, Century Floor Coverings used part of this structure, eventually buying it and filling the entire edifice, adding the Century Distributing Company and later the Century Radio and TV business. In 1959, Robert L. Groff purchased the property and ran his wholesale dry goods business here through 1970.

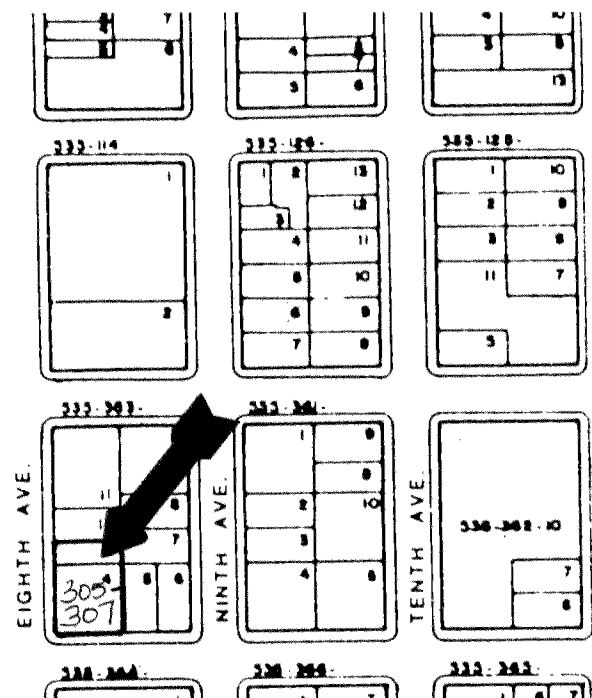
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories
HSE Report n.d.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Kvass Construction Company
2. HISTORIC NAME: Levi Wholesale Grocery Company
3. ADDRESS: 330 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-352-12
5. PRESENT OWNER: Harold and Rose Kvass
ADDRESS: 7950 Othello Avenue CITY: San Diego, CA
ZIP: 92111 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block with
Classical influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Offset Subdivision, Lot 2

The original arch is a notable example of a revival of classical features. The ornate castings are made of a sea sand composed of acanthus leaves, classical turned spirals on the pilasters and classical details. The entry arch is complete with keystone and the two pilasters support the entablature. The arch is centered between two large bays of low arched windows. The bays have a defined base with brick pilasters which separate the low arch windows. The windows are composed of original redwood frames. Each window is divided into three sections vertically by two mullions and by a horizontal mullion about 1/3 of the way down from the top of the arch. The brick facade is composed of a multicolor arrangement of seven different kinds of brick. The parapet has a heavy and strong horizontal influence. The doors are double wood and glass; at the soffit area of the portico are exposed wood beams with highly decorated, colored stencil work. The entryway at the portico is terrazzo in a mixture of brown tones and is in excellent condition. The interior structural system of the warehouse is steel bow-string trusses (spanning 50 feet) supporting open wood joists about 16 inches on center. The roof is punctured by five original skylights. There are massive roofs over the vertical "doghouse-like" skylights which influence the character of the building when viewed from across the street.

DESIGNATED

8. CONST. DATE: 1927
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100.5' x 68.4'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building can be considered historically significant due to its interesting blend of several architectural influences on a basic Commercial

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building is listed on the San Diego Historical Sites Board Register. No date can be confirmed for construction, since the Simon Levi Company continued to build on various parts of this block from 1908 forward. The first appearance of this address is in 1927. The building record shows the building was constructed then and operated by the Simon Levi Company, wholesale grocers. Over the years, until the end of WWII, the Company operated at this address, but by 1945, began to lease, and then eventually sold, the structure to Safeway Stores Inc.

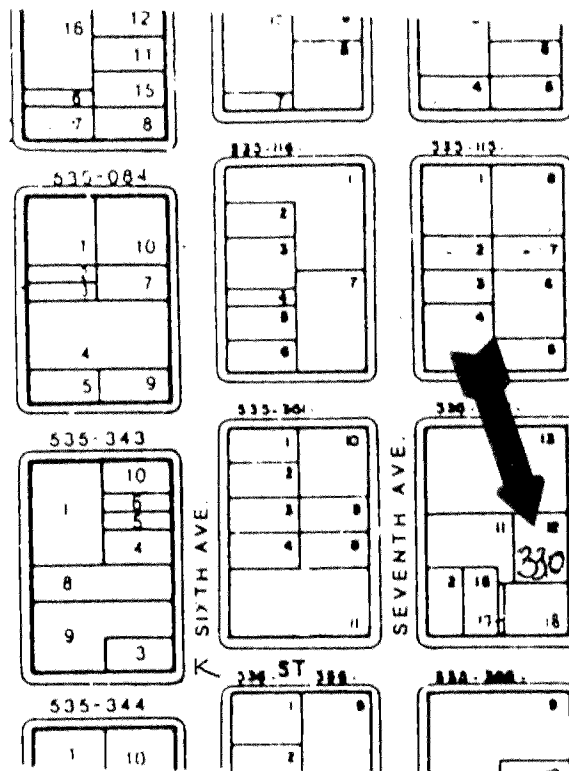
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Eighth and J Lofts
2. HISTORIC NAME: Foremost Dairy Warehouse
3. ADDRESS: 371 Eighth Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-353-11
5. PRESENT OWNER: J Street Partners
ADDRESS: 614 5th Avenue, Suite A CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 125 north 25' of Lot C and all of Lots A and B.

This three-story structure has an address on 8th Avenue, although the main facade is on "J" Street. The building's original use is still open to question, although some of the space was utilized as an office. It has been converted to apartments and rehabilitated, with awnings placed over the industrial-type windows. Those windows are multi-paned, in segmentally arched frames, and are repeated at each floor level. The roof is flat, there is no overhang, and brick facing covers the entire structure. At the rear, fire escapes have recently been added to the building. These are unusual in that they extend away from the building itself, to the south. It is a good example of a commercial building which has been adapted for reuse.

8. CONST. DATE:
EST: FACT: X
1910-1911
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
125' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as another example in this area of Commercial/Industrial style architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Rehabilitated

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Fire escape stairwell at south side (rear)

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

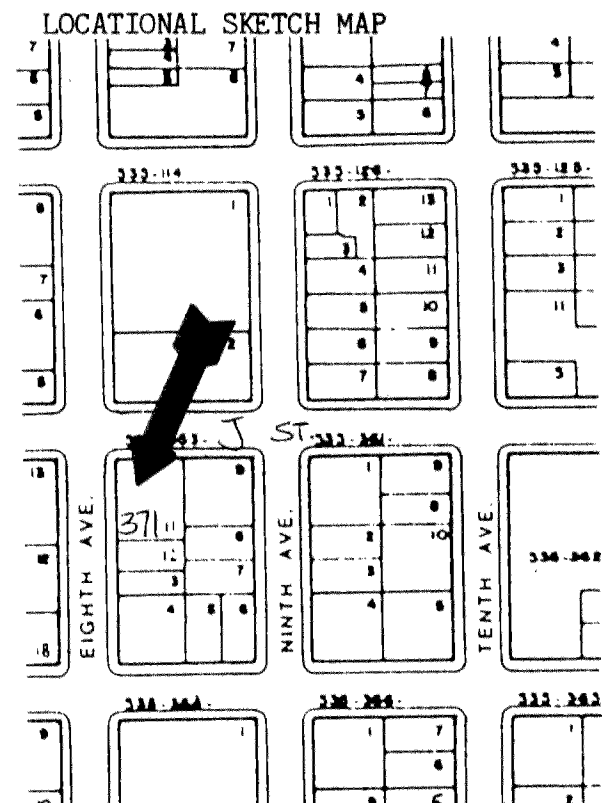
Frank Schiefer had this brick commercial structure erected sometime between 1910 and 1911 for his show case, fixture and furniture manufacturing business. The company, known as Schiefer & Sons, included Paul, Arthur, and Frank Sr. in 1911, with the addition of Frank J., Ernest, and Carl in 1930. Schiefer & Sons featured a factory and sales room at this address through 1939. From 1941 until 1945, Standard Parachute Corporation, run by C.E. Fauntleroy and John Speaks in 1942, and subsequently by Charles G. Morehouse and C.B. King, produced parachutes for the war effort. Gabrillo Cleaners and Laundry operated its business here from 1950 until 1952. In 1958, Willard B. Hage utilized this structure as a warehouse for Hage's dairy products. Hage's Limited Divisions of Foremost Dairies inhabited this edifice in 1960, becoming the Foremost Dairies warehouse from 1966 through 1970. From 1972 until 1975, the building was leased by the Salvation Army and used as a warehouse. On the three visible building facades, faint references to the Schiefer & Sons' business with the words "show case" and "fixtures" can be seen.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: San Diego Gas & Electric Power Plant
2. HISTORIC NAME: San Diego Consolidated Gas & Electric Company Power Plant
3. ADDRESS: 75 9th Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: Portion of 538-010-22
5. PRESENT OWNER: Not available
ADDRESS: CITY:
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE:
6. PRESENT USE: Industrial
ORIGINAL USE: Industrial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial with Classical influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 157, Lots A+

This structure was probably designed by Eugene Hoffman within the same time frame that he designed the substation on lower Broadway. The design has all of the same elements as that major power station. The brick building has a slight roof pitch at the front of the structure facing Ninth Avenue. The building is fortress-like, with the main facade on Ninth Avenue, and a large vehicle entryway, with surround and vertical windows on either side. A palladian arrangement of windows is also seen at the Ninth Ave. entrance. Above the main entry is an arched set of double hung sash windows with keystones in arch designs. Like all other windows in the building, they have been blacked out. On the Imperial Street side, tall, wide sets of arched windows have also been blacked out. There is also a round window on the Imperial elevation. A stairway allows entry through double doors on that street. The facade on both streets has been accented by the addition of brick quoins at the corners. A wing on Ninth and a wing on Imperial Avenue are most certainly additions, since they have no architectural relationship to the original building.

8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
(probably)
Eugene Hoffman
10. BUILDER:
J.R. Wade and
H.M. Landis
11. APPROX. PROP. SIZE(FT):
200' x 300'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This substation is highly representative of its architectural style, Industrial with Classical influences, and

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: two wings added to original building

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: none noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Consolidated Gas and Electric Company erected this power plant in 1911 to accommodate growing demands for its services. Power from the South Bay Plant still goes through this structure and provides electricity for people in this vicinity. This substation is highly representative of its type and era. There are buildings virtually identical to this one, which served as early substations in parts of northern California as well.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE)..

Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89

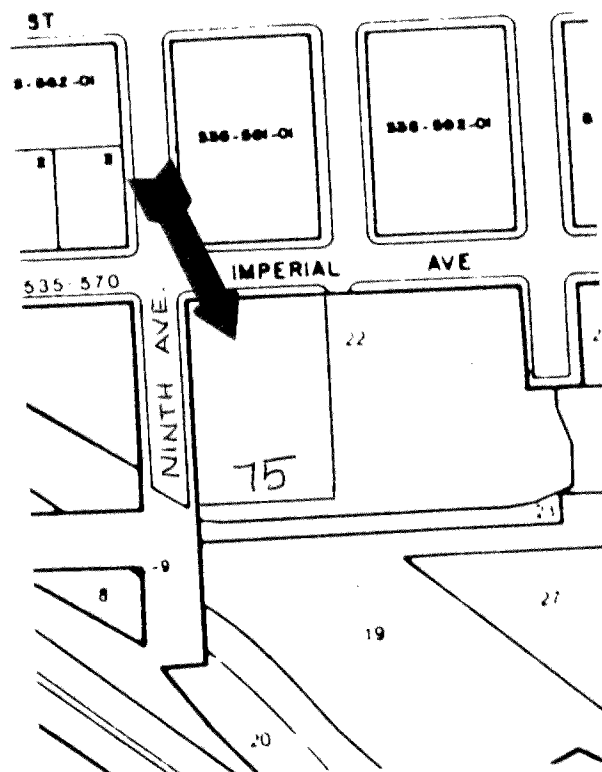
BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Gas & Electric Company Office Building
2. HISTORIC NAME: San Diego Consolidated Gas & Electric
Storage-Service Building
3. ADDRESS: 111 9th Ave./114 10th Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-591-01
5. PRESENT OWNER: Not available
ADDRESS: CITY:
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE:
6. PRESENT USE: Industrial
ORIGINAL USE: Industrial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial with Spanish Eclectic Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 148, Lots A-L.

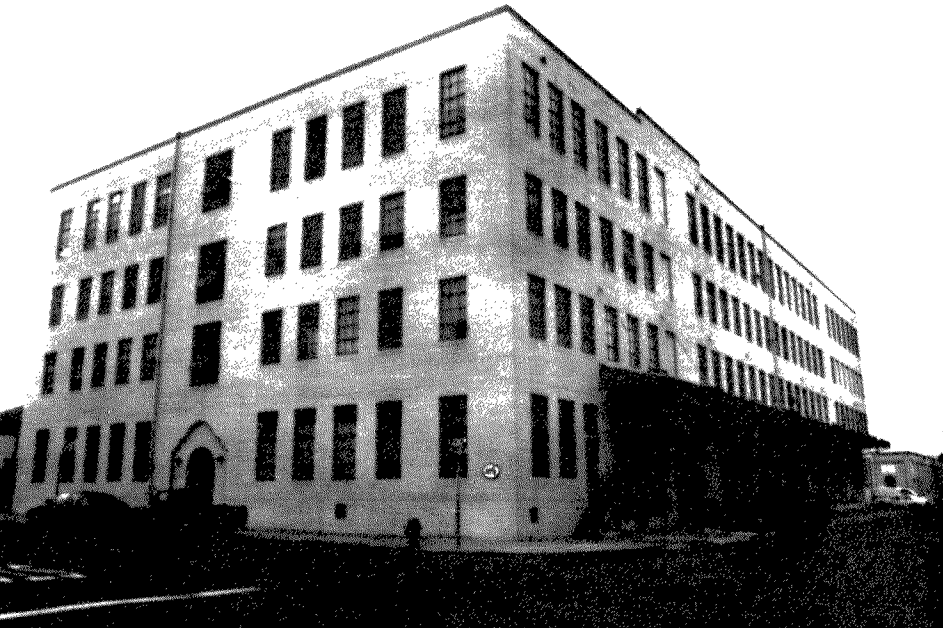
This massive structure encompasses the major part of the block and houses the service offices of the San Diego Gas and Electric Company. It is rectangular in shape, has a flat roof, with the exception of a half-story projecting above the roof line which houses a penthouse office, and has arched windows. All windows in the concrete and plastered building are industrial-type, opening outward on a pivot. Arches of Spanish Eclectic design, encompassing the entries on both Ninth and Tenth Avenues, are very slightly recessed. On the Imperial Avenue side there are a series of loading docks covered by a protective roof which slants slightly to the south. When viewed as a unit, this is a most impressive building. It has frontage on three streets.

8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Bylles Engineering & Mgmt.
Company of Chicago
10. BUILDER:
W.B. Johnson/
F.F. Thayer
11. APPROX. PROP. SIZE(FT):
1.38 acres
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Industrial structure with Spanish Eclectic influences is noteworthy primarily for its architectural design, but also for its role in the

history of power service
to San Diego.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This four-story reinforced concrete structure, designed by Byllesby Engineering and Management Company of Chicago, was soundly constructed in 1930 to serve as the Gas and Electric Company's service building and warehouse. The concrete was mixed to resist 3000 pounds per square inch. Six thousand square feet of glass were installed in the 265 windows. A noted feature of the structure was a monorail of one-ton capacity which made a complete loop of the first floor and also operated within the elevator. The monorail was an electrically-operated crane which ran on an overhead rail, making possible the transfer of material from any location inside to trucks waiting on either side of the building. The largest elevator in San Diego was located here--a 30 ton capacity freight elevator, 10 feet wide and 25 feet long. A loaded truck could be driven onto its platform and taken to either the second or third floors. The building currently provides office space for the Gas & Electric Company and houses the graphic arts and safety departments, as well as the lab facility.

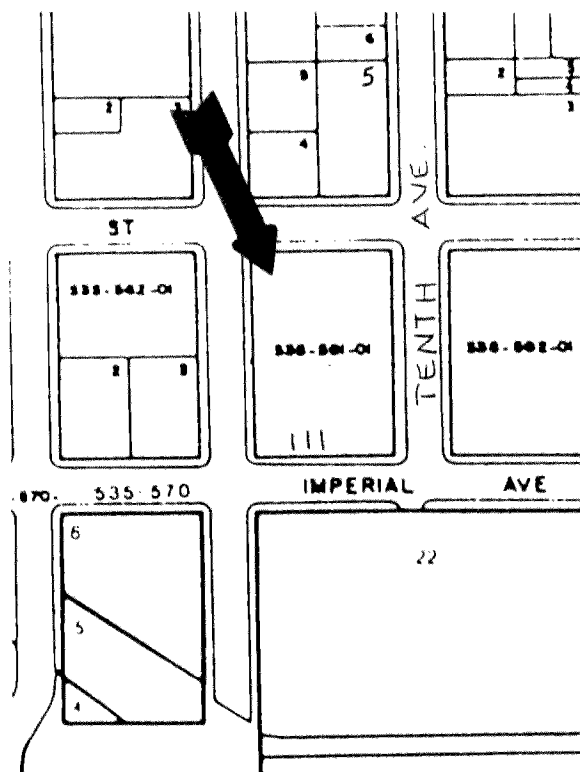
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Carnation Dairy
2. HISTORIC NAME: Qualitee Dairy Products Building
3. ADDRESS: 354 Eleventh Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-362-10
5. PRESENT OWNER: Carnation Company
ADDRESS: P.O. Box 54200 Terminal Annex
CITY: Los Angeles, CA
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/industrial
ORIGINAL USE: Commercial/industrial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 127, Lots A-F & I-L

This large commercial/industrial building, which takes up almost the entire block, is U-shaped and has an irregular number of stories. It is of brick construction with flat roofs and parapets decorated with horizontal bands and vertical corner ornaments in Art Deco style. The windows, set back in slightly-recessed rectangles, are the huge, multi-paned and metal factory type. The rectangular pattern is repeated across both floors of the main section, even where windows are not needed. The main entry facing 11th Avenue is through an Espadana-shaped arch in the center of the wall. Several other entrances for trucks are available on different sides, and a loading dock is west of the building. A wooden storage tower and gas pumps are visible. The building has deteriorated through lack of maintenance and through the many functions which the building has served in the past ten years. Because of its terribly poor and deteriorated condition, it barely made this inventory.

DESIGNATED

8. CONST. DATE:
EST: FACT: X
1923, 1928
9. ARCHITECT:
Quayle Bros.,
1928
10. BUILDER:
James B. McGrath,
1928
11. APPROX. PROP. SIZE(FT):
50,094 square ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Although in poor condition, this structure gains significance from its design in the Art Deco style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two- to four-storied brick industrial structure was built in 1928 from designs created by the Quayle Brothers, noted San Diego architects. The 1928 building has been modified with the south and east facades receiving later additions which did not alter the original architectural design. The 1923 buildings and subsequent supplemental structures were destroyed by an 8 alarm fire on February 8, 1956. The Milk Producers' Association formed the Qualitee Dairy Company as a subsidiary of its association in 1923 to solve a marketing problem confronting scores of San Diego County dairy farmers. The group, one of the oldest cooperative marketing associations in California, found it was handicapped by a lack of satisfactory outlets through the processing and distributing organizations which existed then in San Diego. Douglas Young, secretary-treasurer and manager of the association, was named general manager of the dairy. In 1959, Qualitee Dairy Products Association of San Diego became a division of Carnation Company of Los Angeles. The San Diego business was operated as the Carnation Qualitee division of Carnation Company, retaining its management personnel.

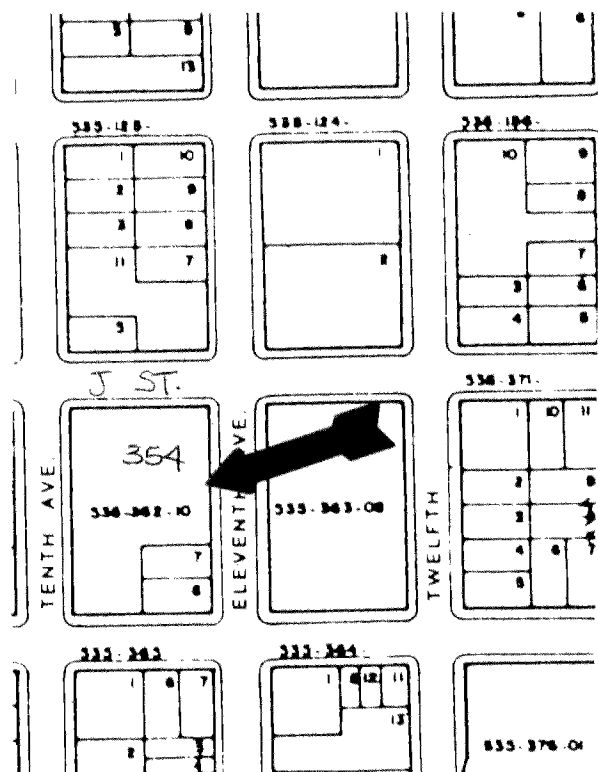
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

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ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mexican and Spanish Presbyterian Church
2. HISTORIC NAME: Mexican Presbyterian Church
3. ADDRESS: 341-343 13th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-372-04
5. PRESENT OWNER: Lucinda Arreola
ADDRESS: 424 17th St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Church

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Late Victorian Vernacular with
Gothic influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 130, Lot C

This structure, from street level, appears to be one-story, but in fact, a "basement" is built below street level on a rather steep slope into what was likely once a canyon. Other buildings on this street are similarly shaped. The grade roof is of medium pitch, although rather long, with a simple eave overhang. A chimney, in rather bad shape, is at the northeast corner of the structure. A second front door has been inserted into the main facade suggesting conversion to a duplex or apartments. No garage was added, instead, the driveway is paved up to the house. The siding is shiplap all around, at both levels. Rounded gothic arched window frames are on either side of the entrances, with double hung sash windows set into them. Beneath the gable end of the front facade, a similarly shaped air vent is centered over the porch roof. The porch roof is also gabled, very plain, and supported by two iron poles with a simple balustrade on either side of the entrances.

8. CONST. DATE: 1906
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This church is deemed significant because of two factors: its Late Victorian Vernacular design with Gothic influences, and its use as a

church for the Spanish-speaking Protestant commun-

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Second entrance added; alterations for
residential use.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Mary D. Howard sold this property to the First Presbyterian Church in 1906. The Mexican Presbyterian Church was located here from 1907 until 1927 when the building was listed as the "Mexican Presbyterian Church-Spanish Presbyterian Church," with Rev. Jose Rodriguez as pastor. The church remained at this location through 1939. The building was then used as a rental to various tenants. This was possibly a center for the Protestant Spanish-speaking community of San Diego. The simple approach to the Gothic style is charming still, in spite of the need for paint and repairs. One would know in an instant that this building was meant to house a church family, with the sanctuary on the ground floor and the social rooms in the basement.

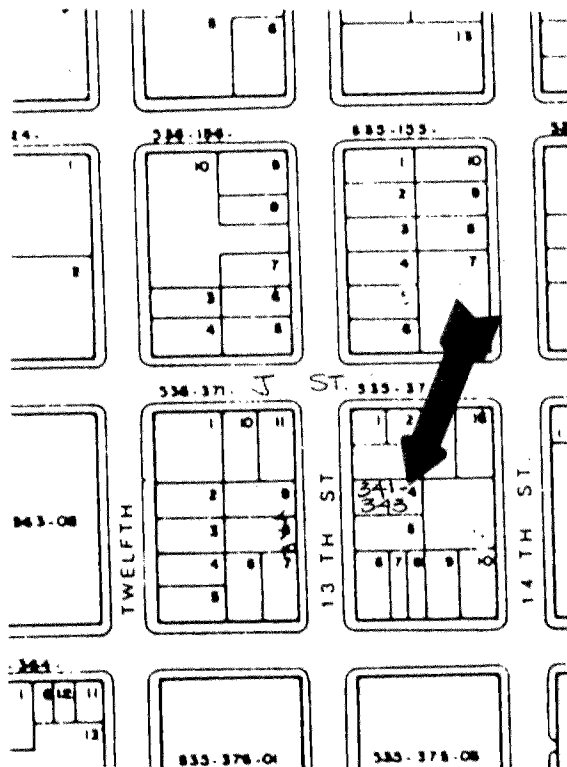
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion 2
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
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PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Continental Baking Company, Inc.
2. HISTORIC NAME: Southern California Baking Company
3. ADDRESS: 171 14th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-603-01
5. PRESENT OWNER: III Continental Baking Co.
ADDRESS: P.O. Box 731 CITY: Rye, NY
ZIP: 10580 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 170, .92 ac M/L
in Lots G-L and in Lots A-F.

This brick, two-story industrial building has always served as a warehouse and manufacturing area for baking companies. It has a flat roof, with a parapet of decorative brick all around. Windows at the second floor appear to be industrial-type that open out, having several panes, but are small and covered with awnings. Ten of these appear on the 14th Avenue side. The main entrance is a double-doored entry at the northwest corner of the building; several large window areas have been covered over at the first floor. Seven garage doors face 14th Avenue, suggesting that this is an area where vehicles are stored, or perhaps loaded. The building is very similar to other structures designed by Eugene Hoffman during the era when he was the John D. Spreckels Company architect.

8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Eugene M. Hoffman
10. BUILDER:
Trepte & Son
11. APPROX. PROP. SIZE(FT):
.92 acres
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This brick industrial building is an example of a Warehouse style structure and is deemed significant because of its architecture.



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Rood Rental
3. ADDRESS: 360 15th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-396-04
5. PRESENT OWNER: Lawrence Piraino
ADDRESS: 766 Rosecrans St. CITY: San Diego, CA
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition, Block 36, W 30' of N 65' Lot 3.

This is a rather simple one-story Victorian residence, which likely dates as early as the 1880's. The gabled roof of medium pitch has a simple frieze and overhang. The siding is shiplap, and the house has, on the exterior, been only slightly maintained. Only one double hung sash window appears on the south side of the house. Much of the north side of the house is hidden by trees and a two-story rooming house. The front entry is reached by a set of wooden stairs, but the primary feature is a well decorated bay window at the front of the house with a hipped roof. Interesting scroll and spindle work decorate the moldings between the double hung sash windows of this angled bay. The bay's roof is supported by brackets, which are separated by a row of dentils.

8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
30' x 65'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As one of the few single-family residences remaining in the area, this Victorian Vernacular style structure is considered significant because of its architectural design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?
Prior to 1921

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure was moved to this location prior to 1921, probably by Vernon and Florence Rood, who bought the property in 1907 and owned it through the 1930's. The house has been used as a rental through the years until 1989. It is one of the few single family residences dating to the 1880's remaining in this area.

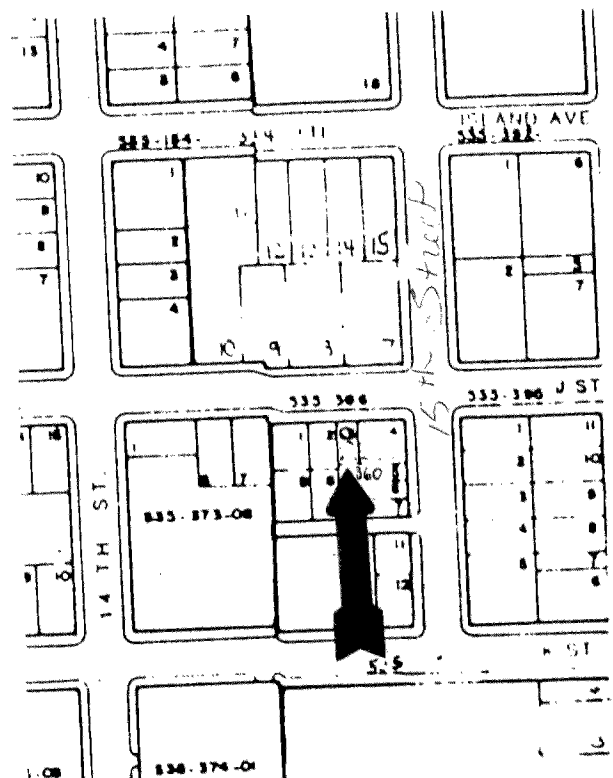
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: D.V. Brown Rental
3. ADDRESS: 21 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-06
5. PRESENT OWNER: Etoria Campbell/Mattie Tizenor
ADDRESS: 21 16th Avenue CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition, Block 57, South 1/2 Lot 4
& North 1/2 Lot 5

This is an early one-story cottage, which may have a basement. It is difficult to tell without entering the property whether the area below the house is part of a sloping lot (which is most likely), or whether there is a storage area beneath. The roof is combined front end gable and hipped, covered with asphalt shingles. A shallow boxed cornice, supported by thin brackets reveals a patterned frieze below the roof eaves. The siding on the facade is a curious mixture ranging from shiplap on the upper half to diamond-shaped shingles to the porch level. The gable end exhibits another pattern of combined horizontal and angled siding. The porch is full-length across the front of the house, supported by wooden, simply-carved beams. Two front windows are probably double hung sash, but are covered with protective metal grills and cannot be clearly seen. The main entry sets back slightly from the porch, which is reached by two flights of stairs. Between this house and the house to the north, there is an arbor which is covered densely with shrubs. A low concrete retaining wall fronts the yard along the sidewalk.

8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building gains historical significance due to its architectural design as a Queen Anne style cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Daniel V. Brown, a carpenter, erected this single-storied Victorian cottage in 1887 and sold the property that same year to James and Agnes Smith, who used the structure for rental purposes. The house was used as a rental throughout most of its history. B.F. and Dunkena Chase, who resided at 33 16th Street, purchased the building in 1922 and owned it until 1935. Mary Holland, who had also resided at 33 16th Street, possessed this property from 1949 until 1953. In 1953, Lephine C. Campbell, a laborer, and his wife Etoria, bought the house and resided at this address through the 1960's.

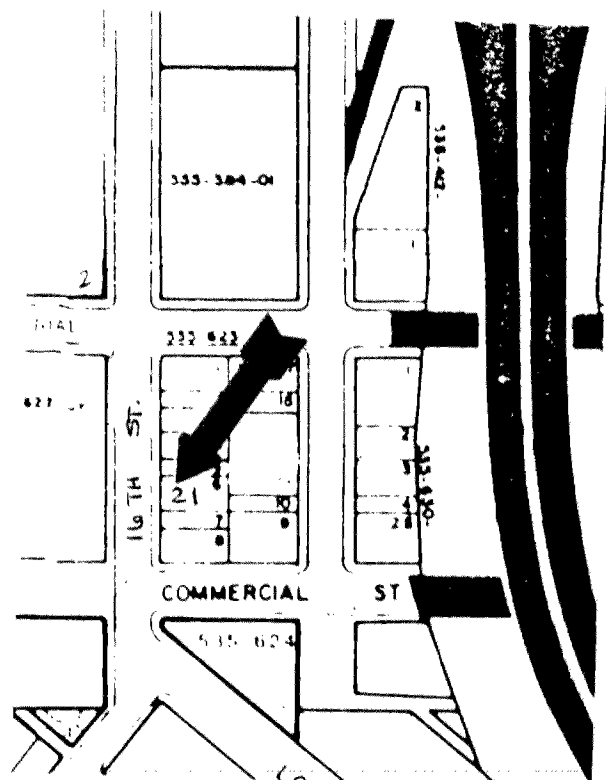
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Benjamin Chase Residence
3. ADDRESS: 33 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-05
5. PRESENT OWNER: Suzana Moreno/Joseph and Rosalie Moreno
ADDRESS: 39 16th Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 57, North 1/2 Lot 4

This is a one-and-a-half story Victorian cottage, not unlike the building immediately south, and may have been built at the same time. The roof is more steeply gabled and has an overhanging eave supported by beam ends. The siding inside the gable end, which is likely an area converted to an attic, is composed of diamond-shaped shingles. In the center, a large set of louvered windows has been inserted. Below the attic line, the siding is shiplap. The main entry is reached by a flight of stairs with metal pipe railings. The doorway is recessed at the north side of the house. At the top of the flight of stairs, scroll work of a lacy character was placed between supporting posts. The main feature, however, is a box bay with two double hung sash windows facing to the west on 16th Avenue, and a window to the north and south. The house is built on a slope. The lower level of the house appears to have been inserted to raise the front end of the structure.



8. CONST. DATE:
EST: X FACT:
1887-1888
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Similar in style to the previous structure, this building is also deemed significant due to its design as a Queen Anne style cottage.

IDENTIFICATION

1. COMMON NAME: J.A. Ortega Residence
2. HISTORIC NAME: Rev. J.R. Foot Residence
3. ADDRESS: 53 16th Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-03
5. PRESENT OWNER: Juan and Rosano Ganbay
ADDRESS: 1111 Melrose Ave. CITY: Chula Vista, CA
ZIP: 92011 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 57, south 1/2 Lot
2 and North 12 feet Lot 3

This structure is like those along this block of 16th Avenue. It has a slightly different configuration than the others, but its roof and the dentil in front are similar. Within the dentil are octagonal-shaped pieces of siding. The siding is horizontal shiplap at the main level. Below the main level, however, there is obviously an insertion or addition which has been converted into living space. A newer door and vertical siding reflect the change. The south side of the house has a box bay. At the north side of the house, again, two flights of stairs suggest the addition of one flight; the main entry is along an open hallway. At the entrance of the porch roof there is some scroll and fretwork.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
37' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Similar to others in the block, this structure is considered significant for its architectural design as a Queen Anne style cottage.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: As noted.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Rev. J.R. Foot, pastor of the Central and Coronado M.E. Churches, erected this single-story cottage for his residence in 1887. He and his wife, Emma L., lived here through 1888. The structure passed through various owners who used it for rental purposes until 1906, when William Holmes, a clerk, and his wife, Bertha, purchased the building for their residence. They lived here until 1910. Joseph A. Ortega, a clerk, chauffeur, and dental technician, and his wife, Marcella, moved into this structure in 1939, eventually buying it from William Holmes in 1945. The Ortegas remained at this address until 1957, when the property was sold to Joseph Rentich and then to Juan and Rosario Garibay in 1958, who both used the house for rental purposes.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder;
San Diego City Directories

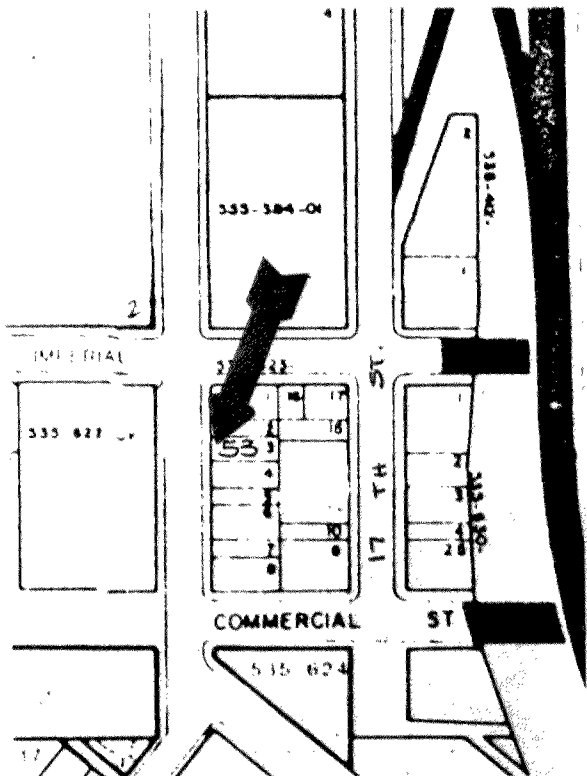
22. DATE FORM PREPARED: 5/1/89

BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Rental
2. HISTORIC NAME: Rental
3. ADDRESS: 10 17th Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 535-623-09
5. PRESENT OWNER: James and Janet Martini
ADDRESS: 2552 "A" Street CITY: San Diego, CA
ZIP: 92102 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman Addition Refiled, Block 57, Lot 7
and S 1/2 Lot 8.

This is a one-and-a-half story bungalow with a cross gable roof and a chimney at the rear of the house. The roofing is tar paper and the siding is clapboard. The gables slope slightly and in the "V" area there are fish scale shingles. The windows that can be seen from the street are paired, vertical, and double hung sash. There is a slight overhang on the eaves and a roofed front porch at the south side of the house, which may either be an addition or one that has been repaired. The house is in such poor shape that it might be better classified as a grade 4.

8. CONST. DATE:
EST: FACT: X
1887-1888
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
75' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is considered significant due to its design as a Queen Anne cottage.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This single-storied Victorian structure appears on the 1888 Sanborn Fire Map, but as it passed through several owners from 1887-1888, it is difficult to determine who actually built it. The house was rented to various individuals throughout its history, including: Roy Cox, a porter at the Commodore Hotel, in 1927; Larry Ponce, a laborer, in 1935; and L.C. Saucedo, a laborer at the Naval Air Station, in 1950.

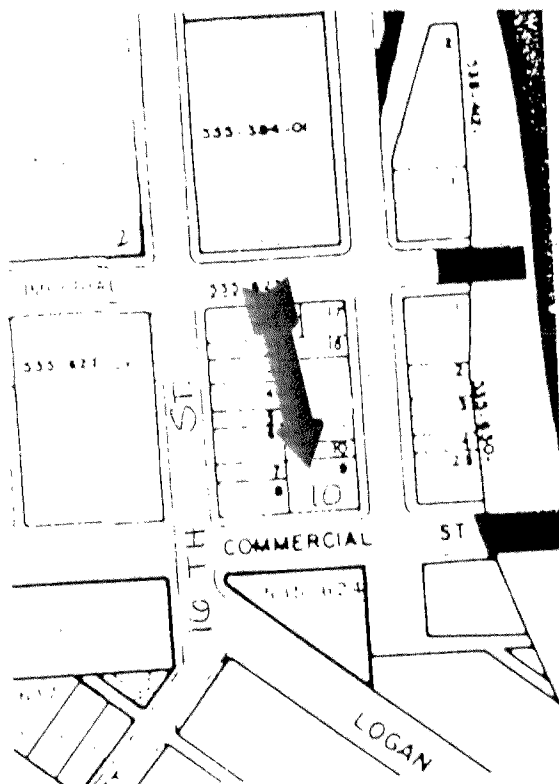
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Auto Courts
2. HISTORIC NAME: Saliba Auto Courts
3. ADDRESS: 349-363 17th Avenue CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-406-01
5. PRESENT OWNER: Gabriel and Sarah Saliba
ADDRESS: 1605 33rd Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Auto Courts
ORIGINAL USE: Auto Courts

DESCRIPTION

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

Legal Description: Remondinos Sub of Block 33, Sherman's Addition
North 100 feet Lots M-P, Block 33.

This auto court unfortunately abuts I-5, a major artery which lies to its east. The noise factor, and the location now have unquestionably led to some deterioration. The series of courts, however, have that unique late 1930's appearance, which makes them very unusual. 17th Street is a one-way street from north to south, and only some hedges between the freeway and 17th Street have allowed these courts to keep their appearance. Each has a flat roofline, curved house corners, circular windows, bottle glass larger windows, and a small concrete covering over the front entryway. The grounds are not maintained as well as they might be, but the courts are among the few of this type to be found in the city and certainly in this area of San Diego.

8. CONST. DATE: 1940
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This series of Art Deco auto courts have a unique late 1930s appearance, making them very unusual and lending additional significance.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Freeway I-5 very adjacent

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Gabriel and Sarah Saliba, grocers, erected this Moderne auto court, consisting of 8 units, in 1940. The structures were rented to various tenants over the years, including aircraft workers, auto wreckers, and radio technicians.

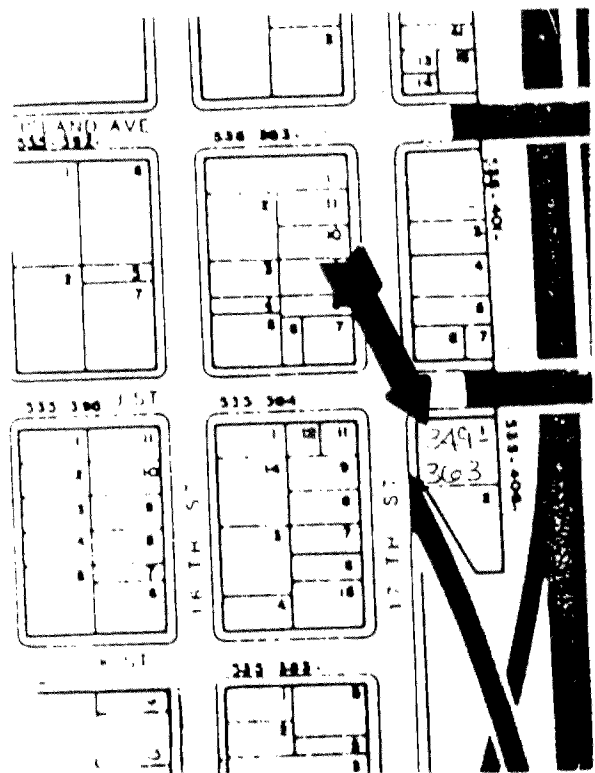
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
City of San Diego Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



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Sixth

Seventh

HISTORIC SITE INVENTORY OF

CENTRE CITY EAST

for

CENTRE CITY DEVELOPMENT CORPORATION

November 1988

Cover photograph: San Diego Historical Society, Ticor Collection - Pre 1928
View north from below G Street

HISTORIC SITE INVENTORY OF
CENTRE CITY EAST

VOLUME I

LETTERED STREETS



Sixth

Seventh

HISTORIC SITE INVENTORY OF
CENTRE CITY EAST
for
CENTRE CITY DEVELOPMENT CORPORATION

November 1988

Cover photograph: San Diego Historical Society, Ticor Collection - Pre 1928
View north from below G Street

THE HISTORY OF CENTRE CITY EAST

The area designated as Centre City East, covers land and buildings located east of 6th Avenue, west of 17th Street, north of J Street, and south of C Street and Russ Boulevard. The survey area encompasses portions of Horton's, Sherman's and Culverwell's Additions to San Diego. This neighborhood contains commercial, industrial and residential structures, which reflect diverse property uses from the 1880's through the present day. This section of the city has ties to the bay and its shipping, the railroad, and later, the main highways which serve as transportation arteries between San Diego and the East.

Alonzo Horton came to San Diego in 1867, intent on building a "New Town." He purchased 960 acres of land for \$265.00, and had them divided into blocks and lots, a number of which are included in the survey area. He built a wharf at the foot of Fifth Avenue, where New San Diego began to grow. The business district spread north to H Street (currently Market Street), the main cross road of the 1880's, and the widest street in the area. The town ultimately expanded to D Street (currently Broadway) and beyond.

In 1885, a railroad connection boosted San Diego's development measurably. A later link with the Southern Pacific Railroad along the U.S. and Mexico border proved desirable as well, particularly to the expansion of the section of San Diego considered here.

In 1905, when the Southern Pacific Railroad wanted to break Santa Fe's monopoly, railroad officials approached sugar magnate and San Diego businessman, John D. Spreckels, to act as the "front man" for an operation which would build the railroad from San Diego to Arizona. This line would encourage the interchange of goods between the West and East coasts of the United States, through Yuma. On November 18, 1919, the final spike for the San Diego and Eastern Arizona Railroad was driven into the ground by Spreckels, ending a long struggle and giving San Diego the line it so urgently needed.

Anticipation of this railroad line and expectations of its subsequent commercial advantages influenced businessmen to locate in the Centre City East area. Piers at the end of 6th, 7th and 9th Avenues, connected to various railroad spurs, enabled warehouses and commercial enterprises in the vicinity to receive goods from other parts of the nation and the world.

The industrial orientation of the area can best be seen in the design of the buildings and in their multiple uses. Architectural styles reflect various periods of construction, ranging from Victorian Italianate of the 1880's to Art Moderne and Art Deco designs of the 1930's. Architects such as William S. Hebbard, John B. Stannard, Louis Gill, Harrison Allbright, Eugene Hoffman, Charles and Edward Quayle, Eugene Hoffman, Gustav Hansen and William Templeton Johnson, designed many of the area's structures. These men exercised their talents to create unique elements that enhance the variety of forms and functions.

Businesses followed a number of pursuits over the years, changing many times to fit the diverse needs of the area. A few homes in this neighborhood were moved to their present locations to accommodate the growing need for housing. Hotels such as the Orford (the Arthur), the Lee Hotel, the Clermont (the Coast), and others were home to workers and travelling businessmen. The Tivoli Towers, a local "watering hole" and probably the oldest bar in San Diego, quenched the thirst of workers at the end of a long day. An area hospital, the San Diego Hospital and Clinic, situated on 8th Avenue and G Street, was operated by Dr. H. M. Wegeforth, of the San Diego Zoological Society. Automobile repair shops, garages and storage facilities sprang up as the auto gained importance.

The Great Depression of 1929 cut short San Diego's growth and businesses were affected. Later, the advent of World War II brought a surge of activity to Centre City East. Many of the local firms did double duty during the War. Klauber-Wangenheim employed air raid crews on all floors of its warehouse, with first aid facilities. The warehouse also served as a substation for policemen. Allen Klauber worked as chairman of the War Chest campaign, which sought to fill the needs of the military. The Pannikin Building at 645 G Street became a Life Repair Shop. The Tivoli Towers had apartments on the second floor, which saw valiant service as a brothel during the Second World War.

Lawton's Car Hop Restaurant, now the Gaslamp Liquor Store, was built at 837 Market Street, four years after the War ended, in 1949. A classic, drive-in style building, it was the first structure of the fast food industry in this area to be geared to the automobile.

The buildings of Centre City East served a variety of purposes over the years. Many have been altered or allowed to fall victim to neglect, but with rehabilitation could still be made viable; continuing to serve the industrial, commercial and residential needs of the neighborhood.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

Commercial Building Records, Office San Diego County Assessor.

Deed Books, Office San Diego County Recorder.

Directory of San Diego Architects, 1868-1939, University of San Diego, 1984.

Great Registers of Voters, 1887 to 1907-1908, San Diego Public Library (Main Branch).

Lease Books, Office San Diego County Recorder.

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

Mortgage Books, Office San Diego County Recorder.

Photographs, Historical, Ticor Collection, San Diego Historical Society.

Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.

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CENTRE CITY EAST SURVEY

Property Locations

November, 1988

Prepared by:

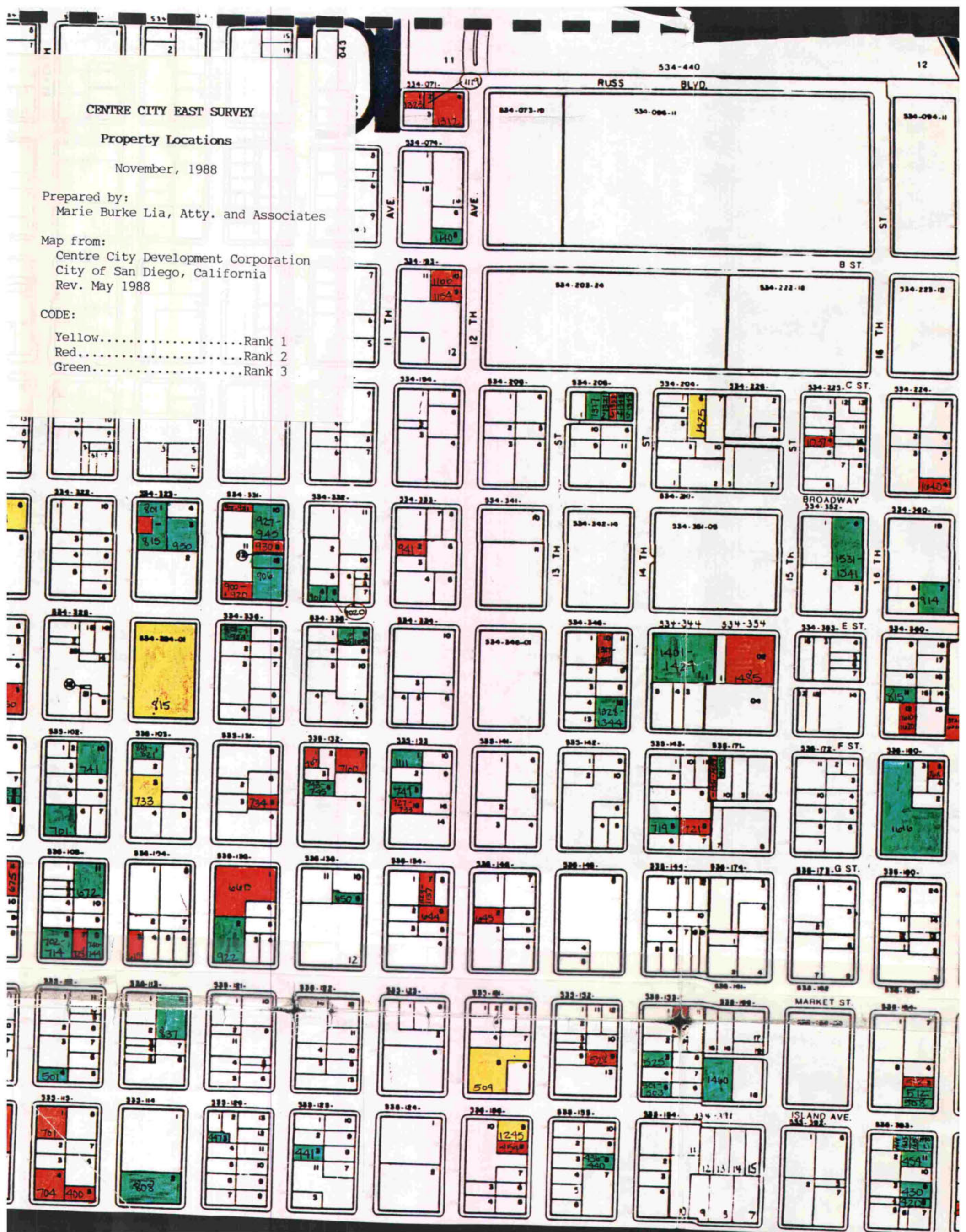
Marie Burke Lia, Atty. and Associates

Map from:

Centre City Development Corporation
City of San Diego, California
Rev. May 1988

CODE:

Yellow.....Rank 1
Red.....Rank 2
Green.....Rank 3



HISTORIC SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

1425 C STREET
601-649 BROADWAY
815 E STREET
1245 ISLAND
733 8TH AVENUE
509 12TH AVENUE

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

1333 C STREET
801-815 BROADWAY (Theatre)
1640 BROADWAY
900-920 E STREET
1327-1337 E STREET
1485 E STREET
612-650 F STREET
1451-14553 F STREET
1610-1620 F STREET
643-655 G STREET
675 G STREET
1129-1137 G STREET
728 MARKET
1425-1431 MARKET
1715 MARKET
611 ISLAND
701 ISLAND
704 J STREET
1119 RUSS BOULEVARD
505 6TH AVENUE
861 6TH AVENUE
400 8TH AVENUE
615 8TH AVENUE
660 10TH AVENUE
734 10TH AVENUE
765 10TH AVENUE
930 10TH AVENUE
727-733 11TH AVENUE
760 11TH AVENUE
941 11TH AVENUE
1323 11TH AVENUE
644 12TH AVENUE
645 12TH AVENUE
1154 12TH AVENUE
1166 12TH AVENUE
1312 12TH AVENUE
454 13TH STREET

Rank 2, cont'd

528 14TH STREET
721 14TH STREET
1037 15TH STREET
STAIRWAY BETWEEN E & F ON 17TH STREET
421 17TH STREET
518 17TH STREET
531 17TH STREET
768 17TH STREET

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

1140 B STREET
801-815 BROADWAY (CENTRAL)
901-921 BROADWAY
927-945 BROADWAY
1531-1541 BROADWAY
1317 C STREET
1321 C STREET
1343-1345 C STREET
901-923 E STREET
1020 E STREET
1035 E STREET
1045 E STREET
1401-1429 E STREET
741 F STREET
801-821 F STREET
1111 F STREET
1328-1344 F STREET
1455 F STREET
1616 G STREET
630 MARKET STREET
702-714 MARKET STREET
740-744 MARKET STREET
837 MARKET STREET
922 MARKET STREET
1704-1710 MARKET STREET
1460 ISLAND
1619-1625 ISLAND
1635 ISLAND
808 J STREET
501 7TH AVENUE
701 7TH AVENUE
730 7TH AVENUE
672 8TH AVENUE
701-711 8TH AVENUE
447 9TH AVENUE
950 9TH AVENUE

Rank 3, cont'd

441 10TH AVENUE
743-745 10TH AVENUE
901 10TH AVENUE
906 10TH AVENUE
650 11TH AVENUE
741 11TH AVENUE
436 14TH STREET
440 14TH STREET
501-503 14TH STREET
525 14TH STREET
719 14TH STREET
815 16TH STREET
420 17TH STREET
430 17TH STREET
454 17TH STREET
470 17TH STREET
505 17TH STREET
508 17TH STREET
512 17TH STREET
515 17TH STREET
525 17TH STREET
643 17TH STREET
914 17TH STREET

IDENTIFICATION

1. COMMON NAME: Sumner Apartments
2. HISTORIC NAME: Sumner Apartments
3. ADDRESS: 1140 B Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-074-05
5. PRESENT OWNER: Helen Peters
ADDRESS: 759 Haverhill Road
ZIP: 92020
6. CITY: El Cajon
OWNERSHIP IS: PUBLIC: PRIVATE: X
- PRESENT USE: Hotel/Commercial
ORIGINAL USE: Hotel/Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 3, All of Lot G and south 3 feet of Lot H.

This three-story building features a flat roof with hipped sections of Mission style tile. A tower projection at the front, right corner rises four stories, slightly above the other portion of the building. The ground slopes down the street and so the building has varying levels in order to accomodate the ground slope. There are two entrances to the building: a wide entrance on "B" Street, and a smaller side entrance on 12th Ave. Each entrance has stairs that extend up into the building with a recessed door at the top of the stairs. A Moorish style arch extends over the top of the entrance area. Centered over each entrance is a two story covered balcony projection. Wood and glass doors provide access to the balconies. Two bay window projections on three sides of the facade add further dimension to the simple building lines. The bay window projections are capped with small shed roofs. The center of the window section has a fixed window with a smaller six light section above the fixed portion. The dominant window style, double hung sash, flonks the fixed window type. A small wooden apartment or shed of clapboard siding sits atop the structure on the roof. Wooden double hung sash windows ventilate the structure which appears to be used as a residence at this time.

8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
F.A.B. Sumner
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 53'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Due to its design in the Spanish Eclectic style, this building is deemed significant.



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

SIGNIFICANCE

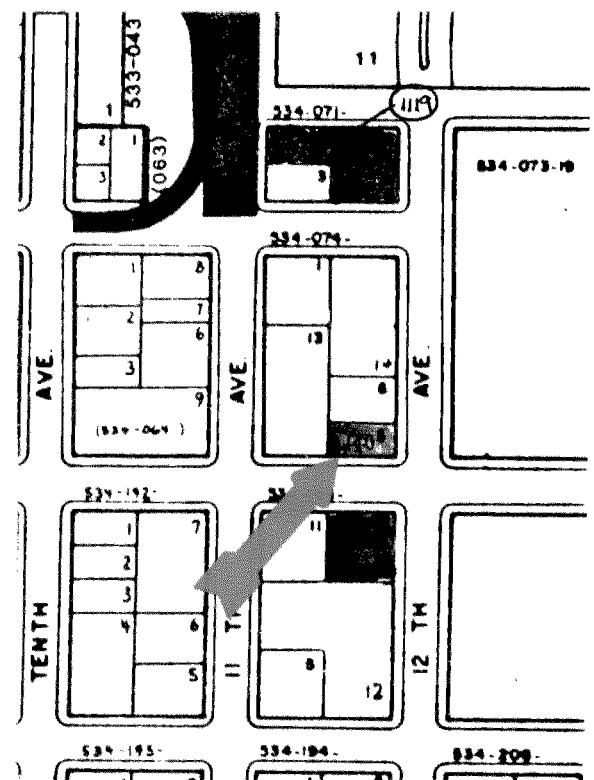
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Sumner Apartments, erected on the northwest corner of 12th & B, were designed in 1912, by Frederick A.B. Sumner, an architectural designer and son of the owner, Frederic M. Sumner. Frederic M. Sumner, San Diego City Assessor, resided at this address with his wife, Minna B., his daughter, Blanchard, and his son Frederick A.B., through 1917. The 3 story building contained 21 apartments and 16 single rooms. Holmes' disappearing beds concealed under buffets and Davidson's pivot beds concealing large closet space were utilized in apartments and rooms. Disappearing kitchens, a novelty, were employed with fixtures so built that stove, sink, faucet and other kitchen equipment could be concealed at a moment's notice. Other features included: private telephones, individual lockers, a laundry room connected to each room by a chute and hot water provided from a circulating system with a distillate heater in the basement. The building was known as the Sumner Apartments through 1950.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego City Directories, Office
of the San Diego County Recorder

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan
K. Webster, A.P. Cooper
ORGANIZATION: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego ZIP: 92101
PHONE: 235-9766

IDENTIFICATION

1. COMMON NAME: Woon House
2. HISTORIC NAME: R.S. Smith Residence
3. ADDRESS: 1317 C Street CITY: San Diego
ZIP: 92101 4. PARCEL #: Portion of 534-205-02
5. PRESENT OWNER: Gim J. & Ping H. Woon
ADDRESS: 1305 C Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Multi-residence
ORIGINAL USE: Single family residence

DESCRIPTION

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

Legal Description: Thomas Resub. Block 27, W 1/2 of Lot 21 and all of Lot 22.

Symmetrically designed, this rectangular house features a medium pitch, hipped roof with boxed cornice and plain frieze, shiplap siding with cornerboards, and a front door flanked on each side by a pair of tall, narrow, double-hung windows. Although it appears to have only one floor, this two-story house stands on a lot that slopes so sharply away from the street that the lower floor lies below street level, and a small wooden bridge with railings leads from the sidewalk to the small hipped roof entrance porch. The porch roof is supported by a square wooden post at each front corner. Two additional posts may now be missing. Alterations include room additions at the rear and metal bars on some windows.



8. CONST. DATE:
EST: FACT: 1887
9. ARCHITECT:
Not known
10. BUILDER:
Probably R.S. Smith
11. APPROX. PROP. SIZE(FT):
25' x 90'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This simple structure gains significance from the Georgian influence on its design.

IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: House
3. ADDRESS: 1321 C Street CITY: San Diego
ZIP: 92101 4. PARCEL #: Portion of 534-205-02
5. PRESENT OWNER: Gim J. & Ping H. Woon
ADDRESS: 1305 C Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential-multi-family
ORIGINAL USE: Rental housing

DESCRIPTION

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

Legal Description: Thomas Resub. Block 27, E 1/2 of Lot 21 and all of Lot 20.

Although only one story is visible from the street, this is actually a two story house standing on a lot that slopes sharply away from the sidewalk. The house is rectangular in shape and symmetrical in design. It features a medium pitch, front-gabled roof with fishscale shingles and an attic window in the front gable end. Exterior features include board and batten siding on the upper floor, horizontal shiplap with cornerboards on the lower level, and a small entrance porch, centered on the facade, that shelters the two front doors. Turned spindle posts support the porch shed roof. Remnants of brackets, stickwork, and a porch railing are still visible. Two double-hung, two over two windows face the street, one on each side of the porch. This house has additions at the rear.



8. CONST. DATE:
EST: c1887
9. ARCHITECT:
Not known
10. BUILDER:
Not known
11. APPROX. PROP. SIZE(FT):
25' x90'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building gains its significance as an example of the Folk Victorian style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

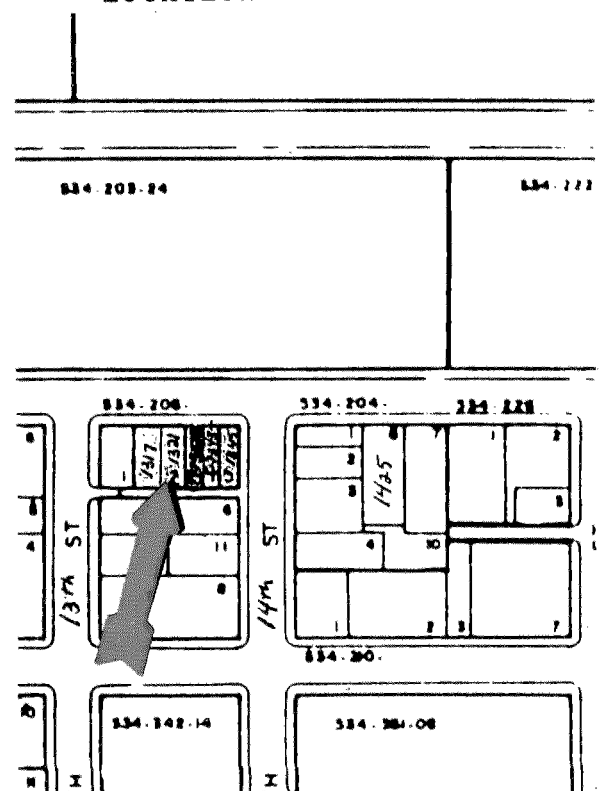
Records indicate that George H. Bower, previously an agent for the stage line from San Diego to Yuma, purchased this property in 1886 from R.A. Thomas, who had resubdivided this block. Thomas was one of the builders and officers of the First National Bank in San Diego. This cottage structure was rented from the time of its construction during the great land boom in San Diego in 1887. It is an example of a Folk Victorian house, and one of three adjacent 19th century houses in this block.

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

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego County Recorder's Office; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Porter Long House
3. ADDRESS: 1333 C Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-205-03
5. PRESENT OWNER: Gim J. & Ping H Woon
ADDRESS: 1305 C Street
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: duplex rental
ORIGINAL USE: residential

DESCRIPTION

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

Legal Description: Thomas Resub, Block 27, E 1/4 of W 1/2 of Lot 27.

Constructed on a lot that slopes sharply away from the sidewalk, only the upper level of this two story house is visible from the street. The house features a medium pitch, cross-gabled roof, an angled bay window with a hipped roof, and an entrance porch with two turned spindle post supports, a spindle railing and spindle-work along the porch eave. Other features include shiplap siding with cornerboards and double-hung, one over one windows. There is a possible room addition at the rear. A large building stands just six inches away from the east end of this house.



8. CONST. DATE:
EST: FACT: 1894
9. ARCHITECT:
Not known
10. BUILDER:
Not known
11. APPROX. PROP. SIZE(FT):
25' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is considered historically significant due to its architectural style--Folk Victorian.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Possible addition at rear

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other San Diego Community College

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Plants

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Porter Long purchased this lot from John G. Capron in 1894, constructing a modest cottage upon it that year. Long, employed by the San Diego Water Company, resided here with his wife and other relatives until 1901, when Emil Huefner, the proprietor of Bay City Steam Dyeing and Cleaning Works purchased the property. Huefner and his wife, Anna, lived here until 1907, when John and Mary Graham bought the house. Graham, a businessman with Graham and Pepin, stayed here until 1911. The Porter Long House is an example of a Folk Victorian house, and is one of three adjacent 19th century houses in this block.

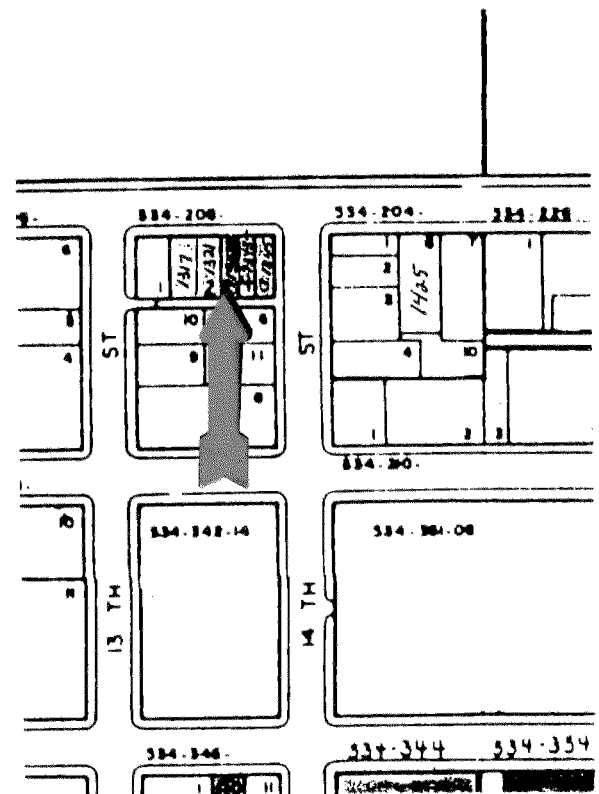
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE)

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County
Recorder, San Diego
city Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Newport Inn/"C" Street Properties
2. HISTORIC NAME: S. R. Williams Home
3. ADDRESS: 1343-1345 C Street
ZIP: 92101
- CITY: San Diego
4. PARCEL #: 534-205-04
5. PRESENT OWNER: Richard & Carolyn Prokop
ADDRESS: 3052 Curlew Street
CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Single Room Occupancy
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Thomas resubdivision, Block 27, Lot 18

This two-storied, two part commercial block was built as a residence, and later converted into a combined grocery and residence. Its front gable roof exhibits little or no overhang, the exterior walls being nearly flush with the roof edge. The second story of the front elevation has two angled bays, with hipped roofs. These bays indicate the residential nature of the second story. The ground floor of the front elevation has a central, recessed entrance between two storefront windows, and a separate entrance to the west, which provides access to the upstairs rooms. The siding of this building appears to be clapboard on the side, or east elevation, and shiplap siding with cornerboards, on the front or north elevation. All upstairs windows are double hung sash in flat, rectangular frames. Since its conversion to a grocery store on the ground floor, there have been few modifications.



8. CONST. DATE:
EST: 1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' X 90'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure represents the functional aspects of Victorian architecture, designed for dual uses.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Not known

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

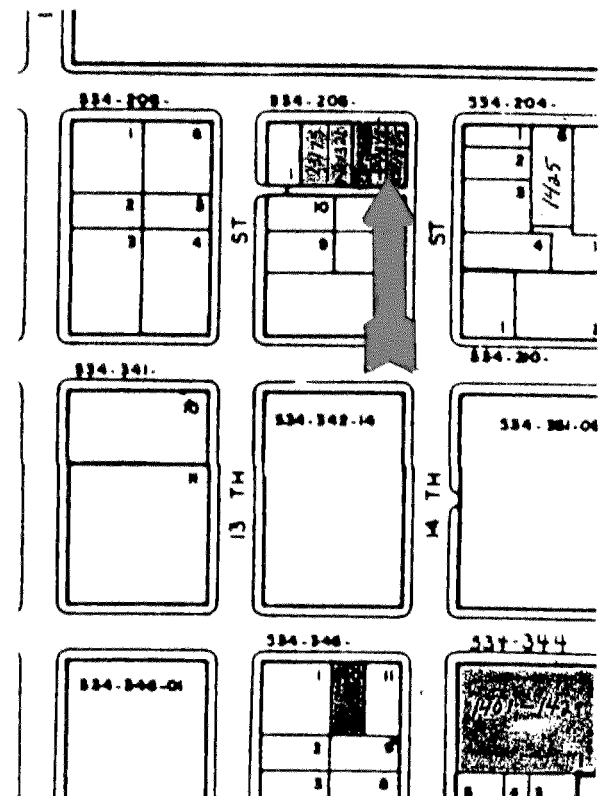
This two-storied frame structure, located on the corner of 14th and C Street, was erected sometime in 1887 for S. R. Williams, who purchased the lots in 1886. Mr. Williams was a builder, farmer, rancher and horticulturist. He owned the building until 1893, when he sold it to Lona Johnston. Various members of the Johnston family lived here until Lona's death in 1940. The Johnstons sold groceries from the lower floor between 1899 and 1903. The property stayed in the family until 1965. This structure represents the functional aspects of Victorian architecture, designed for dual uses.

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

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego County Recorder's Office;
San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
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CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: The Newcastle Apartments
2. HISTORIC NAME: The William E. Smythe Residence
3. ADDRESS: 1425 C Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-204-06
5. PRESENT OWNER: Michael L. & Mary S. Farrier
ADDRESS: 6209 Angell Place
CITY: San Diego
ZIP: 92122 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential Duplex
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 179, W 1/2 except the S 10' Lot J, W 1/2 Lot K, and W 1/2 Lot L.

This two-story apartment building is symmetrical in design with a prominent one-story entrance porch centered on the front. A flight of wide steps leads to this porch, which has a square pillar and an unfluted Ionic column at each front corner supporting the flat porch roof, with its bracketed cornice, and the balcony above it. A solid balustrade and square corner pillars grace the balcony. Other features of the building include narrow clapboard siding, a medium pitch, hipped roof, a street-facing hipped attic dormer, and a boxed cornice with modillions. Two-story popouts (corner bay windows) with large knee braces underneath, grace the corners of the building. Several types of windows are visible, including leaded glass, fixed, and double-hung sash, as well as a one-story angled bay window on the west side. There is a full basement.



8. CONST. DATE:
EST: FACT: 1908
9. ARCHITECT:
Irving Gill & Mead
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
59.25' x 140'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This Neoclassic structure achieves historical significance on two points: the original owner, William Smythe, was an important figure

in San Diego and Western history; and the house itself is an inordinately fine example of the Neoclassic style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

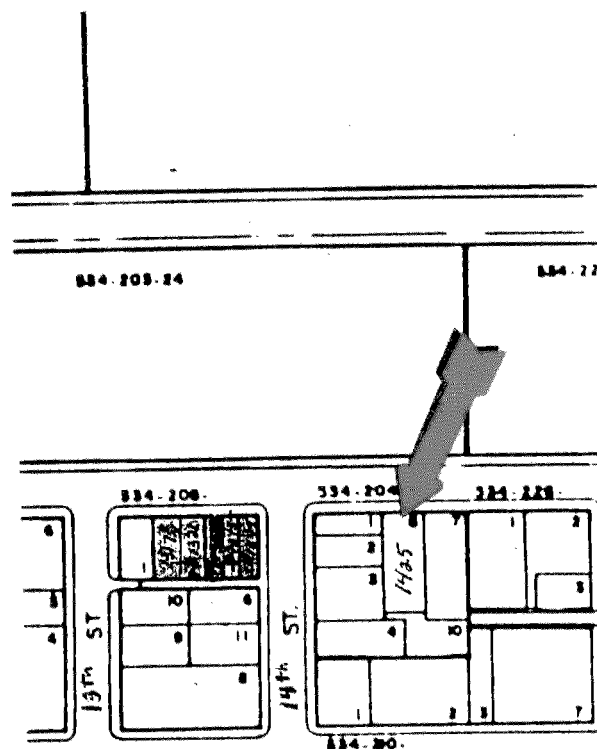
While the house is inordinately fine, its original owner William E. Smythe is an important figure in American history. He had the structure built on January 9, 1908 per building contract #433/08 in the amount of \$32,500.00. The significance of this site, however, is that Smythe was an internationally recognized figure in the whole matter of irrigation for the American West, having founded the National Irrigation Congress, and was publisher of several international newspapers on that area of science. He was one of several men responsible for the U.S. Congress moving forward with bills to create dams in the West. He founded the Little Landers Colony in southeast San Diego, and wrote the first major history of San Diego, California.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture (2) Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education (1)

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego Union, 8/25/1907
San Diego County Recorder's Office, San Diego City Directory

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

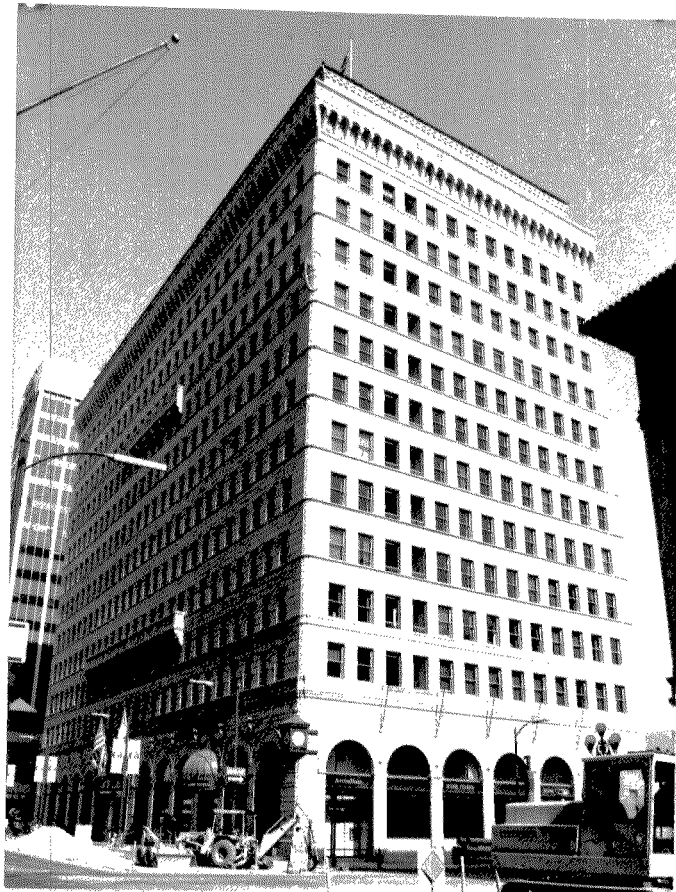
1. COMMON NAME: Bank of America Building
2. HISTORIC NAME: Bank of America Building
3. ADDRESS: 601-649 Broadway CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 534-321-06
5. PRESENT OWNER: Home Capital Corporation
ADDRESS: 707 Broadway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Offices/Bank
ORIGINAL USE: Commercial/Offices/Bank

DESCRIPTION

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

Legal Description: Horton's Addition, Block 45, Lots A,B,K,L

The Bank of America Building is a twelve story structure of Italian Renaissance Revival architecture designed by John and Donald Parkinson. The rectangular building is faced in cement brick and embellished with classical columns; arched windows, which extend from the ground floor to the mezzanine; a parapet with arched corbeling, and a decorative frieze. The recessed windows are double-hung sash and balconies ornament the center of the 4th and 10th floors on the north facade. Built for John D. Spreckels, this was the last of the great Spreckels business buildings constructed along Broadway. It was completely refurbished in 1985, restoring the ground floor lobby's original colonnade and Corinthian ceiling coving.



8. CONST. DATE:
EST: FACT: 1927
9. ARCHITECT: John &
Donald B. Parkinson
10. BUILDER: John D.
Spreckels
Building Co.
11. APPROX. PROP. SIZE(FT):
200' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: Due to both its association with John Spreckels, a dominant figure in San Diego history, and its architectural design in the Italian Renais-

sance Revival style, this building is considered historically significant.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Rehabilitated 1985

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Physically related adjacent to other
banks and the Gaslamp Quarter.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure, San Diego Historic Site Board Registered resource No. 176, was built for John D. Spreckels, son of Claus (the sugar magnate). Spreckels contributed greatly to the growth and economy of San Diego. San Francisco was his home when he began investing in San Diego in 1885. Over the years he built warehouses and purchased interests in land, bank buildings, hotels (including the Hotel del Coronado), street car and ferry lines and the San Diego Union. When he died in 1926, he had been a local resident for twenty years, having invested much wealth and power in the community.

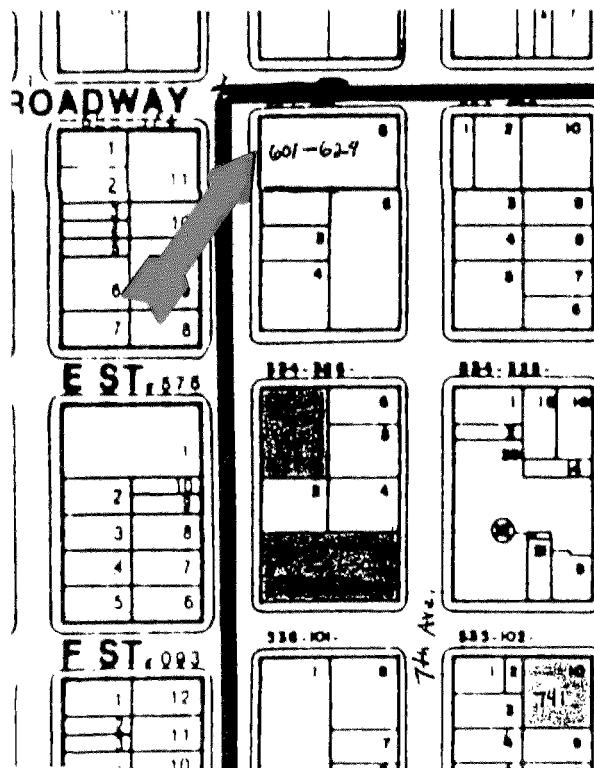
20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture (2) Arts & Leisure
Economic/Industrial (1)
Exploration/Settlement
Govt Military Religion
Social/Education

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

AIA Guide to San Diego
San Diego Union, Engstrand,
San Diego, California's
Cornerstone.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanagan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Central Building
2. HISTORIC NAME: Broadway Theatre Building
3. ADDRESS: 801-815 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-323-01
5. PRESENT OWNER: Michael Hull, c/o S.D. Trust & Savings Bank
ADDRESS: P.O. Box 1871
CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Theatre
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Early 20th Century Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 47, Lots A, B, & C

This corner building, housing a theatre, stores and business offices bears little resemblance to the architect's 1914 drawing, except in the general horizontal lines of the entrance and window locations. The two-story brick structure is coated with smooth plaster and glazed tile, its only ornamentation being an Art Deco marquee. The V-shaped marquee extends over the theatre entrance on the Broadway facade. The plate glass windows on the Broadway side appear to be alterations from the original divided-light, metal casement windows which remain on the 8th Avenue side. The transoms were altered to louvered metal from the original recessed brick, with sculptured decorations on the friezes and spandrels. The concave corner which formerly led to the business offices, features a metal screen with a stylistic floral motif in front of the glass on the second level.



8. CONST. DATE:
EST: FACT: 1914
9. ARCHITECT:
Walter S. Keller
10. BUILDER:
A.F. Thompson
11. APPROX. PROP. SIZE(FT):
150' 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK:
Central Building, 3
Broadway Theatre Building, 2

SIGNIFICANCE: As an early San Diego movie theater and as an example of an early 20th Century commercial structure, this building is considered

significant.

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

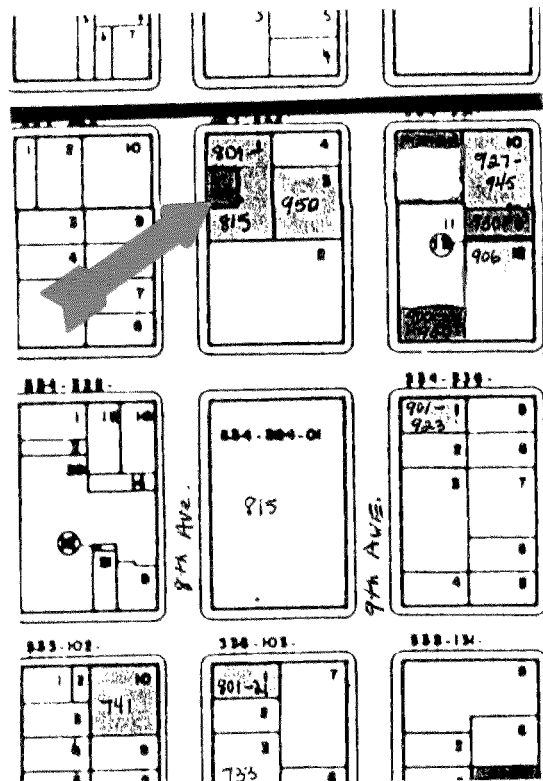
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In March 1914, the E.A. Edmunds Company contracted with A.F. Thompson for a plastered brick building of two stories to house under one roof some offices, stores, and a motion picture "theatre deluxe" to seat 1,000 people. The theatre was to have offered the patron the latest in comfort with extra large seats, superior ventilation and rich decor. The structure was called the Central Building because the Edmunds Company firmly believed that this corner would soon become the center of the Broadway business district. This theatre was probably the earliest of the glorified movie palaces in San Diego. Although it is currently boarded up, it is believed to be in reasonably good condition.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture (2) Arts & Leisure (1)
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego Union, 4/26/1914
San Diego County Recorder's Office, San Diego City Directories
22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Commercial Block
2. HISTORIC NAME: Frank Botsford Building
3. ADDRESS: 901-921 Broadway CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 534-331-01
5. PRESENT OWNER: Fischer Family Building/ Frank & Lee Goldberg
ADDRESS: 614 5th Ave, Suite A CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Retail commercial
ORIGINAL USE: Retail commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 48, N 1/2 of Lot A.

This one-story Mission Revival structure houses five small shops. Below the espadana roof line rests a medium overhanging boxed cornice with an egg-and-dart band running above the plain frieze. The corner is decorated with an embedded square column with Doric detailing. The facade is stucco, possibly covering a construction material of brick. Large-paned show windows and transoms above them have been covered either with signs or with tile panels and ventilation openings. The frieze above the corner shop is hidden by a neon sign promoting the Canton Cafe within. Each shop has its own color scheme, dramatizing the ability of the one part commercial block to unify the various individual store identities into a homogeneous unit.



8. CONST. DATE:
EST: 1904-1910
9. ARCHITECT:
unknown
10. BUILDER:
Security Building Co.
11. APPROX. PROP. SIZE(FT):
25' 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Architecturally, this structure is a rather unique example of the one-story commercial block.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

David C. Reed, of the Reed and Ludington Real Estate Office, sold lots A & B to Frank T. Botsford on January 1, 1904. In April of 1909, Botsford mortgaged the site for \$20,000. Reed, an ex-mayor of San Diego, owned property throughout the city. He was also involved with the Theosophical Society of Point Loma. Botsford, involved in mining, was a very successful real estate dealer and owner of the Botsford Hotel. He was born in Salt Lake City in 1874. Architecturally, this was a rather unique example of the one story commercial block.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office, San Diego Union, 7/13-14/99, 10/31/99; Samuel Black, History of San Diego, Vol. II.

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

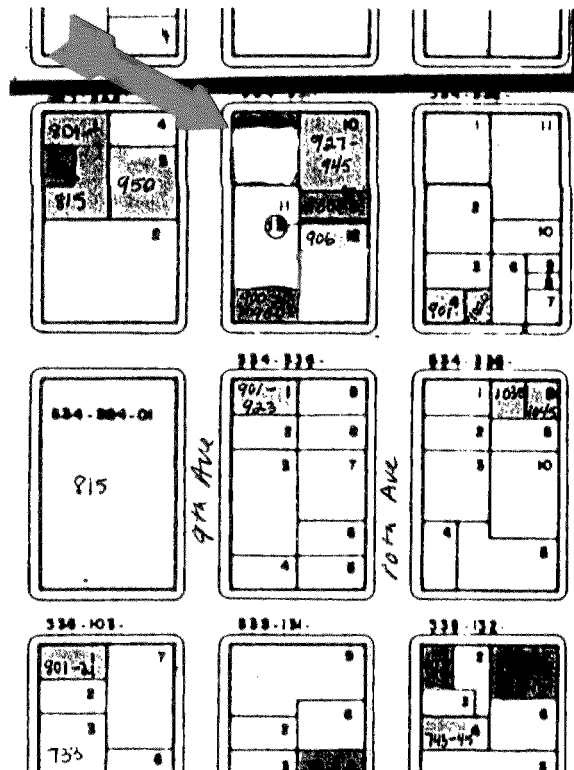
ORG: Office of Marie Burke Lia

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Waldon Hotel
2. HISTORIC NAME: Frances Apartments
3. ADDRESS: 927-945 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-331-10
5. PRESENT OWNER: Robert Ballantyne
ADDRESS: 10880 Wilshire Blvd, #2003
CITY: Los Angeles
ZIP: 90024 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments and stores
ORIGINAL USE: Apartments and stores

DESCRIPTION

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

Legal Description: Horton's Addition, Block 48, N 10' Lot J and Lots K,L.

This 3 1/2 story stucco apartment house has a "U" shaped cutout in the center above the first floor entry. The building is in fine condition, having undergone only minor alterations. The broad overhanging eaves have boxed cornices, flat brackets and a plain frieze broken by cast wreath reliefs and under-eave windows with elliptically arched tops. A plain band of moulding runs under these windows, and again above the first floor. Transomed single sash windows, swivel hung, cross the front elevation in symmetrical rows of four. Latticed arches still appear above the two ground floor store entries, and the original arched entry of cast shells and lilies, cornered with wreaths and ribbons, graces the center street level. An ornate frieze trims the eave over the entry and a wood pergola above offers the tenants a comfortable place to take in the sun and fresh air.



8. CONST. DATE:
EST: FACT: 1909
9. ARCHITECT:
Pacific Bldg. Co.
Office Architect
10. BUILDER: Security
Owners & Builders
11. APPROX. PROP. SIZE(FT):
100' x 110'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is deemed historically significant due to its architectural design in the Italian Renaissance style.

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

SIGNIFICANCE

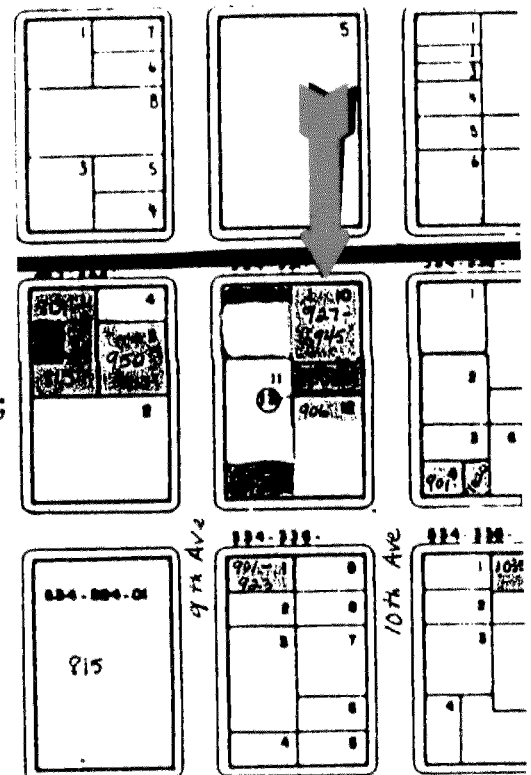
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Louis J. Wilde, owner, filed a building contract on May 1, 1909 with Security Owners and Builders for construction of a 3 and 1/2 story stucco apartment house on lots K and L for \$42,150.00. Designed and built for "the highest class of family and transient trade," the Frances Apartments were leased to Mrs. Genetta Waters, who intended to give the enterprise her personal attention. The style and quality (over \$12,000 was spent on furnishings) exhibited by the Frances is typical of multi-residences built in San Diego after the turn of the century. Being on the edge of a commercial area, the ground floor offered space for shops. The Wilde Estate Company sold the property for \$110,000.00 in 1910 to John Moody, a Kansas City Banker.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego County Recorder's Office; San Diego Union, 3/28/1909; 1/2/1911, San Diego City Directory

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: American Business College
2. HISTORIC NAME: J.F. McKnight Block
3. ADDRESS: 1531-1541 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-352-04
5. PRESENT OWNER: Cycloid Engineering Corporation
ADDRESS: 1541 Broadway
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Institutional Auto Training
ORIGINAL USE: Auto agencies/services

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 4, Lots 1-4.

The two large, rectangular buildings at 1531-41 Broadway are the remaining portions of a large automobile dealership complex designed by architect Eugene Hoffman in 1918. Built with plastered brick exteriors, flat roofs and stepped parapets, these one and two story structures have large, slightly recessed, plate glass windows on the ground floor and metal frame, industrial-type, multiple-paned windows on the second level. A wide band of ceramic tile graces the lower portion of the facade next to the sidewalk. The pair of entrance doors with glass and carved panels that face Broadway are not original. Some of the windows have been altered.

8. CONST. DATE:
EST: FACT: 1918
9. ARCHITECT:
Eugene Hoffman
10. BUILDER:
James E. Collumb
11. APPROX. PROP. SIZE(FT):
100' x 200'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is typical of the utilitarian buildings built in this part of San Diego around 1910.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Built for the Studebaker agency of J.F. McKnight in 1918, the building incorporated trusses spanning fifty feet intervals to avoid the use of posts. As one of the many sales and service facilities mushrooming up in the city before 1920, it boasted ceramic tile showroom floors and decorated walls, and the latest in repair facilities and ventilating skylights. Owner Collumb mortgaged the property for \$24,000 in 1918. The building is typical of the utilitarian structures built in this part of San Diego in the 1910s.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

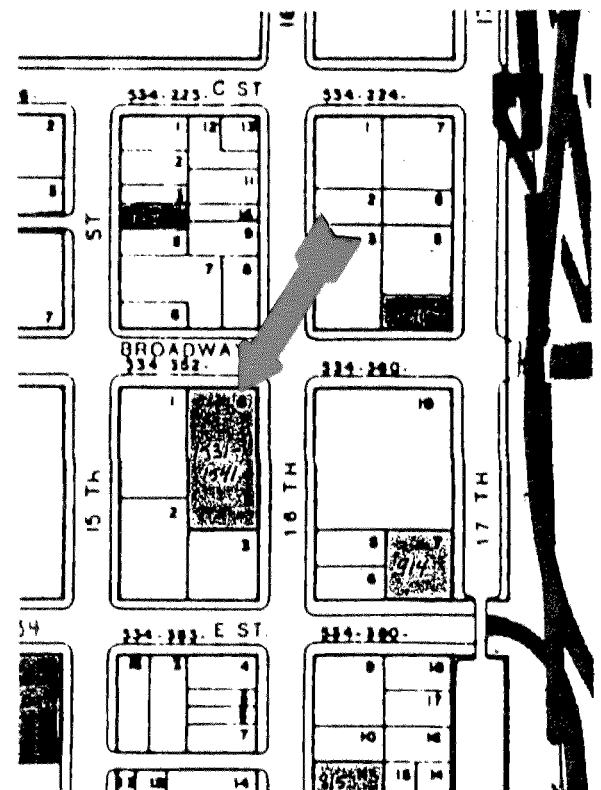
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Rifkind, H. Field Guide to American Architecture.
San Diego County Recorder's Office; San Diego Union,
1/18/1918

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Broadway Manor
2. HISTORIC NAME: St. Anthony Apartment Hotel
3. ADDRESS: 1640 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-224-04
5. PRESENT OWNER: Steven H. Greenwald
ADDRESS: 6683 Caminito Mundo #18
ZIP: 92119
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: X PRIVATE:
7. PRESENT USE: Apartments
ORIGINAL USE: Apartment Hotel

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italian Renaissance Revival Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Gardner's Addition, Block 18, Lot 6.

This large, three-story plastered apartment building with a brick basement is rectangular in shape and symmetrical in design, with a centered entrance, a flat roof, and a wide cornice with paired brackets. Above the cornice, a roofline solid balustrade features classically proportioned framed panels. A small fourth floor section, possibly a belvedere or sun parlor, with arched, three-part windows rises from the roof directly over the entrance. The building entrance is recessed under a small second floor balcony which has a modern awning on its underside. Windows in this building are mainly double-hung and are placed individually or in pairs. Some windows have aluminum frame replacements, and the solid entrance doors and awning are not original.

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Carter Const. Co.
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building, influenced architecturally by the Italian Renaissance Revival style, is typical of the gracious apartment hotels built to accom-

modate eastern visitors early in the 20th century.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Some window and door replacements
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: palm tree; freeway interstate 5 close
by to east

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Completed as the St. Anthony Apartment Hotel in July 1912, a newspaper advertisement claimed it had "the latest improvements and furnishings including private baths and telephones in all apartments." The building featured amusement rooms, a ballroom, sun parlor and steam heat. This is typical of the gracious apartment hotels constructed for the surge of eastern visitors early in the 20th century.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

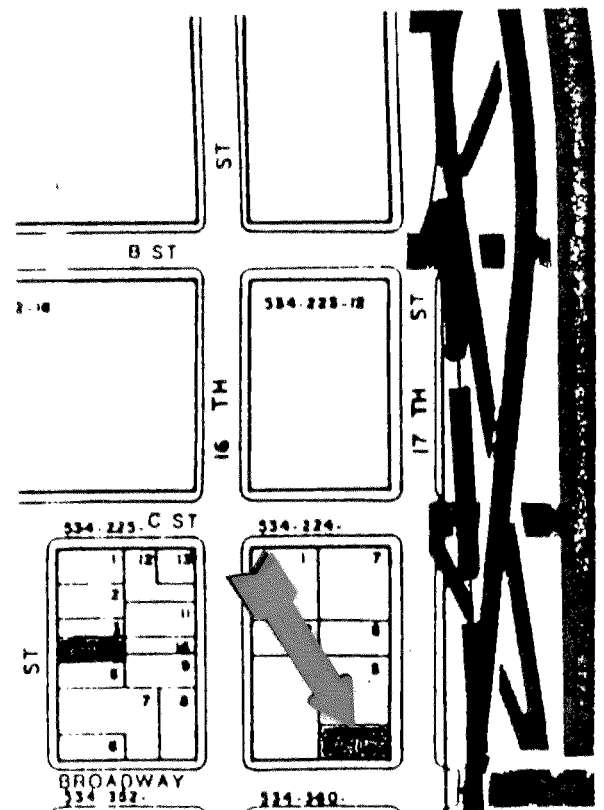
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

S.D. County Recorder's
Office; San Diego
Union; San Diego
City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Old "Main Post Office"
2. HISTORIC NAME: Main Post Office
3. ADDRESS: 815 E Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-324-01
5. PRESENT OWNER: United States of America
ADDRESS: 815 E Street
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: U.S. Post Office
ORIGINAL USE: U.S. Post Office

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco/Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 58

The United States Post Office is a prominent building on the downtown landscape. With frontage on E Street, the building's masses diminish as its functions change from the tall formality of the public end to the lower functionalism of the truck docks on F Street. Art Deco elements are formally expressed on the principal facade through fluted columns, cast reliefs depicting modes of land, sea and air transport which serve as mouldings above the windows, and a lettered fascia. The two entry masses on corners build on the art deco/art moderne stylism that continues with the simple verticality of stepped surfaces framing window openings above the entrances. The palm trees around the block contribute to the sense of vertical formalism.



8. CONST. DATE:
EST: FACT: 1936
9. ARCHITECT:
William Templeton
Johnson
10. BUILDER:
M.H. Golden Company
11. APPROX. PROP. SIZE(FT):
City Block
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building is an excellent example of public structures that were built in the 1930s by government and corporations.

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

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Post Office building is an excellent example of the public structures that were erected in the 1930's by the government and corporations. In 1985, the site was placed on the National Register. The building has 37,000 square feet of floor space, and is built of reinforced concrete. The sculptured terra cotta panels over the 9 central openings of the principal facade were done by Archibald, a sculptor of Los Angeles, to meet the "Theme of Transportation." The entrance doors are of bronze; the pilasters of Montana travertine and the wainscoat of Utah marble.

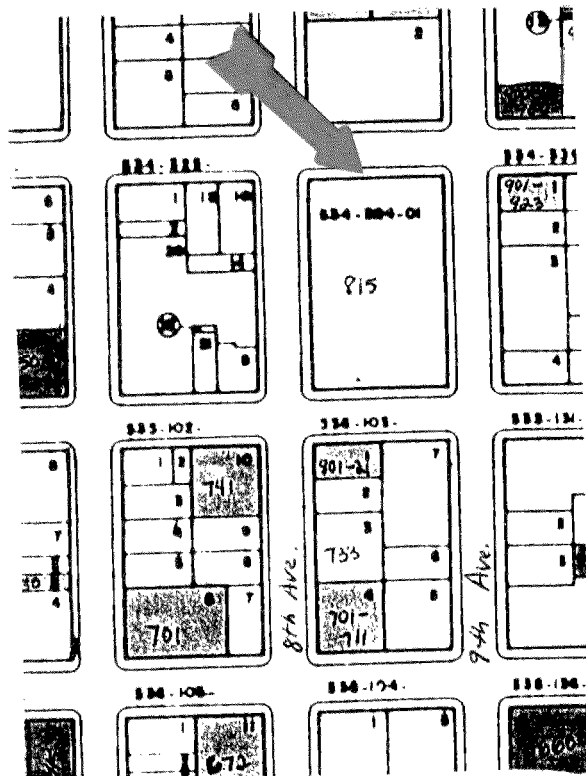
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt 2 Military Religion
Social/Education

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

AIA Guide to San Diego; S.D. Union;
San Diego County Recorder's Office; W.T. Johnson, "San Diego Post Office," Pencil Points, Feb. 1945

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Fletcher-Lovett Building
2. HISTORIC NAME: Guymon-Fletcher-Lovett Building
3. ADDRESS: 900-920 E Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 534-331-11
5. PRESENT OWNER: Fischer Family Partnership; Frank & Lee Goldberg
ADDRESS: 614 Fifth Avenue, Ste. A CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Art Lofts
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: 2nd Renaissance Revival/Commercial Transition
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 48, Lot F.

This building is an interesting application of the 2nd Renaissance Revival to a commercial use. It is a three story brick and steel structure with Corinthian pilasters of the giant order, where the simple entablatures of the first and second stories are recessed on a separate plane while pilasters continue up to the main fascia of the third floor. The commercial steel fenestration contradicts the classicism by creating openings without ornament from side to side between the pilasters.



8. CONST. DATE:
FACT: 1910 (Moved to site & remodeled 1932)
9. ARCHITECT:
Unknown
10. BUILDER: relocating & remodeling:
Eden & Callan
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building provides an example of the application of the Second Renaissance Revival style to commercial use.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Stucco walls and base, interior modifications
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel Zoning X
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1932
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This three story brick building, known originally as the Guymon Building, was erected on the southeast corner of 8th and E and housed part of the public library in the 1920s and 1930s. On August 1, 1932, the structure became one of the largest buildings to be moved in San Diego, weighing 600 tons. It was moved to make way for the new central Post Office. It took four weeks to move the three story brick building the one block to its new location. For several years the structure was used as an annex to the main library for the catalog, newspaper and business offices.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 6/9, 6/10, 6/11, 6/14, 8/1, 9/2 1932, 11/2/1930; San Diego County Recorder's Office.

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

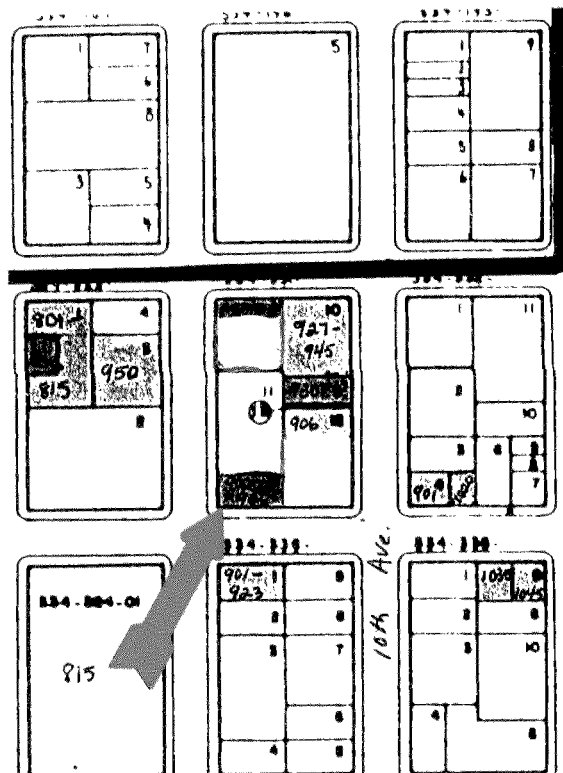
ORG: Office of Marie Burke Lia

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Bidwell Block
2. HISTORIC NAME: 9th & E Commercial Block
3. ADDRESS: 901-923 E Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-336-01
5. PRESENT OWNER: Robert Amaya & Julia Taylor,
Win-Mor Investors
ADDRESS: 424 F Street CITY: San Diego
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Small commercial
ORIGINAL USE: Small commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 57, Lot A.

This is a simple, one part commercial block built of brick with glass store front windows filling each bay around the building. A simple geometric pattern of brick, with highlighting paint, decorates each bays' facade like signage. The flat roof parapet is corbeled up to the cornice. The heads of the windows have been lowered with infill materials to accommodate the dropped ceiling interiors which were probably added in the 1950's. Awnings have been added at the corner restaurant.



8. CONST. DATE: 1927
EST:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100 x 50
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents a type of Commercial architecture common in San Diego during the 1920s and 1930s.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Awnings, window heads
15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Higher Use
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: S.D. Main Public Library is adjacent;
heavy traffic.
- SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

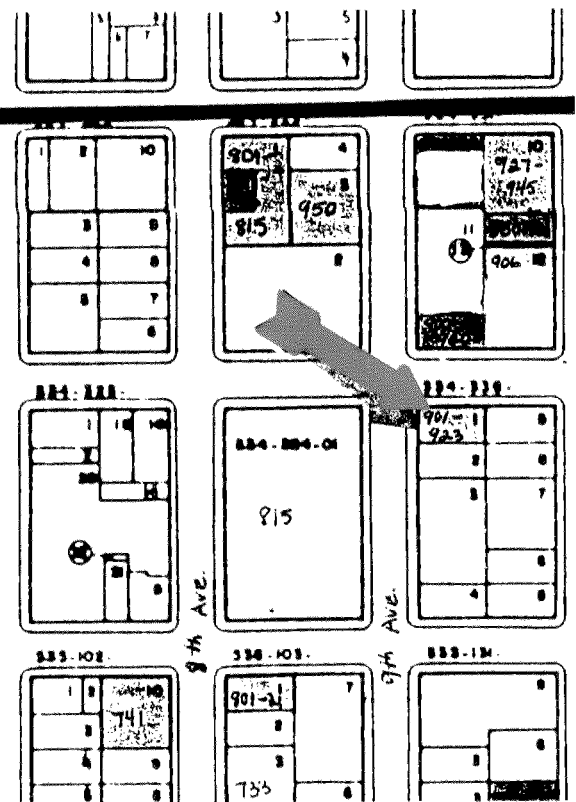
The review of the records concerning this site indicates that the earliest property transfers began in 1913 when the Odd Fellows Temple Association sold this land as one of their holdings to George and Mary Bidwell. The Bidwells mortgaged the property, but did not have the single story building erected until 1927, at which time several tenants such as the Federal Printing Company and the Printing Equipment Company took leases for shops.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego County Recorder's
Office; San Diego City
Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Shipp Apartments
2. HISTORIC NAME: Craig Apartments
3. ADDRESS: 1020 E Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-332-05
5. OWNER: Obie F. & Ada L. Kennann, c/o Delbert Zachay
ADDRESS: 4118 Calmoor Street
CITY: National City
ZIP: 92050 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 49, 40' of Lot F.

This three story structure has been modified for various uses, yet it has maintained its basic box appearance. Originally intended to be a two-part commercial block, the building's exterior currently reflects its residential use. The structure has a flat roof, ornamented by a front elevation cornice. The cornice details include four domes. Between each bracket, pairs of horizontal panels further define the cornice above. Original windows are double hung sash, located on side elevations. Rectangular, flat window frames on the front elevation have been filled with sliding aluminum frame windows. A marquee above the front entrance is supported by brackets. The entry is otherwise unornamented.



8. CONST. DATE:
EST: FACT: 1909
9. ARCHITECT:
Unknown
10. BUILDER:
H.O. Briggs
11. APPROX. PROP. SIZE(FT):
50' x 40'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is considered historic due to its architectural design, Modified Renaissance Revival, and its commercial/residential use.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Louise V. Hedge contracted with H.O. Briggs in January 1909 for the construction of a three-story building with stores below and lodging above. In 1911, Jefferson D. Shipp purchased the structure and operated the Shipp Apartments. In 1915, Carle O. Lindhe ran a grocery store on the ground floor. In 1917, Mrs. Harriett Craig bought the building and re-named it the Craig Apartments. The first Women's Temperance Union occupied a portion of the structure in 1949.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

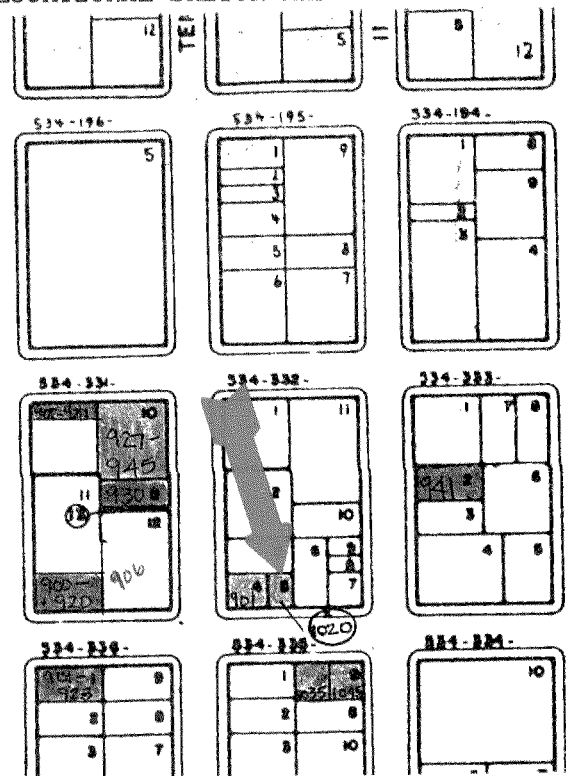
Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

San Diego County Recorder's Office; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Cornerstone House
2. HISTORIC NAME: Custer Apartments
3. ADDRESS: 1035 E Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 534-335-09
5. PRESENT OWNER: Delbert Zachay
ADDRESS: 4118 Calmoor Street CITY: National City
ZIP: 92050 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rooming House
ORIGINAL USE: Rooming House

DESCRIPTION

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

Legal Description: Horton's Addition, Block 56, N 3' of Lot K and Lot L.

This two-story, hip roofed Italianate structure exhibits minimal exterior ornamentation. The hipped roof is punctuated on the east elevation by a gabled dormer. The building is currently sided with clapboard. The flat, rectangular window frames of the first story received ornamental brackets both below their sills and under their upper shelves. Second story windows have under the sill brackets only. Brackets are also found below the eaves of the hipped roof. The recessed front entrance is protected by a shed roof supported by brackets.



8. CONST. DATE:
EST: FACT: 1886
9. ARCHITECT:
L.D. Burbeck
10. BUILDER:
L.D. Burbeck
11. APPROX. PROP. SIZE(FT):
53' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is included in the survey due to its architectural design in the Italianate style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

N.R. Hooper purchased this property from Reed, Daley and Gassen in February 1886, and erected a cottage on it in May of the same year. The property was sold in August 1886 to Michael and Jane Quinn, real estate entrepreneurs. Quinn, also a medical doctor and a native of Ireland, became a U.S. citizen in 1884. The Quinns resided here from 1892 until 1900, selling the building in 1905 to various individuals including Christine Hinsdale Nelson and Grace Schoenfeldt who did not live here. In 1913, F.D. Carper, associated with the Eucalyptus Culture Company, bought and converted this structure into apartments, known as the Custer Apartments. Various proprietors continued operating these apartments at least through 1950.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

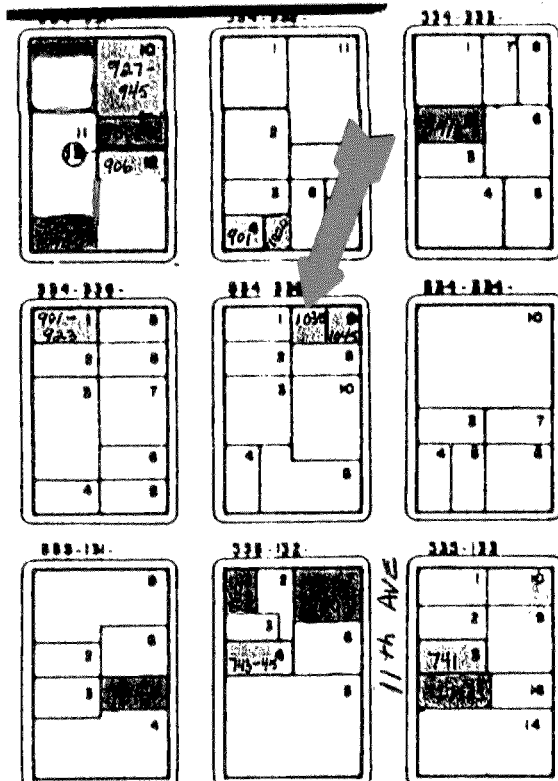
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of the San Diego County Recorder; City of San Diego Directories

22. DATE FORM PREPARED: 11/10/88
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K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hartonia Apartments
2. HISTORIC NAME: Carper Apartments
3. ADDRESS: 1045 E Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 534-335-09
5. PRESENT OWNER: Delbert Zachay
ADDRESS: 4118 Calmoor Street CITY: National City
ZIP: 92050 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Ital. Renaissance Transitional
to Craftsman.
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 56, N 3' of Lot K and Lot L

This two-story apartment building, constructed prior to World War I includes architectural elements which are transitional between styles of the late 19th century and early 20th century. A low pitched gable roof of composition shingles with projecting eaves is supported by brackets. Broad flat framed windows with Craftsman detailing flank either side of the recessed front entry. The entry of the first floor is sheltered by a balustraded balcony on the second floor. Clapboard siding was employed for the entire exterior. All operable windows are of the double hung sash variety. No exterior alterations are apparent.



8. CONST. DATE:
EST: FACT: 1913
9. ARCHITECT:
L.D. Burbeck
10. BUILDER:
L.D. Burbeck
11. APPROX. PROP. SIZE(FT):
53' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This property is significant as an example of pre-World War I transitional architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The owners of Lots K and L, Mr. Hooper and Mr. Carper, were interchangeable for several years. It was Carper who probably built this property on portions of the same two lots, designated as 1035 E. The Waldorf Apartments (also called the Custer Apartments) were most likely built in 1913 when Carper took out a mortgage of \$18,000 for 5 years at seven percent. This property is significant as an example of pre-First World War transitional architecture.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

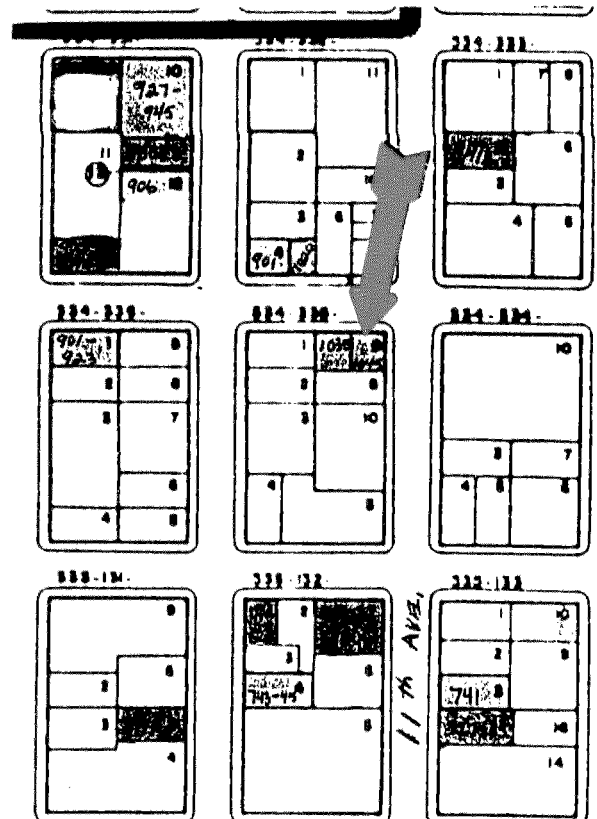
Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office of the San Diego
 County Recorder; San
Diego City Directories

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
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 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
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 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Mediterranean
2. HISTORIC NAME: Menke Residence
3. ADDRESS: 1327-1337 E Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-345-10
5. PRESENT OWNER: Ruben & John Andrews; Andrew Simon
ADDRESS: 2952 Main Street
ZIP: 92113 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rental
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 53, W 1/2 of Lot K and W 1/2 of Lot L.

This two-story, rectangular, symmetrical apartment building has a flat roof with a wide decorated cornice and frieze on the facade. Four triple windows, two on each floor, face the street. Each triple window has a large fixed window with a leaded glass transom at the center and a double-hung window on each side. A recessed entrance with a covered balcony above it is centered on the front of this building. The balcony features a wooden balustrade, two large square pillars supporting the roof (which flows into the house roof), and a pair of large carved brackets underneath each front corner. The building has clapboard siding, mitered at the corners. Attractive wooden bands extend around this apartment house above and below the windows.



8. CONST. DATE:
EST: FACT: 1915
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building serves as a fine example of the Neoclassic Box style of architecture, used many times for residential architecture.

IDENTIFICATION

1. COMMON NAME: Jerome's Warehouse
2. HISTORIC NAME: U.S. Naval Reserve Headquarters
3. ADDRESS: 1401-1429 E Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-344-01
5. PRESENT OWNER: Jerome & Esther Vincent/Eleanor Navarra
ADDRESS: 3682 Kite Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Warehouse
ORIGINAL USE:

DESCRIPTION

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

Legal Description: Stengel Subdivision, Block 177, Lots 1-6

This large, one-story, rectangular brick building with a flat roof fills six city lots at the corner of 14th and E streets. Brick pilasters are spaced along the sides, flanking flat, almost square or rectangular brick sections, some of which may have been windows or doors at one time. Decorative raised brick bands extend horizontally around the building on the street-facing sides near the roof line and just above the pilasters. Rather unique, Y-shaped, raised brick ornaments, grace the pilasters and appear also near the roof line. Some openings in the building have been filled in with wood or altered.



8. CONST. DATE:
EST: FACT: 1923
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
111' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents a Utilitarian style of architecture and is one of the large brick buildings constructed in the city in the first quarter of this century.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

H.F. and Charlotte Schnell owned this property in 1923 when this structure was erected. The U.S. Naval Reserve Headquarters inhabited the brick building after its completion and remained at this location through 1928. In 1933, Sears, Roebuck and Company used this structure as a warehouse and garage. In 1940, Acme Fast Freight Incorporated ran a business at this address. Western Freight Association, Western Parcel Service and Western Transfer and Storage Company occupied this building in 1950. This nicely designed warehouse has its interesting brickwork still intact. It is one of the large, one- and two-story brick buildings constructed in this part of the city in the 1910s and 1920s.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

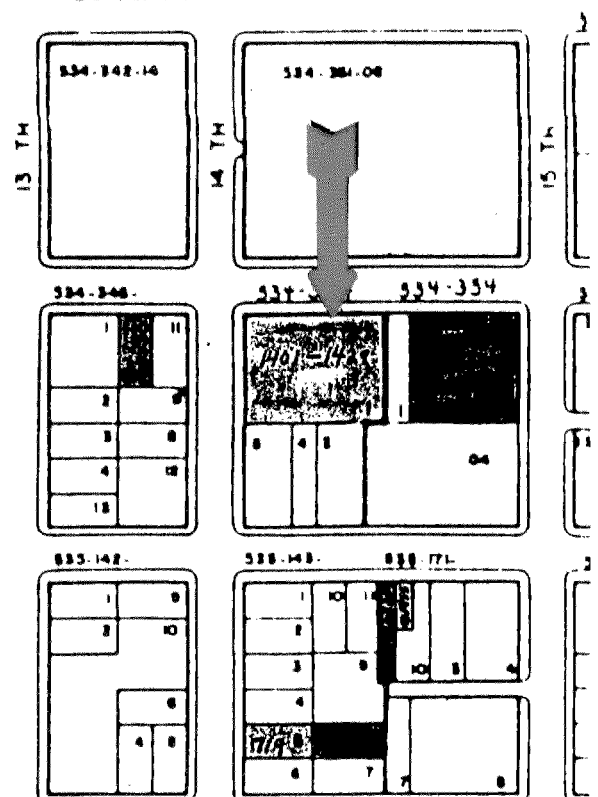
Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Boxing Coliseum
2. HISTORIC NAME: Coliseum Athletic Club
3. ADDRESS: 1485 E Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-354-02
5. PRESENT OWNER: Jerome & Eleanor Navarra/Esther Vincent
ADDRESS: 3682 Kite Street
CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Warehouse
ORIGINAL USE: Athletic Coliseum

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 6, Lots 1-4.

Built in the middle of the 1920's for spectator sports, this structure exhibits a few exterior details which define its architecture as Spanish Eclectic. These details include its smooth exterior wall surfaces, semi-circular arched doorways and windows, and the decorative grating set into large rectangular frames. As a sports facility, the building's roof is vaulted, providing extra space for lighting and seating. Exterior facades appear to have been altered in that window and door openings have been covered over. Some of these openings may have served as ticket or concession sales counters.



8. CONST. DATE:
EST: FACT: 1926
9. ARCHITECT:
John S. Siebert
10. BUILDER:
Cement Construction Co.
11. APPROX. PROP. SIZE(FT):
160' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is significant both for its contribution to the architecture of the area, and as an example of a building designed for spectator sports.

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

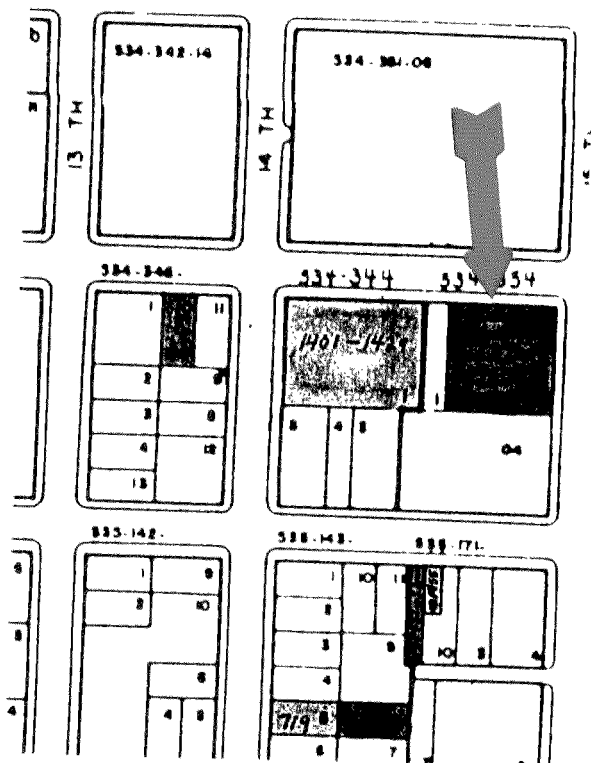
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Coliseum opened in 1926 with Frank S. Higgins and Tommy G. Landis as the lessees. It was second only to Balboa Stadium in seating capacity for sporting events, and cost \$50,000 to build. It was the city's second boxing arena; Dreamland Athletic Club at India and Market had been in operation for some years prior to the Coliseum. In 1938, a three alarm, \$35,000 fire gutted the building. Until television brought boxing matches into the home, the Coliseum was a very popular place to spend an evening. It also served as a training ground for many young athletes. After some good and poor years, the building closed in 1975. The building is significant both for its contribution to the architecture of the area, and as an example of a building designed for spectator sports.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure 2
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego Union, 9/16/26; Office
of the San Diego County Recorder;
San Diego County Assessor's Office;
City of San Diego Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Maryland Hotel
2. HISTORIC NAME: Maryland Hotel
3. ADDRESS: 612-650 F Street
ZIP: 92101
4. CITY: San Diego
4. PARCEL #: 534-326-03
5. PRESENT OWNER: The Urban Group II, c/o Robert E. Parsons
ADDRESS: 1216 State Street, Ste. 610
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 60, Lots E-G.

The Maryland Hotel is a six story brick structure, having quoin corners and a belt course and cornice at the uppermost floor. The top floor windows all have quoins along their vertical surrounds. No other forms of ornamentation are now evident on the exterior. The ground floor, which was reserved for the large lobby and for retail spaces, has been altered by the addition of metallic siding. The entrance itself is framed by concrete pilasters, to which a square marquee was attached.



8. CONST. DATE:
EST: FACT: 1914
9. ARCHITECT: W.S.
Hebbard, & F.P.
Allen, Consulting
10. BUILDER:
W.E. Kier Const. Co.
11. APPROX. PROP. SIZE(FT):
100' x 200'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building represents a typical residential/apartment structure built during this period, displaying elements of the Italian Renaissance Revival style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: 6th floor individual balconies substituted for continuous one; ground level awnings & wood fascia band
15. SURROUNDINGS
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Stores at first floor level

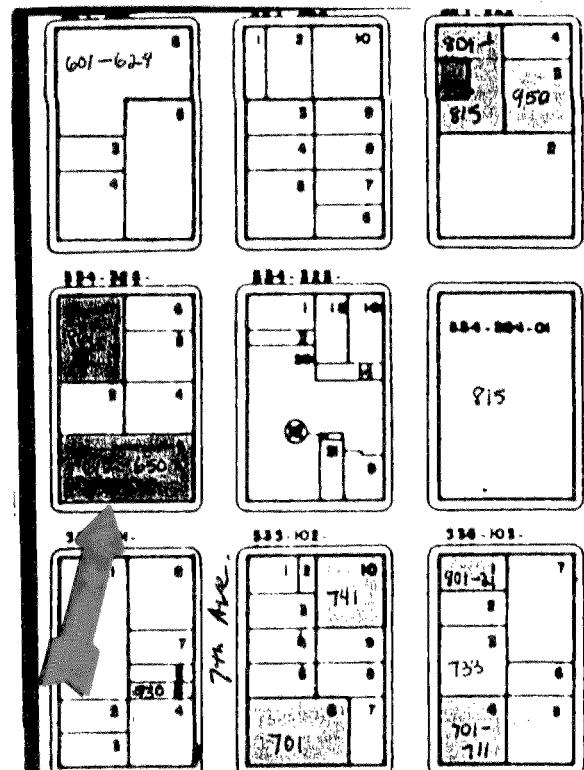
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Built by Joseph W. Sefton Jr. and designed by architect William Sterling Hebbard in 1914, (the only hotel of his design remaining in San Diego), with consulting architect Frank P. Allen, the Maryland Hotel was designed with the first floor in the form of an arcade to accommodate various shops and businesses. The hotel, deemed "one of the most modern of its time," contained 300 rooms that either had private baths or showers or were equipped with toilets and lavatories. The building was heated with steam and equipped with a centralized vacuum cleaning system. Original marble tile floors and decorative marble wall coverings still adorn the interior lobby areas. The hotel was the scene of a fire in August 1988, which destroyed the top floor in the northwest corner.

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

LOCATIONAL SKETCH MAP



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

San Diego County Assessor's Office;
San Diego County Recorder's Office;
San Diego Union, 8/10/13, 3/23/13,
3/19/14, 3/17/14

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Anderson Office Furniture
2. HISTORIC NAME: Maryland Hotel Garage
3. ADDRESS: 741 F Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-102-10
5. PRESENT OWNER: Morris & Helen Slayen
ADDRESS: 225 Broadway #1243
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Garage

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 72, Lots K,L.

Designed for a combination of warehouse and commercial uses, this one-story brick building is a clear example of structural bay expression with minor ornamental reliefs centered at each bay. Hardbrick columns are carried slightly above the parapet and horizontal hardbrick bands express the fascia and window openings against the lighter color of the softbrick infill. The interior is a straightforward 16 and 1/2 foot wooden grid structure.



8. CONST. DATE:
EST: FACT: 1907-1909
9. ARCHITECT:
Unknown
10. BUILDER:
The Haverty Co. &
F.O. Engstrum Co.
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure's significance stems from its functional architecture and its association with the Maryland Hotel.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

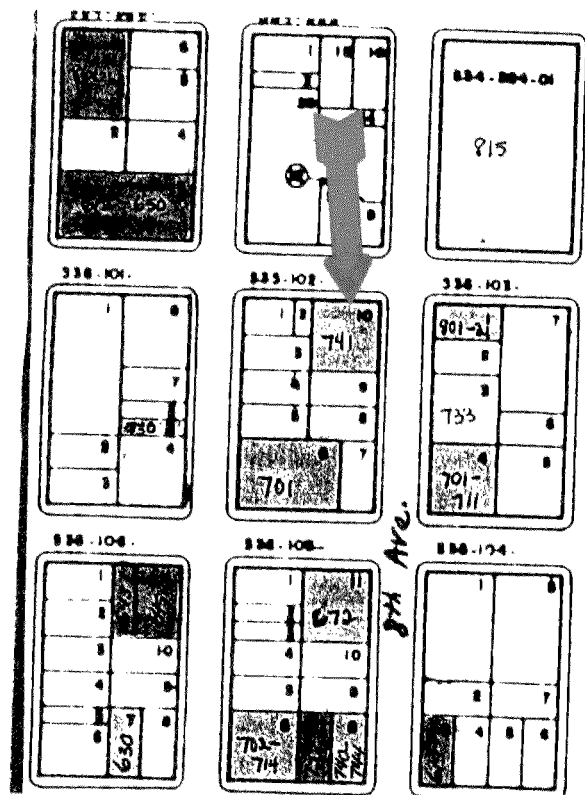
This commercial structure appears to have been financed between 1907-1910, and built by the Timken Investment Company. By 1916 the building was listed as the Maryland Garage and remained so until 1939. No other occupants were shown as tenants of the building during that time. The structure's significance stems from its functional architecture and its association with the Maryland Hotel.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories
San Diego County Recorder's Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Commercial Building
2. HISTORIC NAME: Rossi Business Block
3. ADDRESS: 801-821 F Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-103-01
5. PRESENT OWNER: Patrick & Aldo Rossi
ADDRESS: 6274 Lake Lomond Drive CITY: San Diego
ZIP: 92119 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 73, Lot A.

The Rossi Block is a one-story, exposed brick structure. Graphic use of highlighted color enhances the undulating parapet on a pattern reflective of the structural grid. The fascia bays have rectangular outlines of protruding brick courses which were also used to frame the full bay, storefront windows. Most of the signage used to be installed above each window by the merchants, but many no longer use the space in this way, leaving an unornamented rectangular area over each window.



8. CONST. DATE:
EST: FACT: 1924
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is a splendid example of this type of decorative brick 1920s structure.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

T. and Luiga Rossi financed the construction of this one-story brick block in 1924. Used since its erection for various commercial purposes, the building is a splendid example of this type of decorative brick, 1920s structure, with minimal changes. Among the building's earliest tenants were the San Diego Company at 803 F and Mrs A.F. Doray's confectionary at 805 F.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

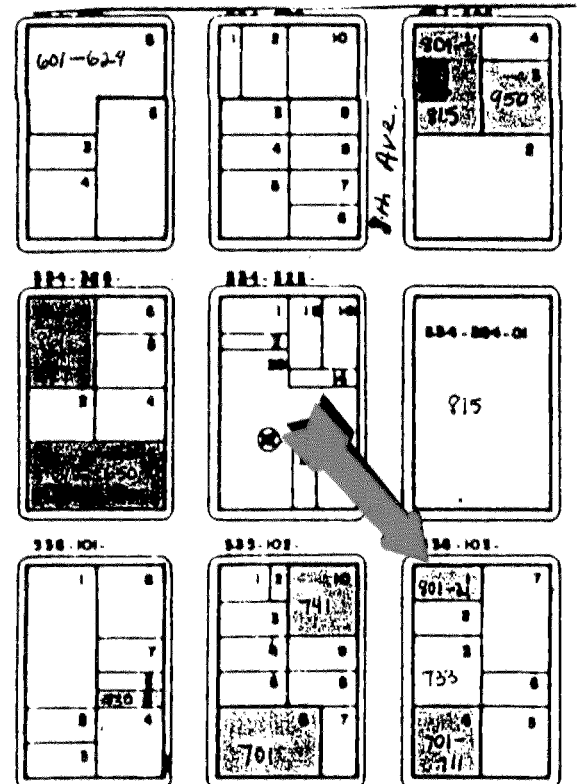
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San Diego City Directories; San Diego Union, 10/27/23

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Yale
2. HISTORIC NAME: Hotel Yale
3. ADDRESS: 1111 F Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-133-01
5. PRESENT OWNER: Seymour & Frances Reichbart
ADDRESS: 943 10th Avenue
ZIP: 92101
6. PRESENT USE: Commercial/Hotel
ORIGINAL USE: Commercial/Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 76, Lot A.

This three-story stucco building has a deck roof, hipped on two sides with Mission style tiles on the hipped sections. Windows are rectangular, wooden, double hung sash in most cases, and vary in size but the sizes are basically uniform. They run in regular rows across the facades of the structure and are a dominating element of the building design. A vertical sign on the right corner of the building front catches the eye of a prospective guest. Quoins extend up the corners on each side of the front facade. Fire escapes are present at the left end of the building front and on the sides of the structure. The front entrance has pilasters and a simple entablature surrounding the door. The original door has been replaced with a Colonial style glass and wood door. A marquee, supported by chains, extends over the entrance area. Two globe light fixtures on either side of the front door provide illumination at the entrance area.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Consaul Construction
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building's significance rests on its architecture and as an example of a commercial structure built during this era.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: The exterior is in extremely poor shape;
the poor shingling job and painting have obviously
covered up a number of problems.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted. Buildings are built up
close to take advantage of property line.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

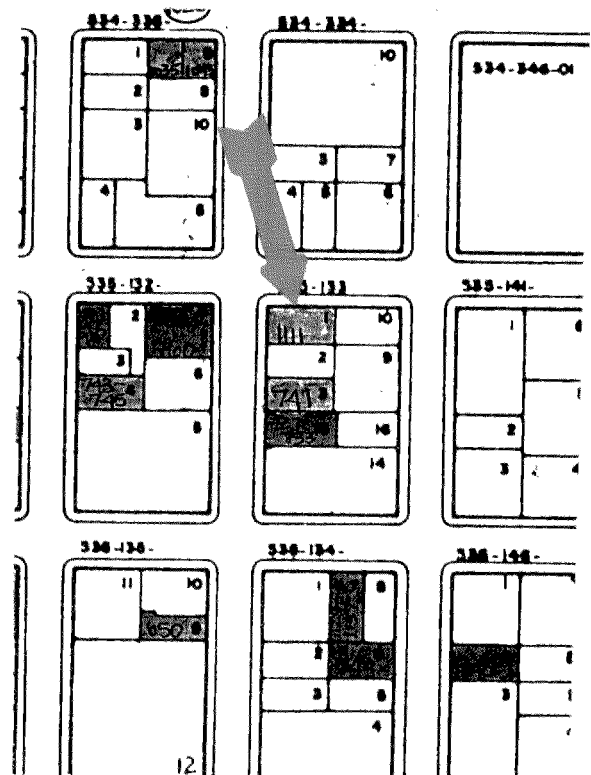
M.P. Madsen had the three-story stucco Hotel Yale erected in 1927. The hotel, after completion, offered the utmost in hospitality and accommodations. There were 50 furnished rooms, with and without bath, steam heated, with hot and cold water. The building contained "public showers and baths, plenty of sunshine and parking facilities." The exterior stucco work was done by the Mission Stucco Company of San Diego, with ornamental iron work accomplished by the San Diego Wire and Iron works.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego Union, San Diego City
Directories, Office of San Diego
County Recorder

22. DATE FORM PREPARED: 11/20/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper.
ADDRESS: 427 C Street, Ste 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: State Center Industries for the Blind
2. HISTORIC NAME: Standard Parachute Company
3. ADDRESS: 1328-1344 F Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-345-12
5. PRESENT OWNER: State of California
ADDRESS: CITY:
ZIP: OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: Public Agency - CA Conservation Corps.
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 53, Lots G & H.

This two-story structure has had innumerable street level changes in the doors and windows. Venting systems have been altered or modified. The red brick facade has various garage openings at the ground level and several large rectangular window openings along the facade at the second level. The exterior facade is symmetrical and is broken into several distinct sections by the use of vertical pilasters. Each section contains a garage opening and a pair of windows. The cream colored pilasters each have an arrow-like brick motif extending from the top partially down the face. A parapet extends various heights above the roof line with each side symmetrically mirroring the other. A dark brick border outlines the highest edge of the parapet. Separating and delineating the first floor from the second floor is a wide horizontal band, edged in cream with a slate blue center section. This band extends around the facade of the structure about mid-level.



8. CONST. DATE: 1925
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Due to the architectural design of this building, the structure is included in this survey.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Innumerable street level changes in doors
and windows. Venting systems altered or closed.
Only the brick facade warrants consideration.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This brick commercial structure was erected by William Sweetland around 1925 for rental purposes. In 1927, the building was known as the Mission Public Market and inhabited by H.H. Canavan's grocery, and Morris Jacobson's meat market. From 1930 until 1942, John Lovranich operated a grocery, then later an herb and physical culture business at the 1334 address. In 1935, Fred Adolphy, a sausage manufacturer, ran his business from the 1328 address, with William Blanz continuing that line here in 1940. Allied Refrigeration inhabited the 1342 portion of the structure in 1940, with L.B. Marsh operating a refrigeration supply store here in 1942, and L.B. Marsh Allied Refrigeration continuing here in 1943. From 1944-1945, the Standard Parachute Corporation established a branch office in this structure. From 1950 until 1960, the State Center Industries for the Blind utilized this structure.

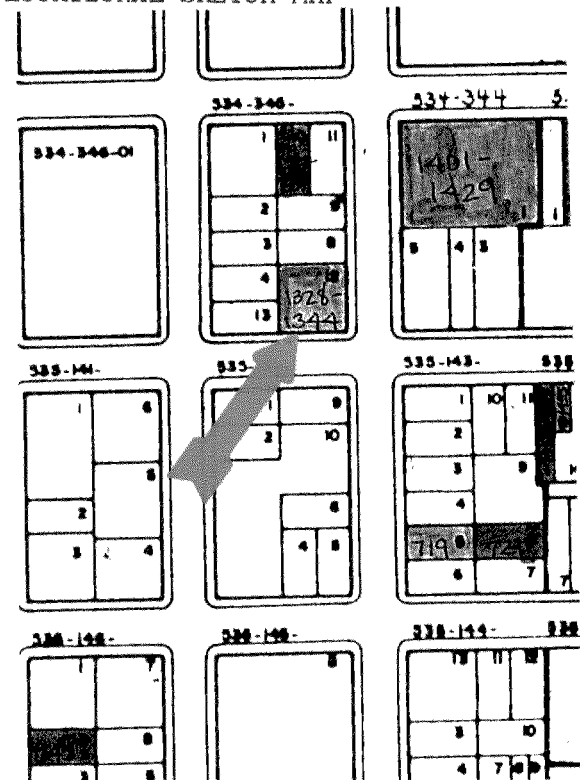
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, San Diego City
Directories

22. DATE FORM PREPARED: 11/20/88
BY: R. Brandes, K. Flanigan,
A.P. Cooper, K. Webster.
ADDRESS: 427 C Street, Ste 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: N/A
3. ADDRESS: 1451-1453 F Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-171-01
5. PRESENT OWNER: Susan & Julio Ponce
ADDRESS: 7780 Tripoli Street
CITY: San Diego
ZIP: 92126 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 15, W 21' of Lot 5; and in Horton's Addition, Block 176, portion of Lots J-L.

This narrow and rectangular one-story house features a high false front with a bracketed cornice and a horizontal Greek key decorative band or fret. Other features include clapboard siding, a flat roof, a six panel, solid entry door and a street-facing triple window, which has a large center section flanked by a narrow, double-hung window on each side. A small hood with brackets shelters the entrance; vertical wooden boards conceal the foundation. This building is very close to the sidewalk, suggesting some possible commercial use in the past. Known alterations include an addition at the rear and metal grill work on the front windows.



8. CONST. DATE:
EST: 1889-1890
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 140'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building represents vernacular construction created by the local carpenter, and may be an unusual San Diego example of the "Shotgun" style.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Addition to rear of home

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Landscaping

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building represents vernacular construction created by the local carpenter. The house seems to have been a multi-family dwelling from early on and may be an unusual San Diego example of the "shotgun" plan with a hall running straight through the building from front to rear, typical of laborers' housing. Amun Sevort, a mariner and bridge builder, was the first person to reside at the address, in 1890. He continued to live there until 1906. Later, the Flores family made their home here between 1922 and 1926.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

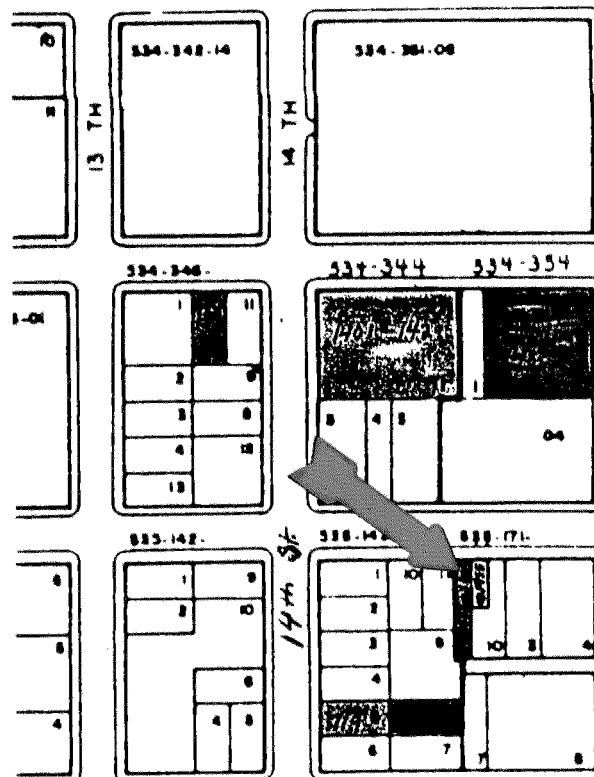
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego County Recorder's Office;
San Diego City Directory; San
Diego Union

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

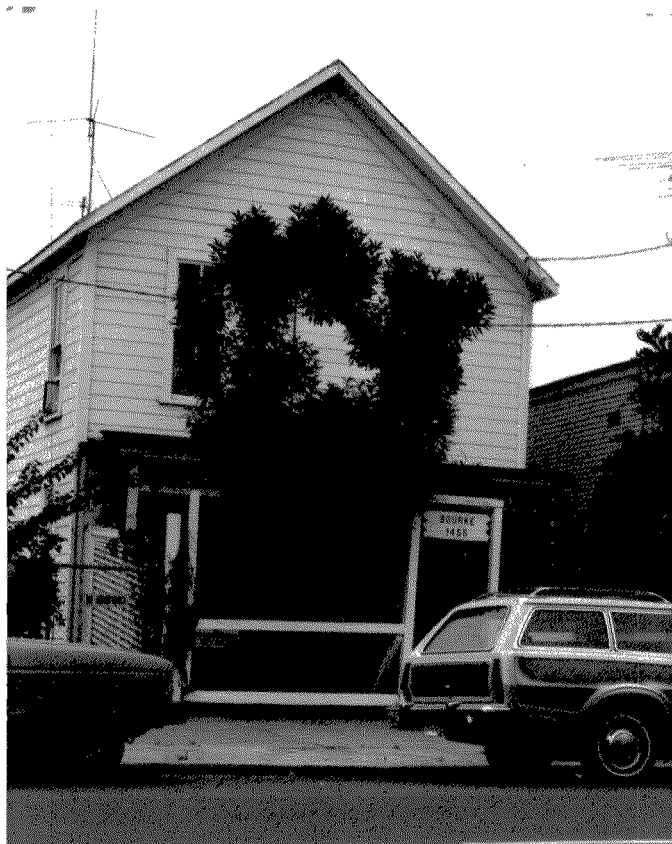
1. COMMON NAME: Bourke Realty Office
2. HISTORIC NAME: Judson Property
3. ADDRESS: 1455 F Street
ZIP: 92101
- CITY: San Diego
4. PARCEL #: 535-171-09
5. PRESENT OWNER: Ken & Sue Bourke; Antonio & Christine Grimalda
ADDRESS: 1459 F Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Real Estate Office & residence
ORIGINAL USE: Single family residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Vernacular Victorian, Greek Revival
Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Culverwells Addition, Map 143 Par 1, Block 15,
Portion of Lots 4 & 5.

This three-story rectangular house features a medium-pitch, front-gabled roof with plain frieze, shiplap siding with cornerboards, and individually placed double-hung windows. A one-story open porch with stickwork, wooden post supports and an almost flat, shed roof extends across the front. There is an addition at the rear. The lot slopes sharply away from the street, and as a result of this, only the upper two floors are visible from the sidewalk. Shrubs obscure the porch and front entrance from view.



8. CONST. DATE:
EST: 1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 70'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is an interesting example of Vernacular Victorian architecture adapted to a steep siting.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Addition on rear of house

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Large shrubs, central of three period
 buildings

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

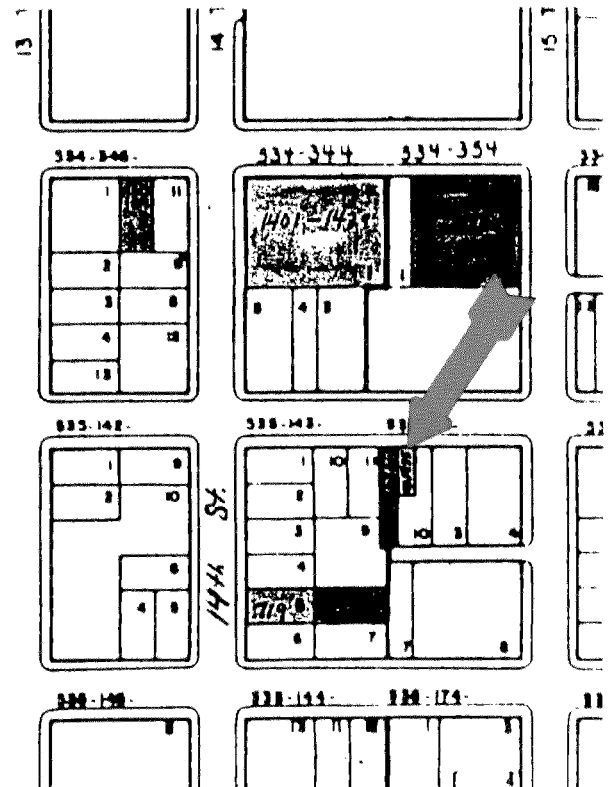
John B. Judson purchased the west 25'5" of Lot 5 in 1900, and as a capitalist, probably arranged for the building of this house as a personal investment. The first recorded tenancy occurred in 1901, followed by a series of short-term occupancies. The house is not a spectacular one, but it was built on a steep slope and appears to be two-storied, although it is actually three. Plant growth in the front yard obscures this interesting example of Vernacular Victorian architecture adapted to a steep siting.

20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Kreiss/Wilcox Residence
2. HISTORIC NAME: Kreiss/Wilcox Residence
3. ADDRESS: 1610-1620 F Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-360-12
5. PRESENT OWNER: Elise & Jane Fares
ADDRESS: 10402 San Vicente Blvd
CITY: Spring Valley
ZIP: 92077 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 8, E 1/2 of Lot 7 and E 1/2 of Lot 8.

Asymmetrical in design, this two-story, wood frame house features a medium pitch, hipped roof with boxed cornices, a brick chimney, and a street-facing, two-story angled bay window. A large, open, one-story veranda dominates the facade. The veranda has a hipped roof with a boxed cornice supported by three sets of triple Doric columns on square wooden piers. Wooden steps lead to this veranda; latticework conceals the foundation. Windows in the house are double-hung sash, except for a fixed four-pane replacement in the center section of the bay window on the second floor. The original veranda railings have been replaced by wrought iron, and asbestos shingles sheathe the exterior of the house.



8. CONST. DATE:
EST: 1906
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is included in the survey due to its Neoclassic style of architecture.

IDENTIFICATION

1. COMMON NAME: International Gallery
2. HISTORIC NAME: J.S. Harbison Grocery
3. ADDRESS: 643-655 G Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-106-11
5. PRESENT OWNER: Robert & Jacqueline Sinclair
ADDRESS: 645 G Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Art Gallery
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 86, W 1/2 Lot K and
W 1/2 Lot L.

This is a one-story commercial structure with recessed bow windows and floor-to-ceiling glass added during remodeling in 1985, wherein the former garage and warehouse was converted into an art gallery. It is a prime example of new design features working within a Victorian building. The flat roof, bracketed box cornice and fascia of the front elevation give the structure its Italianate identity.



8. CONST. DATE:
EST: FACT: 1888
9. ARCHITECT:
Unknown
10. BUILDER: George
Young/French & Bates
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is a prime example of new design features working within a Victorian building, and is important also for its association with early San Diego business.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Glass storefronts replaced original openings.
Addition of space-frame over entry into building.
15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Adjoining Pannikin building to east;
empty lot to west.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J.S. Harbison, famed apiarist who resided in the Sweetwater Valley, was a pioneer of his profession in this area, stocking honey for shipment from San Diego to various other parts of the country. The Harbison Grocery Company, wholesale grocers, occupied this brick building after its erection in 1888, and remained at this location until 1906. Harbison owned the property until 1913, leasing it out to various tenants including Samuel Gordon Ingle in 1906, and Hazzard, Gould and Co., in 1909. This "G" Street structure is significant as an example of late Victorian commercial architecture and for its association with early San Diego businesses.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

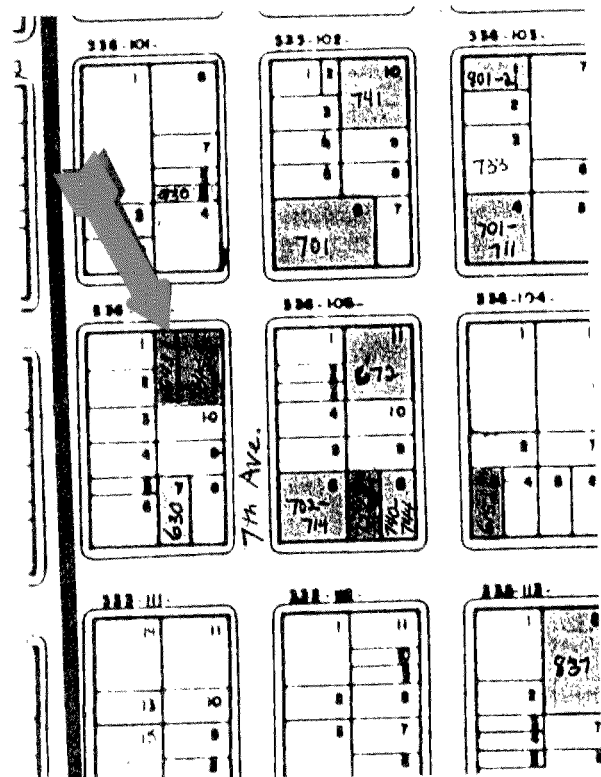
San Diego City Directories
San Diego County Recorder's Office; San Diego Union,
3/26/1888, 4/9/1888, 11/11/1888

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Pannikin
2. HISTORIC NAME: Hazzard, Gould and Company (Pacific Hardware and Steel Company)
3. ADDRESS: 675 G Street
CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-106-11
5. PRESENT OWNER: Robert & Jacqueline Sinclair
ADDRESS: 675 G Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Wholesale grocery

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Two Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 86, East 1/2 Lot K and East 1/2 of Lot L.

This three-story brick and heavy timber building with horizontal brick banding at the cornice and floor levels exhibits very little surface ornamentation. A boxed cornice below the parapet of the flat roof wraps around the north and east elevations. Large ground floor storefront windows denote the commercial level on G Street. Service doors and a lack of windows on 7th Avenue express the functional nature of the building's warehouse portion. A large flue for the coffee roasters rises at the south-east corner of the structure.



8. CONST. DATE:
EST: FACT: 1909
9. ARCHITECT:
Unknown
10. BUILDER:
W.J. Kirkwood
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is one of the few remaining, nearly unaltered, turn-of-the-century commercial structures in this part of the downtown area.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None obvious other than archways bricked up
a long time ago.
15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Antique pump on 7th Avenue

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This three-story brick structure was built by J. S. Harbison, an internationally known bee expert for whom Harbison Canyon was named. The Pannikin has been occupied by Pierce Furniture and Davidson Furniture Company. It is one of the few remaining, nearly unaltered, turn of the century commercial structures in this part of the downtown area.

20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP

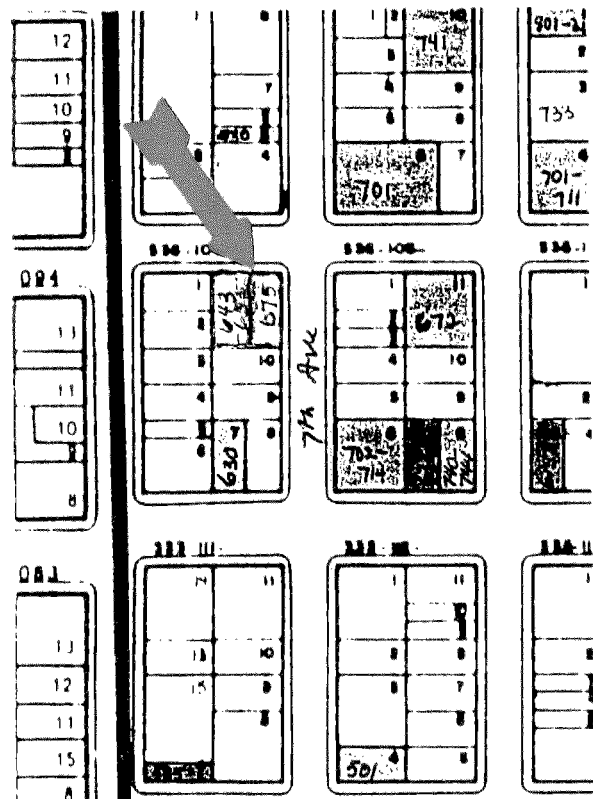
RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Interview with Robert Sinclair, owner of the Pannikin, 1980; City Directory
San Diego County Recorder's Office;
San Diego Union, 5/9/09

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Athena Building
2. HISTORIC NAME: Remmen Building
3. ADDRESS: 1129-1137 G Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-134-07
5. PRESENT OWNER: Athena Marinos & Mary Freese
c/o Athena Marinos May
ADDRESS: 857 Armada Terrace
CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential/Commercial
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 81, E 1/2 of Lot L and E 1/2 of Lot K.

This essentially box-shaped, two-story apartment building was designed with Eclectic Neoclassical details. The pyramidal roof has a low hipped dormer facing the front elevation. The break between the first and second stories is demarcated by a belt course of dentils. The second story also has a pair of bay windows wrapped around the outer corners of the building. A second story balcony supported by three Corinthian columns, and railed in with a balustrade, shelters the ground floor entries. The front porch provides access to four separate entries. Exterior walls are sided with clapboarding. Various designs of leaded glass windows and double hung sash windows, all in flat, rectangular frames add interest and symmetry to the design. Three miniature Ionic columns frame the dormer window above the second floor balcony. No major alterations are apparent.



8. CONST. DATE:
EST: FACT: 1907
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building, termed "a fine apartment house," is an interesting version of the box shape, with neoclassic ornamentation.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The west 1/2 of Lots K and L were sold in 1893 by Sheldon Littlefield to Elizabeth Alexander. In 1906 a mortgage was taken out on the property by W.E. and H.A. Pearman with San Diego Savings Bank for \$7,100. Before they could build on the property, O. Remmen, a new arrival to San Diego, interested in valuable western mines, purchased the property at a healthy profit to Pearman, and built the residence, in 1907. Termed "a fine apartment house," the style is an interesting version of the box shape, with neoclassic ornamentation.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

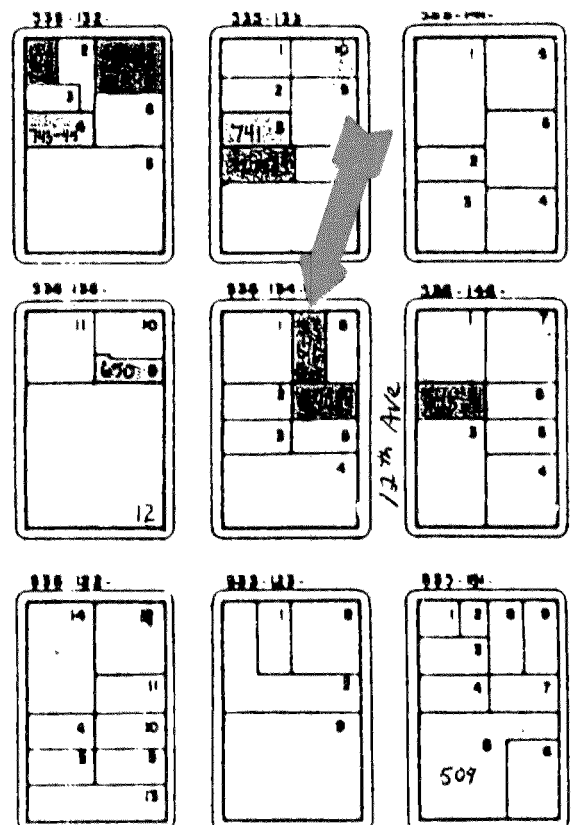
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San Diego City Directories; San Diego Union, 4/7/07

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Surya Automotive
2. HISTORIC NAME: Snowflake Bakery
3. ADDRESS: 1616 G Street (701 16th Street) CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-180-01
5. PRESENT OWNER: James & Barbara Brown/Donald & Judith Clark
ADDRESS: 225 Broadway, Ste 1309 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Automotive
ORIGINAL USE: Bakery

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 13, Lots 4-12.

This large, two-story, plastered brick building features a flat roof, brick corbelling near the roof line, and a brick belt course level with the window sills on the second story. The windows are mainly industrial type with multiple panes and metal frames. On the second story front they have been replaced by fixed single pane windows. At the front corner, there is a row of paired casements just above the original storefront entrance which has been filled in. There is a one story addition on the east side.



8. CONST. DATE:
EST: FACT: 1914
9. ARCHITECT:
John B. Stannard
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
.92 acre
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This imposing industrial structure, designed by a major San Diego architect, is significant both for its architecture and for its association

with the early history of the baking industry in the city.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Window replacement second floor; former
store front and entrance filled in, one
story addition on east side.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust X Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

A newspaper article dated January 1, 1920 covers the history of the Snowflake Bakery from its two prior locations to this one. An announcement as early as June 1908 foretold of the acquisition of the property which then had a small brick building on it, but that proved to be inadequate for the Bakery's growth. By October 1913, the details of the hiring of architect Stannard to build a new plant appeared in the San Diego Union, and the article of January 1, 1920 reflected the full history of the bakery and its leadership. This imposing industrial structure designed by one of San Diego's best architects at the turn of the century is quite unique.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

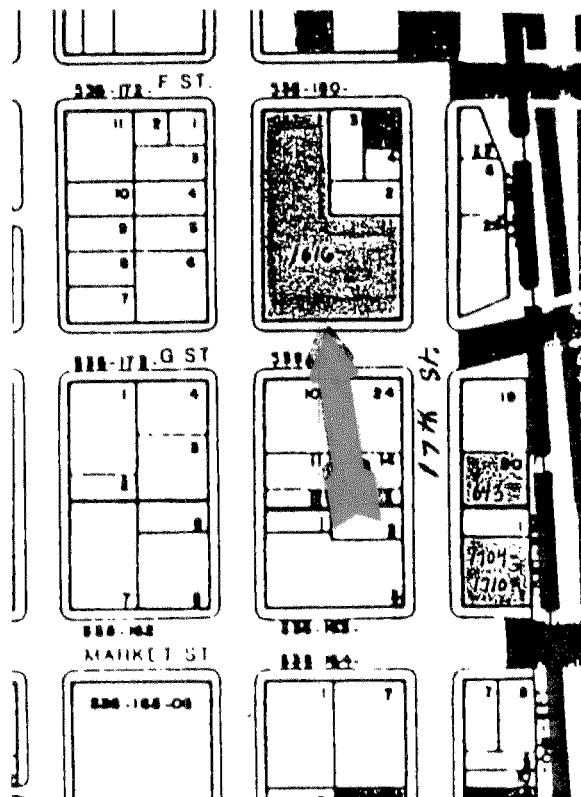
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego City Directories; San Diego Union, 6/30/08, 10/16/13, 1/1/20

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Restaurant Liquidators
2. HISTORIC NAME: Price Block
3. ADDRESS: 630 Market Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-106-07
5. PRESENT OWNER: Harry G. Samisch, c/o Ace Auto Park
ADDRESS: 233 A Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Wholesale Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 86, W 1/2 of Lot G and W 1/2 of Lot H.

This is a one story brick and steel building that has been altered by storefront signage and new entries. There are a pair of "original columns," one of which is cast at the Eureka Foundry, on the far west corner of the block. The outermost of these two has an ornate capital, while the inner column (a pilaster), is Doric in design. The relationship between this column and pilaster is not clear. Modified storefronts and entrances include glass and tile block columns, knotty wood and aluminum siding and signage. Much of the building's original integrity has been lost.



8. CONST. DATE:
EST: FACT: 1906
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building's significance is derived from the presence of the cast iron columns which were cast at the Eureka Foundry.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

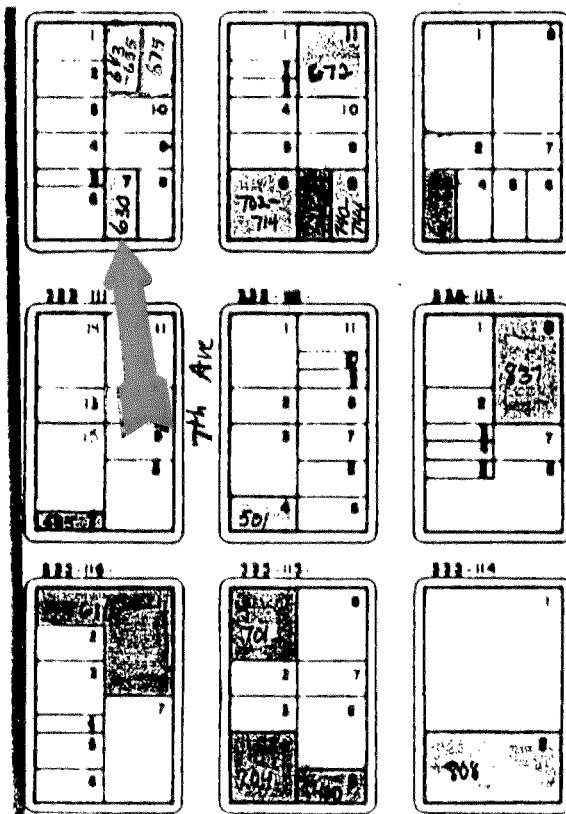
Jacob Price, who owned the Price Block on the northeast corner of 6th and Market, where he sold clothing and gentlemen's furnishings, erected this originally two-storied brick building in 1906. The building was reinforced with iron columns forged from the Eureka Foundry, a branch of which was located in San Diego. The upper story provided lodging while the lower level served as a store rental to various tenants. In 1906, Ruth Powell leased the ground floor and operated a dry goods business in the building, which remained in the Price family through 1965. The building's significance is derived from the presence of the cast iron columns.

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

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
Office San Diego County Recorder; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Commercial Press Inc.
2. HISTORIC NAME: City Printing Company
3. ADDRESS: 702-714 Market Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-105-06
5. PRESENT OWNER: Trust Services of America Inc.
ADDRESS: P.O. Box A-1831 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial Press
ORIGINAL USE: Printing

DESCRIPTION

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

Legal Description: Horton's Addition, Block 85, Lots E and F.

This one-story brick structure has been completely boarded up along Market Street. The boxed cornice, with a single row of dentils, is semi-enclosed. An example of a one part commercial block, the building's exterior has been altered so that few features of its original design are evident. A recessed entry at the east end of the structure is probably original. The vertical siding used along the Market Street facade was an addition.

8. CONST. DATE:
EST: c1910-1915
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is included as an example of a commercial structure.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Vernon D. Rood, who sold sporting goods, and his wife Sarah purchased this property in 1895 from D.H. Hewitt. The present building was probably erected upon this site between 1910 and 1915. In 1920, the City Printing Company with J. McCormick as manager, operated a commercial printing and publication business at 722 Market. The City Printing Company published The San Diego Herald and the Jewish Community News, remaining at this address for well over a decade. Various businesses followed, including a restaurant.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

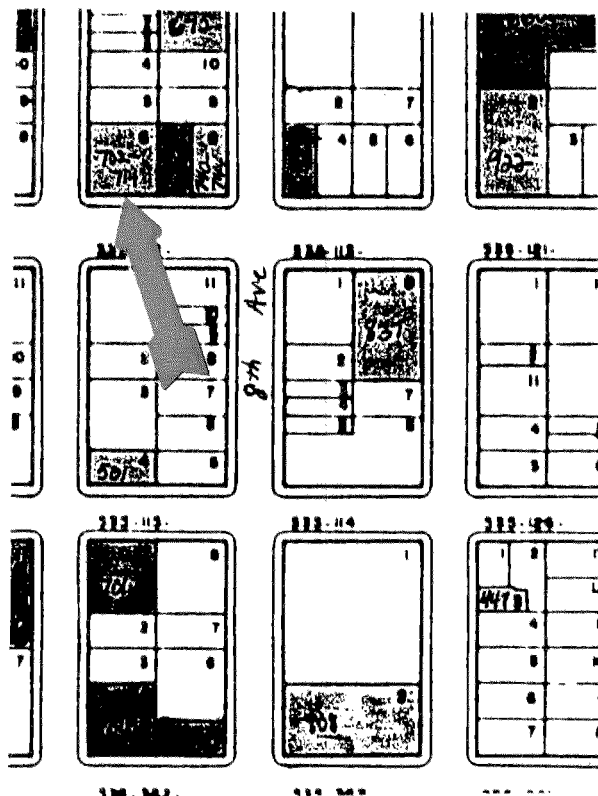
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego County Recorder's Office; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Hotel Arthur
2. HISTORIC NAME: Orford Hotel
3. ADDRESS: 728 Market Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-105-07
5. PRESENT OWNER: Stanley, Miriam & Lucille Starcevic, et.al.
ADDRESS: 3316 B Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 85, W 1/2 of Lot G and W 1/2 of Lot H.

The three-story Hotel Arthur, built when the Italianate style was falling out of favor, is a good example of a basic two part commercial/residential block. From the flat roof, emphasized by the bracketed box cornice, down to the ground floor storefront entrances, flanking the marquee-covered hotel entrance, the design follows its function. The second and third residential floors have projecting square bays. Between the bays are other windows, two of which were converted to fire exits. The building's exterior was covered in stucco, yet it has retained its essentially Victorian character.



8. CONST. DATE:
EST: 1898
9. ARCHITECT:
H.A. Perry and
Moses Frick
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is a good example of a basic two-part commercial/residential block.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Obsolescence

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

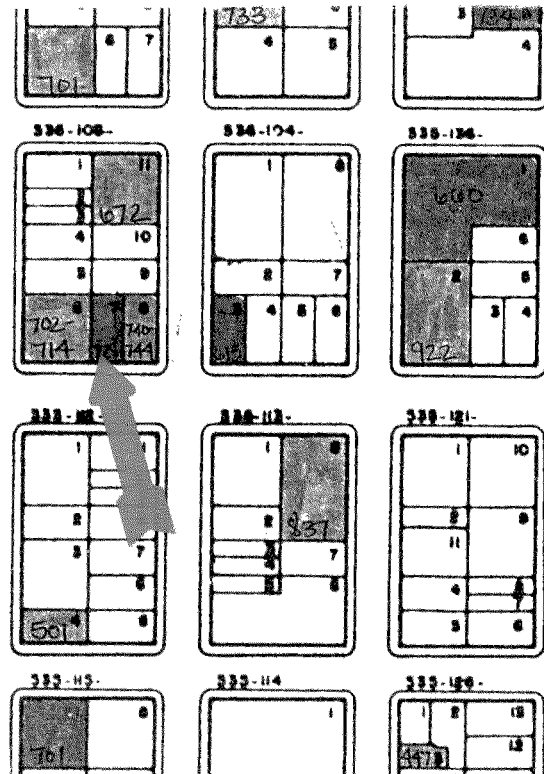
Mary Marston Kew and Lilla Marston Burnham contracted with H. A. Perry and Moses Frick for the erection of this three-story lodging house. The women, both sisters of department store magnate, George W. Marston, married prominent men in San Diego social circles, attorney Michael Kew and Dr. Fred Burnham, respectively. This Italianate structure remained in the Kew-Burnham families until 1925. Known as The Orford under various proprietors throughout its early years, it was called the Midway Hotel in 1936. In 1939, the building became the Arthur Hotel and remains so to this day.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego Union, 11/19/1887;
Sanborn Fire Maps, 1886, 1887
San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel and Commercial Store
2. HISTORIC NAME: Albert and Peter Morse Block
3. ADDRESS: 740-744 Market Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-105-08
5. PRESENT OWNER: James R. Pattison
ADDRESS: 1474 Merritt Drive CITY: El Cajon
ZIP: 92020 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/Commercial
ORIGINAL USE: Hotel/Comercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 85, E 1/2 of Lot G and E 1/2 of Lot H.

This two-story building of brick construction combines both commercial use on the ground floor and residential hotel use on second floor. Six bay windows of double hung sash variety wrap around the south and east elevations. A stucco covering gives the building a monolithic appearance, and covers any sign of ornamentation or detail. The original symmetry of the building, however, has been maintained.



8. CONST. DATE:
EST: FACT: 1896
9. ARCHITECT: Anton
Reif & John Stannard
10. BUILDER:
Schaniel Brothers
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Modified Italianate Commercial building provides an example of a two part commercial/residential use structure, and thus gains

significance.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Stucco

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1892, Albert Morse purchased this property from the Grand Army of the Republic Veteran's Association. The G.A.R. had planned to erect a three-story elegant structure on this block in 1888, but apparently the necessary funds never materialized. Morse erected a two-story brick structure on this lot in 1896, calling it the Morse Block. Later, the building was referenced as the Hotel Morse. C.F. Morse and D.K. Adams, grocers, leased salesrooms on the lower floor, starting in 1899. The structure remained in the Morse family until 1919 when Phoebe Morse sold it to J.P. and Laura McClurken, who owned it until 1953. The second floor has always been used for lodging.

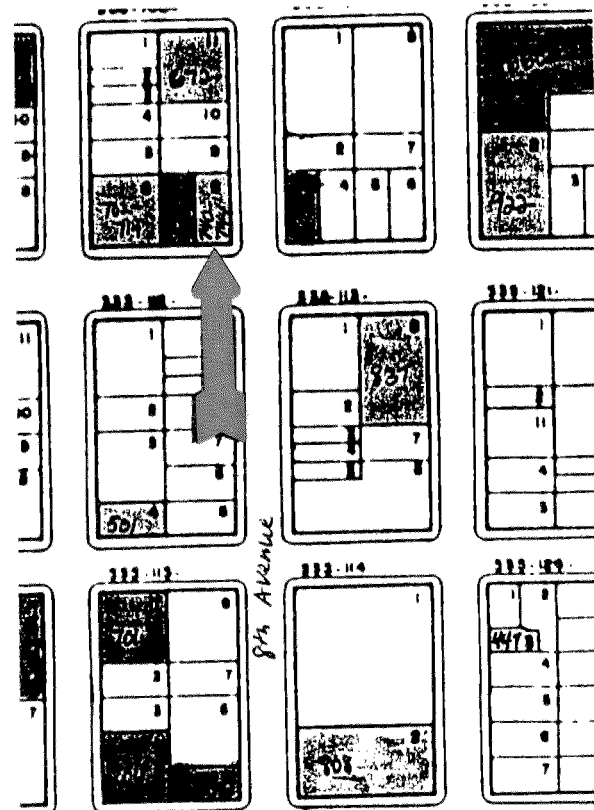
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; Office
San Diego County Recorder; San Diego
Union, 7/21/1896; 5/7/1887; 1/15/1888
1/23/1888; 2/29/1888; 1/6/1900; 3/6/08

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Gaslamp Liquor
2. HISTORIC NAME: Lawton's Car Hop Restaurant
3. ADDRESS: 837 Market Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-113-08
5. PRESENT OWNER: In Hak & Hyo Soon Song
ADDRESS: 837 Market Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Store
ORIGINAL USE: Drive In Restaurant

DESCRIPTION

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

Legal Description: Horton's Addition, Block 99, Lots J,K,L.

The structure at 837 Market Street, though its flat roofed, one-storied facade has been altered, still retains its former drive-in character. An oval-shaped roof resting on a box provided automobile access to any point on three sides of the building.



8. CONST. DATE:
EST: FACT: 1949
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents the period of the 1940s and 1950s, when the drive-in restaurant was a socially important gathering place.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Fascia, signage, enclosure of exterior, conversion from restaurant to store

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Higher Use

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Concrete terrazo tables in front

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

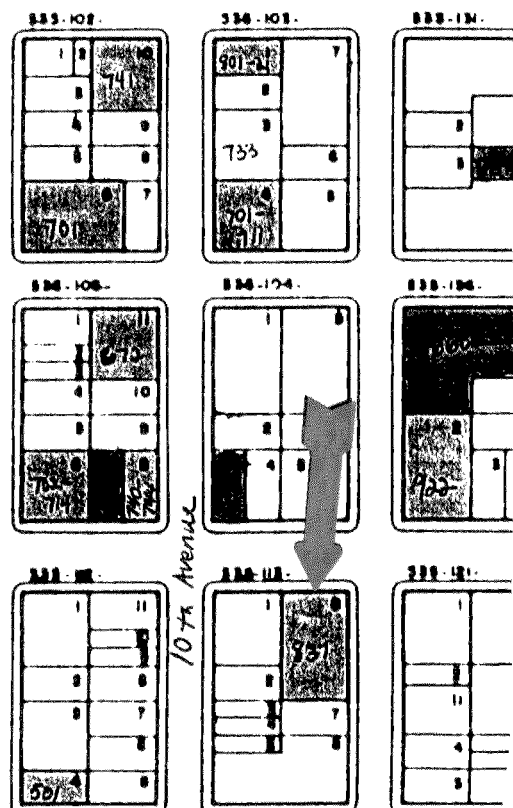
This building represents a period in San Diego history, the 1940's and early 1950's, when the Drive-In restaurant was a social gathering place and an important element in the average citizen's life. The Sanborn Fire Map of 1920-1940 shows a one story drive-in on the property. From 1950 to 1965 it was known as Lawton's Car Hop Restaurant. Richard Lawton, E. Richard and Glasford and Ralph L. Dewsbury were involved in the business. Television was partially responsible for the demise of drive-in restaurants, and few of them have survived the years of urban redevelopment as this one has.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure 2
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
Sanborn Fire Map, 1920-1940;
San Diego Union, 9/15/1940;
4/14/1942; biographical data.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Unnamed
2. HISTORIC NAME: Federal Motor Truck Company
3. ADDRESS: 922 Market Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-136-02
5. PRESENT OWNER: Mitchell Glass and Paint Company
ADDRESS: P.O. Box 991
ZIP: 92112
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Vacant
ORIGINAL USE: Motor Truck Company

DESCRIPTION

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

Legal Description: Horton's Addition, Block 83, Lots D, E, F.

The design for this one-story commercial concrete building with minor horizontal banding, flat roof and parapet, included art deco details on the pilasters, created with recessed lines. Two large bays of glass block windows present a discontinuous facade relative to the other bays of clear glass, steel framed windows which were probably added in the 1950's or 1960's. The off-center Market Street entrance to the building is flanked by abbreviated, matching pilasters, which were angled inward toward the building's interior.



8. CONST. DATE:
EST: FACT: 1931
9. ARCHITECT:
Frank P. Allen
10. BUILDER:
Walter Trepte
11. APPROX. PROP. SIZE(FT):
150' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Due its Art Deco architectural design, this building is considered significant.

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

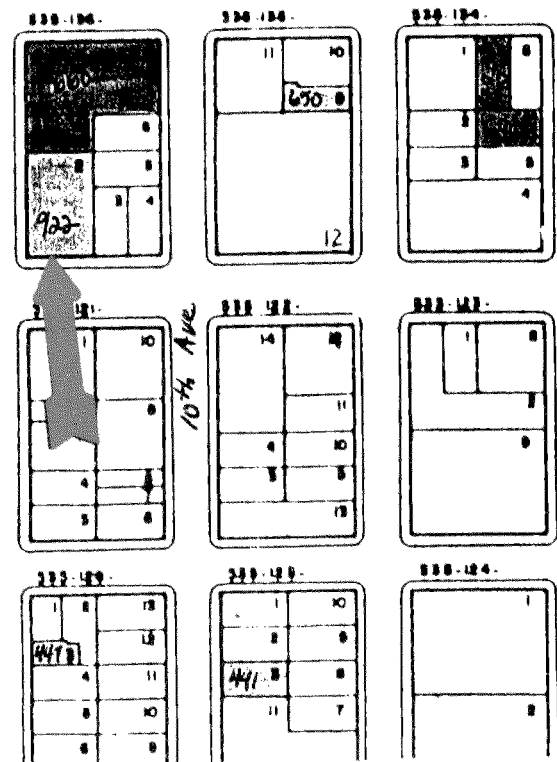
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Contractor, Walter Trepte, purchased this property in 1927 and erected this brick commercial block there in 1931. For his project, Trepte employed the architectural and engineering talents of Frank P. Allen, the designer of the Cabrillo Bridge in Balboa Park. The Federal Motor Truck Company utilized this building in 1931, and remained at the location until 1933. This edifice received an A.I.A. award in 1933 for being a "good example of brilliant color on strong structural design in concrete." From 1937-1938, Gill Electric Company operated a business at this address. San Diego Glass and Paint leased the premises in 1938 and remained tenants here for five decades.

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

LOCATIONAL SKETCH MAP



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

San Diego City Directories; Office of
San Diego County Recorder; "Architectural
 Awards Made on Many San Diego Buildings."
 A.I.A.; Southwest Builder and Contractor,
 July 14, 1933.

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101

IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: The Tourist
3. ADDRESS: 1425-1431 Market Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-153-12,-13
5. PRESENT OWNER: Jose Saguinsin & Robert Garcia
ADDRESS: 519 Market Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments and shops
ORIGINAL USE: Apartments and shops, possibly a small hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 174, W 1/2 Lots K & L.

A charming survivor of the once popular two-part commercial/residential structures of the 1880s, this two-story, wood frame building has a flat roof and is rectangular and nearly symmetrical in design. The lower level features three almost identical shop fronts, each with double swinging doors flanked by a large window on each side. Above the lintels, additional windows reach to the ceiling, providing the open and light appearance typical of the era. Two doors, spaced between the shop fronts, lead to the upper residential floor. The second floor facade exhibits horizontal clapboard siding with cornerboards and four sets of paired, double hung windows. Design features include a decorated cornice and frieze with dentils and carved brackets and a full length, narrow balcony with a low wooden railing. Some windows have been boarded up and there is an addition in the rear.



8. CONST. DATE:
EST: FACT: 1888
9. ARCHITECT:
Stannard and Clements
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Italianate building has significance as the work of architects Stannard and Clements, and is a surviving example of the once popular

commercial/residential type of structure.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Boarded windows, addition in rear

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Empty lots, depressed neighborhood

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

D.W. Hewitt, a San Diego real estate entrepreneur, owned this property from 1887 until 1906 and had this building designed by famed San Diego architects, Gustavus Clements and John B. Stannard. Originally the building was used as a dancing hall, store, and saloon on the first floor, while the second floor was reserved for lodging rooms. Edward H. Requa, whose son was San Diego architect, Richard Requa, was the first proprietor of The Tourist, which featured "furnished rooms." The building, operated by various proprietors, continued to be called the Tourist until 1913. In 1926, a selection of businesses were conducted from the first floor. This Italianate building has significance as the work of architects Stannard & Clements. It is a charming survivor of the once popular commercial/residential structures.

20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP

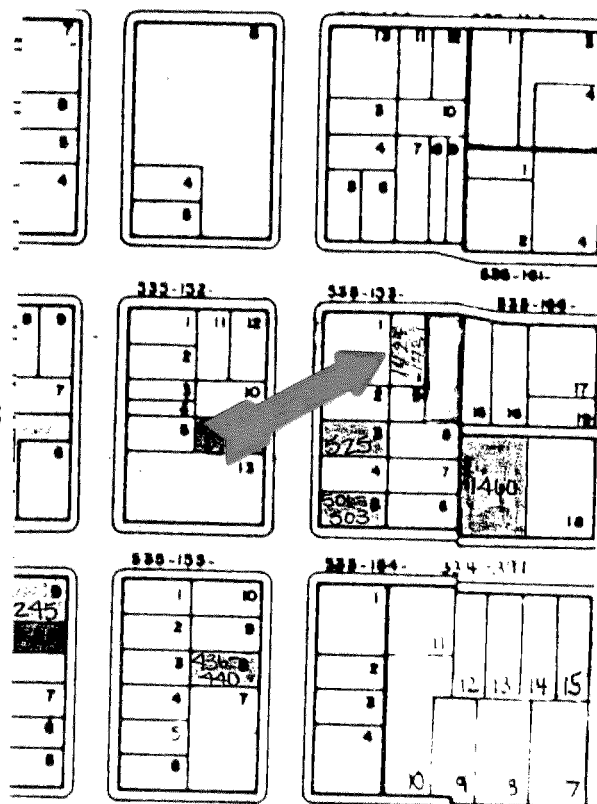
RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San Diego Union, 4/5/48; 4/6/48; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan, K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Automobile Court
2. HISTORIC NAME: Morse Courts
3. ADDRESS: 1704-1710 Market Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-190-02
5. PRESENT OWNER: Charles Goble, Cordelia Williams,
Michelle Shaver
ADDRESS: 2044 Market Street CITY: San Diego
ZIP: 92102 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Auto Court
ORIGINAL USE: Auto Court

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 4, S 46' of Lot 5
and Lot 6.

The bungalows at this address represent a modest version of a bungalow court with a shared inner yard. The houses are almost identical in design with low pitched, side-gabled roofs, exposed rafter ends, narrow clapboard siding, and small gabled entrance porches centered on the facades. Each porch roof is supported by two sturdy square posts, one on each front corner. The windows are double hung sash, individually placed except for a triple window on the front. Each triple window features a larger fixed center sash with a row of small lights along the upper edge, flanked by double hung sashes on each side. These little houses appear to retain integrity of design and materials.



8. CONST. DATE:
EST: FACT: 1924
9. ARCHITECT:
Unknown
10. BUILDER:
Pacific Building Co.
11. APPROX. PROP. SIZE(FT):
96' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: These small houses are typical of the many modest bungalows built in San Diego in the 1920s.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

On February 27, 1924, Arthur J. Morse signed a notice of completion for the north 66' of Lots 5 and 6. An insurance agent, Morse built these frame court residences for rental use. These compact structures were purchased from Morse by Lee and Cornelia Kehre, in 1948. Deta Meadowcraft bought the buildings in 1949, and subsequently sold them to Marguerite Floyd in 1953. These small houses are typical of the many modest bungalows built in San Diego in the 1920's.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

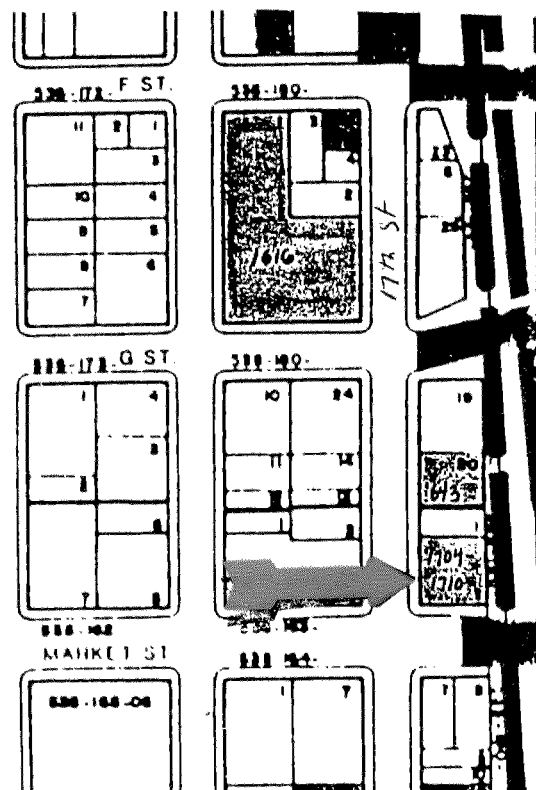
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Edmund Wescott House
3. ADDRESS: 1715 Market Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-190-08
5. PRESENT OWNER: William Mossholder
ADDRESS: 4280 46th Street
ZIP: 92115
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Apartments
ORIGINAL USE: Single family residence (?)

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 15, East 50' Lots 1 & 2.

This once elegant, two-story Italianate house is cube-shaped with a one-story open porch extending across the front. It has a flat roof and the wide overhanging cornice and curved brackets typical of this style. The house is symmetrical in design with a centered entrance and individually placed, double hung, 2 over 1 windows. The slightly recessed front door has a transom. Asbestos siding has been added to the house. The front porch and the open balcony above it have undergone major alterations since 1980. These alterations include replacement of porch railings and the balcony balustrade with wrought iron railings, and the addition of a composition shingled mansard in place of the porch cornice. The house was moved to this location sometime between 1921 and 1940. There is also an addition at the rear.



8. CONST. DATE:
1881
9. ARCHITECT:
Unknown
10. BUILDER:
H.A. Perry
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is an early example of the Italianate style in San Diego.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Siding, additional structure added at rear,
and alterations to front porch

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Building is in
an area where many street people have congregated.

17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1921-40

18. RELATED FEATURES: Next to freeway

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edmond Wescott came to San Diego in 1869. He built the Jorres Wharf and then entered the trucking business of Hobbs and Wescott; which later consolidated with the Simpson Brothers, forming the Pioneer Truck Company in 1889. Wescott had this home constructed on the corner of 12th and G in 1881, employing H.A. Perry as his builder. The Wescott family lived at 12th and G until 1907. The house was moved to this lot between 1921 and 1940. A sketch of this building was featured in the History of San Diego County, California published in 1883 as an example of distinctive architecture in San Diego. The main house is little changed from the original dwelling.

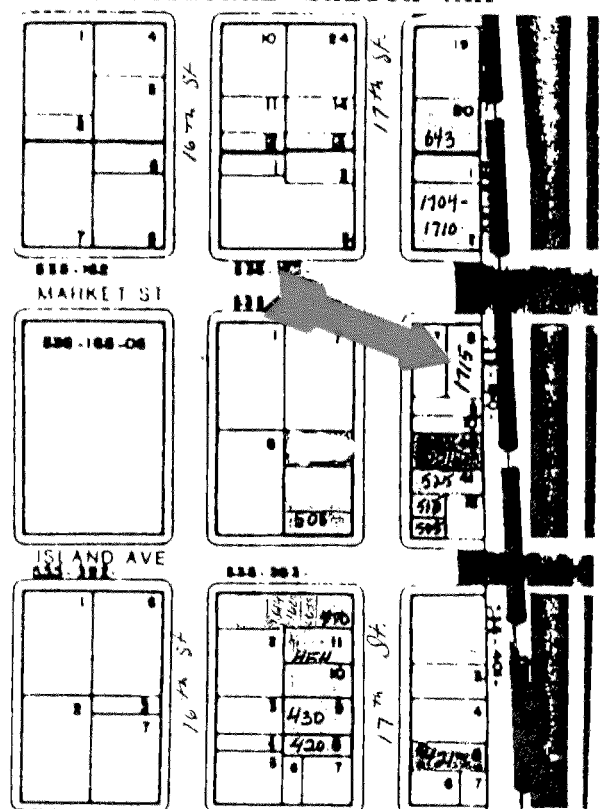
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Self-Storage
2. HISTORIC NAME: Klauber-Wagenheim Building
3. ADDRESS: 611 Island Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-116-01
5. PRESENT OWNER: Denning and Co./T.K. Denning
ADDRESS: 814 Montgomery Street
CITY: San Francisco
ZIP: 94133 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Mini-Storage
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 112, Lots A, J, K & L.

The four-story concrete Klauber-Wagenheim Building is representative of the transition from Victorian symmetry to an early application of the International style to a commercial structure. It has crisp, clean lines accented with bas-relief sculpture over the main entry, and at several other strategic exterior locations. The windows are set in industrial frames with pivoting central sections. Major alterations took place in 1944 when the Trepte Construction Company increased the original two-story portion of the building to four stories. Loading docks dominate the 7th Avenue side; awnings were added over the ground floor windows.



8. CONST. DATE:
EST: FACT: 1929
9. ARCHITECT:
William Wheeler
10. BUILDER:
Trepte Construction Company
11. APPROX. PROP. SIZE(FT):
20,000 sq.ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building represents the utilitarian monolith style and is representative of the transition from Victorian symmetry to an early application

of the International style to a commercial structure. It also has significance due to its connection with the Klauber-Wagenheim produce firm.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Awnings, elevators

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Near railroad siding, adjacent to Gaslamp
National Historic District

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1904, Ella Watts sold this property to Melville Klauber. The Klauber-Wagenheim trading post was established in 1869 in San Diego, and in 1969, became one of the oldest firms in California with continuous family operation from its start. The great produce firm presumably used the property with another building, outgrew that, and had this structure erected in 1929. The style represents the utilitarian monolith, simple and symmetrical, with great window spaces for natural light, built for the growing commercial needs of the area in the 1920's. The Klauber-Wagenheim Company represented the oldest wholesale grocer organization in California. The structure is listed as Number 159 with the San Diego Historic Site Board.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories;
San Diego County Recorder's
Office; Historic Site Board
Report, Site 129; San Diego
Union, 8/16/29

22. DATE FORM PREPARED: 11/10/88

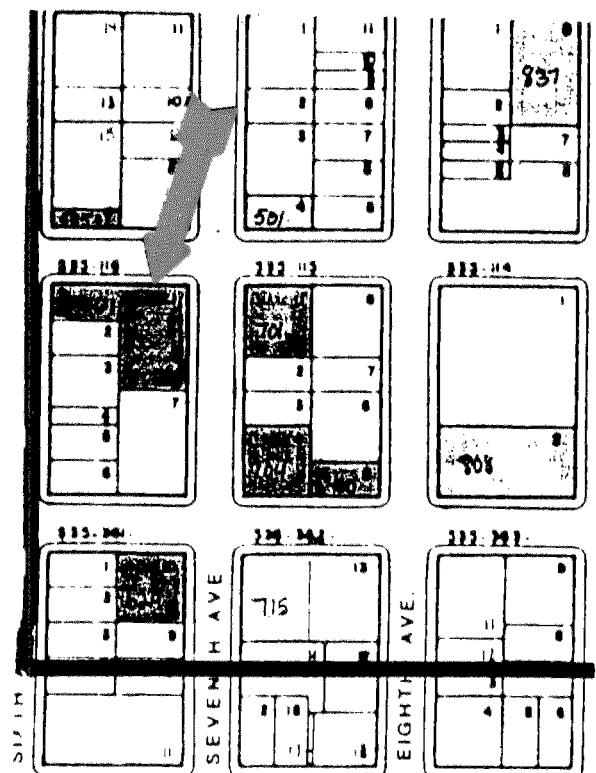
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: "701 Island"
2. HISTORIC NAME: The Bledsoe Company Warehouse
3. ADDRESS: 701 Island Avenue
ZIP: 92101
4. CITY: San Diego
4. PARCEL #: 535-115-01
5. PRESENT OWNER: Mary & Harvey Dahlin & Michael Pack
ADDRESS: 8390 Miramar Place, Ste. A
ZIP: 92121
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Artist Lofts/Residential
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 111, Lots A,B.

This four-story concrete post and beam shell has the symmetry of Victorian industrial structures and the clean, unornamented lines of the International style, which came into use in 1925. It is thus a transitional design. The current exterior paint scheme emphasizes the pivoting, industrial style windows, and the ground floor doorways. The building has freight elevator and fire escape. First floor spaces have eighteen foot ceilings designed for offices and freight storage.



8. CONST. DATE:
EST: FACT: 1925
9. ARCHITECT:
Unknown
10. BUILDER:
M. Trepte and Sons
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building represents a transitional design from a Victorian industrial structure to the clean, unornamented lines of the International style.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Interiors divided into various size units.
Roof deck with trellis roof, stariway on rear

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None related

SIGNIFICANCE

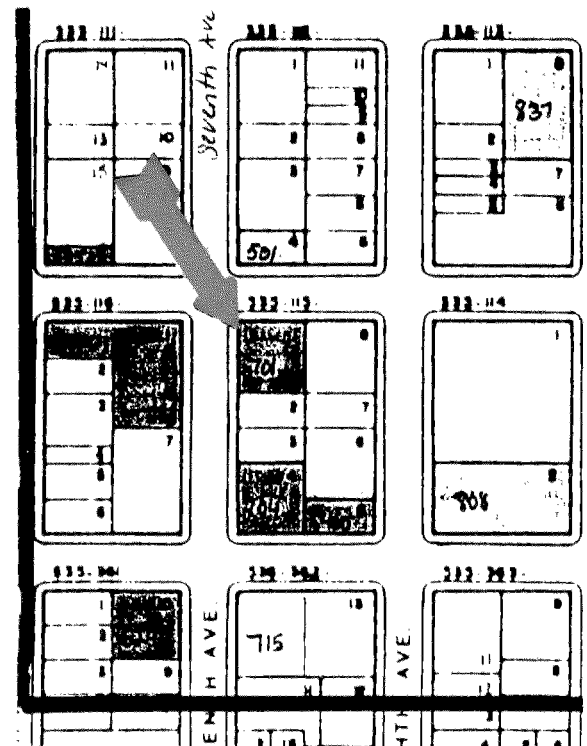
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This four-story concrete and tile warehouse was designed for storage of home furnishings. It features well-ventilated and arranged floors within which furniture could be rapidly moved. Electrically heated and dustless drying rooms, as well as finishing rooms equipped with automatic spraying machines, were special features of the building. Henry Bledsoe and Appleton S. Bridges operated the Bledsoe Company Furniture Warehouse at this address in 1925. In 1930, the Grand Rapids Home Furnishing Company ran a wholesale business at this address, continuing until 1947 when the Grand Stores Company took over. In 1957, Woodrow W. DeWitt bought this property and ran his business as DeWitt Transfer and Storage Company from this address.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego City Directories; Office
San Diego County Recorder; San Diego
Union, 5/31/35 (advertisement)

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Roberto Martinez Residence
2. HISTORIC NAME: Sheldon Residence
3. ADDRESS: 1245 Island Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-156-09
5. PRESENT OWNER: Juanita Morales
ADDRESS: 404 South 58th Street
ZIP: 92114
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 106, Lot L & N 16' Lot K.

This large 2 1/2 story house exhibits the shape and design features typical of the Queen Anne style. The house features a high hip and gable roof with boxed cornice and decorated frieze, two-story angled and square bay windows with pediments at the top, decorative brackets over the cutaway corner windows, and a wrap-around entrance porch with turned posts, pediments, and spindle-work. There is an interior brick chimney. Like most Queen Anne houses, the exterior features a variety of textures and materials with wooden shingles on the second story and horizontal wooden siding on the first. Many of the windows are double hung with the typical Queen Anne upper sash (large pane bordered by smaller lights). The top of a tower has been removed and replaced with an inappropriate gabled dormer. The house was moved to this site in 1913.



8. CONST. DATE:
1886
9. ARCHITECT:
Comstock and Trotsche
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
66' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building is representative of the Queen Anne style of architecture and is therefore deemed significant.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Top of tower replaced by dormer

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? 1913
(from 11th & D)

18. RELATED FEATURES: Palm tree, landscaping, fence,
carriage house

SIGNIFICANCE

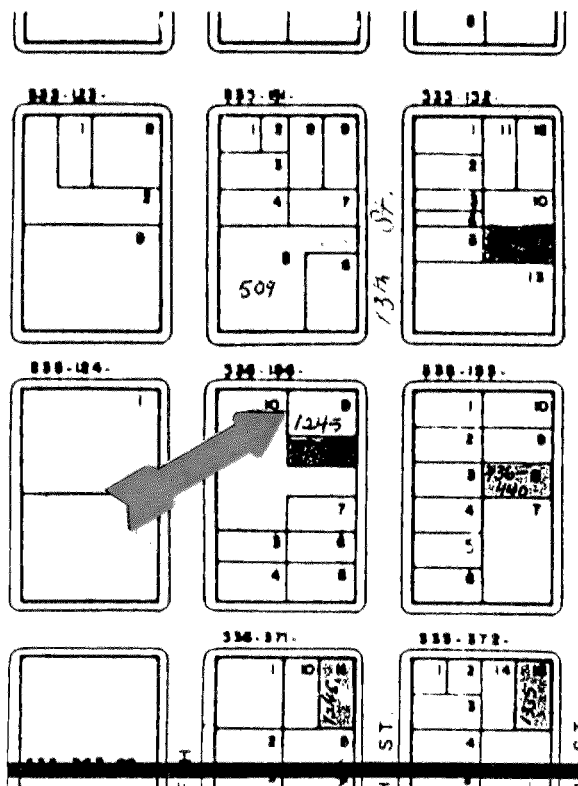
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The family of Emma Sheldon moved this Queen Anne house to this property in 1913, prior to the erection of her apartments on the lot at 11th and Broadway. A prime example of the designs of the famed Comstock and Trotsche firm, the house and carriage house behind (which has been converted into a rental), were inhabited by Clinton C. Sheldon, affiliated with the Auto Electrical Company, and Gladys Sheldon, a student at the State Normal School between 1913 and 1915. From 1938 until 1944, Carmen and John Prochaska owned and lived in this structure. Cleto and Honorata Martinez purchased this home in 1944 and various family members have lived here to this day. An ornamental tower was removed from the front of the building in the late 1940's and a modernized dormer window inserted. Other than that, the exterior and interior woodwork, fireplaces and glass windows are original.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego County Recorder's Office;
San Diego City Directories; San Diego
Union, 3/6/1887; Interview with
present owner, 1988

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: All Transmission Products
2. HISTORIC NAME: Electric Laundry Company
3. ADDRESS: 1460 Island Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-166-18
5. PRESENT OWNER: Virginia & Bruce Stallar, Esther Maurer,
ADDRESS: 2250 6th Avenue #61 CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Transmission Products
ORIGINAL USE:

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Commercial, Asian Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Sherman's Addition, Block 18, Lots 9-10, 15 & 16.

This large, one-story, pressed brick building has a flat roof with a decorated parapet in front, and a series of pilasters and slightly recessed panels spaced across the facade. The low parapet features brick corbelling and a stepped up center section that resembles the roof ridge of a pagoda or oriental temple roof, with a bulb-like ornament on top near each end. The windows seem to be fixed panes or horizontal sliders. They appear near the top of some panels and nearly fill others. Some of the panels may have undergone alteration; one larger panel section near the center apparently holds a garage door today. Except for the possible panel alterations, this building appears to retain integrity of design and materials.

8. CONST. DATE:
EST: FACT: 1907
9. ARCHITECT:
Unknown
10. BUILDER:
Willey and Hagen
11. APPROX. PROP. SIZE(FT):
100' x 140'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is unique architecturally as it is the only structure in this section of the city exhibiting oriental elements in its construction.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Routine maintenance

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust X Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None apparent

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

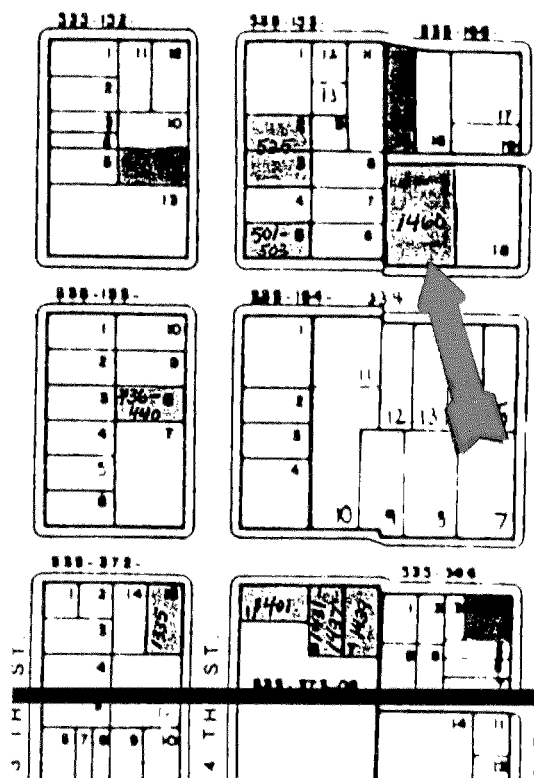
The San Diego Union of November 11, 1907 reported that work was to begin on the Electric Laundry that day, according to Nelson Snyder, the owner. It was to be one of the most modern and up-to-date in California. On the 5th of November a building contract, #1042, was signed between the owner and Willey and Hagen, the contractors. A one-story pressed brick building, the foundation and walls were constructed so as to allow the addition of two more stories when necessary. While the building was to cost \$13,000, the equipment and machinery would reportedly double that cost. The Electric Laundry Company building is unique architecturally and is the only structure in this part of the city with oriental influence in its design.

20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office; San Diego Union,
11/20/1907

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Julia Stewart House
3. ADDRESS: 1619-1625 Island Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-393-13
5. PRESENT OWNER: God's Extended Hand
ADDRESS: P.O. Box 989 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Tenants
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 21, W 25' of Lot 1,
W 25' of N 3' of Lot 2, and E 25' of Lot 12.

This rectangular, one-story house has a medium pitch, hipped roof with a boxed cornice and two street-facing, fishscale-shingled gables. A shallow porch, with a shed roof that fits under the front cornice, extends most of the way across the front. Wooden posts support the porch roof. Other features of this building include horizontal wooden siding with end boards and a brick chimney. Metal bars protect the double hung windows. A wooden fence and shrubbery partially obscure the front of this house.



8. CONST. DATE:
EST: c1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This residential structure is a nearly unaltered example of Victorian architecture intended for tenant occupancy, rather than a single family.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Wooden fence, plants

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

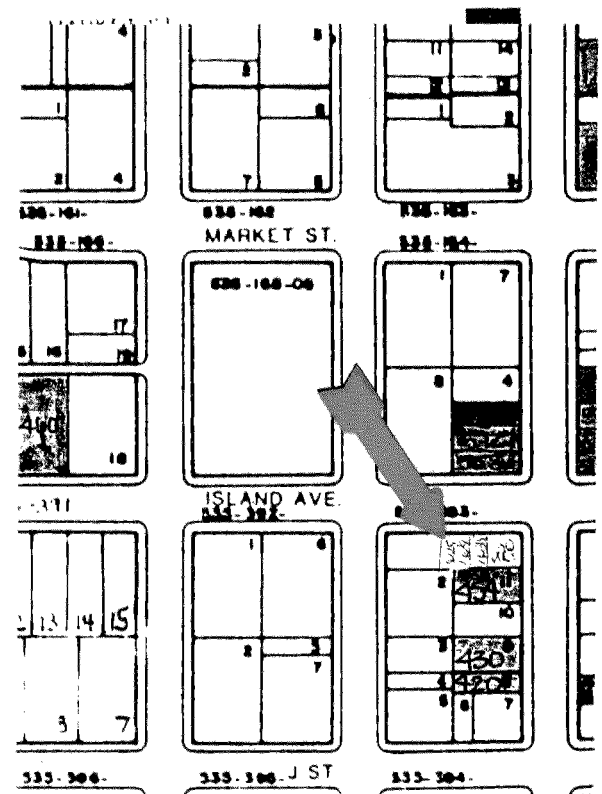
Julia V. Stewart purchased this lot in 1886 from R.A. Thomas, constructing this Victorian rental upon it sometime in 1887. Stewart owned this property until 1903, when she sold it to George S. Woolsey who in turn sold it to C.E. and Ella Harney in 1904. The Harneys owned the building until 1922, when they sold it to Joseph and Louise Giovanazzi who retained ownership until 1963. This residential structure is a nearly unaltered example of Victorian architecture intended for tenant occupancy, rather than a single family.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Julia V. Stewart Rental
3. ADDRESS: 1635 Island Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-393-13
5. PRESENT OWNER: God's Extended Hand
ADDRESS: P.O. Box 989 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 21, E 25' of E 1/2
of Lot 12.

This small one-story house has a medium pitch, front-gabled roof
and a full porch across the front. The porch roof is supported
by bracketed posts. Other features include board and batten
siding and an interior brick chimney.



8. CONST. DATE:
EST: c1888
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 25'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is
significant both as an example of
Folk Victorian architecture, and
as a remnant of a working-class
neighborhood.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

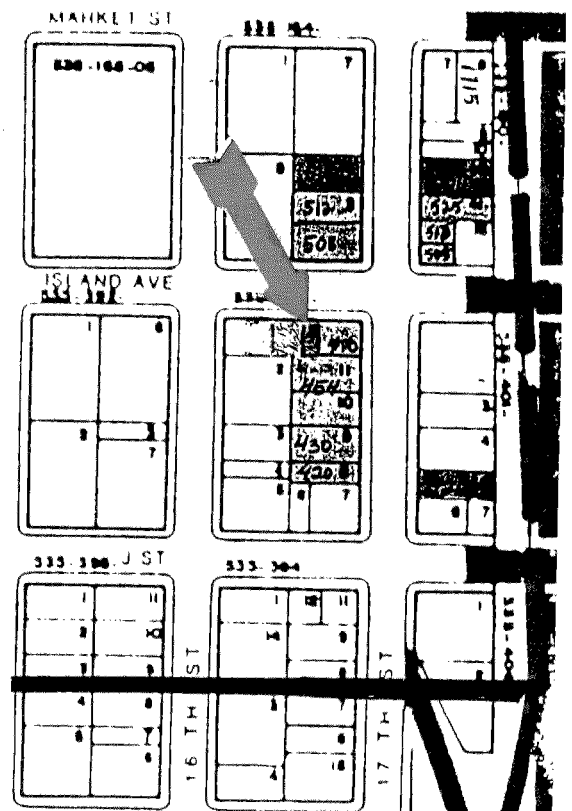
Julia V. Stewart, a large land holder within San Diego County, purchased this lot in 1886 from R.A. Thomas, constructing this structure for use as a rental upon it probably sometime in 1888. Stewart sold this structure in 1903 to George S. Woolsey. In 1904, C.E. and Ella Harney bought this building and owned it until 1922, selling it to Joseph and Louise Giovanazzi that year. A good example of Folk Victorian architecture, it is also significant as an example of what remains of a working class neighborhood.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

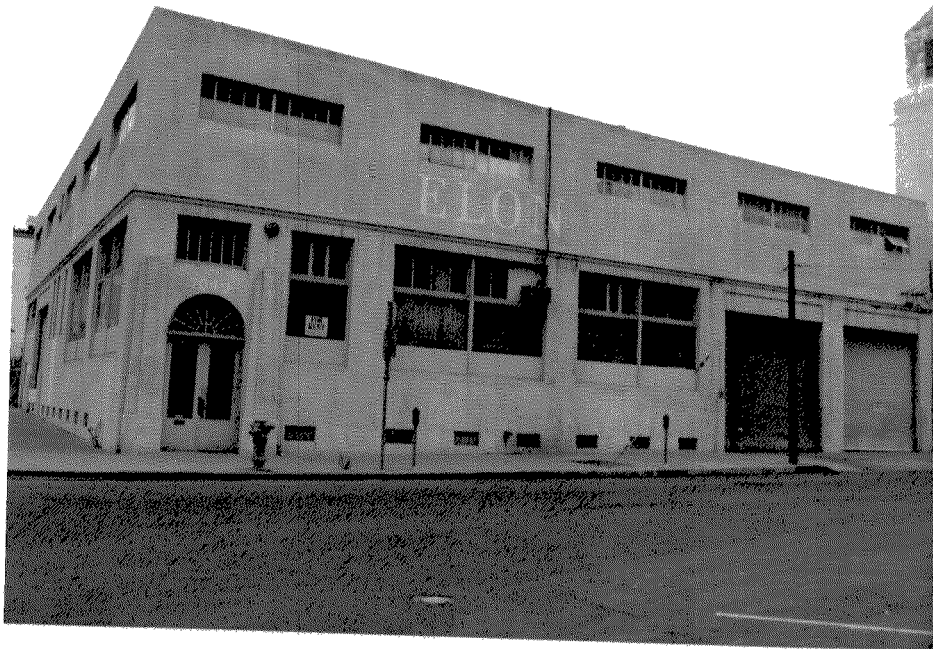
1. COMMON NAME: Elon Building
2. HISTORIC NAME: Western Wholesale Drug Company Warehouse
3. ADDRESS: 704 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-115-04
5. PRESENT OWNER: Coronado Investment Co.
Elon & Sylvia Taliaferro
ADDRESS: 704 J Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Manufacturing
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 111, Lots E,F.

Standing with prominence on the corner of the block, this two and one half-story building is completely offset from the street level, with the exception of the lightly detailed, double entry doorway. The dark turquoise window frames enhance the effect of the variety of punched windows which reflect the various interior functions. The simple lines and scale of this building place it as an early example of the International style, yet it retains the overall symmetry of 19th century commercial designs.



8. CONST. DATE:
EST: FACT: 1927
9. ARCHITECT:
Unknown
10. BUILDER:
Storm and Butts
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: A typical commercial structure, this building serves as an early example of the International style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

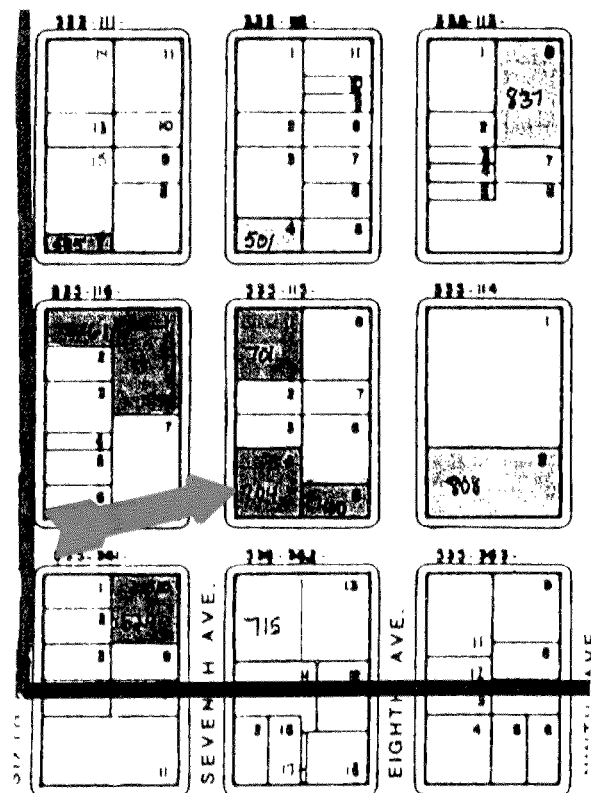
On April 25, 1927, the Western Wholesale Drug Company filed the notice of completion for this structure, built for them by Storm and Butts. This typical commercial structure is individualized by its gracious front door and by its setting within the block of surrounding buildings. It shows that the simplest ornamentation, done well and in the right proportion, can distinguish a structure from many others.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego County Recorder's Office; San Diego Union;
San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: T.R. Produce Warehouse
2. HISTORIC NAME: Wellman Peck and Company
3. ADDRESS: 808 J Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-114-02
5. PRESENT OWNER: c/o H. Wilton Williams
ADDRESS: San Diego
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Warehouse
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 110, Lots E-H.

The T.R. Produce Warehouse is a 1 and 1/2 story, block-long, industrial brick building. It's exposed brick exterior clearly expresses the structural bays and the functional variations within. Chicago style steel windows were used with Bauhausian formalism throughout, even forming corners to embrace and define the entrance with an extreme, hard edge, modern result. The columns rise above the parapet, terminating with an art deco stepping of layered brick, with ornamental colored tile inserts. A clerestory spine, the result of long-span steel row trusses, illuminates the open interior.



8. CONST. DATE:
EST: FACT: 1933
9. ARCHITECT:
Julius Kraft & Sons
10. BUILDER:
Walter Trepte
11. APPROX. PROP. SIZE(FT):
200' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is a rare and important example of the French and German modern influence on small scale industrial applications in the U.S.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Julius Kraft & Sons, San Francisco architects, were chosen by San Francisco based Wellman Peck & Company to design their wholesale grocery warehouse in San Diego. The one-story building, with mezzanine, featured brick walls, steel frame interior, steel rolling doors, steel sash, metal skylights, concrete floor and composition roof at a cost of \$35,000. Wellman Peck and Co. owned the property until 1966, but began leasing it in 1957 to the San Diego Division of the Admiral Corporation, which continued at this address through 1970. This building is a rare and important example of the French and German modern influence on small scale industrial applications in the United States.

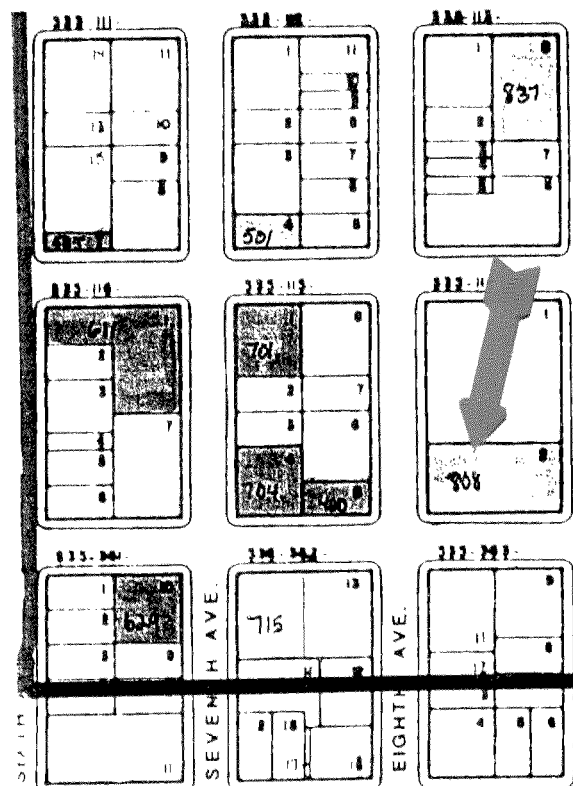
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; South-west Builder and Contractor, 8/11/33, 9/15/33, 9/22/33

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Franklin Engineering
2. HISTORIC NAME: Maria and Theodore Anderson Rental
3. ADDRESS: 1119 Russ Boulevard CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-071-02
5. PRESENT OWNER: Ina Evans
ADDRESS: 1119 Russ Blvd CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Office
ORIGINAL USE: Single Family Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 185, East 1/3 of Lot E.

This unique, 1 1/2 story, asymmetrically designed house stands close to the sidewalk on a lot that slopes to the west side. The home has a steep, front-gabled roof, horizontal clapboard siding mitered at the corners and slightly flared at the foundation line, and an interior brick chimney that pierces the roof. A two-story angled bay window graces the front. The side windows on this bay are double hung on the first level, while the fixed center sections on both levels feature small, diamond shaped and pointed panes in the upper portion. The bay has a separate, front-gabled roof that flows into the house roof on the east side. The entry is recessed, and the solid front door has partial sidelights. Metal bars protect some ground floor windows.



8. CONST. DATE:
EST: c1906
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
33' x 59'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This transitional style building demonstrates the trend away from ornate Victorian structures toward buildings with less ornamentation.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Metal bars on windows.

15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Trees, plants

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This property was purchased from Annie Collins in 1900 by Theodore and Maria Anderson. The Sanborn Fire Map of 1906 shows the building on the property at that time. The Andersons, however, actually resided in the other house on their lot at 1323 11th Avenue. In 1920, Helmer Eden, a building contractor, and his wife, Ada, purchased the lot and resided in this structure in 1921, moving to the house at 1323 11th on the other portion of the lot in 1923. Various tenants rented this building including Alf Schultz in 1926, and Timothy Batista in 1942. This interesting transitional house hints of its front-gabled Queen Anne Victorian ancestry, but also demonstrates the trend toward less ornamentation after the turn of the century. It is the only one like this in the area.

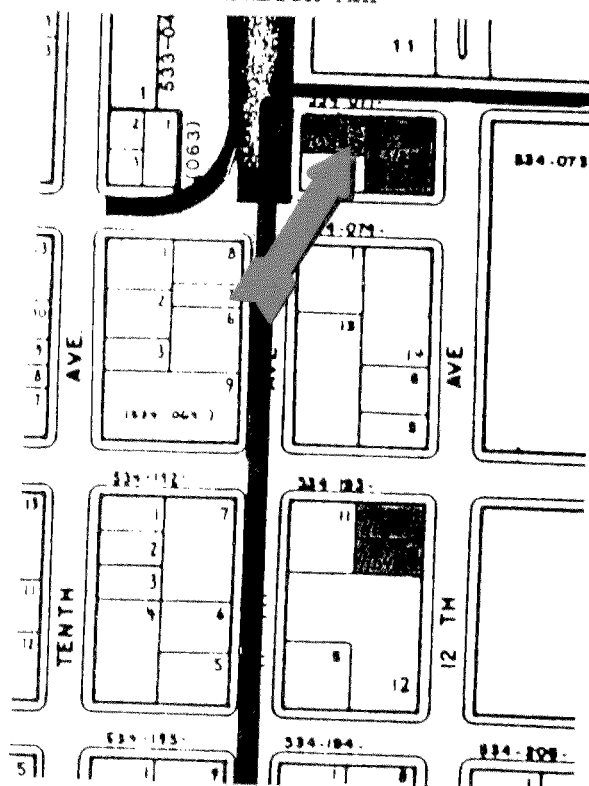
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).

 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES (BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).
 San Diego City Directories;
 San Diego County Recorder's
 Office

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101

LOCATIONAL SKETCH MAP



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Historic Site Inventory

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Sixth

Seventh

HISTORIC SITE INVENTORY OF
CENTRE CITY EAST
for
CENTRE CITY DEVELOPMENT CORPORATION

November 1988

Cover photograph: San Diego Historical Society, Ticor Collection - Pre 1928
View north from below G Street.

HISTORIC SITE INVENTORY OF
CENTRE CITY EAST

VOLUME II
NUMBERED AVENUES AND STREETS

IDENTIFICATION

1. COMMON NAME: The Tivoli
2. HISTORIC NAME: Walker House
3. ADDRESS: 505 6th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-111-07
5. PRESENT OWNER: Wilfred & Ruth A. Romero
ADDRESS: 620 Island Avenue
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Bar/Residential/Storage
ORIGINAL USE: Commercial/Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 97, South 1/2 Lot F.

This building has two stories in front, one story at the rear, with a tiled wall frame parapet which resembles a western false front of the Victorian era. Stucco now covers the entire exterior. The building has retained its overhanging corner entrance on the ground floor, and the proportions of its long, narrow window openings on the second floor. Awnings obscure the ground floor level fenestration.



8. CONST. DATE:
EST: FACT: 1885
9. ARCHITECT:
A.W. Delane
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is included due to its architectural design as a Modified False Front structure.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Stucco, tile, awnings

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Higher Use

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story frame building, constructed in 1885 for W.T. Walker, a real estate entrepreneur, was originally occupied by stores on the first floor and lodging on the second. Walker lived in the Walker House in 1886, and leased it out to various proprietors until he eventually sold it in 1910. From 1910 until 1920, the building was owned by the Maggiora family. Albert Depietri owned the structure from 1920 until 1943, and operated a restaurant on the lower floor in the 1940's. Dominic Depietri assumed ownership after Albert's death and sold liquors from the bar on the corner. From 1887 up to the present, various saloons have operated on the ground floor. The current owner states that the elaborately carved bar was transported around Cape Horn to San Diego.

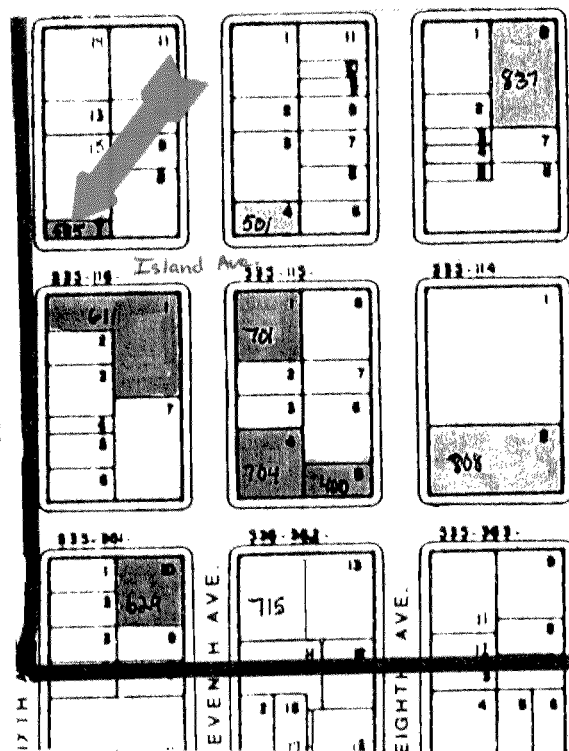
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; San Diego
County Recorder's Office; San Diego
Union, 10/11/1885, 11/18/1885, 11/13/1885

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Sixth Avenue Building
2. HISTORIC NAME: The Timken Building
3. ADDRESS: 861 Sixth Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-326-01
5. PRESENT OWNER: San Diego Timken Building Ltd.
ADDRESS: 8601 Wilshire Blvd, 11th Floor
CITY: Beverly Hills
ZIP: 90211 OWNERSHIP IS: PUBLIC: - PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Sullivanese Commercial (Chicago School)
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 60, Lots A and B, and N 1/2 of Lot C.

The Timken Building has eight stories and a basement. It is a reinforced concrete structure that currently includes two periods of design: that of the 1910's and of the 1950's. The building's exterior has been altered from its original appearance primarily by the removal of architectural ornament, and by the alteration of the two ground floors. The overall design, however, still reflects the emphasis on its underlying structural form, a tenet of the Chicago School.

SIGNIFICANCE: Despite alterations, the original overall design of this building still reflects the emphasis on its underlying structural form and Chicago school influence on a commercial building.

8. CONST. DATE:
FACT: 1908-1910
9. ARCHITECT:
Harrison Allbright
10. BUILDER:
F.O. Engstrum Co.
11. APPROX. PROP. SIZE(FT):
125' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Henry Timken was an industrialist from the mid-West who came to San Diego to live and to invest in its growth. The Timken Building is listed on the San Diego Historic Site Board Register as # 191. The building has served as the home of several major companies including the Citizens National Bank and the San Diego (Consolidated) Gas and Electric Company. Harrison Allbright's handsome transitional design had enough ornament to be interesting, a classical feeling of the second Renaissance Revival, and a touch of the new modern commercial mode. The denuding of these ornaments changed the spirit of the building, but proved that good proportion and scale can also be attractively unadorned. The Timken Building remains a handsome structure.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

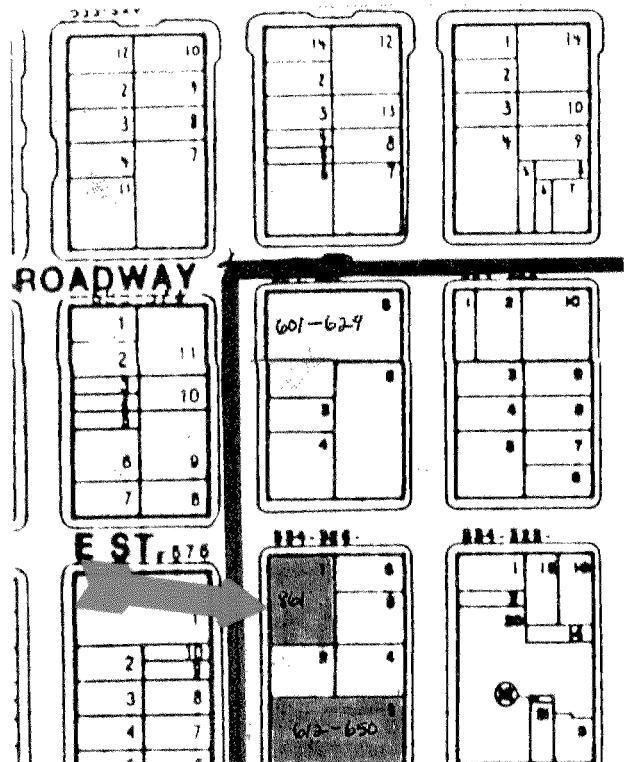
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San Diego Union,
8/25/07, 10/6/07

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Coast Hotel
2. HISTORIC NAME: The Occidental Hotel
3. ADDRESS: 501 7th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-112-04
5. PRESENT OWNER: H. & H. Properties
ADDRESS: P.O. Box 309
CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Furnished Rooms
ORIGINAL USE: Furnished Rooms

DESCRIPTION

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

Legal Description: Horton's Addition, Block 98, Lot F.

This three-story building has two tall, narrow window openings at each room, arranged symmetrically around the building. Of brick construction with plaster covering, the building's design used very little ornamentation. A wood cornice and band separate the ground floor from the upper masses of the building. The fire escape is located directly over the building entry, drawing attention to it. The entrance is also distinguished by a partially enclosed porch. Windows in flat rectangular frames are unusual: two over one, single hung sash. The flat roof with its nearly unornamented cornice has flared brackets at the corners of the building. The walls at the corners are painted the exact width of the flared bracket above, giving the appearance of a pilaster.



8. CONST. DATE:
EST: FACT: 1887
9. ARCHITECT:
Unknown
10. BUILDER:
W.E. Downing
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of a lodging house constructed late in the 19th century.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Facade, metal window frames; fire in recent years and repairs, interior of building is questionable.

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust X Com'l Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Higher Use-
Assembled Parcel

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Corner site, auto/junk yard to north

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Alfred Cowles contracted with W.E. Downing in January 1887, to construct a three-story lodging house on the corner of 7th and Island. W.K. Brown assumed ownership of the Occidental Hotel during the latter part of 1887 through 1888. In 1891, Judge Oliver S. Witherby purchased the building, by then called the Union House. In 1899, Mrs. Annie Sanders and Mr. & Mrs. Eugene DeBurn bought the hotel and remamed it the Clermont, as it was to be known for at least four decades. Eugene DeBurn had come to San Diego in 1886, and was Superintendent of City Schools in 1889.

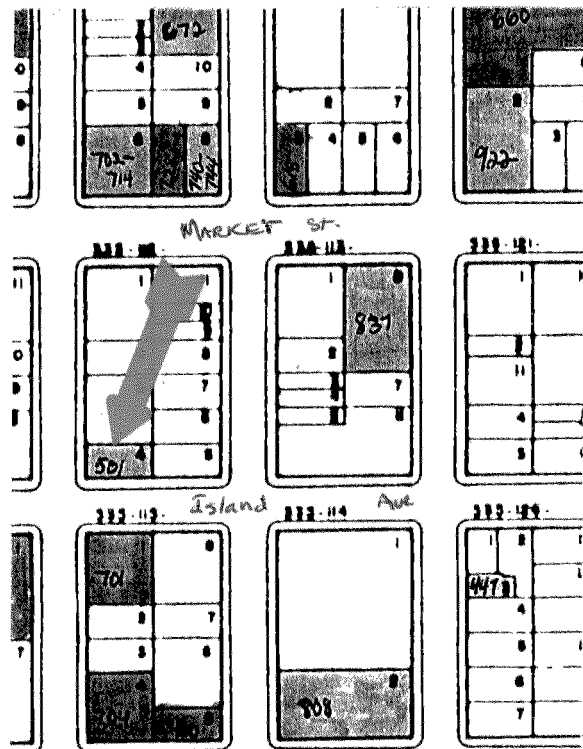
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Herald, 1/10/1852, 11/27/1858;
San Diego Union, 1/15/1887, 3/6/1887,
5/8/1889, 4/3/1884; San Diego County
Recorder's Office; San Diego City
Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Arlington Hotel
2. HISTORIC NAME: San Diego Hoffman Hospital and Clinic
3. ADDRESS: 701 7th Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-102-06
5. PRESENT OWNER: Morris & Helen Slayen
ADDRESS: 2032 Cima Court CITY: Carlsbad
ZIP: 92008 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/Rooming for Elderly
ORIGINAL USE: Hospital and Clinic

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Spanish Eclectic Transitional to International
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 72, Lots E, F.

This three-story, flat-roofed brick building has a large cornice and frieze with vents which create a pattern. The stark window frames accent the depth of their openings. Windows are set back with sloping sills to give a massive look to the building. Interior hallways are expressed with arched openings. The main entry on the corner is a semi-enclosed raised porch, anchored by a single corner column and two pilasters of massive, classical design. The exterior is currently finished with trowelled plaster.



8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
Louis Gill
10. BUILDER:
Thomas M. Russell
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building, representing a transitional style from Spanish Eclectic to Transitional, is considered significant due to its design.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Conversion from hospital, exterior unchanged

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Residential hotels, auto shop, coffee
shop, art gallery, warehouse in vicinity.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This hospital was built in 1928 for Dr. H.M. Wegeforth and others, primarily as an emergency facility and general hospital at a convenient downtown location. The site was also chosen because it had been the home and clinic location of David Bancroft Hoffman, San Diego's first doctor. He followed Alonzo Horton to New Town and bought this corner property. Hoffman was a Vice President of the American Medical Association and a politically active member. At an 1870 state Medical Association meeting, he caused some excitement by presenting a resolution to allow all persons, of either sex, with necessary qualifications to become members. The resolution was tabled. He died in 1891. In 1936 the hospital was closed. The building remained vacant until 1939, when Mrs. Sula McLean operated it as El Tempa Hotel.

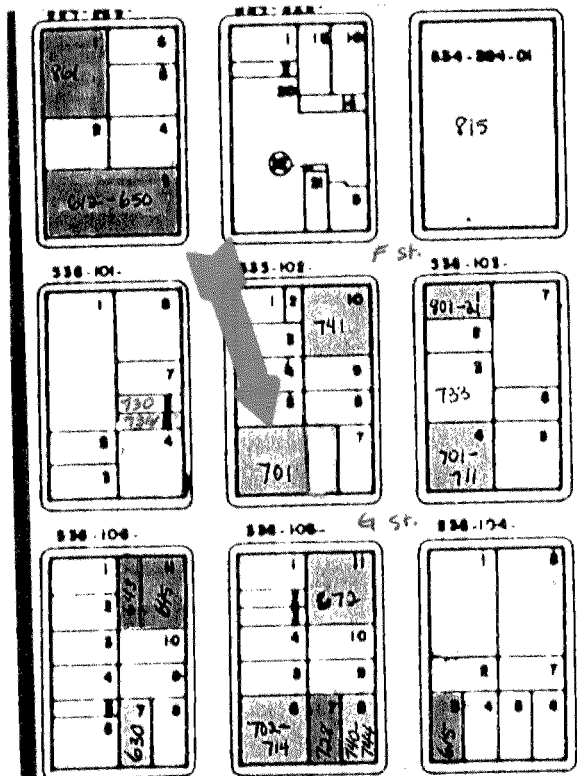
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego Union, 4/20/1889, 11/3/70,
11/20/1891, 10/7/1928; Office of San
Diego County Recorder; Tenant Interview
with L. Clemens, October 1980; San Diego
Magazine, February 1929.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: King Edward Hotel
2. HISTORIC NAME: King Edward Inn
3. ADDRESS: 730-734 7th Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-101-05,06
5. PRESENT OWNER: Yomama Ltd.
ADDRESS: 4275 Executive Square #1040 CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Hotel
ORIGINAL USE: Wholesale (Floors & basement/2nd floor,
a hotel)

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Two Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 71, South 1/2 Lot I,
North 1/2 Lot I.

The King Edward is a plaster covered, brick building with a basement and ground floor for commercial use, and two upper floors of residential use. Openings for warehousing at the ground floor have been glassed in creating floor to ceiling recessed storefronts. The facade is essentially unornamented, with stepped horizontal reveals under, and above, the hotel window lines. Windows were designed one to a bay, with two small double hung sash windows on either side of a larger fixed window.



8. CONST. DATE:
FACT: 1912-1914
9. ARCHITECT:
Unknown
10. BUILDER:
H.M. Board
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building
serves as an example of a Two
Part Commercial Block structure.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Completely rehabilitated in 1978; windows, wrought iron, window storefronts, interior
15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

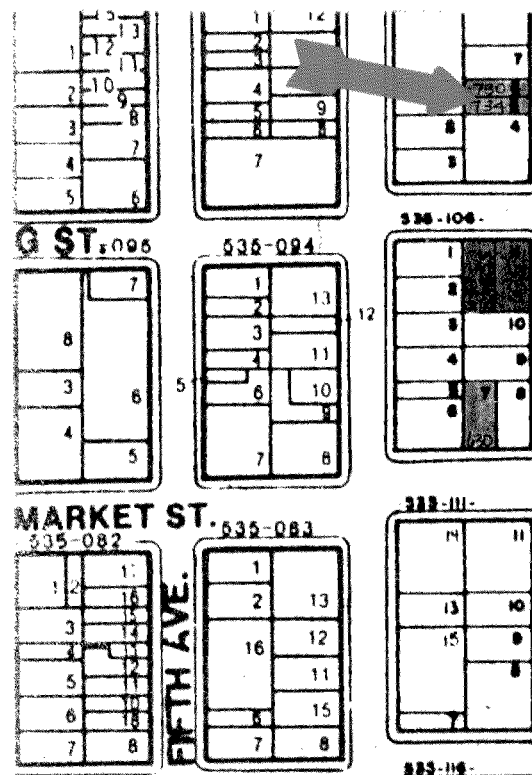
On September 30, 1912, a building contract was signed with H.M. Board who completed the hotel in 1914. Originally the basement and first floor were used for wholesale sales, distribution as a warehouse for a coffee and spice company. The upper two floors have been used as a hotel.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego County Recorder's Office; San Diego Daily Transcript, 5/29/79; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Engine Company 4
2. HISTORIC NAME: Fire Station #4
3. ADDRESS: 400 8th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-115-05
5. PRESENT OWNER: City of San Diego
ADDRESS: 202 C Street
CITY:
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: Fire Station
ORIGINAL USE: Fire Station

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco/Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 111, Lot G.

This two-story building with a tower on the southwest corner, is mainly modern in its massing. It is a poured reinforced concrete shell, built to last. The distinguishing feature is the tall tower used for fire hose hanging and drying. The frieze and parapet are heavily dentilated and ornamented with art deco motifs. The metal framed pivotal windows are placed symmetrically and have vertical striated relief connecting the stacked arrangement of all first floor windows with the smaller second floor windows. The first floor has an eighteen foot ceiling, while the second floor is scaled down for firefighters' living quarters. There are plans to completely refurbish this building in 1989.

SIGNIFICANCE: This building is significant for its unusual application of the Art Deco/Art Moderne architectural style.



8. CONST. DATE:
FACT: 1936-1938
9. ARCHITECT:
Gustav A. Hanssen
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Simon and Ermance Levi sold this property to the City of San Diego in December 1906. By 1907, Chemical Company No. 5 was on duty. The title was later changed to Fire Station No. 4. This unusual Art Deco fire station, constructed with W.P.A. funds, took two years, from 1936 to 1938 to complete, at a cost of \$35,000. It now houses engine companies No. 4 and No. 16 who man Rescue 14, the team which responds city-wide to any type of rescue. The building is significant for its unusual application of the Art Deco/Art Moderne architectural style.

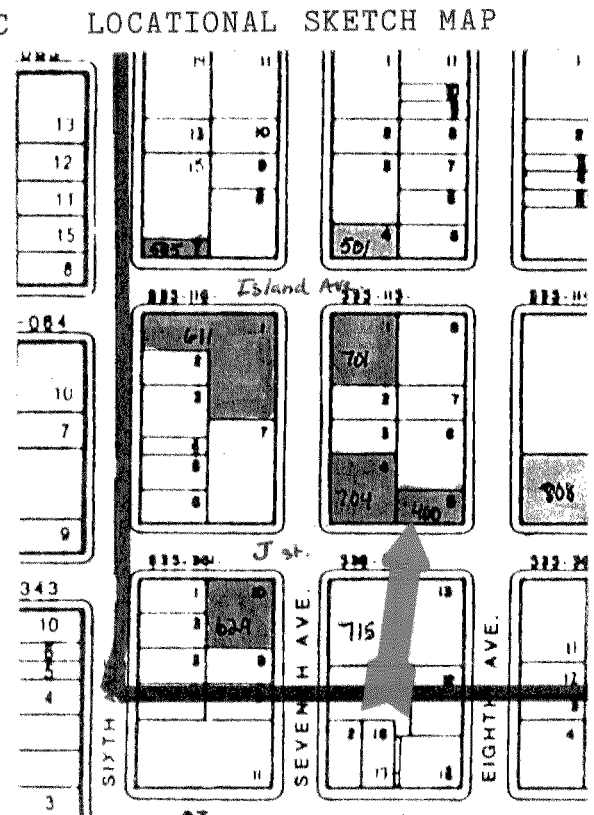
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt 2 Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office; San Diego Fire De-
partment History Annuals

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Barry Hotel
2. HISTORIC NAME: Hotel Schneider
3. ADDRESS: 615 8th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-104-03
5. PRESENT OWNER: Willis & Norma Kaufman
ADDRESS: 43 Blue Anchor Cay Road
CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/Commercial
ORIGINAL USE: Hotel

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional: Italianate to International
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 84, W 1/2 Lots E and F.

The Barry Hotel is a four-story brick building which combines a heavy overhanging boxed cornice with brackets and simple, unadorned double hung windows. The ground floor commercial spaces have been partially closed, forming a single corner store. Signage has been added to the first floor fascia. The hotel entrance is tucked into the northwest corner, with a minimal, overhanging marquee.



8. CONST. DATE:
EST: FACT: 1913
9. ARCHITECT:
Unknown
10. BUILDER:
George E. Cornell
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is significant as an example of a structure that displays a transitional architectural style, from Italianate to International.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Commercial spaces combined signage at first floor

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Other apartment hotels with commercial
ground floors.

SIGNIFICANCE

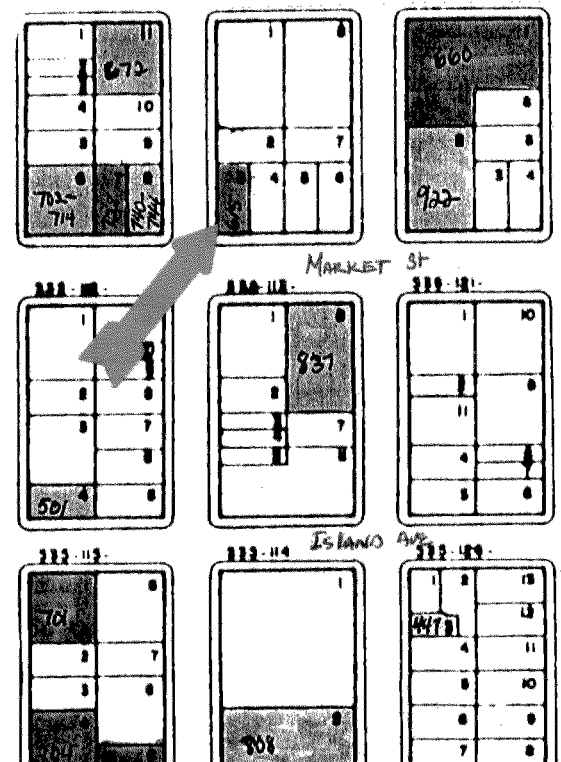
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building, constructed in 1913, is significant for its association with the Schneider family. In 1869, Arnold Schneider became the first bookseller in San Diego by purchasing all the books he could from Switzerland and opening his shop on the west side of 5th Avenue between F and G Streets. His son, Roland E. Schneider, born in San Diego in 1884, graduated from the University in Zurich in 1917. Roland returned to San Diego to manage the hotel from 1920-1934. He was interested in photography and had received medals of distinction from all parts of the world. He died in 1934, and his photographs were given to the Fine Arts Museum in San Diego in 1941. The building was known as the Hotel Schneider well into the 1930s.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

San Diego Union, 1/20/40, 10/29/33,
5/6/34, 12/8/40; Office of San Diego
County Recorder; San Diego City
Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Gourmet Services and Products Inc.
2. HISTORIC NAME: A.O. Reed Plumbing and Heating
3. ADDRESS: 672 8th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-105-11
5. PRESENT OWNER: Mar Mar, Inc.
ADDRESS: P.O. Box 1151
ZIP: 92112
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Commercial
ORIGINAL USE:

DESCRIPTION

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

Legal Description: Horton's Addition, Block 85, Lots K & L.

This two-story brick commercial building was restored in 1987. Two wide bays flank a smaller middle bay creating a symmetrical facade around the ground floor entrance. The small brick cornice is enhanced with relief at the frieze. Decorative pilasters are clearly defined all around the east and south elevations.



8. CONST. DATE:
EST: 1928
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of the Transitional Commercial architectural style.

IDENTIFICATION

1. COMMON NAME: Commercial Building
2. HISTORIC NAME: The Revere
3. ADDRESS: 701-711 8th Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-103-04
5. PRESENT OWNER: Carolyn DeMoss, c/o Steven Scarvelis
ADDRESS: 9365 Altamirano Way CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Hotel/Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco/Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 73, Lots E and F.

What is basically a two part commercial/residential brick box, has been enhanced with an art deco frieze, framing of commercial spaces on the first floor, and stucco siding. Windows of the first and second floors have no relationship in placement. A doorway to the second floor is emphasized by flanking art deco pilasters and frieze. The hotel has been converted into offices.



8. CONST. DATE:
EST:
1886 (old section);
1907-1909
(additions)
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building gains significance due to its architectural design in the Art Deco/Art Moderne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Art deco style added, doors and windows
modernized
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1907
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Robert Blair, a capitalist, purchased this property in 1886. He built a small two-story structure here in 1886 featuring furnished rooms operated by various proprietors. Blair, who owned the property until 1920, became a searcher of records in 1893, working for different companies including the Reed and Burt Abstract Company and Title Insurance and Trust Company. In 1907, records indicate that Blair made an agreement with I.I. Alumbaugh to move this building, probably to the northernmost part of Lot E. A large two-story structure was added to the original building between 1907 and 1909. Initially called the Revere, in 1911, it remained a rooming house until the Arbutus Sanitarium occupied the structure in 1925. A Notice of Default was filed against this business in 1932, however the Sanitarium still retained ownership until 1945.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

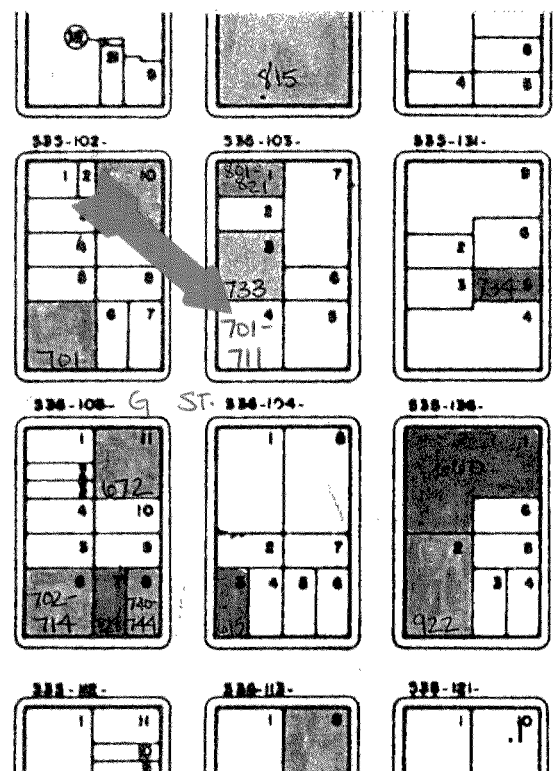
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mountain High Knitting
2. HISTORIC NAME: Eagles Hall (Aerie No. 244)
3. ADDRESS: 733 Eighth Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-103-03
5. PRESENT OWNER: M & M Investments
ADDRESS: 212 Fourth Avenue
ZIP: 92014
6. CITY: Del Mar
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Commercial
ORIGINAL USE: Fraternal Organization Meeting Hall

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival with Egyptian Deco
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 73, Lots C and D

The Eagles Hall is a three-story sand-stuccoed brick structure of Colonial Revival and Egyptian Deco style design. Expansion of the building in 1934 altered the facade with columns, windows and spacing added to compliment the style of the 1917 facade. Other major alterations took place in 1952, modifying the interior to accommodate several small office spaces. The building was completely restored in 1983, the proportions were clarified with the large unornamented fascia now clearly weighing on the large pilasters and all window frames are clean lines, stacked symmetrically within the bays.



8. CONST. DATE:
FACT: 1917 & 1934
9. ARCHITECT:
William Wheeler &
John Selmar Siebert
10. BUILDER:
John S. Moore
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This handsome building is a rare example in San Diego of the Colonial Revival style in the Greek mode.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Rehabilitated to National Register Standards

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Abuts sidewalk

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure is listed both on the San Diego Historic Site Board Register (#189) and the National Register. The handsome building is a rare example in San Diego of the Colonial Revival style, since most of the examples of revivalist architecture turn to Spain or the California Mission period, rather than the Greek modes. In 1916, Charles D. Richards owned lots D-I, and in 1927 this property belonged to Nathan Watts and Pauline Watts Settle. The Eagles fraternal group grew rapidly and dedicated the original hall at this address in 1917. When it outgrew the facilities in 1934, an addition was completed. Then Rohr Aircraft Corporation bought the building in 1952 for office space. San Diego City College used the building for a few years until, more recently, it was purchased for rehabilitation and industry.

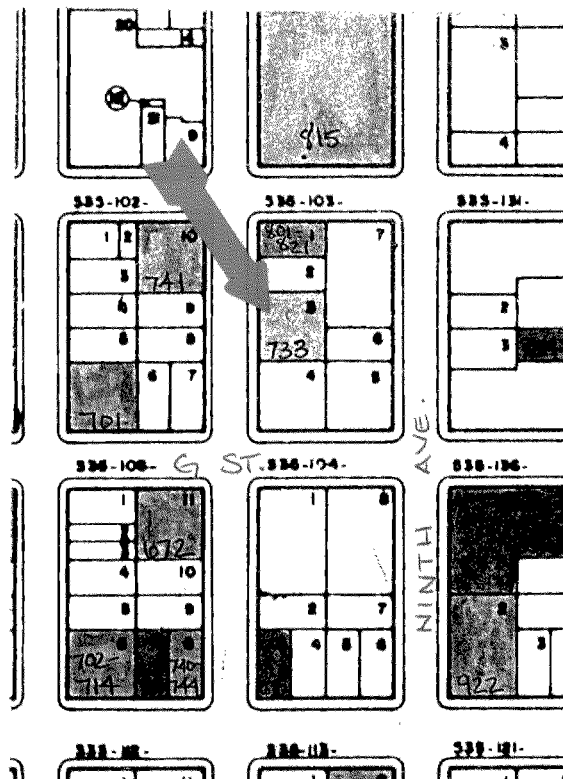
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure 2
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Co. Recorder's Office; San Diego Union, 11/21/52, 9/24/33, 7/27/34, 7/29/34, 7/30/34, 1/7/34; Reports and papers filed for nominations to U.S. National Register and for San Diego Historical Sites Board.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Peter H. Meyers House
3. ADDRESS: 447 9th Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-126-03
5. PRESENT OWNER: Jose & Francisca Hernandez
ADDRESS: 7911 South Chestnut CITY: Fresno
ZIP: 95725 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 109, Portion of Lot B.

This two-story house has a gable roof, full with front porch, and weathered siding representative of colonial revival. The windows have molded drip boards and the eave has a single drop pendant in the top of the gable. One-story additions to back are in disrepair.



8. CONST. DATE:
EST: c1886
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
67' x 33'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents the Folk Victorian architectural style.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Two additions, enclosure of carriage house,
porch roof, two tone paint
15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other: Higher Use
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Small shed in back; carport north side;
site not unique even though it's old.
- SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Peter H. Meyers (or Myers) purchased this property in 1886 from Charles Jones who had owned it since 1874. Meyers probably constructed the house upon the lot sometime in 1886. The property passed into the hands of Mattison Myers upon the death of Peter in 1888. Mattison Myers sold the house to Horace G. Low in 1891, who sold it to Lottie J. Hiatt in 1902. It remained in the Hiatt family until 1916, when Amelia C. Bridges purchased the structure. Albert H. Elbright bought the building in 1937, and owned it until 1944. This house was most likely used as a rental throughout much of its history, as its owners resided elsewhere.

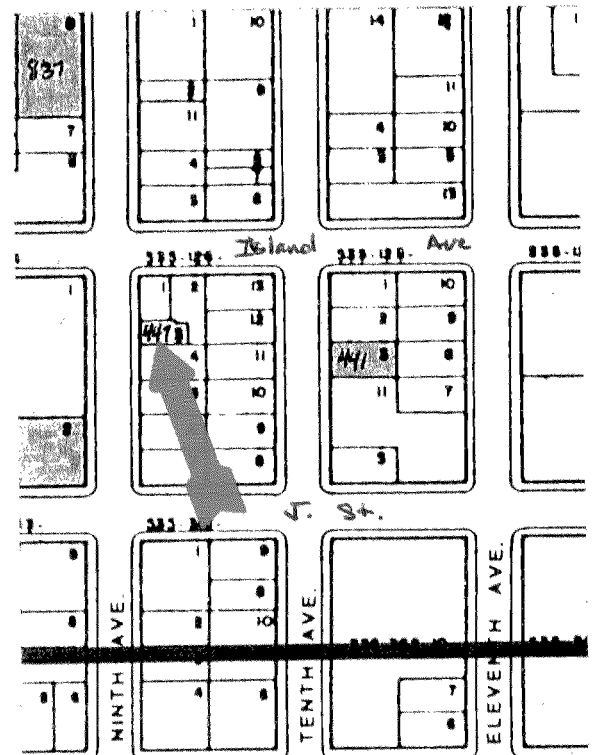
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories; San Diego
Union, 7/20/1887; 3/1/1873; 11/16/1886

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Carnegie Apartments
2. HISTORIC NAME: Carnegie Apartments
3. ADDRESS: 950 9th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-323-03
5. PRESENT OWNER: Howard & Joy Seabright, c/o Price Herschel
ADDRESS: P.O. Box 1881
ZIP: 92067 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 47, Lots J & K.

The Carnegie is a five-story, "U"-shaped brick building with a plaster finish. A small sunken courtyard on the inside of the "U" serves as the entrance. The building is virtually unadorned except for the horizontal banding of the first floor, rustications at the fascia, and applique entablatures on the interior wall surfaces. All the top floor openings have bowed arch heads. Windows are double hung sash.



8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Quayle Brothers
10. BUILDER:
Carter Construction Co.
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building --a Modified Italian Renaissance architectural style--is typical of the substantial downtown apartment buildings.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Entire south end, fire escapes added,
alterations don't show on exterior
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel Zoning X
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Awning-covered stairway down to main
level from street.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Carnegie is one of the most popular downtown hotel apartments. Its sale in 1940 to Mrs. Elsie Edwards by Starkey Investment Company was "one of the most important real estate sales in San Diego in a number of months." Mrs. Edwards was widely known as an apartment manager, having run the Palomar and the Antoinette Apartments in this city. She married four times and is now Mrs. William McCrae and is in her late 90's. The Carnegie Apartments were originally owned and operated by Q.C. and William A. Crane, who also owned the Crane and Cecil Hotels. The building is typical of the substantial downtown apartment buildings.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

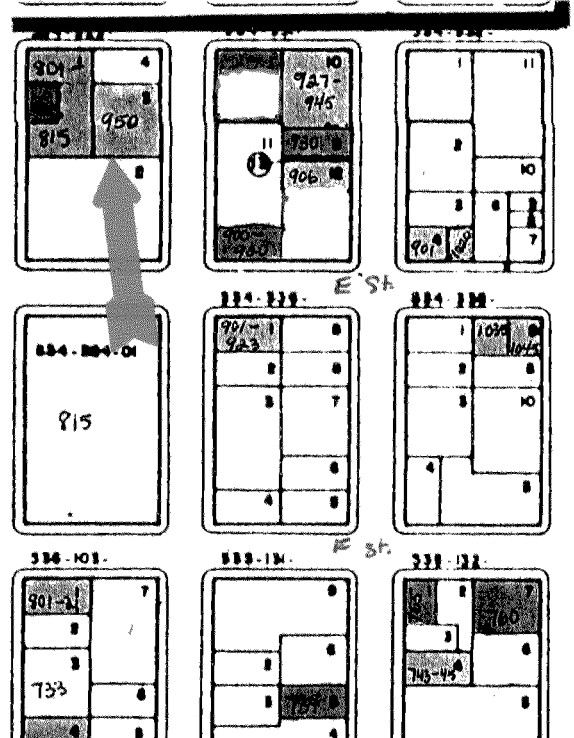
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Interview with Captain John M. Ladinich known as "Johnny the Shiek," a resident of the Carnegie since 1950. (1980)

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Frostie Fruit Bars Inc.
2. HISTORIC NAME: Sidney E. Mayer Machinery Company
3. ADDRESS: 441 10th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-125-03
5. PRESENT OWNER: Union Street Assoc., c/o Bruce Damman
ADDRESS: 1421 Edgemont Street
ZIP: 92102
- OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Manufacturing
ORIGINAL USE: Manufacturing

DESCRIPTION

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

Legal Description: Horton's Addition, Block 108, Lot C.

This Spanish Eclectic structure intended for a machinery company, is typical of a commercial adaptation of this style. The gable roof covered in terra cotta tiles is interrupted at its center by a hexagonal tower. The building's single story facade, covered in stucco, has three openings: two large rectangular openings placed on either side of a central entry. One of the rectangular openings serves as a store front window with two full sheets of glass, while the other serves as a garage opening. The centrally placed double doors are in flat frames, with a semi-circular fan light above them. Exterior wall ornamentation on the stucco is limited to a narrow strip above the arched entry. This strip of ornamentation continues up the face of the building to the tower. Ornament was also used in the frames of each large rectangular opening. No alterations have been noted. A corrugated metal shack abuts a portion of the north elevation.



8. CONST. DATE:
EST: FACT: 1930
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Spanish Eclectic structure is a typical commercial adaptation of this style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

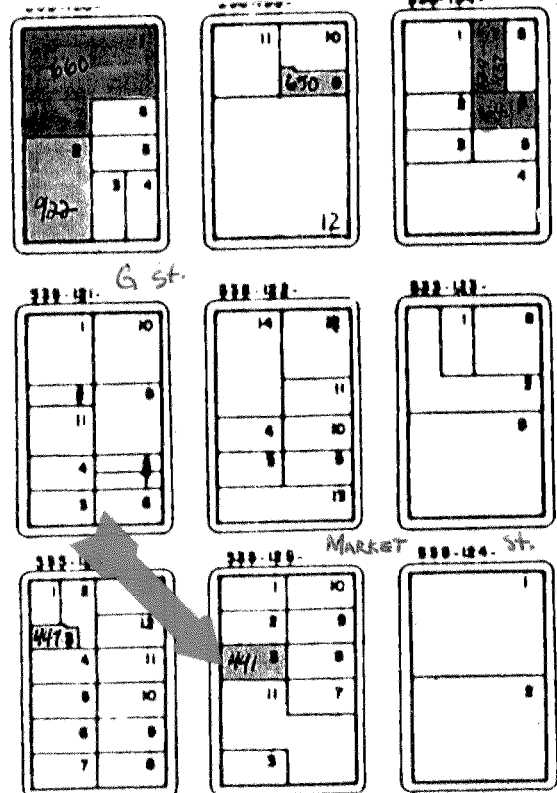
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Wayne and Josie Hood built this structure upon their property in 1930. Sidney E. Mayer rented the building for his machinery company in 1932 and sold agricultural implements at this address in 1935, with E.W. Weathers offering electrical motors for sale. In 1937, Johnson and Nolan, boilermakers, leased space here. The Hoods sold their property in 1939 to the Triangle Market Company which operated a business here through 1950.

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

LOCATIONAL SKETCH MAP



21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Livery/Garage
2. HISTORIC NAME: Southern California Telephone Co. Garage
3. ADDRESS: 660 10th Avenue (659 9th Ave.) CITY: San Diego
ZIP: 92101
4. PARCEL #: 535-136-01
5. PRESENT OWNER: Elizabeth Norhorn
ADDRESS: 7232 El Cajon Blvd CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Parking Garage
ORIGINAL USE: Garage

DESCRIPTION

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

Legal Description: Horton's Addition, Block 83, Lots A, B, C, K and L

This is an excellent example of a one-story reinforced concrete utilitarian structure. Its distinguishing features are the vertical expression given to the four garage door areas. The parapets extend above with formal lines, stepped, recessed jambs and unornamented staggered surfaces. Small Chicago style steel windows were placed regularly on the three exposed sides. The interior is alive with various ramps and levels for parking. The segment at 659 9th Avenue appears to be a later addition.



8. CONST. DATE:
EST: FACT: 1932
9. ARCHITECT:
Unknown
10. BUILDER:
W.E. Kier
Construction Co.
11. APPROX. PROP. SIZE(FT):
25,000 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is an excellent example of a one-story reinforced concrete utilitarian structure in the Art Moderne style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Southern California Telephone Company Garage was the first occupant of this structure, completed in 1932. In 1950, the Pacific Telephone and Telegraph Company Garage utilized this building. Its Art Moderne architecture of the early 1930s is a significant contribution to the streetscape.

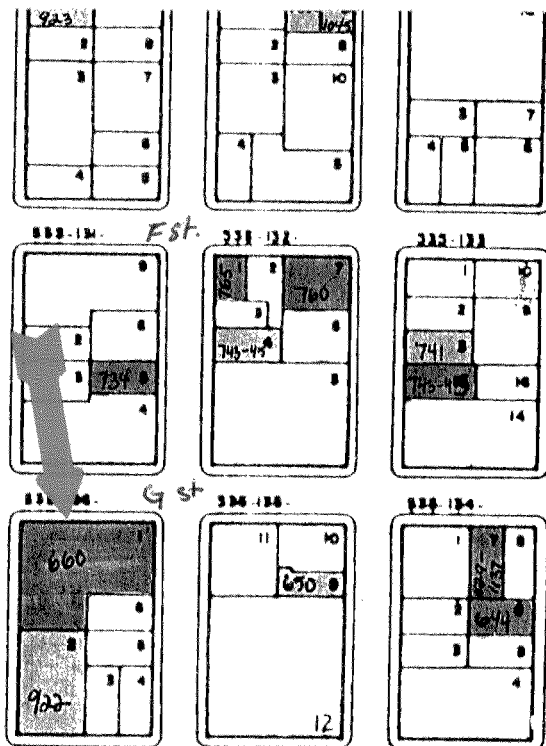
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego County Recorder's Office.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Crisis Center
2. HISTORIC NAME: Ephraim and Mary Walker Morse Home
3. ADDRESS: 734 10th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-131-05
5. PRESENT OWNER: Bernice Fenwick
ADDRESS: 2830 Columbia Street
ZIP: 92103
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Apartments/rooms
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 74, Lot I.

The two-story residence at 734 Tenth Avenue is a rare example of the Stick Style of architecture in San Diego. The hipped roof of the house has a low pitch so that it appears nearly flat. The brackets below the roof eaves extend down the faces of the building as "stick work". Between the stick work, which also frames the long, narrow double hung sash windows, clapboard siding was used. The stickwork ornamentation on the facade represents one of two outstanding Stick Style features. The other of these is the front porch with its central gable over the entrance, its shed roof sloping down and across either side of the entrance, supported by turned columns. On the second floor, above the pitched gable entrance, a shallow square bay was constructed. No major alterations have been noted.



8. CONST. DATE:
EST: FACT: 1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story residence is a rare example of the Stick Style of architecture in San Diego.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Porch balusters replaced, no major alterations noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Building sets alone on street and will
 probably be lost quickly when parking is needed.

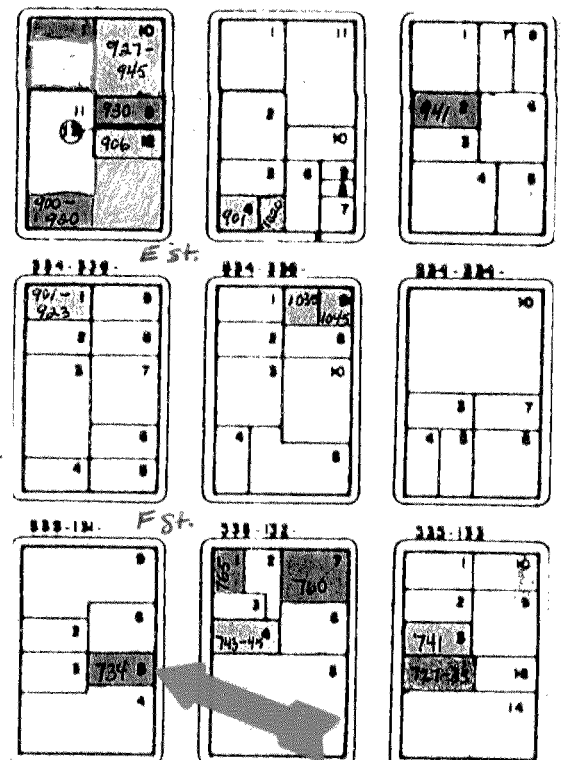
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Mary C. and E.W. Morse purchased this property in 1885 from Oscar Creekmure. Ephraim Morse, a '49er who came to San Diego for health reasons, was one of the founders of the Bank of San Diego and the Consolidated National Bank. He was instrumental in the building of two large business blocks in San Diego: the Pierce-Morse Block and the Morse, Whaley, and Dalton buildings. Morse was also active in the improvement of San Diego's school system. Mary Walker Morse taught at the Old Town school in 1865 and met Mr. Morse at that time, when he was a member of the school board. The Morses lived at this address until 1893. The building ownership passed into various hands, all non-residents, until 1907 when Norwood Tichenor and his wife, Maude, purchased the property. Tichenor, president of Snowflake Bakery, resided here until his death in 1912. His wife lived at this address until 1915.

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

LOCATIONAL SKETCH MAP



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

San Diego Union, 3/6/1887, 4/11/1887,
5/14/1899, 5/18/1899, 9/1/1900; McGrew,
City of San Diego & San Diego County, Vol.I
S.D. City Directories; S.D. County Recorder

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Tenth Avenue Apartments
2. HISTORIC NAME: Tenth Avenue Apartments
3. ADDRESS: 743-745 10th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-132-04
5. PRESENT OWNER: Bernice Fenwick
ADDRESS: 2830 Columbia Street
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Apartments
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 75, Lot C.

Originally a single family residence, this two-story apartment house mimicks certain features of the Stick Style residence across the street (734 10th Ave.). The architectural design of this building, constructed thirteen years after its neighbor, is best described as vernacular. Its ornamentation is limited to the brackets below the flat portion of its roof, the horizontal panels between the brackets, and the single vertical element separating the gable-roofed section from the flat-roofed section of the second floor. A second floor balcony stretches across the entire front facade. Below it is a corner porch with two separate entrances. All door and window frames are flat; windows are of the double hung sash type. Horizontally laid shiplap siding was used on all exterior walls with the exception of the 2nd floor balcony rail and the 1st floor porch rail. The 2nd floor balcony was enlarged.



8. CONST. DATE:
EST: FACT: 1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is included in this survey due to its architectural design in various styles, perhaps best described as Victorian Vernacular.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Part of porch enclosed, transoms covered
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Front porch semi-enclosed, exposed porch
on 2nd floor of structure
- SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

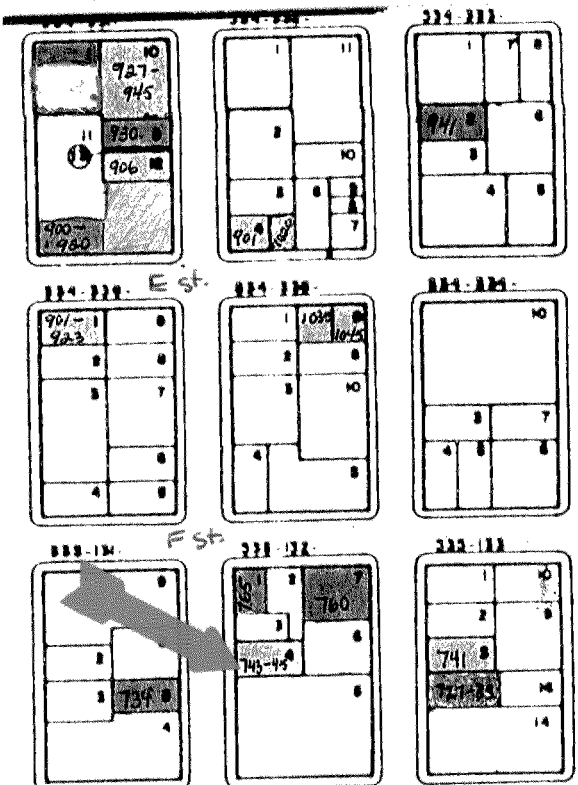
M.L. Ward, attorney-at-law and president of the Texas O. and L. Company, purchased this property in 1900 from Ellen G. Barrett. That same year, a frame dwelling was erected on this lot. In 1902, Fred D. Milligan, a driller, fisher, and contractor dealing in oil, gas, mineral and artesian wells, purchased the property and lived here with his wife, Claudia. In 1916, the 10th Avenue Apartments appear in the City Directory, with Mrs. Claudia Milligan as manager. The apartments remained in the Milligan family after Fred's death in 1949, when Bernice Milligan Fenwick assumed ownership.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego County Recorder's Office; San Diego Union, 11/15/02, 5/7/30; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Buckner
2. HISTORIC NAME: The Buckner
3. ADDRESS: 765 Tenth Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-132-01
5. PRESENT OWNER: Zondra Reed Schmidt
ADDRESS: 35 Blue Anchor Bay Road
CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Multi-residential, rooms
ORIGINAL USE: Multi-residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional from :
Italian Renaissance to Craftsman.
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 75, W 46' of Lot A, and
W 46' of the Northerly 14' of Lot B.

The Buckner is a two storied building, with a footprint of 43'x 60', wood sided and consisting of 27 rental units. The exterior presents a dignified facade, marked by bay windows, leaded glass windows, and a balustrade railing at the roof line. The balustrade and brackets adorning the flat roof are elements indicative of Italian Renaissance architecture, popular between 1890 and 1935. The treatment of the leaded glass windows, however bespeaks the Craftsman movement, which dates from 1905 to 1930. Within the building, the wide use of narrow, tongue and groove redwood wainscoting, modestly paneled doors, simple hardware and minimum detailing help to define the transitional architectural style. There have been no major alterations.



8. CONST. DATE:
EST: FACT: 1906
9. ARCHITECT:
S.G. Kennedy
10. BUILDER:
Broderick Smith
11. APPROX. PROP. SIZE(FT):
64' x 46'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building reflects a style predominant just after the turn of the century, transitional between Victorian ornateness and the more austere modern styles.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Brick planters at entrance, major alterations
probably to the interior
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Italiante houses nearby complement
structure

SIGNIFICANCE

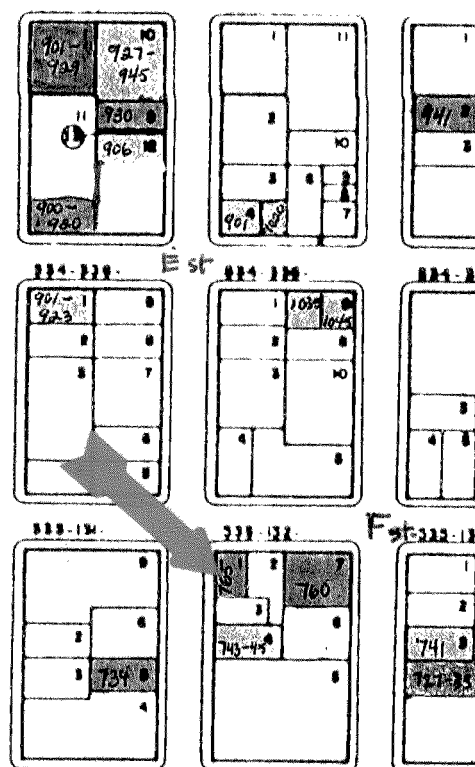
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Buckner is on the San Diego Historical Site Board Register as number 109. The Buckner replaced a two-story frame house on this site when it was built in 1906 for Elizabeth and John Buckner who bought the property from Fred Slater. It reflects a style predominant for its time just after the turn of the century, transitional between Victorian ornateness and the more austere modern styles. The building has served as a lodging place since 1907 and housed many significant San Diegans. As planned, an old store building was removed from the site and excavations began. The current structure had two stories, each with two three-room and two four-room flats. Each set of apartments opened on a private hallway with separate bath. The baths and plumbing were projected as being the most complete and up to date. The two main recessed entrances led into broad, well-lighted corridors.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



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

A.I.A. Guide to San Diego; San Diego
County Recorder's Office; San Diego City
Directories; San Diego Union, 9/6/06, 9/11/06

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Mitchell Hotel and Arms
2. HISTORIC NAME: Amelia Apartments
3. ADDRESS: 901 10th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-332-04
5. PRESENT OWNER: Barrett & Susan Foerster
ADDRESS: 1524 Vista Vereda
CITY: El Cajon
ZIP: 92021 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Multi-residential
ORIGINAL USE: Multi-residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 49, West 60' of Lot F.

The roof of this three-story Italian Renaissance apartment building is flat, projecting above the bracketed cornice of the third floor. Elements evoking the Italian Renaissance architectural style include the symmetrical arrangement of windows and doors, the four classical columns accentuating the ground floor entry, the widely overhanging eaves and the use of stucco exterior siding. Windows and doors are set in flat frames. Brackets also support the second and third floor balconies, which project outward from the recessed central well of the building.



8. CONST. DATE:
EST: FACT: 1911
9. ARCHITECT:
Dell W. Harris
10. BUILDER:
Edward L. Rambo
11. APPROX. PROP. SIZE(FT):
50' x 60'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is reflective of the Italian Renaissance style and is included due to its architectural style.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: None apparent, other than rehabbing at some time

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Neon sign

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This downtown apartment building is more elegant in appearance than most of the others built at the same time with unornamented surfaces. The building contract was for \$10,392 when Henry Fehlman Jr. had it constructed in 1911, using one of San Diego's outstanding architects, Dell W. Harris, and giving it the name of the "Amelia Apartments." Ample newspaper coverage was given to the apartments with the architect's renderings included several times. It eventually cost \$18,000 consisting of two double and two single suites on each floor, making a total of 12 apartments. Each apartment had separate hot water systems, electric base plugs for heating and ironing, disappearing beds, and other modern conveniences. The halls were finished with birch, and the apartments in first-grade Oregon pine, with a light oak stain.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

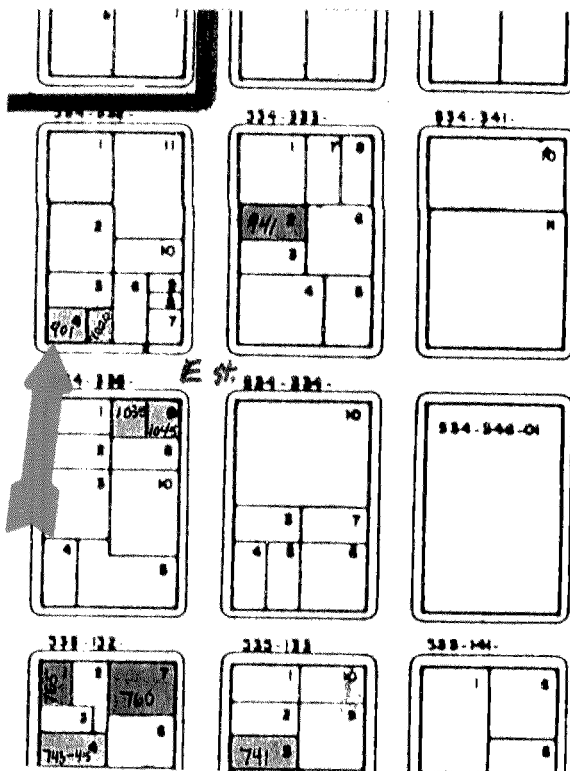
San Diego County Recorder's Office; San Diego Union, 2/2/11, 2/18/12, 2/4/11, 5/20/13, 2/12/11, 1/22/11; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Pierrot Theatre
2. HISTORIC NAME: First Baptist Church
3. ADDRESS: 906 10th Avenue
ZIP: 92101
- CITY: San Diego
4. PARCEL #: Portion of 534-331-11,
and 534-331-12 & -13.
5. PRESENT OWNER: Frank and Lee Goldberg, Fischer Family
Partnership
ADDRESS: 614 5th Ave., Ste. A
ZIP: 92101
OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: May be vacant
ORIGINAL USE: Church

DESCRIPTION

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

Legal Description: Horton's Addition, Block 48, Lots G & H, and Parcel 2,
portion of Lot I; and on Map PM 9937, Block 38, portion of
Parcel 1 in Lot I.

This three-story Mission Revival church building with its twin box tower steeples was built for the First Baptist Church of San Diego. The roof, which has both gabled and flat sections, is accented by the espadana lined parapets, which occur between the two towers and at other facades. Arched openings for windows and doorways of various sizes were used on all three floors. A quatre foil, recessed into the wall above the main entrance on Tenth Avenue completes the Mission Revival design. Some of the upper floor windows, particularly those which fill the large arches on the third floor have been replaced with metal framed windows.



8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Norman Marsh
10. BUILDER:
William Simpson
Construction
11. APPROX. PROP. SIZE(FT):
150' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is
deemed significant due to its
architectural design in the
Mission Revival style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The First Baptist Church had owned this property since 1888 when its second church was constructed here. The present and third ecclesiastical structure, built from 1912 to 1913, and referred to as the "White Temple" by the congregation, was designed by renowned Los Angeles architect, Norman Marsh. Mission Revival in style, it originally contained magnificent arched stained glass windows and a bell in its belfry dating back to 1869 when Alonzo Horton donated it to the Baptists who were the first Protestant group to erect a church in San Diego.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

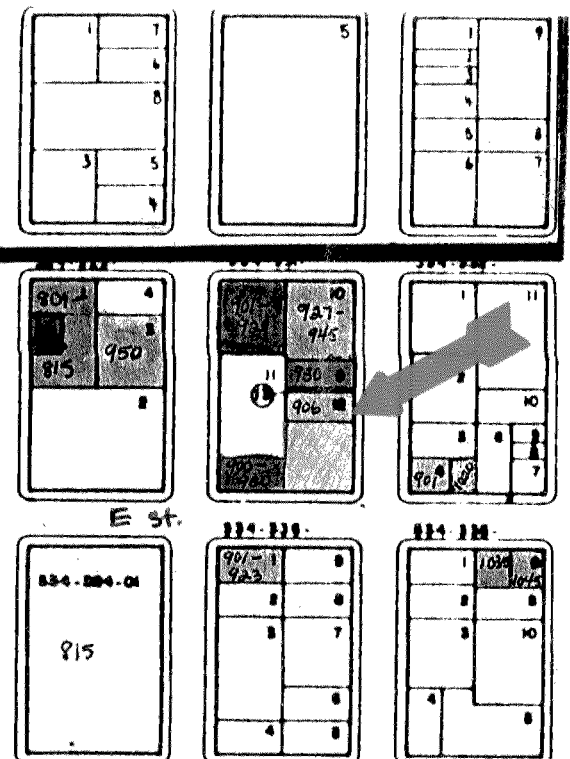
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion 2
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories, San Diego Union, 5/12/12; Office of San Diego County Recorder; John C. Noble and Benjamin Haddock, "First Baptist Church Centennial, 1869-1969," 1969.; Brochure of the History of the First Baptist Church, San Diego, 1959.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: First Baptist Church, Downtown Center
2. HISTORIC NAME: First Baptist Church Annex
3. ADDRESS: 930 10th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-331-08
5. PRESENT OWNER: First Baptist Church
ADDRESS: 5055 Governor Drive
CITY: San Diego
ZIP: 92122 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Church
ORIGINAL USE: Church

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco/Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 48, N 40' of Lot J.

This Art Deco church, built during the first year of the Great Depression, exhibits a marked commercial aspect. Four stories tall, with a tower above the fourth floor, the church's design emphasized the vertical rather than horizontal elements. The flat roof provides space for a playground. Geometrically striated pilasters were used at the corners of the building, the tower, and over structural members of the major bay divisions. Windows of the second through fourth floors are rectangular, framed industrial style windows. Each window consists of twelve lights, the middle six lights operable on a pivot. The first floor entry is an arched opening, flanked by pilasters which continue, tapering upward, from the ground floor to the roofline. The doors themselves have a floral design, done in art deco motifs.



8. CONST. DATE:
EST: FACT: 1930
9. ARCHITECT:
James S. Groves
10. BUILDER:
Robert Jackson
11. APPROX. PROP. SIZE(FT):
40' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Art Deco style church exhibits a marked commercial aspect to its architecture and also achieves significance for its use as a religious facility.

IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Yale Apartments
3. ADDRESS: 650 11th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-135-09
5. PRESENT OWNER: Tim & Sherry L. Lichty
ADDRESS: 121 Broadway, Ste. 535
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Convict House
ORIGINAL USE: Single family apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 82, Lot K.

This three-story, apartment house structure was built in a vernacular style, with emphasis on the building's structural aspects rather than on exterior surface details. The flat roof is without ornamentation although there is a cornice below the roof line. The double hung sash windows of the 2nd and 3rd floors on the east elevation are framed so that each frame abuts the next one, creating a nearly continuous line of glass. The only deviation from the box-like structure of the building's established pattern is a flared skirt of clapboarding, ornamented with a line of dentils, between the 1st and 2nd floors. The ground floor entry, placed between two pairs of broad double hung sash windows, consists of double doors below a single transom window. The ground floor window on the southernmost end of the east elevation has been boarded up. No other major alterations have been noted.



8. CONST. DATE:
1912
9. ARCHITECT:
Unknown
10. BUILDER:
M.D. Goodbody
11. APPROX. PROP. SIZE(FT):
40' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents a vernacular style of architecture, where the building's structural aspects received more emphasis than exterior surface details.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Facade may have been changed for the better.
The framing structure on the side is older.

15. SERROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Nathan Watts, noted as a capitalist and a real estate developer, erected the Yale Apartments in 1912. He passed away in 1927, but Pauline Watts Settle continued the ownership until 1944 when the building was sold to Walter Kalben and Helen Adair. In 1950, Abraham and Frances Skylar bought this building.

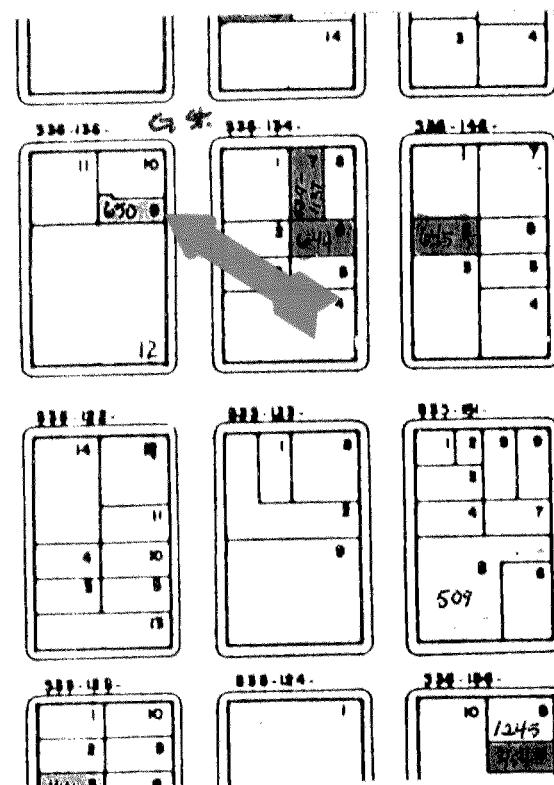
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Thomas J. Daley Apartments
3. ADDRESS: 727-733 11th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-133-15
5. PRESENT OWNER: Edwin Hom
ADDRESS: 2570 2nd Avenue
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 76, Lot D & Westerly 3' of Lot I.

An apartment building of two-stories, the structure located at 727-733 11th Avenue is typical of many box shaped, Italianate apartment buildings. Its unornamented double hung sash windows, and brackets below the eaves of the flat roof are typical of functional housing provided for the working class in the late 19th century. There are a variety of window sizes and arrangements along with some additional entrances on the west elevation. These centrally located entrances may have been later additions. The balconies of the 2nd floor (west elevation) have also been removed.



8. CONST. DATE:
EST: 1886/1907
9. ARCHITECT:
Unknown
10. BUILDER:
J.D. Palmer
11. APPROX. PROP. SIZE(FT):
53' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is typical of many box-shaped, Italianate apartment buildings.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Balconies removed, metal awnings added

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Billboards, other buildings on property

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Thomas J. Daley erected two cottages in the rear of this property in 1886. James A. Bailey, an agent with Northwestern Mutual Life Insurance Co., bought the buildings in 1887, but did not reside in one of them until 1906, when his address was 724 12th Avenue (the buildings placed on lot I faced 12th Ave.). In 1907, an apartment building was erected on the lot facing 11th Avenue. Bailey resided here until his death in 1937, when the buildings were purchased by Edna G. Burdette. In the 1940s, the front porches of the two buildings facing 12th Avenue were removed, and stucco stores were built flush against the structures, making access to them impossible from 12th Avenue.

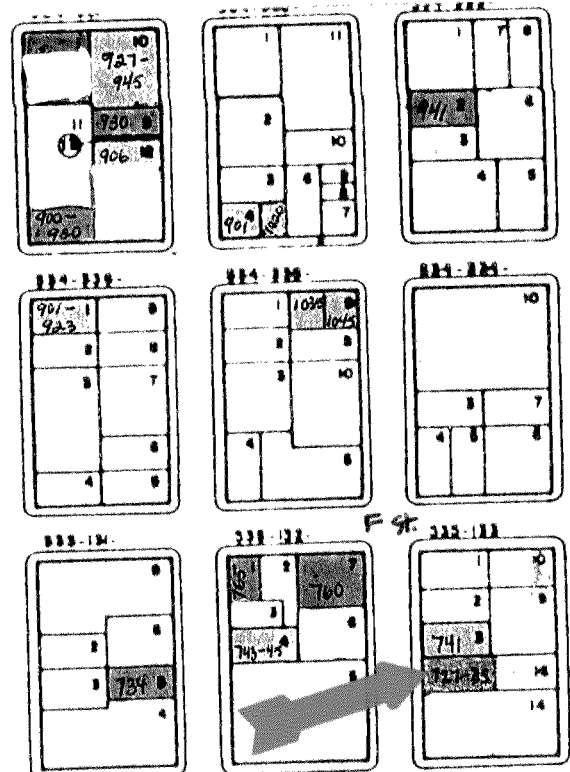
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office; San
Diego Union, 12/1/1885, 7/23/1886;
San Diego City Directories.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: McCleary Residence
2. HISTORIC NAME: Woodford Residence
3. ADDRESS: 741 11th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-133-03
5. PRESENT OWNER: Myron & Andrea Lyon
ADDRESS: 4050 St. James Place
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. CITY: San Diego
PRESENT USE: Vietnam Vets
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 76, Lot C.

This two-story Italianate residence has the flat roof of a town house, supported by small brackets, as the roof does not project far beyond the exterior walls. The exterior walls are sided with clapboard (on the north facade) and stucco (on the west facade). The west facade includes a centrally located entry and porch, as well as a square bay which extends from the ground to the second floors. Long, narrow, double hung sash windows in shelved frames were placed symmetrically across the facades and paired between upper and lower floors. A single story, flat-roofed extension which appears to be original to the house, was built at the rear of the lot.



8. CONST. DATE:
EST: FACT: 1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(Ft).
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is considered significant due to its architectural design in the Italianate style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Frank F. and Rosa Woodford bought this property in 1886 and erected a notable Victorian Italianate structure upon it in 1887. Frank Woodford held various positions with the City during his residence here ending in 1907. In 1895, he was the Delinquent Tax Collector; in 1901, the Deputy City Assessor; in 1903, the Collector for the City Water Works, and in 1906-1907, the Deputy City Treasurer. His daughter, Kate, was a teacher with the city schools. Various other tenant-owners included Laura B. Brown in 1912 and James F. and Alma McCleary, from 1917 until his death in 1924, with Alma continuing as resident until 1941. The property stayed in the McCleary family up through the 1960's.

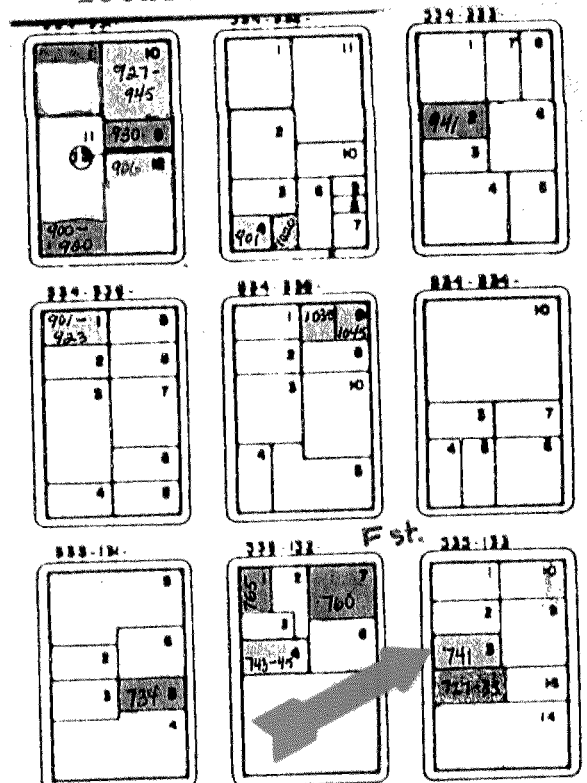
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Plasma Center
2. HISTORIC NAME: Schiller Book Bindery
3. ADDRESS: 760 11th Ave (1025 F Street) CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-132-07
5. PRESENT OWNER: Common Laborers, Local Union 82
ADDRESS: 2200 Powell Street CITY: Emoryville
ZIP: 94568 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE:
ORIGINAL USE: Businesses

DESCRIPTION

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

Legal Description: Horton's Addition, Block 75, N 1/2 of Lot K
and Lot L.

This one story commercial block was originally designed for a book bindery in the Spanish Eclectic style. Functional, with a flat tile roof and stucco walls, these are the the most obvious features which serve to define the style of the building. There are classical elements in the Doric pilasters, and in the circular rosettes above them. Windows in rectangular frames face the street front and are of a "industrial" type, with 32 lights each.



8. CONST. DATE:
EST: FACT: 1932
9. ARCHITECT:
Scott Quintin
(Alhambra)
10. BUILDER:
Walter Trepte
11. APPROX. PROP. SIZE(FT):
75' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This one-story commercial building was designed in the Spanish Eclectic style and is considered significant due to its architecture.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Not noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust X Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None relevant

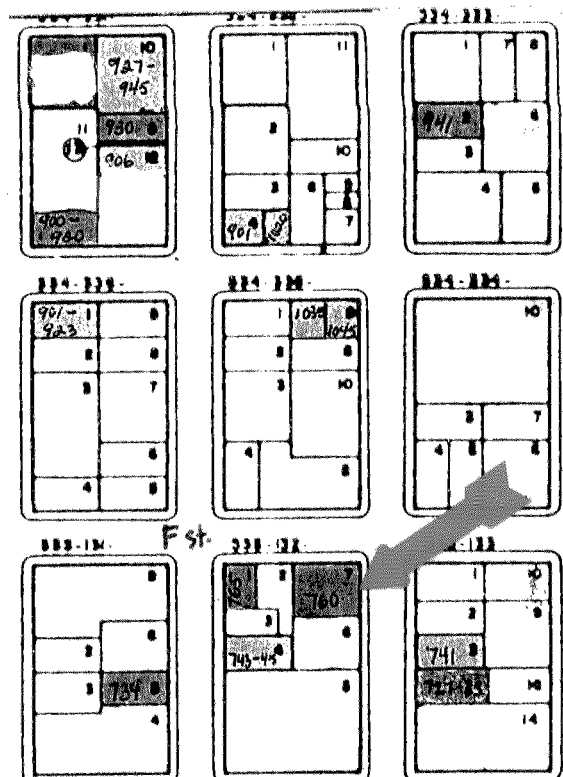
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Pacific Library Binding Company of Los Angeles erected this one-story structural steel, stucco and brick book bindery in San Diego in 1932. The Schiller Book Bindery operated at this address from 1932 until 1944, when the building was sold to J.A. Pelezzare. Laurence and Alice Casselman purchased this structure in 1949 and owned it up through 1966. Pacific Surplus Company ran a business here in 1950. Between 1953 and 1954, General Electric Corporation operated a warehouse at this address.

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

LOCATIONAL SKETCH MAP



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

San Diego City Directories;
San Diego County Recorder's
Office; Southwest Builder
and Contractor

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
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ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: California Apartments
2. HISTORIC NAME: The Hamilton Apartments
3. ADDRESS: 941 11th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-333-02
5. PRESENT OWNER: Rosa Angela
ADDRESS: 5704 Hughes Street
ZIP: 92115 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 50, Lot C.

One of several examples of an Italianate, box-style apartment building, this two-story structure is unique for its rear and front additions, done with different styles of brackets and clapboard siding. The west elevation, where the main entrance is located, has solid triangular brackets supporting the flat roof. The spaces between the brackets, in contrast with the horizontal clapboarding below, is laid with boards in a pattern at forty-five degree angles to the roof. The 1st and 2nd story windows are identical "triple windows" (two narrow frames flanking a central, broader frame). The second floor has a single, large rectangular window above the first floor entrance as well. All windows are hung sash. The recessed front entry has an abbreviated hipped roof over the porch steps, supported by solid triangular brackets. Brackets on the side elevations (the older portions of the building) are smaller and have open work in their design.



8. CONST. DATE:
Front addition,
1907
Rear Parsonage,
1886.
9. ARCHITECT:
Unknown
10. BUILDER:
John Campbell
(1907)
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is deemed significant due to its design in the Italianate style.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Addition to parsonage, many wooded
appendages at rear
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Wood siding and decorative brackets

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The First Presbyterian Church of San Diego purchased this property in 1885, with a parsonage completed on the site in 1886. Reverend H.I. Stern, the pastor of the church, was the building's first occupant in 1886. Stern, a German scholar, was a popular pastor who gave German instruction upon request to members of his congregation. He was succeeded by Dr. W.B. Noble, a graduate of the Western Theological Seminary and Parsons College, in 1887. During his first six months here, he doubled church membership, necessitating a larger church building. The property here, sold by the church in 1889, passed through various non-resident owners, until 1907, when probably an additional building portion was added. Sanford and Annie Darrah bought this building later that same year, and ran the Hamilton Apartments from this address. In 1917, the property was sold to Adam M. and Mary Kern, who owned it until 1934. The building became known as the California Apartments in 1930.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion 2
Social/Education

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

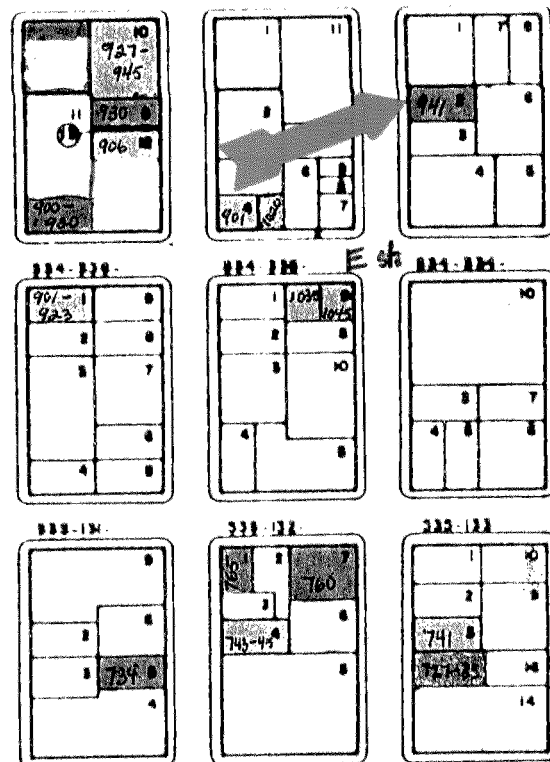
San Diego County Recorder's Office; San Diego Union, 8/18/1885, 8/22/1885; San Diego City Directories

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

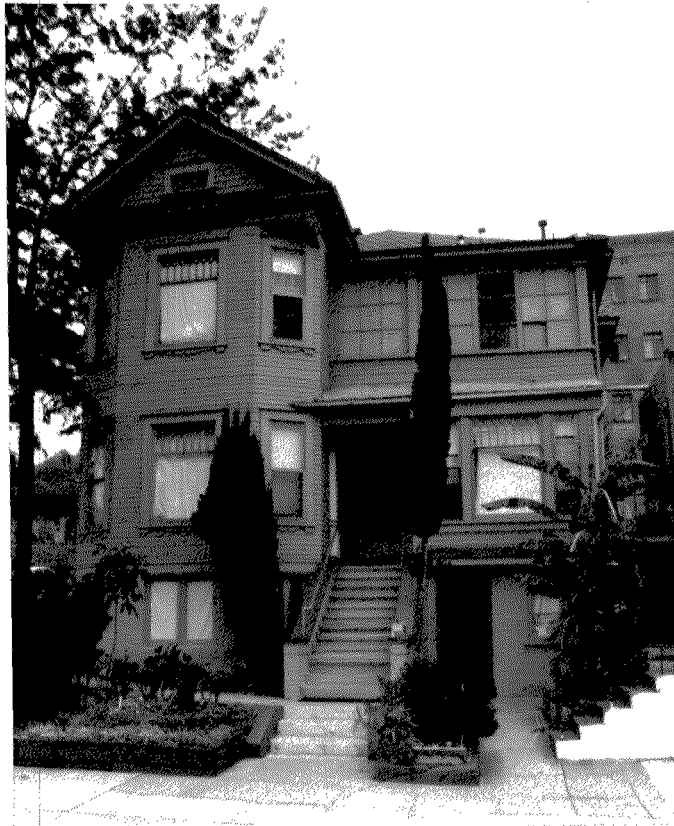
1. COMMON NAME: Apartments
2. HISTORIC NAME: Anderson Residence
3. ADDRESS: 1323 11th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-071-01
5. PRESENT OWNER: Michael J. Schaefer
ADDRESS: 8840 Villa La Jolla Drive #112
CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rooming House
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 185, West 66.67' of Lot E

This large, asymmetrical, two-story house with a full basement features a high hip and gable roof with boxed cornices, horizontal clapboard siding, and on the front, a two-story angled bay with an overhanging pediment at the top. Pendants are visible over the cutaway corner windows, and there are decorative features underneath the lugsills. A variety of windows are apparent including double hung, fixed, and casement. A flight of wooden stairs leads to the recessed front door. Over the entrance on the second floor, an enclosed porch or sunroom with square pillars seems to have undergone some alterations. Some rooms have been added to this house at the rear, and the basement converted into additional living space.



8. CONST. DATE:
EST: 1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
58' x 67'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This late Victorian residence is a good example of the large family residences popular at the turn of the century.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Additions at the rear

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other: 163 North runs in front of
building

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Leaded glass windows; elaborate millwork
facade, side porch; shrubs, trees

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This tall, stately, late Victorian house is a good example of the large family residences popular at the turn of the century. Charles and Annie Collins sold the property to Maria Anderson in 1900. Maria's husband, Alfred was a bookkeeper with the First National Bank.

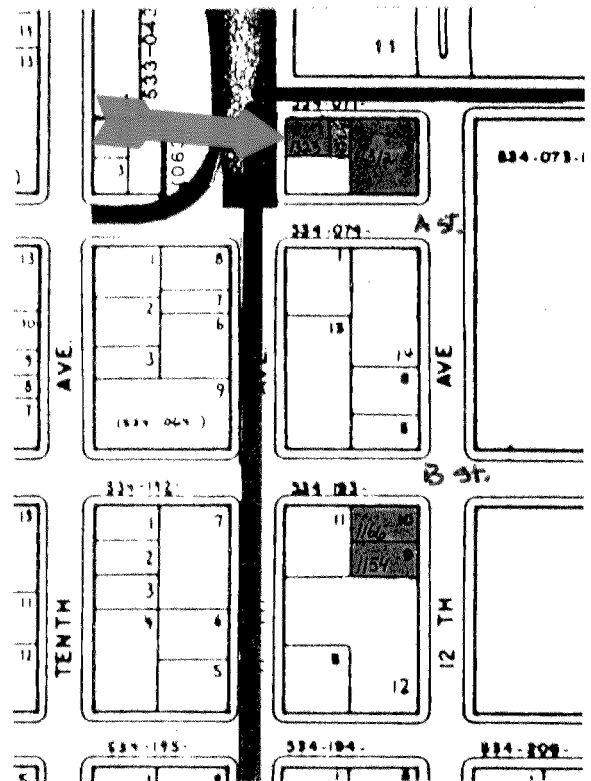
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Palms Hotel
2. HISTORIC NAME: The Bay View Hotel
3. ADDRESS: 509 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-151-05
5. PRESENT OWNER: Robert Ballantyne & Duncan McPherson IV
ADDRESS: P.O. Box 49951
CITY: Los Angeles
ZIP: 90049 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 103, .50 ac M/L in Lots D-I.

The Palms is a large, rectangular, three-story, brick and wood hotel with a flat roof and eight rectangular, angular and octagonal bays. The building offers exterior galleries for promenaders on the second floor and a glassed-in veranda on the first. The distinctive Italianate architectural features such as cornices, brackets, friezes, window moldings and narrow, double-hung windows remain unaltered and in good condition. Balustrades on the second and third floors have been removed since 1926, as have two French Second Empire roofed towers at the north and south ends that were 30 foot square sitting rooms, offering panoramic views of the surrounding area. Fire escapes have been added.



8. CONST. DATE:
EST: FACT: 1889
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
.50 ac.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This 19th century Italianate hotel is an important, one-of-a-kind, architectural landmark in San Diego.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Removal of observation towers, addition of fire escapes; but good rehabilitation in very recent times.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Trees; trolley tracks

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Palms was built as the Bay View Hotel by Joseph V. Collins on property he bought with his brother, Truman, from John Dillingham in 1887 for \$20,000. In 1888, the land was cleared of old buildings, including the original two-story Bay View Hotel, the first of its type in Horton's Addition. Collins built the handsome new hotel in mammoth proportions with its 150 rooms pleasantly and conveniently arranged. As one of the best houses in California, it boasted gas that could be controlled by the office on every floor, electric bells and a complete printing office where menus were run off for each meal. The San Diego Union reported the new Bay View to be one of the most solid and carefully constructed buildings in the city. Today, this 19th century Italiante hotel is an important one-of-a-kind, architectural landmark in San Diego.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

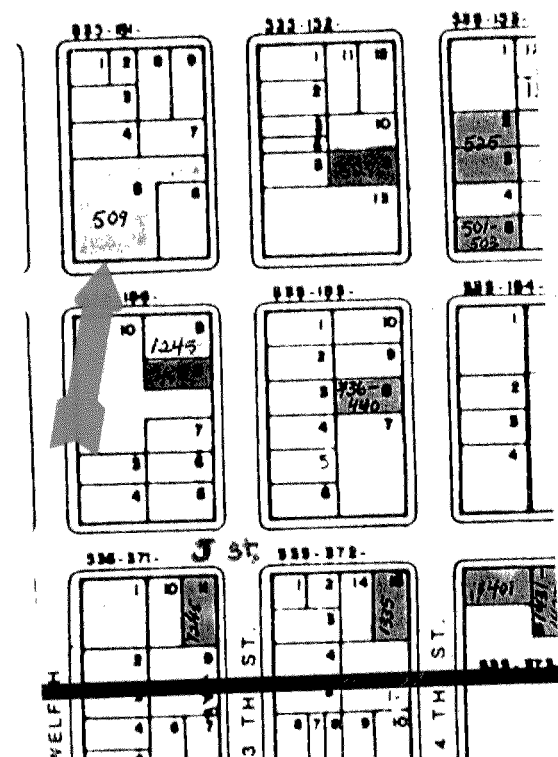
San Diego City Directories; San Diego Union, 6/9/1869, 3/28/1887, 6/8/1888, 12/20/1889, 2/2/1890, 4/8/1973; Office San Diego County Recorder; Photographs, S.D. Historical Society-Ticor Collection

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Commercial Building
2. HISTORIC NAME: Gershon Brothers
3. ADDRESS: 644 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-134-06
5. PRESENT OWNER: Marshall & Annette Litchman, & Roberta Fields
ADDRESS: 1627 Pontius Avenue
CITY: Los Angeles
ZIP: 90025 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 81, Lot J.

This single story commercial block was designed for the San Diego Market in the Art Deco style. A combination of crescents and chevrons along the principal roof lines define the building's two structural bays. On the ends of the building's front facade are pilasters which rise above the crescent-chevron decorated parapet. Each of the pilasters is accentuated by geometric alignments which step into each other, forming layers. A central sign for the market also received similar, geometric Art Deco treatment. The store front entrances consist of glazing which fills an entire bay, and a garage or service entrance in the second of the two bays.



8. CONST. DATE:
EST: FACT: 1933
9. ARCHITECT:
Unknown
10. BUILDER:
Gershon Brothers
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This single-story commercial block merits inclusion due to its architectural design in the Art Deco style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Gershon Brothers, Daniel and Phil, built this brick market building for themselves in 1933 for \$6,000. They operated the San Diego Market and leased portions of the store to A.J. Kahn who ran a fruit stand and Joseph Kucera, who sold meats. The Gershons sold the building to Lester and Gladys Scott in 1943, who in turn sold it to John and Marjorie Moulton six months later. In 1944, Karl and Annette Litchman purchased the property and leased it to Karl's Shoe store which remained at this location through 1950.

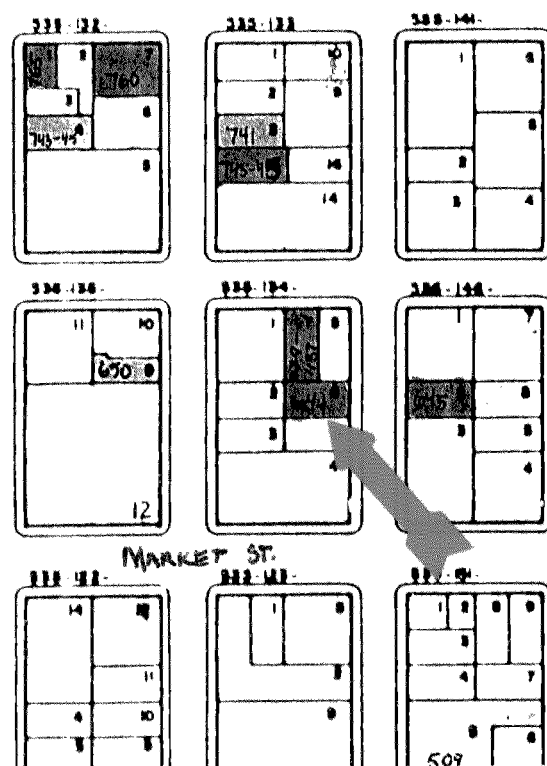
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; San Diego County Recorder's Office; Southwest Builder and Contractor, 1/13/33, 7/28/33 and 1/19/33

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: 12th Avenue Hotel
2. HISTORIC NAME: John Engebretson House
3. ADDRESS: 645 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-146-02
5. PRESENT OWNER: Gregory, Alex, and Julie Montoya, Ratner Corp.
ADDRESS: 730 13th Avenue
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Apartment
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Neoclassical & Colonial Revival
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 80, Lot C.

This two-story, wood frame apartment house features a low hipped roof with wide eaves, boxed cornices and modillions. The building is symmetrical in design with a centered, recessed entry porch flanked by two-story angled bay windows on each side. Within these are fixed, leaded upper portions. The building is flush with the sidewalk, and a short flight of steps, sheltered by a cantilevered canopy, leads to the porch and the three entry doors. A vertical brace connects the canopy to the cornice. Other features include clapboard siding, a concrete block foundation, and two classical round columns on the porch. There are protective bars on some ground floor windows. According to the historical research, this was once a private home now converted into apartments.



8. CONST. DATE:
EST: FACT: 1906
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is considered historically significant as an example of a transitional style building demonstrating the trend toward symmetrical structure.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: Added entry doors, conversion to duplex, probably
 done by Engebretson in 1909.

15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Mrs. Nancy Jobes owned the property in 1900, and by 1906 had constructed the home on the property. In 1909, John and Juliana Engebretson bought the property with the seven room residence already built, paying \$6,000 for it. Mr. Engebretson intended to make changes in the place, establish his office and his home there as well. The building remained in the Engebretson family until 1941. The John Engebretsen House is one of those turn of the century transitional buildings that shows the trend towards symmetrical structures with classical column accents. It is one of several transitional buildings in this area.

20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).

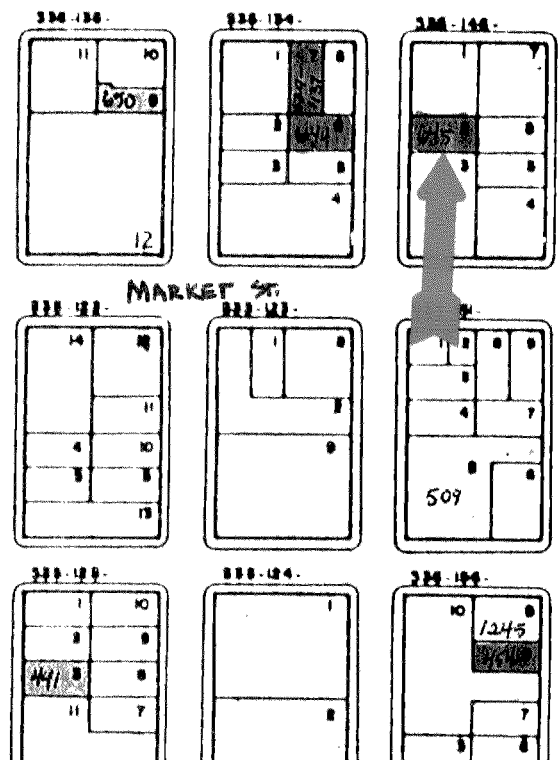
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office; San Diego Union, 7/2/09

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Otto & Blanche Fox Residence
3. ADDRESS: 1154 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-193-09
5. PRESENT OWNER: Ursula and Barbara Britton
ADDRESS: 11233 Emelita Street #4
ZIP: 91601
6. CITY: North Hollywood
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 24, Lot K.

This two-story Colonial Revival house (actually a colonialized Victorian) has a medium hip and gable roof with boxed cornices and plain frieze, shiplap siding with cornerboards, and double hung windows, with pendants over the cutaway corner windows, and decorations under the lugsills. The house is symmetrically designed with a recessed center entrance and a two tier porch in front. The upper tier features four round column supports and has an overhanging pedimented gable at the top, with fishscale shingles in the gable end. There is also a gable or pediment on each side of the house. On the lower level, the two porch columns have been replaced temporarily by tree trunks. A fire escape has been added at the rear. In 1988, this house appears to be undergoing some restoration.



8. CONST. DATE:
EST: FACT: 1895
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is a fine example of a transitional style, retaining elements of the Queen Anne period, but also including symmetrical elements from the Colonial Revival style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Fire escape at rear; tree trunk posts on porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other: Educational
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Front yard landscaping

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Otto and Blanche Fox purchased this property in 1895 and erected their residence on it that same year. Fox, the proprietor of the American Tea Company, and his wife, resided at this address through 1897. In 1902, Archibald Taylor, a wine and liquor merchant, and his wife, Edna Lowell Taylor, bought this building. The property remained in the Taylor family until 1939, with various family members residing here. In 1949, the Musicians Club of San Diego purchased this property for their Union, Local No. 325. James Britton, architectural writer for the San Diego Union and his wife, Elizabeth, bought this structure in 1966 for their residence. This fascinating building is a fine example of a house that retains some characteristics of the Queen Anne Victorian homes of the late 19th century, but also exhibits the symmetry, columns and other features of the Colonial Revival style. Only a few large houses like this still exist in the general area.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

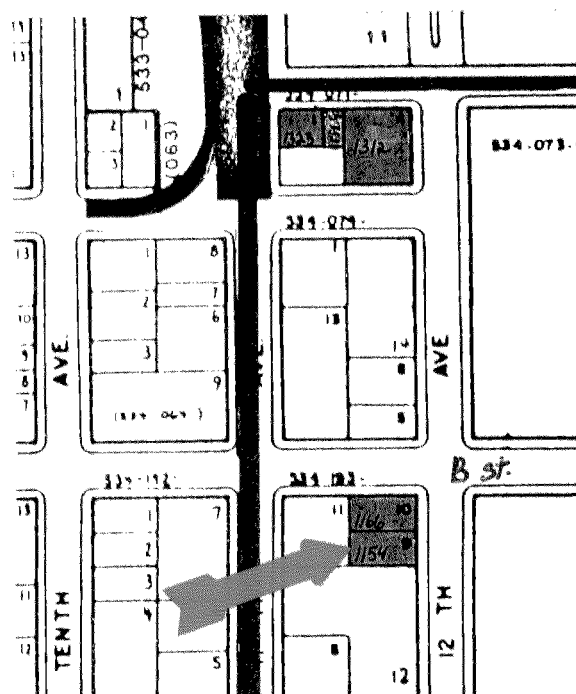
San Diego City Directories;
San Diego County Recorder's Office

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Biltmore Apartments
2. HISTORIC NAME: Biltmore Apartments
3. ADDRESS: 1166 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-193-10
5. PRESENT OWNER: Gustav and Elizabeth Onlig
ADDRESS: 2503 Deerpark Drive
CITY: San Diego
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 29, Lot L.

This three-story, light-colored brick apartment house is rectangular and symmetrical in design and features a flat roof with a composition-shingled mansard section facing 12th Avenue. The mansard has a boxed cornice and large, carved brackets. Windows on the facade are paired, 3 over 1, double hung wood frame sashes with brick sills. The double French door entrance is centered on the facade and slightly recessed under a segmental arch opening, with a label mold. The entrance doors have side lights as well as a transom or fixed pane above. The fire escape on the front may be an addition.



8. CONST. DATE:
EST: FACT: 1925
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This French Eclectic-influenced apartment building is unique in this section of the city and is considered significant due to its architectural design.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other: Educational

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Trees

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Alexander Schreiber had the Biltmore Apartments constructed in 1925. That same year, Ella B. and Horace Humphreys purchased this structure, owning it until 1948 when they sold the building to Arthur L. Herzog. Mr. Herzog retained the property through 1961. This charming apartment house is architecturally unique in this part of the city.

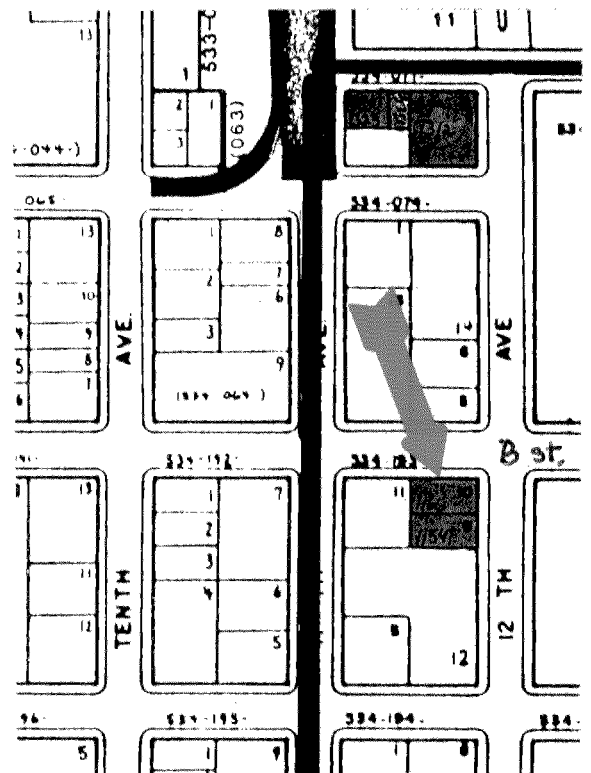
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Riviera Apartments
2. HISTORIC NAME: Riviera Apartments
3. ADDRESS: 1312 12th Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-071-04
5. PRESENT OWNER: Michael J. Schaefer
ADDRESS: 8840 Villa La Jolla Drive #112 CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 185, Lots G & H.

This large, symmetrical apartment building with a flat roof, stands on a sloping lot and has four stories at the front, increasing to five stories at the sides and rear. The lowest level on the south side houses some small businesses. The building features a red variegated brick exterior with horizontal tan brick bands at the roof line, and just below the top floor, as well as raised brick sections resembling quoins at the corners and around recessed stairway openings. Windows in this building are one over one, double hung sash, individually placed or in pairs. Centered on the facade, the double door entry is recessed in an opening that has brick pilasters at the sides and an ornamental shelf, bearing medallions and the building name. Two small niches with lion statues can be seen above this shelf, one near each end.



8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
109' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is one of the large, stately apartment buildings built in this area of San Diego.

13. CONDITION: Excell Good Fair X Deteriorated
 No longer in existence

14. ALTERATIONS: Not noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Near community college and high school

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Hyman and Francis Tischner erected these apartments on their property in 1928, selling them later that same year to Leopold Kalish. Dan and Beverly Gershon owned this building from 1941 until 1943. In 1943, Lester and Gladys Scott purchased this structure and retained it in their family through the 1950's. It is one of the large and stately apartment buildings built in this area of San Diego, prior to the Great Depression.

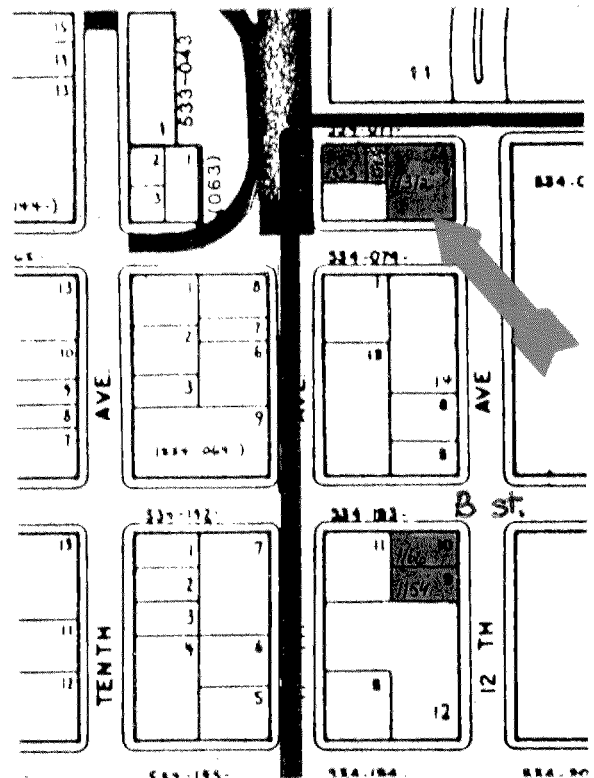
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Wright Residence
3. ADDRESS: 454 13th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-156-08
5. PRESENT OWNER: Gregory Calvert & Juliette Mondot
ADDRESS: 454 13th Avenue
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 106, S 34' of Lot K and N 8' of Lot L.

This finely crafted, one-story wood frame house has shiplap siding with endboards and a flat roof with boxed cornice and scroll brackets. Two flat-roofed angled bays with entablature, dentils and brackets, project from the front wall. These three-sided bays each have two ornately surrounded windows, instead of the usual three. An open entrance porch at one front corner features round columns, entablature with dentils, and a mansard roof with fishscale shingles. Original interior fabric, including redwood doors, moulding, wood floors and most windows, is still apparent today. This charming little house is unique architecturally and is one of the oldest in this part of the city.



8. CONST. DATE:
EST: FACT: 1882
9. ARCHITECT:
Unknown
10. BUILDER:
J.S. Wright and Co.
11. APPROX. PROP. SIZE(FT):
38' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This finely-crafted, one-story Italianate house is a unique example of this architectural style, and is also one of the oldest residences in this

part of the city.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J.S. and Harriet Wright purchased this lot in 1874, erecting a house on it in 1882 which contained 4 rooms and a cistern, which still remains in the rear. Wright, a carpenter and furniture maker by trade, had built the Czerwinski residence on 6th near Broadway in 1875, and in 1887 the G.S. Hannah residence on 3rd and Laurel, in the Eastlake Style. After her husband's death in 1889, the building remained in the hands of Harriet Wright, until 1902, when it was sold to John B. and Mary Stannard. Stannard, an architect long revered in San Diego, came to this city in 1887. He designed many notable residential and commercial structures for nearly three decades. The Stannards lived here until 1910, with the property remaining in their family until 1941. The house is one of the oldest in this part of the city. It is an interesting and unique example of the Italianate style.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

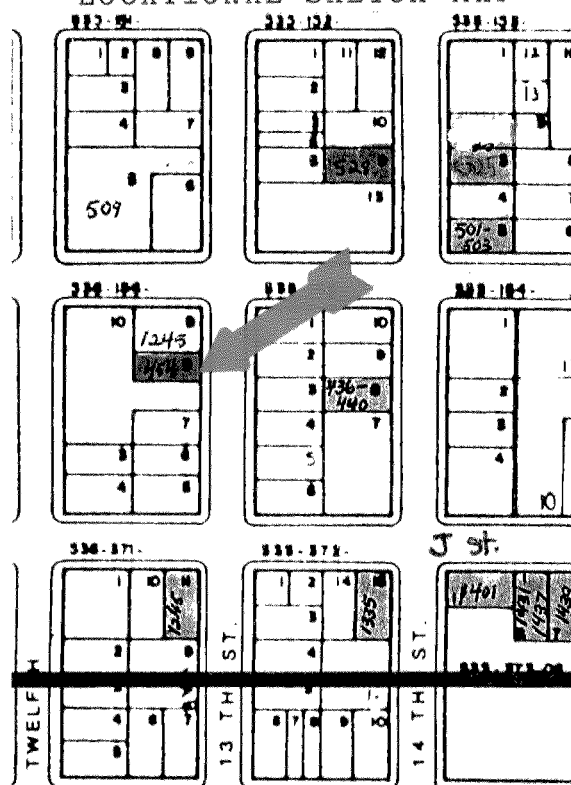
San Diego City Directories; San Diego County Recorder's Office; San Diego Union, 11/10/1882, 7/31/1875, 10/11/1876, 10/7/1880, 8/28/1887, 6/12/1887, 7/25/1876.

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Wade Residence
3. ADDRESS: 436 14th Street
ZIP: 92101
4. PARCEL #: 535-155-08
CITY: San Diego
5. PRESENT OWNER: Randolph & Valentina G. Revelez
ADDRESS: 440 14th Avenue
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 105, Lot J.

436 14th Avenue:

This modest, one-story house features a medium pitch, pyramidal hip roof with a front-gabled section offset to the left. Other features include a boxed cornice, horizontal wooden siding with endboards, and tall, narrow, double hung windows. The house has a small entry porch on the right side. The porch has a shed roof supported by a turned spindle post.

440 14th Avenue:

This modest, one-story house features a hip and gable roof with boxed cornices and fishscale shingles in the street-facing gable end. A small wraparound porch extends across the front and at least part of one side. This porch has a flat roof, turned spindle post supports, decorative brackets and stickwork. The wooden porch railing is not original.



8. CONST. DATE:
EST: c1889
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: These two structures represent modest rental housing prior to 1900, and are examples of small Victorian cottages built with Queen Anne influence on their design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Fencing, concrete wall, palm tree,
shrubby, lot shared by another small
Victorian house.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George Wade, a plumber, and his wife, Augusta, purchased this property in 1889 from Louis and Augusta Griebnow. They erected two structures on this lot, and resided at 440 14th Street through 1908. The buildings remained in the Wade family until 1943 and were used as rentals to various tenants. These small Victorian cottages with some Queen Anne influence are similar to many houses of this size built in San Diego before 1900. Both houses are on the same lot and represent modest rental housing in this neighborhood.

20. MAIN THEME OF THE HISTORIC

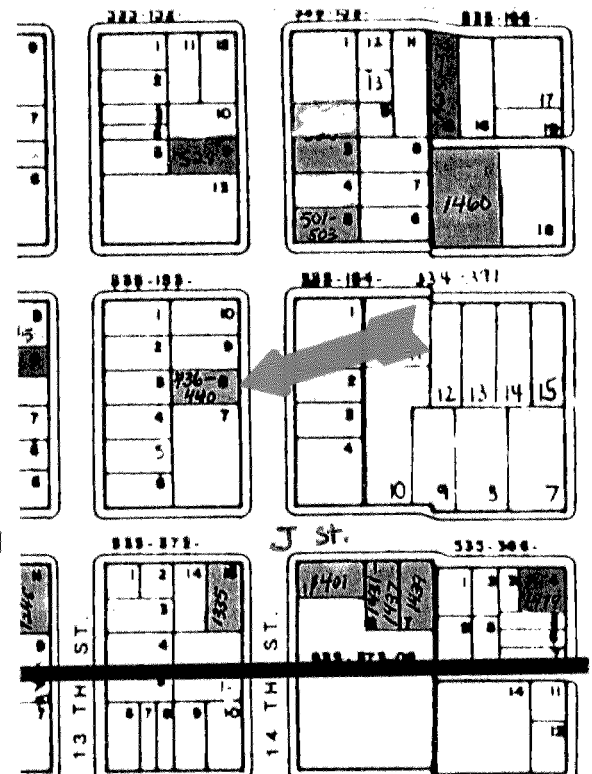
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office; San Diego Union,
6/4/1881, 7/10/1881, 7/28/1881

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Wade Residence
3. ADDRESS: 440 14th Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-155-08
5. PRESENT OWNER: Randolph & Valentina G. Revelez
ADDRESS: 440 14th Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 105, Lot J.

436 14th Avenue:

This modest, one-story house features a medium pitch, pyramidal hip roof with a front-gabled section offset to the left. Other features include a boxed cornice, horizontal wooden siding with endboards, and tall, narrow, double hung windows. The house has a small entry porch on the right side. The porch has a shed roof supported by a turned spindle post.

440 14th Avenue:

This modest, one-story house features a hip and gable roof with boxed cornices and fishscale shingles in the street-facing gable end. A small wraparound porch extends across the front and at least part of one side. This porch has a flat roof, turned spindle post supports, decorative brackets and stickwork. The wooden porch railing is not original.



8. CONST. DATE:
EST: c1889
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: These two structures represent modest rental housing prior to 1900, and are examples of small Victorian cottages built with Queen Anne influence.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George Wade, a plumber, and his wife, Augusta, purchased this property in 1889 from Louis and Augusta Griebnow. They erected two structures on this lot, and resided at 440 14th Street through 1908. The buildings remained in the Wade family until 1943 and were used as rentals to various tenants. These small Victorian cottages with some Queen Anne influence are similar to many houses of this size built in San Diego before 1900. Both houses are on the same lot and represent modest rental housing in this neighborhood.

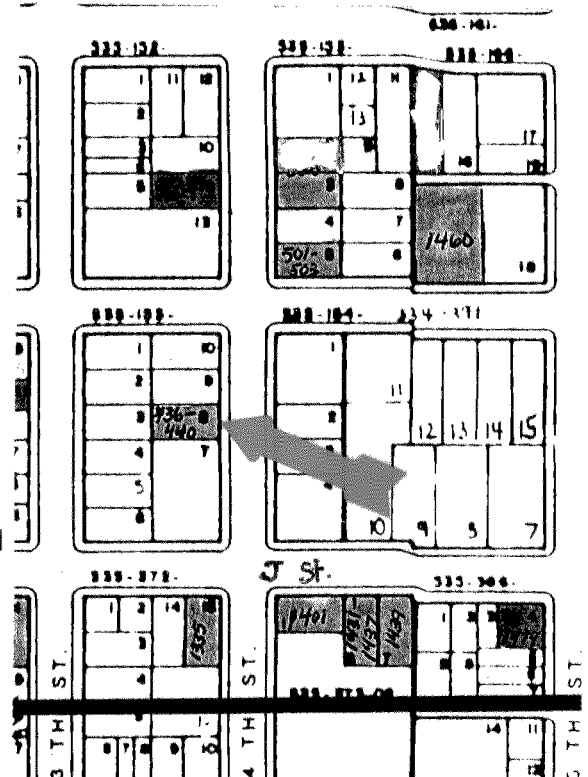
20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP

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

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

San Diego City Directories;
San Diego County Recorder's
Office; San Diego Union,
6/4/1881, 7/10/1881, 7/28/1881

22. DATE FORM PREPARED: 11/10/88
 BY: R. Brandes, K. Flanigan,
 K. Webster, A.P. Cooper
 ORG: Office of Marie Burke Lia
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Keno Wilson House
3. ADDRESS: 501-503 14th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-153-05
5. PRESENT OWNER: Bernice Hansen
ADDRESS: 405 15th Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Multiple Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 174, Lot F.

This two-story Colonial Revival home has a pyramidal roof, a corner porch at the entrance and clapboard siding. The porch has a single support column which exhibits very little detail or ornamentation. The west elevation, that which faces the street, includes two upper story, double hung sash windows and a third, fixed frame window on the ground floor. A fourth, though smaller, fixed window, was included next to the doorway, at the corner porch. No alterations to the house were noted.



8. CONST. DATE:
FACT: 1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is a good example of an attractive, up-to-date home for middle income families at the turn of the century.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building is a good example of an attractive, up-to-date home for middle income families at the turn of the century. Jefferson (Keno) F. Wilson acquired this property in 1899, had the house built the following year, and lived at this address through 1905, during which time he was employed as a city policeman. By 1909, though living on "I" Street, he was listed as "Keno" Wilson, the famous San Diego Chief of Police.

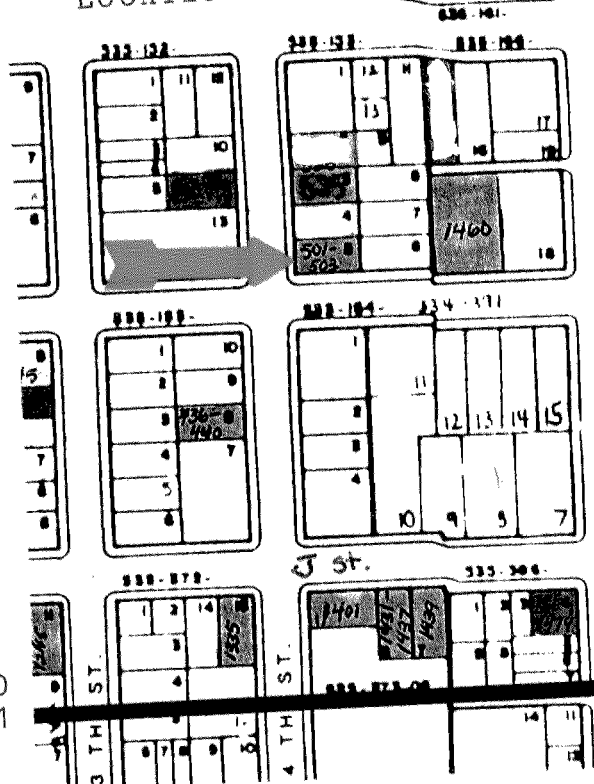
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: James & Mary Allison Residence
3. ADDRESS: 525 14th Street CITY: San Diego
ZIP: 92101
4. PARCEL #:535-153-03
5. PRESENT OWNER: Mark XIV Associates, Ltd
ADDRESS: 3731 Kingsley Street CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 174, Lot D

This one and one-half storied house has a medium pitch, cross gabled roof. The exterior siding is shiplap, with cornerboards. Double hung windows, in flat, rectangular frames, were used on both the first and second stories. Concrete steps, in need of repair, lead up to the small, centrally placed entry porch. Much of the house is obscured by trees. The folk Victorian style was prevalent in this predominantly worker's neighborhood.



8. CONST. DATE: c.1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of the Folk Victorian style prevalent in this predominantly working-class neighborhood.

IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Steinmetz-Martin Building
3. ADDRESS: 528 14th Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-152-09
5. PRESENT OWNER: Bruce & Karen Bennet
ADDRESS: P.O. Box 541 CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Boarding house
ORIGINAL USE: Boarding house

DESCRIPTION

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

Legal Description: Horton's Addition, Block 104, Lot I.

This highly modified, two-story Italianate town house had quite a different appearance eight years ago, before modifications were made. The characteristic flat roof, broad-eaved cornice and pair of bay windows which still remain, made the identification of the building possible. Double hung sash windows of the first and second floors appear to be set in their original, flat, rectangular frames. The primary alteration to the structure is a combined first floor porch and second floor balcony, which covers and obscures the entire front mid-section of the building.



8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building, in its original design, typified rental housing built for working men at the turn of the century.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Facade heavily altered after 1980

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This unusual building appears to have been built as rental housing for working men. Possibly, day laborers found temporary living quarters in such arrangements. In 1902, Nicholas Steinmetz sold the property to J.V. Martin. Thereafter, it was leased to various individuals. Steinmetz was a partner in Fintzelberg and Steinmetz, a real estate, insurance and loan firm. Fintzelberg was secretary of the San Diego Building and Loan Association. A sequence of managers or owners are named in the records associated with the boarding house. A very poor rehabilitation of the facade was undertaken after 1980.

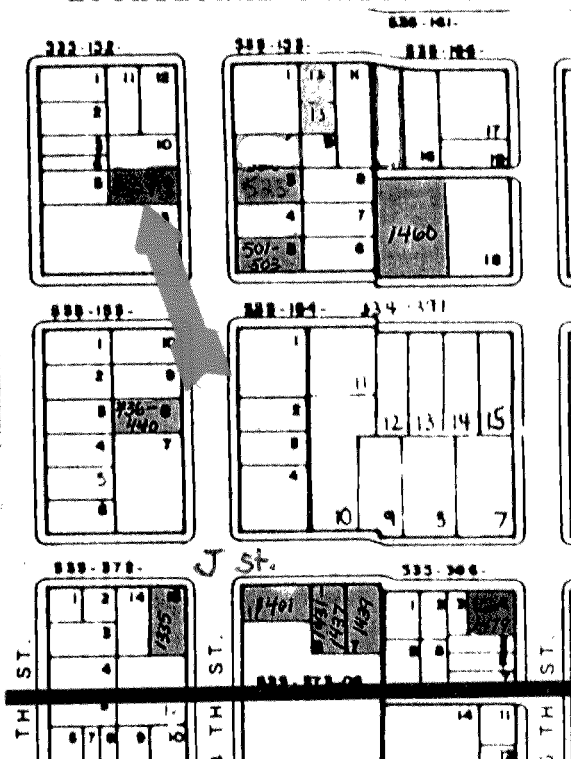
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartment House
2. HISTORIC NAME: Daggett Family Residence
3. ADDRESS: 719 14th Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-143-05
5. PRESENT OWNER: Shel and Bonnie Kulick
ADDRESS: 89 Port of Spain CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 176, Lot E

An example of certain pre-First World War expressions of the Queen Anne style, this two-story house was altered by a second story addition to the west elevation. It has a combined gable and hipped roof, the gable end of the west elevation exhibiting a decorative half-timbered look that was common to Queen Anne houses. Original portions of the building have clapboard siding. The fascia on the gabled portion of the roof is flared at the ends. The second story addition hides other details which may have provided more definition to the house. Windows are predominantly double hung sash, either one over one or two over two lights. What may once have been a single porch entry has since been divided into two entries.



8. CONST. DATE: 1911
EST: X FACT:
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of certain pre-First World War expressions of the Queen Anne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Addition built on second story front

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Cast stone retaining wall

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

W. T. Daggett, a real estate agent, purchased this property from attorney, N.H. Conklin in 1887, probably erecting his residence on it sometime in 1888. Daggett and his wife, Fannie, lived at this address until 1890, then leased the #721 building out to various tenants until 1911, when architect Walter S. Keller purchased the property. Keller, also a non-resident, owned the structure until 1917, when he left to fight in World War I. From 1917 up to the late 1920s, various owners have rented the #721 address, including David and Lizzie Garra (1917), Albert and Queene L. Lane (1926) C. F. and Ida Weeber (1927) and William E. McDonald (1928).

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

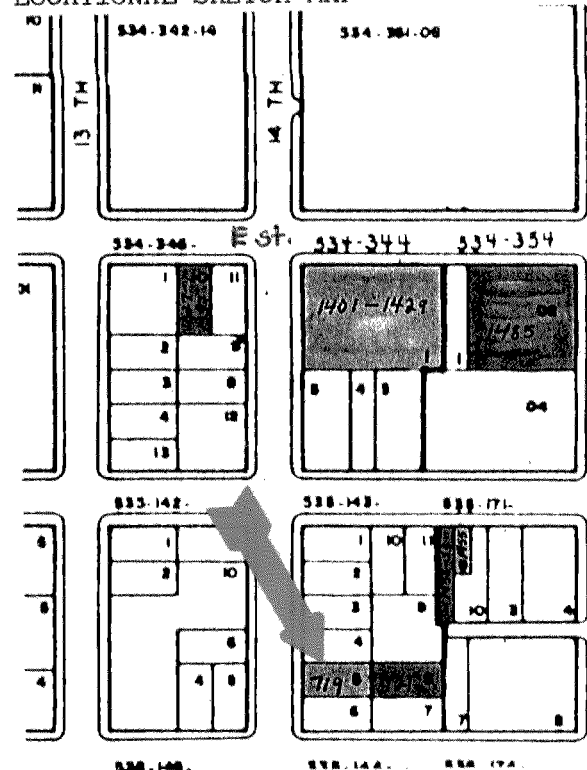
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Murray Apartments
3. ADDRESS: 721 14th Street (rear) CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-143-08
5. PRESENT OWNER: Shel and Bonnie Kulick
ADDRESS: 89 Port of Spain CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rooming House
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 176, Lot H

The two-story house on the rear of the lot shared with 719 14th Avenue, is a typical Queen Anne, "shotgun" cottage, with a wrap-around porch and single gable roof. The Queen Anne detailing included in the house's design begins with spindle work at the gable end. The spindle work was also used under the cornice of the porch. Fish scale shingles appear on the gable end and on the mansard porch roof. Turned posts supporting the porch are braced against the cornice and the spindle work with brackets. Shiplap siding was used over most of the exterior. Double hung sash windows of the first floor have ornamental pediments above them. On the second floor, windows have spindle work in the place of pediments. No major alterations have been noted.



8. CONST. DATE:
c. 1887
EST: X FACT:
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is a significant example of Queen Anne architecture created on a modest scale.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Addition to the rear

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?
c.1911

18. RELATED FEATURES: Building sited in broad arroyo which
ran from the Golden Hill area to the harbor.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The history of this structure is difficult to trace. The Daggett family also owned this house for a time, as well as that which was built at 719 14th Avenue. The building at 721 14th Avenue eventually became known as the Murray Apartments, which it remained until at least 1950. From all appearances, this building was constructed first and moved from the front of the lot to the rear. It is a significant example of Queen Anne architecture, created on a modest scale.

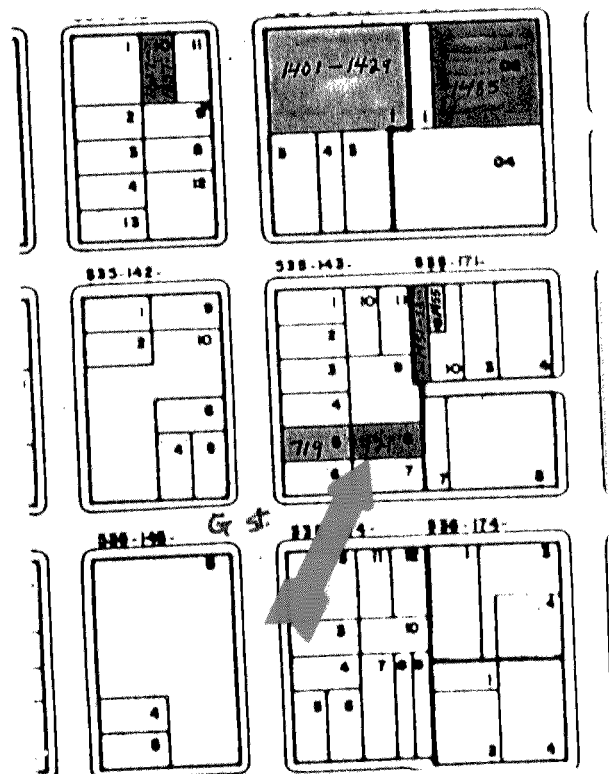
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office; City of San Diego
Sewer Records

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Valderama Residence
2. HISTORIC NAME: B.J. Grenell House
3. ADDRESS: 1037 15th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-225-04
5. PRESENT OWNER: Octavio E. Valderama
ADDRESS: 1814 McKinley Avenue
CITY: National City
ZIP: 92050 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Gardner's Addition, Block 17, S 1/2 of Lot 10,
N 12 1/2' of Lot 9.

This single storied cottage has a steep, cross-gabled roof with box cornices and diamond-shaped shingles at the front gable end. A square bay window arrangement dominates the structure's west elevation. The bay extension has a hipped roof supported by brackets. The windows of the bay are the double hung sash variety. A corner porch shelters the entrance, and is supported by turned posts and brackets. There is a transom window above the front door. Each door and window was set into a flat frame. The diamond pattern of shingle in the gable end was repeated in a single line at the base of the projecting bay. The only alterations noted are wrought iron security grills in front of the bay window.



SIGNIFICANCE: This building is considered significant as an example of the Queen Anne cottage style.

8. CONST. DATE:
EST: 1886
9. ARCHITECT:
unknown
10. BUILDER:
E. G. Hammond
11. APPROX. PROP. SIZE(FT):
37.5' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Roof patching

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust X Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: House next door appears to have been
built at same time, although it is altered.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

E. G. Hammond, a carpenter at Perry's Mill and Ranch, probably built this cottage in 1886, and resided here from 1889 until 1897. Samuel and Ella Garwood owned this building from 1898 through 1912, but they did not live here. Ralph L. and Ildica Conklin purchased this site in 1912 and it remained in their family until 1936. Ralph Conklin, appointed a deputy county clerk in 1892, also served as the sheriff of San Diego County in 1916. The house was used as a rental in later years.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE)

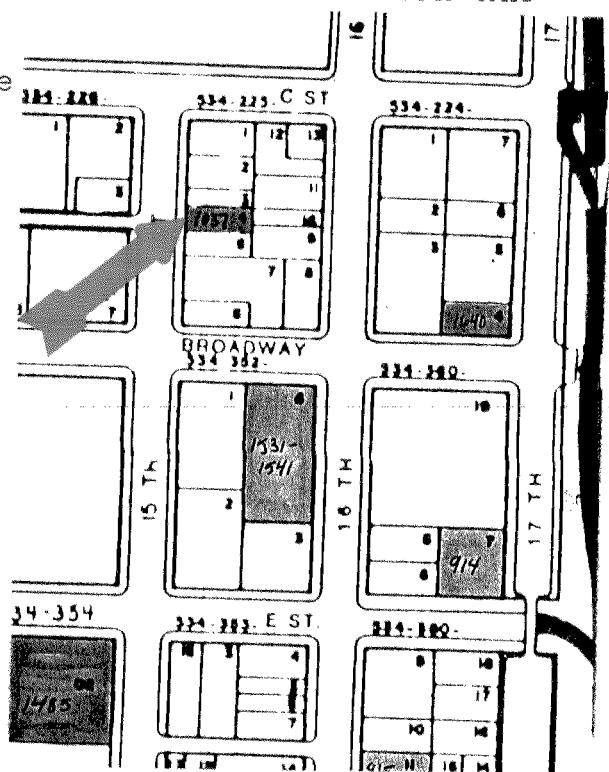
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories;
San Diego Union, 8/4/1908;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Street Apartments
2. HISTORIC NAME: Lee House
3. ADDRESS: 815 16th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-360-11
5. PRESENT OWNER: Bruce Damman
ADDRESS: 841 16th Avenue
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Multiple residences
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 8, Lot 9.

A pyramidal roof, broken by only a pyramidal dormer and two interior chimneys, covers this two and one-half story apartment house. The front porch, which stretches across the west elevation, is supported by five "Doric" columns. Two other pilasters of the same style rest against the corners of the building. Above the boxed cornice of the porch, on the south side of the front facade, a bay was constructed with a door to access the porch roof. A corresponding set of bay windows grace the first floor. The windows of the dormer pivot inward when opened. Most other windows are double hung sash types. A railing of wrought iron appears to have been added between the porch columns. Current siding is either asbestos or a similar material.

SIGNIFICANCE: This building is a fine example of the Colonial Revival style.



8. CONST. DATE: 1908
EST: X FACT:
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

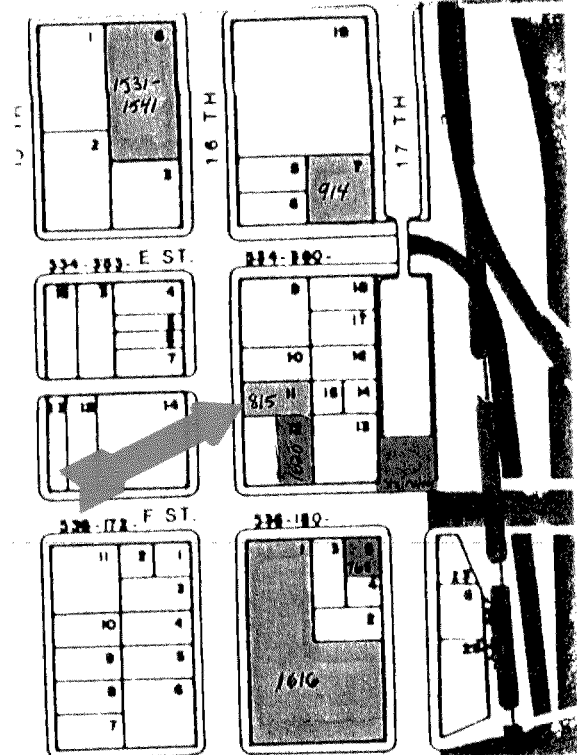
This is a fine example of the Colonial Revival style with the over-hanging eaves, classical porch trim and massive appearance. John M. and Julia Lee bought the property from D.C. Place in 1907, and mortgaged it in 1913, possibly to build the home. John, a real estate man, died in 1913. His widow, Julia, is listed at this address only in 1914.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego Union, 8/4/1908;
San Diego County Recorder's Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: 17th Street Stairway
2. HISTORIC NAME: 17th Street Stairway
3. ADDRESS: Between E & F Streets, north and south on 17th Street
CITY: San Diego
ZIP: 92101
4. PARCEL #: not applicable
5. PRESENT OWNER: City of San Diego
ADDRESS: 202 C Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: Accessibility from E to F Streets over hill
ORIGINAL USE: Same as above

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: None
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Not applicable

This grand concrete staircase, which once provided public access, today serves as a graffiti showcase. The main stairway is ten feet wide. It leads to a landing and then splits into six feet wide narrower flights, which rise at right angles to the main stairs. There is a platform at the top on each side. A low, concrete, solid balustrade with square pillars at the corners, frames the stairs. The steep hillside has been gunited, and a freeway borders this property on the east side. The staircase was demolished on November 11, 1988.



8. CONST. DATE:
EST: FACT: 1908-1909
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
Covers area of 50 yards
in each direction.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This unusual concrete staircase was included, prior to its destruction, as an example of a community project.

13. CONDITION: Excell Good Fair Deteriorated
 No longer in existence X
 14. ALTERATIONS: None apparent
 15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l Other: Freeway just to east
 16. THREATS TO SITE: None known Pvt devel X Zoning
 Vandalism Public Works Project Other: Graffiti
 17. IS STRUCTURE: On its orig site? X Moved? Unknown?
 18. RELATED FEATURES: Stairs now lead up to hill which had
 homes located there until last year when they were
 demolished
- SIGNIFICANCE
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

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

- San Diego Union, 6/23/08,
8/24/09
22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: George Selwyn House
3. ADDRESS: 420 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-393-08
5. PRESENT OWNER: Lucinda Arreola
ADDRESS: 424 17th Street
ZIP: 92101
6. PRESENT USE: Rental
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 21, N 30' of Lot 8.

This rectangular, one-story house features a medium pitch, pyramidal, hipped roof with a boxed cornice and plain frieze. There is an open entrance porch recessed in one front corner with a square post support at the corner. Other features include double hung windows and horizontal wooden siding. A large, three section window faces the street.



8. CONST. DATE:
FACT: 1894
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
30' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This house is a rather plain, early version of the small Neoclassical homes popular in this area after 1900.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George M. Selwyn, a butcher who became the branch manager for the C. S. Hardy Meat Market, purchased this property in December 1893, built his residence, and lived here with his wife, Ada, until 1923. Antonio and Josephine Malavenda purchased this building in 1923, making it their home until 1924. Malavenda operated a furniture business and grocery in 1926, and was a shoe repairman in 1930. This house appears to be a rather plain, early version of the small Neoclassssical homes popular in this area after 1900.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

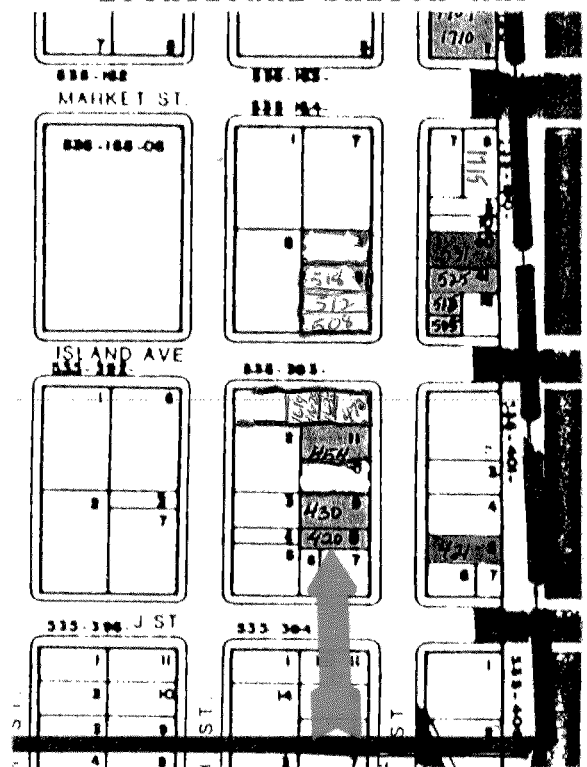
Architecture x Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories,
Office of San Diego County
Recorder.

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Evans Home
3. ADDRESS: 421 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-401-05
5. PRESENT OWNER: Margaret and Roger Allen
ADDRESS: 1746 Duval Street
CITY: San Diego
ZIP: 92102 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 22, South 40' of Lot 5.

This rectangular, wood frame, two-story house on a raised foundation features a medium hipped roof with boxed cornice, and a recessed wrap-around porch on the front and on one side. The porch has turned spindle posts and a railing with jigsaw cut balusters. Wooden steps lead up to the porch. Windows in this house are double hung sashes, individually placed on the ground floor and sides, but paired on the upper floor facade. A set of three on a second story front corner forms a corner bay, with the center window angled in the cutaway corner. The original siding has been replaced with asbestos shingles; latticework screening on the porch has been added since 1980. Some of the original Victorian details of this house appear to be missing.



8. CONST. DATE:
EST: c1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
40' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is deemed significant due to its architectural design in the Victorian style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Siding and roofing

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?

18. RELATED FEATURES: Block wall at sidewalk

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Walter G. Evans, a real estate agent, and his wife purchased this property in 1887 from Harriet A. Caswell. They lived here through 1888. In 1897, George C. Haberfelde, with Singer Sewing Machine Company, bought the home, but did not reside here. From 1901 until 1903, owner Fred M. Hahn, a shoemaker, occupied this structure. In 1905, Gustave Lorigou possessed the property but did not live here.

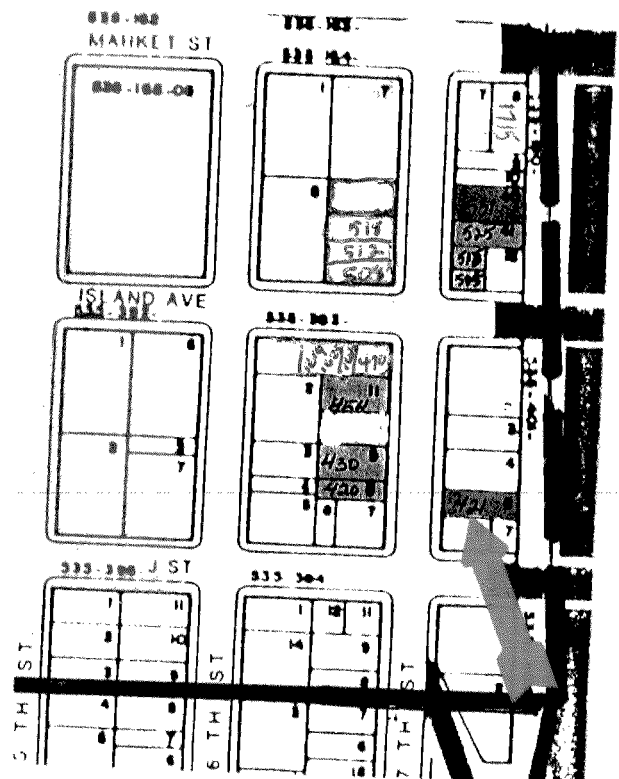
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Henry and Hilda Thomas Residence
3. ADDRESS: 430 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-393-09
5. PRESENT OWNER: Christine Hendricks
ADDRESS: 430 17th Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: French Second Empire Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Sherman's Addition, Block 21, Lot 9.

This unique 1 1/2 story, symmetrically designed house features one of the rare mansard roofs found in San Diego. The cornice is boxed and has a row of dentils underneath it. A door and two street-facing, double hung windows with decorated surrounds, pierce the roof in front. The house has a plastered brick exterior, and a centered entrance flanked by a pair of double hung windows on each side. The entrance stoop is sheltered by an open beam and post porch which has a small balcony on top of it, just in front of the roof door. Alterations include metal awnings on the front and metal bars at the windows. The porch and balcony might be additions.



8. CONST. DATE:
EST: FACT: 1889
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Although somewhat altered, this house is important as a rare example of a home with French Second Empire influence in its design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Roof material; stucco facade; window awnings
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Trees and lawn, chain link fence

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Henry and Hilda Thomas, both natives of Germany, purchased this property in 1889. Thomas, a brick mason, and his wife, resided at this address until selling the property to J.H. and Alice McNeil in 1891. McNeil, noted at this time as a capitalist, had been conductor for the California Southern Railroad in 1884. He had resided in Oceanside in the late 1880's where he owned land and a store. In 1901, Lucia P. Woods, a teacher at Russ High School, purchased this residence and lived here with Margaret L. Woods, a student, and Hallie A. Woods. Charles del Re, a grocer, bought this house in 1907, but apparently did not reside here. The structure after this time passed through various owners who rented the building. Although somewhat altered, this house is important as a rare example of a home in San Diego with French Second Empire influence in its design.

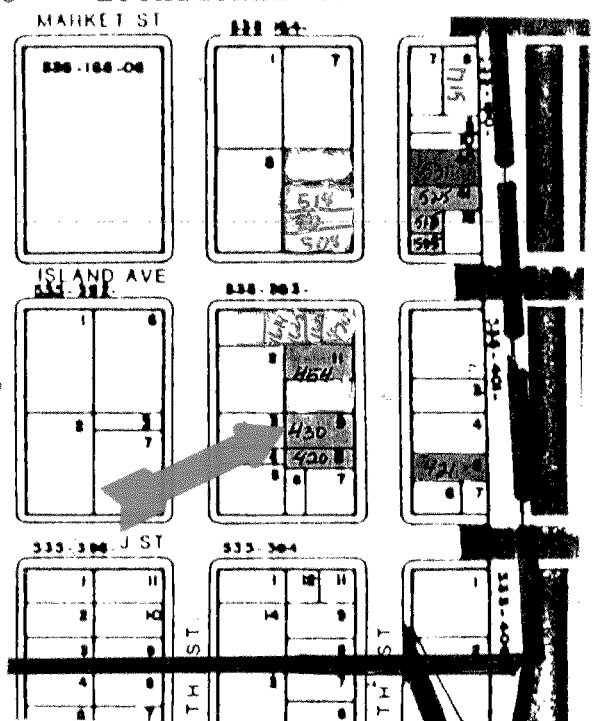
20. MAIN THEME OF THE HISTORIC LOCATIONAL SKETCH MAP RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; San Diego Union, 8/14/1887, 6/15/1884, 2/12/1885, 2/26/1885; San Diego County Recorder's Office; Sewer Hookup, 5/21/1891

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Theodore Olsen House
3. ADDRESS: 454 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-393-11
5. PRESENT OWNER: Zenobia Watley
ADDRESS: 454 17th Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 21, Lot 11

This small, symmetrical, one-story house features a medium pitch, truncated, pyramidal roof with a boxed cornice and plain frieze, and a gabled attic dormer, centered on the facade. The front door of this house is flanked by a pair of double hung windows on each side. An entry porch with a flat roof, a fishscale-shingled cornice and a plain frieze, extends across most of the front. Turned wooden and a plain frieze, extends across most of the front. Turned wooden spindle posts support the porch roof. Other features of the house include horizontal wooden siding with cornerboards and fishscale shingles in the front gable. The only apparent alterations are on the porch which has been enclosed by decorative wrought iron bars. Solid boards either cover or enclose the original railing.



8. CONST. DATE:
EST: FACT: 1890
9. ARCHITECT:
Unknown
10. BUILDER:
Jobbitt and Schaniel Bros.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of the Folk Victorian style, this home contributes to the historic streetscape of this neighborhood.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

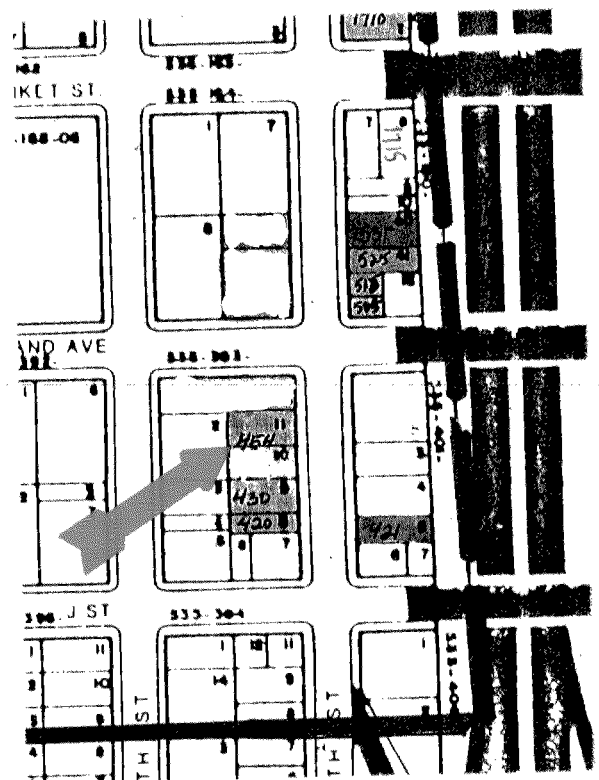
Frank F. Adams purchased this lot in 1887, erecting a house for rental purposes on it in 1890. Theodore Olsen, a wharfinger for the Pacific Coast Steamship Company, bought this property in 1895, and resided here with his wife Ada. The structure remained in the Olsen family until 1932, when James F. and Adele Lamond purchased it. The Theodore Olsen House is a fine example of the small Victorian houses built in this area before the turn of the century. Except for some reversible alterations on the porch, the house appears to retain integrity of design and materials. The home contributes to the historic streetscape of this neighborhood.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego County Recorder's
Office; Sewer Record, 8/7/1896
San Diego Union, 7/9/1890,
2/10/1892

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BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
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ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Stewart House
3. ADDRESS: 470 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-393-13
5. PRESENT OWNER: God's Extended Hand
ADDRESS: P.O. Box 989
ZIP: 92112
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 21, E 1/2 of Lot 12.

This rectangular, one-story house features a medium pitch, pyramidal, hipped roof with flared eaves, boxed cornice, plain frieze, and an interior brick chimney. Other features include narrow clapboard siding with mitered corners, double hung windows, and an angled bay on the facade. An entrance porch with turned columns is recessed in one front corner. The porch has been partially enclosed.



8. CONST. DATE:
EST: 1904
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This small Neo-classical house is typical of many modest homes built in the area in the early part of this century.

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

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Julia V. Stewart, who owned property throughout San Diego County, was probably best known for her law suit against Joseph W. Sefton, president of the San Diego Flume Company, who was accused of removing 72 lemon trees from her Spring Valley property for the purpose of constructing the flume through the area. The structure was rented throughout its early days, becoming a residence of the owners, James S. and Martha Thompson from 1907 through 1910. Isaiah Solomon, a jeweler, and his wife Ethel, owned and lived in the house through the early 1920's. This small Neoclassical house is typical of many modest homes built in the area in the early part of this century.

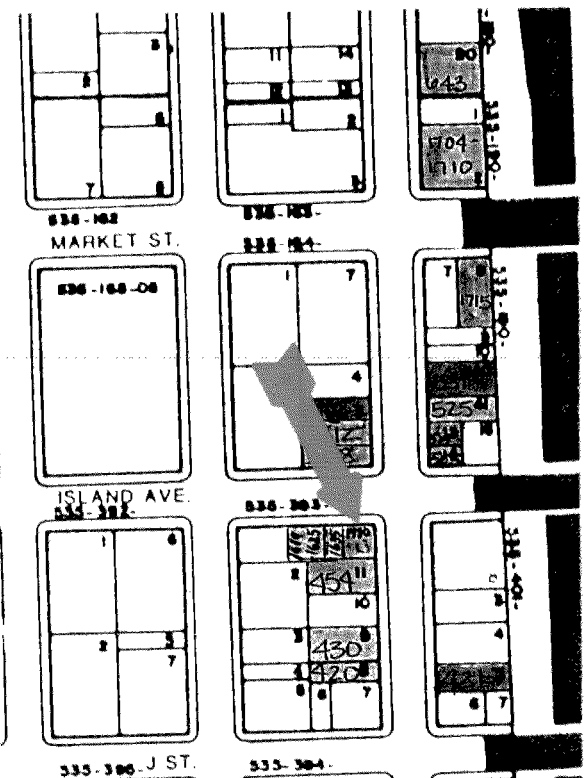
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office; San Diego Union,
4/2/1893

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Norris Rental
3. ADDRESS: 505 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-190-14
5. PRESENT OWNER: Betty Koffler
ADDRESS: 5284 Gary Street
ZIP: 92115 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rental
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 15, S 32' of W 1/2 Lot 6.

This one-story, Queen Anne cottage features a medium pitch, truncated hipped roof, with a street-facing cross gable section, offset to the left, forming a shallow "L." Fishscale shingles grace the front gable end. An open entry porch with a hipped roof, wooden post supports with brackets, and a stickwork railing fills the "L." This porch is entered from the side. Other features include shiplap siding with cornerboards, and tall, narrow, double hung windows. Alterations include rolled roofing over part of the roof and bars on some windows.



8. CONST. DATE:
EST: c1887
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
32' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This house is a clear example of Queen Anne Cottage architecture, designed for worker's families.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown? X
1921-1940
18. RELATED FEATURES: Fence

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

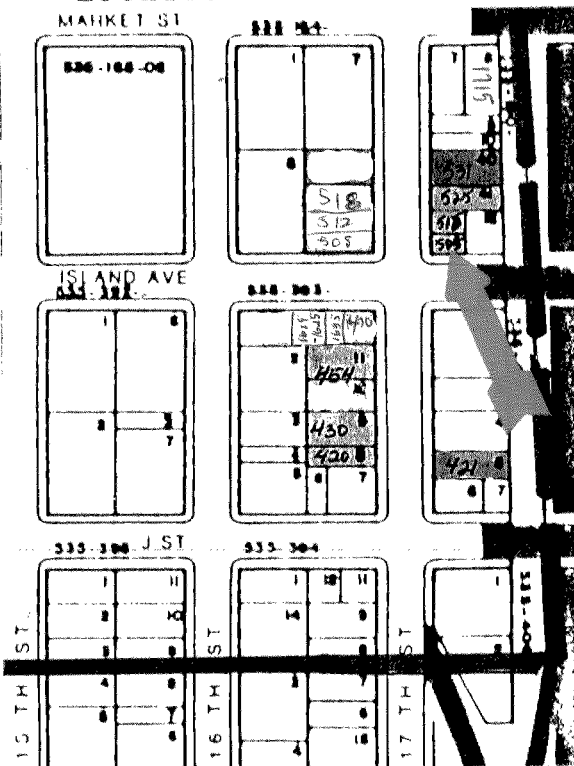
William B. Norris, a carpenter, bought this lot in 1872 from William R. Frisbie. Sometime between 1921 and 1940, he moved the house on the property. The Norris family owned this property until 1940. The house is a clear example of Queen Anne Cottage architecture, designed for worker's families.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego County Recorder's Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Falkenstein Residence
3. ADDRESS: 508 17th Street CITY: San Diego
ZIP: 92101 4. PARCEL #: Portion of 535-164-03
5. PRESENT OWNER: Jesus and Virginia Hueso
ADDRESS: 1853 Julian Avenue CITY: San Diego
ZIP: 92113 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 16, S 2/3 of Lot 7.

The folk house shape and Victorian ornamentation suggest that the style of this small house is Folk Victorian. The rectangular one-story cottage features a medium pitch, front-gabled roof, with a full porch across the front. The porch has a hipped roof with a plain frieze, and turned spindle post supports, with decorative brackets. Other features of the house include shiplap siding, an interior brick chimney, and an attic vent in the front gable end. A pair of tall, narrow, double hung windows faces the street. The original balusters in the porch railing have been replaced; metal bars have been added to some windows.



8. CONST. DATE:
EST: FACT: 1887
9. ARCHITECT:
Unknown
10. BUILDER:
Joseph Falkenstein
11. APPROX. PROP. SIZE(FT):
33.3' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure serves as an example of a modest Folk Victorian cottage.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? Unknown? X
18. RELATED FEATURES: Fence, trees; house at #512 17th Ave.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This house was included on the 1940 Sanborn Fire Insurance map, and was probably moved to this lot. It is very similar to the one at 512 17th Avenue. This house is an example of a modest Folk Victorian cottage.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

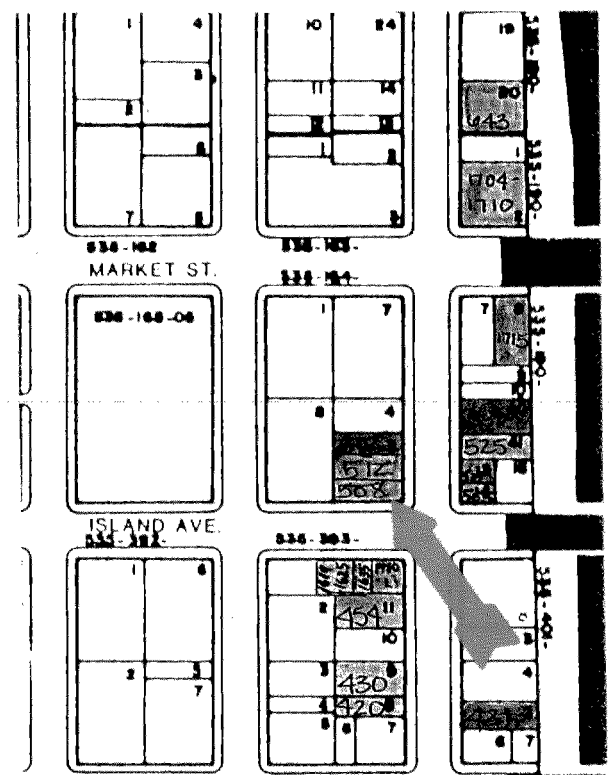
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Rinehart Residence
3. ADDRESS: 512 17th Street CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 535-164-03
5. PRESENT OWNER: Jesus and Virginia Hueso
ADDRESS: 1853 Julian Avenue CITY: San Diego
ZIP: 92113 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 16, N 1/3 of Lot 7 and S 1/3
of Lot 8.

The folk house shape and Victorian ornamentation suggest that the style of this small house is Folk Victorian. The rectangular one-story cottage features a medium pitch, front-gabled roof, with a full porch across the front. The porch has a hipped roof, with a plain frieze, and turned spindle post supports with brackets. The porch railing has spindle balusters. Other features of the house include shiplap siding, an interior brick chimney, and an attic vent in the front gable end. A pair of tall, narrow, double hung windows faces the street. Metal bars have been added to some windows; some of the original siding has been covered or replaced.



8. CONST. DATE:
EST: c. 1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
33.3' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure serves as an example of a modest Folk Victorian cottage.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

On March 5, 1878, Matthew Sherman sold the property to John Mumford; after several sales, on December 10, 1925, Charles E. Rinehart signed a notice of completion for construction of a residence. Whether that notice of completion applied to this particular house or not, is uncertain, as this house appears to be of an earlier period. This house is an example of a modest Folk Victorian cottage. It is similar to the house next door at 508 12th Avenue.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

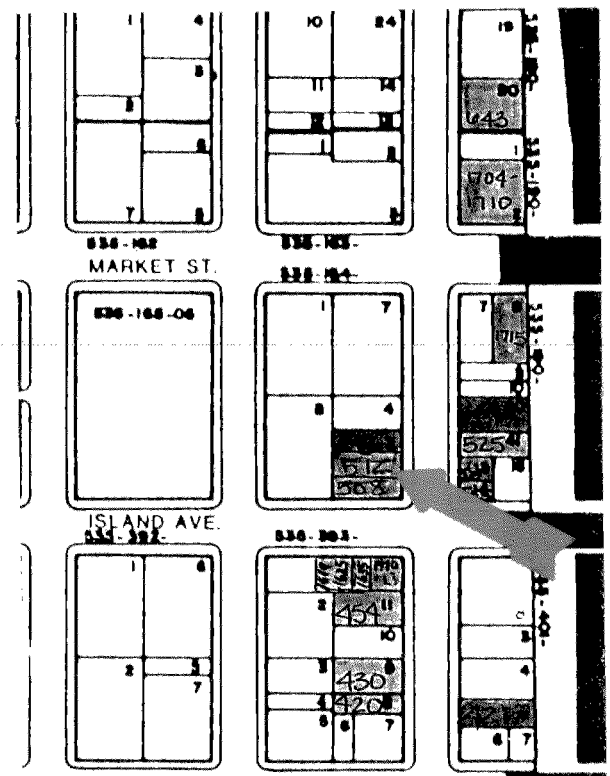
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: William Norris House
3. ADDRESS: 515 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-190-13
5. PRESENT OWNER: Betty Koffler
ADDRESS: 5284 Gary Street
ZIP: 92115 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 15, Southerly 17' of
the E 1/2 Lot 5, and Northerly 18' of the E
1/2 Lot 6.

This modest, rectangular, one-story house features a medium
pitch, truncated, pyramidal roof with a center platform. The
house has shiplap siding on the front and vertical board and
batten siding on the sides. Windows in the house appear to be
two over two, double hung sashes. A raised wooden porch with a
flat roof and square wooden post supports extends part way across
the front. The porch has a stickwork railing. This house has a
concrete foundation and apparently was moved to this location.
Wrought iron bars have been added to some windows.



8. CONST. DATE:
EST: c1900
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
35' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Similar to other
modest Folk style structures,
this house contributes to the
historic streetscape of the
neighborhood.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Little is known about the structure or its inhabitants. William B. Norris, a carpenter, bought this lot in 1872 from William B. Frisbe. Mr. Norris probably moved the house on to the property sometime after 1921. The Norris family owned this structure until 1940. This small Folk House is similar to other modest homes built in San Diego at or before the turn of the century. The William Norris House contributes to the historic streetscape of this neighborhood.

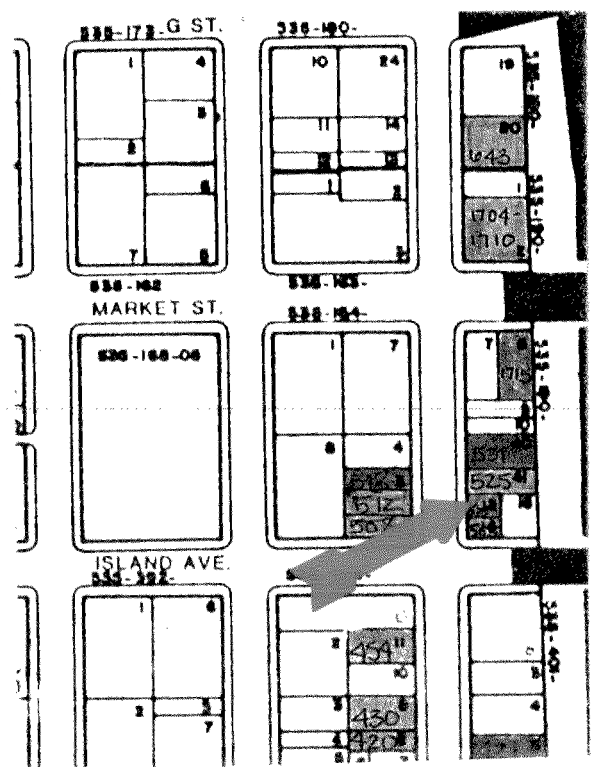
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Not determined
2. HISTORIC NAME: William E. Robinson Residence
3. ADDRESS: 518 17th Street
ZIP: 92101
4. PARCEL #: Portion of 535-164-03
CITY: San Diego
5. PRESENT OWNER: Betty Koffler
ADDRESS: 5284 Gary Street
ZIP: 92115
- OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 16, N 2/3 of Lot 8.

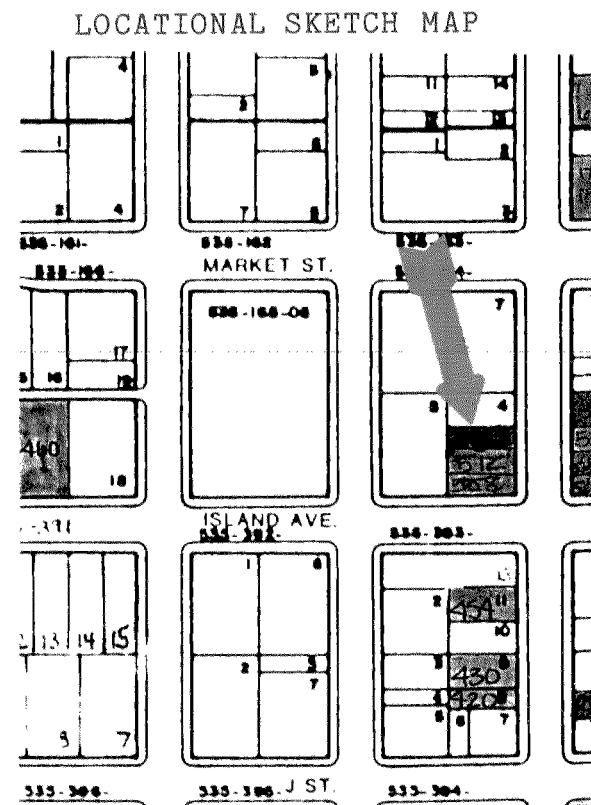
Possibly one of the earliest homes in the area, this two-story, wood frame house features a medium pitch, front-gabled roof with narrow eaves and a brick chimney, shiplap siding with corner-boards, and a box shaped, one-story section, offset to the left in front. The one-story section has a flat roof and seems to be a later addition. The windows in the main section appear to be large double hung sashes. According to the historical research, this house was moved to this location between 1901 and 1921. It may be an example of pre-cut or prefabricated construction.



8. CONST. DATE:
EST: c1877
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
33.3' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As an example of an early pre-fabricated structure, this building is architecturally unique in this part of the city.



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: W. R. Norris House
3. ADDRESS: 525 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-190-41
5. PRESENT OWNER: Pilar Ramirez
ADDRESS: 531 17th Avenue
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Gothic Revival, Modified
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Sherman's Addition, Block 15, except S 17' Lot 5.

The influence of the Gothic Revival style can be seen in the Gothic gable trim on the south end of this small one-story house. The house features a medium pitch, cross gable roof, shiplap siding with cornerboards, and an open entrance porch recessed under an extension of the house roof. The porch roof has a boxed and molded cornice, plain frieze, and is supported at the front by square wooden posts. The house is on a raised concrete foundation, and a flight of steps leads up to the porch. One street-facing window has an elaborate surround with a small hood and a slipsill with three little brackets. The window appears to have an upper transom section with three vertical panes or sashes beneath it. A four-pointed attic vent is centered over this window. The other street-facing window and the front door, which open onto the porch, are not original and have been installed since 1980. The porch railing with its stick balusters appears to be a replacement.



8. CONST. DATE:
EST: c.1887
9. ARCHITECT:
Unknown
10. BUILDER:
Norris and Sons
11. APPROX. PROP. SIZE(FT):
33' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As one of the few buildings with Gothic Revival influence in its design, this building adds to the historic character of the neighborhood.

IDENTIFICATION

1. COMMON NAME: Norris House
2. HISTORIC NAME: Norris House
3. ADDRESS: 531 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-190-40
5. PRESENT OWNER: Jose M. & Emilda Ramirez
ADDRESS: 531 17th Avenue
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Sherman's Addition, Block 15, Lot 4.

Symmetrical in design, this rectangular, one-story, wood frame house features a flat roof with a wide bracketed cornice and a full width, open porch across the front. The porch has a shed roof, supported at the front by six chamfered posts with decorative brackets and a low wooden railing. The front door is centered on the facade; it is flanked on each side by two, individually placed, double hung windows. Wide shiplap siding with cornerboards sheathes the exterior of this 19th century house that was moved to this location sometime before 1940.



8. CONST. DATE:
EST: 1880's
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This house is significant for its single-story Italianate architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

William B. Norris, a carpenter, bought this lot in 1872 from William R. Frisbie. Sometime prior to 1940, Norris moved this frame dwelling upon the property for use as a rental. The house is significant for its single story, Italianate architecture.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88

BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper

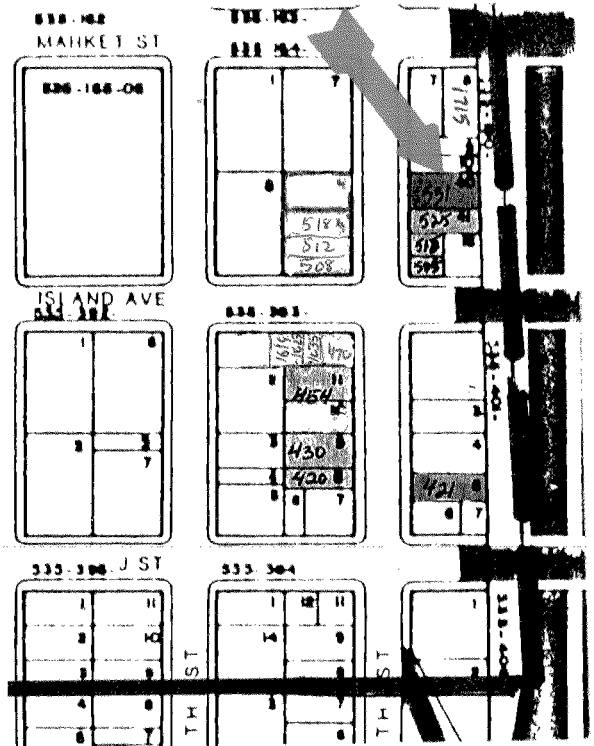
ORG: Office of Marie Burke Lia

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Martin House
2. HISTORIC NAME: Martin House
3. ADDRESS: 643 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 535-180-20
5. PRESENT OWNER: Theodore Wineteer
ADDRESS: 643 17th Avenue
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional Victorian, Craftsman influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Culverwell's Addition, Block 19, Lot 6 and portion of Lot 5.

This charming, 1 1/2 story, wood frame Victorian house features a medium pitch, cross gable roof, shiplap siding with cornerboards, and a one story, pedimented, angled bay window on the south side. An open entrance porch with an almost flat roof, four bracketed wooden post supports, and sawn perforated panels under the porch roof eave, extends across the front. The house roof shape, the perforated panels, and what appears to be a solid porch balustrade, hint of the emerging Craftsman style influence. Most of the windows in the house have double hung sashes. The house is on a raised foundation, and a flight of steps leads up to the front porch. A metal pipe apparently replaces the original chimney.



8. CONST. DATE:
EST: 1904
9. ARCHITECT:
Unknown
10. BUILDER:
David Martin
11. APPROX. PROP. SIZE(FT):
77' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building demonstrates the transition from the earlier, more ornate Victorian homes to the emerging Craftsman homes.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

David Martin acquired lots 5 and 65 while doing business with the San Diego Building and Loan in 1904, and was living here from 1905 on. Mr. Martin was a millman, later a plumber. By the 1920's the house was occupied by renters. This house is interesting because it demonstrates the transition from the earlier, more ornate, Victorian homes to the emerging Craftsman homes. The house contributes to the historic character of this neighborhood.

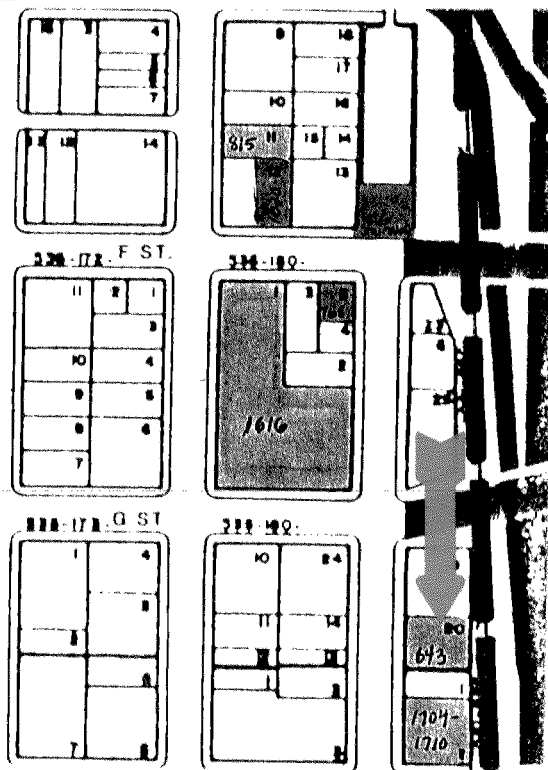
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories;
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Ste 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Norris Cluster Apartments
3. ADDRESS: 768 17th Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 535-180-05
5. PRESENT OWNER: Gary Graham & Yvonne Watson
ADDRESS: 1036 Calaveras Drive CITY: San Diego
ZIP: 92107 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 13, East 50' of Lot 1,
and a portion of Lot 2.

This large, almost symmetrical, wood frame rooming house is rectangular in shape with a front portico supported by oversize wooden pillars. The two-story house features clapboard siding, a nearly flat roof with a boxed and bracketed cornice, and a wide roof overhang. A third story, flat-roofed belvedere is centered on the second floor roof. There is a balcony with a wooden railing above the portico, and many windows in the house have multiple panes in the upper sections. The front door is flanked by side lights; there is a transom above it. Wrought iron security bars have been added to some windows.



8. CONST. DATE:
EST: 1913
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
54' x 58'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building appears to be one of the apartment buildings built for the Exposition visitor influx, and reflects an unusual adaptation of the Colonial Revival style.

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

SIGNIFICANCE

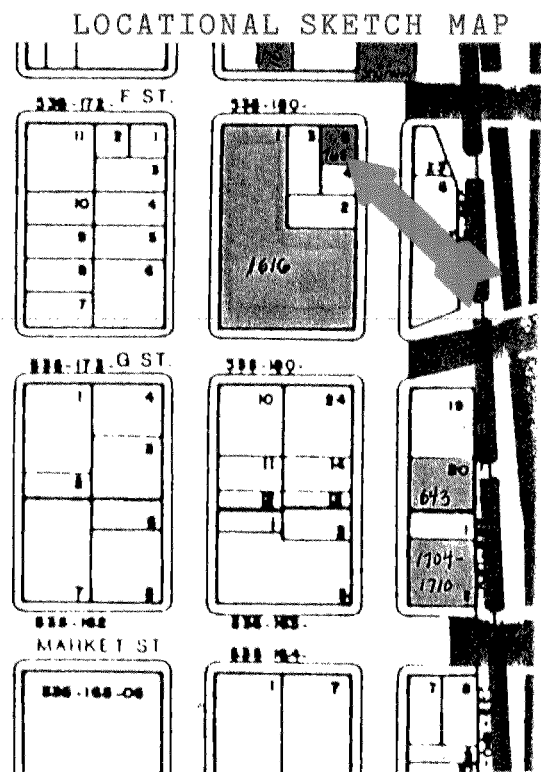
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1912, this property was sold to J.E. Norris, apartment owner and/or manager. The original cluster must have occupied both lots 1 and 2; sometimes the address was 1627 F and other times 768 17th. Norris bought the property from E.V. and Frank Mertzmann. In 1918, the proprietor was Floyd Holsapple who had owned a lovely Queen Anne house at 2133 Second Avenue in 1907. Norris was a partner in Norris and Moore, who in 1914 were proprietors of the Golden West Hotel. This building appears to be one of the apartment or rooming houses built in this part of the city during the construction boom that anticipated an influx of tourists for the 1915 Exposition in Balboa Park. The belvedere on the roof provided a panoramic view of the city. In planning this building, the designer adapted the Colonial Revival style in an interesting way, not seen elsewhere in this neighborhood.

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

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories;
San Diego County Recorder's Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Alcazar Apartments
2. HISTORIC NAME: Munson Apartments
3. ADDRESS: 914 17th Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-360-07
5. PRESENT OWNER: James M. and Janet A. Dort
ADDRESS: 4529 Rhode Island Street
CITY: San Diego
ZIP: 92116 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Alcazar Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Culverwell's Addition, Block 3, Lots 5, 6.

This large, rectangular, stucco apartment building stands on a sloping lot close to a freeway. The four-story building features a recessed entry with a colorfully tiled, arched opening. The large ceramic tiles have Moorish or Spanish motifs. Other features of this building include a red tile roof, wide eaves and exposed heavy rafter beam ends. Most of the windows are paired casements; some of them have been replaced with louvered windows.



8. CONST. DATE:
EST: FACT: 1929
9. ARCHITECT:
Unknown
10. BUILDER:
nknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This apartment building is reflective of the effect of Spanish building styles on architecture and design in the 1920s.



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

SIGNIFICANCE

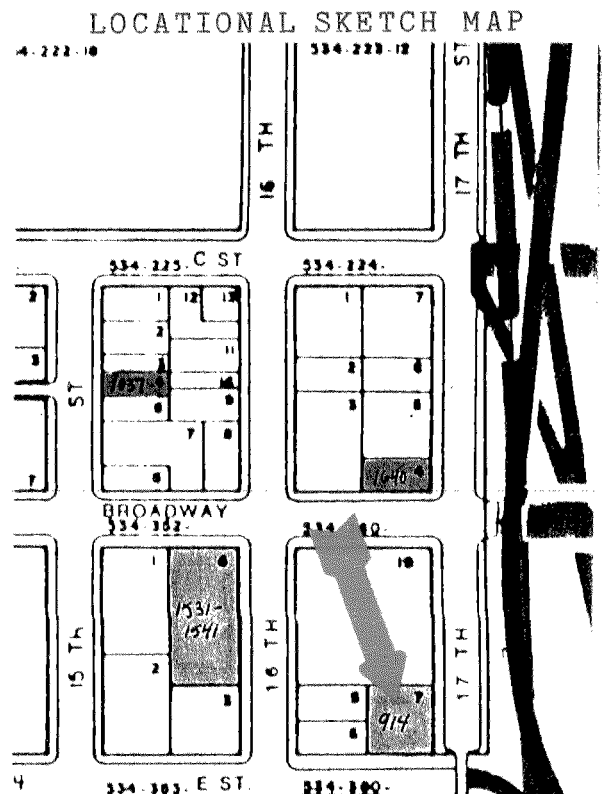
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1871, this property was first sold by S.S. Culverwell to Delia Schaefer. On December 9, 1929, Chester Munson had signed a notice of completion for construction of apartments on lots 5 and 6. This apartment building is similar to others built in San Diego in the 1920s, a period when Spanish styles had considerable influence on local architecture.

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

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).
San Diego City Directories
San Diego County Recorder's
Office

22. DATE FORM PREPARED: 11/10/88
BY: R. Brandes, K. Flanigan,
K. Webster, A.P. Cooper
ORG: Office of Marie Burke Lia
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



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702-714 Market Street	City Printing Company	p.92, CCE VI
728 Market Street	Orford Hotel	p.94, CCE VI
740-744 Market Street	Albert and Peter Morse Block	p.96, CCE VI
837 Market Street	Lawton's Car Hop Restaurant	p.98, CCE VI
922 Market Street	Federal Motor Truck Company	p.100, CCE VI
1425-1431 Market Street	The Tourist	p.102, CCE VI
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2137 Pacific Highway	Big Top Restaurants Inc.	p.51, Harborview VII
2200 Pacific Highway	Prudden-San Diego Airplane Co.	p.53, Harborview VII
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1620 State	Elizabeth Randall Rental	p.57, Harborview VII
1631-1647 State	Frank Dimaria Court	p.59, Harborview VII
1632 State	Daniel O. Cook Residence	p.61, Harborview VII
1642 State	J.B. Spaeth Rental	p.63, Harborview VII
1644-1648 State	J.B. Spaeth Residence	p.65, Harborview VII
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1546 Union	Oscar H. Millard Rental	p.71, Harborview VII
1556-1560 Union	J.A. Heath Rental	p.73, Harborview VII
1610 Union	Oscar H. Millard Rental	p.75, Harborview VII
1620 Union	Andrew Cassidy Home	p.77, Harborview VII
1632 Union	Oscar H. Millard Rental	p.79, Harborview VII
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Historic Site Inventory

(All Sites)

ADDRESS	HISTORIC NAME	PAGE #, VOLUME
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Front & E Streets

First & F Streets

HISTORIC SITE INVENTORY OF
CORE
for
CENTRE CITY DEVELOPMENT CORPORATION

May 1989

Cover Photograph: San Diego Historical Society, Ticolor Collection - 1939

**HISTORIC SITE INVENTORY OF
CORE**



Front & E Streets

First & F Streets

HISTORIC SITE INVENTORY OF
CORE
for
CENTRE CITY DEVELOPMENT CORPORATION

May 1989

Cover Photograph: San Diego Historical Society, Ticor Collection - 1939

CORE HISTORY

Alonzo Horton came to San Diego in 1867 intent on setting up a "new town." He purchased 960 acres of San Diego property, located in the current downtown and uptown areas. He built a wharf at the foot of 5th Avenue, and early businesses grew from that point. As the lower end of 5th Avenue gradually fell into disrepair and infamy, tenacious merchants moved northward, seeking new sites upon which to build their businesses. In the beginning, "H" Street (which became Market Street) was the major thorough-fare, then gradually businesses flowed up 5th Avenue to "D" Street (which became Broadway). Ultimately, the businesses spread out to adjacent streets as the city grew.

The Core area became the major shopping area for the city of San Diego, and remained so throughout the late 1960's. People drove or took a bus to shop at such institutions as Marston's, Jordan Marsh, Ballard and Brockett, Holzwasser's, Jessop's Jewelers, and the Lion Clothing Company. They could lunch at the Golden Lion Restaurant, located in the New Waldorf Hotel building. If they were health-conscious, could eat at the House of Nutrition, where fresh juices, fruit, and vegetable dishes were served. If shoppers desired to bring their edibles home with them, they stopped at Hamilton's Fine Foods.

After the turn of the twentieth century, prominent San Diegans, under the patient guidance of merchant George Marston, sought to beautify their city and lay down some serious planning guidelines. Boston landscape architect and planner, John Nolen, was employed to provide a plan for San Diego. He published his

ideas in 1908, and again, with modifications, in 1926. Nolen emphasized that the city's two main assets, the harbor and the city park, should be capitalized upon. To take advantage of this potential, an idea was born in 1909 that San Diego should host a world-wide exposition. With the plans for the Panama-California Exposition in Balboa Park in place, real estate entrepreneurs knew hotel and rooming space would be necessary to accommodate the throngs of visitors that would be attending the exposition.

The U.S. Grant Hotel, built between 1906 and 1909, was erected on the former site of the Horton House, on Broadway and is considered the earliest remaining hotel. The building was considered first class in every respect, retaining that reputation throughout most of its history. The Hotel Churchill, the Hotel Polhemus, the Southern Hotel, the Elkins Apartments, and the Hotel Lynne were erected in the Core area, adjacent to Balboa Park, during this 1909-1913 time period.

The First World War interrupted extensive building through 1918, but the Core area experienced much construction activity in the 1920's. Massive high-rise Italian Renaissance, Spanish Revival and Art Deco structures began to decorate San Diego's skyline. Pacific Telephone erected a new structure at 9th and "C" Streets, designed by reknowned Los Angeles and San Diego architects, John and Donald Parkinson. Frank Stevenson created an attractive Medico-Dental building at 233 "A" Street to serve the health needs of San Diegans. The city's financial needs were met at one of several institutions: the San Diego Trust and Savings Bank, San Diego Federal Savings and Loan, or the First National Bank, all located on or near Broadway.

With bus travel becoming more popular in the mid-1920's, the Pickwick Hotel, financed by the Pickwick Stage Line, was built. The Pickwick offered reasonably-priced lodging to those arriving here on buses.

The 1927-1928 San Diego Athletic Club, paid for by club affiliates, gave San Diego men a place to work off their intellectual stress, tone their bodies and socialize with other businessmen. Women had their establishment too, the Young Women's Christian Association, located on 10th Avenue, complete with low-priced rooms, modern conveniences, and moral and social advisors.

Not to be overlooked, the only remaining theatre from the 1920's era, the New California Theatre, was erected to cater to the sometimes cultural, but mostly recreational needs of the city. Opening in 1927, the theatre continues through 1989 to offer special concerts and movies to San Diegans. The Thearle Music Company, a fixture of the downtown area for 72 years, contained the most complete musical inventory in the city, taught countless young San Diegans how to read music and play instruments, and encouraged the cultural growth of the community.

Due to its wealth of architectural and historical resources, the Core area of San Diego is one of the most important sections of the city surveyed. The Core area contains the remnants of the city's business district, as it existed from 1896 through the 1970's. Architects such as the Reid Brothers, William Sterling Hebbard and Irving Gill, Harrison Albright, Frank Stevenson, the Quayle Brothers, and William Templeton Johnson, have all left indelible marks upon the cityscape. Historically speaking, the

interiors of these buildings have been filled with some of the longest-lasting and most important locally-owned businesses of San Diego.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

Commercial Building Records, Office San Diego County Assessor.

Deed Books, Office San Diego County Recorder.

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Great Registers of Voters, 1887 to 1907-1908, San Diego Public Library (Main Branch).

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

Mortgage Books, Office San Diego County Recorder.

Photographs, Historical, Ticor Collection, San Diego Historical Society.

Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.

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CORE SURVEY Property Locations

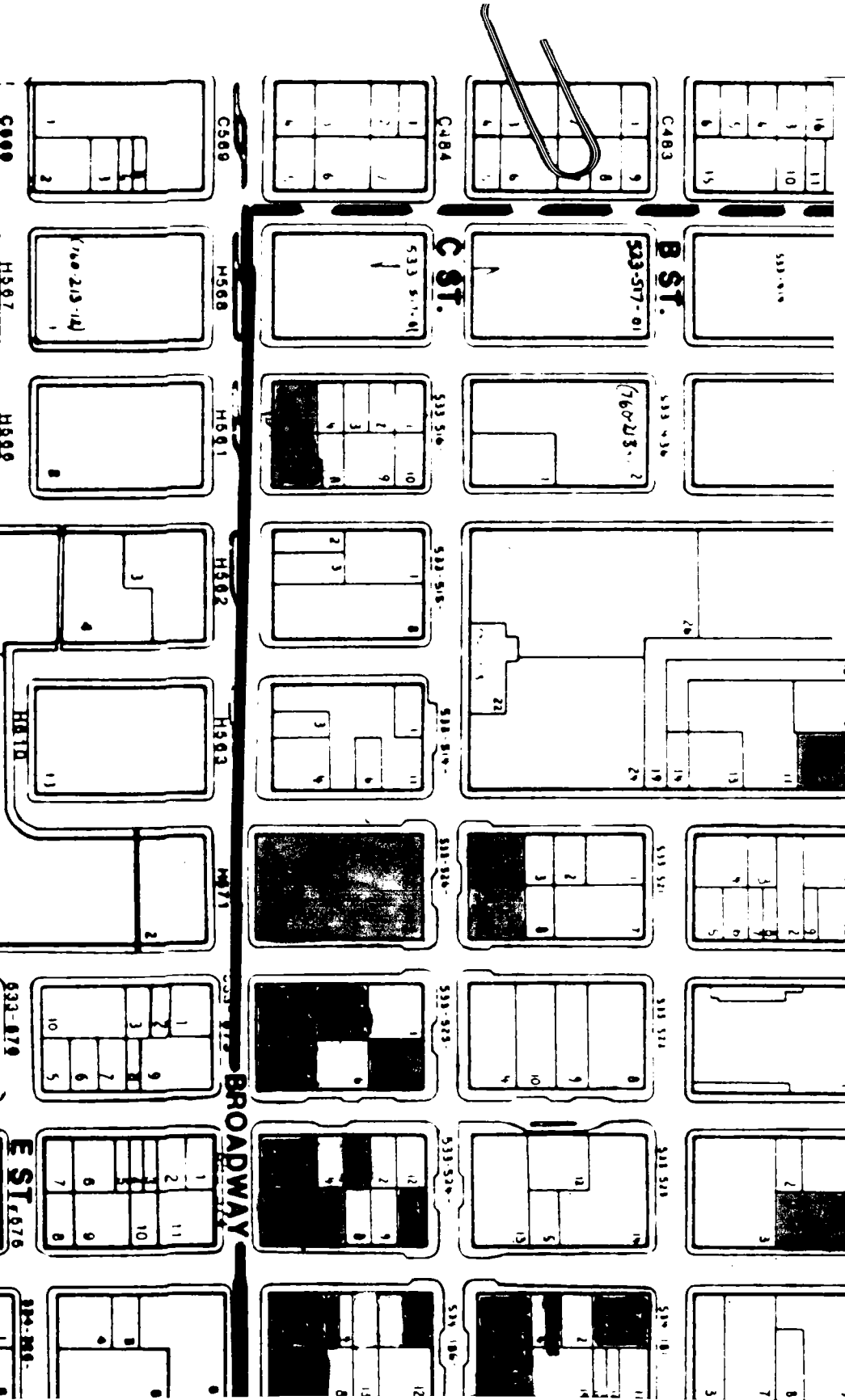
May, 1989

Prepared by:
Marie Burke Lia, Atty and Associates

Map from:
Centre City Development Corporation
City of San Diego, California
Rev. May 1988

Code:

Yellow Rank 1
Red Rank 2
Green Rank 3



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CORE SURVEY Property Locations

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Rev. May 1988

Code: Rank 1
Yellow Rank 2
Red Rank 3
Green



HISTORIC SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

233 A STREET
102-150 WEST BROADWAY
326-396 BROADWAY
530-540 BROADWAY
330-336 C STREET (SAME AS 1122 4TH AVENUE)
640 C STREET
1050-1068 5TH AVENUE (SAME AS 427 C STREET)
1250 6TH AVENUE

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

611-617 B STREET
400-418 BROADWAY
444-448 BROADWAY (SAME AS 1014 5TH AVENUE)
500-522 BROADWAY
602-624 BROADWAY
525 C STREET
619 C STREET (SAME AS 1071 6TH AVENUE)
620 C STREET (SAME AS 1119 6TH AVENUE)
630-636 C STREET
801-819 C STREET (SAME AS 1053-1057 8TH AVENUE)
827 C STREET
914 C STREET (SAME AS 1125 9TH)
1012 C STREET
1037 4TH AVENUE
1039-1041 4TH AVENUE
1041-1049 5TH AVENUE
1143-1145 10TH AVENUE
1130-1134 11TH AVENUE

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

636 BROADWAY
746 BROADWAY
926-928 C STREET
1027 6TH AVENUE
1125-1133 6TH AVENUE
1018 9TH AVENUE
1045 10TH AVENUE
1151-1159 10TH AVENUE
1229 10TH AVENUE
1244 10TH AVENUE

IDENTIFICATION

1. COMMON NAME: Centre City Building
2. HISTORIC NAME: Medico-Dental Building
3. ADDRESS: 233 A Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-433-06
5. PRESENT OWNER: Charles and Gertrude Lamden
ADDRESS: P.O. Box 2567 CITY: La Jolla
ZIP: 92038 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Offices
ORIGINAL USE: Offices

DESCRIPTION

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

Legal Description: Horton's Addition, Block 12, Lots K and L.

This thirteen-story professional office building features Roman arched doorways and windows above the street level shops. The first three levels have a cut-stone exterior and are in an Italian Renaissance design with the sixth floor balconies on the north and east side reflecting the same motif. The fourth to thirteenth floors have a brick exterior and six-paned windows. There is an arched corbel table near the roofline and three oval-shaped concrete plaques with decorative motifs over the main north entrance. During 1988 and 1989, the interior of the building has been undergoing considerable renovation.



8. CONST. DATE:
EST: FACT: 1926
9. ARCHITECT:
F.W. Stevenson
10. BUILDER:
William Simpson
Constr. Co.
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This structure achieves significance due to its architectural design in the Italian Renaissance style, and utilizes many elements of this

design, including Roman arched doorways and windows.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Remodeling of interior offices, ongoing,
especially 1956, 1988.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None

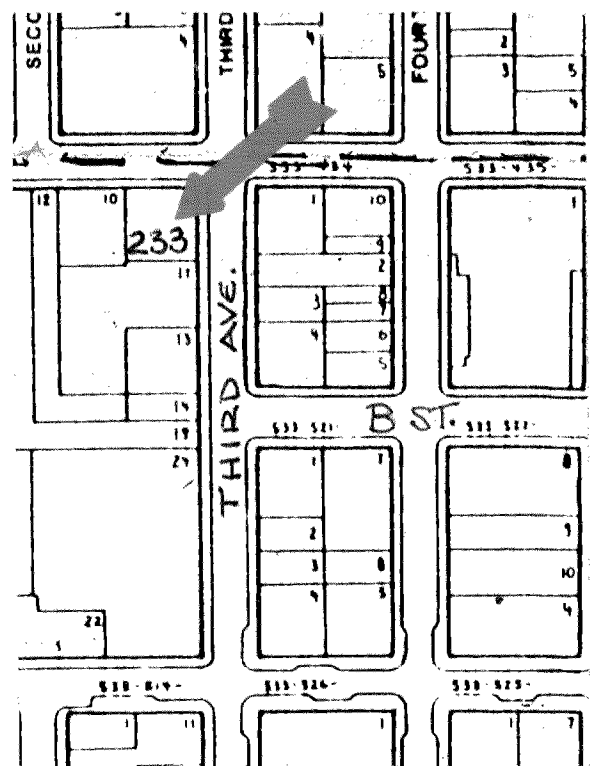
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building of structural steel and concrete, was constructed in 1926 for Charles Lineaweaver and Assoc., at a cost of \$1 million. Erected for tenancy of ethical physicians and dentists, it was one of San Diego's early high rises. A 100' x 100' parking garage was erected on Third Ave, whereby patients could enter the elevators through connecting doors. Ambulances could drive into the basement and then transport patients to any floor. A medical library was established on the 14th floor in 1927. In 1933, the A.I.A. award granted this building noted its "plain, straightforward plan and elevations." In 1966, this structure was purchased by a group of San Diego investors and renamed the Centre City Professional Building. The building is listed on the local historic site register as site #135.

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

LOCATIONAL SKETCH MAP



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

San Diego Econ. Bulletin, Vol. 25, #1.
San Diego Union, 7/17/1927, 9/1/1927,
11/18/1954, 7/20/1956, 7/16/1963,
10/5/1966, 8/3/1980.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Southern Hotel
2. HISTORIC NAME: Southern Hotel
3. ADDRESS: 611-617 B Street
ZIP: 92101
4. CITY: San Diego
PARCEL #:534-181-01
5. PRESENT OWNER: Southern Hotel Inc.
ADDRESS: 225 Broadway, Ste. 123
ZIP: 92101
6. PRESENT USE: Hotel/Restaurant
ORIGINAL USE: Hotel/Shops

DESCRIPTION

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

Legal Description: Horton's Addition, Block 19, Lots A and B.

This four-storied brick, steel and concrete hotel, has a completely remodeled street-level facade. The upper three stories retain the essence of the original structure. Pilasters with Ionic capitals divide each single or paired set of double-hung windows on the second and third floors. This theme is repeated on the top floor in a lesser form. The extended flat roof has boxed cornice with dentils, flat brackets and an ornate frieze. A plain frieze with double dentils courses between the third and fourth floors. Bas relief panels ornament the facade above the second story windows. The face of the upper stories is smooth concrete over brick and concrete construction.

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
J.M. Anderson
of Seattle
10. BUILDER:
J.M. Anderson
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This four-story brick, steel and concrete structure is deemed significant because of its design as a Transitional Chicago style building.

IDENTIFICATION

1. COMMON NAME: U.S. Grant Hotel
2. HISTORIC NAME: U.S. Grant Hotel
3. ADDRESS: 326-396 Broadway CITY: San Diego
ZIP: 92101
4. PARCEL #:533-526-01
5. PRESENT OWNER: U.S. Grant Hotel Assoc. c/o Sybedon Corp.
ADDRESS: 1211 Avenue of the Americas CITY: New York
ZIP: 10036 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 37, Lots A-L.

The U.S. Grant Hotel built in the shape of an "E", has a nine-story tower, 2 seven-story wings, and a terrace level between. It was built of reinforced concrete faced with cream-colored terra cotta tile. Built as a monument to his father, it cost U.S. Grant Jr. and his backers \$500,000. Then the largest building in San Diego, there were 400 bedrooms, 200 baths, a ballroom on the top floor with adjoining special dining rooms, and a full basement with service shops, support areas, storage and a rathskeller, as well as a ladies' billiard room. The Grant has gone through numerous remodelings and yet remains a fine hotel and civic and social meeting place. A marble staircase ascends from the the lobby to the mezzanine above and overlooks the lobby below. The north entrance fronts the motor court. Magnificent marble, crystal and brass are present throughout. On the west side, the Garden Room Restaurant and other elegant areas have been restored close to their original appearance.

8. CONST. DATE:
EST: FACT: 1906
9. ARCHITECT:
Harrison Albright
10. BUILDER:
Thos. Haverty Co.
11. APPROX. PROP. SIZE(FT):
1.38 acres
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This imposing building presents a fine example of the Italian Renaissance style of architecture and contributes greatly to the architectural

history of the city.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Many changes to upgrade and rehabilitate
have occurred within the past 10 years.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Nearby Horton Plaza and shopping
center.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Listed on the National Register of Historic Places, and rich in local history, this hotel was built on the site of the pioneer Horton House. The structure took four years to complete, due to financial problems and the 1906 San Francisco earthquake which put a drain on building materials. The San Diego Symphony conducted its 3rd musical season from the hotel ballroom in 1912. The "male-only until 3 p.m." Grant Grill designed in the 1940s was crashed by seven women on June 17, 1969, ending an 18-year tradition. The hotel, closed in 1980 for renovation costing \$80 million, was re-opened in 1985.

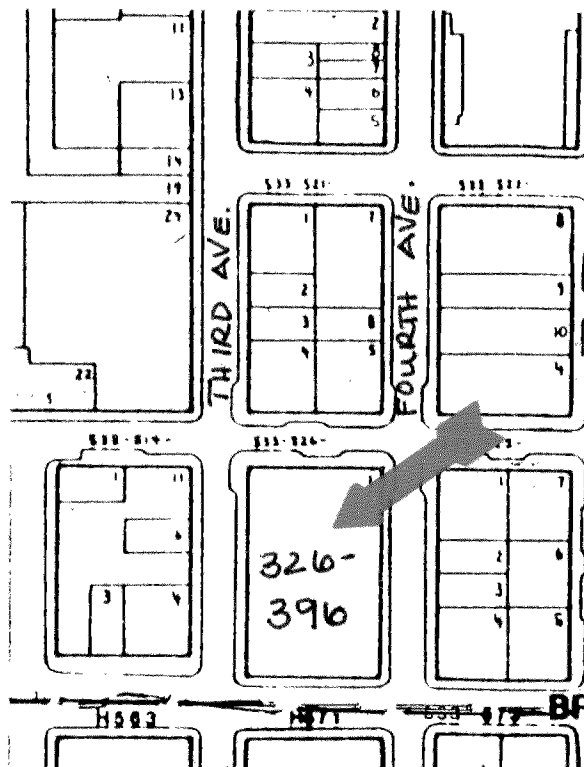
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorders Office.
San Diego Union, 7/16/1905, 1/1/1906,
11/3/1985, 8/3/1979, 4/11/1903, 7/20/1905,
2/20/1932, 9/1/1944, 6/18/1906
San Diego Tribune, 12/14/1983, 12/12/1985
San Diego Daily Transcript, 3/3/1981,
6/28/1979, 11/18/1880.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Drug King
2. HISTORIC NAME: Owl Drug
3. ADDRESS: 400-418 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-525-04
5. PRESENT OWNER: Bank of America National Trust & Savings
ADDRESS: Trust #711, c/o Wells Fargo Bank/Treo Au #5108
P.O. Box 63700
CITY: San Francisco
ZIP: 94163 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Business/Commercial
ORIGINAL USE: Business/Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 36, Lots E and F.

This Neo-Classic box has four stories and is marked by strong verticals created by the alternating rows of square windows and Ionic pilasters covering three floors. The deep, plain frieze gives a strong horizontal balance. The exterior, finished with cement plaster and artificial stone, exhibits decorative columns extending from the second story to a line below the cornice. The roof is flat, the parapet plain. A pair of fire escapes takes up two window runs on the Broadway side of the building, using the original window spaces as recessed doorways. The store fronts at street level have been totally remodeled, several times over, not leaving many clues as to the original appearance of this corner building.

8. CONST. DATE:
EST: FACT: 1913
9. ARCHITECT:
Quayle Bros. & Cressey
10. BUILDER:
Oliver Duval & Son of Oakland
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Due to its architectural design as a Neo-Classic commercial structure, this building is considered significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The building originally featured an open court on the Broadway side which was later filled in. From the date of the building's erection until 1960, the Owl Drug Store inhabited the corner store on the first floor. Other businesses have occupied the other three ground floor stores, including Hart, Schaffner & Marx Clothes from 1914 until 1919, the Farley Outfitting Co. from 1935 until 1945, and the Brooks Clothing Co. from 1936 until 1945. The upstairs offices, which all included a lavatory and clothes closet, have been leased by various tenants over the years, including J.C. Austin, a dentist, I.A. Scribner, a jewelry manufacturer, M.H. Sykes, a photographer and the College of Commerce of San Diego in 1940. The property is owned by a trust composed of descendants of the U.S. Grant family.

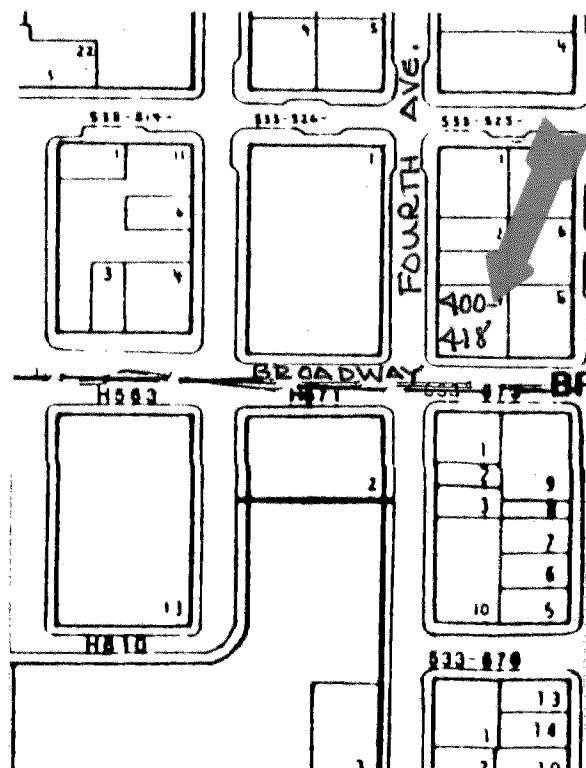
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Walker Scott Department Store
2. HISTORIC NAME: Holzwasser/Walker Scott Building
3. ADDRESS: 444-448 Broadway/1014 Fifth Ave. CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-525-05
5. PRESENT OWNER: Charles del Valle
ADDRESS: 3111 Camino del Rio N. #468 CITY: San Diego
ZIP: 92108 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Department store

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Spanish Colonial Revival with Art Deco modifications
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 36, Lots G, H.

This square concrete building has eight stories and basement, a flat roof and a fire escape on the south facade. The smooth exterior is accented by arches, on the top floor, in Spanish Colonial style, with balconies of urn-shaped balusters, and corner openings with elaborate Spanish surrounds. The remaining windows, double-hung, are placed in groups of three in runs on five floors. The roof trim is a carved cornice. The surface on the second floor is applied in bands interrupted by multi-paned horizontal windows. The ground floor has large display windows with canvas awnings. These two lowest floors were modified to an Art Deco appearance in 1935. All neon and other signs, especially the large "Walker-Scott" sign on the roof have been removed.



8. CONST. DATE:
EST: FACT: X
1919-1920
9. ARCHITECT:
John Terrel
Vawter
10. BUILDER:
Lange & Bergstrom
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building combines a basic Spanish Colonial Revival style structure with Art Deco modifications and is deemed significant due to its architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1919, Charles Holzwasser employed John T. Vawter, who designed the Ramona Castle, to design a new structure for his clothing business at 5th & Broadway. The building contained a tea room and auditorium, an art department, a beauty salon, a post office and a lunch room and soda fountain, as well as a complete line of clothing. The building interior was decorated in ivory and gold. In 1934, Holzwasser went bankrupt and the building was eventually sold to Ralph M. Walker and George A. Scott. The structure was remodeled and modernized for a cost of \$50,000 by the Quayle Brothers, and re-opened on October 2, 1935 by George A. Scott. Walker Scott became a San Diego institution not only because of its quality merchandise, but because of its window displays, Mother of the Year competitions, and anniversary celebrations complete with sales and cakes for customers. Walker Scott closed its doors at this address in 1985.

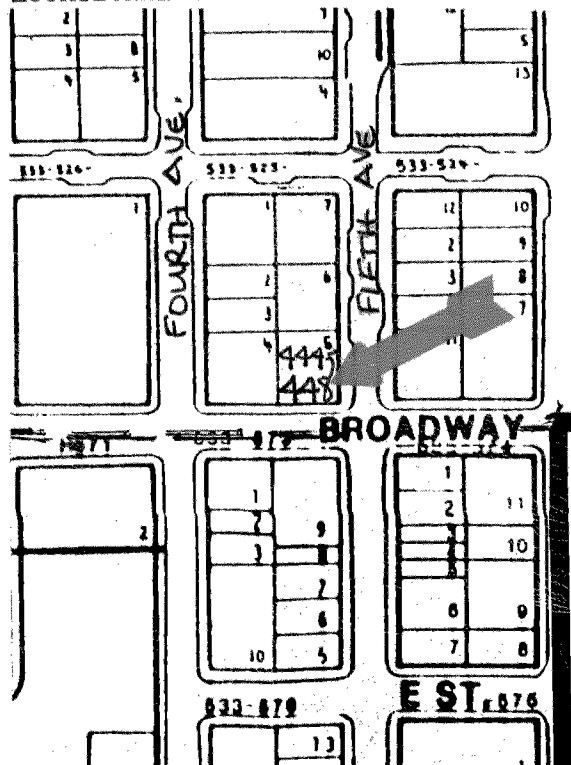
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education 2

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

San Diego County Recorder's Office.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: First National Bank Building
2. HISTORIC NAME: American National Bank
3. ADDRESS: 500-522 Broadway CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-524-11
5. PRESENT OWNER: United Enterprises Ltd.
ADDRESS: 1007 5th Ave., Ste. 1200 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/banking
ORIGINAL USE: Commercial/banking

DESCRIPTION

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

Legal Description: Horton's Addition, Block 35, Lots E, F.

500 Broadway is a cubical office building of eleven stories currently faced in yellow brick, with vertically divided bands of recessed windows, which are grouped in pairs. Modern metal work and marble divide the street-level window plates. The main entrance was centrally placed. There were two large signs advertising the bank at the roof-top and below the second-floor windows. The original construction took place in 1909; major remodeling occurred probably in 1945; another remodeling was carried out in 1960 for the Wells-Fargo Bank. Prior to that time the bank building had not been faced with concrete, but was a beautiful marble building.



8. CONST. DATE:
EST: FACT: 1909
9. ARCHITECT:
Franklin P.
Burnham, Los Angeles
10. BUILDER:
R.P. Shields &
Sons, Chicago
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building represents a Commercial style of architecture very modern for the times and gains its significance from this feature.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Remodeled in 1945 and again in 1960.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Flagpole on roof.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

F.P. Burnham, architect for several Carnegie libraries, created a ten-story reinforced concrete building, San Diego's first high-rise, for the American Land & Building Co. It featured buff-enameled brick facing on the two street fronts with a granite entrance and terra cotta trimmings. The Kahn system of construction, first used in San Diego with this edifice, incorporated a combination of concrete and tile with truss supports in its architecture. The structure was considered very modern with two rapid plunger pattern elevators, a Sturtevant heating system to furnish each office with fresh warm air, hot and cold water, and a modern vacuum-cleaning system. Various incarnations of this institution remained here through 1975.

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

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

San Diego Union, 1/31/1960.

San Diego County Recorder's Office.

San Diego City Directories.

San Diego Constructor Magazine, March 1978.

22. DATE FORM PREPARED: 3/21/89

BY: "Lia/Brandes Team"

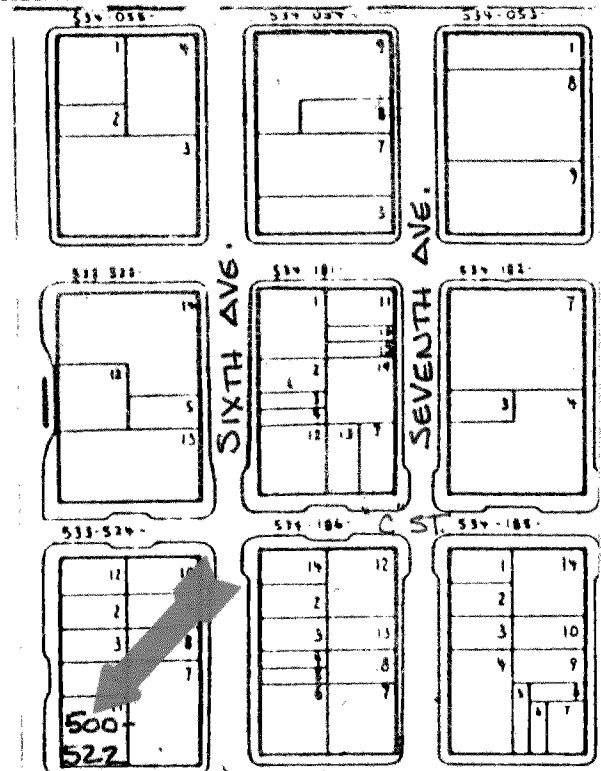
ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA

ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Trust & Savings Bank Bldg.
2. HISTORIC NAME: San Diego Trust & Savings Bank Bldg.
3. ADDRESS: 530-540 Broadway CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-524-07
5. PRESENT OWNER: 530 Broadway Corporation,
c/o San Diego Trust & Savings Bank
ADDRESS: 530 Broadway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bank/offices
ORIGINAL USE: Bank/offices

DESCRIPTION

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

Legal Description: Horton's Addition, Block 35, Lots G-I.

The thirteen-story reinforced concrete San Diego Trust & Savings Bank Building is one of the most elegant commercial buildings in the city. William Templeton Johnson's use of arched windows, entry ways and cornices combined with ornamented pilasters and tiled roofs create a Romanesque Revival structure of great beauty. The building entrance contains wainscoting of Sienna marble with a Tennessee marble floor. Sculpted bronze doors open to the building's four high-speed elevators. The banking hall is made impressive with a painted coffered ceiling and murals, and a museum and archival center. In 1928, this structure became San Diego's highest building, rising 240 feet above the sidewalk. It featured the first San Diego usage of Briar Hill sandstone up to the level of the second floor. Buff-toned terra cotta faced the building above that level. Atop the richly decorated cornice two floors of offices stood.



8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
William Templeton
Johnson
10. BUILDER:
William Simpson
Constr. Co.
11. APPROX. PROP. SIZE(FT):
100' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: As one of the most elegant commercial structures in San Diego, this building, created in the Romanesque Revival style, adds greatly to the architectural history of the city.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

San Diego's first aviation beacon was placed in the tower of this bank edifice "in the interest of aviation," and was operated from dusk till dawn nightly. The bank, founded by Joseph Sefton in 1889 at 5th and "E", survived the Panic of 1893, and was eventually forced to move to larger and more modern quarters in 1928. The bank was a moving force behind the Panama California Exposition of 1915. The first bank branch opened in 1956 to accommodate San Diego urban sprawl. The building was given an A.I.A. award in 1933 for its "outstanding design showing infinite care and study." The decorative paintings in the banking room and murals in the entrance, done by artist John B. Smeraldi, were praised by the A.I.A. that same year, as were the lighting fixtures designed by Johnson.

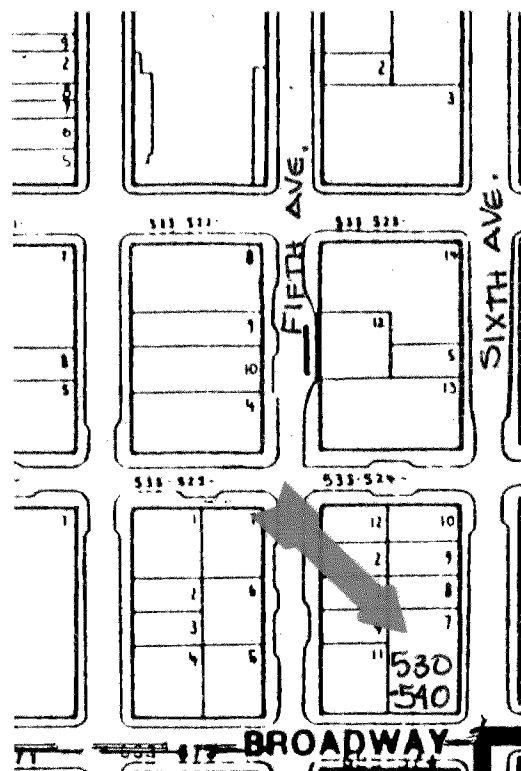
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

A.I.A. Guide to San Diego.
San Diego County Recorder's Office.
San Diego Union, 4/19/1930.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Fletcher-Salmons Building
2. HISTORIC NAME: Owl Drug Store
3. ADDRESS: 602-624 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-186-06
5. PRESENT OWNER: Irving Krasner
ADDRESS: 2212 Main Street
ZIP: 92113
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
PRESENT USE: Commercial/office
ORIGINAL USE: Commercial/office

DESCRIPTION

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

Legal Description: Horton's Addition, Block 34, Lots E and F.

This four-story building has a flat roof, and a wide cornice frieze decorated with long arched supports. The three upper stories are similar in appearance, all with double hung sash windows aligned. The first floor has been refaced with signs and store windows and remodeled repeatedly. Originally two stories, the building was later enlarged to four. Noted features included the unusual amount of light obtained in all departments and the number of plate-glass mirrors on every floor. Elevator service was provided by two large cars operated by electricity, which ran from the basement to the top floor. It is stucco-faced with reinforced concrete construction throughout.



8. CONST. DATE:
EST: FACT: X
1906-1910
9. ARCHITECT:
Quayle Bros.
10. BUILDER:
Julius Harchael
1906, E.B.
Schockly, 1910
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Due to its architectural design in the Italianate Commercial style, this building has gained historical significance.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Alterations in 1910, raised from 2 to 4 stories.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This building, originally two stories in height in 1906, was enlarged to four by the Quayle Bros. in 1910. This sturdy structure was the original home of the Barnett-Stine Co., deemed one of the best equipped department stores in San Diego, and featured mahogany fixtures and plate glass showcases along with wide aisles to give customers easy access to all counters. The remodeled building also included a pneumatic tube system used throughout the building and a wrapping desk connected with each department on its respective floor with a packing carrier. The Owl Drug Co. took a 99 year lease on a portion of the lower story in 1926. The Sunshine Recreation Co. featured billiards as its main livelihood in 1927, and changed its focus to bowling with the installation of alleys on the second floor in 1935. Various professionals rented quarters here from 1926 until 1940.

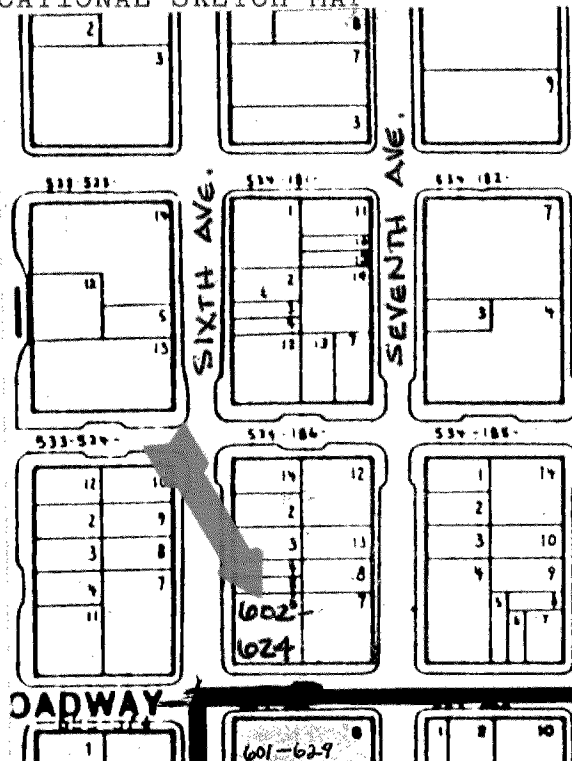
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 12/4/1910, 9/1/1907,
10/03/1906, 9/16/1906, 11/12/1906.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Thearle Music Company
2. HISTORIC NAME: Thum Building
3. ADDRESS: 636 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-186-07
5. PRESENT OWNER: Eisman-Albaum Property
ADDRESS: 636 Broadway, Ste 310
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial / Office
ORIGINAL USE: Commercial / Office

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Chicago Style Commercial with
Moderne modifications
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 34, Lots G and H.

This three-story and basement brick and steel building was constructed in 1908 and covered a ground area of 100' x 100'. The brick was buff-pressed; the ground-floor divided into two major showrooms. In 1948, a major \$200,000 remodeling and expansion was made by the Morley H. Golden Construction Co. in the 30,000 square foot area with all new fixtures to house the Thearle Music Company. The facade, considerably changed, has large floor to ceiling windows at each floor, and a flat roof-line with no overhang. The windows are recessed and have been outlined with a continuous molding which runs from the base of the second floor to the top of the third floor.

8. CONST. DATE:
EST: FACT: 1908
9. ARCHITECT:
Unknown
10. BUILDER:
Chas. O. Bergelin
Co. 1908, M.H.
Golden Co. 1948.
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building merits inclusion in the survey because of its architectural style--Chicago style Commercial with Moderne modifications--and

its use as the home of the Thearle Music Company, which helped foster the musical growth of San Diego for many years.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Known as the Thum Building until 1912, this structure contained the F. & W. Thum Co. as well as the F.E. Randall Grocery Co. and the Thearle Music Co., considered one of the largest and most successful piano houses in the East. In addition to piano and music sales, the company added music franchises, studios for teachers and a recital hall which encompassed the entire building by 1925. The 1948 renovation made Thearle's one of the 15 largest retail music stores in the U.S., and until their closure in 1972, continuously encouraged the musical growth of the community. They contributed financial assistance to budding musical groups, and conducted the weekly Thearle "Hour of Music" in the recital hall. The Thearle Annual Piano Festival held in the early 1960's featured 1,800 musical youngsters and was enthusiastically hailed by critics, teachers, and parents.

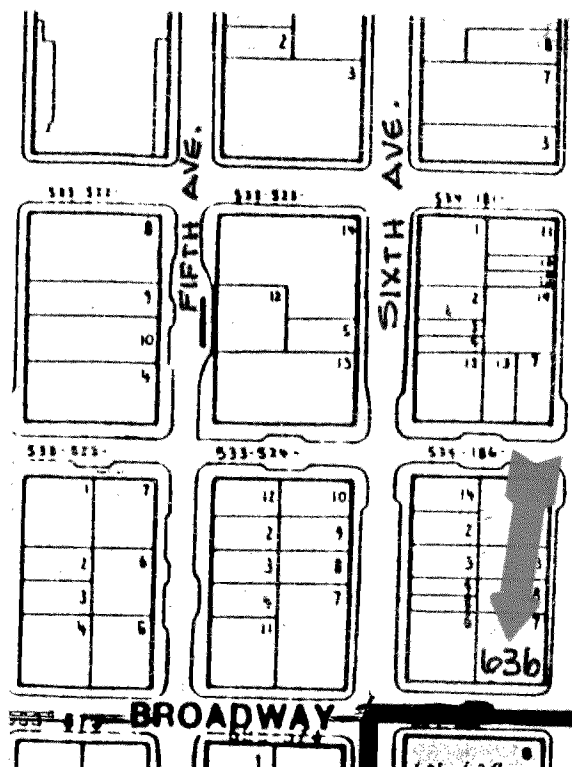
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture 1 Arts & Leisure 2
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

San Diego County Recorder's Office.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Lynne
2. HISTORIC NAME: Hotel Lynne
3. ADDRESS: 746 Broadway
ZIP: 92101
4. CITY: San Diego
PARCEL #:534-185-07
5. PRESENT OWNER: Victor and Huda Salem
ADDRESS: 1036 Seventh Avenue
ZIP: 92101
6. PRESENT USE: Commercial/hotel
ORIGINAL USE: Commercial/hotel

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Commercial with Craftsman influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 33, East 1/2 Lot G and East 1/2 of Southern 23 feet of Lot H.

This three story hotel/commercial building was constructed in 1909. The storefront facades at the street level have been changed many times as the businesses changed. The second and third stories have four windows at each floor on the south or main facade. Each fixed window is bordered by narrow double hung sash windows in the design common to Craftsman architecture. Fire escapes lead down from the flat roof.



8. CONST. DATE:
EST: FACT: 1909
9. ARCHITECT:
Unknown
10. BUILDER:
T.W. Coates Co.
11. APPROX. PROP. SIZE(FT):
50' x 73'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of Commercial style architecture with Craftsman elements, this structure is considered historically significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

E.C. and Mary Williams had this apartment structure erected in 1909. It has been called the Hotel Lynne since its construction. In 1910, Mary Williams, a widow, resided here. The building contains two stores on the first floor which have been inhabited by various businesses over time. From 1926 until 1931, the Radio Shop occupied the 746 portion of the edifice. The Rock Bottom Drug Store ran a business at the 750 address from 1930 until 1935. From 1933 through 1940, W.I. Seymour operated his optometry business here. Ross Photos filled the 750 side from 1943 until 1945. In 1947, Sol Rosenberg ran his jewelry business at this address.

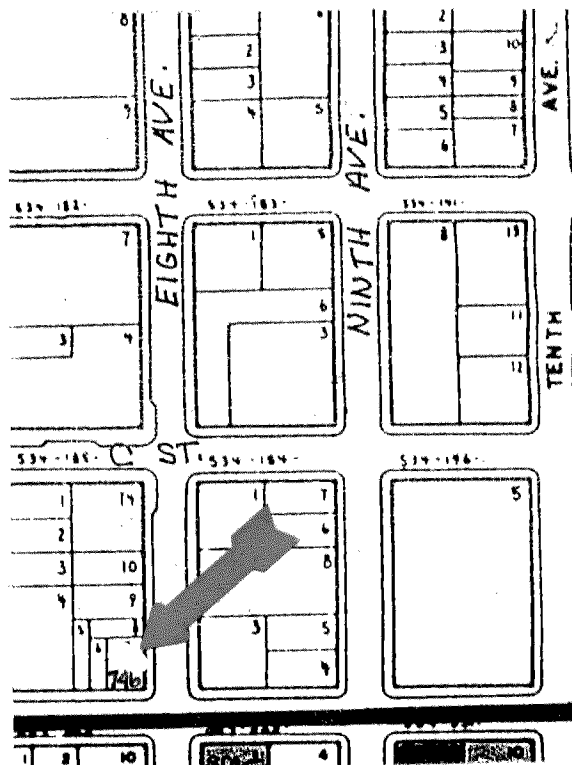
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Greyhound Bus Terminal
2. HISTORIC NAME: Pickwick Hotel
3. ADDRESS: 102-150 West Broadway CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-516-05, -06, & Portion
of -07.
5. PRESENT OWNER: Western Terminals Hotel, c/o Tax Station
ADDRESS: 212 E/E-933 Dept., 4900 University Avenue
CITY: Des Moines, IA
ZIP: 50265 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel, commercial, bus terminal
ORIGINAL USE: Pickwick Stage depot and hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block G, Lots E-H.

The seven story Pickwick Hotel is of Gothic design in reinforced concrete faced with terra-cotta and brick. There are 200 guest rooms, common rooms and space for ground floor shops. Built as the "Terminal Hotel and Depot" for the Pickwick Stage Co., which provided transportation up and down the West Coast, the building was unique in that it provided underground parking just in advance of the American mania for the family car and the decreasing demand for mass transit. The building cost \$1.5 million to build.



8. CONST. DATE:
EST: FACT: 1926
9. ARCHITECT:
W. Peugh of
San Francisco
10. BUILDER:
O'Brian Bros.
11. APPROX. PROP. SIZE(FT):
70' x 200'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: The seven-story Pickwick Hotel is considered architecturally significant due to its Gothic Commercial design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Restored in 1974
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Between 1923 and 1926, the Pickwick Corp. acquired parcels, and in 1926 negotiated two contracts with the building contractors for \$19,000, and \$409,070. Radio KGB had offices in the building until 1931. The Pickwick Stage Co., named after the theatre building that housed its offices, was the first auto stage line organized in California and had its first depot at 1st & "E". By 1923 their main lines covered 1770 miles with 1000 miles of branch lines, 175 large cars, and 500 operatives and repair men. More than 75 cars operated out of San Diego alone. In 1923, the southern line merged with the northern division, running between L.A. and Portland, forming the largest of its kind in the world. The Pacific Greyhound Line absorbed the Pickwick Stages System in 1936. A 1974 remodeling by Frank Hope & Assoc. removed a false ceiling, exposed marble floors, replaced terra cotta arches with brick and replaced windows with aluminum.

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

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

San Diego Union, 9/24/1923, 1/23/1926,
1/22/1926, 9/9/1923, 1/6/1974.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP

12	7	12	533-519
11			
10			
15			
183	B ST.	533-536	
9	533-517-01	(760-213-2)	
8			
7			
6			
5			
184	C ST.	533	533-5
7	533-517-01	10	1
6		9	
5		8	
		1025	150
			2 3

IDENTIFICATION

1. COMMON NAME: California Theatre Building
2. HISTORIC NAME: New California Theatre
3. ADDRESS: 330-336 C Street (1122 4th Ave) CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-521-04,-05
5. PRESENT OWNER: Ariel Coggeshall Estate
ADDRESS: 354 11th Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Theatre/offices
ORIGINAL USE: Theatre/offices

DESCRIPTION

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

Legal Description: Horton's Addition, Block 16, Lots E-G.

The building combines offices, shops, and a fine theatre, and is constructed in three levels. The section facing 4th Ave. is nine stories, the auditorium area is almost five stories, and the procenium area is six stories. The reinforced concrete structure is Spanish Colonial Revival in design. The parapets of the flat roofs have red tile trim, decorated cornices and dentils or arched corbeling. Bands of cast ornamentation continue around the building at various levels and are trimmed with urns. Some windows have arches and baroque surrounds. The side walls of the auditorium imitate a Spanish church. The "C" Street wall of the rear has a sign painted on it. On the office rection, the windows are recessed and plain in style from the 5th floor upward. A small penthouse is on the north side of the roof. The marquee of the theatre is on 4th Ave. Cement quoins marking the corners of the first three floors include niches for statuary. Awnings protect the windows of street-level shops.

8. CONST. DATE:
FACT: 1926-1927
9. ARCHITECT:
John Paxton
Perrine
10. BUILDER:
Wildy, Edwards, &
Dixon Co., Los Angeles
11. APPROX. PROP. SIZE(FT):
200' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: The California Theatre building is significant for its Spanish Colonial Revival design, and for its use as a major San Diego playhouse.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

San Diego's fifth major playhouse and its largest, with a capacity of 2,200 seats, the New California Theatre was owned by the West Coast Theatres, Inc., and backed by local capitalist, C.S. Judson. It was considered to have the finest and most modern equipment. A modern-type Wurlitzer pipe organ, installed at enormous expense, was equipped with an equivalency to a 150-piece symphony orchestra. At its grand opening on April 22, 1927, the theatre presented Constance Talmadge and Antonio Moreno in "The Venus of Venice," and Fanchon & Marco's "Book Idea," accompanied by Al Lyons and his band. Bernard's, Inc., an apparel store for women, occupied the entire second floor in 1927. The California Theatre, operated by Mann Theaters, discontinued its operation as a movie theatre in 1976. It had been in continuous use as a vaudeville and film theater since 1927 with vaudeville discontinued in 1937.

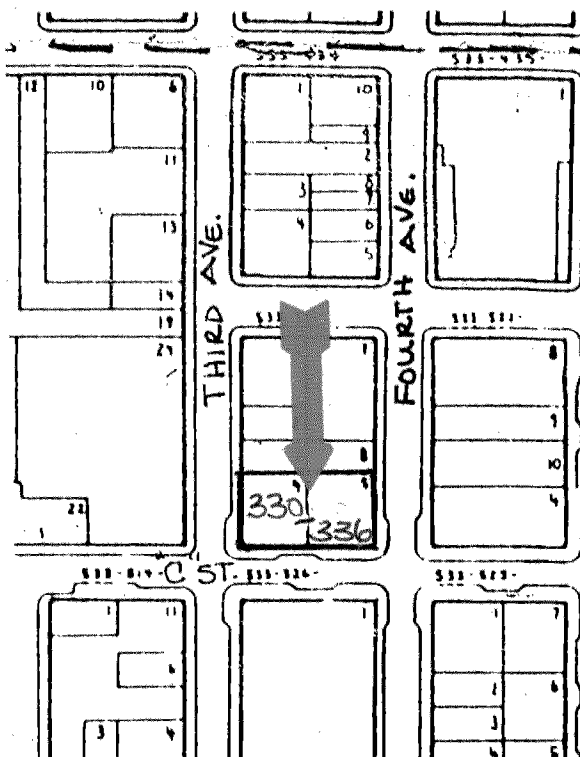
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure 2
Economic/Industrial
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Scripps Building
2. HISTORIC NAME: Scripps Building
3. ADDRESS: 525 C Street
ZIP: 92101
4. CITY: San Diego
PARCEL #:533-524-10
5. PRESENT OWNER: Sixth and C Ltd.
ADDRESS: 525 C Street, Ste 210
ZIP: 92101
6. PRESENT USE: Commercial/offices
ORIGINAL USE: Commercial/offices

DESCRIPTION

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

Legal Description: Horton's Addition, Block 35, Lot L.

This six-story plus mezzanine building is rectangular and faced in brick-cut marble. The reinforced concrete construction supports recessed panels of double hung sash windows in pairs, forming a strong horizontal element to counteract the vertical flat columns surrounding them. The flat roof has decorated and bracketed eaves, plain frieze, and a cornice running below the top floor windows. The mezzanine and storefront levels have been modernized with metal screening and tile, but rehabilitation returned the lower facade to its original look. There is a ground floor mall on the north side of the structure. The original Scripps cartouche is in the lobby. Although the stores and offices have been modernized, much of the lobby retains its early grandeur.



8. CONST. DATE:
EST: FACT: X
1907-1908
9. ARCHITECT:
Unknown
10. BUILDER:
Carl Leonardt Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The simple lines of this commercial building reflect its Edwardian Commercial architectural styling.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Built by Frederick T. Scripps, brother to E.W. Scripps, founder of the Scripps-Howard Newspapers, and Ellen Browning Scripps, in 1907. Tests of the strength of the concrete floors in the structure were made by Contractor Leonhardt in October 1907; and on all building levels, it was determined that the floor deflection did not reach 1/4 ". This edifice and the Union Building on 3rd and "D" were the only San Diego business blocks in 1907 to be provided with glass mail chutes authorized by the Post Office, installed from the top to the bottom floors. The building included tenants such as the American Optical Co., Dr. H.S. Anderton, F.T. Scripps, the Students' Publishing Co., the Universal Tile Co., the University of California Extension, and Hamilton's Grocery in 1924.

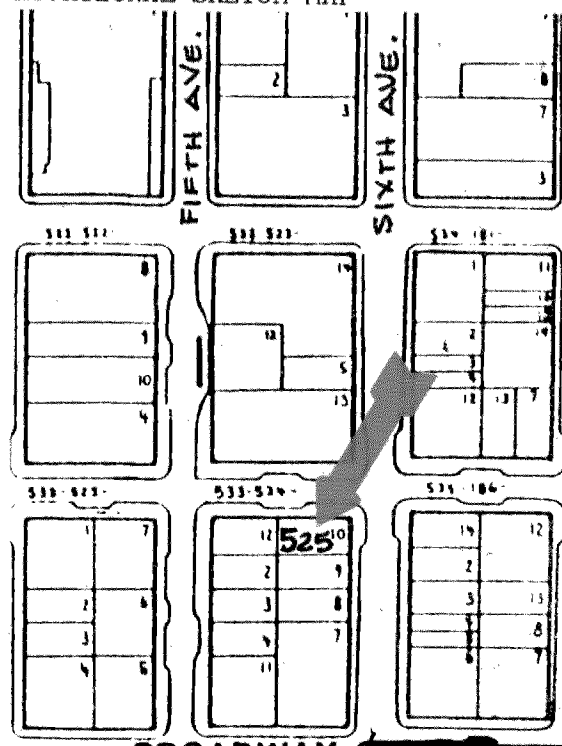
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Scripps Building brochure.
Office San Diego County Recorder.
San Diego Union, 1/2/1936.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Burnham Building
2. HISTORIC NAME: Burnham Building
3. ADDRESS: 619 C Street (1071 6th Ave.) CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-186-14
5. PRESENT OWNER: Katherine and Marcella Ostrander/Marston
Burnham, c/o Richard Burnham.
ADDRESS: 7830 Quebrada Circle CITY: Carlsbad
ZIP: 92008 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 34, Lot A.

This three-story neoclassical commercial building is rectangular in shape and flat-roofed. The street level facades and transoms are completely modernized, but the rest of the facade proudly displays the pairs of Corinthian pilasters that separate the double hung sash window spaces. A frieze runs below brackets supporting the overhanging cornice. A fire escape and protruding sign interrupt the upper story harmony, and commercial signs cover the transoms above the plate-glass storefronts of the corner building.

8. CONST. DATE:
EST: FACT: 1911
9. ARCHITECT:
Unknown
10. BUILDER:
John Campbell
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This commercial building exhibits the architectural elements of the Neoclassical Commercial style and as such is considered significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Dr. F.R. Burnham, prominent professionally and socially in San Diego history, had this structure erected in 1911. The building featured iron work by Standard Iron Works of San Diego and onyx interior ornamentation done by the New Pedrara Mexican Onyx Co. Various tenants inhabited this structure over the years, including the Coast Hotel in 1927 and the Jedlick-Heim "ready-to-wear" business from 1925 through the 1930's. The Jedlick Co., was referred to as "one of the Southland's Most Beautiful Apparel Stores, a departmentalized specialty shop." This company offered charge accounts to its customers in 1937, and featured a bargain basement where "Greater Value" was the dominant factor.

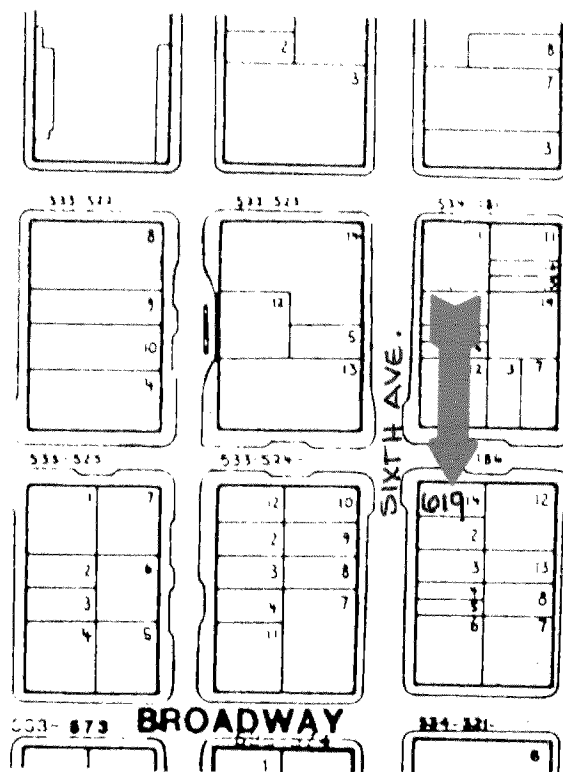
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office of San Diego County Recorder

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Arte Building
2. HISTORIC NAME: Frevert-Bledsoe Furniture Co.
3. ADDRESS: 620 C Street (1119 6th Ave.) CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-181-12
5. PRESENT OWNER: 6th & C Street Associates
ADDRESS: 427 C Street, Ste 316 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/office
ORIGINAL USE: Business college/offices

DESCRIPTION

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

Legal Description: Horton's Addition, Block 19, Lots E and F.

This reinforced brick and concrete building was erected in 1913, as a Class "A" structure and at the time was the largest store building in the city occupied by one firm. The first floor fronts were entirely of plate-glass, giving approximately 200 feet of show windows. Two main entrances on each street allowed access to the mezzanine. When various other firms occupied the store, such as Sears-Roebuck and Co., and the Pacific Telephone and Telegraph Co., major interior changes were made. The ground floor facade was the only exterior area which had changes and those basically to suit the tenants during each tenancy.



8. CONST. DATE:
EST: FACT: 1913
9. ARCHITECT:
Leonard T.
Bristow & Eugene
M. Layman
10. BUILDER:
Wm. Simpson Co.
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This brick and concrete building represents the Chicago Commercial style of architecture and is deemed significant due to its design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Rehabbed several times; facade change on
"C" Street.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its-orig site? X Moved? Unknown?
18. RELATED FEATURES: Fire escape on west side.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Amelia Bridges, wealthy San Diegan and daughter of roller-bearing magnate, Henry Timken, had this six-story building constructed in 1913 for investment purposes. The Frevert-Bledsoe Furniture Co., one of the southland's best authorities on home furnishings, were the structure's first tenants. At the time, this was the largest store building in the city to be occupied by one firm, and the second largest store building in San Diego. G. Aubrey Davidson, a prominent San Diegan who proposed the 1915 Panama-California Exposition, rented space at the 616 address for a library in 1933. In 1935, Sears, Roebuck & Co., purchased this building and operated their main retail department store at 1101 6th Avenue. In 1959, Pacific Telephone & Telegraph Co., purchased this edifice for use as their area headquarters, and remained there through 1968.

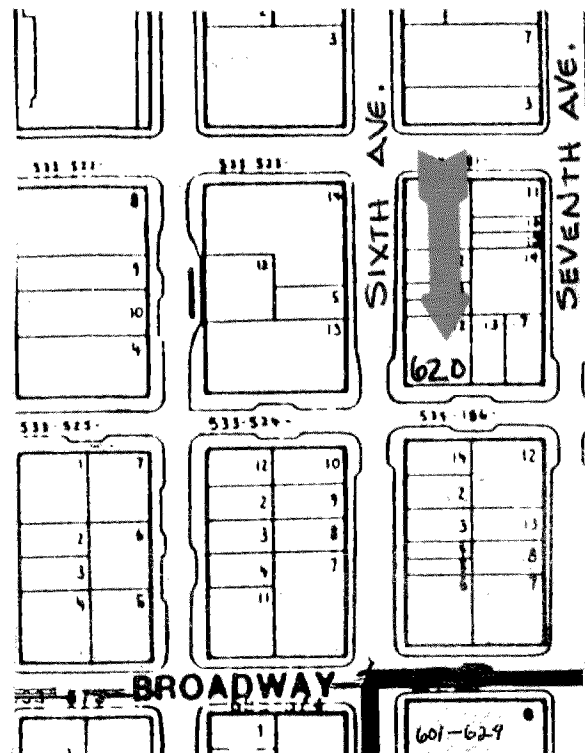
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Cecil
2. HISTORIC NAME: Hotel Polhemus
3. ADDRESS: 630-636 C Street CITY: San Diego
ZIP: 92101 4. PARCEL #:534-181-13
5. PRESENT OWNER: Southern Hotel Inc.
ADDRESS: 225 Broadway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/residential
ORIGINAL USE: Commercial/residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 19, West 1/2 of Lots G & H.

The building is a six-story reinforced concrete structure with a simple brick veneer. There are recessed single and double casement windows with transoms in groups of 3-2-3 across each hotel floor. The ground floor has housed stores in the two west sections with the hotel entrance on the east end. A full basement is underneath. A heavy bracketed cornice caps the parapet of the flat roof. The main floor has been modernized with tile and glass. The principal facade has remained essentially unchanged within the past ten years.



8. CONST. DATE:
EST: FACT: 1913
9. ARCHITECT:
Hamilton & Smith
Bros.
10. BUILDER:
Chaffey Concrete
Constr. Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The basically simple lines and heavy bracketed cornices of the Edwardian Commercial style enhance the architectural design and add to its historical significance.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Dr. Willis P. Polhemus, a graduate of the University of Michigan School of Homeopathy, and his wife Nellie, purchased this property in 1908 and had this six-storied plus mezzanine reinforced concrete hotel erected on it in 1913. Known originally as the Hotel Polhemus, it became the Hotel Cecil in 1931. Containing 110 rooms, the structure featured such 1913 "modern" conveniences as private baths, hot and cold water, steam heat and private telephones. Various tenants have leased space on the first floor over the years, including Mabel Whitsitt, who ran a millinery business from 1922 until 1930, and the Southern California Music Co., located here from 1935 through 1961. In 1965, Finder's Music Store was located in this building.

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

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

San Diego Union, 5/21/1940, 2/27/1962, 2/28/1962, 7/14/1962.

Office San Diego County Recorder.

San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89

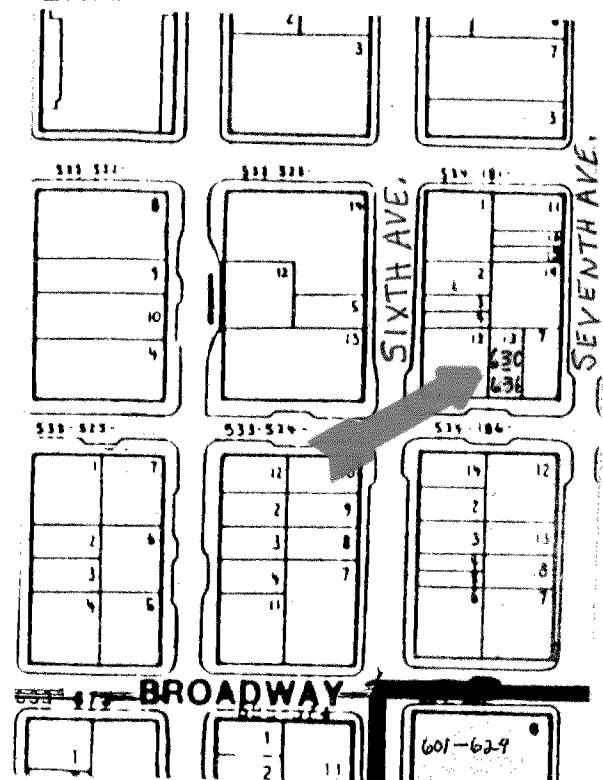
BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Barclay's Bank
2. HISTORIC NAME: Hamilton's Fine Foods
3. ADDRESS: 640 C Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-181-07
5. PRESENT OWNER: Cascade Savings & Loan
ADDRESS: 640 C Street
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Commercial/bank
ORIGINAL USE: Commercial/offices

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Commercial with Exotic Revival Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 19, E 1/2 of Lots G & H.

This rectangular corner building shows the grandeur possible in the design for a small structure. The two-story plus basement solid brick building is faced with nine-paned, twenty-foot tall windows separated by fluted pilasters. A bas relief classical frieze depicting a market scene with horses drawing carts of produce, men and women in classical garb, and various livestock, tops each window. The pilasters are capped with overflowing inverted cornucopias. The cornice above the level of the frieze incorporates an acanthus motif that wraps around both sides of the facade. The upper story features semi-circular arched windows divided vertically into three sections, with a smooth plaster face between and above to the parapet, which is trimmed in a dentil pattern between the corners. The pilasters continue to the flat roof. Glass block skylights and a freight elevator are on the 7th Avenue sidewalk. Marble was used to face the sills to the pavement. In 1988-1989 the building continued to undergo restoration to maintain the integrity of the original facade.



8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
Frank P. Allen,
Jr.
10. BUILDER:
Walter Trepte
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This Commercial style gem with Exotic Revival influences, demonstrates the stylistic possibilities even in small structures.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: 1988 restoration of exterior is superb
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Considered an architectural gem by Southern California A.I.A. members in 1933, this building, one of the few food establishments built to order, was praised for its "rich, well-decorated exterior and interior, and excellent setting for choice merchandise." The store was first founded by Charles Hamilton (a former partner of George W. Marston) in 1878, making it one of the oldest grocery stores in the U.S. It had its own bakery, kitchens, deli, one of the best-equipped fountains in the west, a wine room, a confectionery section, imported foods, meats, vegetables and staples. The store would deliver to local patrons as well as ship its fine food items to all parts of the nation. Purchased by Leighton Industries, Inc. in March 1950, the business continued as Hamilton's Fine Foods until it closed in 1952 due to inflated costs, government controls and a lack of parking.

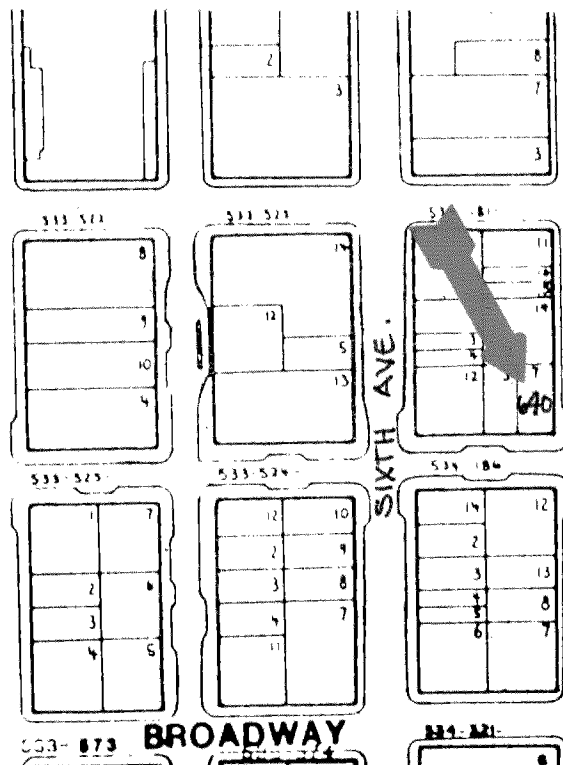
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 9/19/1954, 8/20/1904.
San Diego Magazine, February 1929.
Office San Diego County Recorder.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Rowe Shops
2. HISTORIC NAME: Rowe Market Building
3. ADDRESS: 801-819 C St (1053-57 8th Ave) CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-184-01
5. PRESENT OWNER: George Fish/Gary Furstenfeld
ADDRESS: 827 C Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant/commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 32, Lots A and B.

The flat roof of the one-story Rowe Building has plain parapets on the square corners, giving a turret effect, while the midsections have red-tiled sloped cornices. The corner sections of the square building feature three large plate windows topped with semi-circular, fan-lighted transoms, now painted over. The entrance would be in the center opening. The mid-sections are divided into several slightly-recessed storefronts each originally having a door to the right or left of the plate window and multi-paned, three-sash transom above. Pilasters exhibiting a modest amount of Churrigueresque ornamentation separate all of the bays, while a plain molding running at the eave level of the roof tiles gives a horizontal force. Awnings, window boxes and ornamentation on the restaurant facade are recent alterations. The main portion of the structure today is "Frenchy Marseilles" Restaurant, located along the trolley line.

8. CONST. DATE:
EST: FACT: 1922
9. ARCHITECT:
Lincoln Rogers &
Frank Stevenson
10. BUILDER:
C. Borgerding
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building achieves architectural significance as an example of a Spanish Eclectic Commercial style structure.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George E. Rowe operated his market in this structure through 1923. From 1924 until 1926, T.M. Hunter ran a drug store at the 801 location, which continued as Mel's Drug Store from 1927 until 1930. Various clothing cleaners inhabited the 817 address including Baty McGinnis in 1924, the Valet Cleaners in 1926 and Mrs. J.A. White in 1940, who incidentally operated a circulating library at this address from 1944-1945. The San Diego Flower Shop inhabited the 815 location in 1926 and L.R. Darnaud, a florist, ran a business here in 1930. Many barbers, beauticians, printers and restaurants conducted businesses in this building from 1935 through 1965.

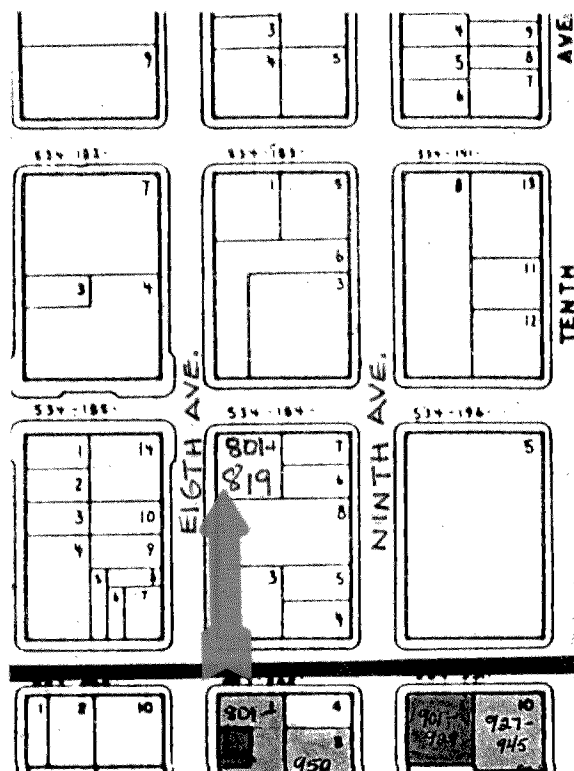
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Churchill
2. HISTORIC NAME: Hotel Churchill
3. ADDRESS: 827 C Street
ZIP: 92101
4. CITY: San Diego
PARCEL #:534-184-07
5. PRESENT OWNER: George and Mary Fish/Gary Furstenfeld
ADDRESS: 827 C Street
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/office space
ORIGINAL USE: Hotel/restaurant

DESCRIPTION

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

Legal Description: Horton's Addition, Block 32, Lot L.

The seven-story, originally six-story, Hotel Churchill was built in 1914 of reinforced concrete. The flat roof, now the top of the sixth floor, was edged with a wide, boxed cornice supported by brackets similar to dentils. There is also a continuous molding between the fifth and sixth floors. The commercial styling is typical of pre-World War I designs, with the use of molded window surrounds and belt courses. The ornamentation has an overall geometric, rather than floral, theme. The smooth-surfaced building had a seventh floor added to it later, done in a more simple design, having a molded parapet. The ground floor which originally housed four shops and an inner courtyard, has huge display windows and multi-paned transoms. Most of the transoms have been painted over in a modernizing attempt. A fire escape was installed on the north facade, left of center. The decorations on this facade add greatly to the rectangular corner building. Within the past decade, numerous changes have been made to the ground floor facades; and in recent years the hotel has been remodeled to create the setting of a British establishment.



8. CONST. DATE:
EST: FACT: 1914
9. ARCHITECT:
David S. Holmes
10. BUILDER:
William Simpson
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Edwardian Commercial styling of this building is typical of pre-World War I designs and serves as an example of this style of architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Built by and named for Orrin L. Churchill, and designed by the architect of various San Diego hotels, including the Senator Hotel on 1st and "F", and the Hotel Lincoln on 5th Ave. in the Gaslamp Quarter. The building was described in a 1915 newspaper article as having "100 outside airy rooms, 50 with bath." The lobby had a mezzanine and "charmingly worked-out" wall and ceiling decorations. Some rooms had disappearing door-beds and dressing rooms. Guests went up and down in Otis Elevators and were warmed by crude oil burner heat. It was noted as being absolutely fireproof and had "excellent cuisine and appointments." In 1916, in The San Diego Tourist, the hotel claimed to contain "every essential required by the traveler."

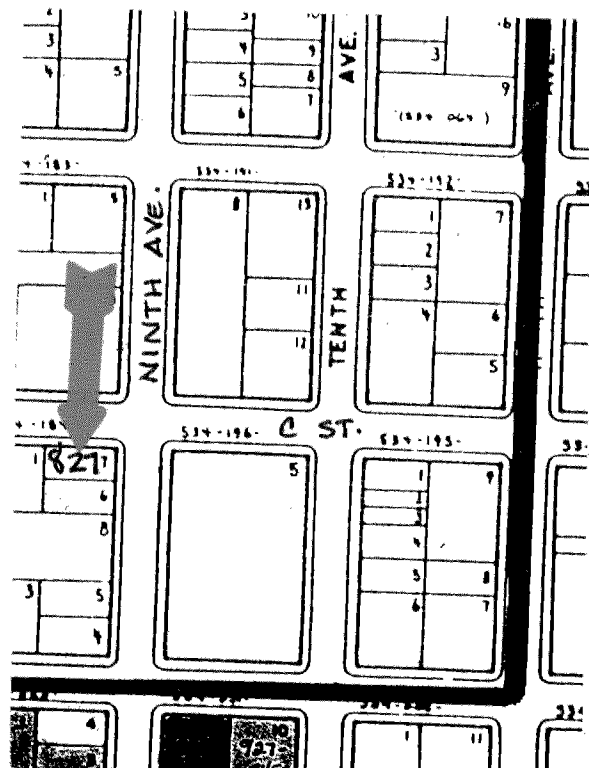
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories;
San Diego Union, 2/14/1915,
4/30/1972, 12/27/1934, 3/28/1936,
7/13/1969.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Pacific Telephone Co.
2. HISTORIC NAME: Pacific Telephone & Telegraph Co. Bldg.
3. ADDRESS: 914 C Street (1125 9th) CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: Portion of 534-191-08
5. PRESENT OWNER: City of San Diego, Property Dept.
ADDRESS: 1200 Third Ave., Ste. 1600 CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Pacific Telephone Co.
ORIGINAL USE: Pacific Telephone Co.

DESCRIPTION

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

Legal Description:

This four-story brick and steel reinforced structure was originally a three-story structure with a fourth added five years later in 1929. The entrance is actually at 1125 Ninth Ave. The newspaper story described the building as featuring a moulded Indiana granite base at the wall with treatment above consisting of brick laid up in a bond of various patterns which resemble those in a rug. The lower story contained large plate-glass windows set in arched openings trimmed with terra cotta quoins. Above the second story windows was an ornamental belt course which lent emphasis to the design. The offices featured a mosaic tile floor with Columbia marble wainscoting on the walls. Built of steel frame with reinforced concrete floors throughout, designed for extremely heavy loads. It was regarded as Class "A" construction.

8. CONST. DATE:
EST: FACT: X
1925-1929
9. ARCHITECT:
John & Donald B.
Parkinson
10. BUILDER:
Edwards, Wildey &
Dixon Co., Contractors
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Class "A" construction building is deemed significant due to its elegant Italian Renaissance styling.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: No extensive exterior alterations; A/C
units 2nd floor; iron grill, first floor
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Transmitting equipment.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The structure at 914 "C" St. was designed by noted southern California architects who were responsible for many of the substantial buildings in this area, including the John D. Spreckels building on Broadway, the Los Angeles City Hall, the Bullock's Wilshire Dept. Store in Los Angeles, and the Los Angeles Coliseum in Exposition Park. Telephone booths, available to the public 24 hours daily, were located in the lobby. The second floor was used for telephone switchboards, associated equipment and operator's facilities. Machine switching apparatus of the latest design filled the third story. The San Diego Telephone Co. was organized in 1881 by J.W. Thompson, Simon Levi, Douglas Gunn, J.E. Fairchilds and A. Wencher. In 1897, it became affiliated with the Pacific long-distance system, ultimately becoming Pacific Telephone & Telegraph Co. This edifice was still a part of the Pacific Telephone network in 1988.

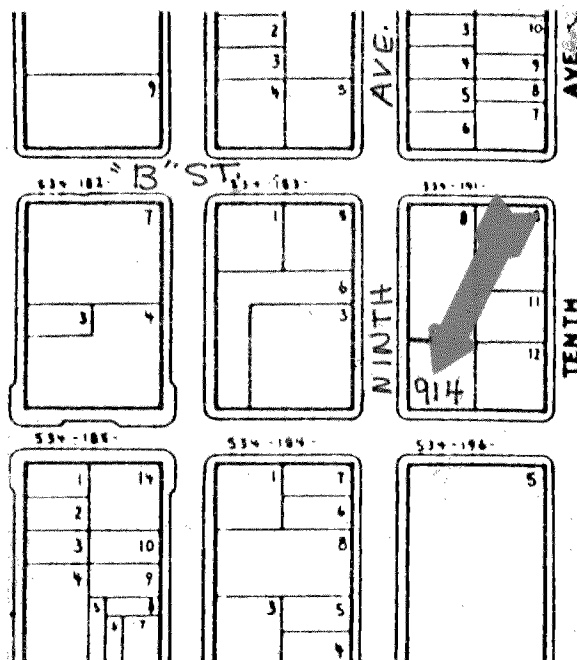
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego Union, 9/26/1925.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Remington Rand Co.
2. HISTORIC NAME: Remington Rand Co.
3. ADDRESS: 926-928 "C" Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-191-12
5. PRESENT OWNER: Tennycee Assoc., c/o Trican
ADDRESS: 940 "C" Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 22, Lots G and H.

This art deco commercial building was constructed in 1930. The facade is perhaps the most fascinating part of this building, in recent times appearing to be temporarily closed to undergo some interior remodeling. The roof is flat. Three stacked molded concrete pilasters placed at the ends and in the center of the facade project above the roof line. The pilasters lend a vertical emphasis to this single-storied building. Along the roof line, a row of continuous chevrons runs, punctuated by vertical elements of stacked and layered chevrons. The upper panels, above the level of the windows, are filled with wheel-shaped designs, carefully set in rows with their edges touching. Offices are situated along the east wall of the building with a parking lot adjacent. These offices have given the structure an entirely different appearance on the east facade.

8. CONST. DATE:
EST: FACT: 1930
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This single-story structure represents many elements of Art Deco styling by its use of molded pilasters, chevron motifs, and above roof line pro-

jections. This design gives the building historical significance.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This single-storied art deco commercial structure, was erected in 1930 by John Jerauld Ingle, a lawyer and former city attorney of San Diego, and his wife Leda Gerichten Ingle, an early San Diego resident, who resided at the Horton House with her family after arriving here. Remington Rand operated an office machine business at the 926 address in 1931. The business vacated the property in 1935, and returned here in 1950, selling typewriters and business machines through 1960. The 938 portion of the structure was leased by Pittsburgh Paints from 1931 until 1955. From 1940 through 1945, Norman D. Mayne operated a linoleum business at the 926 address.

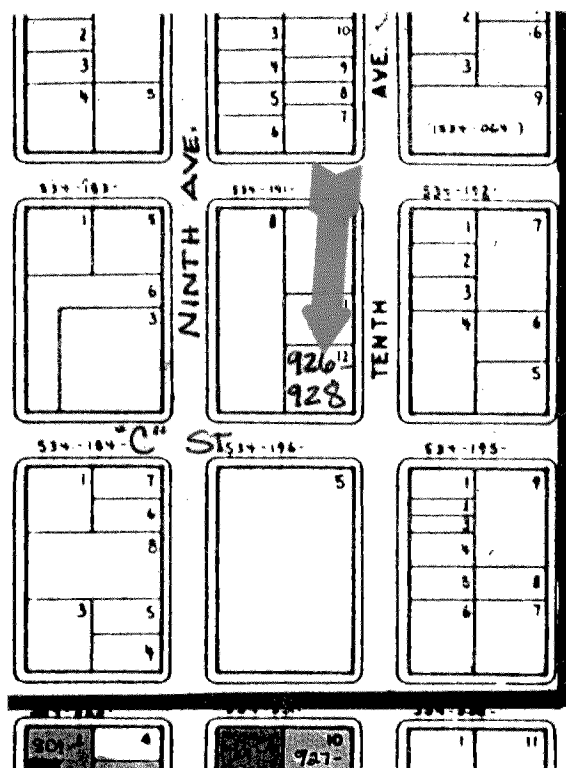
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Y.W.C.A.
2. HISTORIC NAME: Young Women's Christian Association
3. ADDRESS: 1012 C Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-192-04
5. PRESENT OWNER: Young Women's Christian Assoc. (YWCA)
ADDRESS: 1012 C Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Educational/Residential
ORIGINAL USE: Recreational/Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 23, Lots D thru F.

The YWCA building consists of five stories and a basement, built of reinforced concrete in a rectangular shape. The centrally-located front doorway is decorated in the Churrigueresque style. Wrought iron grills front the two windows flanking the main entrance. The double hung sash windows are all symmetrically placed and individually recessed; those of the first and fifth floors have ornate cast lintels. Simple friezes band the building above the first and fourth floors. The parapet is plain. A double door with elaborate surround, and a simple wrought iron balcony are on the second and fourth floors, respectively, directly over the entry. Fire escapes have been installed on the east end of the south facade. The penthouse on the roof is rectangular and may house the elevator shaft; its use is uncertain. The building's cornerstone reads "YWCA 1926."

8. CONST. DATE:
EST: FACT:
1925-1926
9. ARCHITECT:
Clarence Decker,
F.W. Stevenson
10. BUILDER:
Wurster Const. Co
11. APPROX. PROP. SIZE(FT):
100' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This A.I.A. award winning structure was designed in the Spanish Colonial Revival style which makes this building historically significant.



13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted on exterior.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other X
See #19 regarding closure

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The YWCA purchased these three lots in 1921 with plans to erect a Christian haven for women. Capt. B.M. Frees gave \$100,000 and Miss Ellen B. Scripps donated \$25,000 to the building fund. A large swimming pool, cafeteria, auditorium, and social gathering areas, as well as rooms for 95, were important features. Philippine mahogany ceilings and balustrades, low-hanging chandeliers, painted stairs, large fireplaces with intricately tooled mantels, and decorative stone drinking fountains were incorporated. Received an A.I.A. award in 1933. In 1971, the Fire Department closed the top three floors. In the early 1980's the building was rehabilitated and is now in full use.

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

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

San Diego City Directories.

Office San Diego County Recorder.San Diego
Union, 1/1/1914; 11/3/1936; 8/27/1938.

San Diego Tribune, 6/25/1971; 12/3/1971.

San Diego Magazine, April/May 1952.

22. DATE FORM PREPARED: 3/21/89

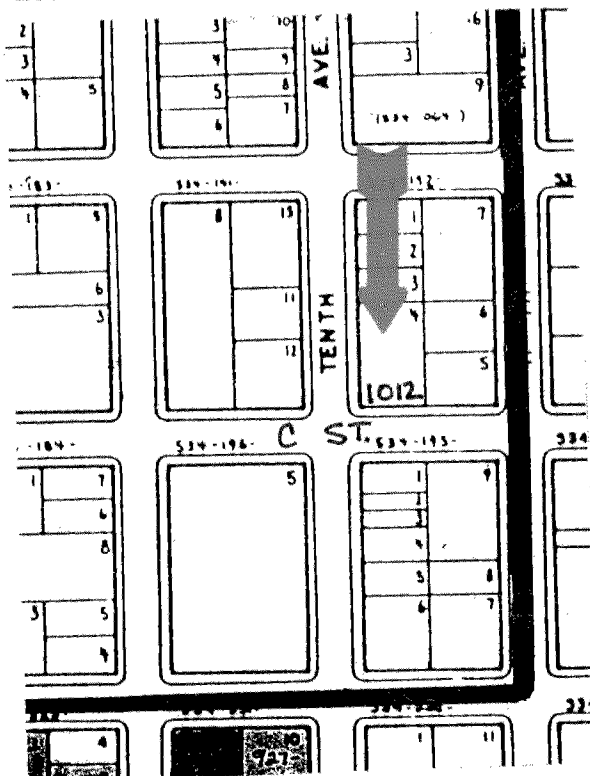
BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: New Plaza Hotel
2. HISTORIC NAME: New Waldorf Hotel Annex
3. ADDRESS: 1037 4th Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-525-03
5. PRESENT OWNER: New Plaza Hotel Ltd., c/o Shearn Platt
ADDRESS: 1770 4th Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/stores
ORIGINAL USE: Hotel/stores

DESCRIPTION

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

Legal Description: Horton's Addition, Block 36, Lot D.

The Plaza Hotel is an eight-story brick and reinforced concrete structure with seven floors of hotel rooms, while the ground floor is used as a restaurant and lobby. The flat roof has a two-story penthouse on the north side and a boxed cornice with decorative brackets on the front elevation. Four pairs of double hung sash windows, with multi-paned upper sashes and concrete surrounds cross the front of the cement-faced building's upper floors. The lobby windows are plate glass with casement window transoms above a metallic band and art deco marquee over the entry. Fire escapes run down the north side of the west elevation to a cone-shaped awning above the restaurant entry. A large sign for the hotel was placed on top of the roof, while on the west elevation a vertical sign projects outward, above the marquee. Pigmented structural glass was used on the storefronts, up to the level of the second floor windows, and probably represents a 1940s to 1950s modification. Extensive repairs and alterations were made to the hotel next door so that the two buildings could be adequately joined and have been known as the New Plaza Hotel since 1936.



8. CONST. DATE:
EST: FACT: 1925
9. ARCHITECT:
L. Smith
10. BUILDER:
Waldorf Bldg. Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As an example of a Chicago Commercial style structure, this building is considered significant.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: First level facade changed.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up? X
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Huge neon sign on roof; refer also to 1027
 4th which was constructed prior to this section of the hotel.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This hotel was erected in 1925 by Adolph Becker as an annex to his Waldorf Hotel located on the adjoining lot. Completed in less than six months and opened on Thanksgiving Day, the structure was reported to be of "Class A" construction and architecture, and similar to the Hotel Cecil in Los Angeles. After extensive repairs and alterations were made to the hotel next door, the two structures were joined and became known as the New Plaza Hotel in 1936.

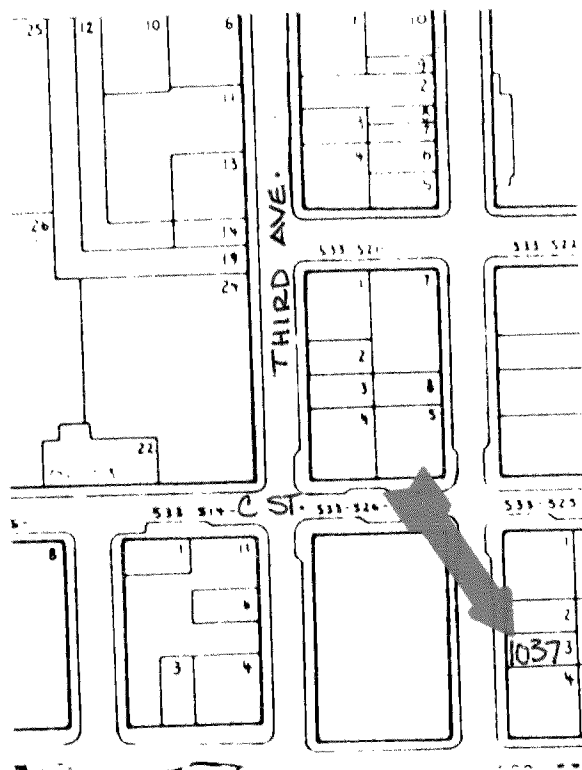
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Waldorf Hotel
2. HISTORIC NAME: The Waldorf
3. ADDRESS: 1039-1041 Fourth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-525-02
5. PRESENT OWNER: New Plaza Hotel Ltd
c/o Sherman Platt
ADDRESS: 1770 Fourth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/restaurant
ORIGINAL USE: Hotel/restaurant

DESCRIPTION

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

Legal Description: Horton's Addition, Block 36, Lot C.

This six-story commercial building has one floor of shop space and five of hotel rooms. The roof is flat with stepped parapet and plain frieze with a continuous molding beneath. Across the front, below the top floor double hung sash windows, is a concrete overhanging cornice decorated with floral elements. Carved brackets support the cornice, and there is a row of brick dentils below these. The rectangular windows on the floors below are slightly recessed with lugsills. The single-story restaurant level is covered with painted metallic signage. Fire escapes and water pipes are visible on the north end of the west elevation. There is a penthouse on the roof. At one time, this older structure was combined with the Plaza next door, forming a single hotel.



8. CONST. DATE:
EST: 1911 FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Originally joined with 1037 Fourth Avenue, this structure also exhibits the Chicago Commercial style, and is deemed significant due to its architecture.

13. CONDITION: Excell Good Fair X Deteriorated
 No longer in existence

14. ALTERATIONS: None apparent aside from those of the
 first floor facade.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l Other

16. THREATS TO SITE: None known X Pvt. devel Zoning
 Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted; refer to 1027 4th Avenue.
 After the taller portion of the Plaza/Waldorf was
 built, the building next door was added onto the
 first building at 1027 Fourth.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This six-storied brick and stucco hotel was probably erected in 1911 by F.J. Becker, who also operated a wine, liquor and cigar business on the ground floor. Known as The Waldorf in 1912, the building featured the Waldorf Cafe from 1916 until the 1920's, which along with the Waldorf Hotel was reputed to be "San Diego's Newest Hotel and Best Eating Place." The Golden Lion Tavern, a well-known San Diego eating establishment, inhabited the lower quarters of this edifice from 1936 until 1945.

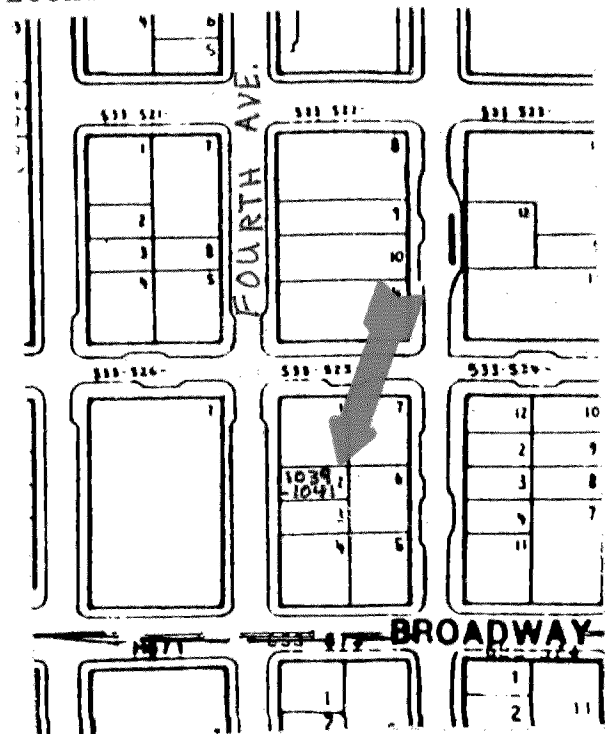
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Joseph Jessop and Sons, Jewelers
2. HISTORIC NAME: Joseph Jessop and Sons, Jewelers
3. ADDRESS: 1041-1049 Fifth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #:533-524-03
5. PRESENT OWNER: Jessop Brothers, c/o SDSW Properties,
c/o R. Watson and Associates
ADDRESS: 739 Fifth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Jewelry Store

DESCRIPTION

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

Legal Description: Horton's Addition, Block 35, Lot C

The building is a two-story rectangular structure of painted concrete blocks. Its flat roof has a parapet with an elaborate cornice of short, acanthus leaf brackets, alternating with rosettes. At the bottom edge of the cornice is a row of small triangular insets and brackets, which present a lacy effect. There are eight second floor semi-circular arched, double hung sash windows, each pair linked by molded double arches above, and a slipsill below. A band of decorative molding runs across the facade between the first and second floors. The ground floor transoms are exposed, but shielded with an ornate metal grill. The main entry on the south end of the frontage (one of four) is recessed between show windows on each side, angling toward the sidewalk. Polished marble veneer was used below the windows, and above the entry is a wood-paneled ceiling of great beauty. Four metal pilasters with ornamental trim resembling twisted coils frame the first floor entries. The famous street clock has been moved to the new location of the J. Jessop & Sons Jewelers, in the Horton Plaza shopping mall.

8. CONST. DATE:
EST: FACT: 1900
9. ARCHITECT:
Wm. S. Hebbard,
Irving J. Gill
10. BUILDER:
Kneale Bros.;
George Hansen
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: A longtime San Diego landmark, the Jessop's Jewelers building is a fine example of a Renaissance Revival structure, and gains signifi-

cance due to its architec-
tural design

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1900, George T. Hawley, President of Southwestern Investment Co. contracted for this edifice for his company, which remained at this location through 1904. In 1906, the building was known as the Hawley Block. From 1923 until 1930 artist and photographer George J. Vreeland occupied the second story. In 1927, J. Jessop & Sons Jewelers purchased this property for their jewelry business. Jessop, a native of Lancashire, England, came to San Diego in 1890, after reading of orange groves and huge real estate profits in southern California. Unsuccessful at farming, he re-established himself in his old line of work. The firm of J. Jessop & Sons remained at this address until 1984.

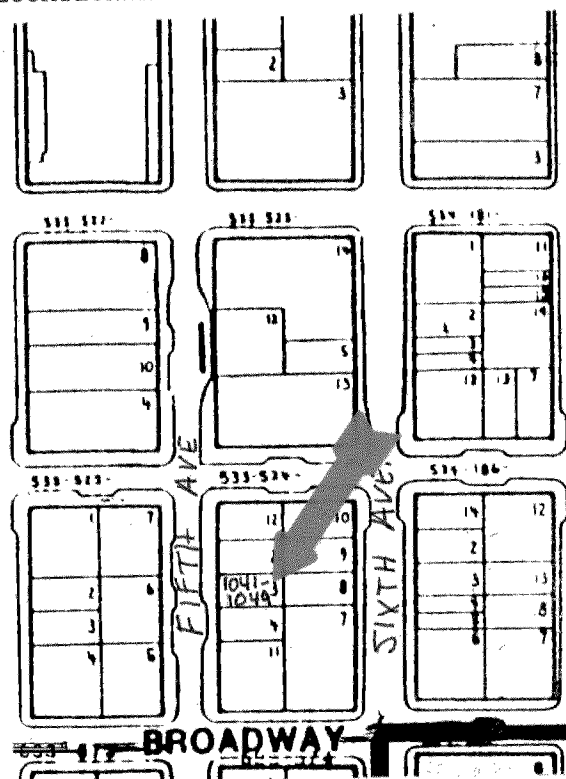
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego Union, 8/11/1962;
4/12/1896; 7/12/1899; 5/20/1902;
6/7/1902; 7/27/1956.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Marston Building
2. HISTORIC NAME: The Marston Store
3. ADDRESS: 1050-1068 5th Ave. (427 C St.) CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-525-07
5. PRESENT OWNER: Marston Building Partnership
ADDRESS: 427 C Street, Ste 316 CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Offices/Restaurant
ORIGINAL USE: Department store

DESCRIPTION

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

Legal Description: Horton's Addition, Block 36, Lots K and L

This structure, which has been preliminarily determined eligible for the National Register of Historic Places, has recently been restored to its former splendor. It is a four-story structure, whose patterned brick exterior has been altered over the years to accommodate various kinds of businesses. As restored, the exterior features emphasize the horizontallines of the building. Below the flat roof, a broad elaborate frieze of floral elements caps the building. The upper two floors were done in brick, with patterned brick arches above the large, double hung sash windows. At the line between the second and third floors, a belt course wraps around the structure. First and second floor stone (milled in Nevada) and brick in massive proportions also produced arches above the rectangular windows and arched entries. The remodeled storefronts blend in with the historic fabric above.

8. CONST. DATE:
EST: FACT:
1896 & 1907
9. ARCHITECT:
James William &
Merritt J. Reid (1896);
Leonard T. Bristow & John
D. Lyman (1912)
10. BUILDER:
H. Charles Judd
Mfg. & Bldg. Co.
(1907)
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: The Marston Building is a fine example of an Italian Renaissance Commercial structure, and figures prominently in the history of S.D. business.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Restored 1986-1988

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Wonderful restoration particularly the upper floors which have a balcony around a well which runs from the ceiling to the ground floor, with a large skylight on the roof.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
This four-storied brick structure with noteworthy terra cotta friezes of Greek design, was opened on October 17, 1896, and was the second created for Marston's dry goods and the fourth inhabited by George W. Marston since the termination of his partnership with Charles Hamilton in 1878. He offered special Christmas banquets for his workers as well as arranging for a school on the 3rd floor for the boys who were forced to work to help support their parents. In 1907, he enlarged the basement. By 1912, requiring larger quarters, he erected another department store across the street. In 1912, Ballard & Brockett, which conducted a 66 year dry goods business in San Diego, employed architects Lyman and Bristow to remodel this edifice. On the south brick facade still remains a hand-painted sign, "Marston's".

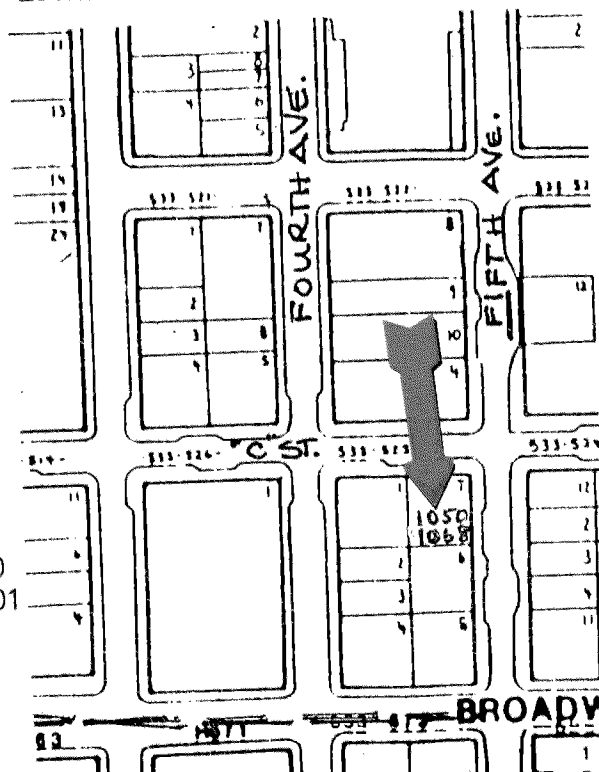
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Historic Site Board Register;
National Register Application,
Office San Diego County Recorder.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Federal Savings & Loan
2. HISTORIC NAME: San Diego Federal Savings & Loan
3. ADDRESS: 1027 6th Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-186-05
5. PRESENT OWNER: Stephen & Cherry Dimeff
ADDRESS: Union Bank Bldg., Ste. 315 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addn., Block 34, south 1/2 of lot D.

The most prominent feature of this two-story former bank building is its glass block tile facade, where the upper story is nearly covered by this material. The glass block tile allows light to pass into the building and was a common feature of structures built in the 1930s. Blank exterior wall surfaces surround the space devoted to the glass tile. On either side of the tiled space, curved tiles were used, stacked on top of each other, to create the effect of a pilaster. The entrance to the building is currently sheltered by a large, rectangular marquee, without ornamentation. Above the double door entry is a transom window, which serves as the mount for the building's address, which is a particularly fine example of Art Deco lettering, done in what appears to be either stainless or burnished steel.



8. CONST. DATE:
EST: FACT: 1938
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The glass block tile facade adds interest to this Art Deco design building which, due to its styling, can be considered historically significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-storied art deco structure was erected for the San Diego Federal Savings & Loan financial institution in 1938. The business, which moved from its location in the U.S. Grant Hotel that year, had started in San Diego in 1885 as the San Diego Building and Loan Association. First organized by a group of local business leaders, including George W. Marston, Captain Matthew Sherman, Theodore Fintzelberg, George B. Hensley and others, the organization maintained a record of uninterrupted dividends never paying less than 4% when it moved to this location. The bank remained here until 1951, when it moved up the street to a newer and larger building at 6th and "A". In 1952, J.C. Campbell, a dentist, brought his business to this structure.

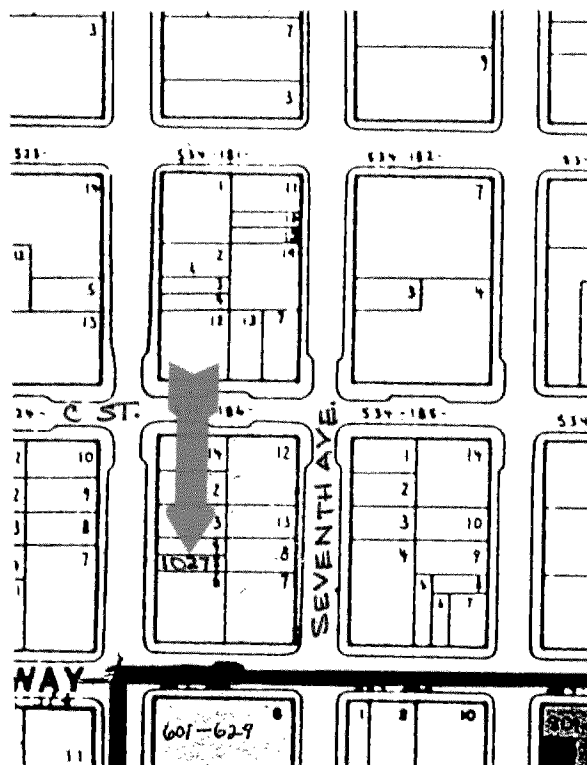
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: House of Nutrition
2. HISTORIC NAME: Vegetarian Cafeteria and Bakery
3. ADDRESS: 1125-1133 Sixth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-181-03,-04
5. PRESENT OWNER: William Mann, c/o Calif. First Bank
ADDRESS: P.O. Box 109 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Remodeled to Art Deco
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 19, North 1/2 Lot D and South 1/2 Lot D.

Around 1917 this building was constructed as a first-floor business with second story for residential use with a stairway at the center of the building. In 1934 the building was renovated and remodeled to an Art Deco style structure. The roofline is flat, its horizontal line emphasized with four bands of light colored tile. The building's three entries are recessed with the north doorway hooded with a broad, beveled arch. Second-story windows are casement, with a scalloped lintel above. The entire two-story facade is faced with 1930's glazed ceramic dark brown tile. Fluted tiles of the same light gold color as that used in the second story banding were placed in two rows along the lower window panels of the storefront.

8. CONST. DATE:
EST: 1917 FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Glazed ceramic tile highlights the facade of this Art Deco style building, whose architectural design gives this building significance.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-storied, hollow tile structure, constructed around 1917 and remodeled in 1934, with exterior additions of pigmented structural ceramic tiles, was the home of the Vegetarian Cafeteria & Bakery from 1921 until 1952, when it became the House of Nutrition. Horace A. Hebard founded what was considered the nation's first health food store in 1919. Purchased by Leroy Camp and Joe Bishop in 1947, the business expanded in the 1950's and 1960's to include a specialty food department, a complete cafeteria food service as well as a bakery featuring home-style bakery products made of whole grains and other natural ingredients. The business also offered a cosmetic section which contained many of the finest beauty aids possible. The House of Nutrition eventually expanded to other locales within the San Diego area as demand for their products grew.

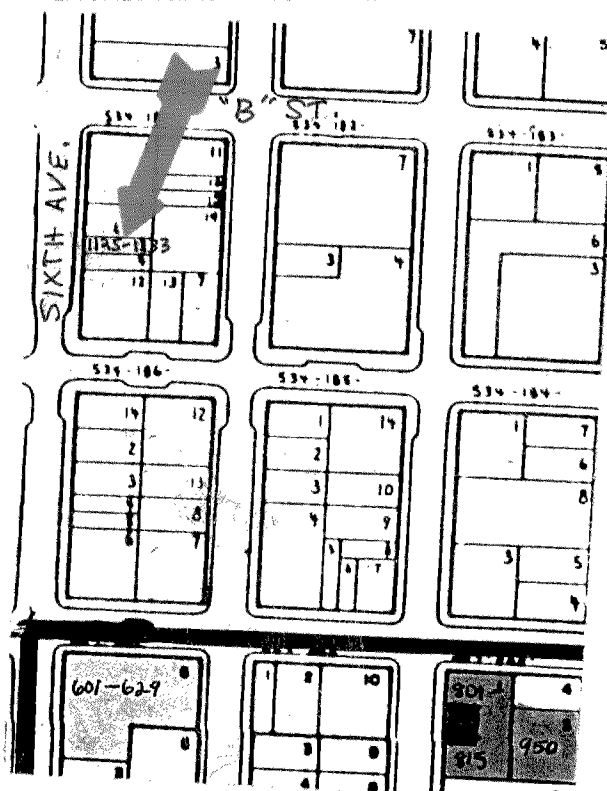
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

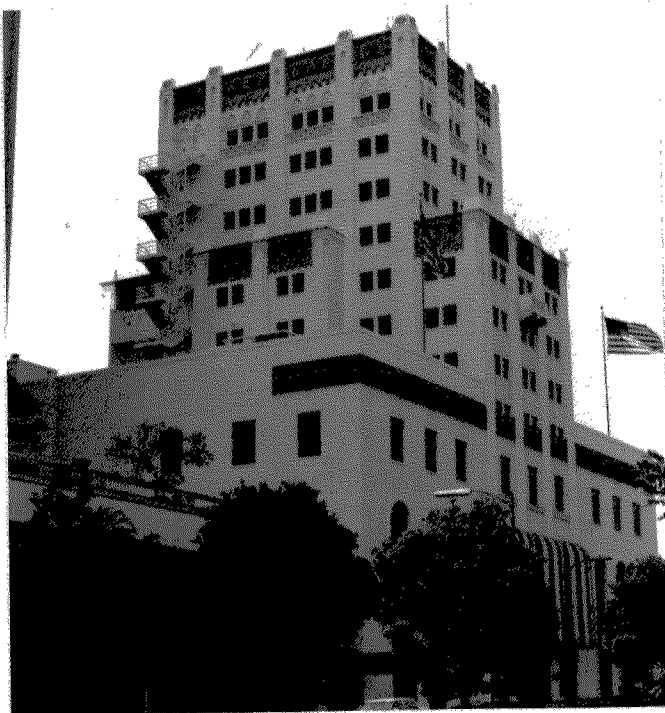
1. COMMON NAME: Harcourt Brace Jovanovich
2. HISTORIC NAME: San Diego Athletic Club
3. ADDRESS: 1250 Sixth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #:534-055-04
5. PRESENT OWNER: HBJ Real Properties Corp.
ADDRESS: 1250 Sixth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Publishing
ORIGINAL USE: Recreation/Leisure

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco with New York influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 9, Lots J through L

This thirteen-story building was constructed of reinforced concrete, tile, various hardwoods, brick, plaster, metals, marble and cast stone. The building is a board formed, poured-in-place concrete structure. One author, Francie Mortenson called the exterior design an enigma: Art Deco, stepped-in-back, ziggurat-style with ornate friezes and straight-headed windows. She also reported on the gothic-style windows in upper stories and tall, arched windows on the street level. The blue band or frieze around the first, and largest, block of the building has the busts of individual males (perhaps members or officers of the San Diego Athletic Club?) in a repeating pattern around three sides of the building. This particular version of Art Deco has borrowed several classical elements: the use of pilasters, recessed niches, trefoils within Gothic arches, heads alternating with shields on the uppermost frieze, and finally an avian figure within niches of the notched roofline. While the exterior has remained much the same, when HBJ assumed the building in 1977, some interior changes were made to accommodate the publishing business.



8. CONST. DATE:
EST: FACT: X
1927-1928
9. ARCHITECT:
Wm. Wheeler,
F.W. Stevenson,
I.E. Loveless
10. BUILDER:
Jarboe Const. Co.
11. APPROX. PROP. SIZE(FT):
100' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This San Diego landmark is significant for its Art Deco design with New York influence, and for its use as the historic San Diego Athletic Club. 66

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

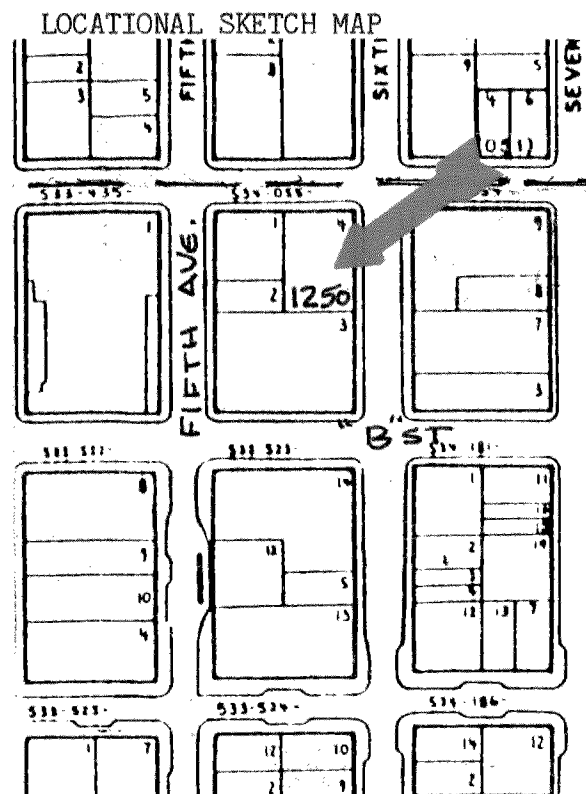
The idea of creating a San Diego athletic club was conceived in 1924 by Col. Ed Fletcher. The Articles of Incorporation were filed on February 11, 1924 by G.A. Davidson, George W. Marston, Claus Spreckels, J.W. Sefton, Ralph E. Jenney, Richard T. Robinson, Fletcher, and others. The building contained 96 sleeping rooms, two solariums, four handball courts, a gymnasium, swimming pool, main lounge, main dining room, grill, ladies' dining room and lounge, and a separate "exclusive entrance for ladies" from "A" Street. The San Diego Athletic Club became the San Diego Club in 1933. That same year, the edifice was given an A.I.A. award. From 1947 until 1964, the Lions Club of S.D. shared this structure with the San Diego Club. From 1964 through 1977, Cal-Western University and U.S.I.U. conducted courses here. HBJ purchased this edifice in 1977.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure 2
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Ed Fletcher Real Estate Co.
2. HISTORIC NAME: Ed Fletcher Real Estate Co.
3. ADDRESS: 1018 Ninth Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #:534-184-05
5. PRESENT OWNER: George and Josephine Fletcher/
Frank and Jean Carpella
ADDRESS: 2188 San Diego Avenue, Ste. N CITY: San Diego
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Horton's Addition, Block 32, Lot H

This one-story business building is simply designed, having a red tile roof, with slight overhang. The hollow tile, stucco building appears to have remained unchanged, with two centrally-placed arched doorways each flanked by two large, arched showcase windows at the street level. Broad, Mission-style pillars with plain capitals separate each window and the doors. The doors are capped above by molded trim placed above the arches. Within the semi-circular arched spaces above the showcase windows are turned wooden posts which serve as grates in front of these "transom" spaces.

8. CONST. DATE:
EST: FACT: 1915
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is a good example of the use of Mission Revival architecture in a downtown setting and is thus architecturally significant.

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

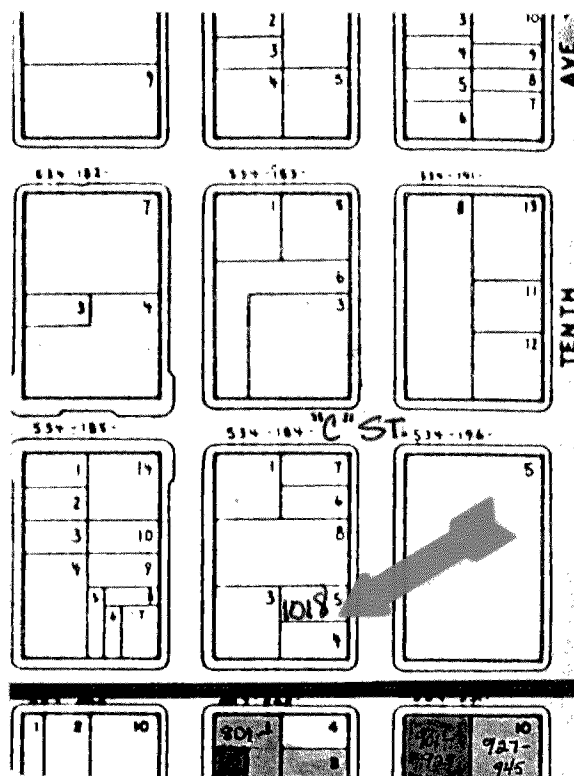
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Ed Fletcher, historically prominent in San Diego, was manager of the Grossmont Park Co. and conducted business for the Park through this office until the late 1930's. Fletcher ran his real estate company at this address until 1955. In 1927, Morse Construction Co. leased space in a portion of this structure through 1950. The Trojan Powder Co., which sold explosives, was a tenant at the 1020 address from 1935 until 1950. Various other realtors, engineers and draftsmen rented office space in this structure from 1927 until 1955. W.H. Fletcher conducted his insurance business in this building from 1935 until 1950, changing the name in 1955 to the Fletcher-Willis Co. In 1961, Public Finance Corp. inhabited the 1018 section of this edifice. It is a good example of the use of Mission Revival architecture in a downtown setting.

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

LOCATIONAL SKETCH MAP



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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Jay's Displays
2. HISTORIC NAME: Frazee-Kurts Paint & Wallpaper Co.
3. ADDRESS: 1045 Tenth Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-195-04
5. PRESENT OWNER: Stephen and Kathleen Hager
ADDRESS: 9460 Fuerte Drive CITY: La Mesa
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Spanish Eclectic w/ Mediterranean Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

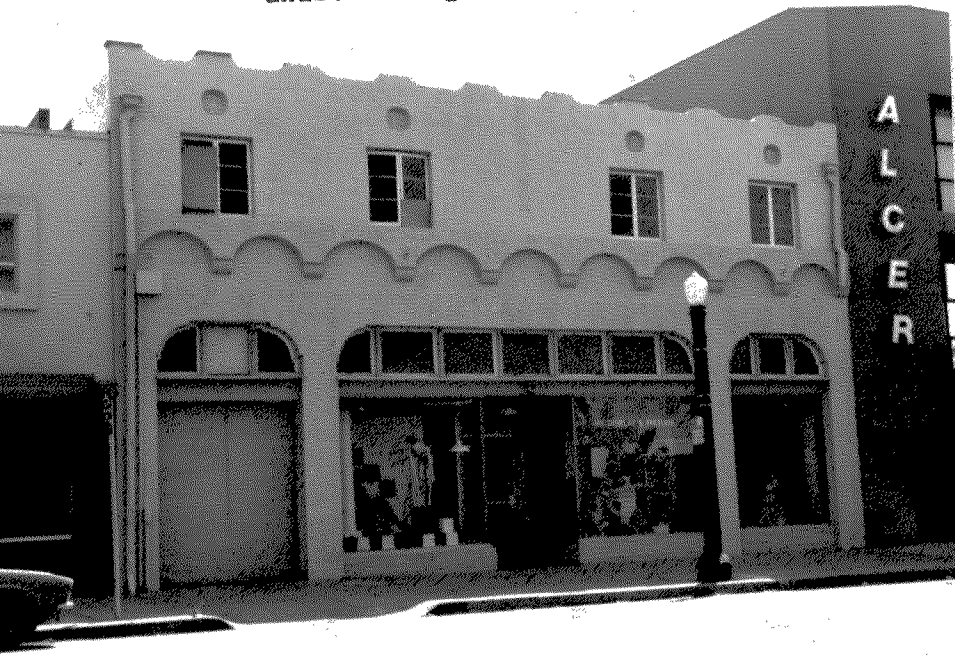
Legal Description: Horton's Addition, Block 30, Lot C.

This two-story frame and stucco structure has a broken parapet, four matched pairs of vertically-divided windows at the second story level with six panes in each pair. Beneath these, across the facade is a row of semi-circular corbeled arches. The first floor is composed of a central recessed doorway flanked by two wide show windows. At the south side of the front facade is a single plate glass show window. At the north end, the window has been converted to a vehicle entry. Over that door and the show windows are a series of windows, arched at the end of the long axis. The ground floor arches are of a Mediterranean style.

8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
Unknown
10. BUILDER:
Charles H. Tifal
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is included in the survey due to its architectural design--Spanish Eclectic with Mediterranean influences.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure was leased to the Frazee-Kurtz Paint and Wallpaper Co. by Charles C. McCurdy in 1927. S. Robert Frazee, a San Diego High School and Stanford graduate, purchased the Kurtz Paint Co. in partnership with his father, Sam R. Frazee. Both men were active in the San Diego community. Robert was on the board of San Diego Trust & Savings Bank, the Chamber of Commerce, the Navy League, and Children's Hospital. The store was highlighted in two different nationally circulated paint magazines in 1936 because of the "numerous modern features of Frazee's new store including the gray-green color scheme and the logical arrangement of the various departments." From 1937 through 1958, the Henry Levy Furniture Co. inhabited this structure. From 1959 until 1964, Jayne's Piano and Organ Co. ran a business at this address. Jay's Displays, which sold costumes, floral supplies, crafts and other supplies occupied this structure from 1966 through 1988.

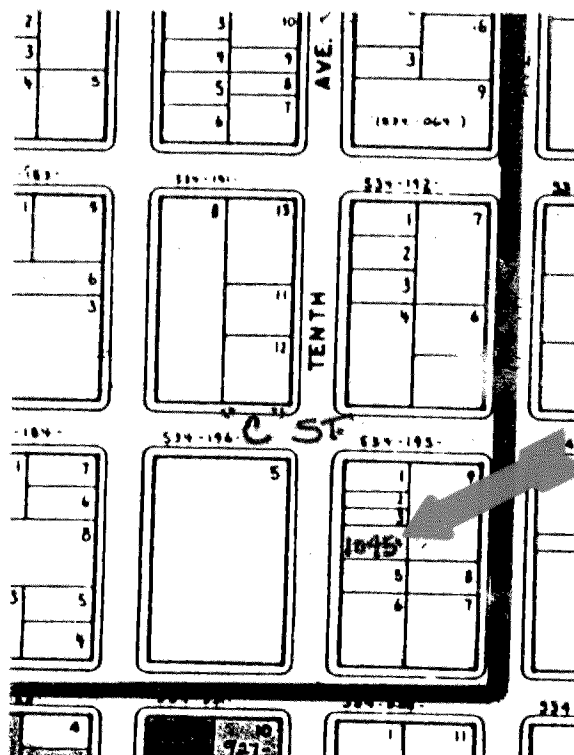
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Lulu Smith Residence
2. HISTORIC NAME: J.P. and Lulu Smith Residence
3. ADDRESS: 1143-1145 Tenth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-192-03
5. PRESENT OWNER: Tenth Avenue Square Company
ADDRESS: 1145 Tenth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Duplex/rooming house
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival with Craftsman Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 23, Lot C

This rectangular wooden frame two-story house has a low hip roof with overhanging boxed cornice and continuous dentils above a plain frieze. The siding is shiplap with end boards. There are ledges around the double hung sash windows, and the wooden front doors have glass panes and mail slots. A two-story bay, angled with three windows per floor rises up the right front. A one-story porch, with stick balustrade above, is on the left, supported by square posts and pilasters and solid wood side balustrade. The brick steps and ornate metal balusters are not original. The two front doors standing side-by-side look natural enough to be original, indicating the house may have been constructed as a duplex. The center bay panes have leaded glass and a brick chimney rises at the rear.

8. CONST. DATE:
EST: FACT: 1899
9. ARCHITECT:
Unknown
10. BUILDER:
H.M. Landis
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is considered historically significant because of a combination of architectural styles--Colonial Revival with Craftsman influences



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1899, J.P. and Lulu Ione Smith hired contractor H.M. Landis to construct their residence at this address. At that time, J.P. Smith was the secretary of the Y.M.C.A. in San Diego. He later became the chairman of the Board of Supervisors here. Lulu Smith attended Oberlin College, was active in the Y.W.C.A., was a member of the San Diego Women's Club and assisted with war-related activities during the Great War from 1917-1918. They resided at this address through 1908, renting it out to various tenants during their ownership through 1941, when Lulu died.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder.
San Diego City Directories.

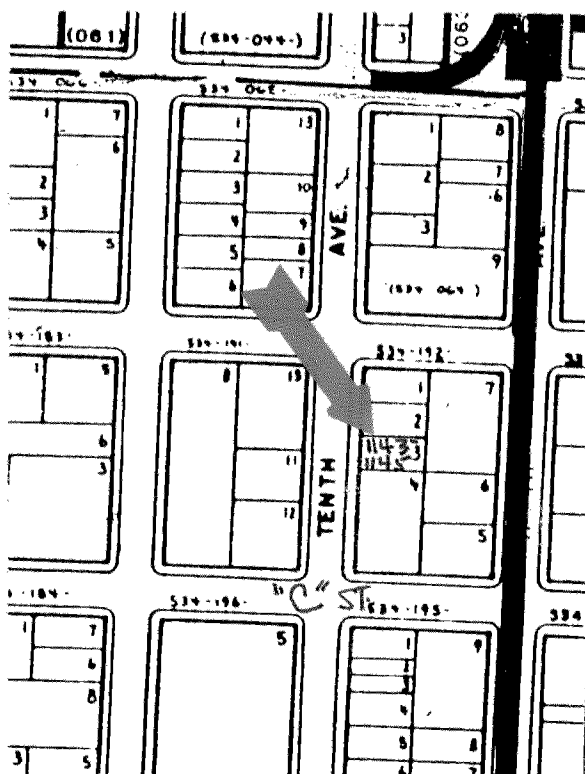
22. DATE FORM PREPARED: 3/21/89

BY: "Lia/Brandes Team"

ADDRESS: 427 C Street

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Weggeman Building
2. HISTORIC NAME: Harwood Tichenor Rental Property
3. ADDRESS: 1151-1159 Tenth Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-192-02
5. PRESENT OWNER: Gladys McLoughlin
ADDRESS: 4995 Williams Street CITY: La Mesa
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence/store
ORIGINAL USE: Residence/store

DESCRIPTION

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

Legal Description: Horton's Addition, Block 23, Lot B

This small, wood frame two-story house grew into an apartment complex with an adjoining two-story residential/commercial space to the north. The original charms of the Queen Anne cottage have been greatly reduced by the cement and absonite wall, and glass enclosed porch. The original house, a former front end gabled Queen Anne cottage, is on a raised foundation. The roofline has a boxed cornice with a plain frieze. There are patterned shingles in the gable end, one of the hallmarks of the Queen Anne design. Second floor windows are double hung sashes, and the siding is shiplap. The porch, now enclosed, crosses the front and is reached by brick steps. The adjoining building has plain double hung sash windows also, and a ground floor store front, complete with recessed entry, display windows, transom above the door, and lower window panel. Its north side previously joined a former building and is currently supported by metal pipe buttresses. There is a third, detached residence in back, which appears to be a Craftsman bungalow.

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

TENTATIVE RANK: 3

SIGNIFICANCE: Although the exterior has been modified, this structure retains certain elements of its original design, and is thus deemed significant.

13. CONDITION: Excell Good Fair Deteriorated X
No longer in existence

14. ALTERATIONS: Facade altered.

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?
post-1901

18. RELATED FEATURES: None related.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story frame house was probably built around 1888 and moved to this location by Harwood Tichenor, the proprietor of Snowflake Bakery, after 1901. The building appears on the 1906 Sanborn Fire Map, but not on the 1888 map. Elizabeth Donnell purchased the property in 1912 and ran a grocery store at this address as well as lived here from that date until 1923. The northern building extension was probably added in 1946. The store front is now inhabited by "Pia's", a period/collectible clothing retailer.

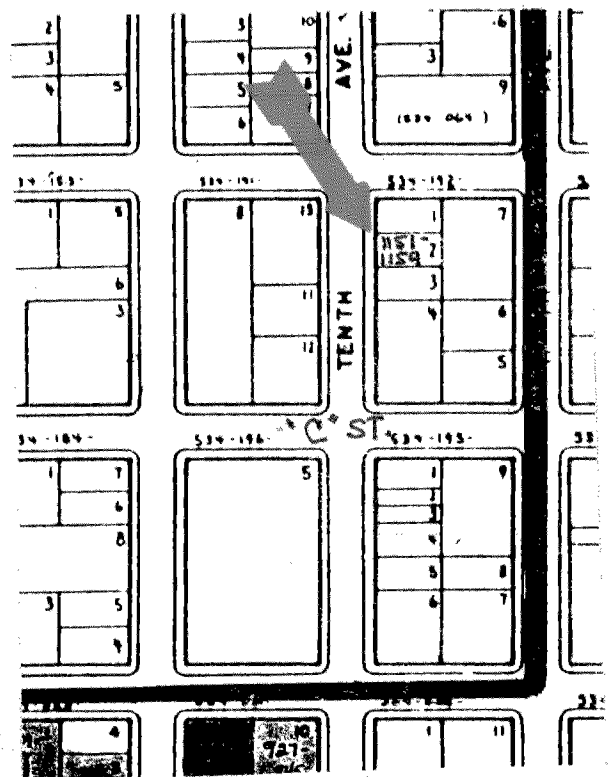
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE:(619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Elkins Apartments
2. HISTORIC NAME: The Elkins Apartments
3. ADDRESS: 1229 Tenth Avenue
ZIP: 92101
4. CITY: San Diego
PARCEL #: 534-064-03
5. PRESENT OWNER: Gerald Heilbron, c/o San Diego Trust
and Savings Bank, Dept. F354,
ADDRESS: P.O. Box X-1013
ZIP: 92112
CITY: San Diego
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman with Mission Revival Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 4, Lot D

This two-story apartment building has a flat roof and was sided with stucco. At the roof line there is an overhanging eave, supported by brackets, which do not project beyond the edge of the roof. The main entrance facing Tenth Avenue has a broad porch which doubles as a second floor balcony above the centrally placed front doors. The porch has arched openings to the front, and on either side; the arches supported by broad, square columns which in turn are linked by solid railings. A plain wooden baluster or railing encloses the second floor balcony, above a set of porch eaves which echo those of the roof. First and second floor windows of the west elevation are tripartite windows, with a fixed pane at the center and two, narrow, double hung sashes on each side. All other windows on the side elevations were done as pairs of double hung sashes.

8. CONST. DATE:
EST: FACT: 1912
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This two-story stucco apartment building is significant because of its architectural design--Craftsman with Mission Revival influences.

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

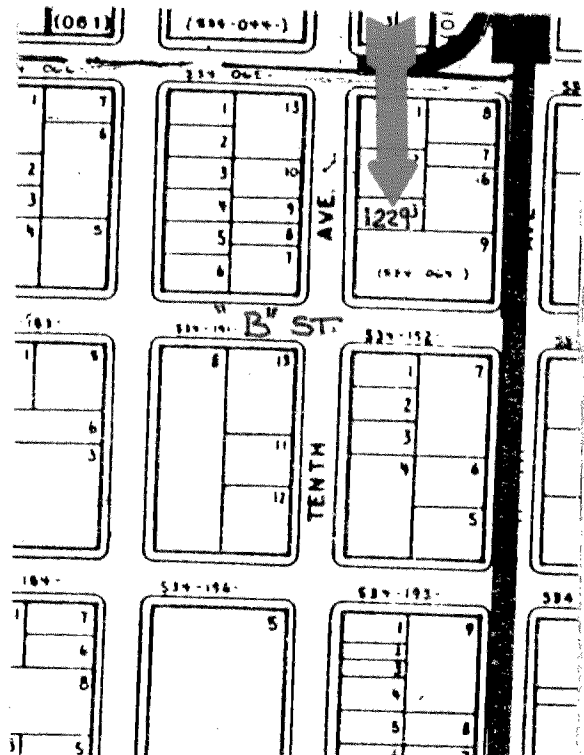
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Josephine Lyons had this two-story stucco apartment building constructed in 1912. Known as the Elkins Apartments since their construction, they were managed by different proprietors throughout their early history, including Alma H. Osborn in 1913, and Mrs. Nellie Stone in 1915. The structure was purchased by George Heinen and his wife, Caroline in 1922, who lived in the building and managed the apartments through 1934. The Elkins Apartments continued at this address through 1988.

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

LOCATIONAL SKETCH MAP



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

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Seton Arms Apartments
2. HISTORIC NAME: Seton Arms Apartments
3. ADDRESS: 1244 Tenth Avenue CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-065-10
5. PRESENT OWNER: Security Title Insurance and Trust Co.
ADDRESS: No Pt-1624, P.O. Box 7589 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 5, North 10 feet of
Lot I and all of Lot J

The Seton Arms is a rectangular, three-story plaster structure with a red tile trimmed hipped roof at the east facade, and a flat roof over the remainder of the building. Churrigueresque spiral columns ornament the corners from foundation to eave. Multi-paned casement windows rise up the north and south sides of the east elevation, the top-floor window frames having semi-circular arches. Small, double hung sash windows flank the central column of arched openings to the main entry and the upper floor balconies, with their wrought iron balustrades. The top balcony is baroque in shape; the lower geometrical. A one-story arched entry with red tile top projects from the south edge, and marks the access to the garage below. A hedge grows against the raised foundation. The main entry has a cut stone surround and tile stairs, which lead to the door. There are two small pent-houses on the roof, and an incinerator chimney at the rear.

8. CONST. DATE:
EST: FACT: 1928
9. ARCHITECT:
American Bldg. &
Investment Co.
10. BUILDER:
American Bldg. &
Investment Co.
11. APPROX. PROP. SIZE(FT):
60' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Demonstrating many elements of the Spanish Colonial Revival style, this apartment building is considered historically significant.

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

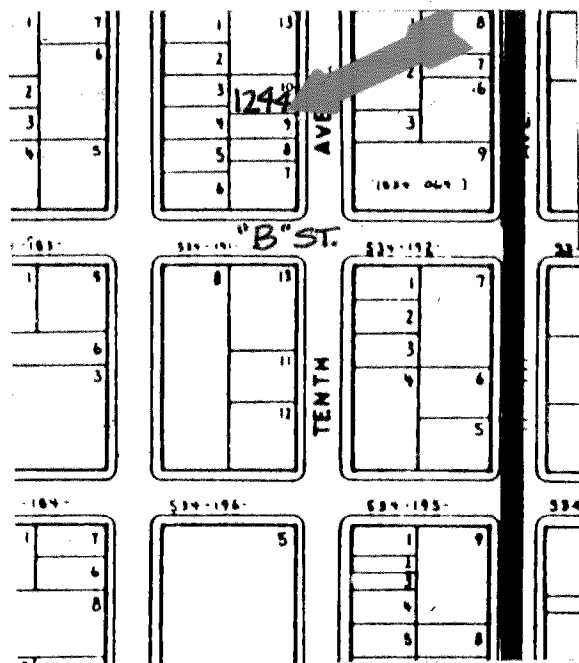
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This three-storied reinforced Spanish Colonial Revival concrete apartment structure was built for Catherine Gymer in 1928. The structure contained 24 apartments. It was considered "a step in advance of the modern apartment house", featuring "fireproof automobile storage space," elevator service from the garage to the top floor, steam heat, Servel electric refrigeration, and kitchen ventilation that eliminated cookery odors and purified each apartment. In addition, the Seton Arms apartments contained deluxe deep-coil spring beds, chimney-fed garbage and rubbish incinerators, sound-proof floors, rubber tiling in baths and kitchens, and Albatross all-steel bath and kitchen cabinets. Pleasant, large windows which offered "delightful vistas" from each apartment and radio connections were provided. Seton Arms was built as an investment and managed initially by Mr. and Mrs. H.H. Hancock who had been San Diego residents for over 29 years.

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

LOCATIONAL SKETCH MAP



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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Lesinsky House
3. ADDRESS: 1130-1134 11th Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 534-192-06
5. PRESENT OWNER: 11th Ave. Associates, c/o John G. Davies
Esq., Hahn & Catier
ADDRESS: 101 W. Broadway, Ste. 1700 CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rooming House
ORIGINAL USE: Rooming House

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival with Craftsman Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 23, N 1/2 Lot H and Lot I

This two-story residence contains a number of interesting architectural elements in a late-Victorian transitional style. There is the hipped roof and cross gable with a chimney at the rear, southwest corner of the house. Windows at both levels vary from double hung sashes to fixed windows with leaded glass in their upper portions, bordered by more narrow double hung sashes. The first and second floor windows of this design form a two-story bay. The gable end of the front elevation contains stickwork, in front of a paladian arrangement of windows. The siding is clapboard. At the lower level, a wide bay flows into a hipped porch roof supported by Ionic columns. Unfortunately, the structure faces a main artery on a block leading onto a heavily traveled one-way street which leads directly into freeway 163. There appear to have been few major alterations to the house.



8. CONST. DATE:
EST: FACT: X
1903-1904
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
75' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: Many different architectural elements can be seen in this late-Victorian Transitional style structure, and due to its architectural design, the building is included in the historic survey.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Exterior staircase.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l X Other
Street leads into freeway onramp and building lies at entrance

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None relevant.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Samuel Lesinsky, who ran a men's clothing store in the Cole Block on 5th & "G", had this house erected between 1903-1904 for his family. Lesinsky, considered a "well-known" young businessman of San Diego since 1887, opened his new clothing and furnishing goods store in the Gaslamp Quarter in 1895. He and his wife, Bertha, resided at this address until selling the structure to Antonio Trapani and his wife, Jennie in 1924. Trapani, who did not live here, was manager of the Bohemian Distributing Company and president of the Union Fish Company from 1921 until 1940. From 1926 until 1935, the building was called the Queen Apartments, and the Tore Apartments, beginning in 1937.

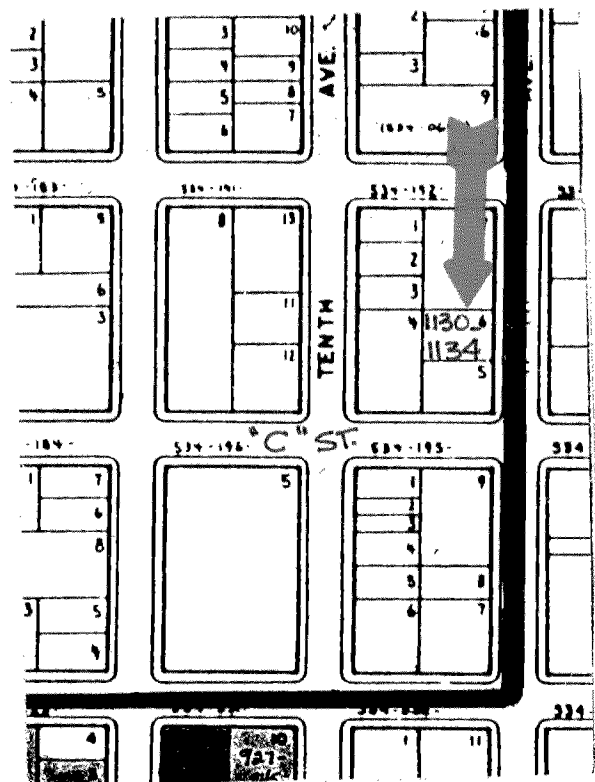
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder.
San Diego City Directories.

22. DATE FORM PREPARED: 3/21/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



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1824 Columbia	Fred Muehleisen Residence	p.53, Harborview VI
1830 Columbia	Salvatore DiBlasi Residence	p.55, Harborview VI
2053 Columbia	Benjamin H. Burke Residence	p.57, Harborview VI
2054 Columbia	Buono Residence	p.59, Harborview VI
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2260 Columbia	Foster & Kleiser Company	p.63, Harborview VI
205 West Date	George & Paula Silberhorn Residence	p.32, El Cortez
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741 F Street	Maryland Hotel Garage	p.68, CCE VI
801-821 F Street	Rossi Business Block	p.70, CCE VI
1111 F Street	Hotel Yale	p.72, CCE VI
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1451-1453 F Street	n/a	p.76, CCE VI
1455 F Street	Judson Property	p.78, CCE VI
1610-1620 F Street	Kreiss/Wilcox Residence	p.80, CCE VI
602 West Fir	Captain Amos Pettengill House	p.71, Harborview VI
1445 Front Street	Vincent Apartments	p.38, El Cortez
1534 Front Street	McRae Apartments	p.40, El Cortez
1658-1668 Front Street	Clawson Jones Rental	p.42, El Cortez
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1616 G Street	Snowflake Bakery	p.88, CCE VI
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1517 India	Sunset Dyers & Cleaners	p.89, Harborview VI
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1610 Union	Oscar H. Millard Rental	p.75, Harborview
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1632 Union	Oscar H. Millard Rental	p.79, Harborview
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HISTORIC SITE INVENTORY OF

EL CORTEZ

for

CENTRE CITY DEVELOPMENT CORPORATION

Cover Photograph: San Diego Historical Society, Ticor Collection - 1927

1/30/91

HISTORIC SITE INVENTORY OF
EL CORTEZ



HISTORIC SITE INVENTORY OF

EL CORTEZ

for

CENTRE CITY DEVELOPMENT CORPORATION

Cover Photograph: San Diego Historical Society, Ticor Collection - 1927

1/30/91

THE HISTORY OF EL CORTEZ

The Cortez study area, named for the imposing El Cortez Hotel erected in 1927, encompasses a geographic section of San Diego which rises from around 25 feet at Front Street to approximately 65 feet at 10th Avenue. The highest point, historically called Prospect Hill and located in the Bay View Homestead subdivision, contained some of the most spectacular Victorian residences in the city. In actuality, this subdivision, located between Ash and Date Streets and 6th and 10th Avenues, took a section of the original 1,400 acres set aside for city parkland.

Prominent businessmen erected their homes on this hill in the 1880's because it provided them with magnificent views of the city and harbor, as well as the city park. The elegant three story Andrew Johnston home at 1550 10th Avenue, built around 1888, the John Ginty house erected in 1886 at 1543 7th Avenue and the 1887 Rev. E. S. Chase residence at 1656 9th Avenue are good examples. John Young's Victorian Italianate home, moved to the corner off 6th and Cedar in 1887, has persevered at that location. The majority of the ornate structures and their gardens and associated buildings, which covered multiple lots, have been demolished.

After San Diego recovered from the Panic of 1893, affluent citizens constructed more modern and less massive residences on this hill. Dr. Sarah Winn employed architect Henry Starbuck to design her 1894 dwelling at 740 Cedar. Saloon owner and realtor, George Kroenert, hired famed San Diego architects, Hebbard and Gill, to plan his Moorish-influenced house in 1899 at 1471 8th. Good examples of this new construction are the buildings erected at 1604 7th Avenue by attorney Henry Mills and 1571 6th by George S. Madden, a tanner and shoe manufacturer.

With plans beginning in 1909 for a Panama-California Exposition in newly-named Balboa Park, the Cortez area experienced a surge in hotel and

apartment building. The sturdy Sandford Hotel, designed by noted Chicago architect, Henry Lord Gay, at 1301-23 5th, was the largest in this section of the city in 1913. The Arno Hotel next door, the Wilsonia Hotel at 1545 2nd Avenue and the Hotel Reiss at 1428-32 1st, were erected that same year.

The majority of the apartment complexes in the Cortez survey area were erected between 1910 and 1913. The Ivanhoe Apartments, designed and built by the Pacific Building Company, were constructed in 1910 at 1439 9th Avenue and were followed in 1911 by the Turpin Apartments at 1665 9th Avenue and the Park View/Astor Apartments at 1555 8th Avenue. Seven other multi-residential structures were built in this portion of the city during this time period.

Two church structures remain in the Cortez area. One, the First Church of Christ Scientist, designed by Hebbard and Gill and erected in 1906 at 3rd Avenue and Ash Street, was later converted to Goodbody's Ivy Chapel Mortuary. The other, St. Joseph's Cathedral, built in 1940 on the site of earlier church structures, has catered for over one hundred years to the Catholic population in this area. The Hearne surgical and medical hospital at 4th and Ash, designed by the Quayle Brothers, was constructed in 1906. An associated structure, the Brunswick, built in 1906 at 1468 1st, was run by Dr. Gahan and utilized as a Nurse's Club and nurse's training institute. A San Diego Gas and Electric substation, planned by Requa and Jackson at 1362 4th in 1923, fulfilled the utility needs of the area. A magnificent Tuscan Renaissance Revival Elks Club, also designed by the Quayle Brothers and constructed in 1930 at 350 Cedar, crowns this edge of the survey area.

After city planner John Nolen returned to San Diego in 1926 and revised his 1908 plan for the city, it became apparent that local visionaries, along with several San Diego businessmen, desired to see the city develop in an orderly fashion with a focus on the waterfront and Balboa Park. Nolen's suggestions included several buildings and a civic center on the waterfront to

be surrounded by other public buildings and a tree-lined paseo leading up Cedar Street, connecting the waterfront to the park area. Perhaps in anticipation of the implementation of this plan, several stately structures were erected in the Cortez study area. Undoubtedly, one of the most beautiful hotels to rise in the city, the fourteen-story, Spanish Renaissance style El Cortez Hotel, at 7th Avenue and Ash Street, became a local landmark for several decades and was heralded for its appearance and the tremendous views it offered of the bay, city and mountains. Two large apartment structures followed in 1928, the Cleona/Elliott Arms Apartments at 1562 7th Avenue and the El Roberto Apartments at 942 Beech Street.

The Cortez survey area, as can be seen from the overview of its history, contains an interesting assortment of structures which exhibit a great variety of styles and uses. Much of the Prospect Hill section has been transformed from the original single family dwellings to multi-family apartment structures. The remaining portion of the survey area between 6th Avenue and Front Street, and Ash and Cedar Streets, includes apartment structures, commercial buildings, a church and a number of parking lots.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

Commercial Building Records, Office San Diego County Assessor.

Deed Books, Office San Diego County Recorder.

Directory of San Diego Architects, 1868-1939, University of San Diego, 1984.

Great Registers of Voters, 1887 to 1907-1908, San Diego Public Library (Main Branch).

Lease Books, Office San Diego County Recorder.

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

Mortgage Books, Office San Diego County Recorder.

Photographs, Historical, Ticor Collection, San Diego Historical Society.

Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.

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Marianne Kern Production

HISTORICAL SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

317 ASH STREET
420-424 ASH STREET
702 ASH STREET
350 CEDAR STREET
1572 SECOND AVENUE
1535 THIRD AVENUE
1362 FOURTH AVENUE
1620 SIXTH AVENUE
1543 SEVENTH AVENUE

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

222 ASH STREET
230 WEST CEDAR
240 WEST CEDAR
205 WEST DATE
1665 UNION STREET
1658-1668 FRONT STREET
1407 SECOND AVENUE
1419 SECOND AVENUE
1440-1442 FOURTH AVENUE
1301-1333 FIFTH AVENUE
1601-1623 FIFTH AVENUE
1502 SIXTH AVENUE
1604 SEVENTH AVENUE
1471 EIGHTH AVENUE
1571 EIGHTH AVENUE
1565-1571 NINTH AVENUE
1540-1554 TENTH AVENUE

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

124 BEECH STREET
920 BEECH STREET
942 BEECH STREET
602-604 CEDAR STREET
1525-1537 UNION STREET
1445 FRONT STREET
1534 FRONT STREET
1428-1432 FIRST AVENUE
1468 FIRST AVENUE
1545 SECOND AVENUE
1556 SECOND AVENUE
1362-1364 THIRD AVENUE
1450 FOURTH AVENUE

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

1465 FOURTH AVENUE
1345 FIFTH AVENUE
1546-1550 FIFTH AVENUE
1530-1532 SIXTH AVENUE
1540 SIXTH AVENUE
1629-1635 SIXTH AVENUE
1334 SEVENTH AVENUE
1344 SEVENTH AVENUE
1562 SEVENTH AVENUE
1628-1634 SEVENTH AVENUE
1642 SEVENTH AVENUE
1349-1357 EIGHTH AVENUE
1365-1371 EIGHTH AVENUE
1541 EIGHTH AVENUE
1555 EIGHTH AVENUE
1609 EIGHTH AVENUE
1439 NINTH AVENUE
1550-1556 NINTH AVENUE
1553 NINTH AVENUE
1555 NINTH AVENUE
1645 NINTH AVENUE
1653-1655 NINTH AVENUE
1665 NINTH AVENUE
1524 TENTH AVENUE
1560-1576 TENTH AVENUE

EL CORTEZ SURVEY Property Locations

May, 1989

Prepared by:

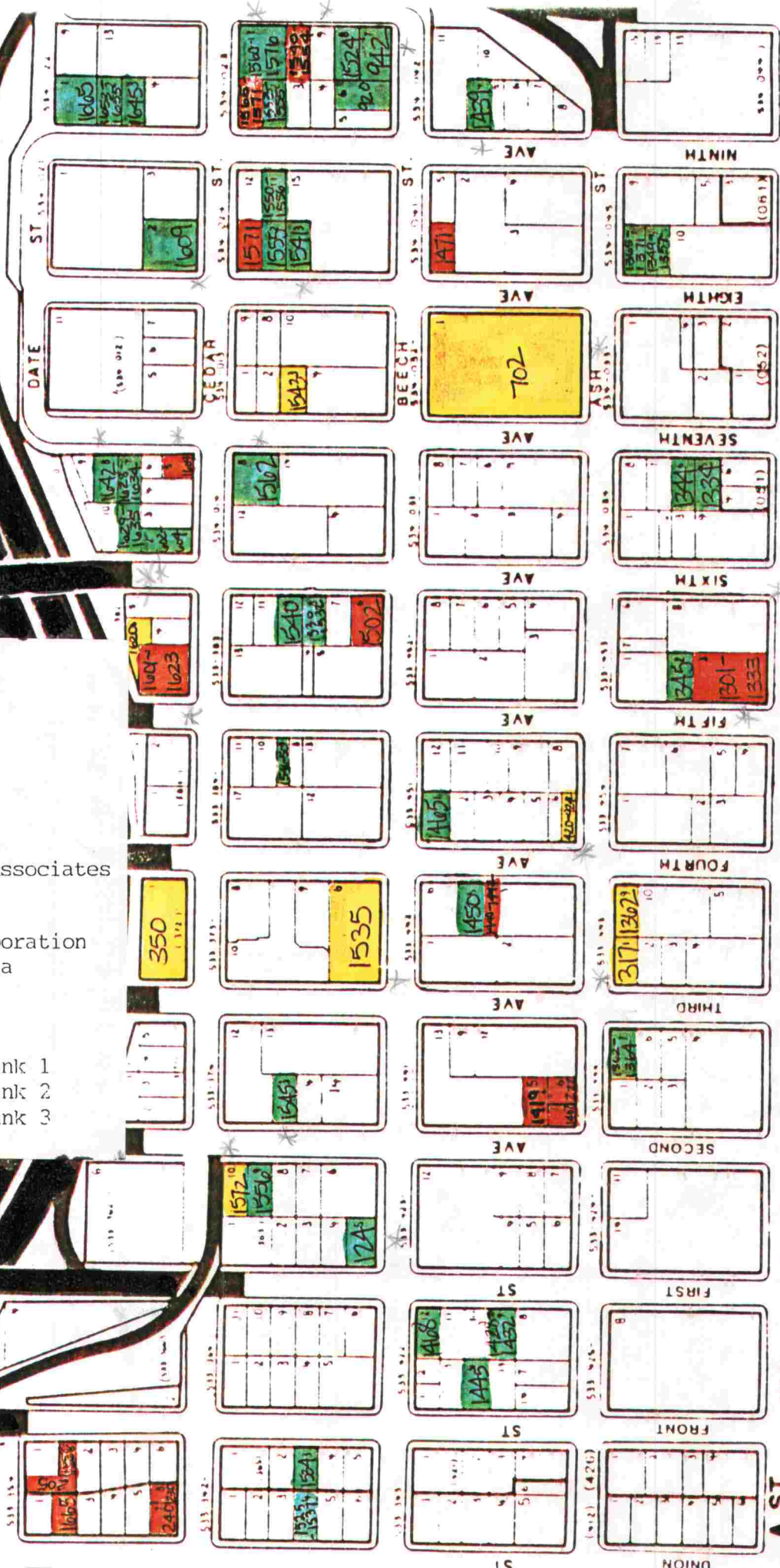
Marie Burke Lia, Atty. and Associates

Map From:

Centre City Development Corporation
City of San Diego, California
Rev. May 1988

CODE:

Yellow.....Rank 1
Red.....Rank 2
Green.....Rank 3



IDENTIFICATION

1. COMMON NAME: Victoria Square
2. HISTORIC NAME: Kiessig Corner
3. ADDRESS: 222 Ash Street CITY: San Diego, CA
Victoria Square also includes addresses of 1407 and 1419 Second Avenue.
ZIP: 92101
4. PARCEL #: Portion of 533-441-06
5. PRESENT OWNER: Harry and Susan Welsch
ADDRESS: 222 Ash St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 199, Lot F

This two-story structure is one of several located on the 100' x 50' corner lot, and it faces south. The buildings, now housing offices, are arranged on the property in a complex. The building rests on a raised foundation; the hipped roof is moderately pitched. Windows are double hung sash or fixed single panes with leaded glass upper portions. The second story has a large bay window which is matched at the first floor. The main entry is marked by a wide set of stairs flanked by free-standing Ionic columns and pilasters which support an overhanging balcony. The porch railings are solid, while the balcony railings are criss-crossed openwork. Additional stairs and supportive brackets were added during a remodeling in the 1970s.



8. CONST. DATE: 1904
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Willard and Neely
for 222 Ash Street
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is considered historically significant due to its architectural style--Late Victorian.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Stairs at rear of building; late 1970's
interior and exterior rehabilitations
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Landscaping; related historic houses
on property

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Built in 1904 for Charles Kiessig, this two-story house was always used as a multiple family dwelling. The building was first listed individually on the San Diego Historical Sites list as a multiple family dwelling and shown at 1401 Second Avenue as Site No. 110. However, in 1976 it became part of the "Kiessig Corner", which consisted of three structures built between 1894 and 1904, now listed as 1407 Second Avenue, 1419 Second Avenue, and 222 Ash Street. Its connection to the Kiessig property and its subsequent inclusion in the Victoria Square development lend it significance. The property known as victoria square is listed locally as historic site no. 110.

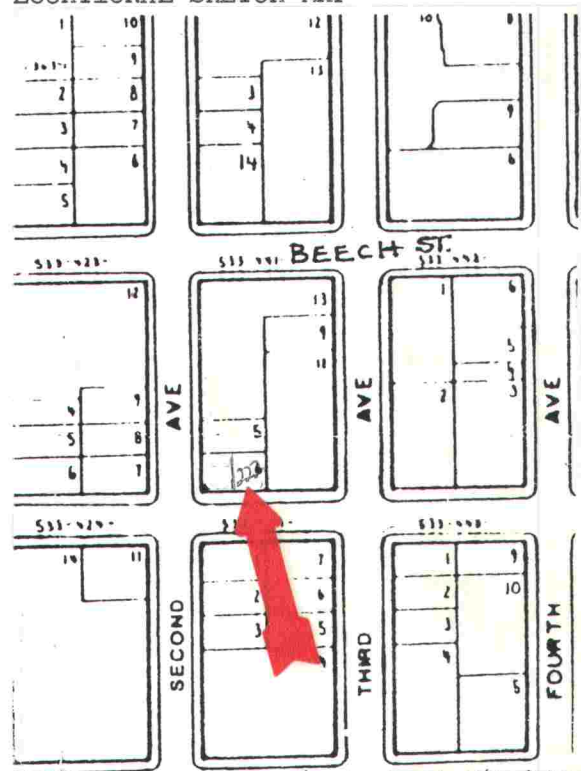
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Historic Site Board Reports,
June 4, 1976 and July 9, 1976.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619)) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

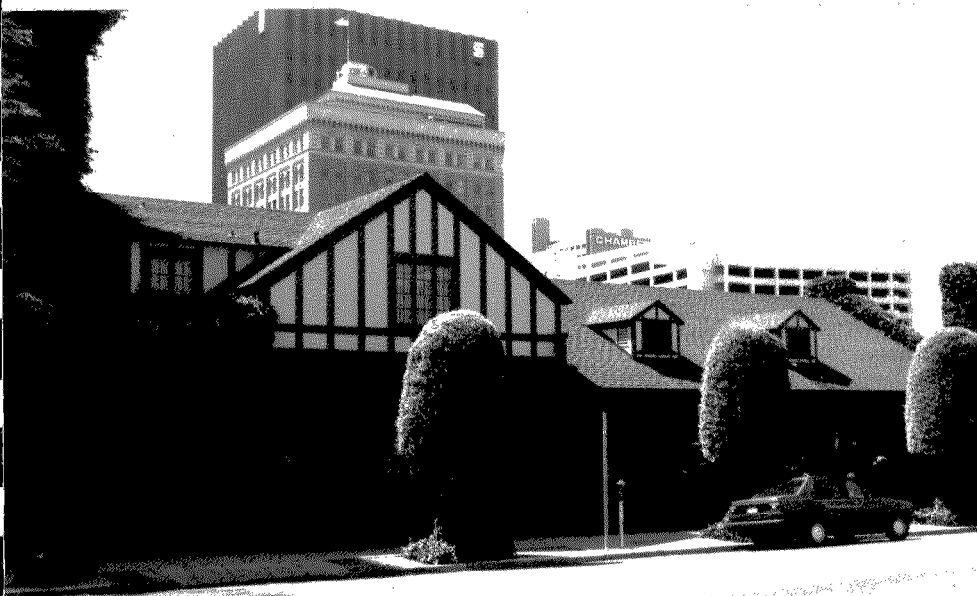
1. COMMON NAME: Goodbody's Ivy Chapel Mortuary
2. HISTORIC NAME: First Church of Christ Scientist
3. ADDRESS: 317 Ash Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-443-01
5. PRESENT OWNER: John and Mary Learned
ADDRESS: 317 Ash St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Legal Offices of Melvin Belli
ORIGINAL USE: Church

DESCRIPTION

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

Legal Description: Horton's Addition, Block 193, Lot A

This two-story brick Tudor building faces north on Ash Street. Its varied functions have unquestionably contributed to some changes in the interior. The wooden wall cladding on the facade, and on the dormers, sets this structure apart from any other building in the downtown area. The wall is somewhat concealed by shrubs, bushes and ivy. Cross gables and a single dominant gable have shake-shingle roofs. The west side of the structure does not appear to have been designed and built at the same time as the Tudor portion. It is more of a Maybeck style with arched windows, several flat, almost prairie-style roofs, and a steep chimney. This west end is completely covered with ivy, although that growth appears to be dying. The west end probably held the chapel. The building is certainly the most architecturally dominant in this area, though it is unfortunate that it is now on a block containing other, rather bland concrete buildings, and that next to it stands a San Diego Gas and Electric substation.



8. CONST. DATE: 1904
EST: FACT: X
9. ARCHITECT:
Will S. Hebbard
and Irving John Gill
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 500'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This commercial structure, although changed somewhat over the years, retains many of its original Tudor elements, and attains historical significance due to its architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
This property was obtained in 1903 by the First Church of Christ Scientist from Alice Bennett Coffin. This single-storied brick church was designed in 1904 by noted San Diego architects, Hebbard and Gill. It was considered an innovative approach to ecclesiastical architecture, exhibiting a hint of old English with the low sweeping gables and clinker walls. The broad, arched windows were reflective of the Mission Revival style of architecture. In 1909, the church was sold to John S. Hawley, and A.H. and Florence Gilbert. In 1922, the Smith-Goodbody Funeral Home occupied this structure. The business name changed to Smith, Goodbody and Durm, Undertakers, in 1926. From 1930 until 1979, this building became the home of Goodbody's Ivy Chapel, which featured a mortuary and funeral home. In 1980, John Learned, a lawyer, occupied this structure. Recently, it has become a branch law office of Melvin Belli.

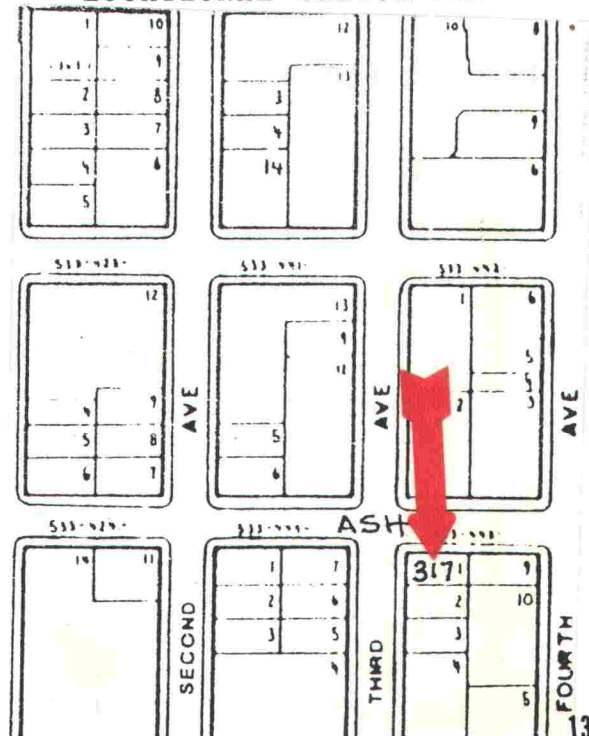
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

AIA Guidebook to San Diego;
Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Ashforth Apartments
2. HISTORIC NAME: Dr. J.C. Hearne Surgical Hospital
3. ADDRESS: 420-424 Ash Street CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-451-07
5. PRESENT OWNER: Roderick Hubbard
ADDRESS: 877 Avocado Place CITY: Del Mar, CA
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Offices
ORIGINAL USE: Hospital

DESCRIPTION

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

Legal Description: Horton's Addition, Block 201, South 1/2 Lot F

This three-story structure with a basement is flat-roofed and built of reinforced artificial stone, brick, and wood frame. The parapet is plain and rises above a slightly-angled shingled cornice, hinting of a mansard roof, interrupted across the front by three eyebrow arches. Round corner bays rise from the street level to below the third floor, and angled bays on the second floor repeat below the arches on the cornice. Double hung sash windows were used throughout the building. The building was renovated in 1973. The use of artificial stone blocks at the basement and ground floor levels seems to have been borrowed from the Richardsonian Romanesque style. Other features of the building, however, are not in keeping with that style, which went out of favor in 1900.



8. CONST. DATE:
EST: FACT: X
1905-1906
9. ARCHITECT:
Quayle Bros.
10. BUILDER:
Cement Products
Company
11. APPROX. PROP. SIZE(FT)
100' x 25'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: Due to its architectural style, Edwardian Commercial, and its use as an early hospital, this building is considered historically significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
The Hearne Building is listed as Historic Site Board #115. The structure features hollow concrete building blocks on the exterior. The building, considered modern for the time, was warmed by steam radiators and illuminated by gas and electric lights. Dr. Joseph Carter Hearne, a physician and Civil War veteran, came out from the east coast and erected this building for use as a private hospital for medical and surgical cases. All rooms fronted south, and so were "flooded with sunlight the entire day." The price of rooms in 1906 ran from \$20 to \$50 per week, suites from \$35 to \$75, and wards from \$15 to \$20. Dr. Hearne, who resided in the building until his death in 1917, worked with a corps of trained nurses, and was always available for patients. In 1911, this edifice became known as the Ashforth Hotel, later changing to the Ashforth Apartments in 1927. The building is now partially vacant, containing some offices.

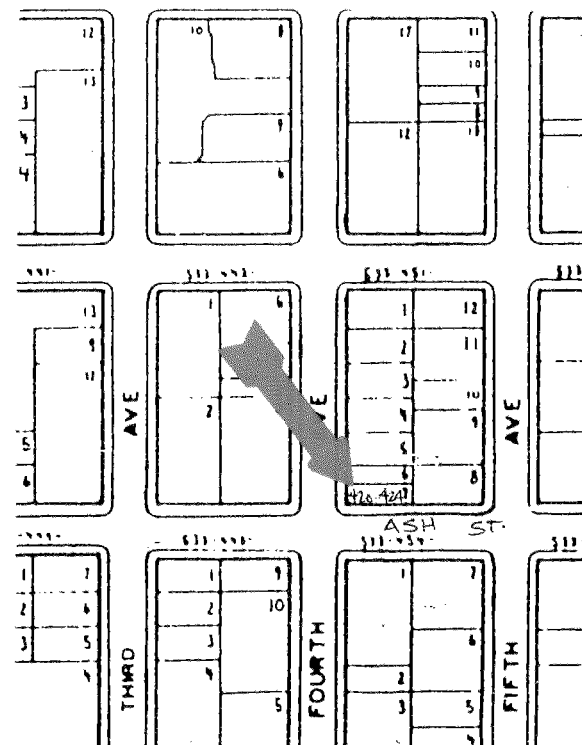
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education 2

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

Historical Site Board Report for
Site #115 dated October 25, 1976;
Office of San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: El Cortez Center
2. HISTORIC NAME: El Cortez Hotel
3. ADDRESS: 702 Ash Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-032-01
5. PRESENT OWNER: El Cortez Associates
ADDRESS: 702 Ash Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Hotel/Convention Center

DESCRIPTION

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

Legal Description: Bay View, Block 11, Lots 1-12

This fourteen-story reinforced concrete apartment hotel cost \$2 million, took one year to build and was the highest structure in San Diego for many years. The central tower rises 14 stories and is flanked by two six-story wings, arranged diagonally on the hilltop site for a maximum view. The arched doorway and pilasters of the main entrance are Churrigueresque with ornate capitals and decorations of figures, urns, crests, foliage and ribbons. The tower is capped by four stories of simple pilasters and capital urns, a dentilated frieze and a huge neon sign "El Cortez Center." The exterior elevator designed by C.J. Paderweski is claimed to be the first of its type built in this country.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Walker & Eisen of
Los Angeles
10. BUILDER:
Wm. Simpson
Constr. Co. of L.A.
11. APPROX. PROP. SIZE(FT):
200' x 300'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: The El Cortez Center is significant both for its Spanish Colonial Revival design and for its use as a major hotel facility in San Diego.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This concrete apartment/hotel was the last word in high-class construction, arrangement, design, and furnishings, and became the social center of the city. The 117 units (85 apartments and 32 hotel rooms) were the dream of developer and financier R.T. Robinson, Jr. On its preview day, November 22, 1927, 50,000 people toured the building. H. Handlery bought the hotel in 1951 and began a modernization program that produced the world's first outside elevator, the Starlight and Sky Rooms, a moving sidewalk bridge, a motel, and a convention center. In 1977, the place had 500 rooms. Maurice Cerillo's World Evangelical Inc., purchased the hotel in 1977 for \$7.5 million dollars, to use as a school and ministry. Since then, several other owners have not revamped the hotel and in 1988, it remains vacant.

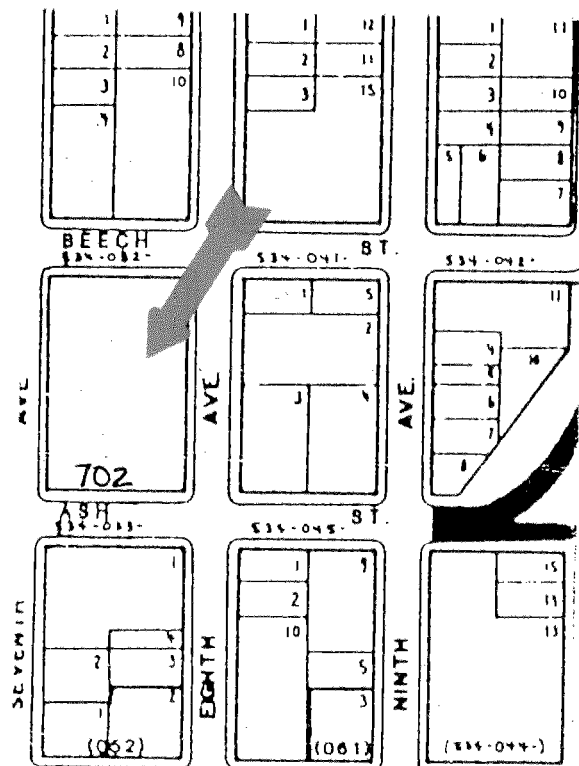
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education 2

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

San Diego Union, 11/14/1926, 11/21/1927,
11/24/1927; California Real Estate
Magazine, October 1929; San Diego Maga-
zine, March 1969, December 1977; Westways
Magazine, July 1938; Los Angeles Times,
February 25, 1979.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Diamond Office Products
2. HISTORIC NAME: Victor Sanglier Residence
3. ADDRESS: 124 Beech St. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-363-05
5. PRESENT OWNER: H & G Properties
ADDRESS: 3665 Las Vegas Blvd. CITY: Las Vegas, NV
ZIP: 89109 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial Office
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 207, Lot F

This one-story house has a low-pitched hipped roof with a shutter air dormer on the front facade. The plain roofline overhangs about a foot. There are no brackets below the cornice. The facade is very ordinary, with a bay on the west side of the entry and a single fixed pane of glass east of the entry. Clapboard siding was used on the exterior. There is virtually no porch, though there are steps leading up to a door with ten glass lights in it, arranged in two columns.



8. CONST. DATE: 1910
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This one-story house attains historical significance due to its architectural style--Modified Prairie Vernacular.

IDENTIFICATION

1. COMMON NAME: Somerset House
2. HISTORIC NAME: Somerset House
3. ADDRESS: 920 Beech Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-023-06
5. PRESENT OWNER: James & Elizabeth Hildreth
ADDRESS: 2052 Fourth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rooming House
ORIGINAL USE: Rooming House

DESCRIPTION

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

Legal Description: Bay View Homestead, Block 18, except the west
40' of Lot 5 and except the west 40' of Lot 6

This two-story apartment building faces south. The flat roof eaves extend out two feet with plain band cornices. Having been a hospital, the building has innumerable double hung sash windows. The front entry is divided to enable access to the stairs from either side. The second floor porch is recessed with several doors and a metal rail balcony. Shiplap siding is narrow, banded horizontally, and edged with cornerboards and window or door surrounds. The west side of the building at the rear has bay windows at both floors. Windows present a mixture of double hung and single sashes. Between the first and second floor, a band of vertically placed siding wraps around the building. Narrow bay windows of the second floor have created cut-away corners below the cornice.



8. CONST. DATE: 1933
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
60' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: Due to its architectural style--Colonial Revival--this structure is considered historically significant.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bertha Mitchell and Marion Mitchell Peckham had this building, consisting of 26 apartments, erected on the site of the McCulloch Hospital around 1933. Mrs. Sarah A. Thompson appears to be the first proprietor of the property, offering furnished rooms at this address in the city directories from 1934 until 1938. The structure was purchased by A.E. Roberts in 1943, a general insurance and surety bonds dealer, who owned the edifice until 1944. Melva B. Riffey owned the apartments from 1944 until 1946. In 1946, William S. and Lelia E. Lethbridge purchased the building and named it Somerset House. It has operated under various proprietors through the 1980s. The neon "Somerset House" sign still emphasizes the entrance to the structure.

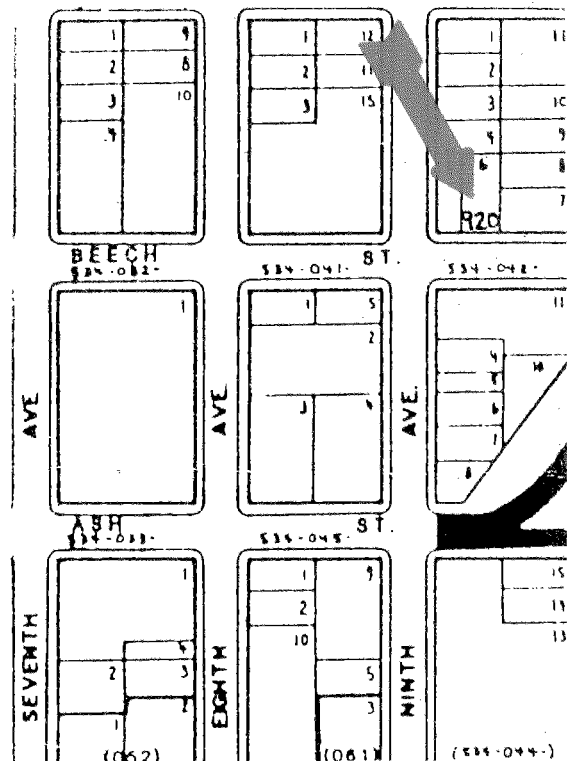
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

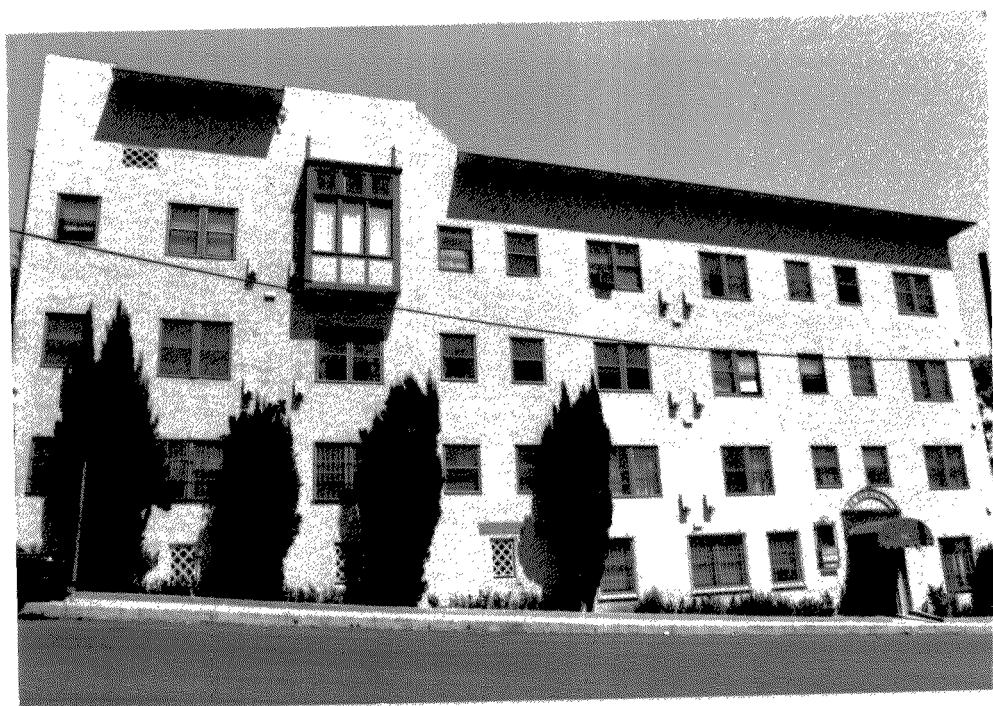
1. COMMON NAME: El Roberto Apartments
2. HISTORIC NAME: El Roberto Apartments
3. ADDRESS: 942 Beech Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-07
5. PRESENT OWNER: Dearing Miller
ADDRESS: 336 Pine Needles Drive CITY: Del Mar
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lot 7

This four-story stucco apartment building has a flat roof edged with red clay tile and eaves supported by rather plain brackets. A frieze of linked arches was placed below the brackets, wherever they occur. The apartments were built on a steep slope with the front entry facing south. Ample single-framed and double-framed windows are all double hung sash. An interesting box bay is located at the fourth floor near the southwest end of the building and appears to have been an addition, but does not detract from the original architecture. El Roberto has 31 deluxe single apartments planned for small families. A large garage is on the ground floor. When it was constructed (1928), it was a first-class apartment house, located in a quiet area. It is presently near the I-5 Freeway.



8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
Whiting-Mead Company
(Plan Service Dept.)
10. BUILDER:
Whiting-Mead Company
11. APPROX. PROP. SIZE(FT):
100' X 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This four-story apartment building is deemed to have historical significance because of its architectural style --Mediterranean--and was probabl

a first-class apartment house in its era.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

W. M. Roberts, a retired inventor who moved to San Diego in 1926, had this four-story stucco apartment building designed and constructed by the Whiting-Mead Company's Plan Service Department. B. Chaves superintended the construction of the structure. The 31 deluxe single apartments, which initially rented for \$35 to \$45 per month, featured Kelvinator refrigerators. Each apartment included a living room with a wall bed (a combination bed, closet and dressing room), a private bath, a kitchen, and a breakfast nook. All units had direct outside light, with no inner courts or patios. The structure featured a large garage on the ground floor with ample space for the "machines of the guests." It was constructed so that guests would not be annoyed by "the noise of machines being parked." The El Roberto Apartments had a prime location--close to the downtown shopping district and one block from Balboa Park.

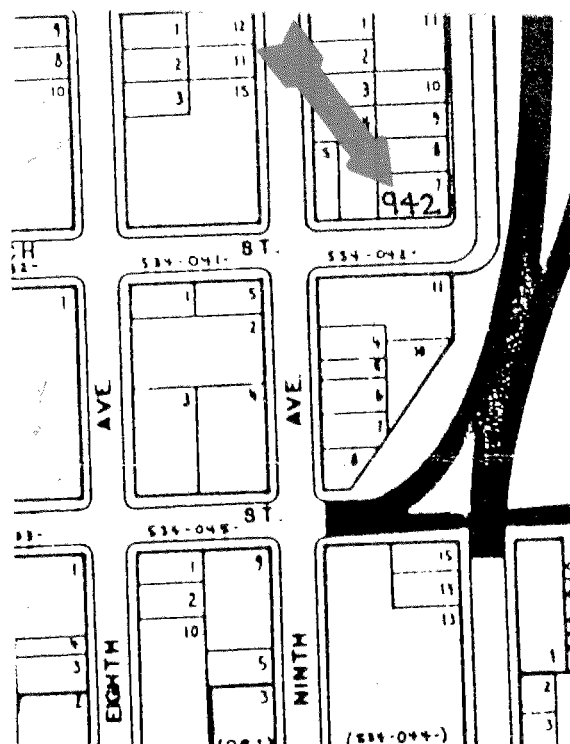
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: California Western School of Law
2. HISTORIC NAME: Elks Club Lodge 168
3. ADDRESS: 350 Cedar Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-372-01
5. PRESENT OWNER: California Western School of Law
ADDRESS: 350 Cedar Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Law School
ORIGINAL USE: Elks Club/Dept. of Motor Vehicles

DESCRIPTION

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

Legal Description: Horton's Addition, Block 212, Lots E, F, G & H

This rectangular, four-story building with a recessed blocked area at the center above the first floor is on the local Historic Site Register as #139. The roof is flat with a red tile edging along the roof line, and trimmed with a boxed cornice and brackets. The first floor level has large arched windows with medallions decorating the space between the arches. Delicate, wrought iron balconies, supported by brackets, ornament each corner above the first floor. The second floor has multi-paned, double hung sash windows from floor to ceiling with classic triangular and curved pediments. The third floor windows of the south elevation terrace wall have plain lintels, while the fourth floor has very small casement windows all around except for several circular windows on the west portion of the south facade. The quoins are scored to represent stone as is the first story concrete surface. The building represented perhaps "the most notable achievement of the Quayle Brothers, who had designed nearly all of the San Diego County buildings for 18 years." In addition, the edifice was given an award by the A.I.A. in 1933 for possessing a "dignified exterior."



8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Charles & Edward Quayle
10. BUILDER:
Morley H. Golden Co.
11. APPROX. PROP. SIZE(FT):
200' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This imposing structure has attained historical significance due to its architectural design in the Renaissance Revival style, and is a major

contributor to the architectural history of San Diego.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: Interior to suit needs of institution.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: On San Diego Historic Site Board Register,
No. 139 (Elks Hall). Adjacent to freeway.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This magnificent, four-storied structure was officially opened on June 7, 1930, with a ceremony attended by officers from 30 lodges in the Southern District. The 70' x 90' lodge room, seated 650 Elks and was considered "one of the most perfect from an appointment and beauty standpoint on the Pacific Coast." Two massive chandeliers and a pipe organ occupied the lodge hall. The card and billiard rooms were noteworthy with patterned, rubber tile floors. The ceiling and wall decorations on the second floor were done on poured concrete. On the third floor, the reading room and library featured a 24' cloistered ceiling, while the ballroom and gymnasium had a balcony to seat guests. The fourth floor contained showers and lockers with an open air sun porch. In the basement, six bowling alleys with ample room for handball courts and horseshoe pitching courts were installed. The entire first floor was designated for shops and stores. This edifice has been occupied by the California Department of Motor Vehicles and currently is inhabited by the California Western School of Law.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).

Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories; California
Western Law School Catalogue; San Diego
Union, 6/1/1930, 6/8/1980.

22. DATE FORM PREPARED: 5/1/89

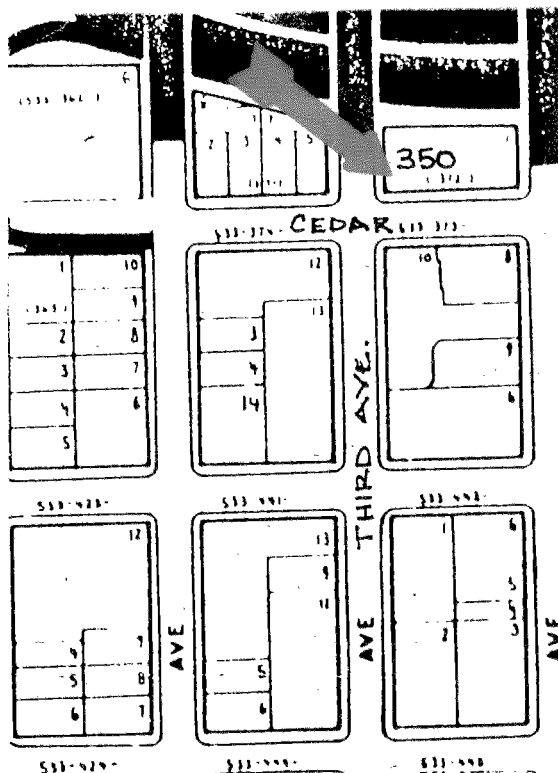
BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartment House
2. HISTORIC NAME: John N. Young Residence
3. ADDRESS: 602-604 Cedar Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-011-02
5. PRESENT OWNER: Sixth and Cedar Ltd., c/o Ridgway Whittemore
ADDRESS: 1010 Turquoise Street, Ste 310 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bayview Addition, Block 8, West 1/2 Lots 5 & 6.

This two-story apartment with partially exposed basement is rectangular in shape. The flat roof has scroll, stick-shaped brackets beneath the wide overhang. The house is built on a slope from north to south. The upper stories are sheathed with smooth planes. The present corner windows may not be original; all now have aluminum frames with wood surrounds and elaborate painted decoration at the top of the panes. The house has interesting brick-faced stoops with spindle bannisters and stick hand rails which lead to porches and entry ways. Two-story bay windows appear on the east and south facades. Originally a two-story frame with one-story wings on two sides, the structure featured double bay windows and a redwood exterior covered with lead-colored paint.



8. CONST. DATE:
EST: FACT: X
Constructed 1884;
moved there in 1887
9. ARCHITECT:
Remodeled by A.H.
Towle in 1887
10. BUILDER:
Kennedy, Thompson
& Young in 1884
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building achieves significance as an example of an Italianate design structure.

IDENTIFICATION

1. COMMON NAME: Rainier Apartments
2. HISTORIC NAME: Frank L. Rawson Residence
3. ADDRESS: 230 West Cedar
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-354-08
5. PRESENT OWNER: Woodrow McCoy
ADDRESS: 240 West Cedar
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Middletown, Lot 6, Block E

This two-story Italianate house has access to the basement level below its side entry front porch. Shiplap siding with corner boards, square bay window projections, double hung sash windows, scroll work above the front porch, and an abbreviated hipped roof supported by brackets are some of the prominent Victorian features of the house. The roof appears to be flat beyond the hipped portions which surround the visible periphery. The front porch has been altered by the addition of corrugated plastic shade material behind the remaining scroll work. The basement level entry below the front porch may not be original. This house typifies the late Victorian use of the Italianate style on the West Coast.

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

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story structure is considered significant due to its architectural style and typifies the late-Victorian use of the Italianate

style on the West Coast.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Helen Rawson, a widow, purchased this property in 1886, and erected this structure upon it in 1888. This building was the residence of Frank L. Rawson, a lawyer. Mrs. Rawson also rented furnished rooms at this address. In 1905, William E. Bougher, a laborer, and his wife, Ida, purchased this edifice and lived here off and on until 1917. In 1927, Tallman Dearing, a laborer with the Park Department, and his wife, Clara M., owned this property, living at this address as well as renting out some of the rooms to tenants.

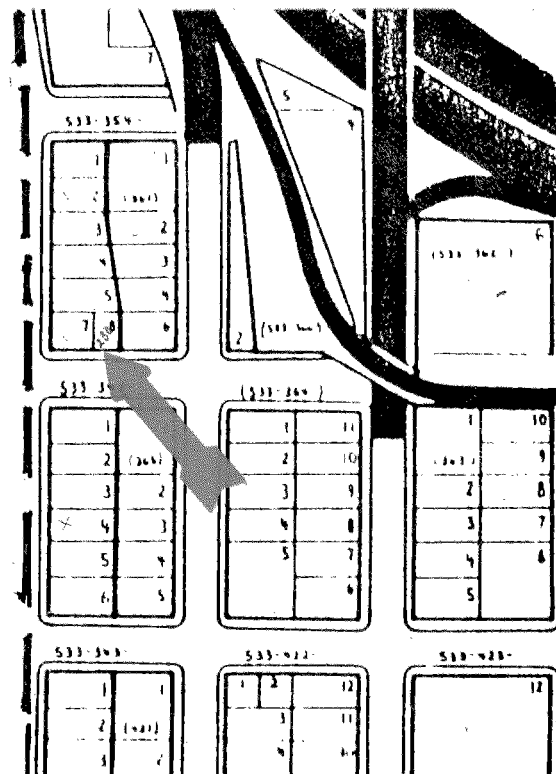
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

San Diego City Directories;
Office of San Diego County Recorder.

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Bougher Apartments
3. ADDRESS: 240 West Cedar Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-354-07
5. PRESENT OWNER: Woodrow McCoy
ADDRESS: 240-246 West Cedar
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Middletown except East 43 feet Lot 6, Block E

This building is a two-story, modified Craftsman apartment house, with hipped roof, two dormers and a second floor balcony. There are four separate entrances to the building from the front porch, with concrete steps leading up to the two central doorways. Broad, rectangular, single hung sash windows, with wood framed surrounds and sills dominate the fenestration. Two dormers with vented openings were placed in the hipped roof. The eaves of the roof project outward from the exterior walls, sided with clapboard. The roof of the front porch, also hipped, is supported by square posts. A wrought iron railing, which appears to be an addition, encloses both the front porch and the second floor balcony.

8. CONST. DATE: 1909
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This turn-of-the-century apartment house represents an application of the Craftsman style to an apartment house structure.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Ida E. and William E. Bougher owned this property from 1904 until 1946, and had these apartments constructed around 1909. Bougher, a laborer, and his wife, lived next door at 230 West Date, a building which they also owned until they moved to El Cajon in 1909. This turn of the century apartment house represents an application of the Craftsman style to an apartment house structure.

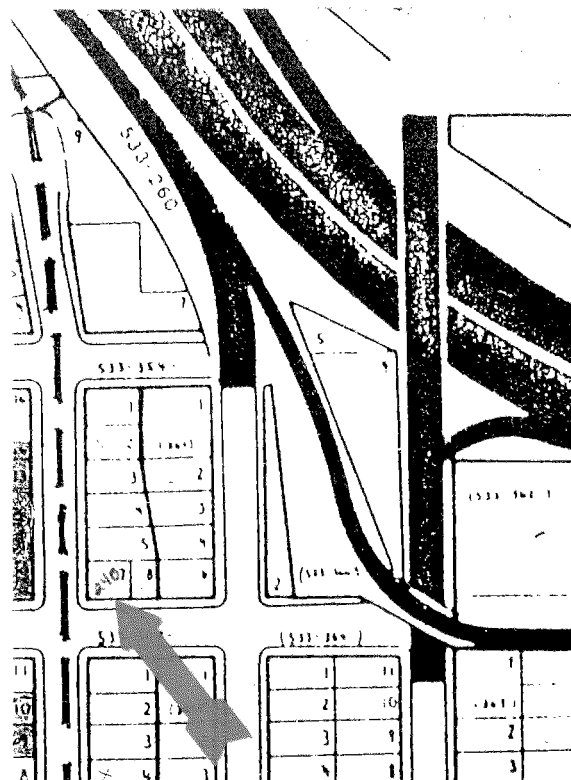
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

San Diego City Directories;
Office of San Diego County Recorder;
City Water Dept. Records

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hord/Hansen Residence
2. HISTORIC NAME: George & Paula Silberhorn Residence
3. ADDRESS: 205 West Date Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-361-01
5. PRESENT OWNER: Florence Hord/Emma Hanson
ADDRESS: 205 West Date Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, East 100' of North 100'
of Block 208 1/2

This house has two stories beneath a low-pitched hipped roof, with a corner three-sided 2-story bay. The second story of the bay windows is capped by a gabled pediment. Below the roofline, a dentilated fascia and brackets were used for ornamentation and support. The tall, narrow, double hung sash windows also have small brackets below their lug sills. The lintels above the windows of the second floor repeat the dentilated pattern of the fascia; first story windows also have decorated lintels, but without dentils. A double door entrance on the ground floor was placed on the northeast corner, with a porch just large enough to cover the doorway. The porch roof slants down and away from the building as a shed roof. The molding around the windows in each of the doors repeats a similar design on an abbreviated scale. Shiplap siding with cornerboards covers the house, except for an area between the upper and lower corner bay windows. There, siding was laid at a 45 degree angle to the usual horizontal. No major alterations were noted.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Leonard & Wade
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure merits historical significance due to its architectural design in the Italianate style.

IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Gordon M. Wells
3. ADDRESS: 1525-1537 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-342-04
5. PRESENT OWNER: Wilfred and Lucille Boyd
ADDRESS: P.O. Box 506 CITY: La Mesa
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 23, Lot 4

These single-storied, Spanish Eclectic style residences, arranged in a court, have flat roofs, with miniature espadana parapets, stucco walls, ceramic roof tile trim above the doorways and casement windows. Ceramic tile vents or rain spouts from the roof can be seen in the upper portion of the exterior walls. Arched wing walls were built at the north and south sides of the front units in the court. Entrances to the buildings face each other across the courtyard, rather than fronting the street. The doors have three vertical lights in their upper portions. Landscaping within the court emphasizes succulents and other plants in keeping with the Spanish Revival theme.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: These small court residences serve as an example of the Spanish Eclectic style, a popular architectural trend of the 1920s and 1930s.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Gordon M. Wells had this stucco rental court built in November, 1926. The property passed through several owners during the next year until George W. Stenger and his wife, Harriet, purchased it in 1927. Residing at 1525 Union in 1930, the Stengers sold the buildings that same year to Frank W. Stevenson, a well-known San Diego architect, and his wife, Elizabeth. The court remained in the Stevenson family until the 1960s.

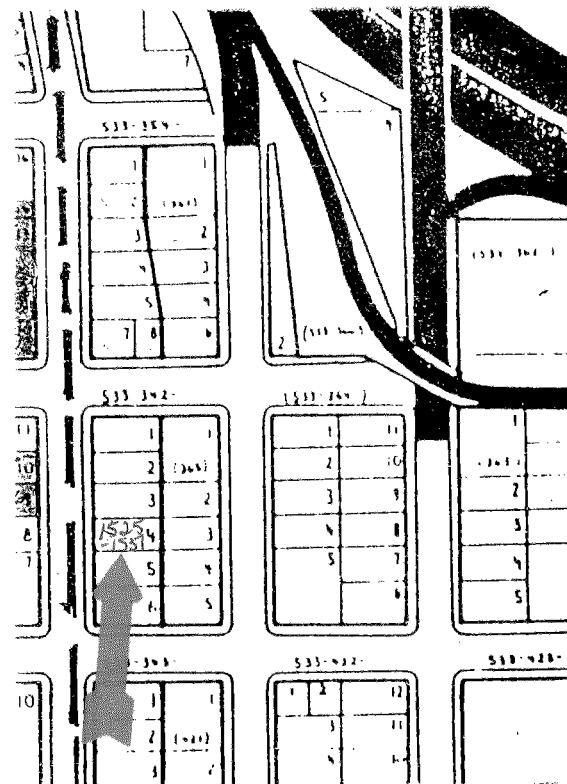
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Law Offices
2. HISTORIC NAME: Josiah E. Shaffer Residence
3. ADDRESS: 1665 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-354-02
5. PRESENT OWNER: Kathleen & Paul Kennerson
ADDRESS: 12864 Caminito En Flor CITY: Del Mar, CA
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Law Offices
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, portion in Block 208 1/2 DB 13PG 522 and in Lot 2, Block E.

This one and one-half-story Italianate house has a hipped roof with a hipped dormer facing the front elevation, and a square projecting bay on the north end of the front elevation. The boxed cornice of the roof is supported by decorative brackets, from which spindle-shaped pendants hang. A continuous row of dentils was tucked up against the fascia board, below the cornice. A corner front porch with open baluster railing, spindlework frieze and turned column posts, extends across the front doorway. Other windows are double hung sash variety, with those of the bay surrounded by a continuous sill and elaborate, paneled molding.



8. CONST. DATE: 1896
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As an example of an Italianate style structure with Queen Anne influences, this building is considered significant.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Roof repairs 1980
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
(Highrise under construction immediately next door, to South)
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Josiah E. Shaffer, the deputy county auditor for the City of San Diego, erected this structure for his residence in 1896. Shaffer and his brother, E. E. Shaffer, also operated the Otay Salt Works on 60 acres of land near La Punta, which produced 500 tons of salt a year. He was married to Katie J. Coutts; the couple resided here until 1900. In 1900, Joseph Nachbaur, a bartender and his wife, Berta, bought this structure. Joseph lived here with Berta until his death in 1909. Also residing with them were relatives Frieda Nachbaur and F. Ernest Nachbaur, a printer with Frye and Smith, who continued to live at this address until 1951.

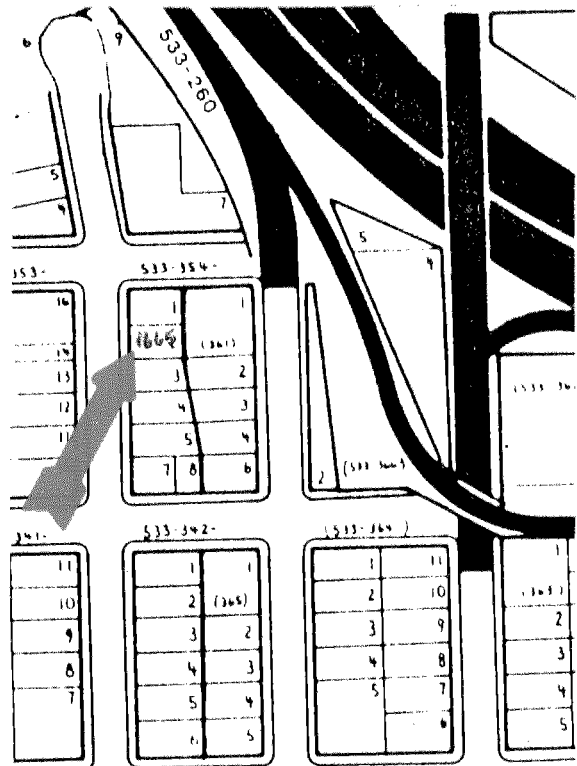
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories;
City Water Department Records

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Pine Apartments/Hotel
2. HISTORIC NAME: Vincent Apartments
3. ADDRESS: 1445 Front St. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-422-04
5. PRESENT OWNER: Voula Caparell
ADDRESS: 1431 1st Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 197, Lot "C"

This apartment house is two-stories with shiplap siding and four large windows on the facade, with large windows bordered by vertical double hung sash panes. A wide central entry faces west and has one entry which is recessed. The second floor has an open, recessed porch. The roof is flat, with an unusually low overhang, probably four feet from the roof line, but is supported by brackets. Both sides, the north and south, contain many windows, all double hung sash at both floors. There are no eaves on either side.



8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This apartment house is an example of an Italian Box style building and reflects the basic style of apartments built before World War I.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Annie and Grave Vincent had this frame apartment building constructed in 1912. The building, offering furnished rooms to tenants, was managed by the Vincents through 1924. In 1925, Grove L. and Annie Tyler purchased the structure. In 1929, Minor J., Harriett, and Merle M. Hyde bought the edifice and changed its name in 1932 to the Pine Apartments. From 1965 until the present, the building has been known as the Pine Apartment Hotel.

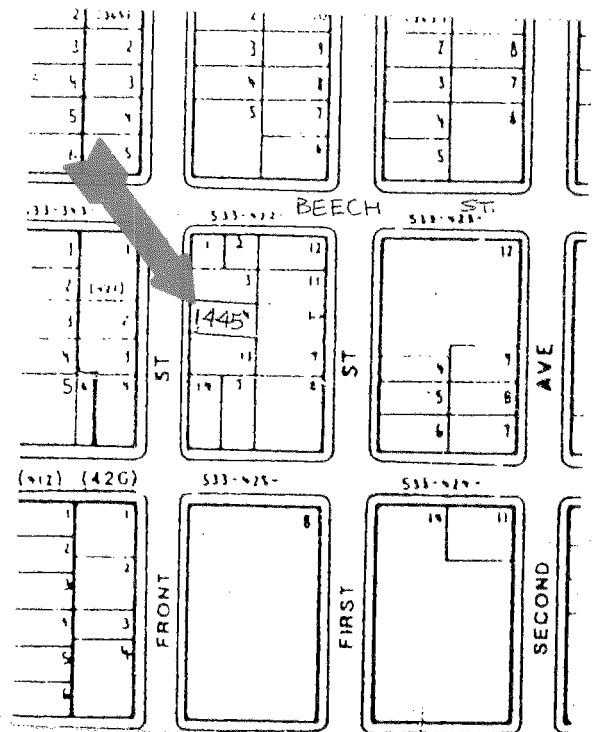
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Centre City Apartments
2. HISTORIC NAME: McRae Apartments
3. ADDRESS: 1534 Front Street CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-365-03
5. PRESENT OWNER: Annabelle Salisbury/Harold and Florence
Kate/Wanda Fitzgerald
ADDRESS: 13562 Freeport Rd. CITY: San Diego, CA
ZIP: 92129 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman with Mission Revival influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition for unnumbered Lot CC1-1874 and north 50 ft. of S. 1/2 Block 208 1/4

This three-story apartment house, facing east, has a penthouse on the flat roof, and a chimney which rises above the roof of the penthouse. The facade of the frame and stucco building has recessed balconies on the second and third levels, rimmed with wrought iron railings. The main entry is through double doors at the street level; the entry is framed by a keyhole arch. Windows of the side elevations are symmetrically placed. The tripartite windows of the east elevation, also symmetrically placed on either side of the entry and upper floor balconies, are typical of Craftsman designs. Each of these is shaded by a permanent awning of red tile, supported by wood brackets. On the north, south and west walls at all three floor levels, the numerous windows are single sash.

8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown JOHN B. STANNARD
10. BUILDER:
Carter Const. Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is considered significant due to its architectural style--Craftsman with Mission Revival influences.



IDENTIFICATION

1. COMMON NAME: Silberhorn Rental
2. HISTORIC NAME: Clawson Jones Rental
3. ADDRESS: 1658-1668 Front St. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-361-01
5. PRESENT OWNER: Florence Hord/Emma Hanson
ADDRESS: 205 W. Date St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, East 100 ft of North 100
ft, Block 208 1/2

This 1886-1887 "boom time" residence has two stories with shiplap siding. The structure has a flat roof, the cornice is boxed and bracketed with a frieze decorated with dentils. One of the key details is the scrollsaw fretwork, especially over the entryway. Turned spindle columns support the entry porch roof. Windows on the main facade facing east are arched and single sash. Windows at both levels at the sides and rear of the house are rectangular single sash. The house sits on a rise with a seven concrete step stairwell to the porch. The house unfortunately abuts a major offramp from I-5 to downtown.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story Victorian/Italianate dwelling possesses some of the most unique original architectural detailing of any surviving structure from

the late 1880s in San Diego.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: none obvious

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

Homes of significance in proximity have been rampantly destroyed since 1980

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: cottages next door

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story Victorian dwelling possesses some of the most unique original architectural detailing of any surviving structure from the late 1880's in San Diego. The structure features original shiplap siding, cornice brackets, sawn wood fretwork porch detailing, and semi-circular arched windows. Probably erected in 1887 by real estate broker, Clawson Jones, during the height of the real estate boom in San Diego, the structure appears to have been used as a rental throughout its history. In 1894, Walter P. Walters, a Civil War veteran and partner in a furniture business with C.C. Church, purchased this property. Walters owned this building until 1922. In 1927, G.K. and Paula Silberhorn purchased this structure.

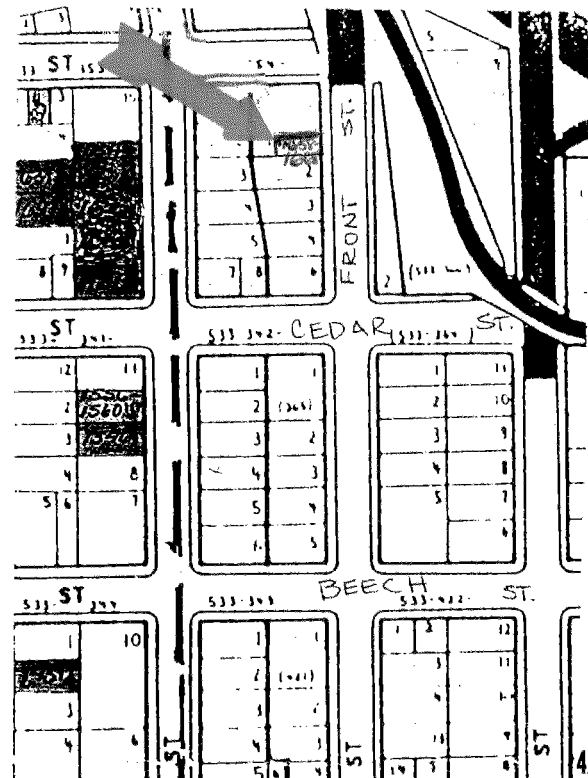
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Reiss
2. HISTORIC NAME: Hotel Reiss
3. ADDRESS: 1428-1432 First Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-422-09
5. PRESENT OWNER: Voula Caparell
ADDRESS: 3831 Bandini St. CITY: San Diego, CA
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 197, Lot I

In 1988, this hotel is undergoing renovation. The four-story hotel has a flat main facade facing east. Over the years, the street level has held small stores, bars and the main lobby. The second, third, and fourth floors have rows of five single sash windows. A portion of the middle of the hotel is a fire well, essentially a four-story brick building of two towers joined at the first floor. There are no windows on the south facade, which may suggest that another large building abutted the hotel, but has since been torn down. The shape is essentially that of a box with a slight roof overhang on the east facade with entablature. Since the building is undergoing renovation, it is believed that some of the decorative elements or other features may have been removed. The false cornice and window lugsills are the only ornamentation now seen on the building.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Russell Bros.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of an Edwardian Commercial style structure.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Stuccoed over brick; in 1988 undergoing new first facade; appears that fire escapes are being either moved or repaired.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up? X
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel X Zoning
 Vandalism Public Works Project Other
 Many buildings already demolished in the area.
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None apparent

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This four-storied brick building, consisting of two towers joined with the first floor, was constructed by J.C. and Louise Rice in 1913. After its construction, the hotel was run by proprietors, Max, Bernard and Rosa Reiss, and is still known as the Hotel Reiss. The ground floor has contained various shops over the years, including the Parisian French Hand Laundry in 1925, the J.H. Hawkins grocery in 1927, and the Pickering and Ferguson grocery and Ideal Laundry in 1930. In 1972, Voula Caparell and Georgiou Gelastopoulos purchased the Reiss Hotel and Wild Bills' Cafe, at 1426-32 First Avenue, from the Reiss Hotel Company, for \$119,500.

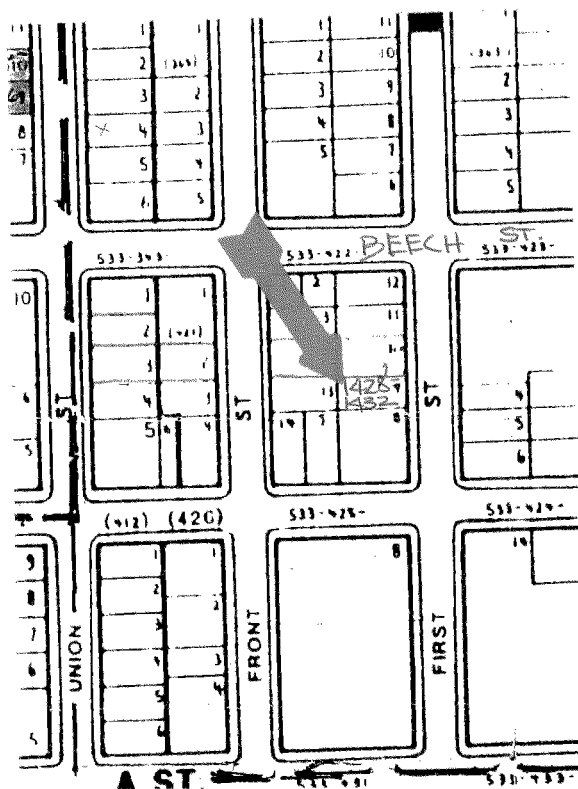
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Sanborn Fire Maps;
 Office San Diego County Recorder;
San Diego City Directories;
 undated advertisements;
San Diego Union, November 12, 1972.

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619)) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hotel Brunswick
2. HISTORIC NAME: ~~Hotel Brunswick~~ SAN DIEGO NURSES CLUB
3. ADDRESS: 1468 First Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-422-12
5. PRESENT OWNER: Lisa Heller, c/o Voula Caparell
ADDRESS: 1432 First Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Hotel/Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Neo Classical with Craftsman influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 197, Lot L

This three-story apartment building is a rectangular frame structure with a flat roof and overhanging boxed cornice with flat brackets. Built on a raised cut foundation, the clapboard building with end boards is identical on each floor. The front center has a three-story porch balcony structure with Ionic columns and post balustrades, projecting outward to the sidewalk. At each level it is flanked by tripartite windows with double hung sashes on either side of the fixed pane. The entry is from the center doorway and a central hall runs from front to back on each floor. A three-story porch with stairs extends across the rear. Side elevations have symmetrically-placed pairs of double hung sash windows.

8. CONST. DATE: 1907
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
S.O. Spaulding
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is considered significant due to its architectural style--Neo Classical with Craftsman influences.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None apparent, although painted and
maintained very well

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

In an area where many older buildings have been demolished.

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Corner location

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Dr. Edward W. Gahan, who came to San Diego in 1907 from Prince Edward Island, had the Hotel Brunswick erected that same year by contractor S.O. Spaulding. The building contained the Nurses' Club and later the Free Central Registry, both run by Dr. Gahan. Gahan, who was considered the benefactor to many San Diego nurses, practiced medicine for 40 years. He resided in this structure until his death in 1935, after which, his wife, Erma, continued to live here. The apartment structure remained in the Gahan family until 1962. From 1958 until 1980, the building was called The Brunswick and was considered a lodging house.

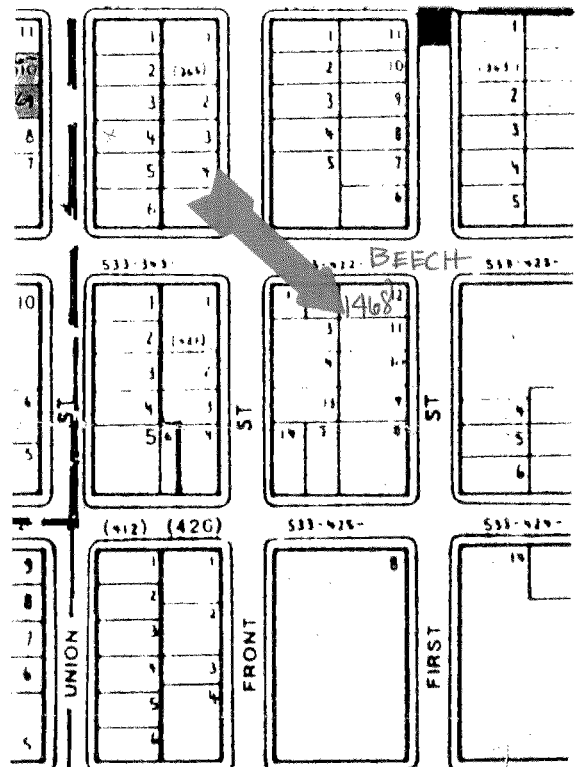
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego Union, October 7, 1907;
San Diego City Directories;
Brandes interview with building
manager, 6/6/1980.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Victoria Square
2. HISTORIC NAME: Kiessig Corner
3. ADDRESS: 1407 Second Avenue CITY: San Diego, CA
Victoria Square also includes addresses of 222 Ash
Street and 1419 Second Avenue
ZIP: 92101 4. PARCEL #: 533-441-06
5. PRESENT OWNER: Harry and Susan Welsch
ADDRESS: 222 Ash St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residences

DESCRIPTION

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

Legal Description: Horton's Addition, Block 199, Lot F

This two-story, asymmetrical town house exhibits features of both the Italianate and Queen Anne styles. Its hipped roof has a boxed cornice supported by elaborate brackets which extend downward nearly to the top of the second floor window surrounds. Shiplap siding and corner boards were used on the exterior walls. A prominent feature of the house, which is reminiscent of Queen Anne designs, is the two-story angled bay capped by a hexagonal turret-like roof. At the break between the first and second floors, a mansard roof of fishscale shingles wraps around the projecting bay. Turned posts and spindle work adorn the front porch, which in turn supports a second floor balcony. Porch and balcony both have turned baluster railings. Double hung sash windows of the second floor bay, and transoms above the first floor and balcony entries have semi-elliptical arches.



8. CONST. DATE: 1894
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is considered historically significant due to its architectural style--Italianate with Queen Anne Influences.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Late 1970's interior and exterior rehabilitations
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Landscaping; related historic houses on property

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Charles Kiessig, an immigrant from Germany who came to San Diego in 1886, built this house in 1894 for his family. Kiessig built the Tower House, a hotel at 4th and "F" Street, and was also the owner of a gun shop located there. He remained active in real estate until his death in 1914. Though converted to a duplex and later rented as furnished rooms, the house had remained little changed. The house stayed in the Kiessig family, with few exceptions, for eighty-two years. In the late 1970's, it was rehabilitated and its interior spaces converted to offices. The Kiessig house became the cornerstone of Victoria Square, a commercial redevelopment of historic residences. The property known as Victoria Square is listed locally as historic site No. 110.

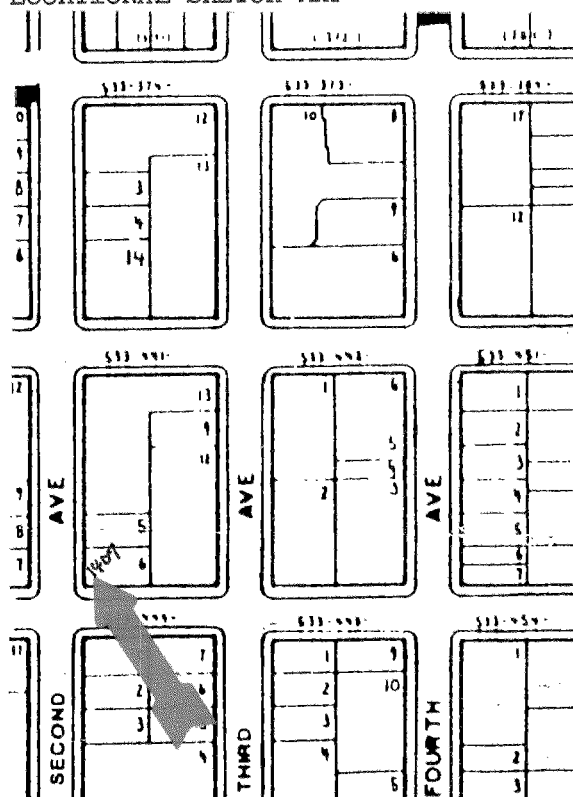
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Historic Site Board Reports,
June 4, 1976 and July 9, 1976.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Victoria Square
2. HISTORIC NAME: Kiessig Corner
3. ADDRESS: 1419 Second Avenue CITY: San Diego, CA
Victoria Square also includes 222 Ash Street and
1407 Second Avenue
ZIP: 92101
4. PARCEL #: Portion of 533-441-05
5. PRESENT OWNER: Harry and Susan Welsch
ADDRESS: 222 Ash Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 199, Lot E

This single-storied cottage has a pyramidal roof which flares up slightly at the corners. The boxed cornice is supported by decorative brackets which extend downward to the base of a plain frieze. The corner porch is supported by a plain, Doric column at the outside corner. The building's siding is a combination of clapboard and fish scale shingles. The fish scale shingles are not original. The front facade window has a leaded glass pane in its upper portion. Window and door surrounds are unornamented except for a molding which simulates the capital of a column. Modifications to the house include used brick steps, a wrought iron fence, an additional side entrance and brackets at the roofline.

8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is considered historically significant due to its cottage architecture and its relationship to the other historic properties nearby.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Late 1970's interior and exterior
rehabilitation.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1904
18. RELATED FEATURES: Landscaping; related historic houses
on property

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1904, Charles Kiessig had this building moved onto his property, which became known as the "Kiessig Corner." This house was moved to the Kiessig property at the same time that the 222 Ash Street house was being constructed, and approximately the same time that the 1407 2nd Avenue house was converted to a multi-family dwelling. The house is significant for its cottage architecture and for its relationship to the other historic Kiessig properties. The property, known as Victoria Square, is listed locally as historic site No. 110.

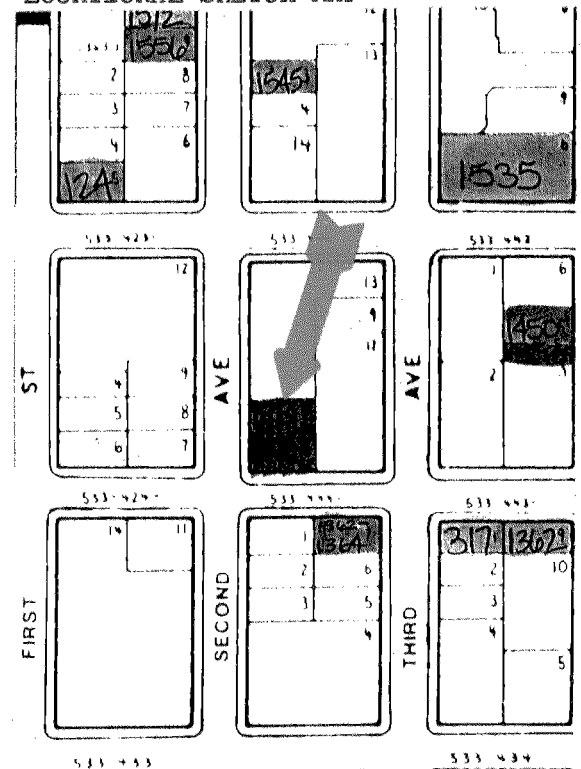
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Historic Site Board Reports,
June 4, 1976 and July 9, 1976.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Wilsonia Hotel
2. HISTORIC NAME: Wilsonia Hotel
3. ADDRESS: 1545 Second Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-374-03
5. PRESENT OWNER: Calif. Western School of Law
c/o Robert Castetter
ADDRESS: 350 Cedar St. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 206, Lot C

This is a rectangular concrete and plaster building, four-stories in front and three in the back, with a flat roof and a nearly unornamented facade. A parapet with slightly recessed panels wraps around the front elevation. Below the parapet, a tile roofed boxed cornice supported by pairs of brackets also wraps the front elevation and forward portions of the side elevations. Third and fourth floor windows, symmetrically-placed, pivot on an upright axis, with operable transoms above. The third and fourth floors also have recessed porches with wrought iron balconies and fire escapes. Built with 33 guest rooms, there are private baths, each with lavatories, and hot and cold water. A large dining room is on the street level. The proprietor's headquarters are on the first floor where a large parlor is also located. The hotel has massive fireplaces, beam ceilings, (woodwork finished in birch), hardwood floors and steam heat. Cement steps rise from the street level to sidewalks along both sides of the building.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Theodore C.
Kistner
10. BUILDER:
Ova F. Eckles
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Commercial Craftsman style building is significant as an example of the various hotels built in anticipation of the 1915 Exposition.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: Changes in plans from original shown by
comparing sketch from San Diego Union, December 1, 1912, and
current photographs.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
Buildings in area demolished

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Parking lots to the north and south

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This four-storied concrete and plaster apartment structure was designed by noted architect, Theodore C. Kistner, who was responsible for planning some of the sturdy school, hotel and apartment structures within San Diego County. Constructed by Mrs. Blanche W. McDowell, who was connected with the Marston Company, the building cost \$19,000. The first floor was devoted to stores and a large dining room. The hotel, which occupied the three upper stories, contained thirty-three guest rooms, some with private baths, and all with lavatories and hot and cold water. Across the main floor was a large parlor complete with fireplace at one end, beam ceilings and other woodwork finished in birch. This is one of several hotels built in the downtown area in anticipation of crowds attending the 1915 Panama-Pacific Exposition.

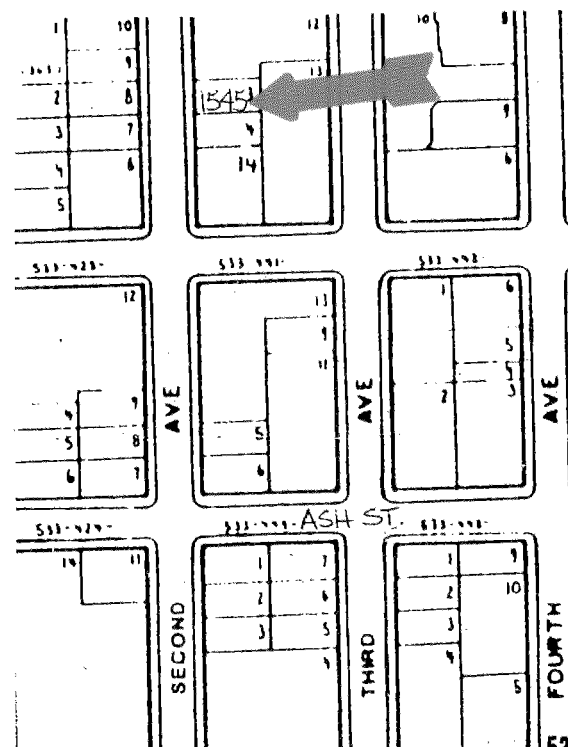
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, December 1, 1912;
Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Casa Vida Apartments
2. HISTORIC NAME: Casa Vida Apartments
3. ADDRESS: 1556 Second Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-363-09
5. PRESENT OWNER: Clark and Barbara Brockway
ADDRESS: 3110 Browning Street CITY: San Diego, CA
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Commercial with Craftsman influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 207, Lot K

This rectangular, three-story, wooden frame hotel with basement, has clapboard siding and a flat roof with overhanging eaves and exposed rafters. Two brick chimneys rise up the south elevation. The windows, identically arranged on each floor are double hung sash, placed singly or in pairs on the side elevations. On the front, the windows are fixed with narrower double hung sash side panels, and the entry, with a beveled glass door, is recessed, as are the balconies above, with their overhanging solid balustrades. The building appears to have been designed for twelve apartments, four to a floor, with a central hallway from front to back. Its symmetrical design and triple level floor plan were common to the era preceding World War I.

8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Commercial style building with Craftsman influences included in its design a symmetrical appearance and triple-level floor plan, common

to the pre-World War I era.



IDENTIFICATION

1. COMMON NAME: Albert V. Mayrhofer Residence
2. HISTORIC NAME: Anton Mayrhofer Residence
3. ADDRESS: 1572 Second Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-363-10
5. PRESENT OWNER: Marie Mayrhofer
ADDRESS: 1572 Second Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 207, Lot L.

This two-story, clapboard, wooden-framed residence is rectangular in shape with a roof of many levels and shapes, though basically cross-gabled and double-hipped. There are gables on the front and sides, cut-out shed roof dormers and a flat roof over a second-floor doorway. Most of the windows are double hung sash; the front windows, fixed and large, may be replacements. A classical portico is in the center front with a balcony above. The upper part of the second floor windows are multi-paned. A tall brick chimney with flared top and metal cap protrudes through the roof. The trees and shrubs have grown remarkably in the past ten years. Alterations have been made to the exterior stairs leading to the second floor to convert the building to a multi-family residence.



8. CONST. DATE: 1904
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building is significant due to its architectural style--Colonial Revival with Queen Anne influences.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Outside stairs; perhaps some additions to rear.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other X
Proximity to freeway off ramp
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: good landscaping, street trees

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
Anton Mayrhofer, who ran a saloon at 1202 5th Ave., had this structure erected in 1904 for his family, who resided here through the 1960's. Mayrhofer, who immigrated from Austria, resided in San Diego for sixty-one years, passing away in 1944. He was buried in the old Catholic cemetery in Mission Hills next to his wife and at the foot of the grave of Reverend Anthony Ubach, the founder and first pastor of St. Joseph's parish. Mayrhofer held the longest continuous male membership in that parish at the time of his death. Albert V. Mayrhofer, Anton's son, resided in this house until his death there in 1948. Albert was a long-time civic leader of San Diego, and also served as president of the California State Historical Association. In addition, Albert, and his wife, Marie, were made Knight and Lady of the Holy Sepulcher in an impressive ceremony at St. Joseph's Catholic Church. These titles were conferred upon them by Pope Pius XI for their work in restoring the Mission San Diego de Alcalá. This was the first time in U.S. history that such an honor was bestowed upon a couple jointly.

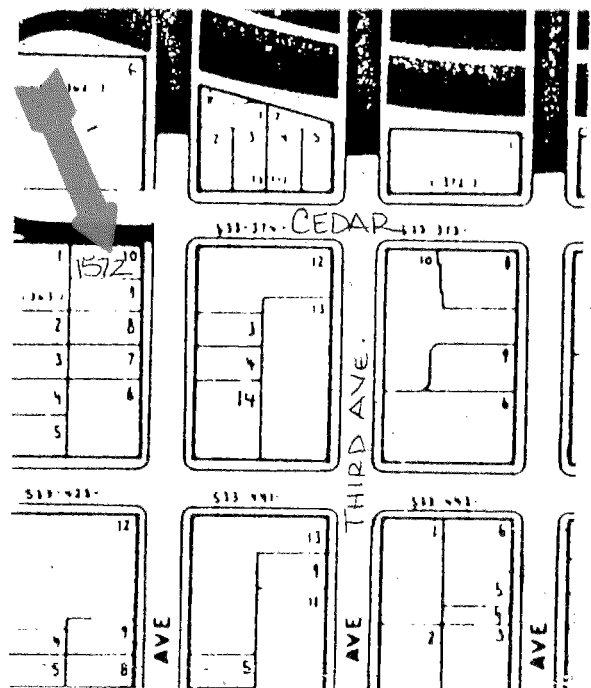
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

County Recorder; City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Cathedral Hotel
2. HISTORIC NAME: Hotel San Diego
3. ADDRESS: 1362-1364 Third Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-444-07
5. PRESENT OWNER: Thomas and Theresa Jenala
ADDRESS: P.O. Box 83549 CITY: San Diego, CA
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel/Apartments
ORIGINAL USE: Grocery/Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 194, Lot L.

This three-story hotel stands isolated on a block from which all other buildings have been demolished, including the old TICOR building. The main entry faces east on Third Avenue, with a restaurant and the lobby of the "Lawyer's Hotel" on the first floor. The upper two stories are single room occupancy apartments with double hung sash windows symmetrically placed all around the structure. The roof is flat with a narrow parapet and boxed cornice all around. The hotel is extremely well-maintained.



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Schultheiss Bros.
Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure in the Edwardian Commercial style, is significant as an example of this typical building design, common during this period.

IDENTIFICATION

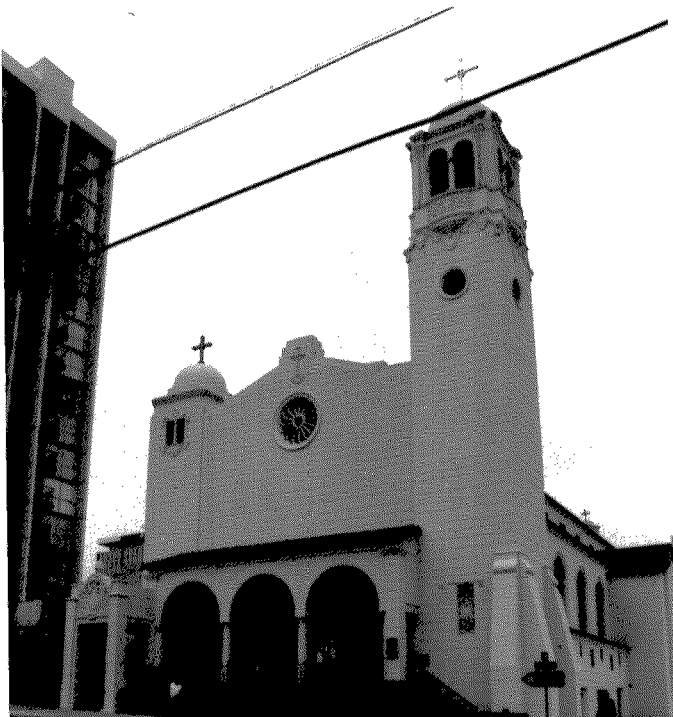
1. COMMON NAME: St. Joseph's Cathedral, Catholic Diocese of San Diego
2. HISTORIC NAME: St. Joseph's Cathedral
3. ADDRESS: 1535 Third Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-373-06
5. PRESENT OWNER: Catholic Bishop
ADDRESS: Diocese of San Diego CITY:
ZIP: OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Parish Church
ORIGINAL USE: Parish Church

DESCRIPTION

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

Legal Description: Horton's Addition, Block 205, Lots F and G, southerly 38 feet of Lots E and H.

St. Joseph's Cathedral is constructed in classical elongated cathedral plan. The facade is with red brick entry steps leading through three Roman arches supporting a shallow, tile-roofed porch. The stepped gable is flanked by a short tower and a tall belfry, each four-sided and topped with a cross. Arches below the round-roofed bell tower offer a glimpse of the bells. A round window on each side of the tower repeats the rose window above the entry. Arched windows along the sides illuminate the sanctuary, which can be reached by side entries also. Tile covers the low gable roof and all the shed type extensions. In 1944, \$100,000 was spent to remodel the church, double its capacity, improve its seismic safety, and modernize it to a Spanish Renaissance-style.



8. CONST. DATE: 1940
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
88' x 200'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: St. Joseph's Cathedral is historically significant for its Spanish Renaissance architecture and as a leading parish church in the Catholic community.

IDENTIFICATION

1. COMMON NAME: San Diego Gas & Electric Co. Building Substation
2. HISTORIC NAME: San Diego Consolidated Gas & Electric Co. Building Substation
3. ADDRESS: 1362 Fourth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-443-09
5. PRESENT OWNER: San Diego Gas & Electric Co.
ADDRESS: 101 Ash Street CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Substation
ORIGINAL USE: Substation

DESCRIPTION

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

Legal Description: Horton's Addition, Block 193, Lot L

This rectangular building is about three stories tall, has a flat roof and is faced in rusticated stone. It was designed in Spanish Romanesque style to harmonize with other city and San Diego Gas & Electric buildings, and to hide its use as a power generating station. The detailing in the facade, huge arched door, grilled windows, and moulded surround are notable. The roof edging is red tile.



8. CONST. DATE: 1923
EST: FACT: X
9. ARCHITECT:
Requa and Jackson
10. BUILDER:
A. Maynard
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This power generating station is significant for its architectural design in the Spanish Romanesque style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Noted San Diego architects, Richard Requa and Herbert L. Jackson, designed this three-story-equivalency utilitarian structure in Spanish Romanesque style for the San Diego Consolidated Gas & Electric Company's substation in 1923. Planned to harmonize with surrounding structures and minimize the building's power generating function, the structure proves to be an asset to the area, complete with ivy-covered walls, which add to its beauty.

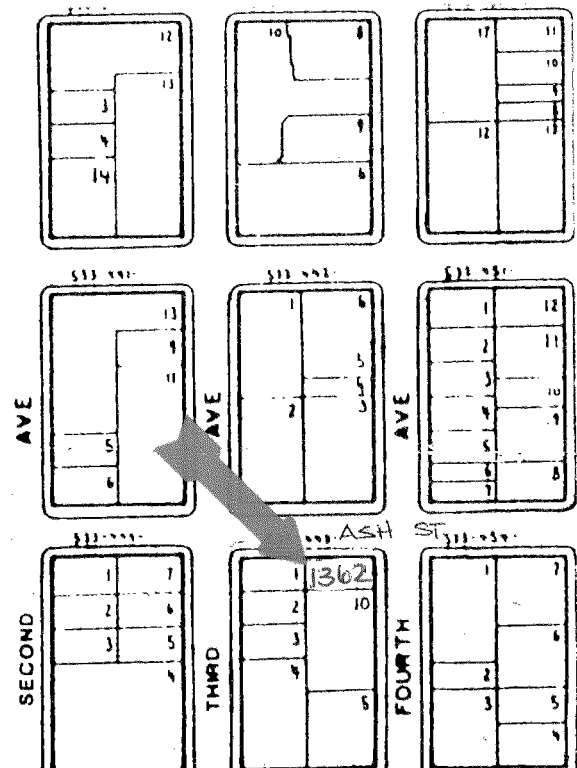
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

AIA Guide to San Diego;
Office San Diego County Recorder.

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Ramona Apartment Hotel
2. HISTORIC NAME: Painter Hotel
3. ADDRESS: 1440-1442 Fourth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-442-04
5. PRESENT OWNER: Michael Schaefer
c/o Floyd Morrow & Schaefer
ADDRESS: 8840 Villa La Jolla Dr. #112 CITY: La Jolla,
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments/store
ORIGINAL USE: Apartments/store

DESCRIPTION

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

Legal Description: Horton's Addition, Block 200, South 1/2 Lot J

This two-story, rectangular, flat-roofed building is surfaced with stucco and extends deeply into the narrow lot. The street facade has a boxed cornice with broad brackets and dentils below the capped parapet. A row of four double hung sash windows separated by plain surrounds crosses the second story. The shop door is just off-center, transomed, flanked by two display windows and trimmed in green tile. The side-center section shows a continuous run of windows on both floors and a lower roof line than the front and rear section; this is possibly a roof garden. The building has been painted and remodeled within the last year or so.



8. CONST. DATE: 1925
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building serves as an example of a Two Part Commercial style structure.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Mrs. Minnie Painter had this two-story stucco structure constructed for use as an apartment building and grocery in 1925. Mrs. Painter was the owner and proprietor of the edifice through 1945. Various groceries inhabited the lower floor, including: the H.C. Van Erven grocery in 1927, the Mrs. L.H. Schmidt grocery in 1930, and the Moreno Market from 1969 through 1975. The structure became known as the Pacific Hotel in 1947 and continued as such through 1971. In 1973, the building became the Ramona Hotel Annex which changed to the Ramona Apartment Hotel in 1980. The Ramona Groceries and Deli operated on the ground floor in 1980.

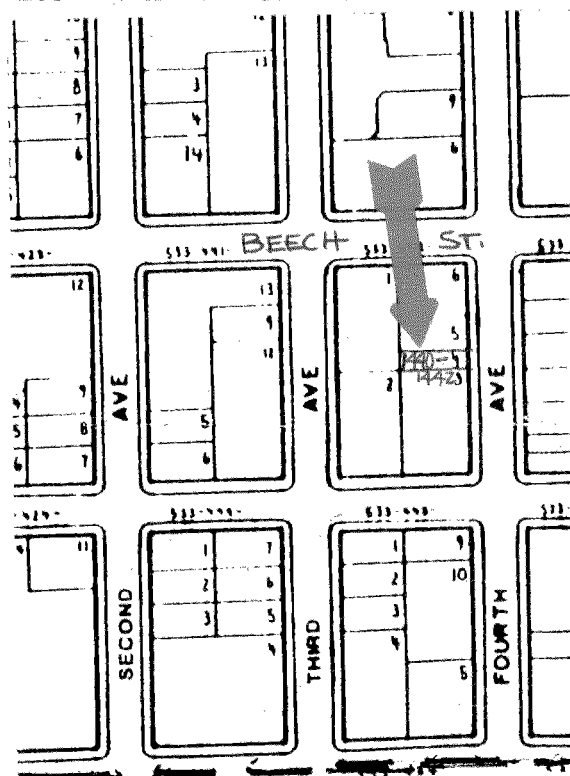
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Ramona Hotel
2. HISTORIC NAME: Hotel Ramona
3. ADDRESS: 1450 Fourth Ave. CITY: San Diego, CA
ZIP: 92103 4. PARCEL #: 533-442-05
5. PRESENT OWNER: Michael Schaefer
c/o Floyd Morrow & Schaefer
ADDRESS: 8840 Villa La Jolla Dr. #112 CITY: La Jolla,

CA

- ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Pharmacy/apartments
ORIGINAL USE: Commercial/apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 200, North 1/2 Lot J
and South 1/2 Lot K

This four-story rectangular hotel is situated on a north/south slope. Typically, the first floor served as the lobby and office. It also has contained stores, and more recently, a pharmacy. The main entry faces east with a fire escape located at the middle of the facade. Rows of double hung sash windows are plain and uniform. The building extends quite deep on the lot. The first-floor facade is faced with mixed colored stone; windows and doors at this level are framed with aluminum. The flat roof is marked on the east facade by a boxed cornice, complete with brackets and dentils. The cornice does not wrap around the building. Above the first floor, the building is faced with stucco.



8. CONST. DATE: 1922
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant due to its architectural design in the Late Edwardian Commercial style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Harry and Fanny Painter had this four-story apartment structure constructed in 1922. In 1923, it was advertised as featuring sunny rooms and comfortable apartments, modern throughout. Known as the Hotel Ramona in 1923, the structure was called the Ramona Hotel from 1960 through 1980.

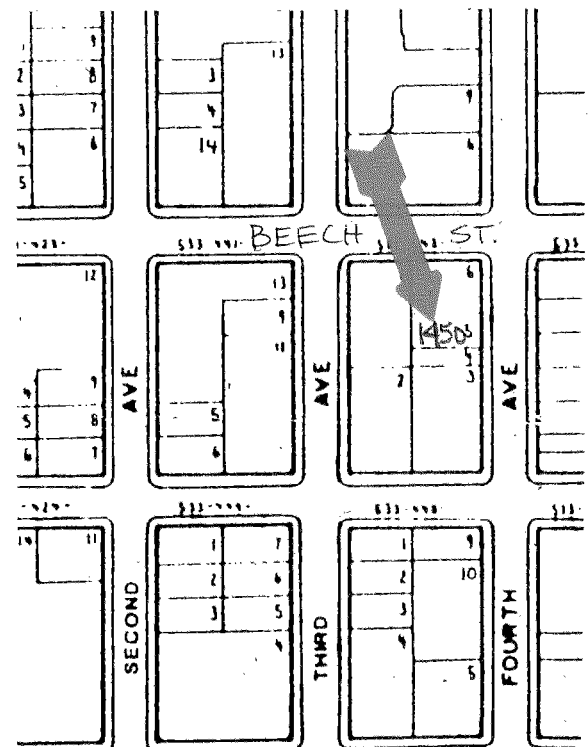
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: New Beechwood Apartments
2. HISTORIC NAME: Comparet Rentals
3. ADDRESS: 1465 Fourth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-451-01
5. PRESENT OWNER: Henry C. and Francis Y. Mueller
ADDRESS: 6445 Lance Way CITY: San Diego, CA
ZIP: 92120 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Horton's Addition, Block 201, Lot A

This two-story building with wood clapboard siding on a raised foundation has a hipped roof and an angled bay on the southwest corner, extending from the first to the second floor. There are bay windows on the other three elevations also. The cornice is boxed with brackets beneath and a plain frieze at the top of the upper window frames, which house double hung sash windows. The one-story front porch has four Doric columns supporting a balcony with a solid balustrade. The two chimneys are brick.



8. CONST. DATE: 1912
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Late Victorian style apartment building is significant for its architectural design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None apparent

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

John B. and Clarinda Comparet had this two-story frame structure constructed around 1912 for rental purposes. The Comparets resided nearby at the Casa Vida Apartments on Second Avenue. Various working-class tenants rented rooms in this apartment house throughout its history. In 1939, the building became known as the New Beechwood Apartments and has continued as such through 1988.

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

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89

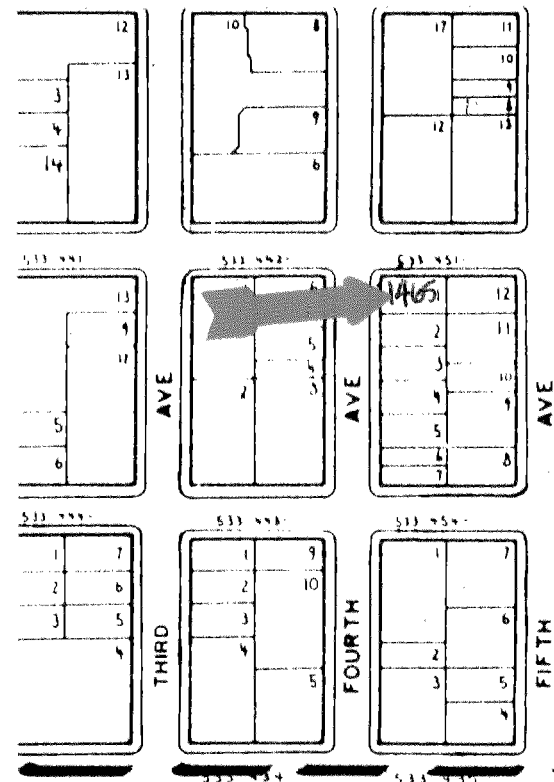
BY: "Lia/Brandes Team"

ADDRESS: 427 C Street, Suite 310

CITY: San Diego, CA ZIP: 92101

PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Sandford Hotel
2. HISTORIC NAME: Sandford Hotel
3. ADDRESS: 1301-1333 Fifth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-453-03
5. PRESENT OWNER: Creative Properties Inc.
James & Selma McKie
ADDRESS: 3482 Bayside Walk CITY: San Diego, CA
ZIP: 92109 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/hotel
ORIGINAL USE: Commercial/hotel

DESCRIPTION

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

Legal Description: Horton's Addition, Block 191, Lots D,E,F.

This "U" shaped four-story building is stucco over brick or hollow tile. During 1988-1989, it is undergoing a complete interior renovation. It has a flat roof with overhanging coved eaves above a band of ornamental circular vents. The top floor windows are trios of double hung sash within a semi-elliptical arched frame. A belt of molding courses beneath them around the building. The second and third floors have pairs of double hung sash windows recessed in flat frames. There is another cornice and frieze band around the building above the first floor. An arcade running along the "A" Street and 5th Avenue sides has been enclosed in a few places. The arcade arch was built to shelter nine stores; awnings had been added. The upper three floors were designed to be two hotels, divided by fire walls that could be joined into one, as has been done. It was Class "B" construction with a basement running to the curbline below. A courtyard is in the center. How the remodeling will affect this historic structure will be determined when the work is completed.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Henry Lord Gay,
AIA
10. BUILDER:
Henry G. Fenton &
Wm. Simpson Constr. Co.
11. APPROX. PROP. SIZE(FT):
150' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is a significant example of the Edwardian Commercial style, typical of many hotels built to house 70



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
This hotel is listed on the San Diego Historical Site Board Register. It was financed by the Fifth and "A" Syndicate, a group of San Diego businessmen, costing \$150,000 to build. On the ground floor were nine stores all fronting Fifth Ave., arranged in an arcade style, unique to San Diego, but like that of the Emporium and City of Paris building in San Francisco. The three upper floors were divided into two hotels. Both hotels had lobbies on the ground floor, giving access to elevators and stairways. The seventy-six guest rooms of each hotel were arranged en suite and singly with private bathrooms for every suite. All rooms had lavatories, steam heat, telephones and other conveniences. Under the building was a full basement extending to the curb line on both streets. Basement space was allotted for a cafe which was to have an elaborate entrance of marble leading down from the center of the building on the 5th Avenue side. Frederick Smith Sandford, who had overseen the operation of Warner Hot Springs, agreed to manage the new hotels and stores, provided the complex bore his name.

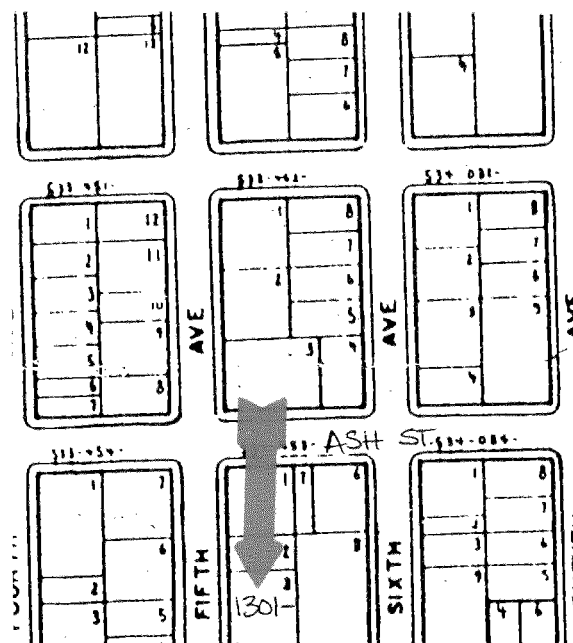
20. MAIN THEME OF THE HISORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 1/26/1913;
Office San Diego County Recorder

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Arno Hotel
2. HISTORIC NAME: Mason Building
3. ADDRESS: 1345 Fifth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-453-02
5. PRESENT OWNER: George F. MacPherson II & George H. and
Mary MacPherson
ADDRESS: P.O. Box 390 CITY: Los Angeles, CA
ZIP: 90053 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/apartments
ORIGINAL USE: Commercial/apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Two Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 191, Lot C

This 1913 hotel and commercial building is constructed flush with the north side of the Sandford Hotel. The roof is flat with a parapet and a cornice of brick arranged in dentils and "brackets." The first floor is typically divided into retail space. The brick building faces west with rows of double hung sash windows arranged in two pairs on either side of a central double hung sash. There are no windows on the north wall, suggesting that another building had stood flush against that wall. The store front entries are recessed with a nearly unaltered transom above.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is an example of a Two Part Commercial Block built during the pre-World War I era.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs X Densely built-up?
Resid Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This three-story stucco apartment and commercial building was erected in 1913. Known as the Hotel Arno in 1913, managed by Mrs. H.F. Whitney, the structure's name was changed in 1935 to the Arno Hotel. John Mason leased the edifice from 1921 through 1936 and his surname appears above the second story windows on the facade. Various commercial enterprises inhabited the lower story from 1913 through 1988.

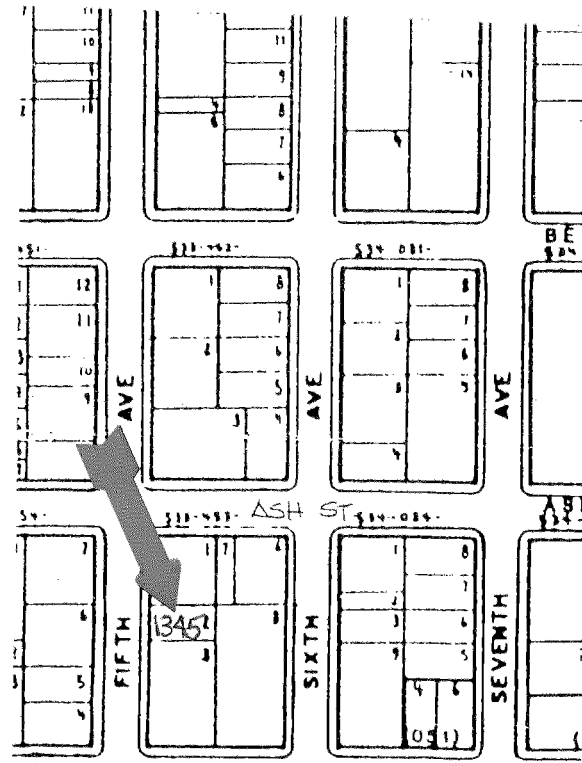
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
City of San Diego Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Office Systems & Machines/Records Retrieval Inc.
2. HISTORIC NAME: John R. Dwyer Rental
3. ADDRESS: 1546-1550 Fifth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-384-09
5. PRESENT OWNER: Method-Art Corp.
ADDRESS: 7011 Sunset Blvd. CITY: Los Angeles, CA
ZIP: 90028 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/apartments
ORIGINAL USE: Commercial/apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival w/ Craftsman Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 204, north 1/2 Lot J

This rectangular two-story building on a raised foundation has clapboard siding and a flat roof that projects over the front with a boxed cornice and eight flat brackets above a banded frieze that is also the top of the bay window and door of the second floor. The three-part wide-angle bay extends from the first to the second floor. The porch with its Doric columns leads to the entry door on the left and supports the second floor entry balcony with the post and stick balustrade. Wooden stairs lead to each. The building's shape, long and narrow, suggests it could be a "railroad" or "shotgun" flat. Windows on the south side have been replaced with a present-day sliding variety of considerable size. A ground floor door appears with a stoop on the same side. The slight bay on the front second floor had leaded glass in the center sash. Obviously, the structure has been altered on the interior, since two front doors lead to the stairs, running up and down.



8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
probably
Joseph Falkenstein
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is considered significant due to its architectural style--Colonial Revival with Craftsman influences.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Joseph Falkenstein made an agreement to sell either the lot or the building (which he likely designed or built around 1890). This two-story frame apartment structure was erected probably around the turn of the twentieth century by John R. Dwyer. The building has been used as a rental to various tenants over the years.

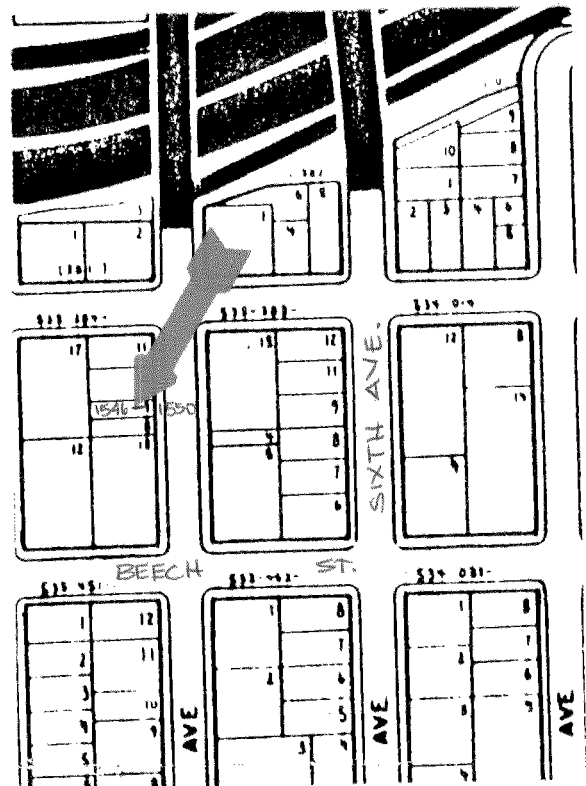
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
City of San Diego Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: A-1 Lock and Service Company
2. HISTORIC NAME: Verlaque Building
3. ADDRESS: 1601-1623 Fifth Avenue CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-382-01
5. PRESENT OWNER: Allan and Horace Kelly
ADDRESS: P.O. Box 1065 CITY: Carlsbad, Ca
ZIP: 90028 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial/Residential

DESCRIPTION

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

Legal Description: Horton's Addition, Block 214, Lots E and F

This two-story structure now rests next to an offramp to a major freeway, I-5. It faces west, and contains stores on the ground floor level. It's upstairs use is not known, although at one time the building was an apartment house. The roof is flat with a plain parapet partially around the roofline. The west facade on the second floor contains a row of seven arches nearly the full height of the floor. Above that is a partially hipped red-tiled roof which does not overhang the building. Windows on the second floor are double hung sash. The street level appearance has been altered considerably, particularly at the southwest corner where large plate-glass windows have been inserted for retail displays.

8. CONST. DATE: 1915
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is an example of the Spanish Colonial Revival style of architecture.



IDENTIFICATION

1. COMMON NAME: Peper Residence
2. HISTORIC NAME: Dr. W. Peper Residence
3. ADDRESS: 1502 Sixth Avenue CITY: San Diego, CA
ZIP: 92103
4. PARCEL #: 533-383-06
5. PRESENT OWNER: Marguerite Brydegaard
c/o Bruce Nordahl
ADDRESS: 2240 Euclid Ave. CITY: El Cajon, CA
ZIP: 92021 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Law Offices
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 203, Lot G and southerly 50 feet, Block 2, Bay View Homestead, Map 150

This asymmetrical wooden frame, 2 1/2 story house on a raised foundation has a composition shingle, cross gabled roof with boxed cornice and plain barge boards. The corner entrance has a steep gable roof crowned by a tiny balcony. The front and side porches both have turned posts, flat decorative balusters and scrollwork below the eaves. The siding is shiplap with corner boards, with a bank of fish scale shingles running below sill level on the second floor. The gable ends also have decorative shingles and tiny windows. Other windows are double hung sash, some with leaded upper sashes. A bay projects on the south side exhibiting cut-out bracketing under the eaves. Vertical tongue and groove panels decorate around the first floor bay windows and below the front sill. In recent times the structure has undergone some remodeling, especially with respect to window placement on both the first and second floors. It has also recently been painted.



8. CONST. DATE: 1894
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
F.H. Lufkin
11. APPROX. PROP. SIZE(FT)
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This asymmetrical structure is significant for its architectural design in the Queen Anne style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This residence was erected in 1894 for Dr. W. Peper, who practiced dentistry at various locations in the city until his death in 1917. His wife, Nancy E. Peper, and his daughter, Laura, were longtime residents of this house. Laura, who became a teacher with the San Diego City Schools, and taught at Hamilton, Balboa, and Ocean View schools, lived in this structure from 1932 until 1944, when she sold it to Kenneth W. Crosby. Crosby lived in this structure through the end of his ownership in 1946, at which time Charles and Laura Curtis purchased the property. Curtis was a realtor who converted this residence to commercial use, renting it out to various businesses over the years, including the San Diego Bookkeeping and Tax Service from 1947-1948, and John W. Sutlif, an accountant, in 1955.

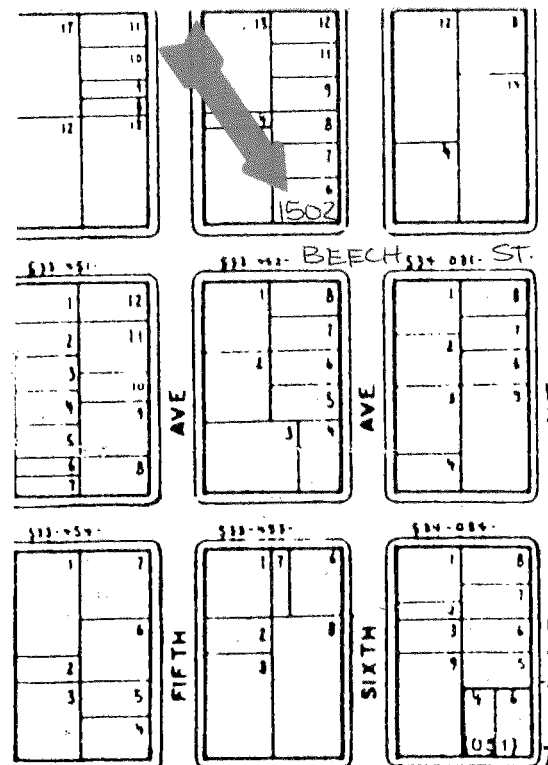
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
City of San Diego Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Real Estate Group
2. HISTORIC NAME: Alfred Moran Residence
3. ADDRESS: 1530-1532 Sixth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-383-08
5. PRESENT OWNER: Marguerite Brydegaard
c/o Bruce Nordahl
ADDRESS: 2240 Euclid Ave. CITY: El Cajon, CA
ZIP: 92021 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival w/ Prairie influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 203, Lot I, and Bayview Homestead, north 50 feet of Lot 2, Block 2, Map 150

This two-story rectangular frame house appears to have been altered to become a duplex. The clapboard structure has a hip roof, wide board surrounds on the windows with stained-glass upper portions on the fixed sashes, and the square clapboard piers of the original front porch. A gabled addition projects forward from the second floor, supported by smooth, square piers. The windows in this addition have metal frames. Under the original porch are two entry doors; the one to the south leading to the upper apartment. The front of the house has well-trimmed trees and hedges.



8. CONST. DATE: 1902
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is architecturally significant due to its design in the Colonial Revival style with Prairie influences.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Front porch enclosed; second floor porch
is an addition
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Parking on south side and at rear

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Alfred Moran, a park commissioner, had this two-story frame dwelling erected in 1902 for his residence. He lived here with his wife, Mary, through 1920. From 1925 until 1930, Mrs. Cora Bowden lived at this address. From 1936 until 1939, E.N. Young, a physician, used this structure for his residence and office. L.N. Isaacs, an osteopath, lived and worked here from 1940 through 1945, with Mrs. M.M. Isaacs residing here through 1950. The building was used as a rental to various tenants until 1980 when The Real Estate Group inhabited this structure.

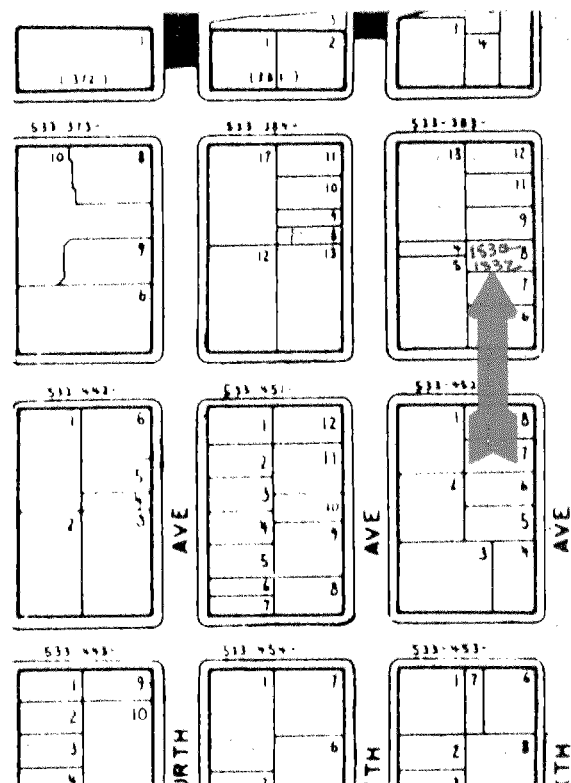
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: KFSD Radio Station
2. HISTORIC NAME: William Collier Residence
3. ADDRESS: 1540 Sixth Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 533-383-09
5. PRESENT OWNER: Lotus Communications Corp.
ADDRESS: 1540 Sixth Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Horton's Addition, Block 203, Lot J, and
Bay View Homestead, south 50 ft. Lot 1, Block 2, Map 150.

This one-story frame Italianate cottage, on a raised stone foundation, has a truncated hip roof and boxed cornice supported by decorative brackets on a plain, banded frieze. The front entrance is in a wide center bay with a transom above the door and narrow double hung sash windows on each side. The windows and porch have been altered. The wooden structure has been covered with stucco. The north and south elevations each have a four-window bay.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
W.R. Morle
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building achieves significance due to its architectural design in the Modified Italianate style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
William Collier, originally of Iowa, and one of the principal owners of the Elsinore Land Company, erected this structure for his residence in 1887. Collier, an attorney at law while residing in San Diego, was associated from 1886-1887 with his relative, Judge D.C. Collier. In 1888, Collier became a partner in the firm, Collier, Hammack and Mulford, one of the leading law firms of the day, which represented the majority of contractors involved in a much publicized street litigation case. In 1891, he became president of the California National Bank. John R. Parsons, an attorney, purchased this residence in 1892 and resided here with his wife, Cynthia, until 1899. In 1902, Alfred Moran, a park commissioner, purchased this structure and lived here through 1919, renting the building out until it was sold in 1932 to James Bobbitt, a physician. In 1967, Gosten and Katz, attorneys at law, used this building and remained at this location until 1974, when local radio station, KFSD-FM moved in.

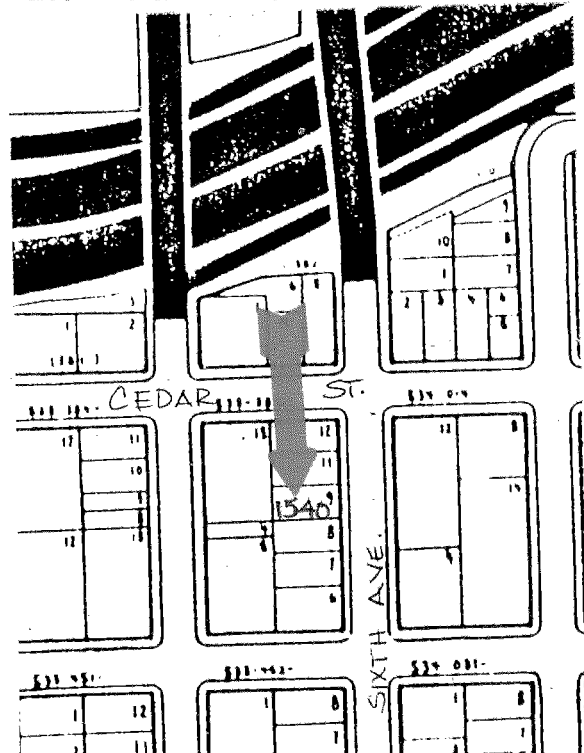
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: San Diego Repertory Theatre
2. HISTORIC NAME: ~~Bradley-Woolman Funeral Church~~ ST. CECELIA CHAPEL
3. ADDRESS: 1620 Sixth Avenue CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 533-382-06 & 533-382-05
5. PRESENT OWNER: Allan and Katherine Kelly/Virginia
Robertson
ADDRESS: P.O. Box 1065 CITY: Carlsbad, CA
ZIP: 92008 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Theatre
ORIGINAL USE: Church

DESCRIPTION

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

Legal Description: Horton's Addition, Block 214, Doc. 73-193071
in Lot D and North 1/2 H and S 1/2 I

This small, two-story church has a low-pitched gabled roof of red tiles, a rising facade with pointed parapet and a semi-circular arched entry, which occupies most of the height of the building. The columns of the entry are ornately decorated with diamond and foliate patterns. The upper surround portion of the semi-circle is ornamented with a grillwork of concentric circles with an entablature and dentils below. Narrow windows of stained-glass flank the raised central entry and above each window is a trio of diamond tile mosaics; also repeated in the stucco surrounding the arch. Tall, narrow windows punctuate the side walls above the tile-roofed buttress wings. The interior has arched wood beam ceilings, a colonnade of arches on each side, and a round stained-glass window on the west wall. A one-story extension on the south wall served as the family room.



8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
~~Unknown~~ T. C. KISTNER & Co.
10. BUILDER:
M.H. Golden
Constr. Co.
11. APPROX. PROP. SIZE(FT):
51' x 100';
irregular portion of
D (25' x 103.06')
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This structure serves as an example of the Spanish Colonial Revival style, very popular in Southern California

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None apparent on exterior
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l X Other
Freeway I-5 abuts building
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Parking lot on south side

SIGNIFICANCE

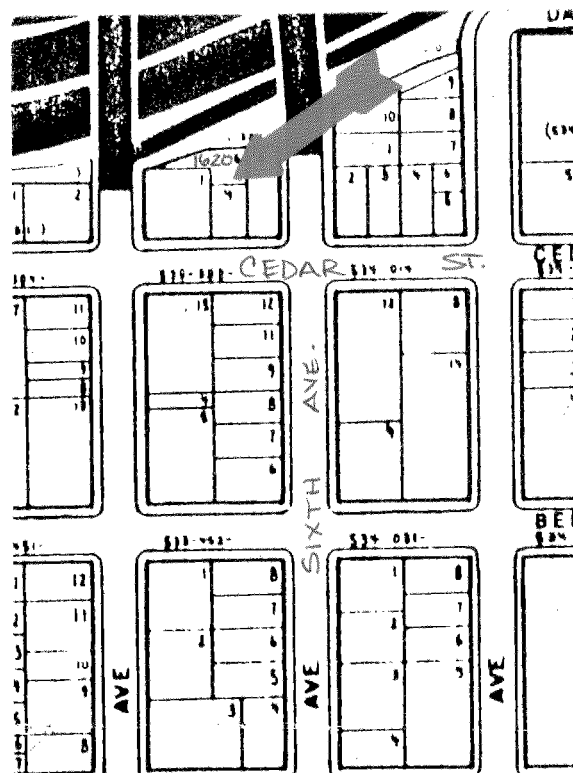
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
This two-story Spanish Colonial Revival funeral church was erected in 1928 for the Bradley-Woolman undertaking business. The Bradley-Woolman mortuary, started in San Diego in 1904 by Andrew J. Bradley and his son-in-law, Claude Woolman, continued after 1915 with Woolman in charge. Woolman, who came to San Diego in 1883, had been a member of the San Diego Board of Education from 1915 until 1933. His son, Bradley Claude Woolman, a veteran flyer, was also active in the family business. From 1956 until 1966, this structure was known as the Ryan-Sullivan-Bradley-Woolman Memorial Chapel. The San Diego Revival Center occupied this building from 1968 until 1970. From 1973 until 1975, Kenneth Hayashi and Group, landscape architects, operated a business here. The San Diego Repertory Theatre has occupied this structure since 1977.

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

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego Magazine, February 1929;
Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: U.S. Grant Co. rental
2. HISTORIC NAME: David C. Collier rental
3. ADDRESS: 1629-1635 Sixth Ave. CITY: San Diego, CA
ZIP: 92109 4. PARCEL #: 534-011-01
5. PRESENT OWNER: Sixth and Cedar Ltd.
c/o Ridgway Whittemore
ADDRESS: 1010 Turquoise St., Ste. 310 CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Offices
ORIGINAL USE: Residence, Single Family

DESCRIPTION

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

Legal Description: Bay View Homestead, Block 8, Lot 4

This three-story apartment house has been converted to offices and a restaurant, with some apartments retained. The entrance to the restaurant and offices is at 604 Cedar Street. The address 1629-1635 is utilized for "We Copy", a print shop. The roof is gabled, typically Italianate, having a boxed cornice with brackets. The two upper stories are intact on the interior, but the first floor has been bricked in and converted to commercial use. Above that first floor, decking bordered by a hand rail, was built for outdoor eating. The second and third stories are covered with white asphalt siding; windows are multi-paned. The facade facing east has two two-story boxed bays with arched windows, and very neat and well-maintained siding and trim. Unfortunately, the placement of the business on 6th Avenue downgrades the structure considerably.



8. CONST. DATE: 1890
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
W.S. Sloane &
C.R. McGill
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant for its architectural style--Modified Italianate with Queen Anne influences.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Judge David C. Collier had this structure erected for rental purposes in 1890. Having owned the property since 1886, Collier also constructed the apartment building immediately behind this house in 1888. In 1906, Chaffee and Nellie Grant purchased the building, ultimately releasing it to the U.S. Grant Company in 1915. Throughout this building's history, it has been rented by countless individuals, too numerous to mention here.

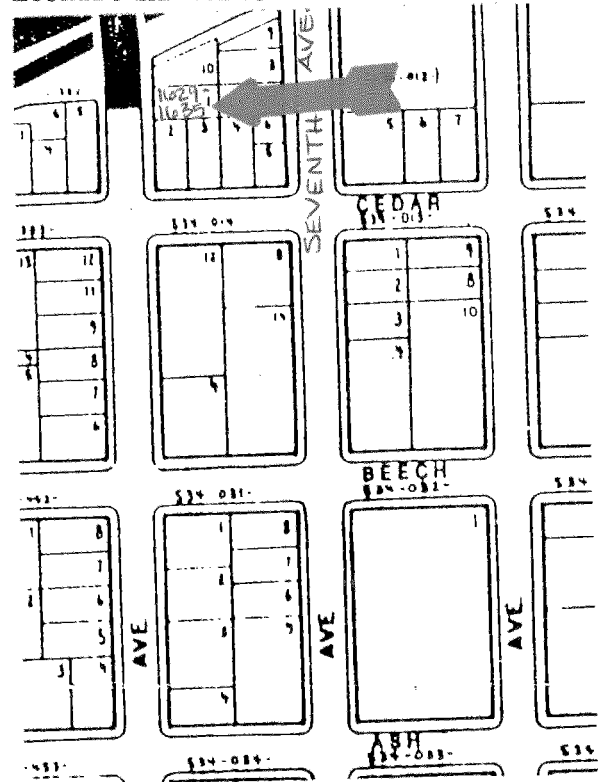
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



Demo.

IDENTIFICATION

1. COMMON NAME: Gordon Hotel
2. HISTORIC NAME: James Hervey Johnson Apartments
3. ADDRESS: 1334 Seventh Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-034-05
5. PRESENT OWNER: Donna Thompson/Sharron Brumfield
Security Pacific Natl. Bank
ADDRESS: 1200 Third Ave. CITY: San Diego, CA
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 5, Lot 9

This two/three story hotel is located on a slope running downhill in a north/south direction. The facade has been rehabilitated in recent times. The roof is flat, with a parapet. Extending from the parapet is a wide overhang covering an outdoor area at the second floor level. The second floor is set back from the first floor about fifteen feet. The facade exhibits some features of a streamline moderne design, with an emphasis on horizontal lines, curved corners at the entry, and the use of ceramic tile. Windows on the second floor are louvered; on the first floor, three are single sash and one is cubed. A walk between this building and that to the north allows entry through several doors on the north side of the house.



8. CONST. DATE: 1910
EST: X FACT:
(redone 1940)
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant as an example of a Streamline Moderne structure.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Probably redone in a streamline moderne in
 the 1940's, as noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up? X
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Situated on hillside

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The property was acquired by Isaac Kuhn in 1895, sold to A.J. and Rosie Kuhn and then to S.W. Adams in 1910. The apartments were probably built in the 1920's; the deco and roof eaves; the glass appear to be of that era. Johnson, however, appears to have made alterations in the 1940's.

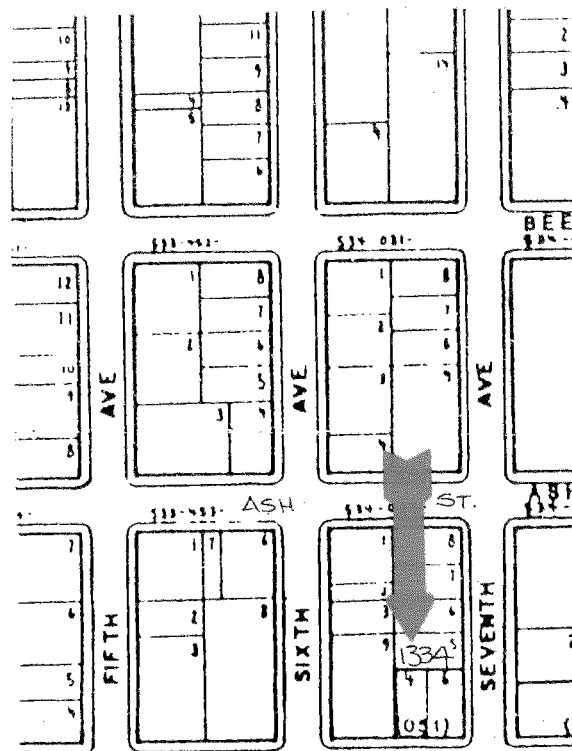
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Potter Apartments
2. HISTORIC NAME: Potter Apartments
3. ADDRESS: 1344 Seventh Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-034-06
5. PRESENT OWNER: Joseph Brown/Jack Woodall/Robert and
Karen Bowdan
ADDRESS: 1925 Spindrift Drive CITY: La Jolla, CA
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman with Mission Revival
influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Bay View Block 5, Lot 10

This building is rectangular in shape and rests on a sloping lot in a north/south direction, so that a portion of the lower level is below the street level on the south side. The roof is flat and has a nice penthouse. The cornice is boxed and underlined by decorative brackets. Windows are all fashioned in the same manner throughout the four-story structure. They all have double hung sash side panels flanking fixed panes with a divided light in the upper portion. At the second and third floors of the front facade, there are porches beneath keyhole arched openings that allow for a view to the east. The main doors on the first floor are reached by a wide stairwell through a recessed entryway.



8. CONST. DATE: 1912
EST: FACT: X
9. ARCHITECT:
Ed L. Rambo
10. BUILDER:
Ed L. Rambo
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This apartment building, constructed during the pre-World War I era, exhibits elements of both the Craftsman and Mission Revival styles.

- ## SIGNIFICANCE

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

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

The image shows a 3x3 grid of lot diagrams for a subdivision. The columns are labeled BEECH ST., ST., and 081- at the top. The rows are labeled AVE, AVE, and AVE on the right side. The bottom row is also labeled FIFTH and SIXTH on the right. Each lot diagram shows a rectangular lot with internal divisions and lot numbers. A large black arrow points to lot 134A in the bottom-right diagram.

511-521- BEECH ST.	511-521- ST.	511-521- 081-
<p>17</p> <p>11</p> <p>10</p> <p>9</p> <p>12</p> <p>11</p>	<p>12</p> <p>11</p> <p>9</p> <p>8</p> <p>7</p> <p>6</p>	<p>12</p> <p>8</p> <p>11</p> <p>9</p>
<p>1</p> <p>12</p> <p>2</p> <p>11</p> <p>3</p> <p>10</p> <p>4</p> <p>9</p> <p>5</p> <p>8</p> <p>7</p>	<p>1</p> <p>8</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p>	<p>1</p> <p>8</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p>
<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>	<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>	<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>
<p>1</p> <p>7</p> <p>6</p> <p>2</p> <p>5</p> <p>3</p>	<p>1</p> <p>7</p> <p>6</p> <p>2</p> <p>5</p> <p>3</p>	<p>1</p> <p>7</p> <p>6</p> <p>2</p> <p>5</p> <p>3</p>
<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>	<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>	<p>511-521- BEECH ST.</p> <p>511-521- ST.</p> <p>511-521- 081-</p>

IDENTIFICATION

1. COMMON NAME: John Ginty Residence
2. HISTORIC NAME: John Ginty Residence
3. ADDRESS: 1543 Seventh Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-013-03
5. PRESENT OWNER: Olive Kosen and Joseph Brownlee
ADDRESS: 5166 Brownell St. CITY: San Diego, CA
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 10, Lot 3 and north 5 feet
Lot 4.

This rectangular wood frame 2 1/2-story residence on a raised foundation has a gable roof with asphalt shingles and rolled roofing. The house features at the southwest corner an octagonal porch beneath a smaller octagonal bay with double hung sash windows, and an overhanging octagonal roof supported by stick brackets installed in a "V" pattern. The northwest corner front sports a two-story bay of the angled variety, topped with a gable-roofed balcony having spindle balusters and turned posts. The windows on this bay have semi-elliptical arched tops. The building is surfaced with shiplap siding. All of the roof and porch cornices are boxed and the cornice of the front porch roof continues from the corner across most of the front of the house above a plain frieze. Under the top-most eaves a picket-fence pattern was used to ornament the exterior surface. The raised foundation is covered with board and batten siding. The double hung sash windows throughout the structure have shelved moldings. The chimney is sculptured and faced with decorative shingles. Cement steps from the sidewalk meet the wood steps to the porch of this elevated property. In the last ten years, the trees and shrubbery have grown considerably, hiding nearly all of the first floor level.



8. CONST. DATE: 1886
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
N.S. Lockwood
11. APPROX. PROP. SIZE(FT):
100' x 55'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This building serves as an example of the Stick style of architecture.

IDENTIFICATION

1. COMMON NAME: Elliott Arms Apartments
2. HISTORIC NAME: Cleona Apartments
3. ADDRESS: 1562 Seventh Ave. CITY: San Diego, CA
ZIP: 92101 4. PARCEL #: 534-014-08
5. PRESENT OWNER: Frank Nihil
ADDRESS: 6534 Cartwright St. CITY: San Diego, CA
ZIP: 92120 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 7, Lots 11 and 12

This massive apartment building was built in a "U" shape on a steep slope between 7th and 8th Avenues. It is 3 1/2 stories in height with the main entry on 7th Avenue, facing east. The roof is flat with a penthouse and chimney, which are visible on the skyline. The Moorish parapet varies in shape from wing to wing. The building has a rigid uniformity of plan. At each floor, hallways extend to all four cardinal points and open out with arched doorways to recessed balconies. Casement windows uniformly flank these openings on all sides. Wrought iron railings were used between openings in the parapet and also to enclose the balconies. Wrought iron window guards have also been placed on the ground floor windows of the east facade. Other elements of Spanish Colonial Revival ornamentation, such as wrought iron arch surrounds and iron vents were also used.

8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Peter J. Grall
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building serves as an example of the popular Spanish Colonial Revival style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Peter J. Grall, a building contractor, erected this three-story stucco apartment structure in 1928. The building, named for Grall's wife, Cleona, was known as the Cleona Apartments through 1935, when the name was changed to the Elliott Arms Apartments, managed and owned by Mrs. Ida R. Elliott.

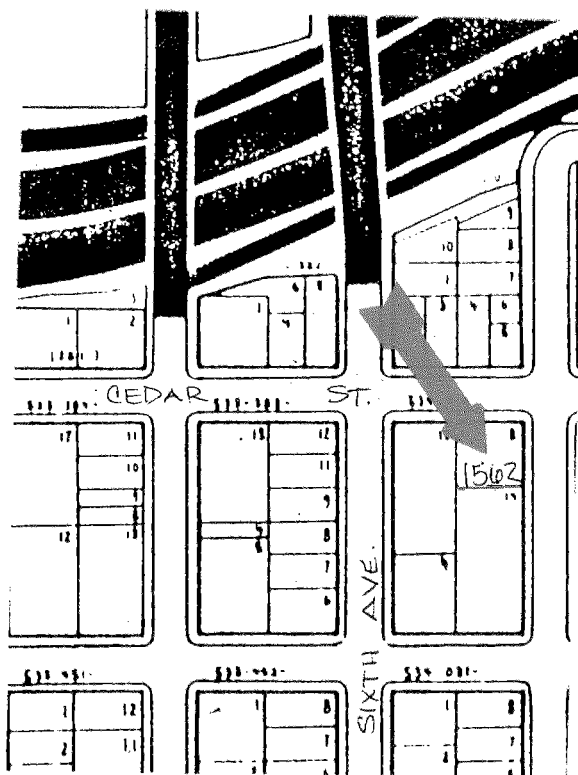
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Suite 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mills Residence
2. HISTORIC NAME: Henry E. Mills Residence
3. ADDRESS: 1604 Seventh Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 534-011-05
5. PRESENT OWNER: Sixth and Cedar Ltd.
c/o Ridgway Whittemore
ADDRESS: 1010 Turquoise St. Ste. 310 CITY: San Diego, CA
ZIP: 92109 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 8, East 1/2 except north 42 feet, Lots 7 and 8

This 2-1/2 story residence is on a raised granite block foundation. A high-pitched, side gable roof, gabled dormers and a shed roof balcony over the central entrance make up the roof design. The gable ends have plain barge boards with carved ends. The exposed rafters also have carved ends. The siding is clapboard with an accented third board. The windows have plain wood surrounds and all have a multi-paned band across the top. The granite chimney protrudes from near center of the roof ridge. The projecting center entry porch has tapering square piers and entablatures supporting the solid railed balcony. A protruding bay on the south side has a shed roof, exposed rafters, and is supported by stick braces. Lush vines and hedges grow in the front yard. The basement is ground level at the rear of the sloping lot. The wooden front door has glass panels. It has been very well-maintained.

8. CONST. DATE: 1901
EST: FACT: X
9. ARCHITECT:
~~Unknown~~ HEBBARD & GILL
10. BUILDER:
J.G. Haddon
11. APPROX. PROP. SIZE(FT):
58' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This well-maintained structure is significant as an example of the Craftsman style of architecture.



IDENTIFICATION

1. COMMON NAME: Chaffee and Nellie Grant Residence
2. HISTORIC NAME: David C. Collier rental
3. ADDRESS: 1628-1634 Seventh Ave. CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 534-011-07
5. PRESENT OWNER: Sixth and Cedar Ltd.
c/o Ridgway Whittemore
ADDRESS: 1010 Turquoise St., Ste. 310 CITY: San
Diego, CA
ZIP: 92109 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 8, Lot 9

Built at the rim of a hill, this rectangular "U" shaped Victorian apartment house has experienced several changes, inside and out. The flat roof has a narrow plain overhang which wraps around block bays facing east. Each of these bays has two vertical, double hung sash windows at the first and second story. In the center of the facade, doors allow entry to each side of the apartment of either the first or second story. The exterior has been stuccoed. The interior has changed slightly, but the high ceilings have been maintained in the studio-style living areas.



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

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant for its architectural design--Modified Late Victorian.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Interior changes to make apartments; exterior
additions of stucco, changes to porches; balcony
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
Houses along this row may fall prey to apartment development
since that has happened directly across the street.
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None, although building is short
distance from I-5

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Judge David C. Collier had this structure, consisting of six apartments containing six rooms each, constructed in early 1888 for rental purposes. Collier, a San Diego lawyer, and his wife, Mattie, came here in 1884, with their family from Colorado. They owned the property through 1906, when it was sold to Chaffee and Nellie W. Grant, who deeded it to the U.S. Grant Company in 1915. The U.S. Grant Company retained control of the building through 1946, when it went through a series of owners, including Mary Salego Flynn, who purchased it in 1956, and filed a Declaration of Homestead on the property in 1957.

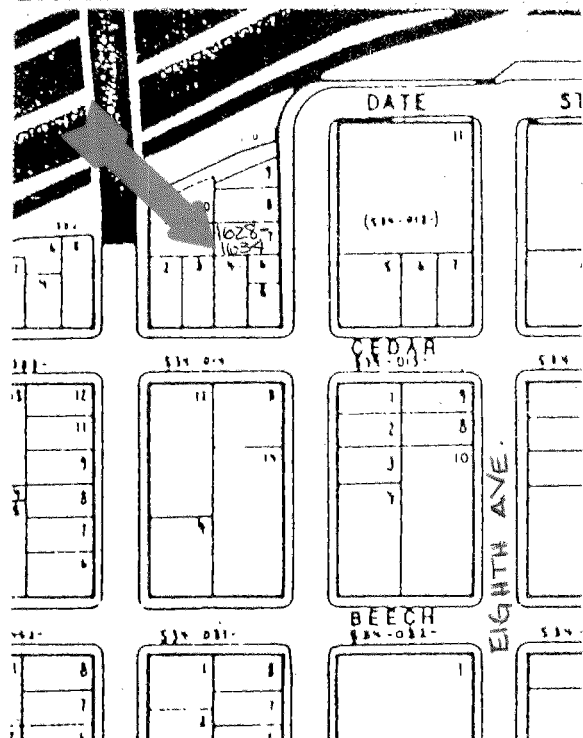
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Suite 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Sarah Jacobs Rental
2. HISTORIC NAME: Jacobs Apartments
3. ADDRESS: 1642 Seventh Ave. CITY: San Diego
ZIP: 92101
4. PARCEL #: 534-011-08
5. PRESENT OWNER: 6th & Cedar, Ltd., c/o Ridgway Whittemore
ADDRESS: 1010 Turquoise St., Ste. 310 CITY: San Diego
ZIP: 92109 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman with Prairie influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Bay View, Block 8, Lot 10

This single-storied bungalow is situated on a steeply-sloped lot and faces east. The long axis of the building also runs east to west. The porch and entry are at the southeast corner of the house. The hipped roof is of medium pitch, with dormers at the east and west ends of the building. A chimney is located at the northwest corner of the house. The roof design is the feature which most resembles the Prairie style, although the extended roof beams classify it as a Craftsman design. Shiplap siding has been used, although there are so many large windows framed by vertical window bands that little of the siding is exposed. The entry porch is supported by plain wooden columns and the porch itself is rectangular, covering an area of approximately 100 square feet.



8. CONST. DATE: 1906
EST: FACT: X
9. ARCHITECT:
Clements, Stannard
& Blachmann
10. BUILDER:
Thomas Coates
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant due to its architectural design--Craftsman with Prairie influence.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Solar panels installed on roof
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None. I-5 directly north.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Sarah Jacobs had this single-storied bungalow erected in 1906 by noted architects, Clements, Stannard and Blachman, for rental purposes. Jacobs, a pioneer San Diegan, came to this city with her husband, who ran a store on 5th Avenue, in 1887. She resided at 1641 5th Avenue and owned this property through 1937. When she died, the property passed on to her daughters, Pearl Jacobs Hirstel and Ruby Jacobs Hirschfelder. William B. Sachau bought the building in 1947 and owned it through 1954, when it was sold to Ida M. Reeves. In 1959, Ruth Overman purchased this structure.

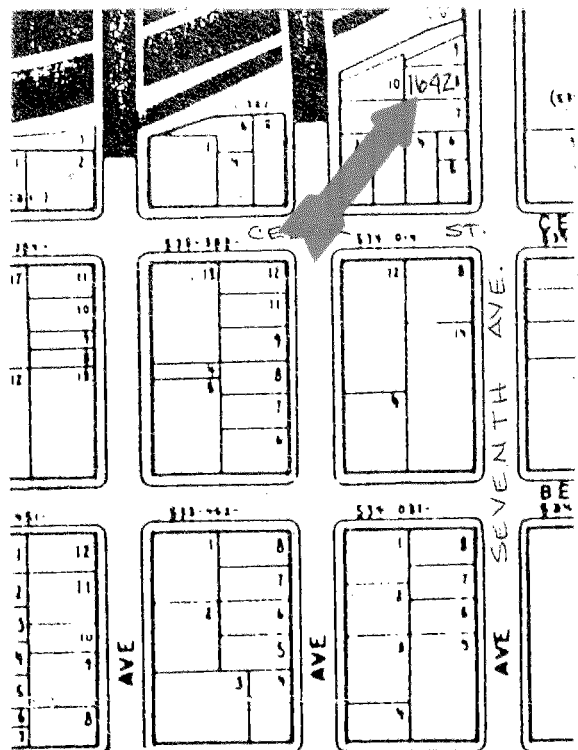
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hinman Apartments
2. HISTORIC NAME: Hinman Apartments
3. ADDRESS: 1349-1357 Eighth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-045-02
5. PRESENT OWNER: Nora Sullivan, c/o Smith & Wright
ADDRESS: P.O. Box 80306 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 13, Lot 2

This two-story rectangular stucco apartment building features bas reliefs of floral garlands above the front, first-floor tripartite windows with molded surrounds. The roof is flat with a stepped and gabled parapet to the front. A dropped cornice of red tile, supported by flat brackets, wraps around the corners of the building. The second floor windows repeat those below, but with a simple keystone ornament above the center. The sills of the second-floor windows also serve as miniature balconies. A low stucco wall obscures the straight double steps which lead up to the recessed entry. Above the porch is a balcony with wrought iron balusters, reached through a keyhole archway.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is an example of the application of the Spanish Colonial Revival style, made popular by the 1915 Panama Pacific Exposition.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George and Julia Hinman had this two-story stucco apartment structure erected in 1924. The Hinmans resided at this address through 1935. The building has been rented out to various tenants over the years. It is an example of an application of the Spanish Colonial Revival style, made popular by the 1915 Panama Pacific Exposition in Balboa Park.

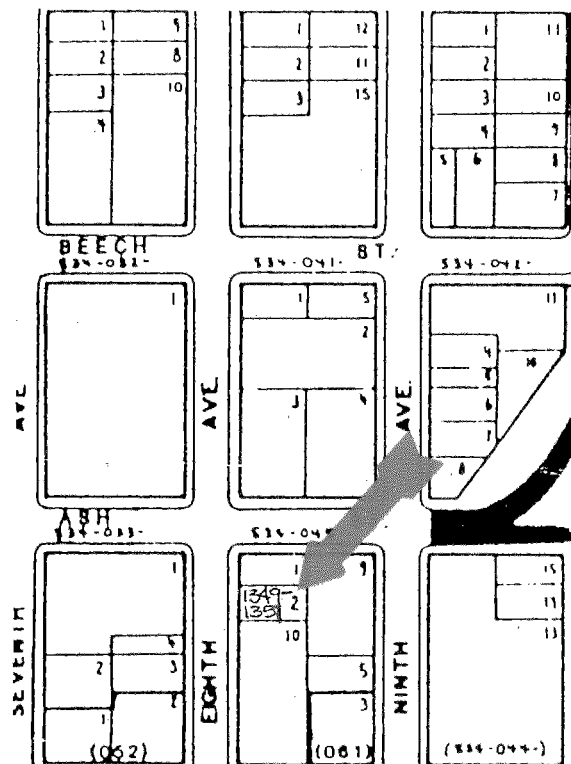
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Kirby Apartments
2. HISTORIC NAME: Kirby Apartments
3. ADDRESS: 1365-1371 8th Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-045-01
5. PRESENT OWNER: Fred Shipp
ADDRESS: 3501 Park Blvd. CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments; Residential/Commercial

DESCRIPTION

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

Legal Description: Bay View, Block 13, Lot 1

This rectangular apartment house has a Spanish-style parapet concealing the flat roof. Below this is the partially hipped roof cornice supported by brackets. The building is faced with stucco. At the first-floor level, two doors in the center of the building permit access to either side of the house and either floor. Above the entry, which is not recessed, a balcony projects outward. Its wooden balustrade has broad lines. Entry to the porch appears to be from either apartment upstairs. Symmetrically-placed windows share the same design: the center panes are fixed, while the side windows are double hung sashes. The upper portions of each window are divided in lines that emphasize their longest dimension, whether horizontal or vertical. There is a two-step rise from the sidewalk to the entry. The front of the building is bordered by low hedges.



8. CONST. DATE: 1923
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Kern McClure
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant for its Italianate architectural style.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

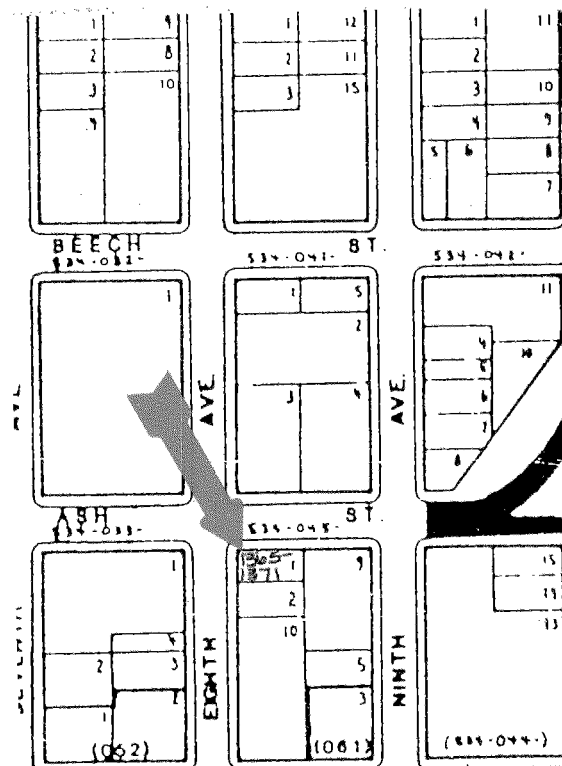
William H. Kirby, a baker, had this two-story apartment structure erected in 1923. The Kirby family retained ownership of this building through 1943. Fred Shipp, a realtor, purchased the property for his residence and conducted his real estate business from the lower floor from 1972 to 1980. The building is currently used for both apartments and businesses.

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

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).
 Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C St., Ste. 310
 CITY: San Diego ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Steffen and Walbrecht Rental
2. HISTORIC NAME: George Kroenert Residence
3. ADDRESS: 1471 Eighth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-041-01
5. PRESENT OWNER: Daniel & Virginia Solerno
ADDRESS: P.O. Box 1598 CITY: Rancho Santa Fe
ZIP: 92067 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Multiple residence - 6 Units
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Elements of Queen Anne, Craftsman & Prairie
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Bay View, Block 14, Lot 1

This building is two-storied, and shows a variety of architectural styles. It is of frame construction with clapboard siding on a raised foundation with a basement. This confusion of stylistic elements is not helped by alterations made to the front entry between 1980 and 1988. The pyramidal roof has a deep overhang with no brackets, and the house is box-shaped, with an enclosed rectangular porch projecting from the left front. The porch has Doric columns at the corners, and is enclosed with glass. A rounded arch connects the corner columns, and was earlier covered with striped canvas. The current arch is framed with moulding and a keystone of wood against a plain frieze. The shed-like entrance is now gone, and has been remodeled. A round bay rises from the basement to the roof, and has curved glass double hung sash and fixed pane windows. The fixed pane of the tripartite window above the entrance, on the second floor, has clapboard siding over the lower half. This siding allows for the placement of an unusual peak at the point of the pyramidal porch roof. This peak was also used on the main roof.

8. CONST. DATE: 1899
EST: FACT: X
9. ARCHITECT:
Hebbard & Gill
10. BUILDER:
D.M. Hartman (?)
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is significant due to its architectural design which includes elements of several styles--Queen Anne, Craftsman, and Prairie.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: After 1980, some major, though reversible, changes were made on the exterior, which altered appearance.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Wooden garage

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George Kroenert, a San Diego realtor and proprietor of the Magnolia Saloon on 6th and "E", engaged noted San Diego architects, Will Sterling Hebbard and Irving J. Gill, to design his residence here in 1899. The two-story structure evokes an Oriental feeling with its arched entry and exotic roof flair. Of special interest are the rounded corner bay windows. Kroenert and his wife, Margaret, resided here until 1902, when the property was sold to James R. Liston, and his wife Margaret, who lived here through 1907. Liston was listed as a miner, at the time of the purchase of this structure, a mining engineer in 1905, and president of Homeland Improvement Co. in 1906. In 1909, Pauline Walbrecht and Katherine Steffen purchased this structure and used it as a rental through 1939, when they sold it to J.H. Halvorson and his wife, Daisy. The Halvorsons retained ownership of this building through the 1960s.

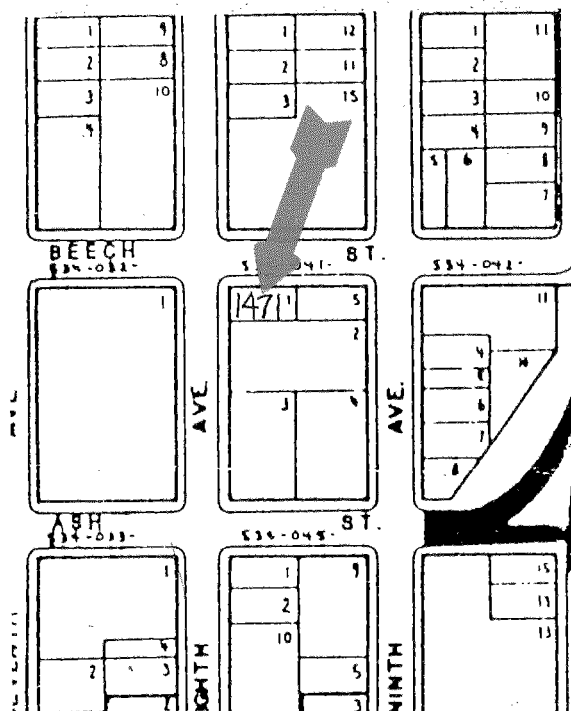
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Broadmoor Apartments
2. HISTORIC NAME: Commodore Apartments
3. ADDRESS: 1541 Eighth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-024-03
5. PRESENT OWNER: Ralph Garner, c/o Hotchkiss and Anewalt
ADDRESS: 770 B St., Ste. 202 CITY: San Diego
ZIP: 92010 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 15, Lot 3

This rectangular, three-story (four-story counting basement) apartment building is of frame construction with a plastered exterior on a raised foundation with a basement. The roof is flat and has a penthouse. An irregular parapet of steps and solid arches, plus bas relief quatre foil ornaments cap the building. A recessed, arched entry and balconies with recessed entries rise up the center. The balconies have pairs of arches supported by columns and are themselves supported by curved brackets. A partially hipped tile roof projects over the upper-most opening. Pairs of double hung sash windows on either side of the central balconies are enclosed in geometric molded surrounds, similar in design to those of the pilasters at the main entry.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
H.H. Preibisius
10. BUILDER:
H.H. Preibisius
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building exhibits interesting Mission Revival characteristics and is significant for its architectural design.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This three and one-half-storied stucco apartment building, designed and constructed by noted San Diego builder, H.H. Preibisius, responsible for the St. James and Riviera Hotels in San Diego, exhibits interesting Mission Revival characteristics on the 8th Avenue facade. The structure, erected in 1913 by Mrs. Minnie Chaffee, a relative of U.S. Grant, Jr., cost \$32,000 and was financed by A.E. Babcock. Originally, the roof area, which now houses the 25th apartment, featured a sun room which could be used as a banquet ballroom. The basement featured a laundry and all units included telephones, hot and cold water, gas, electric light, vacuum cleaners and other conveniences. An innovative measure used in this edifice was studding carried through in one piece from the basement to the roof, to avoid shrinkage, which had proven disastrous to plastered walls. Historically, this building has been called the Commodore Apartments.

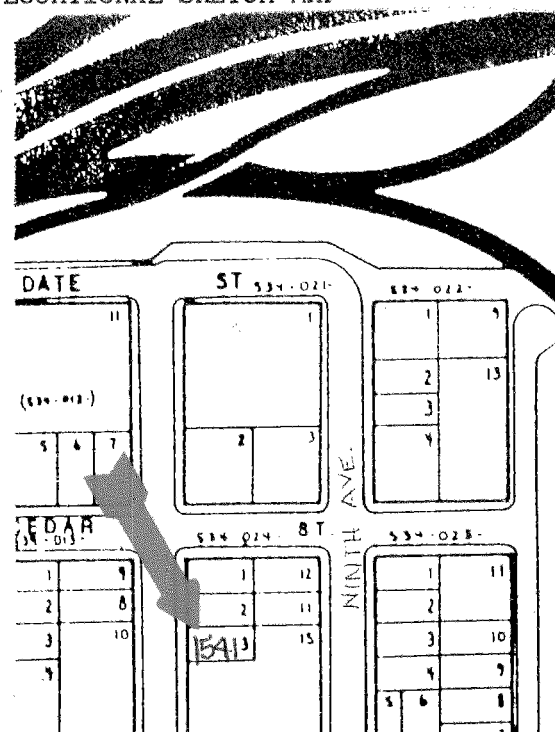
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 8/3/1913;
Office of San Diego County Recorder

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

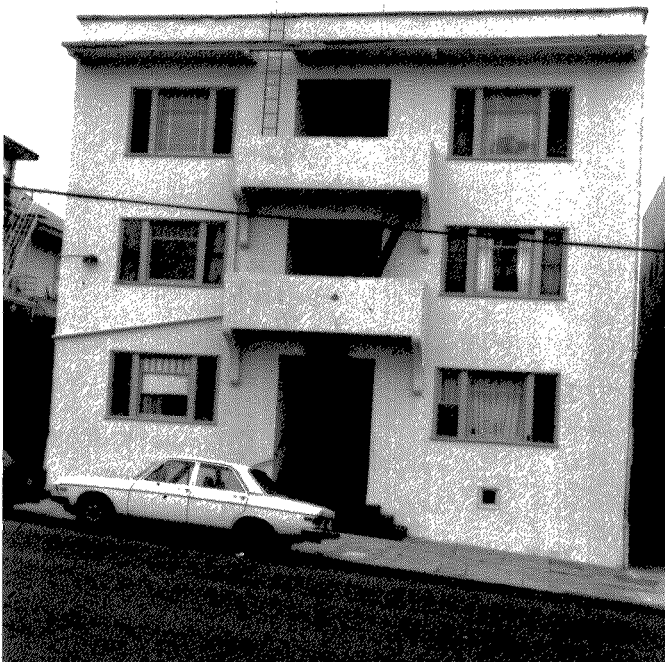
1. COMMON NAME: Astor Apartments
2. HISTORIC NAME: The Park View
3. ADDRESS: 1555 Eighth Avenue CITY: San F
ZIP: 92101 4. PARCEL #: 534-024-02
5. PRESENT OWNER: Myron & Andrea Lyon/Wm. Lourdes
ADDRESS: 4440 Pacific Highway CITY: San
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 15, Lot 2

This three-story apartment structure on the east side of Eighth Avenue between Beech and Cedar contains twenty-one apartments. It is of stucco and frame construction, and is basically box-shaped with a flat roof, a plain unbanded overhanging eave, and two balconies at the second and third floor in the center of the building. The main entry is flush with the sidewalk up a flight of stairs, which extend outward to the right and left. Windows flank the entry and balconies, which are aligned down the center of the building. All windows have wide fixed panes in the center with narrow vertical double hung sashes on either side, and a row of small panels at the top. This building was obviously built close to Balboa Park in anticipation of the 1915 Exposition, and probably appealed to blue collar workers visiting San Diego during that time.



8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
Carter Const. Co.
10. BUILDER:
Carter Const. Co.
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Craftsman style building is significant for its architectural design and was typical of the many structures built for the influx of visitors

to the 1915 Exposition.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

John J. Fitzpatrick had this three-story stucco apartment building erected in 1911 by the Carter Construction Co. The building contained 21 apartments and cost \$14,000 to build. Fitzpatrick, born in Liverpool, England, came to San Diego in 1903. He was the organizer of the San Diego Apartment Owners Association, a director of the San Diego Chamber of Commerce and a real estate developer. This structure was called The Park View from 1911 through 1928, when the name was changed to the Astor Apartments.

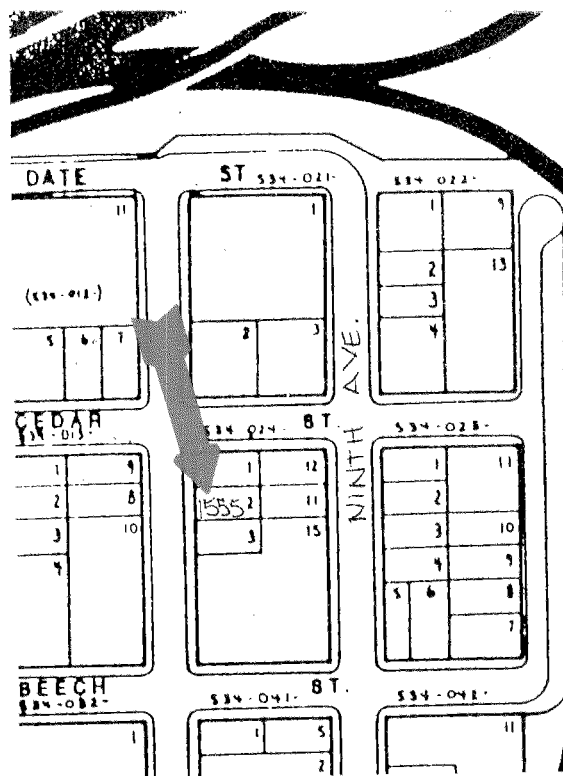
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Madden Apartments
2. HISTORIC NAME: George S. Madden Residence
3. ADDRESS: 1571 Eighth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-024-01
5. PRESENT OWNER: Myron & Andrea Lyon/Wm. Lourdes Schuler
ADDRESS: 4440 Pacific Highway CITY: San Diego
ZIP: 92110 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 15, Lot 1

This is another example of architecture which is not easily labeled. The building has elements of the Craftsman, Queen Anne and Prairie styles. It is rectangular, 2 and 1/2-stories, resting on a raised foundation. It has a high, hipped roof with hip and shed-roofed dormers and brick chimneys. The roof and dormer outlines are essentially Prairie style. The overhanging boxed cornice has decorative, flat brackets and a continuous plain frieze, which also serves as the top of the window surrounds. The second floor windows are wide, double hung sash, with an ornately-carved surround positioned at the southwest corner. The entry porch has an ornate pediment with Ionic columns, a concrete floor and steps. The rails are solid with cut quarry veneer that continues over all of the first floor exterior. A pent roof courses between floors, interrupted only by the hipped roofs of rectangular bays on the side and right front corner. The entry pediment carries an elaborate bas relief ornament. The structure has been upgraded very recently.



8. CONST. DATE: 1905
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is considered significant due to its architectural style which combines Queen Anne, Craftsman, and Prairie influences.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

George S. Madden, a prominent Ensenada tanner and shoe manufacturer, purchased this property in 1905, and had this unique stone and frame house constructed for his residence that same year. Madden resided here with his wife Amelia, and children, George S., Jr. and William R. The Maddens lived here through 1938 when the property was sold to O. F. Johnson, a stero typer for the San Diego Sun, and his wife, Martha, who remained here through 1945.

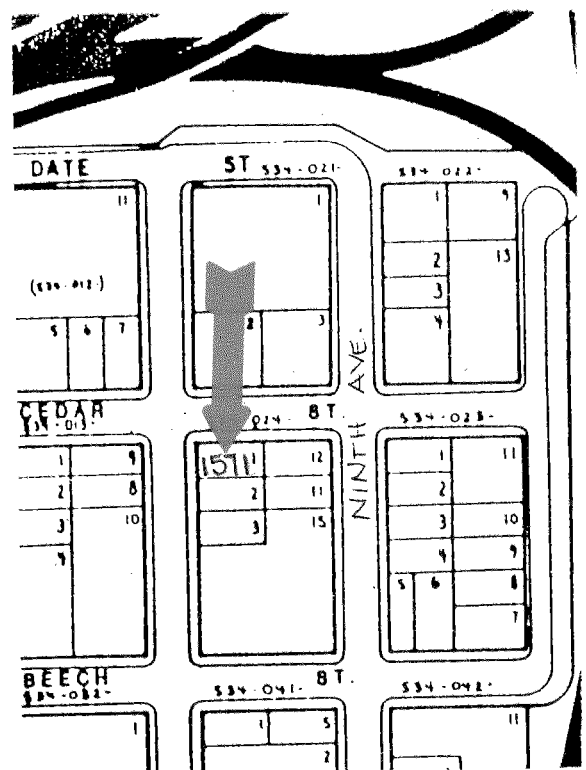
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego Union, 8/19/1892; 8/29/1895;
Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mayfair Apartments
2. HISTORIC NAME: Alexandria Apartments
3. ADDRESS: 1609 Eighth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-021-02
5. PRESENT OWNER: James & Carol La Barge
ADDRESS: 5706 Baltimore Dr., #345 CITY: La Mesa
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 16, Lots 5 & 6

This three-story apartment building, constructed in 1913 of stucco and framing, originally had twenty-four apartments. The flat roof has a wide overhang, painted very dark, with some support beams. Corners of the three-story structure are painted dark giving the appearance of beams placed at the corners. The main entry is on 8th Avenue, facing west. The doorway entrance has rounded corners, and is recessed. At the second and third floor directly above are doorways which open out onto small grilled balconies. The fire escape is at the north end of the apartment house. The building was constructed on a simple plan which must have cut costs considerably. This is evident in the placement of the windows reflecting the back to back construction of the apartments. Windows are either double hung sash placed singly, or tripartite with the standard double hung sashes flanking the larger fixed pane.



8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building also is typical of the apartments built during this era, and is significant for its architectural style--Craftsman Commercial.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Landscaping: century plant, palms

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Dr. Sarah E. Winn, a physician and surgeon who resided at 740 Cedar Street, had these apartments constructed in 1913. Originally known as the Alexandria Apartments, this three-story stucco structure originally contained 24 apartments. In 1929 the building became known as the Mayfair Apartments after being purchased by Willet S. and Emma C. Dorland. In 1980, the building was referred to as the Cortez Hill Apartment Hotel.

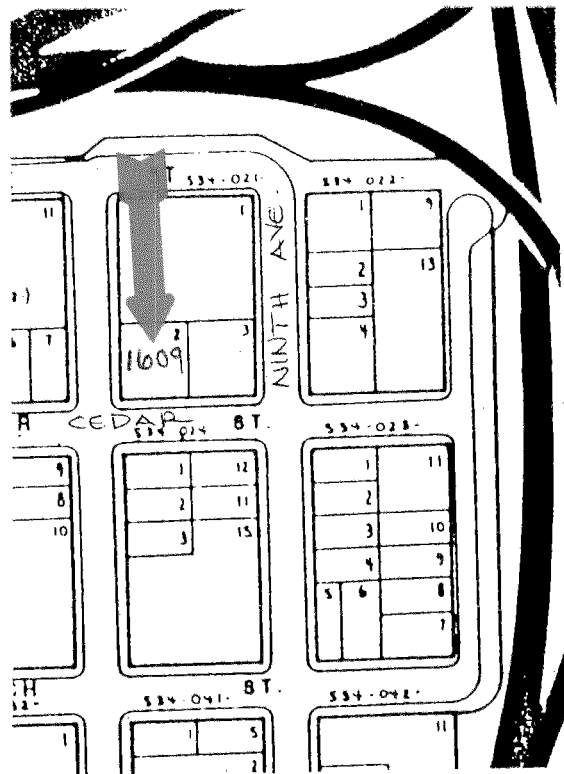
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Ivanhoe Apartments
2. HISTORIC NAME: Ivanhoe Apartments
3. ADDRESS: 1439 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-042-04
5. PRESENT OWNER: Edwin Hom
ADDRESS: 2570 Second Avenue CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 19, except northerly 26.07' of
Lot 2, and north 1/2 Lot 3

This rectangular, stucco over frame structure, built a few years
prior to the first Exposition in San Diego, has a flat roof and
boxed cornice supported by a bracket and trellis combination. The
main entry at the street level is recessed with a slight rise to
the porch. A large single-pane glass door is flanked by two
multiple-paned areas. Above the entry is another trellis
structure supported by brackets which provides shade and creates
a decorative effect. At each floor, on the main facade facing
west, are pairs of casement windows, with rows of smaller,
decorative panes above. Windows at the first floor are protected
with security grill-work. The structure is old enough to have
some of its utility pipes on the exterior.

8. CONST. DATE: 1910
EST: FACT: X
9. ARCHITECT:
Pacific Bldg. Co.
10. BUILDER:
Pacific Bldg. Co.
11. APPROX. PROP. SIZE(FT):
48.93' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is
significant due to its architec-
tural design in the Craftsman
style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

William H. Francis, Attorney at Law and County Clerk, had this two-story stucco apartment building constructed by the Pacific Building Company in 1910. Known as the Ivanhoe Apartments since the structure's completion, Francis was the first proprietor of the edifice and resided here from 1911 through 1913. The building, always called the Ivanhoe Apartments, has been run by various proprietors over the years, and has been the home of numerous tenants through 1989.

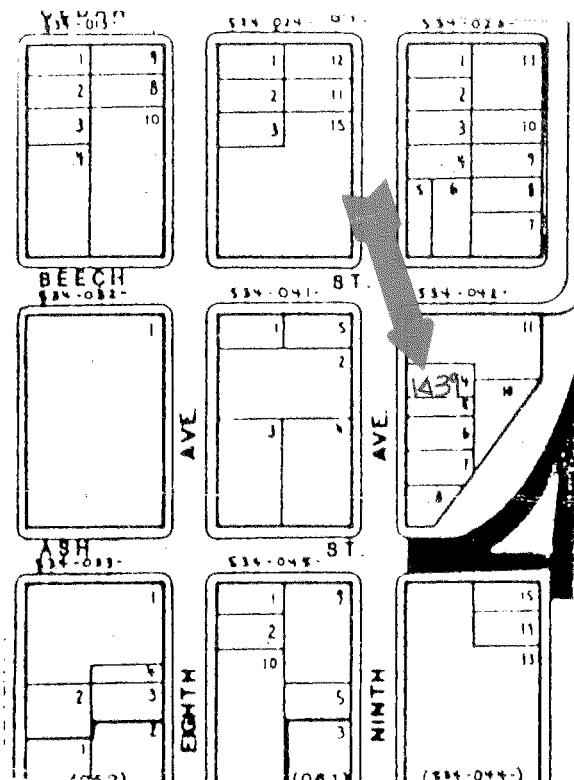
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Poole Rental
2. HISTORIC NAME: Banta Rental
3. ADDRESS: 1550-1556 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-024-11
5. PRESENT OWNER: Handlery Hotels, Inc.
ADDRESS: 180 Geary St., Ste. 700 CITY: San Francisco
ZIP: 94108 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival with Craftsman influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Bay View Homestead, Block 15, Lot 11

This two-story apartment house is of frame construction, with clapboard siding, and a medium hipped roof covered with asphalt roofing tile. The overhang of the roof is plain, without brackets. Several bays project outward from the north side of the building. A stairway has been added to the south side of the house to permit access to the second floor. The house rests on a stone foundation on a reasonably level lot. It is set back about fifteen feet from the sidewalk; the concrete stairs abut a retaining wall and lead to the main entry on the southwest corner of the apartments. A porch at the southwest corner supports a balcony with two Ionic columns. The balcony above the entry is supported by an ordinary 4 X 4 beam. Windows are uniform all around, double hung sash, even in the dormer at the northwest corner. Rows of elongated hexagons were used in the leaded glass upper portion of the central window frame in each bay. Unfortunately, views from the north side of the house are obstructed by a large concrete building without windows, which has allowed for only a narrow path to the backyard of 1550-1556 Ninth Avenue.



8. CONST. DATE: 1910
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building-- Colonial Revival style with Craftsman influences--is typical of the structures built for the influx of Expo visitors.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story apartment house fits into the period of frenzied building that occurred prior to the 1915 Panama-California Exposition. The building was erected around 1910 by Angelica Banta, who resided next door at 1572 Ninth Avenue. In 1920 John G. and Angie Louise Fox purchased the property and it remained in their family through 1963. The building has been used as a rental property throughout its history.

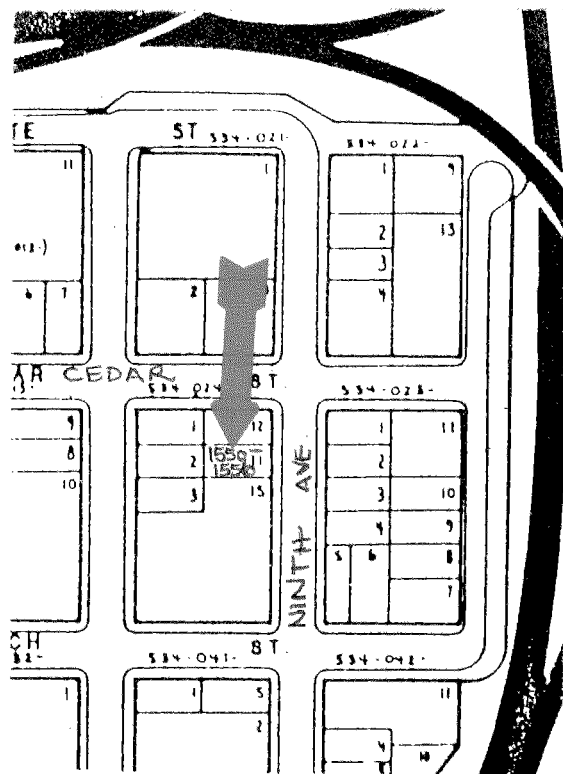
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Rosenfeld Residence
2. HISTORIC NAME: Rosenfeld Residence
3. ADDRESS: 1553 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-02
5. PRESENT OWNER: Warren Nichols
ADDRESS: 1506 So. Coast Blvd. CITY: Laguna Beach
ZIP: 92651 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lot 2

This is an interesting single-storied cottage, reminiscent of a beach cottage, which it may have been, moved here from elsewhere (see 1555 Ninth Avenue). It has a steeply-pitched front gable roof, with clapboard siding and an open porch with wooden lattice railings. The roof over the porch is supported by two by fours, some with a "Y" support. Windows on either side of the doorway are double hung sash. This is a house built for a 25 foot lot, not uncommon in Coronado and other beach communities.



8. CONST. DATE: 1904
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building, a single-story cottage, is significant due to its Late Victorian Vernacular style of architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
(very likely)
18. RELATED FEATURES: There had been a structure on the front half of
the property; rubble still visible under grass.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Alfred Rosenfeld, and his wife, Fannie, had this single-storied simple cottage structure erected for their residence, probably in 1904. Shown residing here in 1905, Rosenfeld at that time was a salesman for August Sensenbrenner, the San Diego cigar manufacturer. Rosenfeld, who died in 1975, contributed to World War II and post-War efforts in San Diego. As a retired tailor at the time who had owned Rosenfeld's Elite Button Company, he cut hundreds of thousands of garments for overseas relief. Fannie Rosenfeld, who died in 1975, was a former concert violinist and music teacher. The Rosenfelds resided at this address until 1921. The smaller structure at the rear of this property was probably moved there between 1906 and 1921. It appears that after the Rosenfelds' departure, both structures were used as rentals.

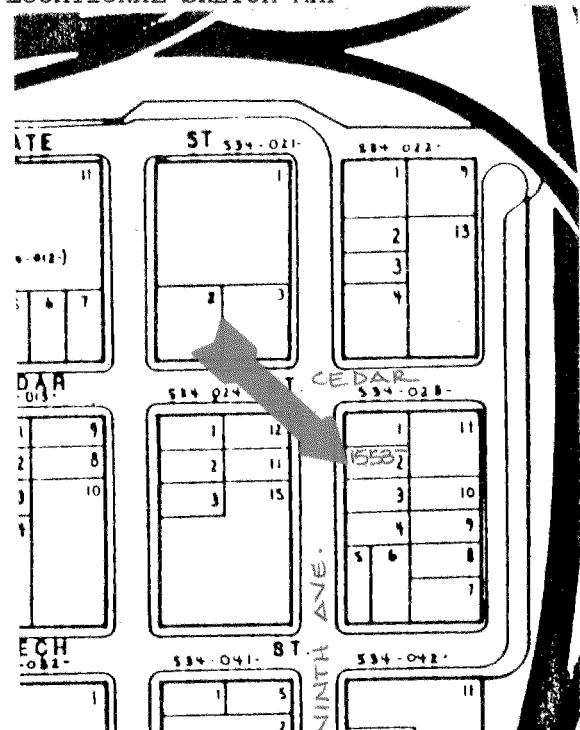
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Fannie Rosenfeld Residence
2. HISTORIC NAME: Fannie Rosenfeld Home
3. ADDRESS: 1555 Ninth Avenue CITY: San Diego
ZIP: 92103 4. PARCEL #: 534-023-02
5. PRESENT OWNER: Warren Nichols
ADDRESS: 1506 So. Coast Blvd. CITY: Laguna Beach
ZIP: 92651 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lot 2

This is an ordinary single-storied California Bungalow. It is wood framed, rectangular, and was built on a raised cement foundation with a hipped roof of asbestos shingles. There is a wide frieze below the eaves and the siding is wide clapboard. The windows, six over six, are typical of this style of architecture, with plain wood surrounds. An open porch with post balusters and rails leads to the front door. The house is now a duplex, and since 1980, the wonderful shade trees have been removed, leaving a somewhat barren front yard.



8. CONST. DATE: 1909
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is significant because of its architectural style as a California Bungalow.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Asphalt tile roofing
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
(May have been built on site of former residence, or moved to site.)
18. RELATED FEATURES: Cobble and concrete retaining wall.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

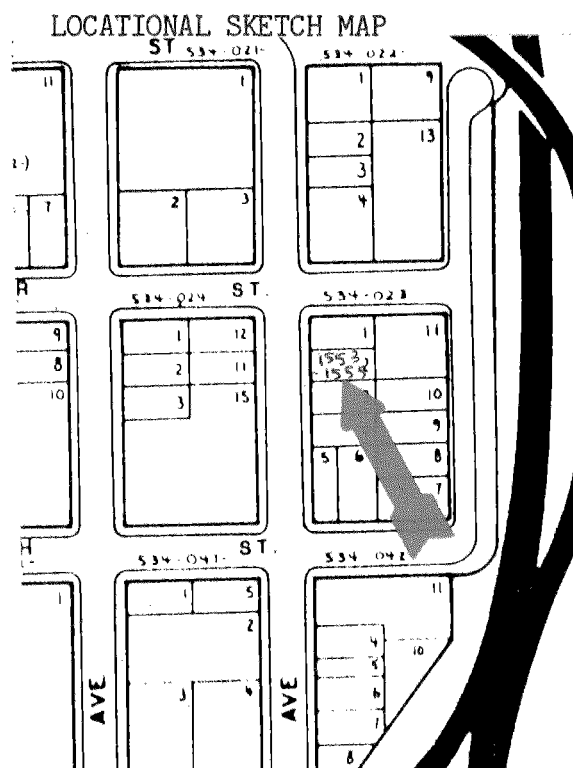
The Rosenfelds bought this property in July, 1904. Rosenfeld then contracted with the San Diego Building and Loan Association on December 15, 1909, for \$2,000.00. The Rosenfelds then leased that building and the property on Lot 1 for a lengthy period of time to George Heart, who held on to the property until April 1927. This house may not have been on this site originally. Examination of the photograph reflects the hand-made retaining wall which rises from the edge of the sidewalk. There is an older concrete stairwell, typical of the 1886-1887 boom period, leading toward 1555 9th Ave. In the photo for 1553 9th, in the front yard alongside 1555 9th, one can see a pile of rubble under the weeds, most likely the remains of a foundation or other residence.

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

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Wilson Apartments
2. HISTORIC NAME: Rev. E. S. Chase Residence
3. ADDRESS: 1565-1571 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-01
5. PRESENT OWNER: Claudia Davies
ADDRESS: 10413 San Vincente St. CITY: Spring Valley
ZIP: 92077 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lot 1

This two-story, irregularly-shaped, shiplap-sided apartment house has a hipped roof and two square bays, one on the front and one on the south side. Ornate brackets, inscribed with a tendril design, support the boxed cornice. The rectangular house is twenty feet wide and thirty feet deep. Several brick chimneys protrude through the roof. Two-story bays have double hung sash windows. Concrete stairs on the north and south sides lead to the second story of the house and apartment at the rear. Today it is an apartment house, with changes that could be easily reversed, such as the additions of stairwells at the rear, and the application of awnings to the shortened windows.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building, in an Italianate style of architecture, is significant because of its design.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

C. L. Murray, associated with the real estate brokerage firm of Murray, McGarvie & Co., contracted for the erection of this structure in December, 1887. Murray apparently never lived in this house, but sold the property in May of 1888 to Rev. E.S. Chase, the presiding elder of the Methodist Episcopal Church in San Diego. Reverend Chase lived here with his wife, Clara, and his children. In 1904, James Simpson, and his wife, Mary, purchased this property. Simpson, president of Simpson-Pirnie Granite Co., general marble and granite contractors, founded the company in 1888 with Peter C. Pirnie. The firm was the county's oldest continually-operated quarry, continuing in business until 1944. The Simpsons owned this property until 1943, when it was sold to Leo Wilson, a carpenter who converted the building to apartments. Known as the Wilson Apartments, the structure still bears that name.

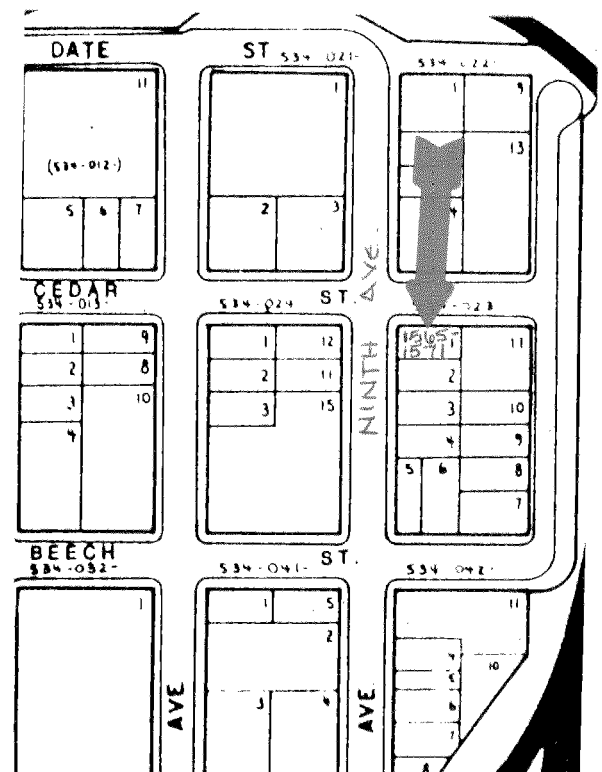
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Heilbron, History of San Diego;
Office of San Diego County Recorder;
San Diego Union

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

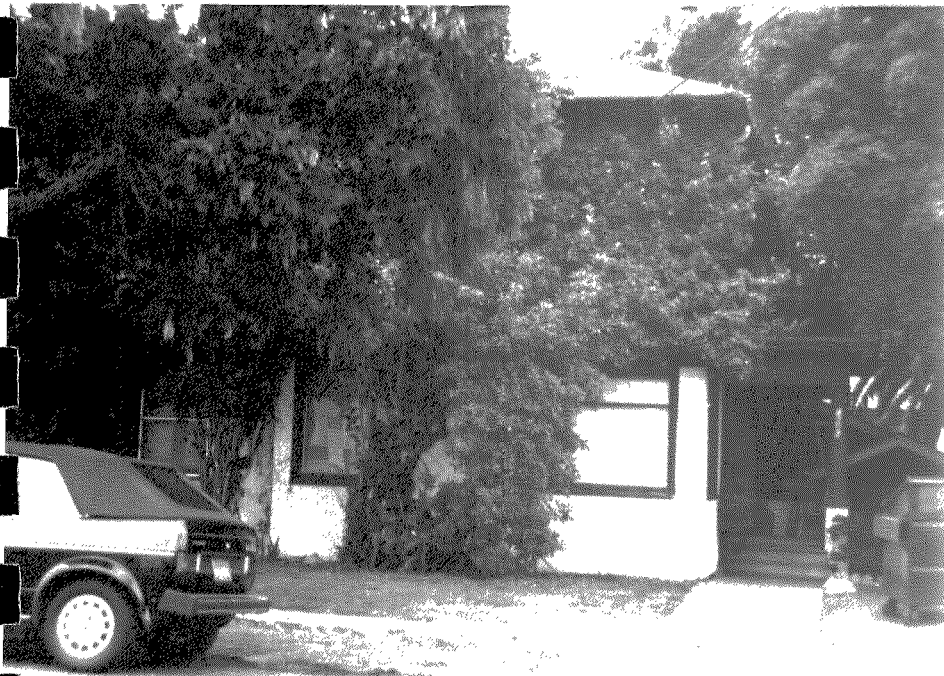
1. COMMON NAME: Lester Residence
2. HISTORIC NAME: Clinton & Hannah Marie Lester Residence
3. ADDRESS: 1645 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-022-03
5. PRESENT OWNER: Louis Goebel/Patrick McCorry
ADDRESS: 1202 Kettner Blvd. CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View Addition, Block 17, Lot 4

This is a simple rectangular Craftsman with thin-walled stucco construction and thin wood brackets placed below a low pitched roof. Unfortunately, the structure is nearly covered with fir, oak and other trees. Windows appear to be both single pane, with smaller panes above, and double hung sash. The entry is at the south side of the house, leading in from Ninth Avenue. The small porch roof is supported by ordinary beams. The simple rectangular styling, with thin-walled stucco construction and thin wood bracketing placed below a low pitched roof, is characteristic of designs done by Irving Gill during this time period.



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Irving Gill (?)
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Craftsman style building is characteristic of designs done by Irving Gill during this time period.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

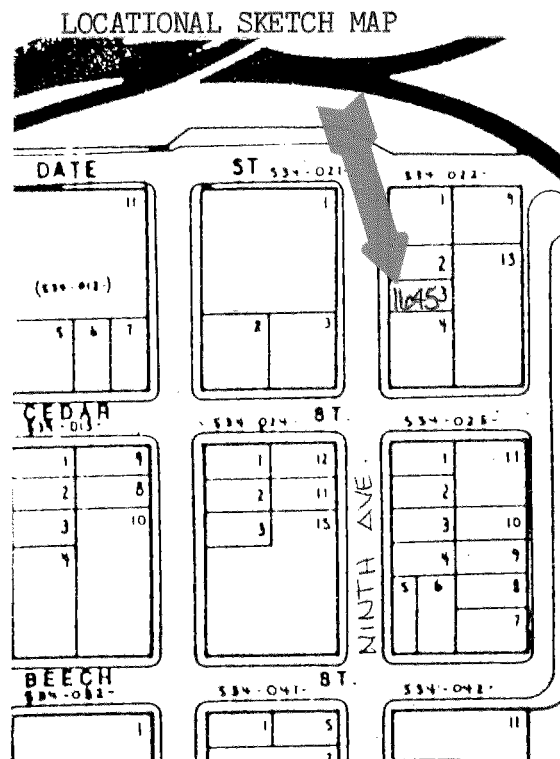
Clinton and Hannah Marie Lester had this two-story stucco residence constructed for them in 1909. Clinton J. Lester, who came to San Diego in 1888 from Denver, Colorado, managed ranch property for E. S. Babcock, and later was in the fruit and commission business. One of his hobbies was the development of City Park. The recreational facilities at 6th and Date were said to have been his plans. While he lived in this house, he was the foreman for the Park Department. Hannah Marie Lester, the mother of Mrs. DeGraff Austin, was born in England and came to San Diego in 1898. She had been a member of the First Congregational Church and also supported the development of Balboa Park. The Lesters used this building as their residence until Mr. Lester's death in 1932, when the structure was converted to apartments. Mrs. Lester continued to reside here until her death in 1954. The ownership then passed into the hands of DeGraff and Charlotte Marie Austin, who used it for rental purposes.

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

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Helena Apartments
2. HISTORIC NAME: Helena Apartments
3. ADDRESS: 1653-1655 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-022-02
5. PRESENT OWNER: William & Sara Westergard/Royden &
Patricia Streib
ADDRESS: c/o Bowden, 1925 Spindrift Dr. CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco/Streamline Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Bay View Homestead, Block 17, Lot 3

This apartment house, built in 1937, is in very good shape and exemplifies a late Art Deco and early Streamline Moderne style. It is two-storied, with frame and stucco construction, and has an "L" shaped stairwell leading to the second floor. The building has a slight bay from the ground level to the flat roof, reminiscent of late Victorian angled bays. Most other windows at the front, facing Ninth, or to the north side, are primarily narrow triple-paned windows. Other windows are double hung sash. Two features particularly enhance this structure: the alignment of Pueblo style gutter spouts below the flat roofline on the north and south facades, and the white painted, iron railing which leads to the second floor. At the rear of the northeast corner of the house is a chimney which rises from the first floor to the level of the roof.

8. CONST. DATE: 1937
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This apartment house exemplifies a late Art Deco and early Streamline Moderne style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story stucco Art Deco/Streamline Moderne apartment building is unique in this area. Built in 1937, the structure was erected by Christopher and Marie Hinck, who owned the edifice through 1965. It was then purchased by Alfred and Helen Meyers. This structure has been called the Helena Apartments from its opening through 1980.

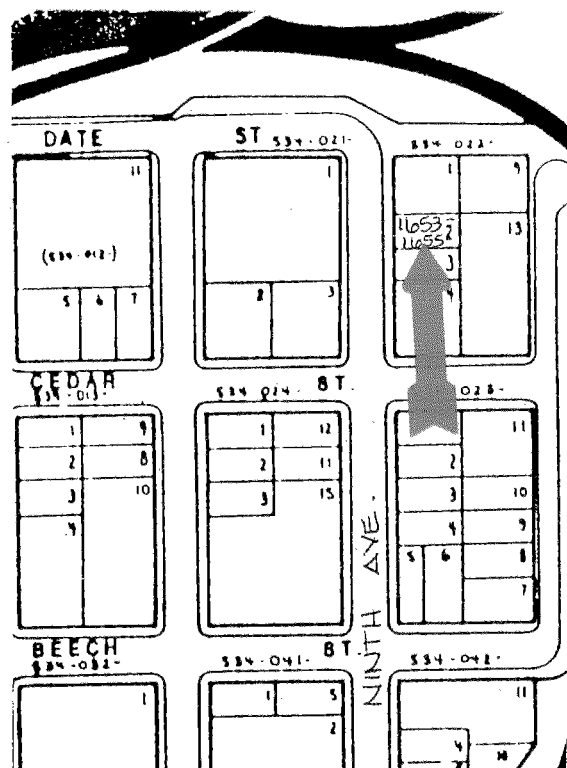
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Turpin Apartment House
2. HISTORIC NAME: Turpin Apartments
3. ADDRESS: 1665 Ninth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-022-01
5. PRESENT OWNER: Robert Bowden
ADDRESS: 1925 Spindrift Dr. CITY: La Jolla
ZIP: 92307 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Bay View, Block 17, Lots 1 & 2

This rectangular wooden frame building is two-storied on the street side and three-storied at the rear. The flat roof has a plain parapet with entablature and the siding is clapboard with belled corners at the first floor basement line. The entry area, right of center, is angled in from the front, and the door itself, glass paneled with multi-paned side panels and transoms, is recessed. The windows are double hung sash, with wide single hung sashes between narrower pairs. The structure was well-placed on the property at what was then the edge of Balboa Park.



8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' X 80.2'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is considered significant as an example of a Craftsman style structure.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Continually maintained
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Close to I-5 freeway

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

F.W. and Mary Carter, active San Diego real estate developers, had this two and one-half-storied frame apartment building constructed in 1911, at a cost of \$13,200. They then leased the structure for a period of ten years, at which time it became known as the Turpin Apartments. The Carters owned the building well into the 1930s, although it continued to be called the Turpin Apartments through the late 1970s.

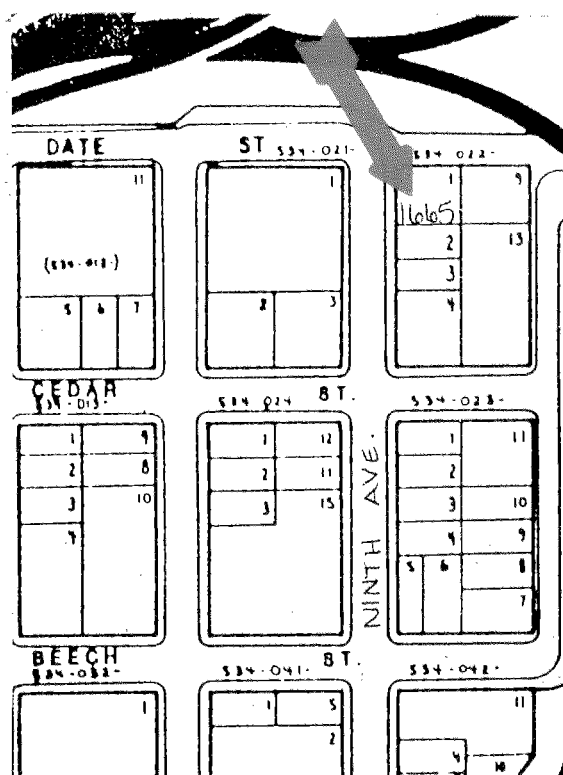
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Mitchell Residence
2. HISTORIC NAME: Dye Residence
3. ADDRESS: 1524 Tenth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-08
5. PRESENT OWNER: C. & L. Botie/A. M. Maguire
ADDRESS: 6776 Lance Way CITY: San Diego
ZIP: 92120 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Carruthers Addition, Block 18, Lot 8

This rectangular, wooden frame, two-story clapboard house on a raised natural rock foundation, has a hipped roof with overhanging eaves and exposed rafters. The windows are double hung sash, with plain board surrounds. Part of the second floor and a balcony project over the ground, supported by square posts and stick braces. The railing is a criss-crossed pattern of open stick work. The building stands behind another building and is a multiple structure. The front structure, numbered 1520 Tenth Avenue, was not included in the survey due to its lack of architectural significance and only fair condition.

8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is deemed significant as an example of a Stick style structure.



13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Covered patio added
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel Zoning
Vandalism Public Works Project Other X(near Hwy I-5)
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: House on front portion of lot; rear
may be added.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J. R. Dye, who owned the Dye Villa Apartments at 1540 Tenth Avenue, purchased this lot in 1900. It appears that the two-story stable and apartment building at the rear of the lot was moved there after 1906 and before 1921. Eleanor Dye, a music teacher, inhabited the 1524 address in 1912. After her marriage to Edmund C. Mitchell, the couple continued to reside here through 1920. It appears that both structures were used as rentals after that year.

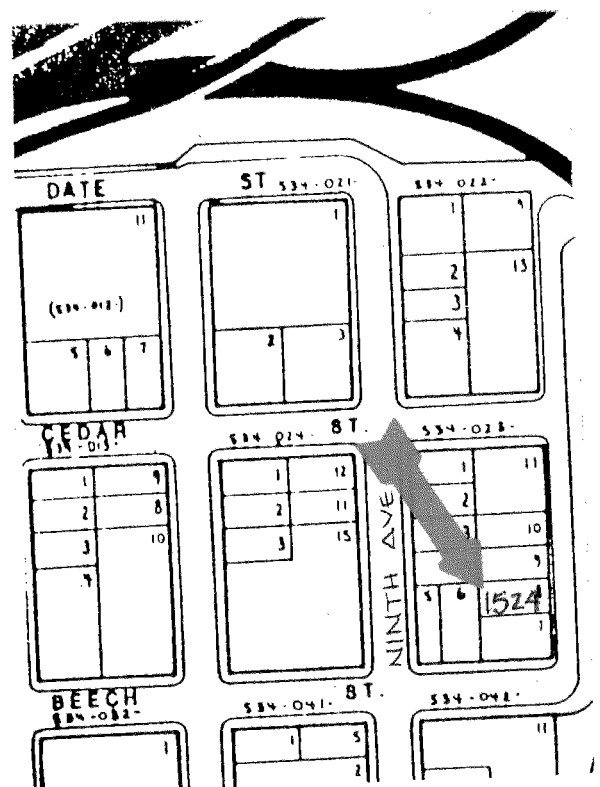
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Dye Villa Apartments
2. HISTORIC NAME: Andrew Johnston Residence
3. ADDRESS: 1540-1554 Tenth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-10
5. PRESENT OWNER: Katharine & Harry Larson
ADDRESS: 1550 Tenth Avenue CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lot 10

This large, three-story wooden frame house has a spindle porch across the front and around to the side on the second floor level. Bay windows rise three stories on the south side. Gingerbread trim ornaments the top story. A sleeping porch is seen on an upper floor, to the rear. High, thick vegetation nearly obscures the house from view. Lattice trim is used along stairways and on the top floor. The siding is shiplap and the second floor entry door on the balcony has a leaded stained glass panel, with a transom above.



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

TENTATIVE RANK: 2

SIGNIFICANCE: This magnificent Victorian structure is considered significant as an example of an Eastlake style structure.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Andrew Johnston, a carpenter, purchased this lot in 1887 and erected this magnificent three-story Victorian structure on them sometime in 1888. He owned the property and resided here until 1894, when he sold the structure to James R. Dye, who was retired at the time, and his wife, Eleanor, a music teacher. By 1904, the building had been converted into a boarding house, offering furnished rooms, and was referred to as the Dye Villa. "Dye Villa" is inscribed in the sidewalk in front of the building. After James Dye's death in 1911, Eleanor married Edmund C. Mitchell, a salesman, and continued as owner and manager of the building until 1955. In 1979, the structure was called the Bristol Manor Apartments and was owned by Harry P. and Katharine Larson, who resided in Apartment D. Mature vegetation, most likely planted in the late 1800s, surrounds the building, almost concealing it from the street.

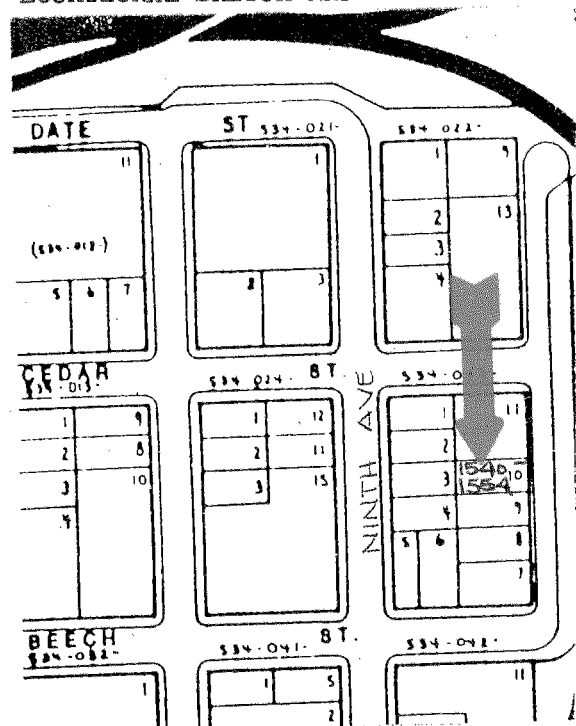
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Davies Rentals
2. HISTORIC NAME: Leonard Rentals
3. ADDRESS: 1560-1576 Tenth Avenue CITY: San Diego
ZIP: 92101 4. PARCEL #: 534-023-11
5. PRESENT OWNER: Claudia Davies
ADDRESS: 10413 San Vincente St. CITY: Spring Valley
ZIP: 92077 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rental units
ORIGINAL USE: Residence/Rental units

DESCRIPTION

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

Legal Description: Bay View, Block 18, Lots 11 & 12

Three, small Craftsman Bungalows sit in a row: two are single-story, one is a two-storied dwelling. All are clapboard-sided on raised foundations covered with vertical planks, and all have low hip roofs with exposed rafters. Oriel windows project outward, one with stick braces and a shed roof. One house has a gable end and porch with stick brackets; another has an open porch with a solid balustrade. Windows are double hung sash or casement, often with multi-paned upper portions. The siding on the large, center house bells outward as it meets the foundation.



8. CONST. DATE: 1917
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3
SIGNIFICANCE: These buildings
have significance as examples of
Craftsman style bungalows.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

James W. Leonard, owner of J.W. Leonard and Son, a plumbing business, and his wife, Jessie A., had these frame structures constructed for rental purposes in 1917. The Leonards resided at 1566 Tenth from 1917 to 1925. After that time, various other individuals leased these structures. This property remained in the Leonard family through the 1950s.

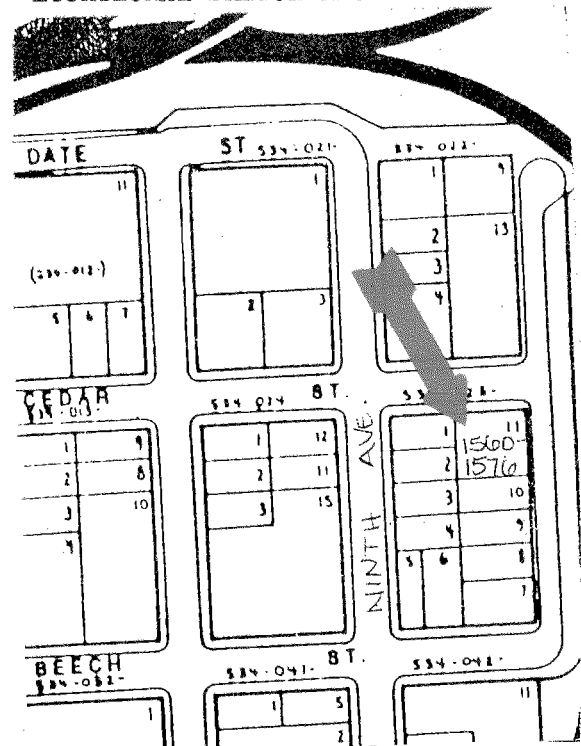
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder;
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C St., Ste. 310
CITY: San Diego ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



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(All Sites)

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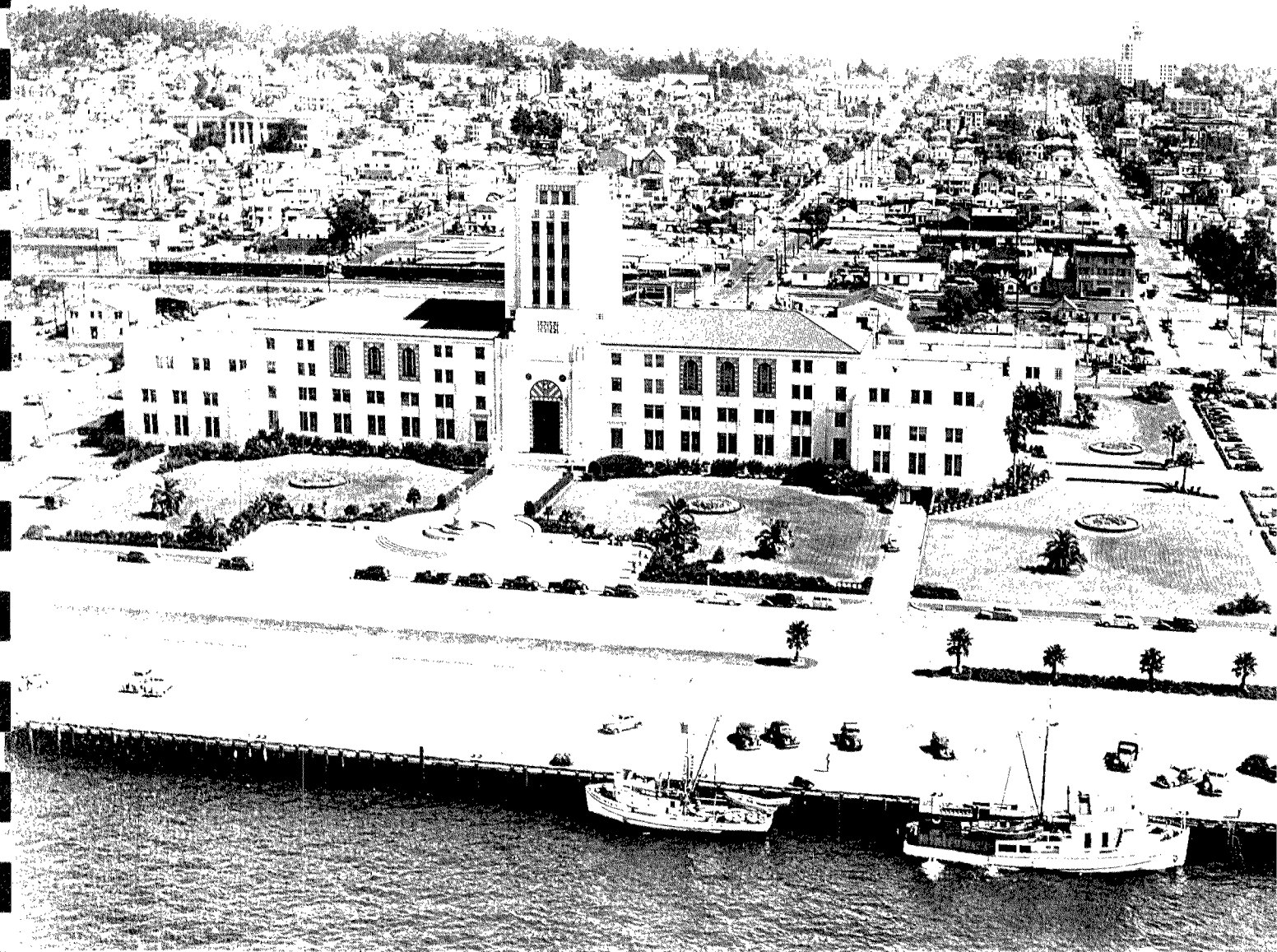


HISTORIC SITE INVENTORY OF
HARBORVIEW

for
CENTRE CITY DEVELOPMENT CORPORATION

February 1989

Cover Photograph: San Diego Historical Society, Ticor Collection - 1947
Aerial view east



HISTORIC SITE INVENTORY OF
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February 1989

VOLUME I

Cover Photograph: San Diego Historical Society, Ticor Collection - 1947
Aerial view east

On the first fair slope of Middletown Heights,
warmed by the day and kissed by the nights,
And moistened with mornings silver dew.
Reposes fair block number forty-two.
When my owner collars two thousand dollars
For the view from my brow so tall,
He will think it plenty—but block number twenty
will sell for five thousand by fall.

-- Jack Dodge --

The History of Harborview

In 1849, the legislature of California incorporated San Diego as a City. The first election was held on June 16, of the same year. Joshua Bean was elected the first mayor, Jose Antonio Estudillo as treasurer, and Agoston Haraszthy as city marshall. One of the first acts of the new council was to approve maps of San Diego and its tidelands as drawn by Lieutenant Cave J. Coutts and Mayor Bean. At the same time, the pueblo lands were being divided among buyers, mostly for the purpose of speculation.

To the west of Balboa Park, between downtown San Diego and Old Town, is a long, narrow strip of low hills and tidal flats which retains the pioneer name of Middletown. In the 1850's when the first attempt was made to build a city on the present area downtown, a group of Old Town citizens bought this strip and set up a rival subdivision.

The source of the original title for Middletown, called 'the wedge' by city fathers, was the alcalde grant issued on May 27, 1850, which was confirmed by the Legislature of California in Act 6 on March 26, 1870. By this title, the grantees therein named became tenants in common of the land described with each holding interest in an undivided one-tenth part of the tract.

Over the years other maps and surveys were made of the Middletown area, including that by the county surveyor Henry Clayton in 1850. As early as March 16, 1850, a group purchased 160 acres at the foot of Market Street, south of Middletown, in

what is regarded as the Columbia District today. Their purchase seems to have been part of an effort to relocate the town (Old Town) closer to the harbor so that ships could load and unload more easily.

Not long after the March 16th sale, a second group of ten men bought land from the city between the two town sites, Old Town and New Town, hoping to make their purchase the new location of the town. This large tract and strip of land encompassed 687 acres and began at the south line of Old San Diego (Old Town) or Witherby Street, extending southward along the shoreline of the Bay of San Diego about two and one-half miles to the north line of New San Diego (about A Street) and extending back 1/4 mile from the westerly line of the bay then known as Middletown. This 687 acres was granted by Joshua H. Bean to a group of investors on May 27, 1850. The ten, including Oliver S. Witherby, William H. Emory, Cave J. Coutts, Thomas W. Sutherland, Atkins S. Wright, Agoston Haraszthy, Jose Maria Estudillo, Juan Bandini, Charles P. Noell, and Henry Clayton, paid \$3,187.00 for the property. Both Anglos and Californios speculated in city lands, believing that the land around the harbor would be of value once the community began to develop.

Who were the men who first invested in Middletown?

Juan Bandini was for over forty years a prominent San Diegan. He played a prominent part in wresting California from the control of the Californios and helped the United States take control of the land. Bandini was born in Lima, Peru, in 1800, and re-

ceived his education there. His father took an active part in the Mexican Revolution and came to California as the master of a Spanish trading vessel in 1819. It is believed that the elder Bandini brought his son, Juan, on these trips.

When the Revolution had been resolved, father and son came to San Diego and built a house and settled in Old Town. In 1827-1828, Bandini served as a member of the Assembly, and in 1831 took leadership in the revolt against the Mexican Governor Manuel Victoria. In 1836-1838 Bandini became the leading spirit in the opposition to Governor Juan Baptista de Alvarado. In 1845-1846, he served as Governor Pio Pico's secretary, but after the War with Mexico began, he turned loyal to the American cause. Bandini died in November, 1859.

Cave Johnson Coutts was born November 11, 1821, near Springfield, Tennessee. His uncle was the Secretary of the U.S. Treasury under President Polk. Through these connections Coutts was able to attend West Point, graduating in 1843. Coutts served on the frontier until after the Mexican War, then resided in Los Angeles, San Luis Rey, and San Diego from 1848 to 1851. Coutts married Ysidora Bandini, the daughter of Juan Bandini. Coutts served as member of the first grand jury of San Diego in September 1850, and continued his service as county judge in 1854. He entertained such celebrities of the time as Helen Hunt Jackson, and took her on a long tour of the county while she gathered information for her book, Ramona, which awakened the nation to the plight of the Indians.

Born in Bedford County, Virginia, on February 20, 1812,

Charles P. Noell came to California in 1848. He was a merchant in San Francisco until December 1849, when he had lost all he owned in one of the great fires. In February 1850, Noell came to San Diego and put up the first wooden building in the city. Meanwhile, he ran a general store with Judge John Hays and bought a schooner. He traveled down into Sonora and brought back the first large band of sheep to San Diego County. In 1853, Noell sold his business to Judge Hays and the following year he became an assemblyman. Soon after his term, Noell left for South America to prospect for gold, returned to San Diego permanently in 1873, and died here in 1887.

Thomas W. Sutherland was one of the first attorneys to make San Diego his home. He was the first city attorney under the American administration and district attorney in 1851. In 1852, Sutherland moved to San Francisco. His role in Middletown will be elaborated upon later.

Oliver S. Witherby, from Cincinnati, Ohio, was born on February 19, 1815 in a nearby town. He received his degree in 1836 from Miami University and studied law in Hamilton, Ohio, where he was admitted into practice in 1840. Witherby came to San Diego in February, 1849 as quartermaster and commissary of the U.S. Boundary Commission. In 1850 he was elected by the people of San Diego County to represent them in the state assembly in Monterey. Witherby was a stockholder and director of the early banks of San Diego and he invested largely in real estate. William Smythe in The History of San Diego indicates that Witherby "was prominently connected as investor and execu-

tive officer with most of the important enterprises of his day." He died December 12, 1896.

The Middletown development consisted simply of laying out streets and city lots. The developers then sat back and waited for boom times to arrive. There was no attempt by the Middletown group to build on their property. No houses were constructed there until the Reconstruction period after the American Civil War. Emory, for example, held his property for over thirty years. After the Civil War, when Emory was a major-general, his aide de camp, a lieutenant colonel, who also had Middletown property sold a lot every now and then.

There was a brief flurry of activity in Middletown, as there was in Old Town and New Town, followed by a general slackening of land speculation and a decline in the influx of population. By 1854, the real estate ventures went into a decline, but deterioration was checked somewhat in 1859 when there was renewed army activity in the area. This, however, was only a temporary stimulant. If there were any houses built in the Middletown tract during the 1850's, no reference to them was made in deed records and letters of the pioneers. There may have been a few small houses built on the Middletown Blocks as shown on the Andrew B. Gray Map of 1850. These long blocks were a part of Henry Clayton's original Middletown survey, and lay 125 feet north of the New Town line.

Mapping of sections was one of the very difficult undertakings of several surveyors due to several factors. There was an Indian reservation whose boundary was Grape Street. There

were the tidelands--always difficult to bring into a real estate subdivision--which bordered the area, and a railway right-of-way which was included, though none too accurately described in deeds.

In June 1850, a large portion of the land was surveyed, laid out in streets, squares, town blocks and lots. The map was drawn by Henry Clayton, the county surveyor of San Diego, and subsequently became known as the Clayton Map. The portion of the land that was subdivided and laid out into streets, squares, blocks and lots was designated as Middletown, while the other portions undivided and unplotted were referred to as the Reservations and the tidelands. The Clayton Map was originally a private survey and map of the land.

After the map was made, Witherby and his partners put that portion of the land designated as Middletown on the market. Thomas W. Sutherland, one of the original ten, was appointed by the group as their attorney to sell and convey any of the lots and blocks designated on the Clayton Map. Meanwhile the map was officially incorporated into the official map of the City of San Diego. At the same time, the owners executed an agreement to divide the proceeds of any sales among themselves in proportion to their interests in the lands. The remaining lots unsold by Sutherland would be divided among the ten in the same manner.

Numerous conveyances of parts of the tract of land were made by both Sutherland and the original owners, involving the property in almost "inextricable complications." In total, Sutherland made sixteen deeds, but some of these were not only for Middle-

town but for parts of the Reservation and tidelands. These deeds were executed by Sutherland under the authority conferred to him to sell and convey.

Sutherland authorized other deeds under an authority from the original owners of the land, under the agreement by them to make partition to break up or distribute legally, but not in exercise of his power to sell and convey.

In 1869 a suit was instituted in the district court of San Diego for the partitioning of the Middletown tract among owners and claimants. Up to this point, the portion of the Pueblo of San Diego known as Middletown had been held in common by the original grantees and those to whom sales were subsequently made. Commenced in the 17th District Court it named Joanna Baldwin et al as plaintiffs with Cave J. Coutts et al as defendants. The San Diego Union of March 8, 1873, states that the testimony was "exceedingly voluminous."

Judge McKee from San Francisco laid down his decision. In his decision, Judge McKee states that Sutherland had no authority under either his power-of-attorney or the agreement to make partition of the land. The power he had was to sell and convey the portion shown on the Clayton Map.

The San Diego Union of October 27, 1869 reported that nine streets "parallel with Front, and between it and the water are: Union, State, Columbia, India, California, Atlantic, Water and Ocean..."

Judge McKee found some of the deeds made by Sutherland to the original owners, and by the original owners among themselves, for partitioning were void. Conveyances made by Sutherland of the Reservation and tidelands were also found to be void and transferred no title of the original owners to the grantees.

With reference to Pascoe's Map of April 15, 1869, referees in the partition of the Middletown case said the map was incorrect: "He neither found nor followed the true level of average or medium low tide, and his courses on the eastern boundary were not parallel with the courses on the shoreline and they varied in length out of all proportion to their parallel courses."

In the judge's decision, each of the original owners retained his undivided one-tenth interest in the tract of land unaffected by any of the proceedings. The grantees of each of them, McKee ruled, were "entitled as tenants in common to the extent of the undivided interest of each according to the date of the conveyances made to them by their respective grantors." Sutherland had died in 1859, further complicating the situation as several of the deeds were lost.

McKee determined those who were not tenants in common and entitled to partition. Judge McKee concluded, "Having determined who are tenants in common, it remains to ascertain the extent of the estate and interest of each." This task he left to an accountant.

In a retrospective article, the San Diego Union of April 18, 1926, speculated that "the collapse" of one new enterprise and

settlement called New San Diego, through the change in the federal government which resulted from the death in July 1850 of President Taylor, put an end at once to the further prosecution of the Middletown enterprise. Whatever the reasons may be, no attempts were made to partition Middletown property until twenty years after the original purchase.

The San Diego Union in 1873, reported that Charles P. Noell had donated one-tenth interest in the Reservation to the Texas and Pacific Railroad Company. Atkins S. Wright, also an original purchaser, sold to John Bensley of San Francisco, who donated part of his interests in the land to the same company.

On April 21, 1875, the San Diego Union reported that the property of Middletown had been in litigation for many years, and as a result taxes were delinquent on many of the lots. On November 10, 1881, drunken Indians who had a rancheria in Middletown are cited by the paper as causing problems for the area residents.

In September of 1886, litigation concerning the Middletown property recommenced. This time the complaint, Marcus A. & John F. Forster vs. Matilda A. Edwards et al, was that the plaintiffs were owners by title in fee of one-tenth of all the property mentioned in the suit, but the defendants were in possession of and tenants in common of the tract of land known as Middletown. This case was based on the grounds that in the original partition suit, some of the property builders were left out by the referee. While the plaintiffs' attorneys, Leach and Parker claimed that

the legitimate owners of the property would not lose, the strong opinion prevailing among both attorneys and real estate men was that the suit was brought about without a thorough investigation on the part of the plaintiffs. The general impression among attorneys was that the plaintiffs had no case source of information. On October 2, 1886, the papers were withdrawn by Forster's attorneys. The plaintiffs complained that the defendants were in possession and had seized in fee as tenants in common the tract of land known as Middletown.

In late December of 1886, further legal action was taken. This time the action commenced by F. A. Gregory through his attorneys John M. Lucas and John R. Jones against J. A. and J.M. Allison, centered around the attempt to debar the defendants from making any claims to lots 7, 8, 9, 10, 11, and 12, block 20, Middletown. Gregory also filed action against Robert Allison to prevent him from disturbing Gregory's possession of lots 1, 2, 3, 4, 5 and 6, block 201, Middletown, and against Louis Bowler to define his right to lots 2 to 12, Block 23, Middletown.

A souvenir pamphlet by the realtors, Howard and Lyons, dated April 1, 1887, reported that:

"One of these ancient unbelievers, who is now a non-resident has placed in our hands some property, with imperative instructions to sell at once at the prices he has fixed. We have counseled him against the sacrifice but he rejects our advise and orders sale of the property which consists of 164 lots, each 25 X 100 feet in Middletown Addition. Some of the lots in the ravines sheltered from the winds, and warm enough to ripen bananas and pineapples placed at 60 and 75 dollars each. Others on the hillsides and summits whereby you can see bay and city, and the ocean from the Mexican hills to around Point Loma to False Bay and beyond--the grandest cyclorama in this continent--are five and one hundred and fifty dollars each. In our judgement, every lot is worth more than double the price asked, and will be worth ten times the prices asked within a year. It is not possible to make a mistake in purchasing one of these lots. The main pipe of the present water company runs through the tract, and the flume

of the new water company must cross the hill above, and trees and shrubs can be planted forthwith. We are now cutting a wagon road from the Old Town road when the motor road now projected to Old Town is built. These lots will be within a ten minute ride of the Horton House, and in a short time there will be cable roads there for half a dozen quarters. These lots will then sell for thousands. The terms are one-third cash, balance in six equal monthly installments without interest. Fifty dollars down and sixteen dollars a month for six months will purchase the best lot on the tract. . ."

When the big boom got under way, all Middletown real estate in the Reservation, (which was supposed to belong to the Indians living there) and the swamp lots were at once glorified. The San Diego Union of February 3, 1888 reported that "There used to be an Indian rancheria on India between Cedar and Date and the Street was named after the squaws."

Exactly when the Indian rancheria was dissolved and when the people who had long called this 'wedge' between New Town and Old Town their ancestral home faded out of the young city's picture, no one knows. Within the lifetime of many San Diegans, the Indians were still here and on the streets taking part in the daily life of the town. Then almost suddenly they were gone. Rows of neat American houses took the place of their nondescript dwellings.

The development of this land, so much a part of conflict and controversy in the late 1800's, "did not begin in any large way until about the second decade of the 20th century." Although the Middletown project did languish for several decades, Clarence Alan McGrew in City of San Diego and San Diego County states that "the property became immensely valuable in later years, as did that included in the Davis-Gray tract." While the lots were

originally advertised by the firm of Howard and Lyons at \$125.00 each, they were worth \$1,000 in short order.

In 1888 the city voted a bonded indebtedness of \$75,000 for the purpose of erecting and furnishing new school buildings. The fine twelve-room building on Elm Street was known as the Middletown School.

The second half of the 1880's marked the start of Middletown growth with some rooming houses close into the downtown area, especially in 1887-1890.

Workers for local government, construction workers, and probably middle-class downtown workers took up sites below Front Street. Upon the ridges large and impressive home sites were taken up by the more affluent, such as U.S. Grant III. These individuals, according to census returns, were Central Europeans and Irish but with no particularly heavy concentration of one ethnic heritage.

In 1875 there were but 75 Italians in the city and county; by 1900 the number was 116 according to Canice Ciruzzi's thesis at the University of San Diego on the Italian Community. The first Italians who came to the United State had gone to other places first and then to San Diego: The Mosto's in 1870; Filippo Piazza in 1869; Doctor Peter Remondino in 1877; Giovanni Raffin in 1870; and the Lusardis in 1872 -- all were pioneering families.

The forerunner of the Italian fishing community was probably Marco Bruschi of Parma who came to San Diego in 1869, and then

fitted out seal hunting schooners. The others who had come were wine growers, shepherders, and ranchers.

Between then and 1900, similar families came and settled: the Daniers, wine growers; the Tarantinos and the Ghios, fishermen and founders of fish markets and restaurants.

The Zolezzi brothers came from Riva Trigosa, a village near Genoa. Other Genoese were the Carniglias, the Castagnolas and the De Falcos, founders of the De Falco supermarkets. One Sicilian City, Mazarada Vallo, on the west coast of Sicily, had so many transplanted inhabitants in the San Diego Italian Community that they founded a social club with a large membership.

The San Diego Union of December 5, 1902 announced the arrival of Genoese fishermen from San Francisco, which did not set well with the Portuguese fishermen already heavily involved in the tuna industry. The earthquake of 1906 drove families, such as the Canepas and Gimmarinaros, to San Diego.

The family names of Balisteri, Camepa, Piraino, Studa, Crivello, LoCoco, Giacalone, Sanfilippo, Trevisani, and Vattuone dot the historical records prominent in Middletown, and in the commercial and business life of San Diego to this day. Some of these men and their children have operated the most sophisticated fishing vessels in the world: Serafino Parmigrani and The Maelyn; Andrea Castagnola and the Conte Grande; Tom and John Carniglia and the Pacific Queen and Vattuone's Ranger and the Invader.

By 1937, a different pattern had become complete as Middletown's center was regarded as a main business district around Five Points on Washington Street. There were fish canneries to the south, residences of Italian fishermen, and employees of the growing aircraft industry, which was still basically near the waterfront.

There is a well-established Height Limitation Zone-- in Middletown, as covered in Section 101.0452.16 of the City Codes, pages 4-234a-432b, under Ordinance 11124 N.S., effective October 20, 1973. That height limitation, however, grew for this particular area out of long considerations and discussions between the Aviation Department of the San Diego Chamber of Commerce, the FAA, and other authorities in relationship to the construction of Lindbergh Field in the late 1920's and early 1930's.

At the time Lindbergh Field, so close to the heart of the business district, would bring aircraft over both the central city and the Point Loma or Portal area. It is believed that the ordinance set a precedent that many other cities followed in limiting heights of buildings, smokestacks, towers or other structures. After appropriate surveys, the first map showing height limits proposed, which for the most part affected Middletown, was published in the San Diego Union, January 25, 1931.

Nearly 700 homes rest on the west face of the hills overlooking Lindbergh Field and the harbor. The Middletown we know today is bounded by Witherby Street on the north, Beech Street on the south, Pacific Coast Highway on the west and State-

Curlew-Horton on the east. Although these are not the boundaries of this particular survey, the surveyed area does include some of the more historic sections of Middletown. This area, all too often ignored, is an integral part of San Diego's rich history.

Little Italy is regarded as that part of Middletown near the Catholic Church, Our Lady of the Rosary, bounded by Columbia to State Streets around Fir and Grape Streets. When the freeway was put in many of the Italian residents left and so it is not often called Little Italy anymore. However, a few of the remaining families have maintained their ties to the area through social clubs and local businesses.

During World War II, the San Diego Italian fishermen were ordered to move from homes close to the harbor; suspicious authorities never understood them as Americans, but as having ties to Italy. Non-citizen Italians had to leave their waterfront area homes; some had to move their homes from the west side of the railroad tracks to the east side. Near Campo, an Italian prisoner-of-war camp was set up and maintained. In the case of the Castagnola family, before the war their house number was 1648 Kettner Boulevard; they had it moved to the east side and when the war was over it became 1671 Kettner.

The heart of Middletown is its ethnic heritage--its people, its buildings, its location. The Harborview survey area within historic Middletown, encompasses a sample of all of these aspects. Many of the area's current residents have family histor-

ies which date back to the days of the Italian and Portuguese-owned fisheries. The character of the local business community also reflects this history. The domestic architecture of the Harborview area is a combination of both late Victorian and early twentieth century Craftsman styles, with the commercial buildings being predominantly those of the styles of the 1920s and 1930s. This particular combination of ethnicity, location, architecture and history gives the Harborview area a unique position in San Diego's downtown.

LIST OF SOURCES

NOTE: In preparing the Historic Resource Survey Forms, our methodology was to consult, as much as possible, original or primary records, rather than secondary sources.

American Architect and Building News (Microfilm, San Diego State University).

Architectural Research Files (Library, Dr. Ray Brandes).

Biographical Files, San Diego Historical Society.

Biographical Files, San Diego Public Library (Main Branch).

Building Contracts, Index, Office San Diego County Recorder.

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

Maps, Plat. Office San Diego County Assessor.

Index to San Francisco newspapers. (Library, Dr. Ray Brandes).

Microfiche, Index to Names in California State Archives. (Library Dr. Ray Brandes).

Miscellaneous Books, Office San Diego County Recorder.

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Photographs, Current, Taken by Dr. Ray Brandes.

Procedural Guide: Historic Resources Inventory State of California: The Resources Agency, Department of Parks and Recreation, Revised edition, 1974.

Residential Building Records, Office San Diego County Assessor.

Sanborn Fire Maps. Originals and on microfiche, 1874. (Private Collection, Dr. Ray Brandes).

Sanborn Fire Maps. Originals and on microfiche, 1887-1888, 1906, 1921, and 1954. San Diego Public Library (Main Branch).

San Diego City Directories, 1887 to present. Various publishers.

San Diego Historic Site Board Nomination Records.

San Diego Daily Transcript, 1909 to present.

San Diego Sun, various issues.

San Diego Tribune, various issues.

San Diego Union, 1870 to current. (Our staff has been indexing those years not indexed by the WPA for the San Diego Public Library, the years 1903 to 1926).

Southwest Builder and Contractor. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Southwest Contractor and Manufacturing. Certain years indexed from Los Angeles Public Library and University of California at Santa Barbara.

Vertical Files, San Diego Public Library (Main Branch).

Water Department and Sewer Department Records, City of San Diego.

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HARBORVIEW SURVEY

Property Locations

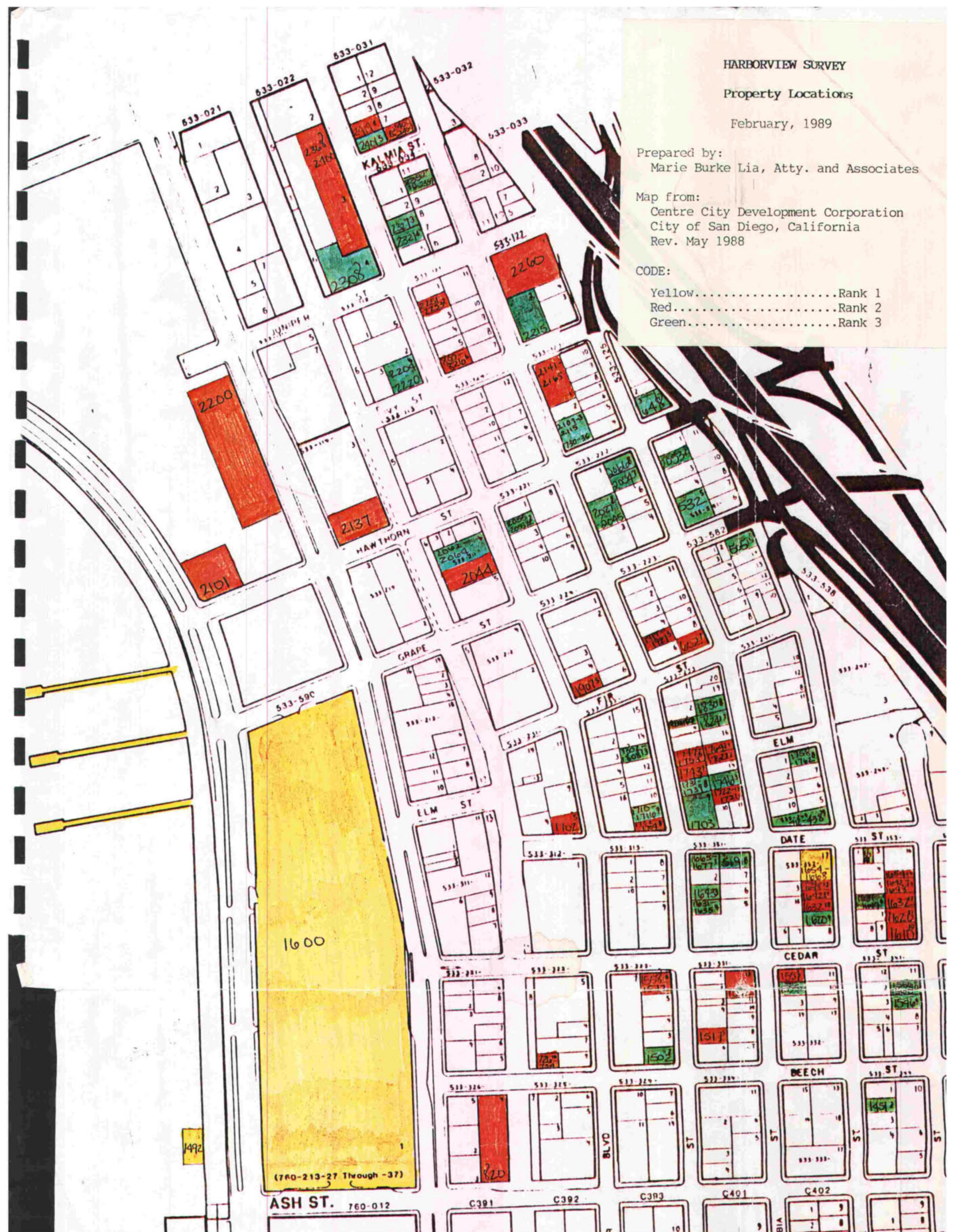
February, 1989

Prepared by:
Marie Burke Lia, Atty. and Associates

Map from:
Centre City Development Corporation
City of San Diego, California
Rev. May 1988

CODE:

Yellow.....Rank 1
Red.....Rank 2
Green.....Rank 3



HISTORIC SITES LIST

RANK 1: NATIONAL REGISTER LISTED OR ELIGIBLE

1492 N. HARBOR DRIVE
GRAPE STREET PIER
1600 PACIFIC HIGHWAY
1654-1668 State

RANK 2: LOCAL REGISTER LISTED OR ELIGIBLE

820 WEST ASH
726-734 WEST BEECH
1557 COLUMBIA
1572 COLUMBIA
1722-1726 COLUMBIA
1762 COLUMBIA
1764 COLUMBIA
2260 COLUMBIA
602 WEST FIR
2101 NO. HARBOR DRIVE
1517 INDIA
1558-1572 INDIA
1702-1704 INDIA
1743 INDIA
1747-1753 INDIA
1917-1921 INDIA
2141-2165 INDIA
2400-2404 INDIA
800-826 WEST IVY
1702 KETTNER
1907 KETTNER
2044 KETTNER
2251-2253 KETTNER
2368 KETTNER
2419 KETTNER
2137 PACIFIC HIGHWAY
2200 PACIFIC HIGHWAY
1631-1647 STATE (1631)
1642 STATE
1644-1648 STATE

1610 UNION
1620 UNION
1632 UNION
1642-1648 UNION (BOTH)
1654 UNION

RANK 3: AVERAGE HOUSE OR COMMERCIAL STRUCTURE

1555 COLUMBIA
1746 COLUMBIA
1824 COLUMBIA
1830 COLUMBIA
2053 COLUMBIA
2054 COLUMBIA
2066 COLUMBIA
335 WEST DATE
412-438 WEST DATE
519 WEST DATE
505 WEST GRAPE
532 WEST GRAPE
648 WEST HAWTHORN
730-736 WEST HAWTHORN
1502 INDIA
1631-1635 INDIA
1643 INDIA
1665-1677 INDIA
1703 INDIA
1710-1716 INDIA (1714-1716 RANK 4)
1731-1739 INDIA
1802-1808 INDIA
1825-1827 INDIA
2027-2045 INDIA
2107-2115 INDIA
2215 INDIA
2352-2354 INDIA
2055-2055 1/2 KETTNER
2062-2064 KETTNER
2204-2220 KETTNER
2308 KETTNER
2321 KETTNER
2327 KETTNER
2401 KETTNER
1451 STATE
1620 STATE
1632 STATE
1758-1760 STATE
1546 UNION
1556-1560 UNION

IDENTIFICATION

1. COMMON NAME: Parron-Hall Corporation
2. HISTORIC NAME: San Diego Globe Grain and Milling Co.
3. ADDRESS: 820 West Ash Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-326-04
5. PRESENT OWNER: McClurken Machinery Inc.
ADDRESS: P.O. Box 38 CITY: Nestor, CA
ZIP: 92153 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Office Interior Designs
ORIGINAL USE: Milling Company

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional, Victorian Commercial to International
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, R/W Lots 1-6; Block 291

Two to four stories in height, these three industrial buildings were built adjacent to each other on a series of lots. The northernmost of the three structures is best viewed from West Beech, and has a gable roof which formerly had a stepped parapet of brick construction. Only the west half of the parapet has survived the addition of a newer receiving area to the north. Its tall, narrow, double hung sash windows are the same as those on the central building. The central of the three structures stands four stories tall, the upper three stories distinguished by tall, narrow, double hung sash windows. A flat roof and smooth exterior wall surfaces, with ornamental brick at the cornice, add to the box-like appearance of the building. The ground floor exhibits rectangular, industrial style windows, which face the railroad tracks to the east and have sliding wood closures. The southern structure stands either 1 1/2 or 2 stories tall with a front end gable roof. Along most of the length of the roof crest, a gable-topped skylight or airvent was built, a necessary feature to the historic milling operation housed here. The street facade has been altered by the addition of full sheet glass windows set in what appear to be aluminum frames. An extension of this south facade above a single, fixed awning hides the gable roof from the street.

8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
B.M. Brooker/George Semple
11. APPROX. PROP. SIZE(FT):
100' x 300'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: One of the early skyscrapers of San Diego, the original San Diego Globe Grain and Milling Company building is deemed significant both for its

early use as part of San Diego industry, and its transitional style from Victorian Commercial to International.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1909, this grain and milling company opened with E. K. Hurlburt as resident manager. By 1930, the mill operated as one of the six largest in the western states. First organized as the San Diego Grain and Milling Company, it later became part of the Globe Corporation which also operated mills in other cities. The mill produced as much as 20,000 barrels of flour a year as well as about 2,600 tons of bran. As one of the city's early skyscrapers, the eighty-six foot high plant cost \$85,000 to build. With concrete foundations, brick walls, steel frame works and metal roofings, the buildings were considered fireproof. The Santa Fe Railroad Company ran a spur track to this site so that construction materials could be unloaded easily. Globe Mills continued their business at this address until 1945. In 1961, the McClurken family and Parron-Hall Company purchased the buildings and have sold office furniture and supplies there since.

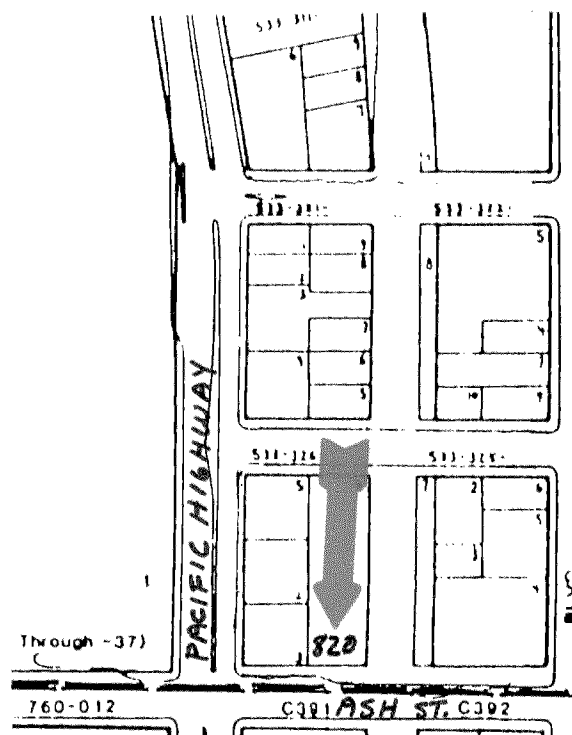
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial 2
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder,
San Diego City Directories

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



IDENTIFICATION

1. COMMON NAME: Standard Sanitary Manufacturing Company
2. HISTORIC NAME: Star Builders Supply Company
3. ADDRESS: 726-734 West Beech Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-322-10
5. PRESENT OWNER: County of San Diego
ADDRESS: 1600 Pacific Highway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: Storage
ORIGINAL USE: Manufacturing

DESCRIPTION

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

Legal Description: Middletown, Block 28, except RR R/way Lot 6

This three-story, block-shaped industrial structure, with its flat roof and the heavy, undecorated lugsills below each double hung sash window of the upper two stories, is a representative of Edwardian architecture in transition. The structural bays are apparent in the massive concrete elements, both vertical and horizontal, supporting the building. A decorative band of dentils marks the top of each floor, below the spandrels, which project out from the face of the exterior walls. Cast concrete blocks, which were made to simulate quarried stone, were used above the sill line of each floor. The ground floor entrances of the south and west facades (those with frontage on the streets) consist of large warehouse freight doorways and standard sized doorways. Ramps for loading and unloading goods directly from railroad cars were built along the west facade. This warehouse, built before World War I, is a good example of the application of late Victorian stylistic elements to an industrial use.

8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 75'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This warehouse, built before World War I in the Edwardian Commercial style, is a good example of the application of late Victorian stylistic

elements to an industrial use, and makes the structure historically significant.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Addition at north elevation in 1925
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust X Coml X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

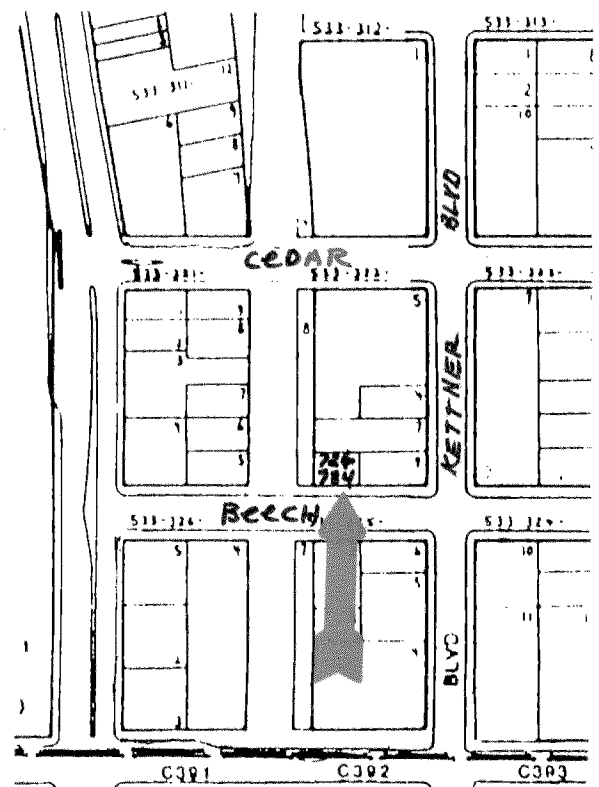
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Star Builders Supply Company erected this structure in 1911 for use as a warehouse for their cement and lumber business. Standard Sanitary Manufacturing Company acquired this structure in 1922 for use as a warehouse and office building. This was one of sixty branch companies of the largest manufacturer of plumbing fixtures in the world. M.T. Herrick was the local representative for Standard from 1922 until 1924. Starting in 1925, this edifice experienced a long period of vacancy lasting until 1942. In 1943, Grand Rapids Home Furnishing Company utilized this building as a warehouse. C & R Transfer ran a business here from 1944 until 1945. From 1947 until 1950, P.F. Colonelli operated a beer distributing company at this address. Charles N. Bottiger sold safety equipment at 726 West Beech from 1952 until 1955.

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

LOCATIONAL SKETCH MAP



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

Office of the County Recorder, San Diego
City Directories, San Diego Union,
7/5/25, 9/27/25.

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

IDENTIFICATION

1. COMMON NAME: Peter Camarda Residence
2. HISTORIC NAME: Toston Residence
3. ADDRESS: 1555 Columbia Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-332-02
5. PRESENT OWNER: Frank Camarda/Joseph Camarda/Rose Downs
ADDRESS: 1555 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Professional Offices
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 25, Lot 2

This one and one-half storied house has elements of several styles in it, namely Craftsman, Prairie and Colonial Revival. Its corner porch and turned columns disrupt the otherwise symmetrical appearance of the facade. The house has a hipped roof, with a gabled dormer at the front end. The details on the dormer are particularly Craftsman. The dormer window, a double hung sash, has a semi-ecliptical arch, and an upper light with elongated diamond glazing. There is extra stickwork in the dormer's gable. The house has clapboard siding, and a square bay on one side.

8. CONST. DATE: 1906
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is deemed significant because of the variety of styles contained within its design, namely Craftsman, Prairie and Colonial Revival



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edward Horan, a laborer, most likely constructed this house for rental purposes in 1906, at the time he erected his residence next door at 1557 Columbia. George and Dolores Montes purchased the property in 1910, but resided next door at the 1557 address. In 1926, Margarest Toston, a widow, purchased this home and lived here with G.P. Phillips, a driver for the P.M. Dairy Company, who became a carrier for the Post Office in 1928. Mrs. Toston remained at this address until 1941, when she sold the house to Peter Camarda, a fisherman and his wife, Gaetana, who resided here through 1965.

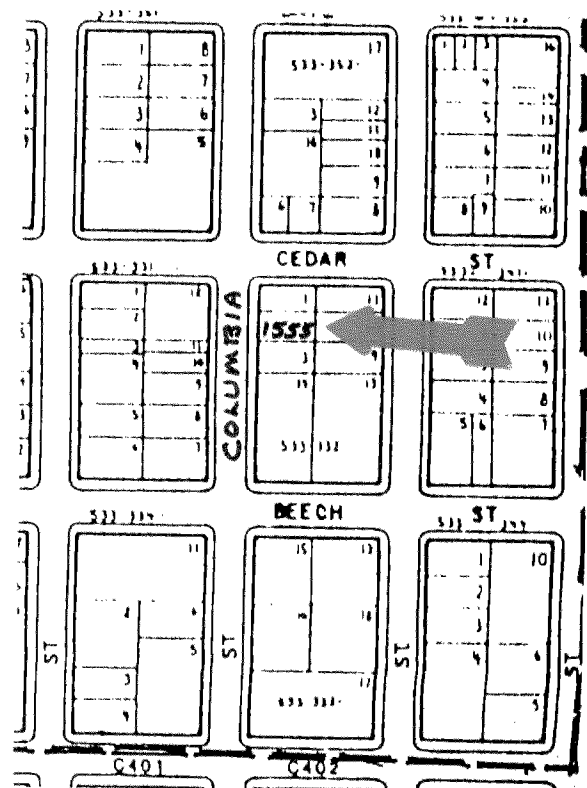
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories, Office of San Diego County Recorder, San Diego Water Department Records.

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Matteo Ballatore Residence
2. HISTORIC NAME: Edward Horan Residence
3. ADDRESS: 1557 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-332-01
5. PRESENT OWNER: Brenda Mason/Minerva Hollar
ADDRESS: 1557 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Offices
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 25, Lot 1

This one and one-half story Craftsman house was built with fine detailing and unusual features. Its combined hipped and gabled roof is broken by three dormers, set asymmetrically above the west (front), north and south elevations. The dormers feature semi-elliptical arched, double hung sash windows, flanked on either side by fixed oval windows. The side eaves of the dormers are supported by brackets, as are the eaves around the main portions of the roof. The dormers' roof is eyebrow shaped. There is an edge of scalloped trim along the front eave of each dormer. The house was sided with clapboarding, which flares out at the foundation. Angled bay windows with semi-elliptical arched double hung sashes were used on the front and two side elevations. The front elevation has a porch, supported by plain, Doric style columns. Wooden steps lead up to the porch and its front entry, set asymmetrically beside a large, arched double hung sash window. The upper sash of this window is filled with leaded glass, with a floral pattern etched into it. A transom window above the front door was treated with the same leaded glass pattern. Additional entrances were built into the north elevation and at the rear, where a stairway leads to an upstairs entrance, a recent addition.



8. CONST. DATE: 1906
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
L.S. Moore
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This well-preserved Craftsman residence exhibits original wooden siding and windows, fine detailing, and many unusual and unique design features.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edward Horan, a laborer, and his wife, Sarah had this residence constructed in 1906. They resided here until 1907. From 1908 until 1915 George Montes, George Montes Jr., a telephone operator, Adeline and Clotilda Montes resided at this address. In 1918 Matteo Ballatore, a fisherman, and his wife, Anna bought this property and lived at this address through 1930. During the mid-1920s, various individuals resided here also, including Louis Ogeen, who ran Ogeen and Giambra billiards parlor, Joseph Ballatore, who was a clerk at the India Street Farmer's Market, and Mark Latori, a fisherman. This well-preserved residence exhibits original wooden siding and windows and is unique in its styling.

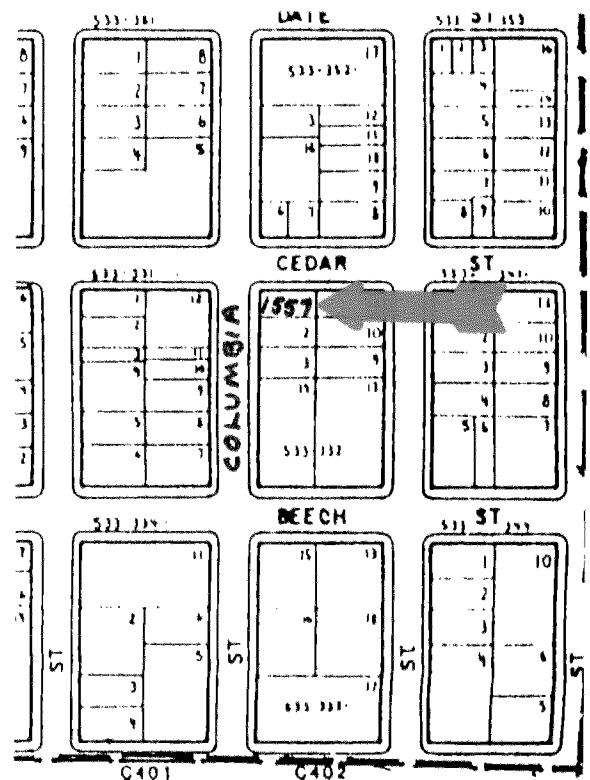
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder, San Diego City Directories, San Diego Union, 5/20/1980.

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



IDENTIFICATION

1. COMMON NAME: Firehouse Museum
2. HISTORIC NAME: Fire Station
3. ADDRESS: 1572 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 760-213-10
5. PRESENT OWNER: City of San Diego
ADDRESS: 202 C Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
6. PRESENT USE: City of San Diego Property
ORIGINAL USE: Firehouse

DESCRIPTION

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

Legal Description: Horton's Addition, Block 426, Lots K and L

The former fire station and machine shop located on Columbia are examples of a utilitarian style. A flat roof is concealed behind an ornamental parapet, suggestive of the geometric emphasis found in later Art Deco designs. Exterior walls are nearly without ornament, the ornamentation being limited to doorways, cornice and window surrounds. The fire station itself (southern structure) is a single-story building, with three garage entrances, and a pair of double hung sash windows, placed low on the facade. The former machine shop is a two-story structure, with a garage entrance on the first floor, east elevation, and two pairs of double hung sash windows on the second floor. The second floor windows of this front facade are enclosed by a rectangle, in relief to the surrounding exterior wall. Below this relief form are a series of stepped projections, which substitute for brackets. The windows of the north elevation are also double hung sash.

8. CONST. DATE: 1915
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is one of the few remaining examples of public architecture from this period, and is significant for its Utilitarian style.



13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Machine shop for fire department
adjacent (1550-1556 Columbia St.) #553-331-12.

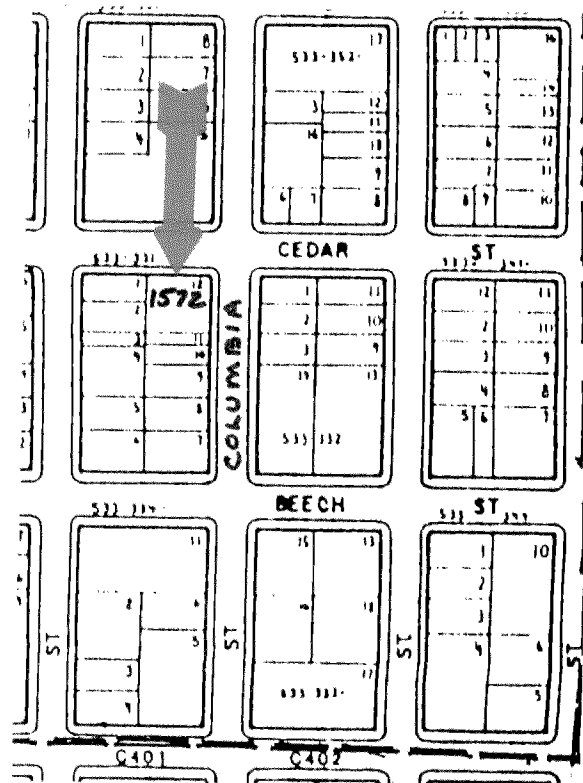
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

One of the few remaining examples of public architecture of this period. The interior includes brass fixtures which are in mint condition. In 1895 Joseph Cook owned the property and kept it until 1913 when Lots 11 and 12 were leased to the City which did not own the property until 1945. Fire Station No. 6 probably came into being in 1915 and operated here until early 1971.

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

LOCATIONAL SKETCH MAP



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

Sanborn Fire Maps; San Diego Daily Transcript, 2/13/1980; Office of the San Diego County Recorder; City of San Diego Directories; San Diego Union, 12/10/1970, 1/4/1971; McGrew, Alan, City of San Diego... 1922, Vol. 1; Fire Engine Magazine, September 1976; Western Fire Journal, November 1976.

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

IDENTIFICATION

1. COMMON NAME: Matteo Giacalone Residence
2. HISTORIC NAME: James Cadger Residence
3. ADDRESS: 1722-1726 Columbia St. CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-12
5. PRESENT OWNER: John and Antoniette Zolezzi
ADDRESS: P.O. Box 6816 CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 38, Lot 12

A single-story house with front end gabled roof, the structure at 1722-26 Columbia has features which identify it as a vernacular Victorian. The front porch shelters only the front door. The fascia of the gable end is punched with a repeated four point pattern. A pendant hangs from the gable end. The siding of the house is tongue and groove on the front elevation, and clapboard on the side elevations. There are double hung sash windows on all elevations. The house reaches most of the way to the back of its lot, in the classic "shotgun" style. There is a shed attached to the rear of the house.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This residence is significant because of its classic "shotgun" style, as well as its Vernacular Victorian design elements.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Some plastering over wood exterior
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
c. 1921
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

James Cadger, and his wife, Catherine, had this structure moved to this property probably in 1921, a year after they purchased this site. They lived here until 1925, selling it at that time to Matteo Giacalone, a fisherman, and his wife, Maria, who lived here throughout their ownership into the 1960s.

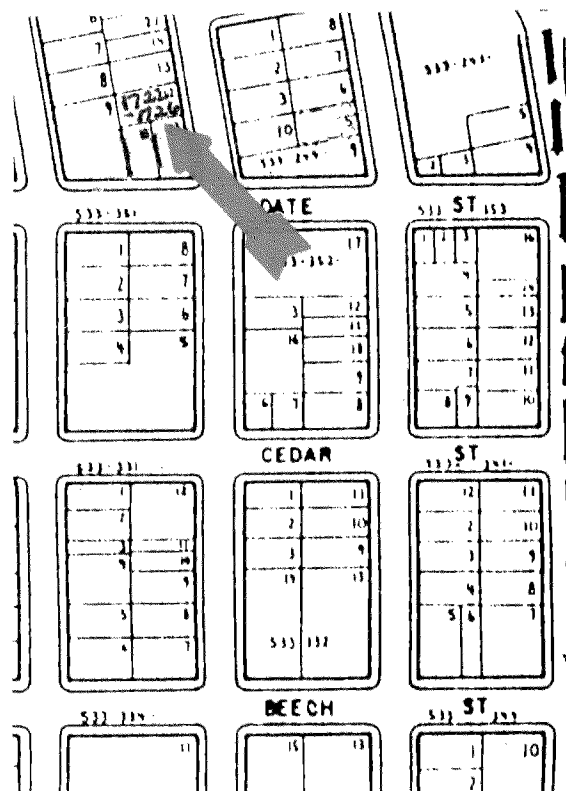
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder,
San Diego City Directories.

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



IDENTIFICATION

1. COMMON NAME: Parnell Leonard Incorporated
2. HISTORIC NAME: Edward Rohde Plumbing
3. ADDRESS: 1746 Columbia Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-13
5. PRESENT OWNER: Fred and Marie Leonard
ADDRESS: 1746 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Middletown, Block 38, Lot 13

This two-story commercial block has a Utilitarian style of architecture. Though built prior to the broad popularity of Art Moderne designs, it exhibits some features which are also seen in Art Moderne structures. These include a stark facade with an emphasis on the building's horizontal elements. The flat roof has an abbreviated cornice. The second floor windows appear to have been altered, in that they are in aluminum frames. The first floor windows are primarily transom or pivot style windows, placed above the doorways. Stucco siding was used for the exterior walls.

8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building contains elements of Art Moderne design, although it is primarily of Utilitarian style. It is deemed significant both for its

design and for its long-standing commercial use.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edward W. Rohde, a plumber and his wife, Mabel, erected this two-story building in 1928 for use as a plumbing business on the lower floor with rented rooms on the second story. Rohde remained at this location through the 1940s. The Leonard family lived here and operated a business at this address in 1950, eventually purchasing the building in 1959.

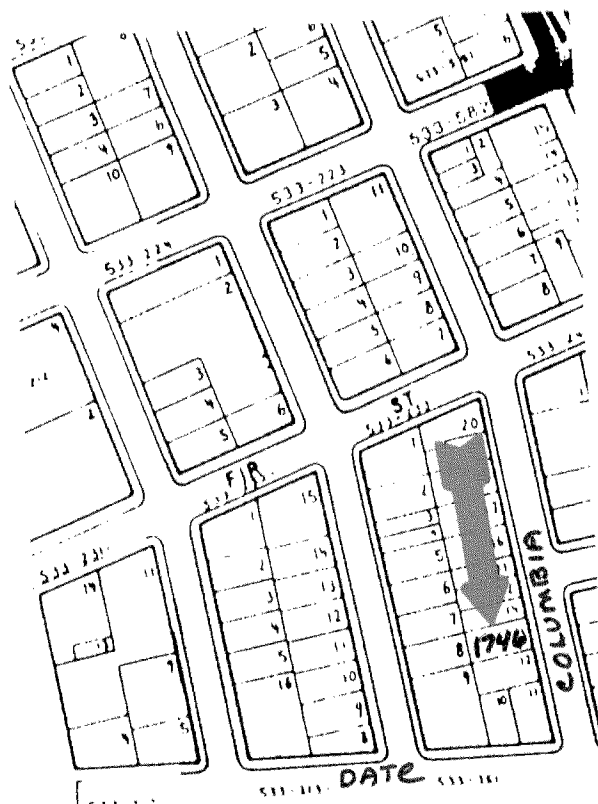
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder,
San Diego City Directories

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Sideman/Littell Law Office
2. HISTORIC NAME: St. Anne's Clinic
3. ADDRESS: 1762 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-233-22
5. PRESENT OWNER: Michael Sideman and Cathey Littell
ADDRESS: 1764 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Law Offices
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 38, northerly 16 1/2 feet of Lot 14 and southerly 17 feet of Lot 15.

This two-story Victorian house has an inside corner porch and cross-gabled roof. The roof has a boxed cornice and is broken by a single, front end gable-shaped dormer. Clapboard siding was used for all exterior walls. Double hung sash windows were used at the dormer and on the first floor. The decorative trim at the front gable end, and at the dormer took the form of half-circles. Molded trim was used around each of these second story windows on the front elevation. A second entrance was added to a former enclosed porch area on the front elevation. Wrought iron fencing and window guards have also been added to secure the house. The landscaping in front of the house includes a Dracena draco (Dragon tree) and a Washingtonia robusta (Mexican fan palm) of historic age.



8. CONST. DATE: 1880
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
33.5' x 97.8'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story Victorian house gains its significance both for its Queen Anne design and for its use as St. Anne's Clinic.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Add-ons are apparent, but well done
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1925
18. RELATED FEATURES: Garage in rear.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1925, Charles A. Tait had this building moved to this location. St. Anne's Clinic was the first inhabitant of this structure at this address. The clinic, operated by Guadalupe Rivera, remained here until 1930. Joseph and B. J. Filippi owned the house from 1930 until 1939, during which time it either remained vacant or was rented out to various tenants. In 1939, Joaquim Codinha, a fisherman, bought the structure and lived here with his wife, Lucinda, until 1942. Codinha leased the property to various individuals during his ownership, which continued through the 1960s.

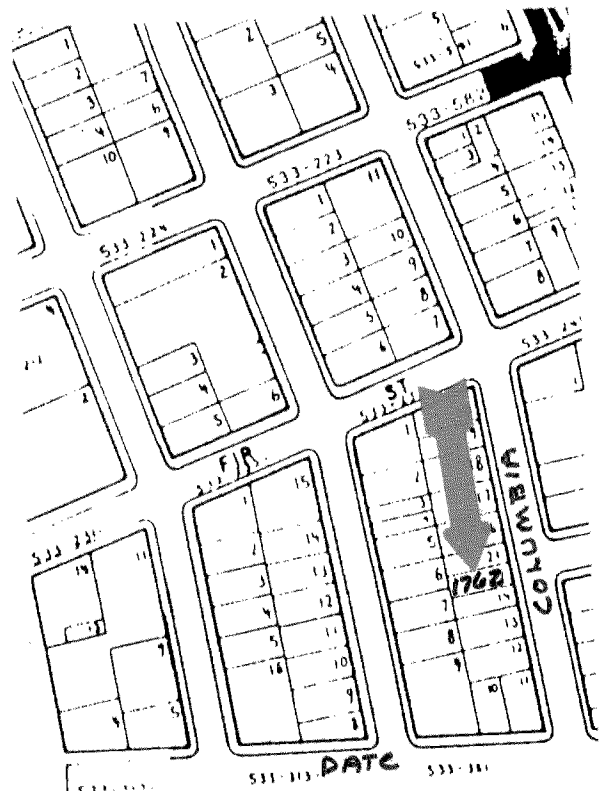
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder; City
of San Diego County Recorder; San Diego
City Directories; Biographical Data;
San Diego Historical Society

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



IDENTIFICATION

1. COMMON NAME: Sideman/Littell Residence
2. HISTORIC NAME: Charles A. Tait Rental
3. ADDRESS: 1764 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-233-21
5. PRESENT OWNER: Michael Sideman/Kathy Littell
ADDRESS: 1764 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 38, except southerly 17 feet of Lot 15.

A two-story house with a gambrel roof, this vernacular late Victorian structure retains many of its original features. The porch which covers all of the ground floor front elevation exhibits scroll work and bracketed support posts. The front entry was placed to one side, balanced by a "triple window" on the other. Unpatterned shingles were used as siding on the ground floor, while clapboard siding was used on the second floor. Second floor windows are double hung sash with slip sills supported by abbreviated brackets. A rectangular vent was built into the gambrel roof end. Alterations to the house include the addition of wrought iron window guards on the first floor front window, and a wrought iron fence at the sidewalk.



8. CONST. DATE: 1892
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
33' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Victorian structure features a gambrel roof, a rarity in San Diego, and is deemed significant due to its architecture.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Modestly done, enhancing place. 1764 in
the rear may be an addition; iron bars to
prevent entry.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
fact 1925
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Charles A. Tait had this structure moved to this property in 1925. The Queen Anne house behind #1764 may have been moved to the rear of the lot at this time. Owned by Tait until 1929 and then Joseph Filippi from 1930 until 1942, the residence was leased to various tenants during that time period, including Joseph Adamo in 1930, a fisherman; Joseph Sciuto in 1935, who operated a liquor business at 1847 India; and Manuel Henrique in 1940, a fisherman. In 1942, Joaquim Codinha, a fisherman, purchased this structure for use as his residence. Architecturally, this building exhibits a gambrel roof, a rarity in the San Diego area.

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

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

San Diego City Directories; Office
of San Diego County Recorder

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Tarantino residence
2. HISTORIC NAME: Fred Muehleisen Residence
3. ADDRESS: 1824 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-233-17
5. PRESENT OWNER: Jenne Tarantino
ADDRESS: 1824 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 38, Lot 17

This is a one and one-half story example of a vernacular expression of the Prairie style. It has a low-pitched, pyramidal roof which is broken by a single shed-roofed dormer on the front elevation. The front porch, placed asymmetrically, is supported by square, not overly broad, single columns. Siding used on the house was clapboard, with a break in the clapboarding just above the upper line of window and door frames. This cap above the windows further emphasizes the horizontal dimensions of the house. Windows are broad, double hung sash type, with the exception of at least two, centrally placed, square, fixed windows. One of these two is in the dormer, between two vent spaces. The other is on the south elevation. The house appears to be in good condition, with few alterations.

8. CONST. DATE: 1906
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The significance for this structure is attributed to its design as an example of a vernacular expression of the Prairie style.



IDENTIFICATION

1. COMMON NAME: Vincent de Philipis Residence
2. HISTORIC NAME: Salvatore DiBlasi Residence
3. ADDRESS: 1830 Columbia Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-18
5. PRESENT OWNER: Madeline de Philipis/Mary Johnson (1/2)
Louise Finch (1/2)
ADDRESS: 1830 Columbia Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 38, Lot 18

This one-story, Spanish Eclectic house has a low-pitched, cross-gabled roof of Mission tile. The exterior walls are sided with stucco. South of the entrance, on the exterior facade, a single row of bricks were laid within the wall, just below the window frames. The entry to the front porch is formed by an archway placed within a wing wall. Windows occur as fixed, center windows bordered on both sides by narrow, double hung sashes. The windows are also marked by tripartite, slightly recessed, arches, set in the space between their upper frames and the roof. Landscaping around the house obscures some of its features. A waist-high block wall and wrought iron gate appear to be later additions.



8. CONST. DATE: 1940
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure gains its importance from its architectural design in the Spanish Eclectic style, and also from its ownership by a

prominent local Italian family, the de Philipis.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Salvatore DiBlasi, a barber who worked at the Professional Barber Shop, and his wife, Catherine, purchased this property in December 1939, from the Thomas Noble estate. Erecting a residence upon this site in 1940, the DiBlasis lived here until 1955, selling the home that year to Vincent de Philipis. The de Philipis family were an enterprising group, owning such businesses as the Cash and Carry Grocery, Filippi's Pizza Grotto, and Roberto's.

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

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder;
San Diego City Directories

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



IDENTIFICATION

1. COMMON NAME: Leo DeSanti Residence
2. HISTORIC NAME: Benjamin H. Burke Residence
3. ADDRESS: 2053 Columbia Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-581-02
5. PRESENT OWNER: Joyce Eales
ADDRESS: 2054 State Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Rental
ORIGINAL USE: Family Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional: Late Victorian
Vernacular to Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 49, Lot 2

This single-story, box shaped house with centrally placed front porch entrance is an example of a transition between styles of the late Victorian era and Craftsman architecture. The siding on the house is shiplap with cornerboards. The pyramidal roof has overhanging eaves, without brackets, and a fascia board below the eaves. Windows are of the double hung sash variety, with the exception of the Craftsman-type, fixed windows at the front elevation. These are broad and have a single row of elongated, leaded glass hexagons at their tops. The front porch, supported by square columns, has a hipped roof and a decorative wood railing. A series of wooden steps lead up to the porch. The house is in good condition and appears to have undergone few, if any, alterations.



8. CONST. DATE: 1895
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure exhibits examples of both the late Victorian period and the early Craftsman era, and is significant because of the transitional elements displayed in the architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Benjamin H. Burke, a retired miner, his wife, Phoebe, and his son Benjamin H. Burke, Jr., a cigar maker, erected this house in 1895. The Burke family resided at this address until 1904 when they sold the property to Joseph Stratton, who used the building as a rental. In 1922, Silas Gambel, a printer for the Evening Tribune, and his wife, Edith, purchased the residence and lived here through 1926. In 1928, Charles Bruno, a fisherman, and his wife, Florence resided here. Leo DeSanti, a fisherman, purchased this structure in 1930 and lived here through 1933. From 1933 until 1940, Albert Ballatore rented this house.

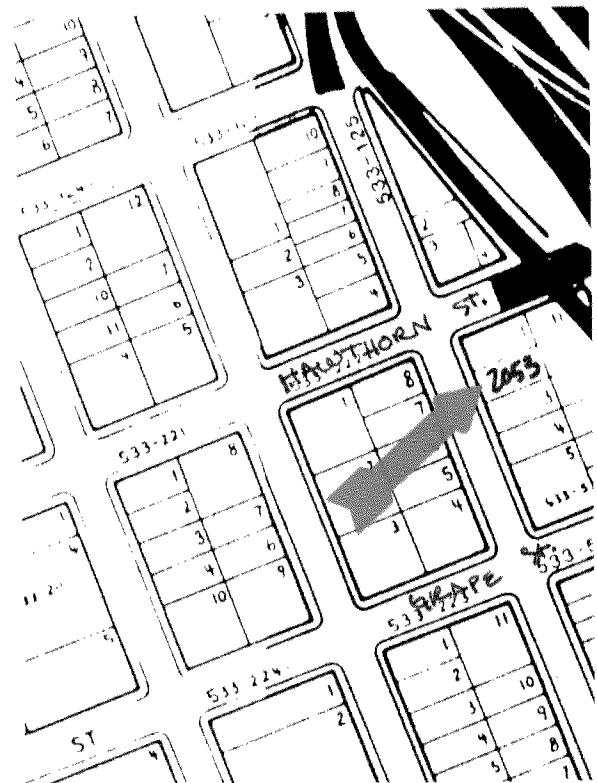
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

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

San Diego City Directories, Office
 of San Diego County Recorder.

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Buono Residence
2. HISTORIC NAME: Buono Residence
3. ADDRESS: 2054 Columbia Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-222-07
5. PRESENT OWNER: Elton Armstrong
ADDRESS: 833 9th Street CITY: Imperial Beach
ZIP: 92032 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 50, Lot 11

This single-storied Queen Anne cottage appears to have lost some of its original ornamentation. The most important feature which defines it as a Queen Anne design is its octagonal, northeast corner tower. The overall roof shape, apart from the tower, is hipped. The roof covering is a combination of composition shingles with tiles along the crest lines. A front porch was built across the entire front elevation. There is a cornice on the porch roof, which continues at the same level, wrapping around the tower. A decorative railing was installed between the bracketed support columns, along the porch. Narrow clapboard siding was used on all elevations, below the porch level (basement). Above this level, broader, shiplap siding was used. Windows are double hung sash types, occurring in pairs on the side elevation. The tower forms a corner bay of five windows, while a second bay was constructed on the south end of the porch. An addition was made to the northwest corner of the house, where there appears to be a second entrance. There is no landscaping.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of the Queen Anne cottage style of architecture, this structure is deemed significant.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: Bay porch, north side addition

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1929

18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Jack and Jennie Buono purchased this property in 1929 and had this structure moved on the lot that same year. Buono, a fisherman, and his wife, owned this property through the 1960s. Frank Buono, a brother, was general manager of the San Diego Fisherman's Asssocation.

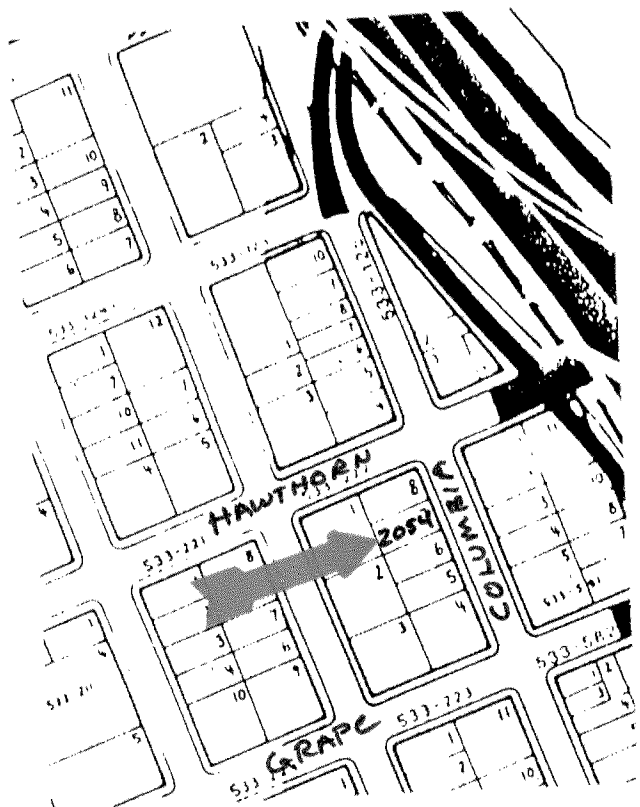
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

Office of San Diego County Recorder;
City of San Diego Directories

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



IDENTIFICATION

1. COMMON NAME: Zolezzi Apartments
2. HISTORIC NAME: Zolezzi Rental
3. ADDRESS: 2066 Columbia Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-222-08
5. PRESENT OWNER: Jack and Louis Zolezzi
ADDRESS: 2145 Guy Street
CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Middletown, Block 50, Lot 12

A two-story structure with a hipped roof and single interior brick chimney, this is an example of Craftsman architecture with one incongruous feature: Ionic columns at the two porch entries. Original clapboard siding is visible under added (probably asbestos shingle) siding at the base of the corner-placed front porch, east elevation. The porch railings are solid. Windows on the first and second stories both are double hung sash, with leaded glass hexagonal patterns in the upper panes. On the south elevation, the second porch was constructed in the center of the facade. Above both porches are box shaped balconies. The curvilinear roof eaves add to the Craftsman elements of the design. The most obvious alteration to the building was the addition of asbestos siding.

8. CONST. DATE: 1912
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As an example of a Craftsman style structure, this building contains an incongruous feature--Ionic columns at the two porch entries.



IDENTIFICATION

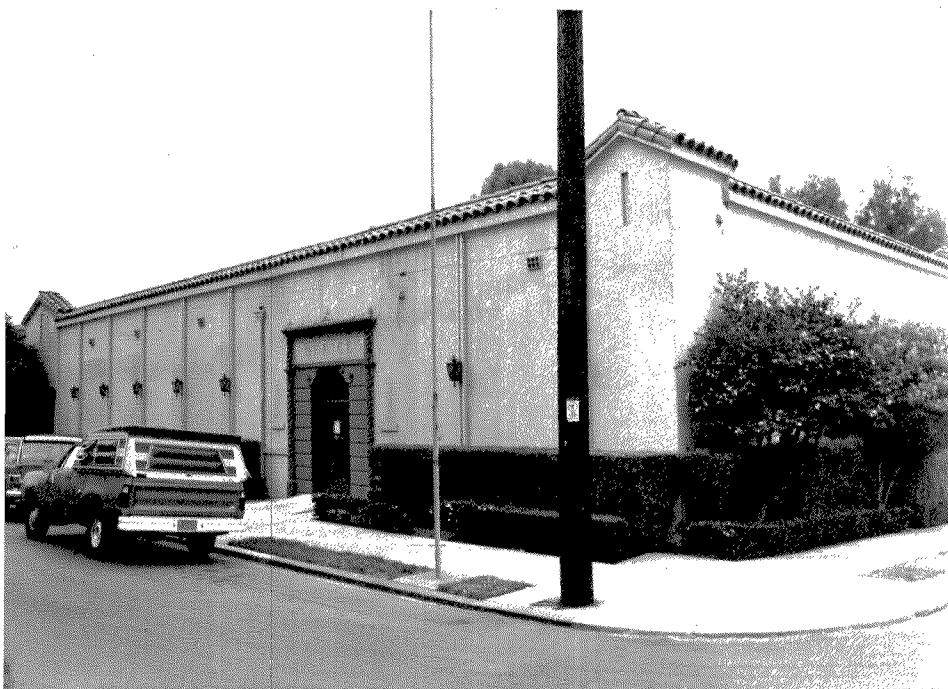
1. COMMON NAME: Foster & Kleiser Company
2. HISTORIC NAME: Foster & Kleiser Company
3. ADDRESS: 2260 Columbia Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-122-01
5. PRESENT OWNER: BSD Bancorp Inc.
ADDRESS: 225 Broadway, Ste 1320 CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Printing
ORIGINAL USE: Printing

DESCRIPTION

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

Legal Description: Middletown, Block 62, Lots 1 thru 3 and Lots 10 thru 12.

The single-story structure on the corner of Columbia and Juniper Streets was built in a Spanish Eclectic style. The stucco exterior walls, tile roof parapet, tile decorative vents, and entry with Churrigueresque ornamentation are all features which define this style. The entrance on the east elevation, which admitted one to the office within, has an elaborate door surround. No windows are apparent on the east or north elevations. Small, gable-roofed towers were constructed on the corners of the building. Wrought iron ornamental lamps were placed along the east elevation. The building is in good condition, and there are no known alterations.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Frank Stevenson
10. BUILDER:
J.D. Mansear
11. APPROX. PROP. SIZE(FT):
200' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Spanish Eclectic structure gains significance both from its architectural style and its use as an office building by Foster

and Kleiser, specialists in outdoor advertising, from 1926-1962.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Foster & Kleiser engaged contractor J.D. Mansear to build this Spanish Eclectic style structure for \$29,000 in 1926. Foster and Kleiser Company, specialists in outdoor advertising, inhabited this structure through 1962. In 1965, Oceanic Sales Corporation and Ocean Garden Products Incorporated, which operated as fish and sea food importers and brokers, owned and occupied this building. The U.S. Customs Service, leased quarters at 2262 Columbia in 1975.

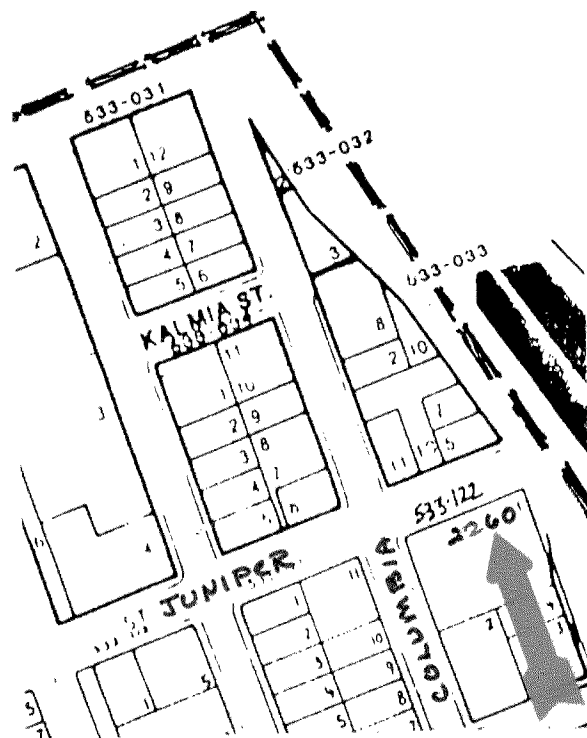
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial X
Exploration/Settlement
Govt Military Religion
Social/Education

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

City of San Diego Directories,
Office of San Diego County Recorder

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Bartholomew Moriarty Home
2. HISTORIC NAME: Bartholomew Moriarty Home
3. ADDRESS: 335 West Date Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-353-02
5. PRESENT OWNER: Bartolomew and Sara Sards
ADDRESS: 335 West Date Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

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

Legal Description: Middletown, Block 33, Portion of Lot 1.

This asymmetrical, one-story Prairie house has a minimal amount of detailing. The hipped roof projects only slightly from the exterior walls of the house, and there are no visible roof beams. The corner porch is supported by a single square column, and is surrounded by solid railings. A rectangular transom window, (longest axis horizontal) faces onto the porch. The other front elevation window is a tripartite window, with the central and largest window fixed, while its two flanking windows are casements. Clapboard siding was used for all exterior walls. There is a detached shed of plywood at the rear of the house.

8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Pacific Bldg Co.
(Architect)
10. BUILDER:
Pacific Bldg Co.
11. APPROX. PROP. SIZE(FT):
50' x 64'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure achieves historical significance due to its Prairie Vernacular architectural style.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bartholomew Moriarty, a captain with the San Diego Police Department had this house constructed by the Pacific Building Company in 1909 for rental purposes. From 1925 until 1926, Joseph P. Kieffer, a vulcanizer employed at 4020 Adams Avenue, and his wife, Mattie, lived at this address. In 1924 Casper Costello, a tilesetter, rented this house. In 1932, Joseph Gangitano, a fisherman, resided here. Vincent Gumina, a fisherman, occupied this structure in 1940.

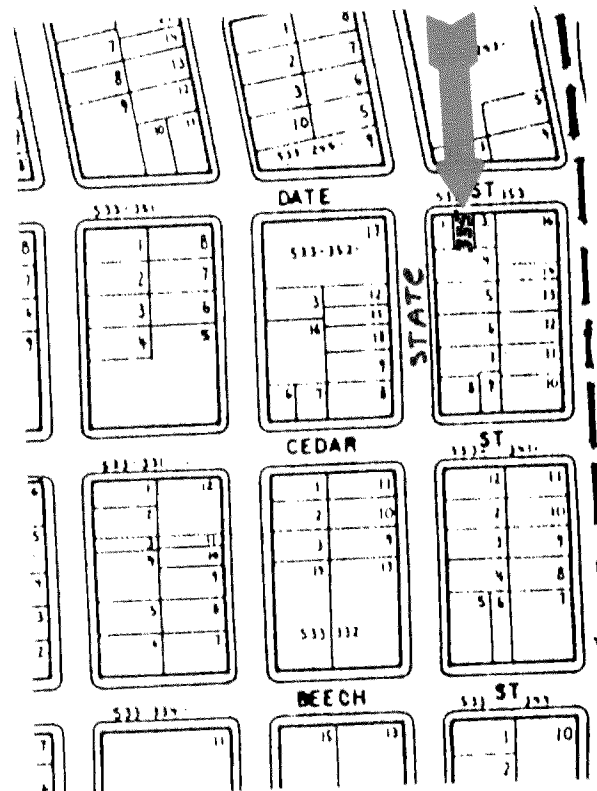
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorder's Office;
San Diego City Directories

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Bungalow Courts
2. HISTORIC NAME: Date Street Bungalow Courts
3. ADDRESS: 412-438 West Date Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-244-09
5. PRESENT OWNER: Larry & Marina Cruz
c/o Sylvan & Irene Cooper
ADDRESS: P.O. Box 179 CITY: La Jolla
ZIP: 92038 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bungalow Courts
ORIGINAL USE: Bungalow Courts

DESCRIPTION

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

Legal Description: Middletown, Block 34, Lots 5 and 8

This group of four worker's cottages which date to the late 19th century were purposefully simple in their design, yet each is distinguished by a different combination of architectural details. Two of the four structures have frontage on West Date Street, while the other two, larger structures have frontage on State Street. Each of the structures has two separate entrances. All are single-storied, with gabled roofs, a side porch and a front porch. A variety of wood sidings (tongue and groove, clapboard, shingles, and board and batten) were used on the exteriors, porch railings are of open stickwork. The porches have either shed roofs or gabled roofs, supported by posts or brackets, respectively. Double hung sash windows flank either side of the gabled porch entrances. Vents were placed within the porches' gable ends.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
6,111 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This group of four worker's cottages represent an architectural style best described as Vernacular Victorian, and feature such design elements

as gabled roofs, a variety of wood sidings, and open stickwork porch railings.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1924-1929
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

John and Rose Arata purchased this property in 1924, moving the 1704 State Street cottage to this location that year. In 1929, Mary and George Arata, a salesman, bought these lots and moved the other three transitional Victorian duplexes to this site, renting them out to various tenants as well as living at the 1706 address. Adele Guadagnini, who managed the Monterey Apartments next door, owned these houses from 1933 until the 1960s.

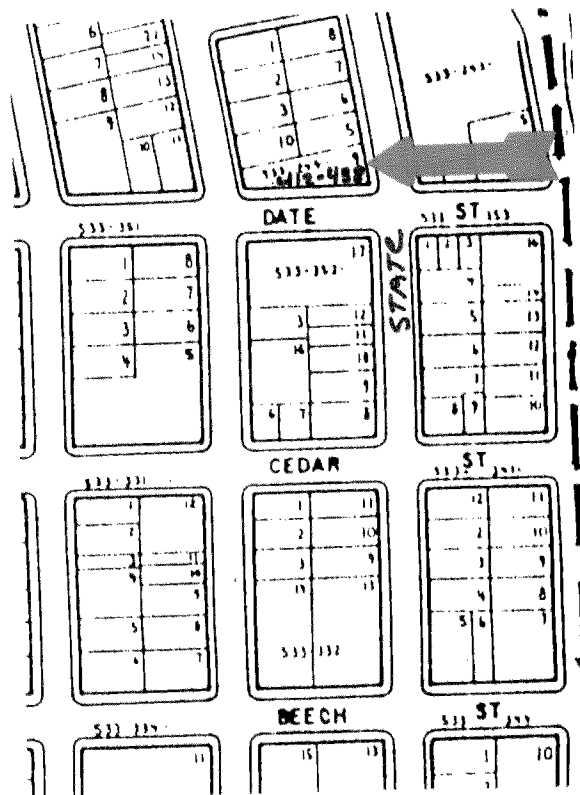
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories, Office
of San Diego County Recorder

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Prudence Faddis Site
2. HISTORIC NAME: Giacalone Residence
3. ADDRESS: 519 West Date Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-351-08
5. PRESENT OWNER: John B. Zolezzi, M. Antonette, Julius &
Marietta Zolezzi
ADDRESS: 2255 Evergreen Street CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 31, Lot 12.

This is an example of a single-story, hipped roof, symmetrical box with front entries currently being used as a duplex. The front porch extends across the entire front elevation, also has a hipped roof, and is supported by square columns which taper upwards. The porch railing consists of unturned balusters. Tongue and groove siding was used on the house's exterior walls. Corner boards were also used. Tall, double hung sash windows were employed except for those above the two front entries. With the exception of modifications for a duplex, the exterior has undergone few alterations.

8. CONST. DATE: 1910
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Pacific Bldg Co.
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is deemed significant as an example of a Prairie style structure with a hipped roof and symmetrical exterior with little ornamentation.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
c. 1927
18. RELATED FEATURES: None noted.

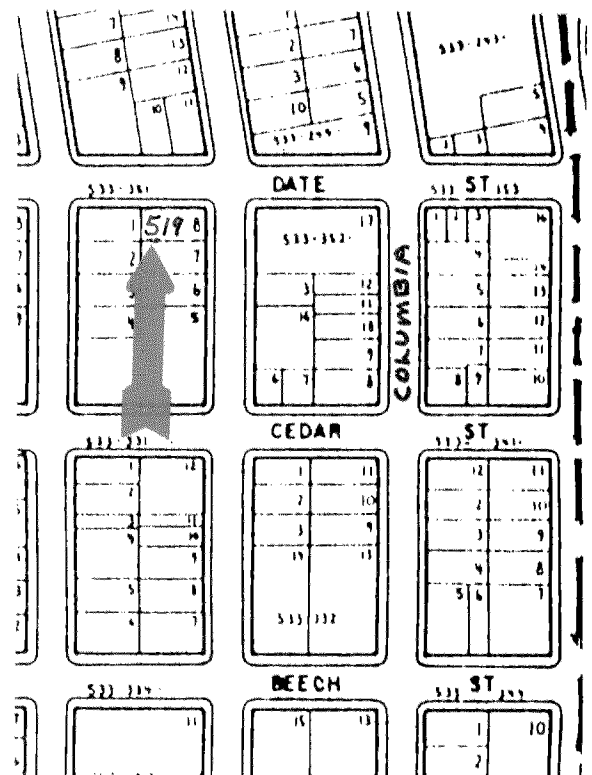
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

While there were a number of owners prior to the development of these lots, it was not until February 24, 1908 that a building contract (#1071) was issued between the Pacific Building Company and Prudence Faddis for the west 1/2 of Lot 10 and west 1/2 of Lot 11. Ms. Faddis was the owner of considerable properties and apparently built the home as a rental. It would appear, however, that about 1927 the original house was demolished or removed and the present house moved on to the site since no structure appears on the lot on the Sanborn Fire Map of 1921. The Giacalone family resided at the location, at least from 1927 until WWII.

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

LOCATIONAL SKETCH MAP



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

San Diego City Directories, Office
of San Diego County Recorder

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

IDENTIFICATION

1. COMMON NAME: Piriano House
2. HISTORIC NAME: Captain Amos Pettengill House
3. ADDRESS: 602 West Fir Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-223-07
5. PRESENT OWNER: Mary Busalacchi/Peter Piraino/
Thomas Piraino et al.
ADDRESS: 2231 Brant Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 43, Lot 7

This one-story, gable roofed house was constructed in a style most closely allied to the Folk Victorian, largely because the ornamentation was primarily reserved for the porch railing and its support column brackets. All windows and door frames are surrounded by plain molding. A boxed cornice, and a narrow fascia board below, grace the gable ends. There are two entrances, one centrally placed on the short side of the house, and another placed on the far corner of its long side. Two sets of steps lead up to this long side. The windows are two-over-two, double hung sashes. This house is typical of the post-railroad folk variety.

8. CONST. DATE: 1886
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure represents the Folk Victorian style featuring ornamentation on the porch railings and its support column brackets, and is typical of the post-railroad folk variety.



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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This Victorian cottage is a survivor from the late 1880s. Amos Pettengill, an early city official lived here. In 1898, "Captain" Pettingill died at this address. He had come to San Diego in 1886 from Newburyport, Massachusetts. Pettingill served as City Superintendent of Streets and was for a long time listed as a ship builder, constructing the yacht Puritan, at the foot of Broadway. From 1904-1923, Frank and Catherine McFeron lived at this address. In 1926, Frank Paraino, a native of Porticello and a fisherman, and his family lived here. His descendants, fishermen, resided in this residence through the 1980s.

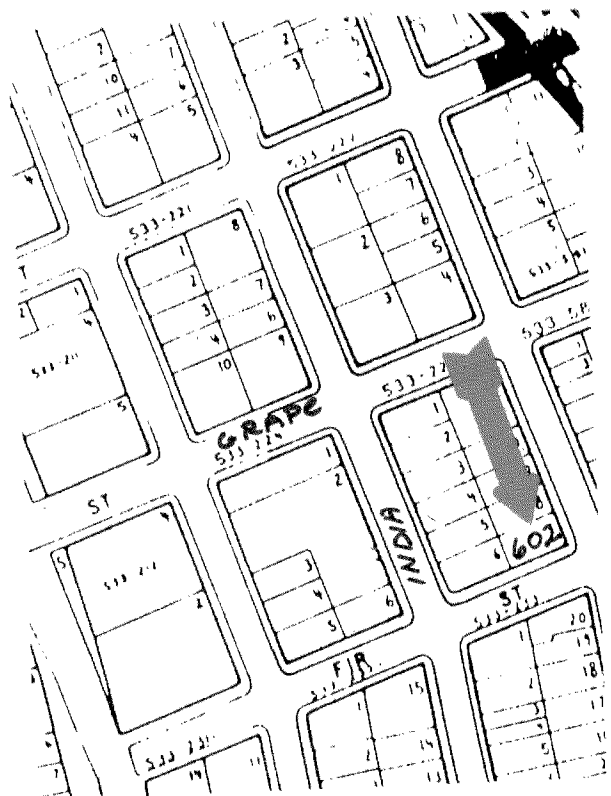
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

San Diego City Directories; Office of San Diego County Recorder; Interview with Emil Piraino, January 1980; San Diego Union, 5/14/1882, 5/24/1882, 7/21/1886, 7/3/1891, 7/1/1892, 8/5/1896, 1/21/1898, 1/24/1898.

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



IDENTIFICATION

1. COMMON NAME: Pier(s)
2. HISTORIC NAME: Grape Street Pier
3. ADDRESS: Foot of Grape Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 760-007-16
5. PRESENT OWNER: San Diego Unified Port District
ADDRESS: 3165 Pacific Hwy. CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Piers
ORIGINAL USE: Piers

DESCRIPTION

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

Legal Description: Tidelands

The Grape Street Pier projects 631 feet out from the "Embarcadero" in a southwesterly direction into the bay. The pier is supported by wharf pilings, with the two outside rows of pilings extending above the pier's planked surface. The outer pilings were cut at angles, with their highest edges facing inward. Braces between each of the outer pilings were bolted into the pier. The pier's railings were kept low, for easy access between the boat decks and the pier.

8. CONST. DATE: 1951
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
631.82' lengthwise
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: As traditional centers of activity for the Italian fishing community from 1920-1950, these piers have achieved historical significance.



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

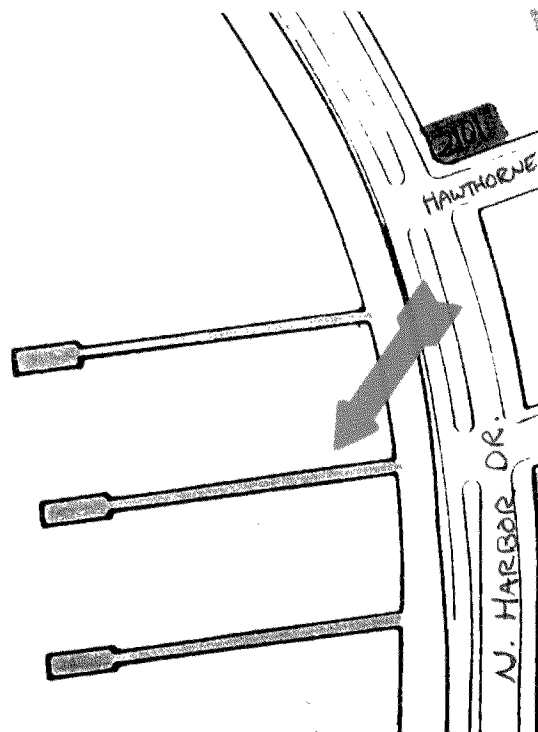
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The original Grape Street piers utilized primarily by the Italian fishermen from the 1920s into the 1950s, were traditional centers of activity including celebrations related to the Italian community nearby. In July 1951, three new 631 foot piers were constructed known as Grape Street piers #1, #2, and #3, with the old piers removed. At that time, the piers, built at a cost of \$249,000.00, were declared for the exclusive use of the tuna clippers. Twenty-two tuna clippers moved into the piers waiting to unload more than a million dollars worth of tuna.

20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture 2 Arts & Leisure 3
 Economic/Industrial 1
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP



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

San Diego Union, TICOR photograph
 file, San Diego Historical Society.

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

IDENTIFICATION

1. COMMON NAME: Illinois Apartments
2. HISTORIC NAME: Illinois Apartments
3. ADDRESS: 505 West Grape Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-582-15
5. PRESENT OWNER: Braven Smillie
ADDRESS: 2350 Sixth Avenue, Ste 7A CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Middletown, Block 44, North 10' of Lot 11 and
all of Lot 12

On the corner of West Grape and Columbia Streets, this two-story apartment building is an example of the Mission Revival style. The building's most telling features, indicative of the Mission Revival are its espadana roof parapets. The shape of the roof is hidden behind the parapets. Below the parapets, a boxed cornice with a continuous row of dentils was added. The siding chosen for all exterior walls was stucco. The building has a broad "U" shape, with a central entrance reached by a flight of canopy covered steps. On the facade which forms the base of the "U", windows of the first and second floors were designed with arched moldings. The central arch links two windows, while the side arches link four windows each. These arch framed windows appear to be fixed. Other windows are of the rectangular, double hung sash variety. There is a cut away corner entrance on the northeast corner of the building. A single door at the corner entry is flanked by two glass side lights and topped by transom windows.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
S. G. Kennedy
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
60'x 100'
12. DATE OF PHOTO:
1988



TENTATIVE RANK: 3

SIGNIFICANCE: This Mission Revival style structure exhibits espadana roof parapets which add interest to the roof line. The building achieves its significance from its style of architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Difficult to tell -- mostly cosmetic
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Undetermined related structures in
rear. Abuts I-5 on ramps.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Union of December 5, 1912, reported that F.T. Scripps, owner of the Scripps Building at Sixth and "C" Streets, had his architect S. G. Kennedy complete the plans for a 50' X 100' two-story building at this location, to contain 13 flats of two rooms, kitchen and bath each and a store at the corner on the ground floor. It was to be of frame construction with a plastered exterior. Several older frame buildings were removed. Scripps owned these apartments until 1938 when he sold the building to Matt J. McGlinchy. McGlinchy retained the property until 1951, selling it that year to Carleton H. Williams who held the title until the 1960s.

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

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

San Diego City Directories; Office San Diego County Recorder; Biographical files San Diego Historical Society; San Diego Union, 12/5/1912.

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

LOCATIONAL SKETCH MAP



DATE

IDENTIFICATION

1. COMMON NAME: Vue de L'Eau Apartments
2. HISTORIC NAME: Vue de L'Eau Apartments
3. ADDRESS: 532 West Grape Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-581-05
5. PRESENT OWNER: Kent Casady
ADDRESS: 326 Juniper Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Hotel
ORIGINAL USE: Hotel

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman with Mission Revival
Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 49, Lots 5 & 6 and
the southerly .58' in Lot 4.

A good example of pre-World War I transitional architecture, this four-story apartment building exhibits elements of both the Craftsman movement and the Mission Revival. The building's stucco exterior begins with the parapet, which conceals a flat roof. Recessed panels ornament the otherwise smooth surface of the parapet. Below the boxed cornice there are pairs of supporting brackets. The treatment of the south and east facades differed in the design of entrances and balconies. Broad, low vaulted arches grace the south facade, which has balconies on the third and fourth floors, and an entrance on the ground floor. A flight of stairs leads up to the second floor, i.e. the first level of apartments. On the east facade, the ground floor is occupied by retail uses. The second, third and fourth floors all have centrally placed balconies. The second floor balcony differs from the other two in that it is enclosed by multi-paned windows. The balconies have solid railings, supported by stepped brackets. Windows are either double hung sash or tripartite windows. The center window is fixed.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100.58'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is an example of Pre-W W I transitional architecture, utilizing elements of both the Craftsman and Mission Revival styles.



IDENTIFICATION

1. COMMON NAME: Lubach's
2. HISTORIC NAME: Langhorst Cafe
3. ADDRESS: 2101 North Harbor Drive CITY: San Diego
ZIP: 92101 4. PARCEL #: 760-007-05
5. PRESENT OWNER: Solar Turbine Inc.,
ADDRESS: 2200 Pacific Highway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurants
ORIGINAL USE: Restaurants

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Wood Frame, Bay Front Restaurant
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Tideland

Lubach's Restaurant, a single-storied frame structure, takes full advantage of its waterfront location. The building features a series of gabled roofs, that over the main building having an imitation steep Medieval pitch, and a liberal use of picture windows. The side gable roof was extended to the west with a trellised patio covering. The main entrance is located on the west facade, near the southern end. South of the section covered by the gable roof is a series of four angled, picture windows. Board and batten siding was used on this and on other sections of the building. A brick chimney stands on the west side of the north gable end.



8. CONST. DATE: 1951
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
14,397 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This small restaurant gains its significance primarily as a local dining spot, as an institution among local businessmen, and for its restaurant-style architecture.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This single-storied frame structure has been occupied by restaurants since its erection probably in 1951. In 1952, the Langhorst Cafe occupied this building. From 1955 through 1958, the name of this business changed to the Henry W. Langhorst Restaurant. Called Lubach's since 1959, and run by R.C.A. Lubach, this eatery has become an institution among San Diego businessmen and others who enjoy consistently fine food and drink at lunch and dinner. Lubach, in addition to his local restaurant fame, was appointed the Netherlands' Vice Consul for San Diego and Imperial Counties in 1958.

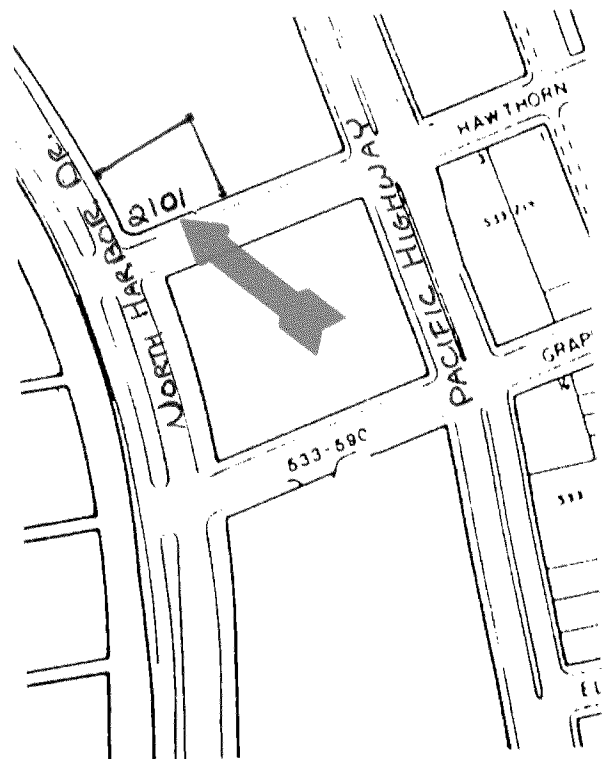
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture 2 Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education 1

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

City of San Diego Directories

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Fiesta Apartments
2. HISTORIC NAME: Fiesta Apartments
3. ADDRESS: 648 W. Hawthorn Street CITY: San Diego
ZIP: 92101
4. PARCEL #:533-125-03 ,-04
5. PRESENT OWNER: Vincenzo & Ophelia Bruno
ADDRESS: 3368 Columbia St. CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

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

Legal Description: Middletown, Block 56, Easterly 32 ft. of Lots
5 & 6, and portion of Lot 7.

This apartment building is two stories in height and has a combined gabled and hipped roof. The two sides of the structure are linked by a roof covered archway. The front facades of the two halves are virtually identical. Elongated brackets support the wide, overhanging roof eaves. A second floor balcony stretches across the length of the front elevation, linking the two gabled roof sections. On the ground floor level, a flight of stairs leads up to the front porch, which covers the same length as the balcony above. Bracketed and braced porch support columns add interest to the porch. The building's windows are tripartite windows, with double hung sash on either side of a fixed central window. The fixed windows have a row of four small, rectangular lights at the top. Narrow clapboard siding was used on the exterior.



8. CONST. DATE: 1911
EST: FACT: X
9. ARCHITECT:
Quayle Brothers
10. BUILDER:
Peter Hansen & Son
11. APPROX. PROP. SIZE(FT):
10,958.25 sq.ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This two-story apartment building exhibits many typical Craftsman style features, such as: gabled roofs, wide overhanging roof eaves, wide porches and large windows.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This 1911 frame apartment structure, designed by the Quayle Brothers, has two stories with four apartments of five rooms and a bath. Built for a cost of \$6,000, the building was rented to tenants of varying backgrounds. In 1927, Edward Eilenfield, a worker at the San Diego Consolidated Gas & Electric Company resided here, as did Mrs. A.M. Remick, a stenographer. In 1930, J.L. Thompson, a bookkeeper with the Standard Mattress & Furniture Company lived here. In 1935, Emanuel Vlachos, a watch repairman, J.C. Griffie who was in the U.S. Navy, and A.M. Salmon, a salesman with MacMarr Stores inhabited apartments at this address. Louis Morebello, an auto body builder and Leonardo Torre, a fisherman resided in these apartments in 1940.

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

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

Office San Diego County Recorder, City Directories, San Diego Union, 7/30/1911

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Hawthorn Street Bungalows
2. HISTORIC NAME: Hawthorn Street Bungalows
3. ADDRESS: 730-736 W. Hawthorn St. (2107-2115 India) CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-123-03
5. PRESENT OWNER: Frank and Katherine Greco/Mary Adamo
ADDRESS: 4428 Algeciras Street CITY: San Diego
ZIP: 92107 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bungalows
ORIGINAL USE: Bungalows

DESCRIPTION

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

Legal Description: Middletown, Block 55, Lots 5 & 6

This court arrangement of Craftsman style bungalows typifies rental housing of the 1920s. Each of these has a low-pitched front gable roof, clapboard siding, double hung windows and a roof vent at their gable ends. The front entry of each bungalow is partially shaded by a trellised entry, supported by square posts. Window and door frames all have plain surrounds. No major alterations were apparent.



8. CONST. DATE: 1922
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Giannini & Ferguson
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: These Craftsman style bungalows gain their significance as typical rental housing units of the 1920's.

13. CONDITION: Excell Good Fair X Deteriorated
 No longer in existence

14. ALTERATIONS: Not obvious

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

These bungalows represent a 1920s rental housing development. On April 3, 1922, B. Bregante contracted with Orlando Giannini and B.F. Ferguson to build on these two lots for \$15,500 (refer to Building Contract #10808). These were likely meant to be rental units for fishermen, grocers and workers in the vicinity of the Grape Street Pier and the fishing fleet. The addresses are 730 and 736 Hawthorn and 2101, 2107, 2111, 2115 and 2119 State Street.

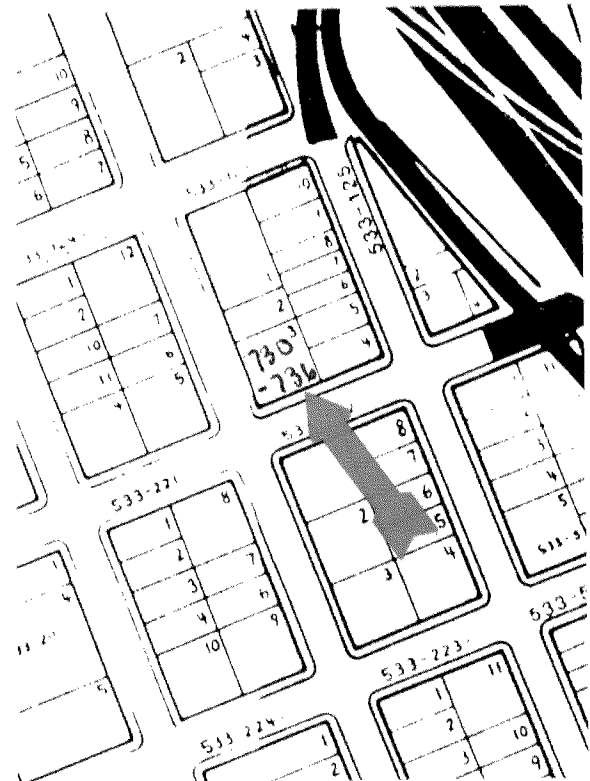
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

Office of San Diego County Recorder,
City of San Diego Directories

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

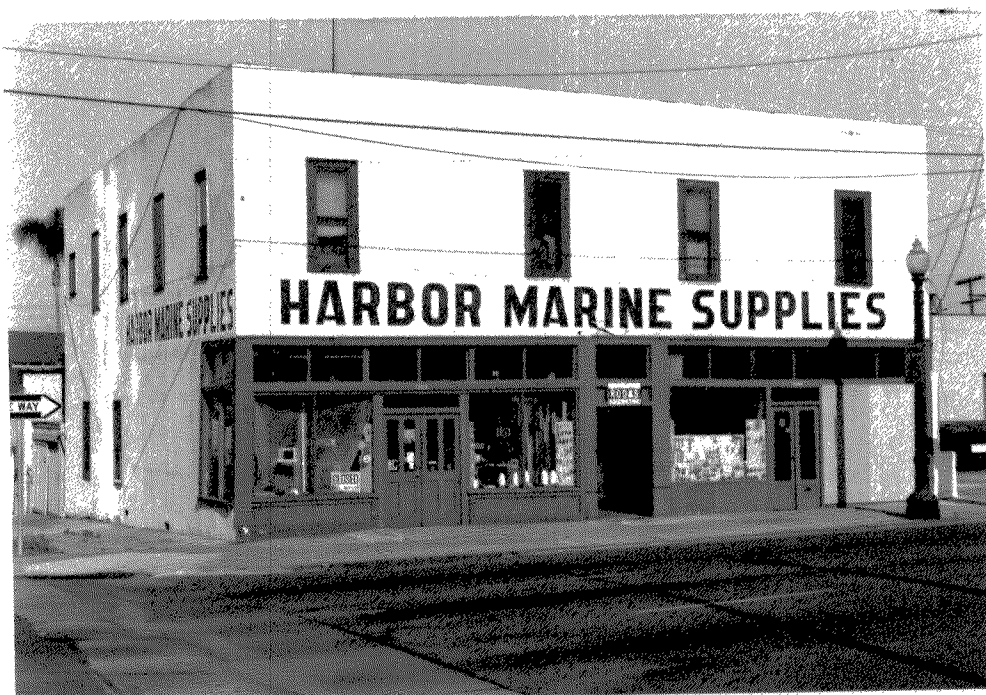
1. COMMON NAME: Harbor Marine Supplies/El Paso Apts.
2. HISTORIC NAME: Jacob Mueller Store
3. ADDRESS: 1502 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-323-02
5. PRESENT OWNER: Robert & Lenora Ingram
ADDRESS: 12754 Via Grimaldi St. CITY: Del Mar
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Residential
ORIGINAL USE: Commercial/Residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Two Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 27, Lot 7

The current home of Harbor Marine Supplies is a two-story structure with stucco siding and a storefront typical of the first quarter of this century. A flat roof contributes to the box-like appearance of the structure. Four, narrow double hung windows were placed singly rather than in pairs, across the front facade. Double hung windows also predominate on the first and second floors of the south facade. The storefront was designed to draw the attention of passersby. The central entrance provides access to the rooms of the second floor. Symmetrically placed on either side are two sets of double doors, rows of transom windows above them, large rectangular display windows on either side of the doorways, and lower window panels below the displays. Where the building turns the corner to the south, additional display windows were used. Board and batten siding was used on the rear portion of the building.



8. CONST. DATE:
FACT: 1889
9. ARCHITECT:
unknown
10. BUILDER:
unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is significant as an example of a style of commercial architecture prevalent during the first quarter of the 20th Century.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1889, Jacob Mueller and his wife erected this two-story brick structure on this site. From 1889 until 1901, Mr. Mueller sold wines and liquors at this address, residing here with his wife and the Misses Anna and Clara Mueller. In 1912, the Mueller sisters ran a dry goods business here and furnished rooms were offered upstairs under the proprietorship of C. McDermitt. In 1916, Dell Manzer ran a retail grocery on the lower floor. In 1924, Charles and Rose Tait purchaed the building, operating a grocery and meat business downstairs, and residing on the second floor. Rainier and Schmidt, grocers, ran a business at 1502 from 1926 until 1930. The structure was referred to as "The El Paso" in 1927. In 1935, apt. 4 of the "El Paso Hotel" was raided for prostitution. The building to the rear of the property was moved to that location between 1921 and 1940.

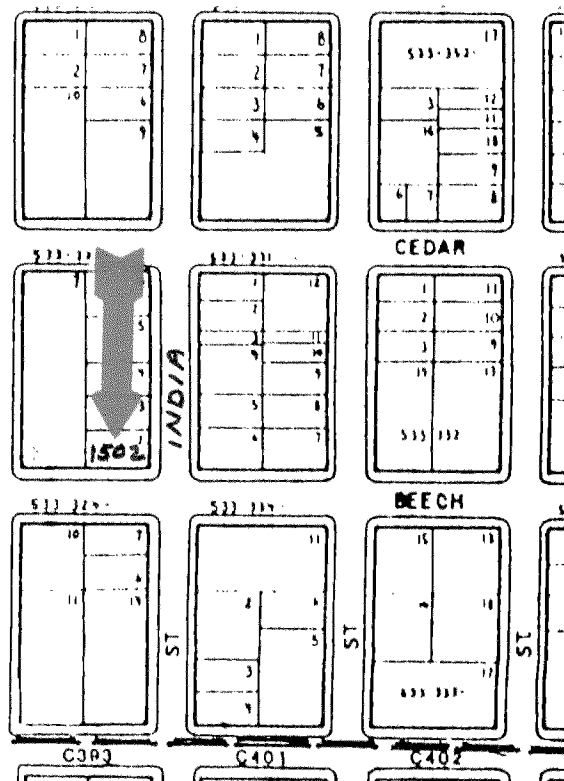
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego County Recorders Office;
San Diego City Directories

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Sunset Dyers and Cleaners
3. ADDRESS: 1517 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-331-05
5. PRESENT OWNER: Bombay Properties c/o Richard Sweat
ADDRESS: 600 "B" Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residential
ORIGINAL USE: Residential/Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate Transitional to
Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 26, Lot 5

This two-story residential/commercial structure features a flat roof, boxed cornice with brackets, a cut-away corner entrance, with a corresponding corner bay window on the second floor. Shiplap siding and cornerboards were used on the exterior walls. The ground floor windows present a combination of transoms and storefront windows. On the west elevation, transom-type windows were also used at the level of storefront windows. A cornice at the top of the first floor, with inset panels, further defines the two stories. Windows of the second floor are three part windows, with double hung sash on either side of a broader, fixed window. The upper light of the fixed window is filled with elongated hexagons. The triple window arrangement forms a bay above the first floor corner entrance. A carved or turned wooden pendant was suspended from the roof cornice in front of the bay window. Double hung sash windows were used on the south side elevation, above a single-storied addition.



8. CONST. DATE: 1911
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 50'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is significant because of the elements of a transitional style from Italianate to Craftsman, including a flat roof, boxed

cornices with brackets, and a variety of window styles.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

John F. Green, chief engineer on the U.S.S Iris, had this two-story frame building erected circa 1911. Their first tenants were the Frowiss brothers, who operated the Sunset Dyers and Cleaners and West Wash Laundry here through 1920. Their advertisement in the 1912 San Diego City Directory, claimed "ladies and gents' garments a specialty," and offered "monthly club contracts." In 1921 Harry L. McDonough ran the City Dye Works at this address and resided upstairs. He remained at this location through 1929, then moved to another location in Middletown.

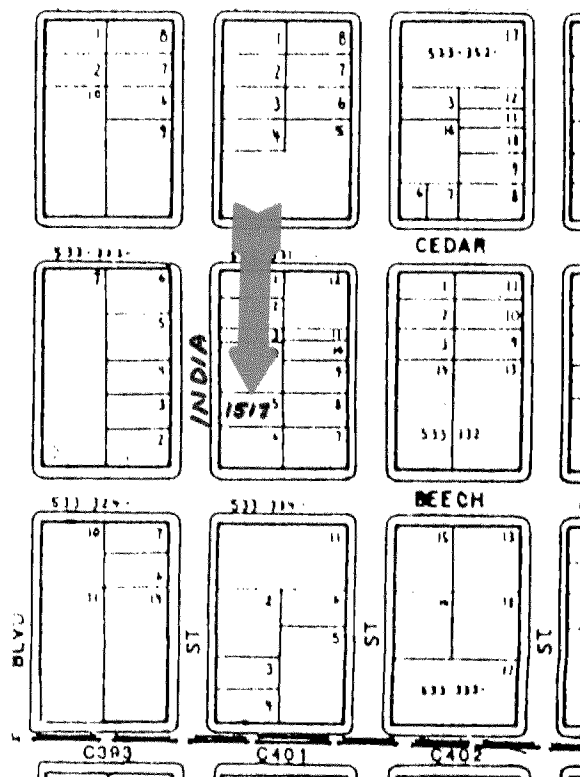
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

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

City of San Diego Directories; Office
of San Diego County Recorder

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



IDENTIFICATION

1. COMMON NAME: Motorcycle Equipment Shop
2. HISTORIC NAME: Woulfe's Grocery
3. ADDRESS: 1558-1572 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-323-06
5. PRESENT OWNER: Kettner-Beech Ltd.
ADDRESS: 5605 El Cajon Boulevard CITY: El Cajon
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

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

Legal Description: Middletown, Block 27, N 1/2 of Lot 11, and Lot 12

A single-storied building, this false-fronted structure has been modified, but is still recognizable as an historic structure. There is very little ornamentation on the building, which has a strictly functional design. The east elevation storefront has been altered by the addition of a wrought iron door and by partially filled-in transom windows. The southern half of the building (# 1558), has stucco siding on its front and south elevations. Tongue and groove siding was used on the northern portion of the building (# 1572), along the north elevation. A rear entrance and three double hung sash windows were also placed on this elevation.



8. CONST. DATE: 1895
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 75'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This simple commercial building achieves significance as an example of an early false front building.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Cornelius and Marie Woulfe erected this building in 1895 for use as their grocery store and residence. In April of that year, the couple filed a certificate of partnership in the County Clerk's Office under the firm name of Con. Woulfe Grocers. The Woulfe's ran their grocery business here until 1921. In 1926, James Parmier, ran a shoe repair business at 1564 India and remained there for 5 years. In 1935, A. J. Hollingsworth opened a blacksmith shop at 1558, and C.D. Stewart was here listed in the City Directory as a blacksmith in 1940. Various grocers inhabited the 1572 address including C. D. Madalena in 1926, Paul Alotta in 1930, Santo Catania in 1935 and Italo Zolezzi in 1940. Zolezzi had purchased the building in 1939. The sidewalk in front of the building bears the inscription "Woulfe's Grocery 1568".

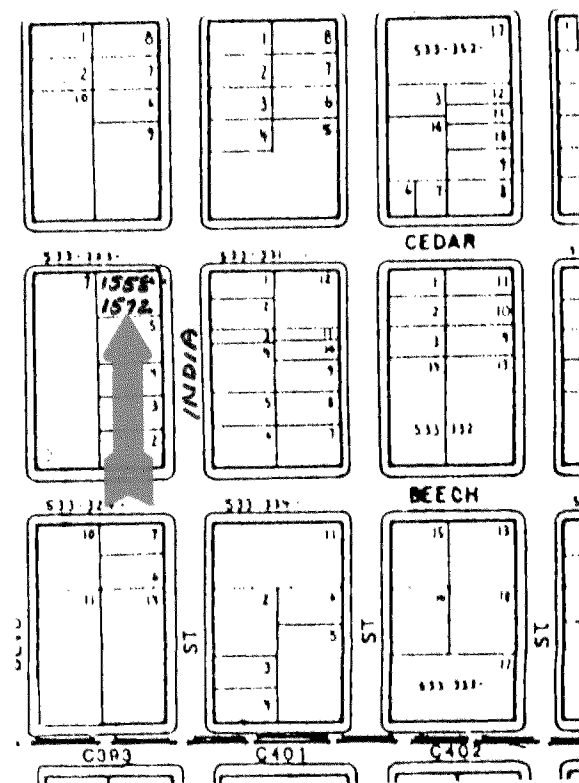
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; Office of San Diego County Recorder.

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Frontiero House
2. HISTORIC NAME: J.W. Miller Residence
3. ADDRESS: 1631-1635 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-351-04
5. PRESENT OWNER: Gary Leeds/Matthew Strauss
ADDRESS: 591 Camino de la Reina, Ste. 101 CITY: San Diego
ZIP: 92108 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Middletown, Block 31, Lot 4

This two-story structure, built just prior to the turn of the twentieth century, has a marked Mission Revival influence in its design. The gabled roof behind the espadana roof line has eaves which project beyond the edges of the exterior walls. Siding along the front elevation is stucco, while the side elevation is tongue and groove. The storefront windows on the ground floor appear to be intact. The transoms above them, however, have been boarded over. On the second floor there were originally two pairs of double hung sash windows, facing the street. The southern pair has been removed, their frames filled in, and a smaller, single window frame installed in the upper corner of their former space. The ground floor entry is recessed between the storefront windows.



8. CONST. DATE: 1895
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This two-story commercial structure exhibits stylistic details showing Mission Revival influence and also achieves significance due to its

infamous use by the "milk bottle bootlegger" during Prohibition.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J.W. Miller, a shipbuilder, purchased this lot on January 1, 1895, and commenced construction that same month. Miller, who later became the ship carpenter for the Spreckels Brothers Commercial Co., resided here with his wife, Victoria, eventually homesteading the property in 1901. In 1922 Grazia Zottolo and Sam & Grace Frontiero bought this house. Frontiero, a fisherman, lived here in the 1920s, although it appears that he leased the basement to Estardo Gregori. Gregori became infamous in February of 1923, when police raided the property, confiscating 850 gallons of wine produced during Prohibition. Known as the "milk bottle bootlegger", because of his delivery of wine to consumers in milk bottles, Gregori kept six wine cellars in this house. In addition to the wine, police seized a large number of empty bottles, a wine press and a number of funnels used in pouring the wine.

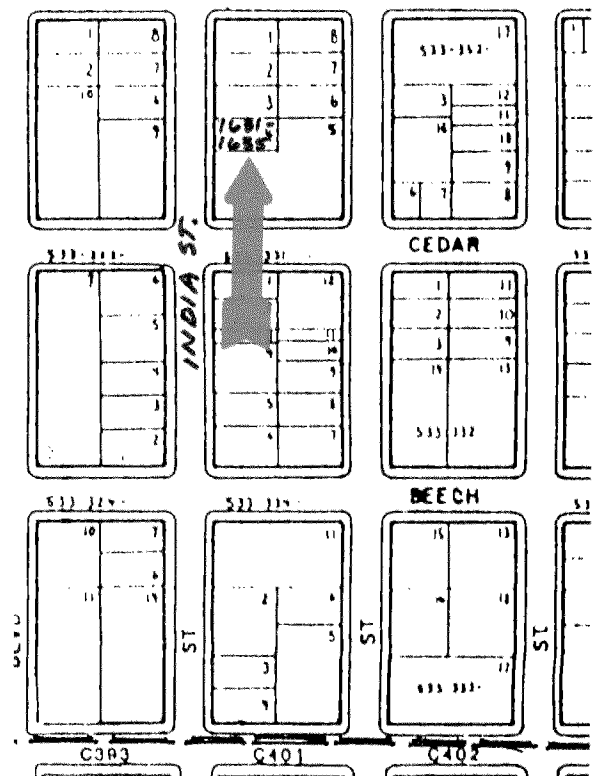
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure X
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

San Diego City Directories; San Diego
County Recorder's Office

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

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Solunto Baking Company
2. HISTORIC NAME: Paul Allotta Dry Goods
3. ADDRESS: 1643 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-351-03
5. PRESENT OWNER: Solunto Baking Company, Inc.
ADDRESS: 1643 India Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bakery
ORIGINAL USE: Dry Goods Store

DESCRIPTION

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

Legal Description: Middletown, Block 31, Lot 3

This single-storied commercial building with its ceramic tiled roof parapet has housed a variety of enterprises. The ceramic tile gives the building a flavor of the Mediterranean, appropriate to this Italian-American section of India Street. Concrete blocks cover a portion of the west facade, where an addition or alteration was made. Display windows below an awning flank either side of the main entry. A service entry was added to the north end of the west facade. Signage above the awning, on the tiled parapet, was centered over the main entrance.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building represents the Mediterranean Commercial style due to its ceramic tiled roof parapet. It has served as a location for a

variety of small businesses, including: a dry goods store, a cleaners, a billiard parlor, and a bakery.

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Paul Allotta, and his wife, Ella, had this building erected in 1924 for his dry goods business. In 1927, Samuel M. Bellwood ran a clothing cleaners here. M.B. Morrison operated a billiards parlor at this address from 1928 until 1929. From 1940 until 1943, Jack Gilbert utilized these premises for his barber shop. The building remained vacant from 1943 until 1967. In 1968, the Solunto Baking Company, owned by Mario Cefalu, inhabited this building, and has remained here through 1988.

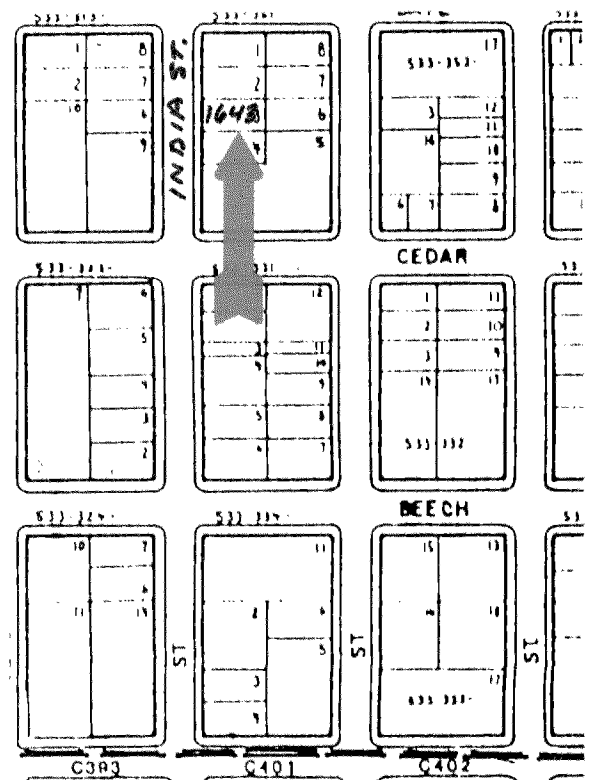
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 2 Arts & Leisure
Economic/Industrial 1
Exploration/Settlement
Govt Military Religion
Social/Education 3

LOCATIONAL SKETCH MAP

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

San Diego City Directories; Office of
San Diego County Recorder

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



IDENTIFICATION

1. COMMON NAME: Princess of Wales Restaurant
2. HISTORIC NAME: Cutris' Chez Paree
3. ADDRESS: 1665-1677 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-351-01
5. PRESENT OWNER: Julius & Marietta Zolezzi
ADDRESS: 1050 Rosecrans St., Ste. 203 CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant/Pub
ORIGINAL USE: Restaurant/Bar

DESCRIPTION

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

Legal Description: Middletown, Block 31, Lot 1

At the corner of India and Date Streets, this one and one-half storied building was designed in the Art Moderne style. The ground floor of the structure exhibits the most features of this style, including glass block tile windows and round (porthole) windows. At the south end of the building, a recessed, double door entry was placed. Two of the three round windows were used on either side of this entry. At the north end of the same facade, a curved marquee was built to shelter the current customer entrance, which was placed on the north facade. The current establishment has added false half-timbering and stucco to the exterior walls, to promote their British atmosphere. The building has a flat roof, hidden by a parapet.



8. CONST. DATE: 1925
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Art Moderne style building achieves its significance both as an important business connection to the Italian community through the

Cutri family, and for its architectural style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Facade altered by signage as businesses changed.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bessie Wilson, a telephone operator, had this reinforced concrete building erected sometime after 1924. She is listed in city directories as living here from 1927 until 1945, but it does not appear that she conducted a business at this address. From 1947 until 1948, L.A. Haines ran a card room at 1665 India. In 1950, Thomas Moosios operated a restaurant at 1675 India, with Mrs. Bertha Moosios continuing the business here in 1952. From 1953 until 1959, the Chez Paree cocktail lounge served customers at this address. Owned by Cosimo Cutri Jr., and Joseph A. Cutri, the tavern changed its name in 1960 to Cutris' Chez Paree. The building, though modified over the years, is important for its connection to the Italian business community through the Cutri family which still retains various commercial enterprises within the City of San Diego.

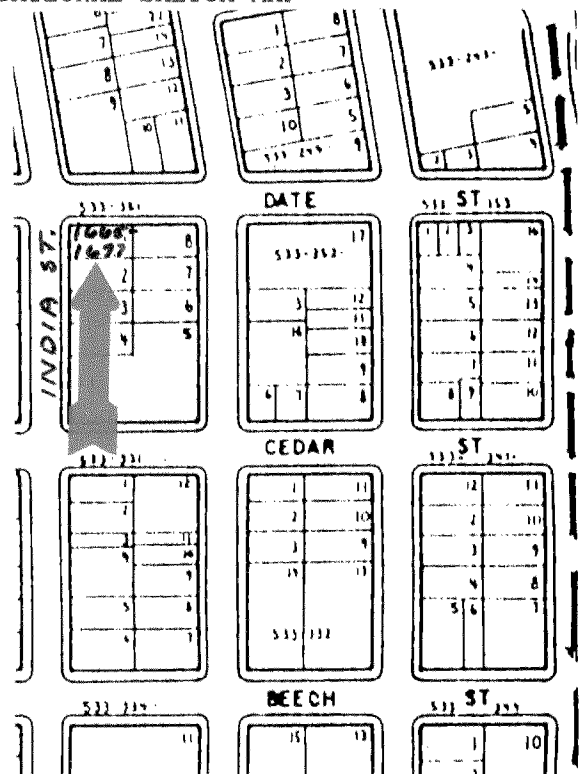
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 2 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education 1

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Club India
2. HISTORIC NAME: Tony Bernardini Building
3. ADDRESS: 1702-04 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-232-08
5. PRESENT OWNER: Anthony Chappe
ADDRESS: 1321 Fort Stockton Drive CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant
ORIGINAL USE: Residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 39, Lot 8

This two-story structure, built in the mid-1920s, is one of the more substantial business blocks on India. The flat roof is concealed by an espadana parapet. Below the parapet a tile sign which reads "TONY BERNARDINI" was placed. Below the sign, a line of six-over-one double hung sashes were placed asymmetrically on the second floor. There are three entrances to the building on the ground floor. The main entrance at the corner is a cut-away entrance below a key hole arch. The apex of the arch corresponds to the corner of the building, with the two sides of the arch supported by pilasters which flank a double door entry. This arch is the most Mediterranean feature of the building. Two other storefront entrances on the east elevation were asymmetrically placed between large display windows. A continuous awning shades these storefront windows.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
J.M. de Necochea
11. APPROX. PROP. SIZE(FT):
3,168 sq.ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is deemed significant due to its Mediterranean style architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None

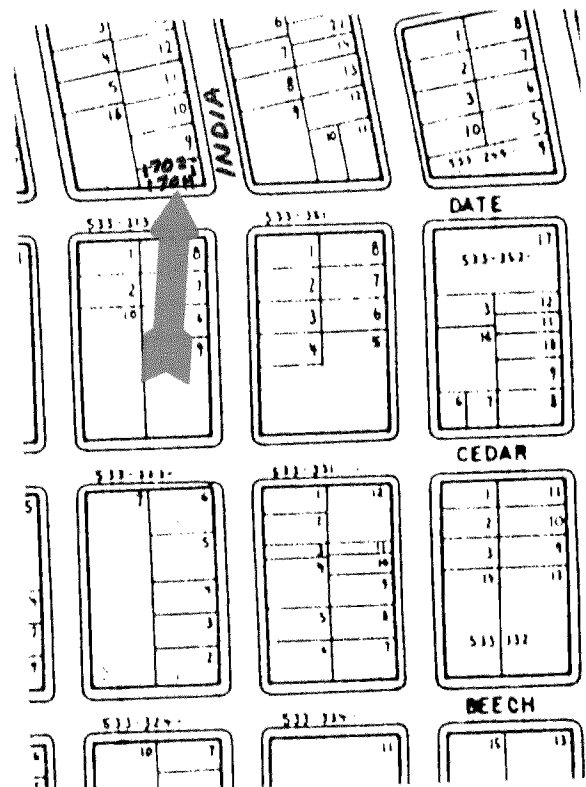
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Tony Bernardini, a grocer, had this building erected in 1926. He ran his business from the 1702 address and resided upstairs. From 1927 until 1930, Emil Tait operated a meat market at the 1702 address and Tony Bernardini ran his grocery at 1704 India. In 1935, John Zuaneck had his meat business at this address alongside Bernardini's grocery. In 1940 Bernardini operated a liquor and grocery business here. From 1952 until 1954, the Civic Center Liquor Store was at the 1704 location. In 1960, the Club India Tavern operated at 1702 India.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

City of San Diego Directories, Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Zolezzi Commercial Building
2. HISTORIC NAME: DeFalco's Grocery
3. ADDRESS: 1703 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-233-09
5. PRESENT OWNER: Julius and John Zolezzi
ADDRESS: P.O. Box 6816 CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 38, Lots 8 and 9

This one-story building, originally built for a grocery, has the flat roof, partially covered by ceramic tile, of a southern California commercial structure. The main entrance on the west elevation is currently covered by a half-circular awning. There is one structural bay north of the entrance, while there are three bays to the south. The bays are defined by pilasters which stand in relief from the exterior walls and terminate with a bulb-shaped capital below the roof line. Between each pilaster there are undivided display windows, with a row of divided transoms above. Rectangular vents were placed between each pilaster as well, serving both a decorative and practical function. Three service entrances were placed on the south facade. Stucco was used as the siding material for all exterior walls.

8. CONST. DATE: 1939
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
11,204 sq. ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure has achieved historical significance due to its longstanding connection to the Italian community, its use as the first

De Falco market, and its Mediterranean influenced architecture.



13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Exterior, as business changed
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The building is significant because of its occupants and their relationship to the history of the Italian community. Mrs. Etienne DeFalco purchased this property in 1939 and erected this corner grocery store upon the lot. From 1947-1948, the market was referred to as DeFalco's. In 1950, it became DeFalco's Grocery, and in 1955 DeFalco's Market Company, Inc. This building housed the first DeFalco market which expanded into a San Diego super-market chain. In 1960, Bay City Market Company Incorporated occupied this structure.

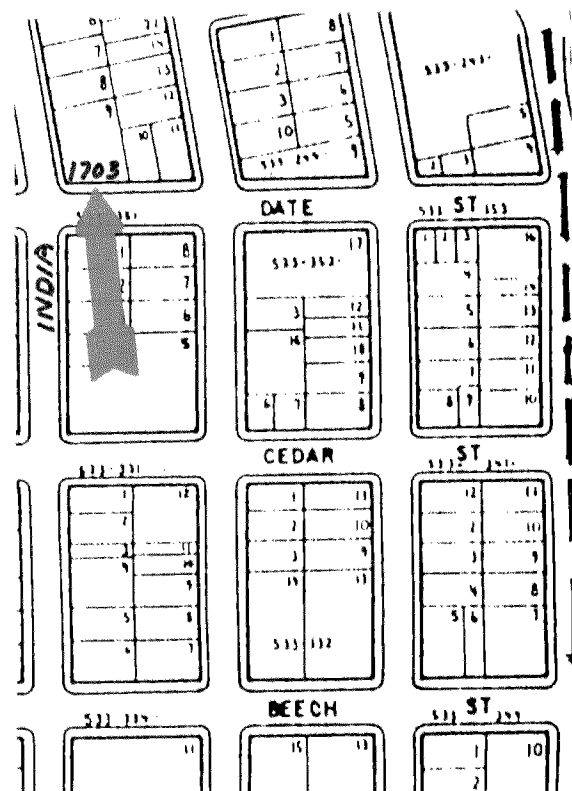
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture 2 Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education 1

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: Federico Chiappi Residence
3. ADDRESS: 1710-1716 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-232-09
5. PRESENT OWNER: Anthony Chiappi
ADDRESS: 1321 Fort Stockton Drive CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate Transitional to
Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 39, Lot 9

This two-story structure has an Italianate bracketed cornice around a flat roof. The front porch and second floor balcony, which span the full length of the front elevation, are reminiscent of the Monterey architectural style, with the symmetry of their square posts and the shed roof over the balcony. The porch and balcony railings are solid. Siding on the exterior walls is clapboard. The windows are double hung sash on the first and second floors, with the upper sash divided into eight lights. An exterior brick chimney was placed toward the rear of the building, on the south elevation. Stairs climb from the north end of the ground floor to the second floor balcony, and are situated on the north elevation. The principal ground floor entrance was placed north of center, while the second floor balcony entrance was centrally placed.

8. CONST. DATE: 1908
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANKS: 3 and 4

SIGNIFICANCE: The Italianate Transitional style architecture of this building also displays elements of the Craftsman style, and both styles serve to give

historical significance to this structure.



13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Open porches at both stories boarded
half-way changing appearances of facade.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Structure at rear half of lot

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This two-story frame structure was erected in 1908 by Joseph de Nechochea at a cost of \$1,175.00 for Federico Chiappi, a fisherman, and his wife Mary. The Chiappi family owned this property through the 1960s and resided here with various family members, including Onorato Chiappi, a fisherman, in 1909, and Anthony Chiappi, from 1953 through 1960. In 1923, Mary Chiappi, at that time the widow of Federico, was listed in the city directory as a fish net mender at this address. Various other Italian fishermen rented rooms at this address from 1924 through 1960, including Fredrico Marline, Emilio Marco, Felippi Lazaro, Frank Mareno and Andrew Farro.

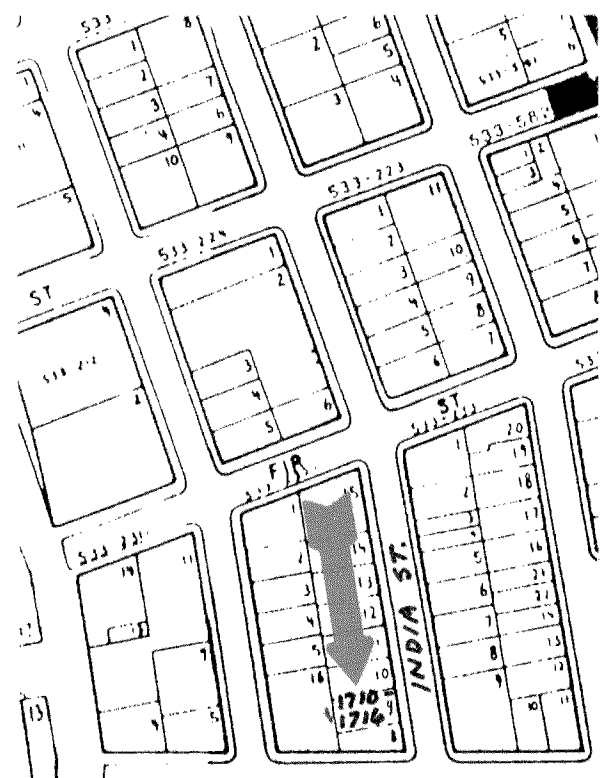
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Italian Retail
2. HISTORIC NAME: Tait's Meat Market
3. ADDRESS: 1731-1739 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-08
5. PRESENT OWNER: Gaetano Battaglia
ADDRESS: 1122 Albion Street CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 38, Lot 7

This one-story commercial structure has a flat roof, concealed by a parapet, and stucco covered walls. The parapet was designed in the shape of an abbreviated hipped roof, with a cornice supported by brackets. The frontage on India Street is divided into two bays, two establishments. The southern bay has an awning which shades its half of the storefront. The southern entry lies in the same plane as its storefront windows, in contrast to the northern entry, which is set back behind an arch of simulated rock. The rock veneer was also used in the position of a lower window panel on the northern half. Although the storefronts have been altered, the structural relationships of the bays have remained the same.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The significance of this Mediterranean Commercial structure lies in its architectural design, a typical example of the type to be found in the

Italian community along
India Street.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Facade plastered
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Richard and Marie Buel had this building constructed in 1926 for commercial purposes. The first tenants in 1927 were Anastasio Martinez who ran a dry goods business at 1731 India, and the F. A. DeLuca grocery store at 1735 India. Martinez retained his business at this address until 1935. In 1926 the 1735 address was occupied by C. A. Tait and later Emil Tait, who ran a meat market here through 1950. In 1940, Albert Verga operated a grocery store at the 1731 address with Mrs. Evelyn Verga. Verga and Tilotta, grocers, lived at the 1731 address in 1941. In 1955, the Busy Bee Market took over the 1731 portion of the structure and Angelo's and Tommy's Meat Market occupied the 1735 half. These establishments continued through 1960 here.

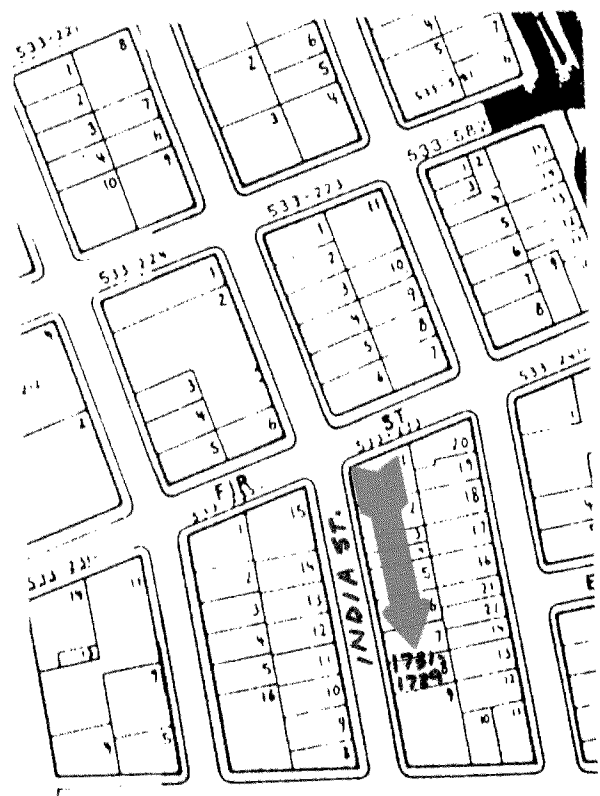
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

City of San Diego Directories; Office
 of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Italian Retail
2. HISTORIC NAME: Auto Body Company Inc.
3. ADDRESS: 1743 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-233-07
5. PRESENT OWNER: Josephine De Luca
ADDRESS: 3752 Goldfinch Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant/Bakery
ORIGINAL USE: Restaurant/Bakery

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 38, Lot 6

A one and one-half story restaurant, the most striking features of this building are the three arches which form its structural bays. An espadana parapet conceals the building's flat roof. At the corner edges of the parapet are two urn-shaped finials. The uppermost portion of the outer two key hole arches has been filled in. The central arch has a wrought iron grate backed with wood panels in its upper portion. The entries to each of the arched segments differ: northern entry of latched double doors does not invite public access; central entry serves as primary access to restaurant; southern entry has a single, recessed doorway. Mesh awnings have been placed above each entry.

8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Mediterranean style design of this building gives this structure its historical significance.



IDENTIFICATION

1. COMMON NAME: Filippi's Pizza Grotto
2. HISTORIC NAME: Albert G. Muller Grocery
3. ADDRESS: 1747-53 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-06
5. PRESENT OWNER: John and Joseph Filippi
ADDRESS: 2626 National Avenue CITY: San Diego
ZIP: 92113 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant
ORIGINAL USE: Restaurant

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 38, Lot 5

This one-story structure is another example of commercial architecture with a Mediterranean touch. The northern portion of the building is the older of the two, and except for signage, exhibits no detailing. The southern portion, however, has a ceramic tiled parapet at the roof line. The current entrance to the restaurant and store is on this half of the building. The storefront walls angle inward toward the recessed glass and aluminum door. Display windows are partially concealed by a continuous awning above the south half. Both portions of the structure have flat roofs. The siding used over both was stucco. [The food inside is the best feature of the structure. - Ed.]



8. CONST. DATE:
1914 & 1939
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: As another example of Mediterranean commercial architecture, this structure adds to the historical significance of the Italian community and the

buildings along India Street.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None -- the southern portion may be an addition.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Albert G. Muller had the northern portion of this structure erected in 1914, for his grocery store. C. J. Sahrbeck ran a meat market here in 1922. In 1926, the Sunset Meat Market operated a business here, and from 1929 until 1935 Antonio Mattera maintained a grocery business here. From 1940 until 1942, after the completion of the southern portion of the structure, J.A. Ballatore sold meats and M.P. Rocha sold groceries at the 1747 side, while Joseph Scuito operated a restaurant from the 1753 address. In 1950, Louis Greco operated a grocery business at 1747 India and Joseph Catalioti ran a restaurant at 1753 India. In 1955, the Cash and Carry Grocery inhabited the 1747 side with the Roma Inn Cocktail Lounge operating from the 1753 side. In 1956, the 1747 address became the Cash and Carry Italian foods market alongside Filippi's Pizza Grotto.

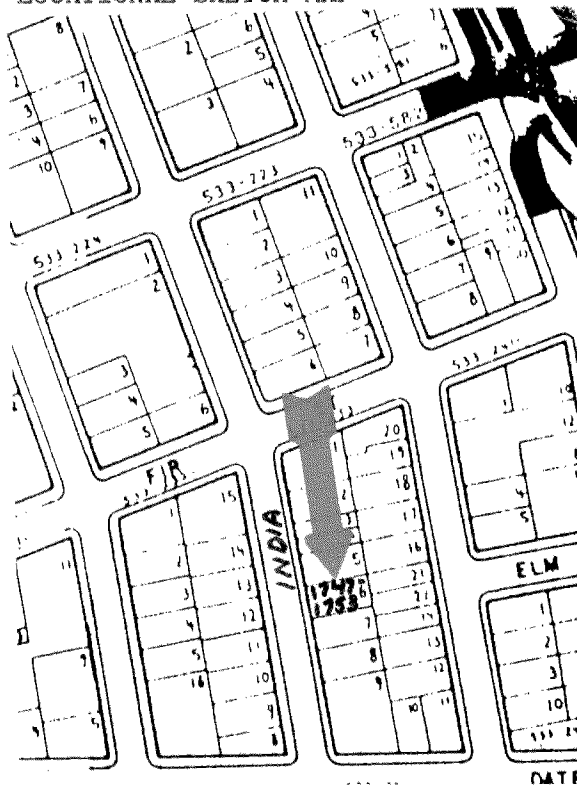
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture 2 Arts & Leisure 1
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

City of San Diego Directories, Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



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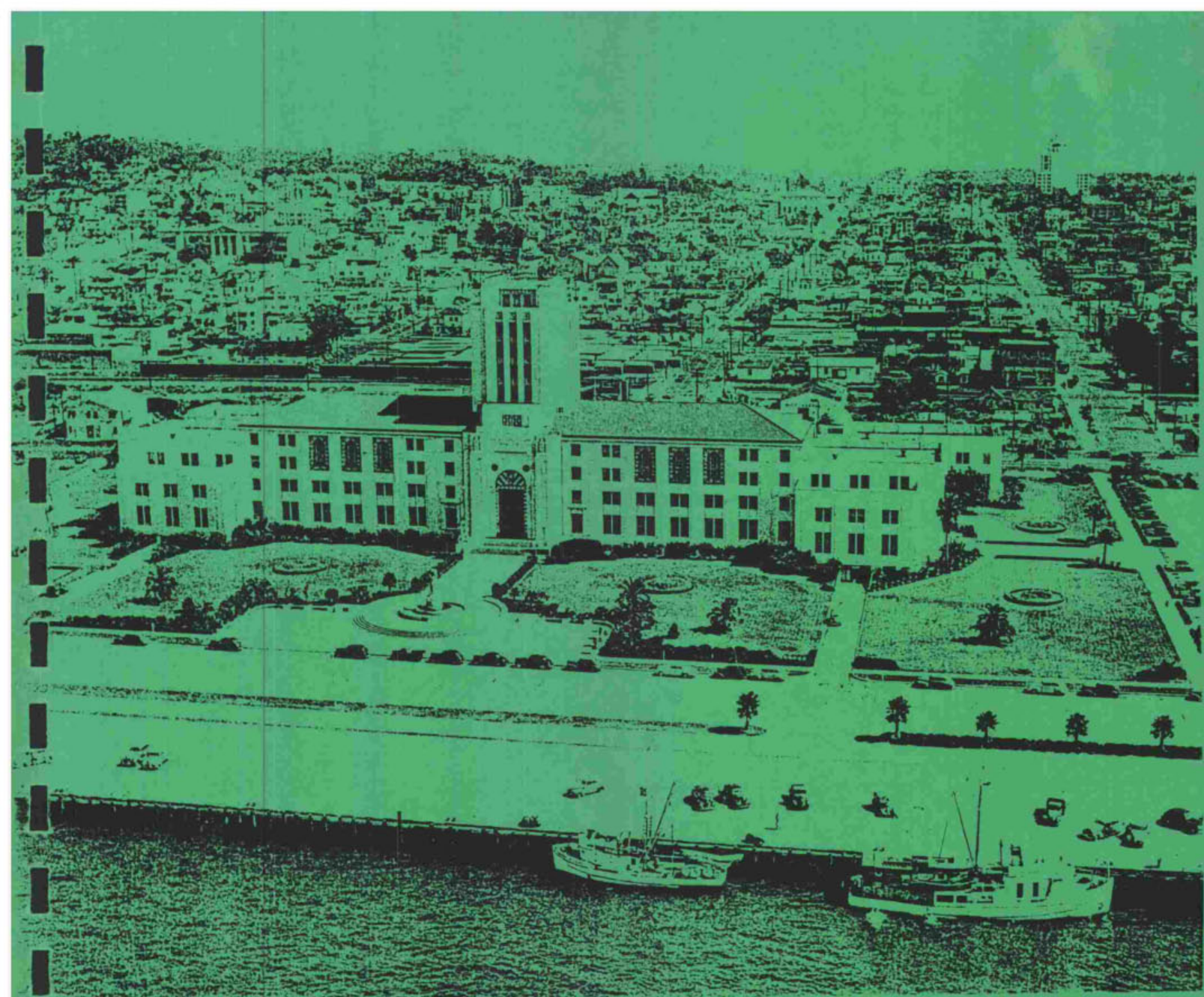
ADDRESS	HISTORIC NAME	PAGE #, VOLUME
2055-2055 1/2 Kettner	Zolezzi Residence	p.29, Harborview VII
2062-2064 Kettner	Bartolomeo Castagnola Rental	p.31, Harborview VII
2204-2220 Kettner	Brunswig Beverages	p.33, Harborview VII
2251-2253 Kettner	Castagnola Residence	p.35, Harborview VII
2308 Kettner	San Diego Macaroni Manufacturing Co.	p.37, Harborview VII
2321 Kettner	Zolezzi Residence	p.39, Harborview VII
2327 Kettner	Lazaro Massa Residence	p.41, Harborview VII
2368-2400 Kettner	Dryers Furniture Company	p.43, Harborview VII
2401 Kettner	Standard Furniture Company	p.45, Harborview VII
2419 Kettner	Luigi Castagnola Residence	p.47, Harborview VII
630 Market Street	Price Block	p.90, CCE VI
702-714 Market Street	City Printing Company	p.92, CCE VI
728 Market Street	Orford Hotel	p.94, CCE VI
740-744 Market Street	Albert and Peter Morse Block	p.96, CCE VI
837 Market Street	Lawton's Car Hop Restaurant	p.98, CCE VI
922 Market Street	Federal Motor Truck Company	p.100, CCE VI
1425-1431 Market Street	The Tourist	p.102, CCE VI
1704-1710 Market Street	Morse Courts	p.104, CCE VI
1715 Market Street	Edmund Wescott House	p.106, CCE VI
1600 Pacific Highway	San Diego Civic Center	p.49, Harborview VII
2137 Pacific Highway	Big Top Restaurants Inc.	p.51, Harborview VII
2200 Pacific Highway	Prudden-San Diego Airplane Co.	p.53, Harborview VII
1119 Russ Boulevard	Maria and Theodore Anderson Rental	p.124, CCE VI
1451 State	Wilde Residence	p.55, Harborview VII
1620 State	Elizabeth Randall Rental	p.57, Harborview VII
1631-1647 State	Frank Dimaria Court	p.59, Harborview VII
1632 State	Daniel O. Cook Residence	p.61, Harborview VII
1642 State	J.B. Spaeth Rental	p.63, Harborview VII
1644-1648 State	J.B. Spaeth Residence	p.65, Harborview VII
1654-1668 State	Our Lady of the Rosary Church	p.67, Harborview VII
1758-1762 State	Joseph G. Robinson	p.69, Harborview VII
1525-1537 Union	Gordon M. Wells Residence	p.34, El Cortez
1546 Union	Oscar H. Millard Rental	p.71, Harborview VII
1556-1560 Union	J.A. Heath Rental	p.73, Harborview VII
1610 Union	Oscar H. Millard Rental	p.75, Harborview VII
1620 Union	Andrew Cassidy Home	p.77, Harborview VII
1632 Union	Oscar H. Millard Rental	p.79, Harborview VII
1642-1648 Union	Howard M. Kutchin Home	p.81, Harborview VII
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Historic Site Inventory

(All Sites)

ADDRESS	HISTORIC NAME	PAGE #, VOLUME
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HISTORIC SITE INVENTORY OF
HARBORVIEW

for
CENTRE CITY DEVELOPMENT CORPORATION

February 1989

Cover Photograph: San Diego Historical Society, Ticor Collection - 1947
Aerial view east

IDENTIFICATION

1. COMMON NAME: Stephen Zolezzi Home
2. HISTORIC NAME: Garcia Residence
3. ADDRESS: 1802-1808 India Steet CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-232-13
5. PRESENT OWNER: Louis and Jack Zolezzi
ADDRESS: 2145 Guy Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residences
ORIGINAL USE: Residences

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Vernacular Victorian Transitional to Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 39, Lot 13

1802 and 1808

The single-storied structures at these addresses have medium pitched, gable roofs, and are situated so that # 1808 is north of and behind # 1802. The eaves of their roofs project outward from their exterior walls only slightly, with the roof beams cut to terminate with the roof edge. Windows are either single hung sash (#1802) or double hung sash (#1808). Clapboard siding was used with corner boards.

1804-1806

This two-story structure, adjacent but not attached to, the single-story one at # 1802, has a medium pitched, hipped roof, with wide eaves that flare outward on the north and south sides. The east elevation has a combined second floor balcony and front porch, with stairs leading up to the balcony. The stairs were built against the east wall, south of the ground floor entrance. The balcony itself has a shed roof, an extension of the east face of the hipped roof. Porch and balcony support posts are square. Clapboard siding was used for all the walls, including that which serves as the balcony railing. Windows are double hung sash, their lights undivided.



8. CONST. DATE: 1908
EST: FACT: X
9. ARCHITECT:
Pacific Bldg Co.
10. BUILDER:
Pacific Bldg Co.
11. APPROX. PROP. SIZE(FT):
50' x 97.8'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is significant because of its elements showing transition from the Vernacular Victorian to the Craftsman styles.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE
Records do not indicate when the single story structures were constructed. In 1908 Maria Juan Garcia contracted with the Pacific Building Company for the erection of this two-story frame structure. The building, originally numbered 1738, was evidently used as a rental in its early years. In 1914 and 1915, Frank Garcia, a porter at the Eintract resided here with his wife Amanda. In 1924, Stephen Zolezzi, who ran the California Poultry Company, lived at 1738 India with his wife, Dina, and Frank Marino, a fisherman. Zolezzi remained at this address through 1933. In 1935 Antonio Tarantino, a laborer resided at 1804 India, and Miquel Lopez, a fisherman, occupied the rear of the house. Tarantino stayed here through the 1940s.

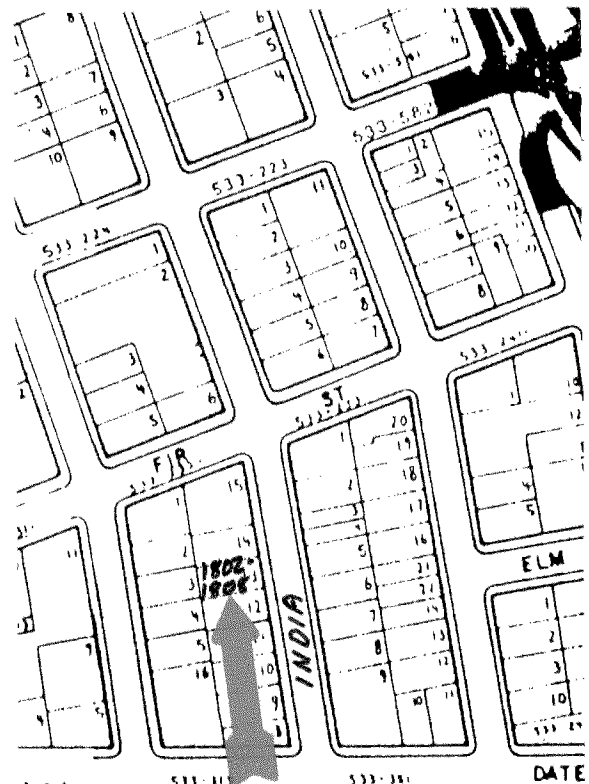
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Stephen Zolezzi Home
2. HISTORIC NAME: Garcia Residence
3. ADDRESS: 1802-1808 India Steet CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-232-13
5. PRESENT OWNER: Louis and Jack Zolezzi
ADDRESS: 2145 Guy Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residences
ORIGINAL USE: Residences

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Vernacular Victorian Transitional
to Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 39, Lot 13

1804-1806

This two-story structure, adjacent but not attached to, the single-story one at # 1802, has a medium pitched, hipped roof, with wide eaves that flare outward on the north and south sides. The east elevation has a combined second floor balcony and front porch, with stairs leading up to the balcony. The stairs were built against the east wall, south of the ground floor entrance. The balcony itself has a shed roof, an extension of the east face of the hipped roof. Porch and balcony support posts are square. Clapboard siding was used for all the walls, including that which serves as the balcony railing. Windows are double hung sash, their lights undivided.

1802 and 1808

The single-storied structures at these addresses have medium pitched, gable roofs, and are situated so that # 1808 is north of and behind # 1802. The eaves of their roofs project outward from their exterior walls only slightly, with the roof beams cut to terminate with the roof edge. Windows are either single hung sash (#1802) or double hung sash (#1808). Clapboard siding was used with corner boards.



8. CONST. DATE: 1908
EST: FACT: X
9. ARCHITECT:
Pacific Bldg Co.
10. BUILDER:
Pacific Bldg Co.
11. APPROX. PROP. SIZE(FT):
50' x 97.8'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is significant because of its elements showing transition from the Vernacular Victorian to the Craftsman styles.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1908 Maria Juan Garcia contracted with the Pacific Building Company for the erection of this two-story frame structure. The building, originally numbered 1738, was evidently used as a rental in its early years. In 1914 and 1915, Frank Garcia, a porter at the Eintract resided here with his wife Amanda. In 1924, Stephen Zolezzi, who ran the California Poultry Company, lived at 1738 India with his wife, Dina, and Frank Marino, a fisherman. Zolezzi remained at this address through 1933. In 1935 Antonio Tarantino, a laborer resided at 1804 India, and Miquel Lopez, a fisherman, occupied the rear of the house. Tarantino stayed here through the 1940s.

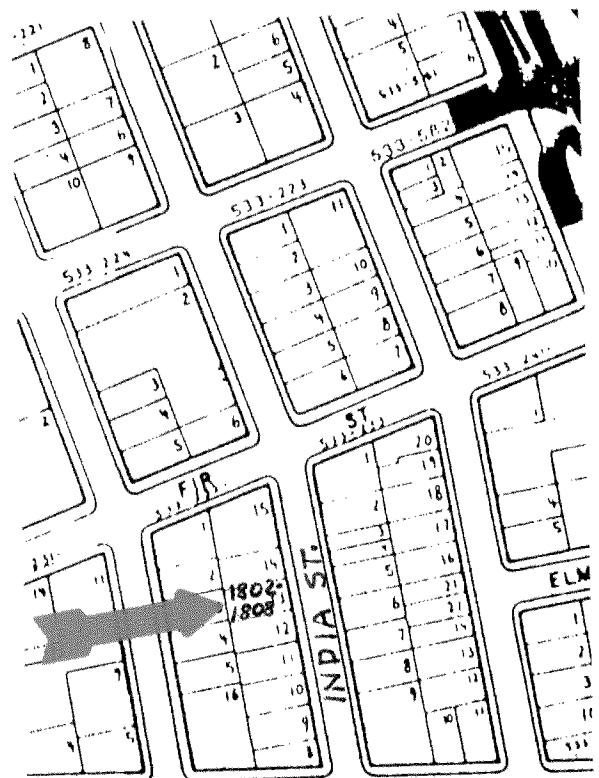
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



__ENTIFICATION

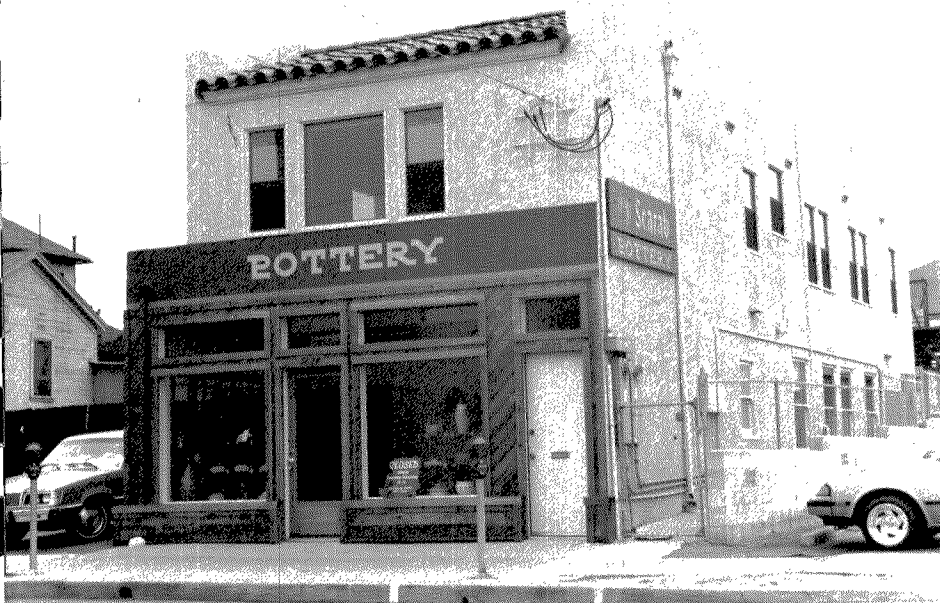
1. COMMON NAME: Scarab Pottery
2. HISTORIC NAME: Nick Adamo Shoe Repair and Residence
3. ADDRESS: 1825-1827 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-233-03
5. PRESENT OWNER: Scarab Properties
ADDRESS: 1827 India Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Residence
ORIGINAL USE: Commercial/Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 38, North 1/2 Lot 3

A stuccoed, two-story building, designed for a residence above and a commercial space below, this property has an unusual roof line. The roof is flat up to that portion which can be seen from the street below, at which point, ceramic tiles were used. On either side of the cornice line are side parapets, whose lines parallel that of the tiled roof's slope. The second floor windows on the west elevation consist of two, narrow, double hung sash windows on either side of a larger, fixed window. The three windows are separated by framing. The ground floor storefront has been altered by the addition of unpainted wood siding, laid on a 45 degree angle to the foundation. One entrance between two display windows provides access to the commercial space. A second entrance, to the south, leads to the second floor. Transom windows were placed above each door and each of the display windows. On the south elevation, ceramic roof vents, double hung sash windows and stucco siding are featured.



8. CONST. DATE: 1937
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This property's significance rests upon its Mediterranean design, and its original use as a shoe repair business and residence.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Exterior replastered and upgraded.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Nick Adamo and his wife, Virginia, had this building erected in 1937 for his shoe repair business and their residence upstairs. They remained at this location until 1964. In 1969, Pietro Balistreri purchased the site and owned it through 1975.

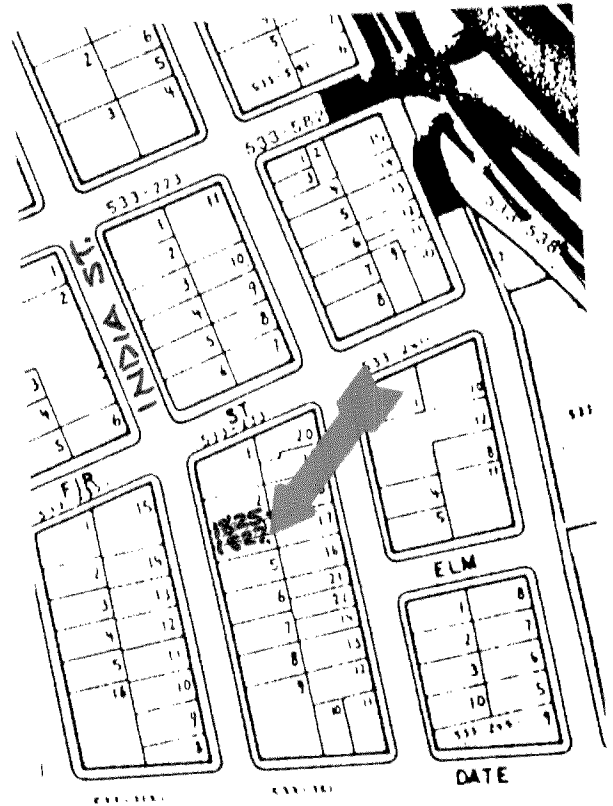
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Commercial
2. HISTORIC NAME: Milton E. Fintzelberg Commercial Bldg
3. ADDRESS: 1917-1921 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-223-05
5. PRESENT OWNER: William De Philippis
ADDRESS: 5421 Block Street CITY: San Diego
ZIP: 92122 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italian Renaissance Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 43, Lot 5.

A two-story symmetrical structure of concrete and brick masonry construction, this building appears to have lost one of its identifying features: a theatre marquee. The anchors for the marquee, which was centered over the main entrance, are still visible on the second floor exterior walls of the west elevation. The building currently has very little ornamentation. A flat roof is hidden behind a brick parapet, whose only ornament corresponds to three brick pilasters at the center of the wall. These second story pilasters were placed on either side of two, semi-circular arched windows. Two additional, and larger, semi-circular arched windows, with wrought iron grates, are situated to either side of the centrally placed pilasters. The ground floor has a wide band of brick which serves as a belt course, above three pairs of display windows. Above the central bay, where the entrance to the original theatre would have been, ornamental brick, forming panels of elements either recessed or in relief, provides the base for the second story pilasters. The current entrance is a glass and aluminum door. Metal awnings shade each of the structural bays.

8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Italian Renaissance Commercial design of this building gives the structure its historical significance.



13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Milton Fintzelberg, of the historic Fintzelberg & Steinmetz, insurance, real estate and loans firm, erected this building in 1928 for commercial rental purposes. In 1928, the first tenants were the Avalon Theatre, a moving picture theatre at the 1919 address, and Avalon Lunch Room at the 1921 address. Max Sparacino, a barber, inhabited the 1917 address from 1929-1939. From 1938 until 1940, the Civic Theatre was located at 1919 India and Anthony Misuraco sold radios at 1921 India. In 1941, Neil and Cervený, contractors had their business at the 1919 address. The San Diego Burglar Alarm Company operated at 1917 India and the Armor Chemical Company, which specialized in aviation lubricants, inhabited the 1921 portion from 1950 until 1955. In 1960, Robert A. Campbell operated an advertising business here with Nelson Photo Supplies.

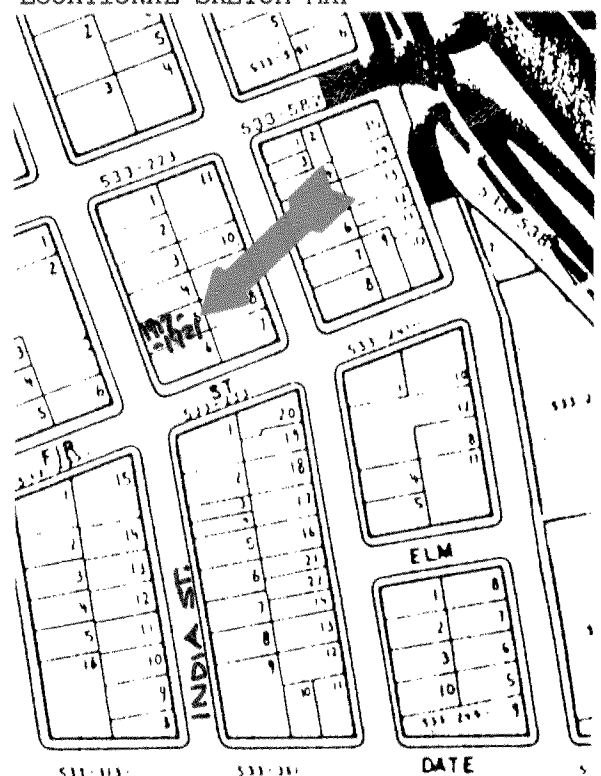
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Apartments
2. HISTORIC NAME: Asaro Apartments
3. ADDRESS: 2027-45 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-222-02
5. PRESENT OWNER: Phyllis D. Acquisto
ADDRESS: 2033 India Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 50, Lots 3 and 4

These two-story apartment houses were built with similar elevations and detailing. The southern and larger of the two houses, has two doorways centrally located on the front porch. Above the porch is a balcony, with a solid, clapboard-faced railing. Two wings project outward from the porch, in a symmetrical fashion. The hipped roof has a front end gable cut across it. The building's boxed cornice is supported by brackets, used in sets of two or three. Within the gable end is a row of three rectangular windows. Siding for the gable end and the second floor is composed of shingles. Clapboard siding was used on the first floor and on the balcony railing. Double hung sash windows, tripartite windows and fixed picture windows were all used.

The second and smaller apartment house to the north exhibits the same roof plan, sidings, and window types (except the tripartite) as the larger building. The front porch of the smaller apartment house is much reduced; and is actually smaller than the second floor balcony above it. The gable end of the northern building has only one rectangular window, rather than three. Few modifications have been made, and the buildings are in good condition.



8. CONST. DATE: 1912
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This Craftsman style apartment building is significant because of its design and is reflective of the style used widely in this area.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: House set back -- full parking out front
for 10 vehicles in front yard.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1950
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Andrew Assaro, a bartender, and his wife, Mary, acquired this property in 1945 and moved these building to this location in 1950. Various Italian fishermen tenants have rented apartments here including Joseph Muscio and others in the 1960s.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Bungalows
2. HISTORIC NAME: Gerolamo Bregante Rental Court
3. ADDRESS: 2107-2115 India St. (730-36 W. Hawthorn) CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 533-123-03
5. PRESENT OWNER: Katherine Greco/ Mary Adamo
ADDRESS: 4428 Algeciras Street CITY: San Diego
ZIP: 92107 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Courts
ORIGINAL USE: Courts

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman Bungalow Court
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 55, Lots 5 & 6.

This court arrangement of single-storied Craftsman bungalows faces west on India Street. The bungalows each have front end gabled roofs, with vertical slat vents in their gable ends. Their exterior walls are sided with clapboarding. The front doors are partially shaded by trellised porches. Concrete steps with solid railings lead up to the front entries. On the corner of each railing, a pedestal was placed. At least one of the three bungalows appears to have its original door, with glass lights set into the frame. The wide rectangular front windows are double hung sash. Windows of the side elevations are either double hung sash or awning type. Overhanging eaves and decorative roof beams are additional Craftsman features on these bungalows.

8. CONST. DATE: 1922
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Benjamin F. Ferguson
and Orlando Giannini
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The significance of these structures lie in their extensive use as apartments by the local Italian fishing community and as an example of Craftsman style bungalow apartments, now a rarity in San Diego.



13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Painted -- kept up.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Gerolamo Bregante, the manager of the Union Fish Company, had this court constructed for rental purposes in 1922. Bregante, who later became the manager of the Fisherman of Southern California, owned these structures until 1944. Various Italian fishermen leased these structures throughout the years, and even Bregante lived at 2111 India in 1930. Frame bungalow courts such as this, popular in the 1920s, are rare in San Diego today. This group of structures is well-preserved and little modified.

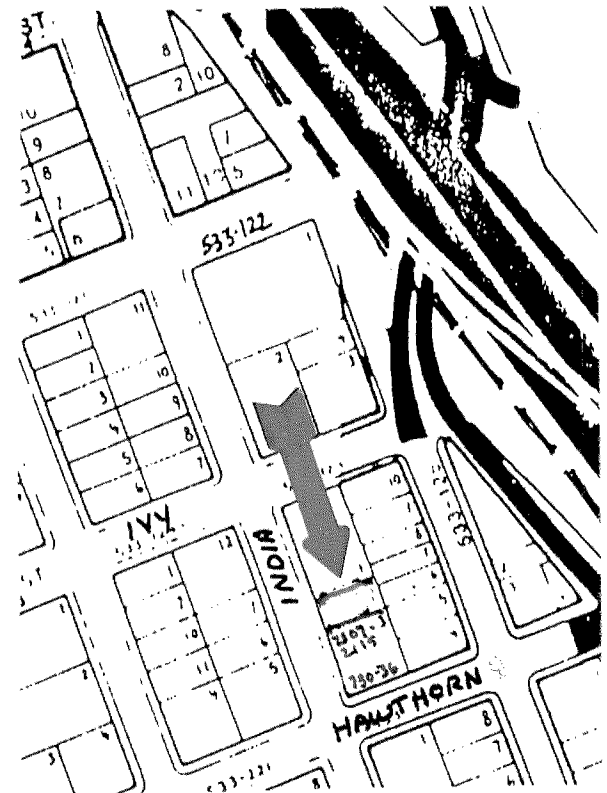
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Moorstein Furniture Mfg Company
2. HISTORIC NAME: San Diego Coffee Company
3. ADDRESS: 2141-65 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-123-01
5. PRESENT OWNER: Kay Hammond Moorsteen/Betty Slater
ADDRESS: 5851 Camino de la Costa CITY: La Jolla
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 55, Lots 1, 2 and 3

This two-story, brick structure has a flat roof, surrounded by a parapet of brick, capped with concrete. Eight structural bays compose the building's major divisions. These structural bays are emphasized by brick pilasters, which project slightly above the top of the parapet. Second floor windows fill the space between each pilaster. Spandrels were left in place in the three southernmost bays. There are three ground floor entrances, all of which are recessed within storefronts. The entry bays are composed of wood and glass, while the display window bays have brick in the position of a lower "window" panel. Awnings were installed at every structural bay.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
150' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is significant because it is an example of the Transitional Commercial style.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Exterior has been altered several times
 to fit commercial operations.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

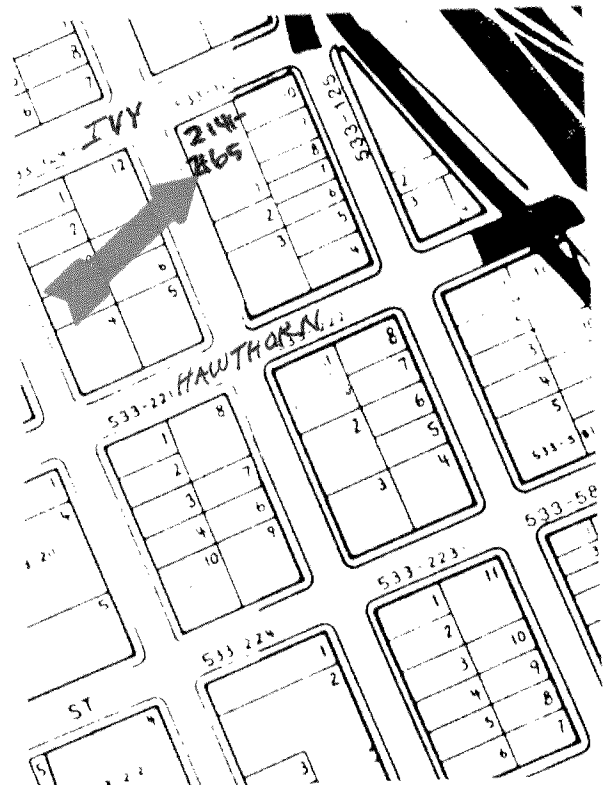
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bertha Brown had this single-storied brick building erected in 1926 for commercial rental purposes. From 1927 until 1928, the San Diego Coffee Company ran a business from the 2157 address. In 1929, Pacific Technical University operated a campus here. The San Diego News company conducted business at 2157 India from 1935 until 1941. From 1941 until 1942, the W.P.A. Sewing Project warehouse was located first at the 2159 address and then at both the 2157 and 2159 addresses. Louis Moorstein bought the structure in 1942 and ran his furniture manufacturing business at this address at least through 1960.

20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial X
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP



21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).
City of San Diego Directories; Office
of San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Walter Broderick's
2. HISTORIC NAME: H.J. Hardy Refrigerators
3. ADDRESS: 2215 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-122-02
5. PRESENT OWNER: Wosk Investment Company
ADDRESS: P.O. Box 2336 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Late Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 62, Lots 4 thru 6

This one-story building has the rounded, geometric lines of the Machine Age. On its southwestern corner, the building has a set of three rounded fingers, stacked on top of each other to form a wing tip design. The design turns the corner of the building, giving it the appearance of motion. The central and main entrance, located in the third of five structural bays, has a flat topped, streamline marquee over it. The old marquee is concealed by a dome shaped awning. The storefront display windows fill each of the rest of the bays. These large display windows are divided down the center. Above the windows and entrance, a continuous band wraps around the building. The roof is flat with the exception of the corner "wing tip" design.



8. CONST. DATE: 1946
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 150'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is significant as an example of the Late Art Moderne style and for its use as a commercial building.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

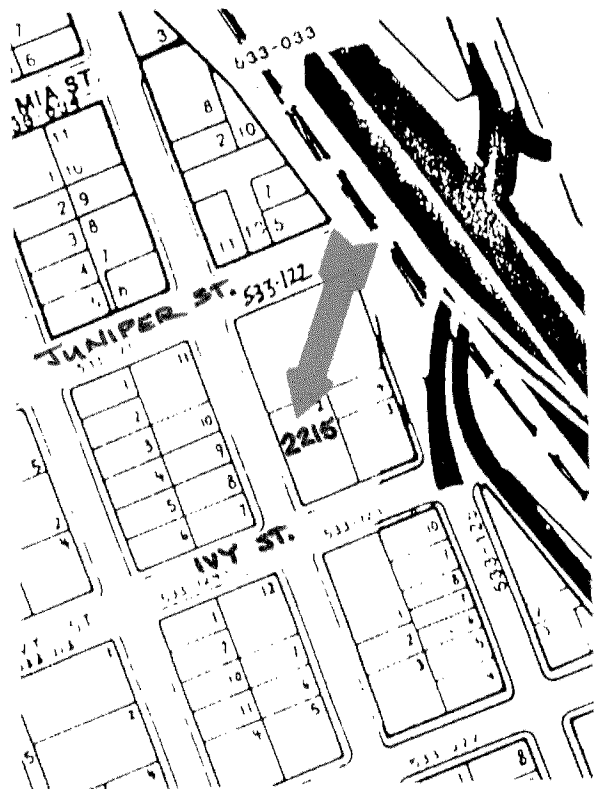
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

H.J. Hardy had this structure erected in 1946 and sold refrigerators at this address through 1949. Although this falls out of the 50 year time frame for historic buildings it is listed as a potential exception. A.L. Posey ran a refrigerator business here in 1950 which became Posey's Furniture and Appliance from 1952 through 1956. In 1958, AVCO Manufacturing Corporation, aircraft designers, inhabited this building. From 1960 through 1964 the County Department of Welfare operated their annex which dealt with Old Age Security, as well as the Blind and Crippled Children's Services. Thompson Photo Service operated a business here from 1967 until 1970. From 1976 through 1980 San Diego Florist Supplies incorporated leased space here.

20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP



21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
 of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Denison Mattress Company
2. HISTORIC NAME: Denison Mattress Company
3. ADDRESS: 2352-54 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-034-10
5. PRESENT OWNER: Milton, Fredericka, & Nicholas Fintzelberg
ADDRESS: 730 Golden Park Avenue CITY: San Diego
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 66, Lot 11

This single-storied, late 1930s commercial structure of hollow clay tile construction has a flat roof with a rounded parapet. The building's exterior walls, faced with stucco and scored to simulate blocks, have a minimal amount of ornamentation. The ornamentation present was limited to the transom space above each of the two east elevation entries. Decorative grates of geometric design were used above each doorway. The usual transoms above display windows complete the rest of the facade, in three of the four structural bays. The overall appearance of the building is one of stark functionality, reflecting the economic conditions of the late Depression years.



8. CONST. DATE: 1937
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The significance of this building rests upon its late 1930's One Part Commercial design which is reflective of commercial design of that period.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

W.H. Denison purchased this property in 1936 and had this commercial structure erected upon this site in 1937. Denison, a mattress manufacturer, ran the Denison Mattress Company from this address until 1960. From 1962 until 1963, the Mission Mattress Company, under the ownership of David Freed, inhabited this building.

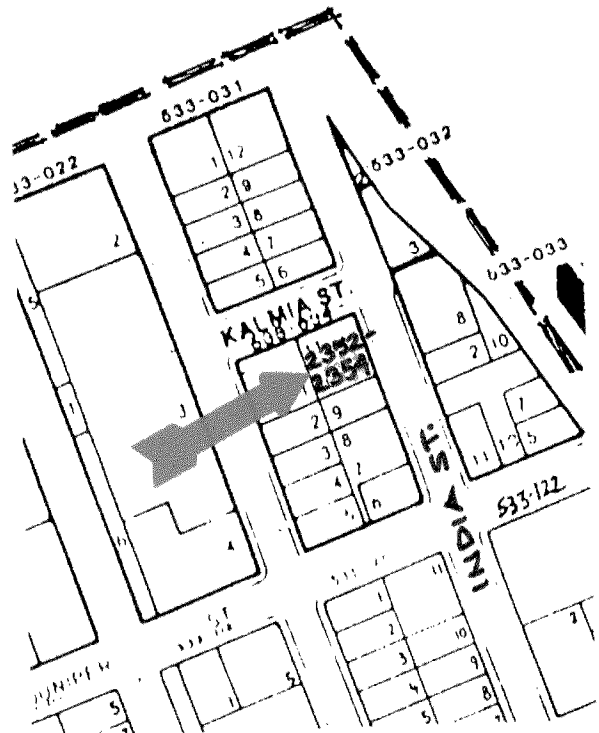
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: City Dye Works
2. HISTORIC NAME: McDonough Cleaners
3. ADDRESS: 2400-2404 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-031-06
5. PRESENT OWNER: General Uniform Corporation
ADDRESS: 2400 India Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 75, Lot 7

This single-story structure, built to take full advantage of its corner location, has a combined side gable roof and pyramid tower roof. The side gables branch off in either direction from the corner tower. At the apex of the tower, an arrow shaped sign, pointing downward, directs the attention of passersby to the arched entry below. The building has a ceramic tile roof and stucco exterior walls. There are parapets at the gable ends of both the west and north extensions. Rounded pilasters at each of the structural bays support the cornice below the roof line. Divided transoms and display windows on either side of the arched entry compose the storefront design. The semi-circular arch of the entry is filled with divided glass, which forms a half circle above the double doors. A circular "rose," false window in the front of the tower formerly held a clock.



8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Mediterranean design of this structure and its use as a commercial enterprise makes this building a prime example of the Spanish Revival

style of architecture.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

H.L. and Vera McDonough purchased this property in 1930, erecting this commercial structure that same year. The couple ran a cleaners at this address from 1930 until 1940. From 1942 until 1959, the City Dye Works, a cleaners and dyers ran a business here, changing its name to City Dry Cleaners in 1961. This building is a fine example of the Spanish revival style of architecture employed in a commercial building.

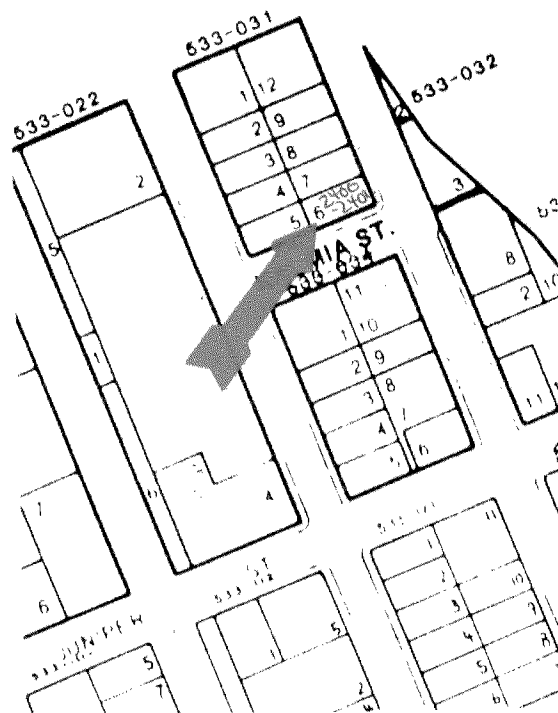
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
 of San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Adams-Henry Company
2. HISTORIC NAME: Adams-Henry Company
3. ADDRESS: 800-826 West Ivy
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-121-06
5. PRESENT OWNER: Eva Weinstock/Anita Tobias/Esther Belinsky
ADDRESS: 568 Broadway
CITY: Chula Vista
ZIP: 92010 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Edwardian Industrial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

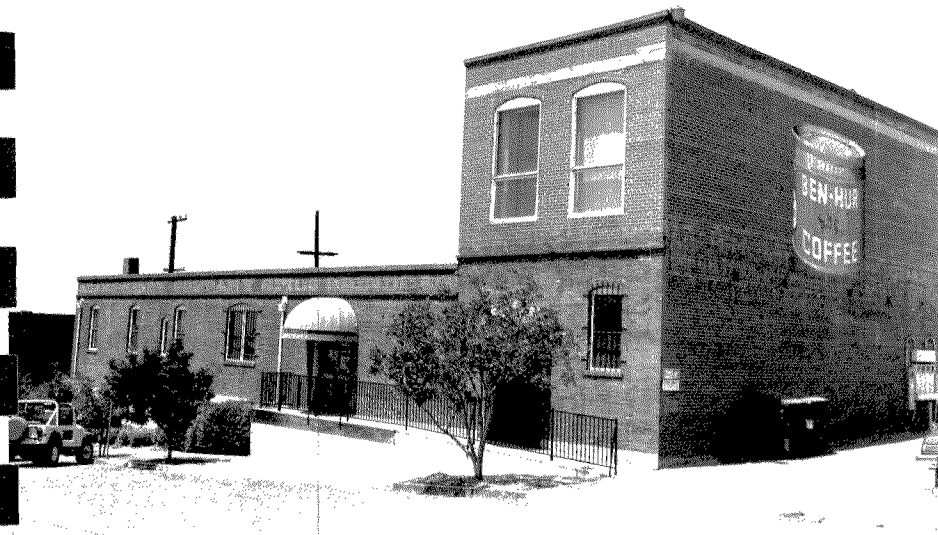
Legal Description: Middletown, Block 63, Lot 6

This asymmetrical commercial building of brick construction was originally one-story. The second floor building addition on the east end was completed in 1922 with continuing commercial use and repeats the wooden double hung sash windows. The eight windows on the front facade are of varying size with segmental arches. The boxy exterior is heightened by the flat roof with a slight parapet extending above the roofline on the front facade. Large advertising murals still decorate the two-story sections. They provide interest to an otherwise austere exterior, broken only by a wide band of brick, extending horizontally across the front facade, slightly below the roof line on the original section and slightly above this level on the addition.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
G.A.Hansen
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This brick commercial structure is significant because of its design in the Edwardian Industrial style.



13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Has been restored beautifully
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Full advertising mural on east wall.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Adams-Henry Company erected the first story of this brick structure in 1913. A.E. Adams, president, G.G. Henry, vice-pres., and W.P. Henry, secretary-treasurer, operated a wholesale coffee, tea and spice business here from 1913 to 1926. The second floor addition was completed in 1922. From 1929 to 1942, the San Diego Coffee Company, wholesalers of coffee, tea, spices, extracts and Ben Hur Quality products occupied the structure. Historic large hand-painted advertisements on the eastern-facing brick wall read "Adams-Henry Spice Grinders" and "Ben Hur Coffee"; the pride of each business which has inhabited this space. The Chapman-Gilbert Company, chemical manufacturers, used this structure as a warehouse in 1950. From 1953 to 1958, the Foam Rubber Supply Company, upholstery suppliers, operated from this address.

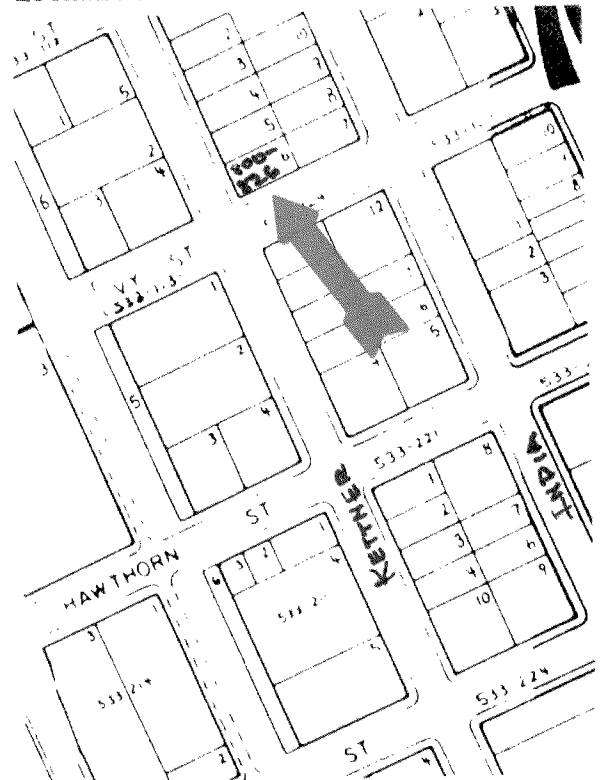
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; San Diego Union, 8/19/1966, 3/12/1931;
Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: California Stamp Company
2. HISTORIC NAME: Electrical Products Company
3. ADDRESS: 1702 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-231-05
5. PRESENT OWNER: San Diego Trust & Savings Bank
ADDRESS: c/o Dept. 54, P.O. Box X-1013 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco / Zig Zag Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 40, Lot 6 and south 1/2
of Lot 7

This one-story commercial structure of stucco construction with projecting tower on the front facade of the building features classic Art Deco details. Smooth wall surfaces, a vertical chevron design on both faces of the tower, and other geometric motifs decorate the exterior. The roof of the building is flat with a coping and a low-pitched parapet at the center front. The tower features a hipped roof. The windows consist of three tall, vertical panes with a ribbon of three transoms across the top.



8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
8,118 sq.ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure gains its significance as a prime example of the Art Deco/ Zig Zag Moderne style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Electrical Products Corporation purchased this property in 1930 and erected this structure upon the site sometime during that year. Charles E. Green was the district manager of this company which specialized in neon signs. Electrical Products Corporation remained at this address until 1961, when it was moved to a new building at 3419 Hancock Street. Grant Photo Services and Creative Displays ran businesses in this building. From 1978 until 1980, the John Hogan Company service center, specializing in women's wear and retail dresses with its main outlet in Fashion Valley, was located at this address. This edifice features a fine example of Art Deco/Zig Zag Moderne Styling, a rarity in San Diego.

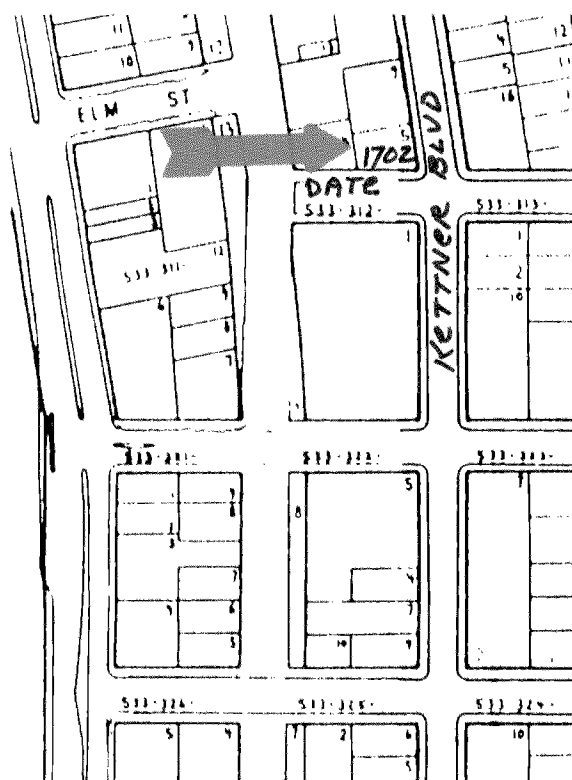
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Flutterbys Funhouse
2. HISTORIC NAME: A.W. Pray Rental
3. ADDRESS: 1907 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-224-05
5. PRESENT OWNER: Tom Carniglia CITY: San Diego
ADDRESS: 3408 Union Street
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 42, Lot 6

This wooden residential/commercial structure features a front gabled roof, steeply pitched. A patterned masonry brick chimney anchors the west side of the structure. Spindlework railings decorate the exterior of the balcony and front porch. The facade is asymmetrical with fixed multipaned windows (may not be original). The exterior walls appear to be wooden, horizontal with tongue and groove or shiplap joints. Shingles on the porch roof are diamond patterned.



8. CONST. DATE: 1886
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is historically significant because of its design in the Queen Anne style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indus Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

A.W. Pray, a capitalist, bought this property in 1886, and had this structure constructed on this lot for use as a rental, with his residence built behind it at 1910 India Street. In 1889, C. Breedlove purchased this house and resided at this address until 1891, when he sold it to Joseph Wurzell who used it as a rental. Archibald R. Robbins, a machinist for the Hensley-Howard Company, bought the cottage in 1904, and lived here with his wife, Mary. Augustino Carniglia, a fisherman, and his wife, Amelia, purchased this structure for their residence in 1921, homesteading it in 1929.

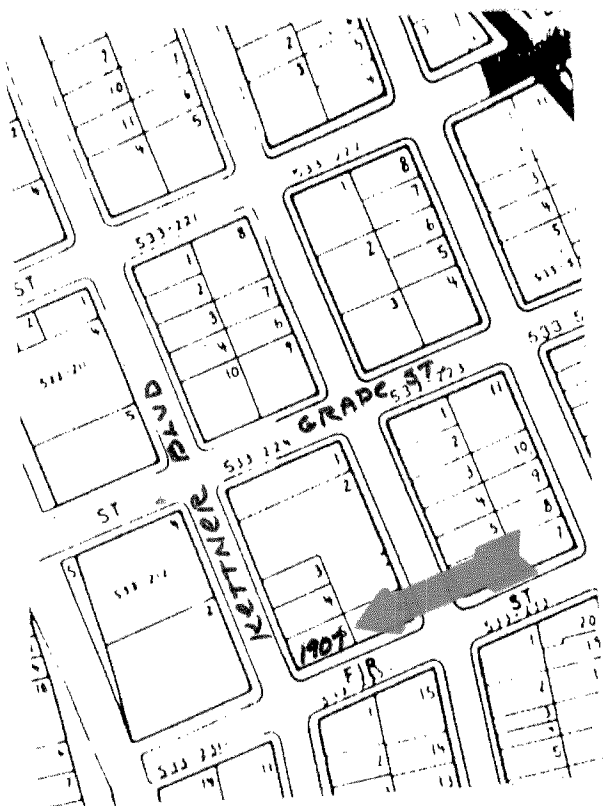
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Waterfront
2. HISTORIC NAME: The Waterfront
3. ADDRESS: 2044 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-211-04
5. PRESENT OWNER: Nancy Klatt & Helmer Eden,
c/o Klatt Realty
ADDRESS: 1124 Wall Street CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 52, Lot 2, less R/Way
Lots 3 and 4 and all of Lots 9-11.

This one-story commercial structure of stucco construction displays the Art Moderne features of smooth wall surfaces, flat roof with a small coping at roof line. The facade is symmetrical with two pairs of rectangular fixed windows (one horizontal, one vertical) on the door, and which repeat the horizontal planes and emphasis of the exterior. Curved vertical glass block windows flank each side of the centered front entrance. The commercial signage above the main entrance was done with block lettering in the style of the late 1920s.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
150' x 175'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Art Deco/
Moderne design of this commercial structure gives the building its historical significance. The Waterfront is also the oldest
tavern in the community.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This one-story commercial structure, built in 1927 by Felice Castagnola, a fisherman, and his wife, Maria, who both resided at 2066 Kettner, was originally the Asbestos Products Company, a roofing establishment. This business remained at this location until 1930. In 1935, The Waterfront, which sold beer, refreshed the local fishermen. C.K. Schilling ran a restaurant at this address from 1940 until 1948. From 1952 to the present day, The Waterfront has operated at this location: in 1952 as a liquor store, from 1955 to 1960 as a restaurant, and from 1965 to present as cocktail lounge. This unique Art Deco/Moderne structure is the oldest tavern in the community.

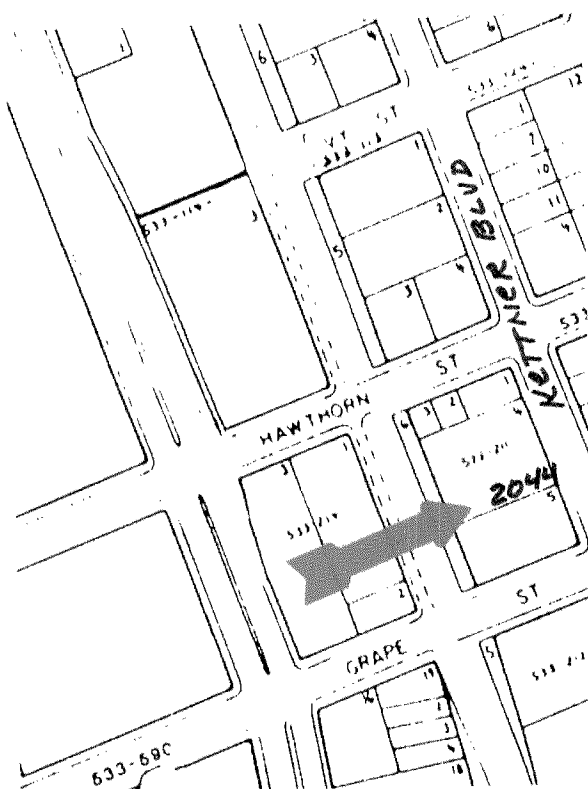
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories, Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Vincenzo Rental
2. HISTORIC NAME: Zolezzi Residence
3. ADDRESS: 2055-2055 1/2 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-221-02
5. PRESENT OWNER: Vincenzo and Ofelia Bruno
ADDRESS: 3368 Columbia Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman Bungalow
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 51, Lot 2

This Craftsman Bungalow style residential structure combines many stylistic elements. A wooden structure, it has a moderately pitched, cross-side gambrel roof, with an extended roof line in the rear, and a wide, open eave overhang. The main portion of the structure consists of wooden siding but the front entry porch is concrete, with arched, curved solid railings flanking the steps, possibly a later addition. The porch supports are twisted with neoclassical capitals and support a side gambrel roof. Windows are wooden, double hung sash and on the side of the structure there are five of these, irregularly spaced. A partial basement is reached by a side exterior entry.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure attains its significance from its design as a Craftsman style bungalow, and from its use as a residence by the Zolezzi family.

IDENTIFICATION

1. COMMON NAME: Kettner Street Residence
2. HISTORIC NAME: Bartolomeo Castagnola Rental
3. ADDRESS: 2062-2064 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-211-04
5. PRESENT OWNER: Nancy Klatt/Helmer Eden, c/o Klatt Realty
ADDRESS: 1124 Wall Street CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Modified Neoclassical
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 52, Lot 2 and less R/way on
Lots 3 and 4 and all of Lots 9-11.

This wooden clapboard structure has a hipped roof and is two-
stories with a centered porch. The facade has symmetrically
balanced windows and center doors. The porch roof is flat and
supported by columns with abbreviated Greek capitals. Eaves are
boxed with a moderate overhang. The porch roof has a pierced
fretwork railing. Windows have a fixed center section flanked by
vertical, narrow casement windows. Exterior stairs appear to be
a later addition at the side of the building.



8. CONST. DATE: 1909
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER: Progressive
Business Company
11. APPROX. PROP. SIZE(FT):
150' x 175'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: The use of this
wooden clapboard structure as a
residence by members of the Ital-
ian fishing community, combined
with its design in a Modified

Neoclassical style, gives
this building historical
significance.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Converted to duplex.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bartolomeo Castagnola and his wife, Maria, had this two-story structure erected in 1909 for rental purposes. Their residence was next door at 2066 Kettner. In 1918, Bartolomeo died and the property passed to Maria Castagnola and Sylvia Ghio. In 1926, Italo Zolezzi lived at 2054 Kettner and John Ghio and Vance Castagnola, a widow, lived at the 2056 address. From 1935 until 1940, Lino Castagnola, a clerk at Sunset Sea Food Company resided at 2054 Kettner, and Fred Canepa, a fisherman, inhabited the 2056 portion. In 1945, Helmer Eden, a general contractor, purchased this structure and moved into the 2056 address.

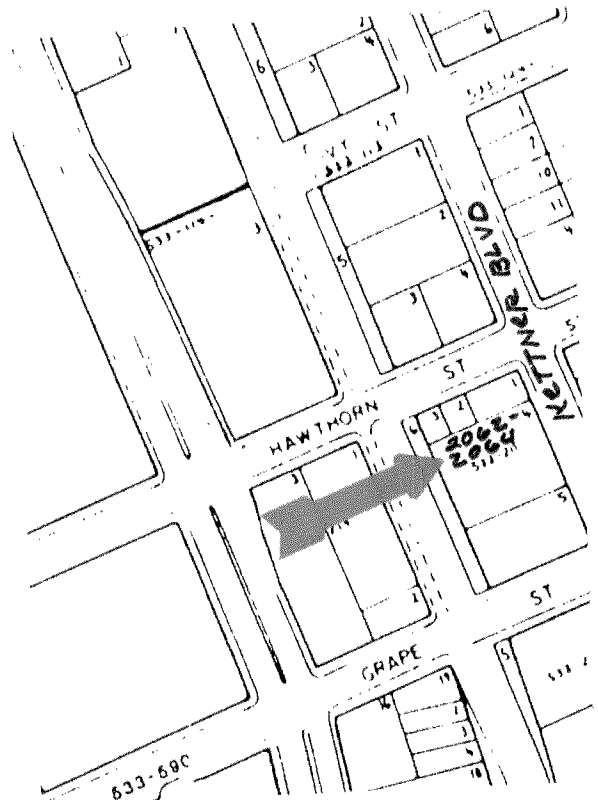
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder; Interview with Mildred Keane, 1979.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

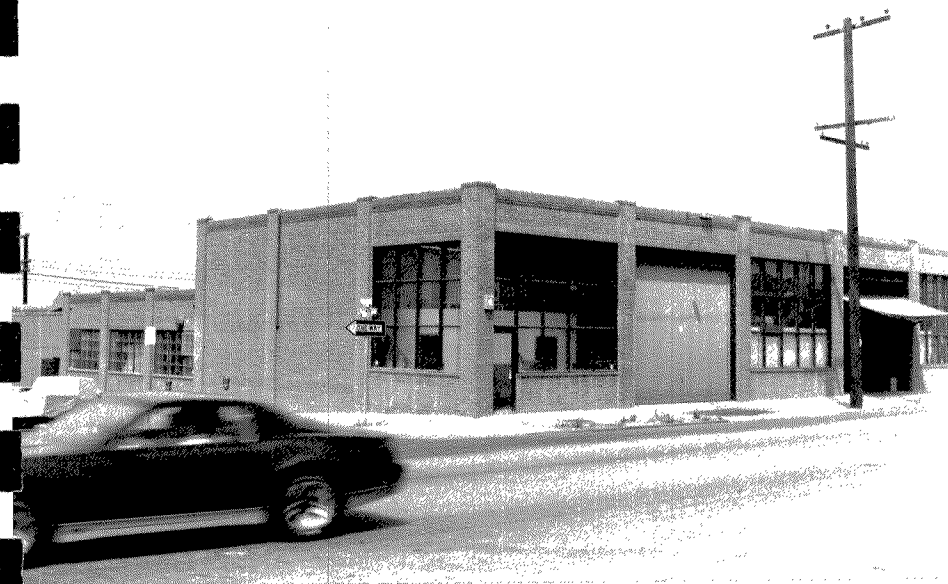
1. COMMON NAME: Brunswig Beverages
2. HISTORIC NAME: Brunswig Beverages
3. ADDRESS: 2204-2220 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-112-04
5. PRESENT OWNER: Kay Hammond Moorstein/Betty Slater
ADDRESS: 5851 Camino De La Costa CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Lumber
ORIGINAL USE: Unknown

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 64, Lots 7 and 8

This one-story brick structure has a symmetrical facade and flat roof. Evenly spaced vertical brick pilasters that project slightly from the wall provide ornamentation on the exterior. Large multipaned square windows alternate with large garage doors in the spaces between the structural bay supports. A curved parapet projects above the flat roof. The exterior masonry is unpainted.



8. CONST. DATE: 1947
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure obtains its historical significance from its design as a One Part Commercial Block.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Louis and Esther Moorstein erected this one-story brick commercial structure around 1947, with Brunswick Beverages inhabiting the building from 1947 until 1948. In 1950, F.F. Antelline ran a heating business at this address. E & F Supply Building Materials and United Service Exchange Electrical Appliances inhabited this edifice in 1956.

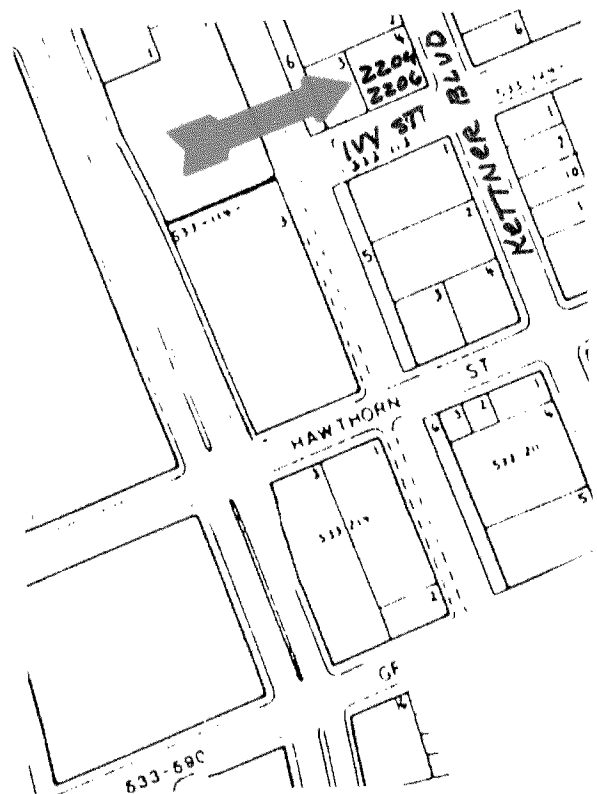
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Castagnola Duplex
2. HISTORIC NAME: Castagnola Residence
3. ADDRESS: 2251-53 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-121-02
5. PRESENT OWNER: John Castagnola/Benadita Trevisan/
Jennie Castagnola et al.
ADDRESS: 829 West Juniper Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Classic Box
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 63, Lot 2

This two-story wooden structure has a flat roof with slight cornice and two porches which dominate the front facade. Boxy vertical lines are emphasized by the tapering porch supports and simple railings. The two doors are flanked by windows framed with slightly extended casings. The windows are wooden double hung sash. All windows and doors on the second floor are placed exactly above these features on the first floor. Clapboard siding was used throughout.



8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50'x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This wooden clapboard building obtains its historical significance both from its design as a Classic Box and from its use as a residence by

members of the local
fishing community.

IDENTIFICATION

1. COMMON NAME: None
2. HISTORIC NAME: San Diego Macaroni Manufacturing Co.
3. ADDRESS: 2308 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-022-04
5. PRESENT OWNER: Rudolph Bragg
ADDRESS: 4027 Old Orchard Lane CITY: Anita, CA
ZIP: 92002 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Utilitarian w/ Mission Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 65, except RR R/w, Lots 4, 5, & 6
and all of Lots 7 & 8.

A two-story warehouse building with frontage on Kettner being one and one-half stories, this structure once housed the San Diego Macaroni Factory. The brick construction is hidden behind stucco siding. The building's vaulted roof has a parapet at the east and west elevations. The parapet has a broad, convex shape. Windows are of an industrial style, with pivoting central sections and fixed surrounding sections of rectangular lights. The second floor windows, at the rear of the building, have twelve lights, while those of the ground floor have six. The glass used in these windows was reinforced with wire mesh (chicken wire). The west elevation of the building faces the railroad tracks and its doorways were designed for handling freight. A ground level entrance here has sliding wooden doors, while a second floor wooden door, still present, formerly opened on to a ramp, which has been removed. On the south elevation another freight entrance designed with a rolling metal doorway was built. New windows and awnings have been added to the front (east) portion of the building, where a flagpole rising above the curved parapet and the sidewalk inscription are evidence of the earlier factory.

8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
22,250 sq.ft.
12. DATE OF PHOTO:
1988



TENTATIVE RANK: 3

SIGNIFICANCE: This structure is historically significant both for its commercial use as the home of the San Diego Macaroni Manufacturing Co., and as an example of a Utilitarian style building with Mission influence.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Macaroni Manufacturing Company was erected in 1924 by Erminio De Rocco, a turn-of-the-century Italian immigrant to San Diego. In 1911, De Rocco invested \$6,000 and started his San Diego Macaroni Manufacturing plant on India between Beech and Cedar. As business increased, he was forced to construct larger quarters. The originally 18,000 square foot plant at this location was considered highly automatic for its time, equipped with expensive mixing, extruding, drying and packaging machinery and elaborate temperature and humidity controls. All macaroni products were made from semolina wheat flour grown in the North Central States. The company produced a line of 30 items including vermicelli, spaghettini, linguine, lasagna, rigatoni, and sea shell macaroni. On the sidewalk in front of the structure is inscribed "San Diego Macaroni Factory & First Class Italian Macaroni."

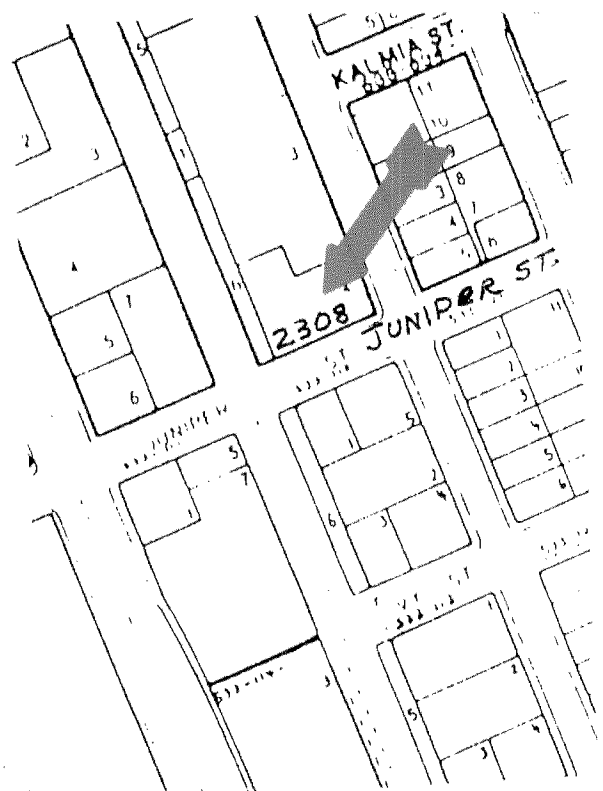
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
 of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Zolezzi Residence
2. HISTORIC NAME: Zolezzi Residence
3. ADDRESS: 2321 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-034-04
5. PRESENT OWNER: Menzie Gordon
ADDRESS: 1083 Novara Street CITY: San Diego
ZIP: 92107 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 66, Lot 5

This two-story wooden structure has a low-pitched front gabled roof, with wide unenclosed eave overhang. The partial-width porch is centered on the front of the symmetrical facade, with an extended roof. The roof supports are square columns. Windows are double hung sash. Beams under the roof extend beyond the roof line. A basement or storage area is entered by a door with an extended shed roof, directly under the porch area. Wood clapboard siding was used on the exterior walls.



8. CONST. DATE: 1923
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50'x100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building is historically significant because of its Craftsman style design and its use as a residence by the Zolezzi family.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

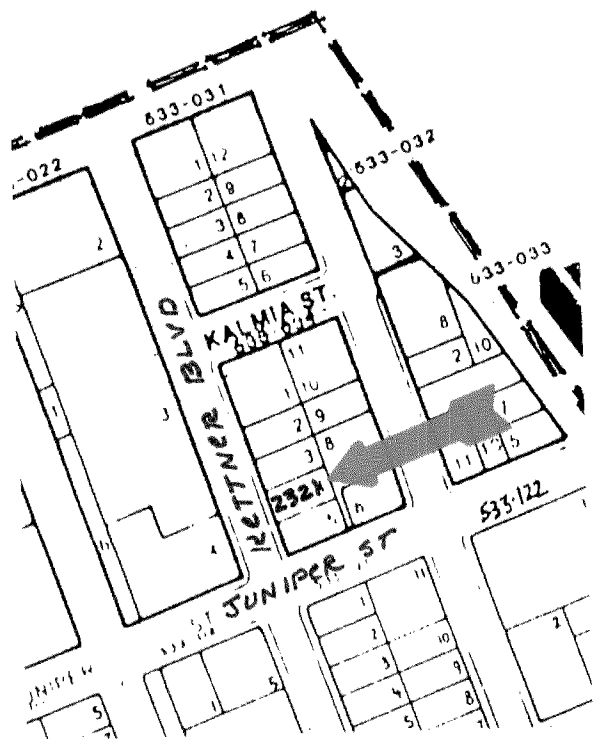
Steven Zolezzi, a fisherman, and his wife, Josephine, purchased this property in 1923 and this structure that same year. Mrs. Zolezzi resided at this address until 1960.

20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).
San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Residential
2. HISTORIC NAME: Lazaro Massa Residence
3. ADDRESS: 2327 Kettner Blvd
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-034-03
5. PRESENT OWNER: Laurie Massa/Andrea Piranio/
Annette Busalacchi et al.
ADDRESS: 3020 Dove Street
ZIP: 92103
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
PRESENT USE: Residential
ORIGINAL USE: Residential

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 66, Lot 4

This one-story wooden clapboard structure features a front gabled roof with wide overhang and exposed rafter ends. A partial-width porch accentuates the asymmetrical facade. The porch supports are square columns. Windows are wooden double hung sash. Porch steps are flanked by solid, stepped rails, emphasizing the horizontal and vertical lines of the design.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure obtains its historical significance from its use as a residence by members of the Italian fishing community, and from its Craftsman style design.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Lazaro Massa, a fisherman, and his wife, Amelia, purchased this lot in 1923 and built this house here in 1924. They and various family members including Mrs. Ermina Massa, resided here through 1935. Mrs. Mary Zolezzi lived here in 1940, and Vittorio Trevisani, a fisherman, and his wife Benadita, possessed this property in 1950 and lived here through 1960.

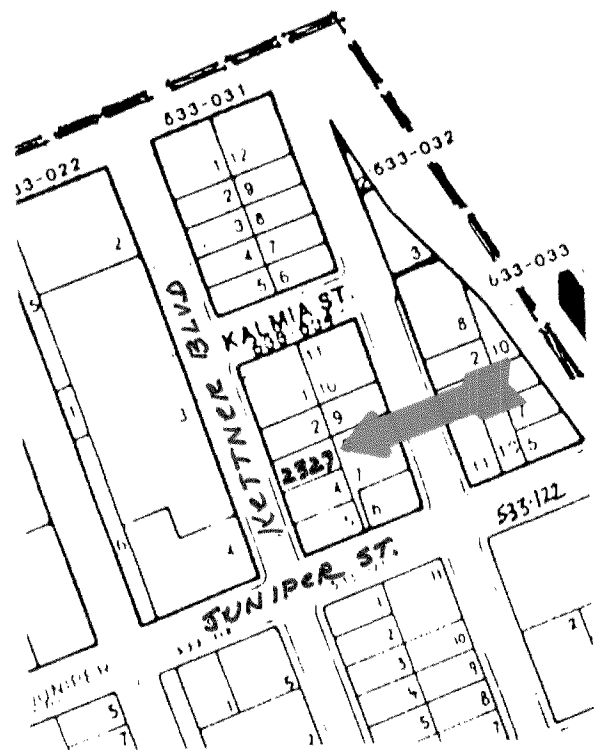
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office
 of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Commercial
2. HISTORIC NAME: Dryers Furniture Company
3. ADDRESS: 2368-2400 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 533-022-03
5. PRESENT OWNER: Rudolph Bragg/Anthony & Rose Pierangelo
et al. c/o D. Gawf
ADDRESS: P.O. Box 121 CITY: Jamul, CA
ZIP: 92035 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Modernistic
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Portion in street closed and
Block 65, Lots 9-12, and Block 76, Lots 7-9.

This stucco structure contains many modernistic elements in its design. The roof is flat with slight coping and with horizontal bands extending the width of the facade. The facade is asymmetrical with a mix of windows shaded by awnings. Doors of various sizes extend along the front face of the building. Two round medallions decorate a rectangular projection in the center of the roof line.



8. CONST. DATE:
1925, 1930, 1932
1935, 1947
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
100' x 430'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is significant because of its design in the Modernistic style and its use as a commercial structure.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: In general the exterior is much the same
as when Joe Dryer had it built.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted. An enormous structure.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Standard Mattress and Furniture Company incorporated in 1919. In 1925, the southern section of the building was erected as a two-story structure. By 1930, the company's products were found in every hotel in San Diego County as well as many of the rooms at Agua Caliente. That year, the company added a furniture exposition hall in order to double their display room and make the plant one of the largest of its kind in the southwest. The exposition hall was used for the first time on June 22, 1930 by the Woman's 100 Percent Association for its Prosperity Jubilee. Joseph E. Dryer, for many years president and general manager of the company, was also a respected community leader and president of the San Diego Chamber of Commerce. Dryer's Standard Furniture Company continued at this address through the 1970s.

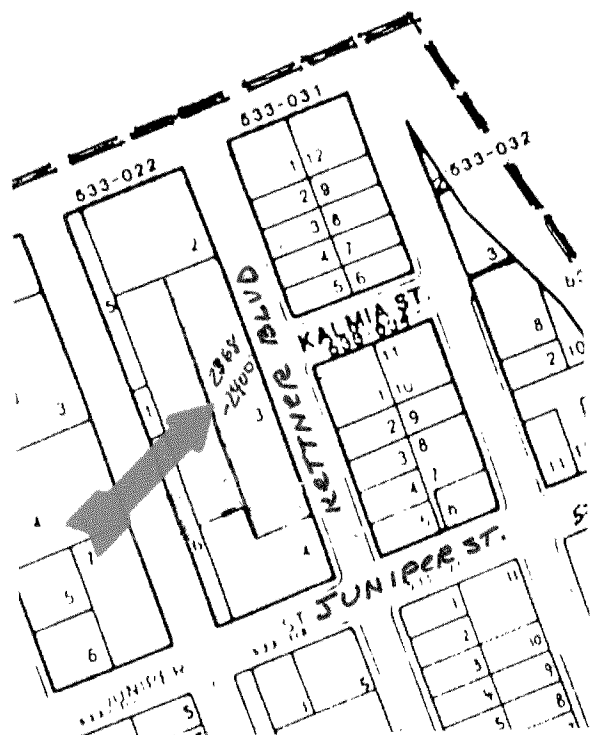
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
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ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

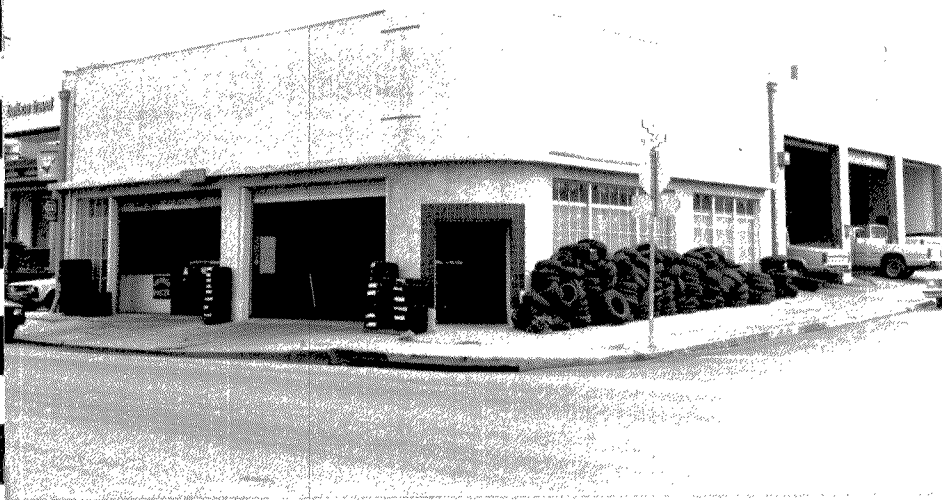
1. COMMON NAME: Dryer's Furniture Company Warehouse
2. HISTORIC NAME: Standard Furniture Company
3. ADDRESS: 2401 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-031-05
5. PRESENT OWNER: Tom & Marie Carniglia/
Alfred & Jennie Santas
ADDRESS: 3408 Union Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Automotive
ORIGINAL USE: Automotive

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 75, Lot 6

This smooth surfaced structure of stucco construction displays many elements of the Art Moderne style. The building wraps around the corner lot with the front entry facing the street intersection. The wall above the door is curved and topped by a large dome. The entry opening is surrounded by glazed ceramic tiles. One wall has two large windows of three vertical sections made up of many small panes. The other wall has two large roll-up doors with one window to the side. The building has an asymmetrical facade with a belt course which emphasizes the horizontal lines. The roof is flat except for the corner dome.



8. CONST. DATE: 1941
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This building obtains its significance from its longterm use as a commercial structure and as an example of the Art Moderne style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Standard Properties Limited constructed this commercial structure in 1941, unique because of its dome and Art Deco architectural styling. In 1942, Joseph E. Dryer purchased this property for use as the Standard Furniture Warehouse Company. In 1952, the business' name changed to Dryer's Furniture Company Warehouse. Dryer's Furniture Company used this building as their contract office in 1965, functioning alongside Walls and Associates, drapery manufacturers. From 1967 until 1968, Leo Lamprides, a wholesale drapery manufacturer, inhabited this structure.

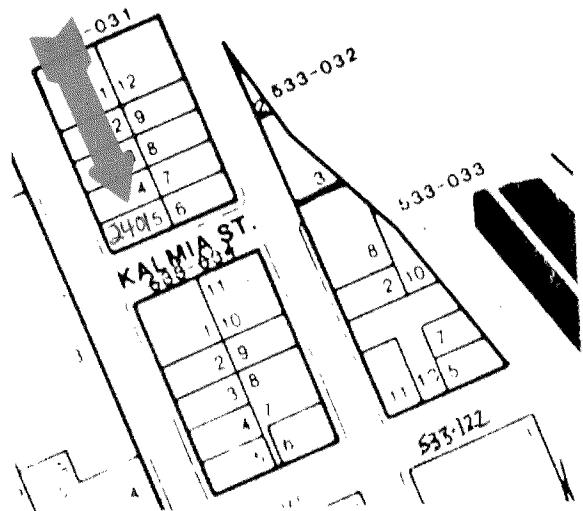
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Gonzalez Residence
2. HISTORIC NAME: Luigi Castagnola Residence
3. ADDRESS: 2419 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-031-04
5. PRESENT OWNER: Jesus Gonzalez
ADDRESS: 2419 Kettner Blvd CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 75, Lot 5

This wooden structure is a rare one-story Italianate design, with a low-pitched roof having widely overhanging eaves, supported by decorative brackets. The front facade is symmetrical with a flat roof. The front entry porch has straight, undecorated porch supports, with a low-pitched hipped roof above. The paired windows consist of two vertical narrow panes with four smaller panes at the top of each side, and operate as casements. Double hung sash windows were used on the side elevations.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is significant because of its rare, one-story Victorian Italianate design and use as a residence by the Castagnola family.

IDENTIFICATION

1. COMMON NAME: San Diego County Administration Bldg
2. HISTORIC NAME: San Diego Civic Center
3. ADDRESS: 1600 Pacific Highway
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-590-01
5. PRESENT OWNER: County of San Diego
ADDRESS: 1600 Pacific Highway
ZIP: 92101
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: X PRIVATE:
7. PRESENT USE: Government
ORIGINAL USE: Government

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco w/ Spanish Revival & Beaux Arts Influences
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Tidelands

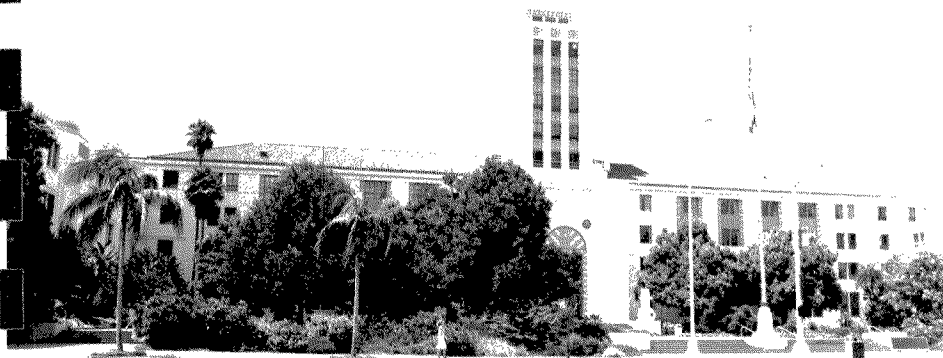
This public structure is essentially U-shaped in plan and stands four stories high, with a central tower of ten stories. The roofs of its tower, north and south wings are flat, with the exception of domes above the entrances to the north and south wings. A hipped, ceramic tile roof covers the length of the main building section. Exterior walls of reinforced concrete have Franciscan tile inlays, arranged with an emphasis on geometric patterns. The main entrances facing both Pacific Highway and Harbor Drive, on the east and west, respectively, have arched tile designs above them. The overall design, which emphasizes both vertical and horizontal masses, is symmetrical. The interior features marble walls, bronze elevator doors and entry detailing, wood and glass light fixtures of Deco design, and Phillipine mahogany woodwork. Landscape architect, Roland S. Hoyt designed the grounds. On the west side of the building, which faces Harbor Drive and the bay, a sculpture, "The Guardian of Water," the work of Donal Hord, was placed to remind San Diegans the debt they owe to water in a semi-arid environment.

8. CONST. DATE: 1936-1938
EST: FACT: X
9. ARCHITECT: Sam Hamill, R. Requa,
W.T. Johnson & L. Gill
10. BUILDER: B.O.
Larsen/Chas. Hoskins
11. APPROX. PROP. SIZE(FT):
520' x 1040'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: The San Diego County Administration Building is a prime example of the Art Deco style with Spanish Revival and Beaux Arts influences, and

obtains its significance both from its design and its use as a major governmental building in San Diego.



13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None to the exterior.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: County Health Department Building;
Sculpture, Guardian of Water

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Civic Center, which housed both City and County offices until 1964, with the City moving out that year, was designed to complement Balboa Park 1935 Exposition structures and was placed on the waterfront according to Planner/Landscape Architect, John Nolen's 1926 plan for San Diego. The architecturally noteworthy building was designed by prominent San Diego architects, Samuel Hamill, William Templeton Johnson, Richard Requa and Louis Gill. The public sculpture, The Guardian of Water, fashioned from San Diego County granite, was created by noted American sculptor, Donal Hord. Roland Hoyt, F.A.S.L.A., planned the landscaping design. The structure, sculpture and landscaping, were financed predominantly by W.P.A. funds. President Franklin D. Roosevelt officially dedicated the building on July 16, 1938. It is listed on the National Register of Historic Places.

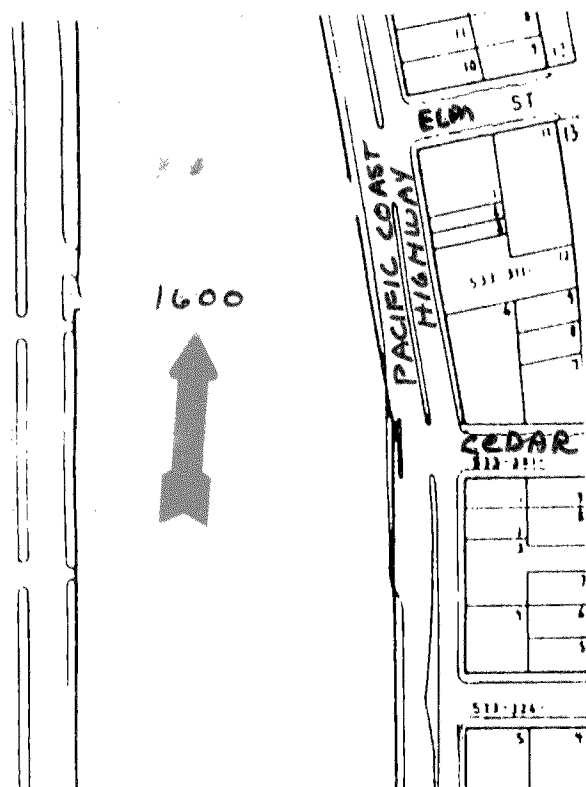
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture 1 Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education 2

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

Office of San Diego County Recorder;
National Register Nomination,
K. Flanigan, 1986

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Fat City/China Camp Restaurants
2. HISTORIC NAME: Big Top Restaurants Inc.
3. ADDRESS: 2137 Pacific Highway CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-114-03
5. PRESENT OWNER: Frank Fat Properties
ADDRESS: 1009 The Embarcadero CITY: Sacramento
ZIP: 95814 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Restaurant
ORIGINAL USE: Restaurant

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Modified Art Deco
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, (Ex All Ly Below MHT Li) St Clsd
& R/W Lots 37-42 and Lots 1-6, Block 280

This pink stuccoed, Art Deco building has been modified on the exterior and interior to some unknown extent. The Art Deco features which are still evident in its current appearance include the central tower entrance, the stacked lines along the roof, and the striated pilasters which flank the central tower. The restaurants and bar are separated on the interior, a fact which translates to the exterior in the form of wing buildings on either side of the southwest facing tower. A patio area on the southwest side was recently added to the building.



8. CONST. DATE: 1942
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
1.45 ac.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure gains its significance from its design in the Modified Art Deco style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None since the 1978 remodeling.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: The neon lighting is most unusual.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

In 1942 the Big Top Restaurants, Inc., erected this structure for usage as a restaurant and in 1950 a motel and restaurant. In 1955, the business name was changed to Top's Incorporated, which included a motel and restaurant at the address. Miyako Sukiyaki Cafe Restaurant operated a business at this location in 1965 along with Top's Motel and Restaurant. In 1978, Tom Fat opened his Fat City Restaurant alongside his China Camp Chinese Restaurant and has remained here through 1988.

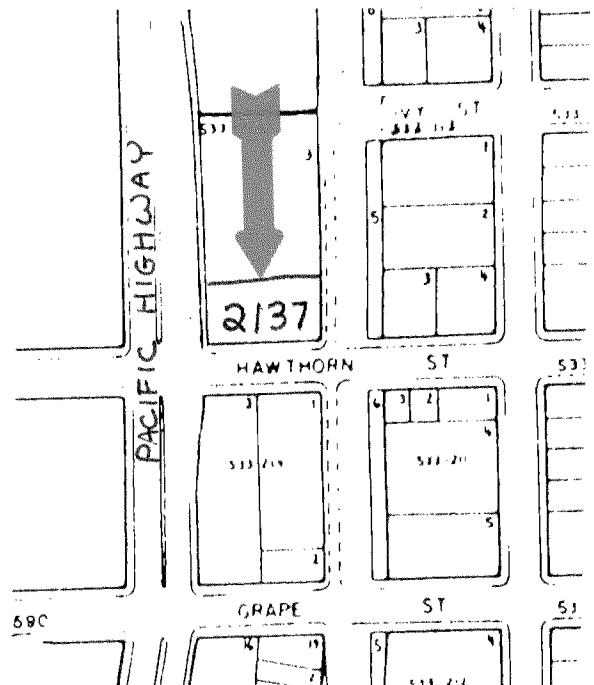
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Solar Turbine Inc.
2. HISTORIC NAME: Prudden-San Diego Airplane Company
(Original location was at another site.)
3. ADDRESS: 2200 Pacific Highway CITY: San Diego
ZIP: 92101
4. PARCEL #: 760-007-03
5. PRESENT OWNER: Solar Turbine Inc.
ADDRESS: 2200 Pacific Highway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Industrial
ORIGINAL USE: Industrial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Industrial International
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Tideland

These single-story industrial buildings which cover several blocks along the west side of Pacific Highway are flat, box-like structures. Their industrial use and the application of the International Style contribute to the box appearance. The flat roof is without a cornice. Below the roof line, the unornamented stucco walls are interrupted only by a continuous band of ribbon windows. Within the band of windows ventilation screens were placed. Six-lighted pivoting windows, regularly spaced, are the only operable windows. Signage for the company was placed directly on the exterior walls. Landscaping used along the sides of and between the buildings also has a functional character.

The chapel built on the company grounds is of a style that might be considered a revival of the Mission Revival. The chapel has a gable roof with an arched entry below it. A bell tower above the entry is actually a parapet with an espadana-shaped cornice. Ceramic tile and stucco were used to further the Spanish image of the chapel.



8. CONST. DATE: 1945
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
580' x 260'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This single story building is significant both for its use as part of the airline industry and its design in the Industrial International style. 53

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: See #19.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up?
Resid Indust X Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Chapel on grounds, on Harbor Drive
side of property.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The San Diego Union reported on several occasions with regards to Solar Turbine: on February 18, 1945, the proposal of a one-story building extending 540 feet along Pacific Hwy at a cost of \$150,000; in July, 1945, an expansion with a warehouse to cost \$1,000,000 and dedication as a jet parts plant; in June, 1946, the construction of another building on Laurel Street to house machine shops; on November 23, 1952 the 25 year history of the company; on December 25, 1952, the ground breaking for a 35' x 50' all-faith chapel on Harbor Drive. Other company changes occurred, as in March 1955 when Solar announced a move to build gas turbine engines. In April, 1955, Solar planned a research facility to meet the growing demand for the turbine engines and designed a building around a 20 ton, 1,000 hspw diesel engine. The building, located at Harbor Drive and Laurel Street, contained 7,700 square feet of working area including a mezzanine.

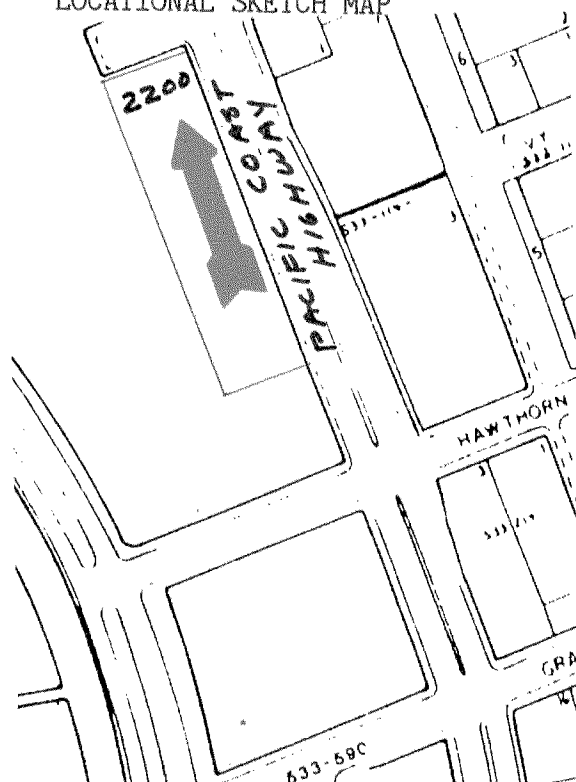
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial X
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories, Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Iowa Apartments
2. HISTORIC NAME: Wilde Residence
3. ADDRESS: 1451 State Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-344-02
5. PRESENT OWNER: Rudolph Bragg
ADDRESS: 4027 Old Orchard Lane
CITY: Bonita, CA
ZIP: 92002 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Modified Italianate
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 21, Lot 2

A heavy application of stucco or plaster was used to update the appearance of the front portion of this three-story apartment building. Along its side elevations, at the rear portion of the building, the original Italianate fabric is still visible. The flat roof has a wood sided parapet, and a bracket supported cornice below it. Side elevations have shiplap siding and cornerboards. Double hung sash windows also have abbreviated brackets below their sills. Below the cornice, on the front elevation, third, second and first floor windows are symmetrically arranged on either side of a fire escape (upper floors) and the main entrance (ground floor). All windows are tall, narrow double hung sash types, set in frames with molded trim. The front porch on the ground floor supports a second floor balcony, both of which have solid railings. The cornice which wraps around the base of the second floor balcony, echos the cornice and parapet arrangement at the roof line. Four porch support columns, square and slightly tapered, give the entry a Neoclassical appearance. Wrought iron window guards have been added on the first floor.



8. CONST. DATE:
c.1888, rear portion
1922, front portion
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure obtains its historical significance from its Modified Italianate design.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X 1922 Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

William C. Wilde, a lawyer, and his wife, Alice, purchased this lot in 1922. As no bulidings existed on this property prior to this time, it is obvious that the rear Victorian Italianate portion of the structure was moved to this site with the more modern stucco front portion added in 1922. The Wildes lived at this address from 1923 until 1927, although they owned the apartments through the 1940s.

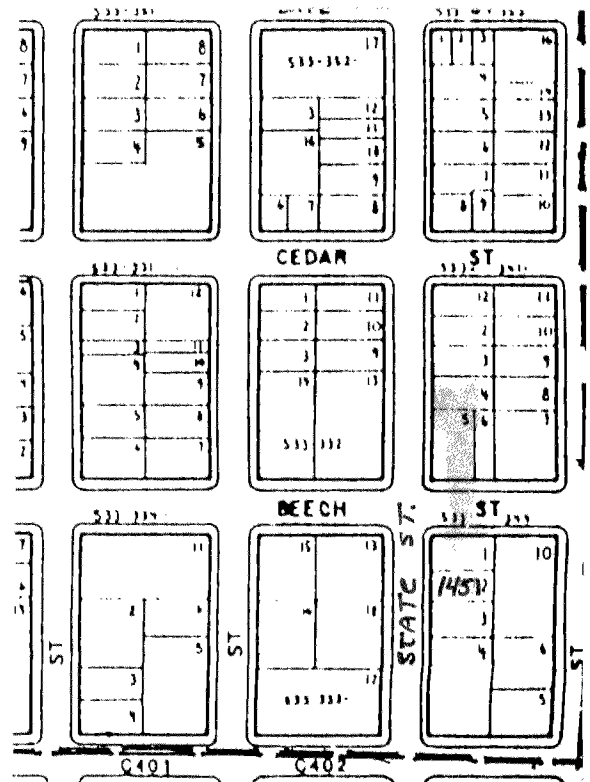
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories, Office
 of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Ordway Residence
2. HISTORIC NAME: Elizabeth Randall Rental
3. ADDRESS: 1620 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-09
5. PRESENT OWNER: Helen Ordway
ADDRESS: 1620 State Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, Lot 8

The roof of this single-story Queen Anne Cottage is composed of a cross-gable linked onto the front of a hipped roof. The boxed cornice takes the shape of a pediment at the front gable end. Also in the gable end are scalloped and diamond shaped shingles. The siding used below the cornice is shiplap, with cornerboards. A corner front porch at the entry has an abbreviated hipped roof and is supported by two square pilasters and a corner column. Where historically there was probably a single entry, there are now two; facing the porch at right angles to each other. Under the porch roof there is a wooden frieze out of which small pendants and brackets were cut. Double hung sash windows were used throughout the house. At the rear of the house, a shed shaped addition was constructed.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
John Woolman
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This one-story cottage is significant because of its design in the Queen Anne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Elizabeth Randall purchased this site in 1886 from E. W. Morse and Haward Bryant. This single storied Victorian cottage, erected upon this lot around 1888, was used as a rental through the 1940s. Randall sold the structure in 1891 to F. T. Botsford, a capitalist heavily involved in San Diego real estate. George S. Parker, who dealt with investments and real estate, purchased the house in 1909. Feliciano Salgado, a laborer, lived at this address in 1927. In 1930, Raymond Vasquez, a fisherman, his wife, Mary, his son, and daughter-in-law resided here.

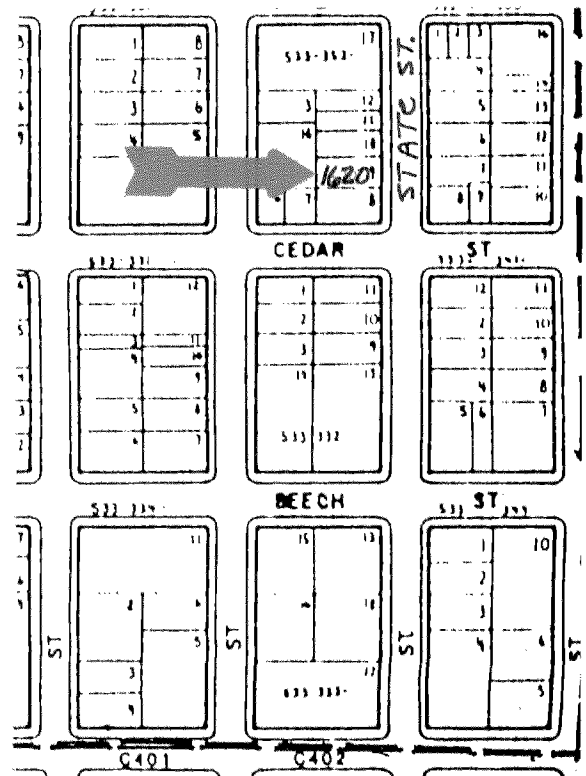
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Faiola Courts
2. HISTORIC NAME: Frank Dimaria Court
3. ADDRESS: 1631-1647 State Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-353-06
5. PRESENT OWNER: Jeanne Nelson
ADDRESS: P.O. Box 19031 CITY: San Diego
ZIP: 92119 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bungalow Courts
ORIGINAL USE: Bungalow Courts

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Spanish Eclectic Court
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 4

This group of buildings has a courtyard of well-landscaped space between them. The buildings were remodeled in the Spanish Eclectic style. The exterior walls were sided with stucco, and ceramic tile was used for the roofing. Windows were given wrought iron grates as part of the Spanish style, and bas relief casts of floral ornament were used above the windows on the exterior walls. The two front units have casement windows, with lights divided in the upper portions. The rear units of the courtyard were given double hung sash windows only.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This group of buildings is significant for its use as an apartment complex and for its Spanish Eclectic design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Various.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Frank Dimaria, a laborer, purchased three small buildings on these lots in 1927. He proceeded to create a modern spanish eclectic court by building around and adding to the existing structures, thus creating a updated look for his property. Dimaria, later a fisherman, and his wife, Antonia, lived at 1633 State in 1927, remaining at that address for a number of years. The Dimarias owned the property until 1964.

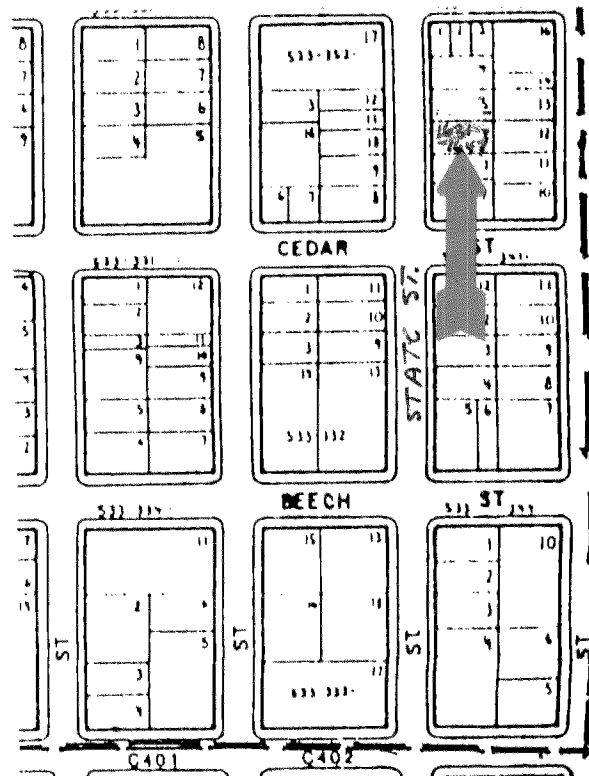
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Knobens Rental
2. HISTORIC NAME: Daniel O. Cook Residence
3. ADDRESS: 1632 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-10
5. PRESENT OWNER: Leigh Knobens/Roxanne Hays/Walter Close
ADDRESS: 2212 Coolngreen Way CITY: Encinitas
ZIP: 92024 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, South 40' of Lot 9 in Block 42

This two and one-half-story Queen Anne Victorian house has an asymmetrical plan with a front end gable at angles with a pyramidal roof. Along the crests of the roof, ceramic tiles were used. The gabled portion of the roof rests above a projecting bay, which extends from the first to the second story. At the second story level, two of the three bay windows are double hung sash, while the third central window is fixed, with two rows of six smaller lights in the upper portion. Other windows on the first and second floors are double hung sash. Clapboard siding was used on all exterior walls, with the exception of the gable end where patterned shingles were used. A shortened, segmental arched window also added interest to the gable end. The ground floor currently has two entries, the original one located within the front porch and the second located on the central portion of the projecting bay. The shed style roof of the porch is supported by three turned columns.



8. CONST. DATE: 1898
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
M. Purcell
11. APPROX. PROP. SIZE(FT):
40' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This 2 1/2 story building takes its significance from its design in the Queen Anne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Minor alterations; red tile added to roof.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Daniel O. Cook, a clerk in 1899, erected this residence upon this property probably in 1898. Cook, who held various jobs during his residency at this address, was a salesman for Klauber-Wangenheim Company in 1901, the manager of the selling department at the Harbison Grocery in 1903, and ultimately president of his own wholesale grocery business, the Cook-Haddock Company, starting in 1905. Paul Erickson owned the structure from 1923 until 1926, although he did not live here. Grazia Zottolo, an absentee landlord, possessed this house from 1926 until 1939, selling it to Sam and Grace Frontiero who rented it out to various tenants through 1952.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP

IDENTIFICATION

1. COMMON NAME: Dumas Residence
2. HISTORIC NAME: J. B. Spaeth Rental
3. ADDRESS: 1642 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-11
5. PRESENT OWNER: Lily Dumas, c/o George Tower IV
ADDRESS: 1642 State Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, North 10' of Lot 9 and South 20' of Lot 10.

A two-story Italianate structure, this house has been modified over the years, yet retains features essential to its design. There is a flat roof with a boxed cornice supported by brackets. A row of dentils along the fascia below the cornice is another original feature of the house. All windows are double hung sash, with four windows of the first and second floors devoted to a square, projecting bay. A smaller repetition of the cornice occurs at the front porch and above the first floor bay windows, where brackets support two rows of ceramic roof tiles. Above the front porch roof, at the level of the second floor, a wrought iron railing was added, creating a false balcony below an isolated second floor window. The front porch is supported by narrow, square, bracketed columns. Shiplap siding and corner boards were used for the exterior walls. The ground floor bay windows have been partially filled in with siding and overlaid by wrought iron grates. An aluminum awning on the side elevation is another modification.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
J.B. Spaeth
Builders
11. APPROX. PROP. SIZE(FT):
30' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story structure obtains its significance from its design in the Italianate style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

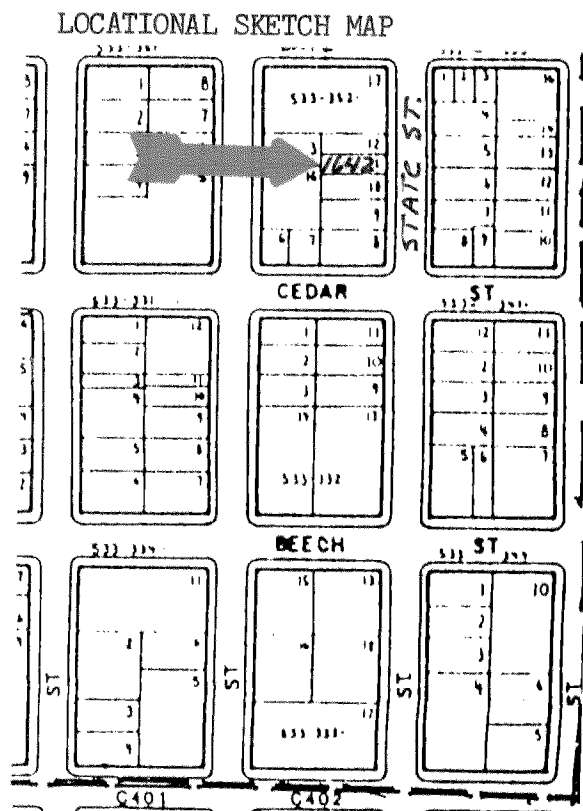
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J. B. Spaeth, a contractor and builder, erected this structure in 1888. While residing at 1648 State Street, the building next door, he used this building for a rental up through 1902 when he sold it to L.A. Worth who in turn sold it to Mrs. Roma Woods. From 1910 until 1932, Ransom and Kate Decker, who were the proprietors of the Decker in San Diego, owned this house. From 1938 until 1950, Fred A. and Bessie Brand possessed and lived in this residence. In 1950, Alois N. Dumas, in the U.S. Navy, and his wife, Lilly bought the property and resided here.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
- Architecture X Arts & Leisure
 - Economic/Industrial
 - Exploration/Settlement
 - Govt Military Religion
 - Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: The Doll Factory
2. HISTORIC NAME: J.B. Spaeth Residence
3. ADDRESS: 1644-48 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-12
5. PRESENT OWNER: Boyd & Antoinette Spencley
ADDRESS: 1606 Via de la Plaza CITY: San Marcos
ZIP: 92069 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Residence
ORIGINAL USE: Commercial/Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, North 30' of Lot 10

This single-storied Victorian cottage exhibits features which are primarily those of Italianate designs. The roof is a cross gable and hipped roof combination, with an interior brick chimney. At the gable end, which faces the street, a fascia of dentils runs below the boxed cornice, supported by brackets. A square projecting bay below the gable end has a hipped roof, brackets and dentilated fascia as well. Striated pilasters separate the window frames of the square bay, appearing to uphold each bracket. Wide, shiplap siding with corner boards was used on the exterior walls of the house. The double hung sash windows and the entry off the small, corner porch all have molded trim around their frames. The support column of the front porch is a turned column. A picket fence and climbing vines are related features.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
J.B. Spaeth
11. APPROX. PROP. SIZE(FT):
30' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Victorian cottage obtains its significance from its features, which are primarily those of Italianate design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: Minor features.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J. B. Spaeth, a carpenter and builder, erected this building for his residence probably sometime in 1888, as City Directories reflect him living at this address in the 1889-1890 publication. Joseph H. Dondlinger, who ran a grocery with a completed line of provisions at 3100 "H" Street, bought this house in 1904. Benjamin Trumper, a teamster for the San Diego Commercial and Milling Company purchased this home in 1905, residing here until 1907, when it was sold to James Byrne, a fisherman. Byrne and his wife, Aurelia, owned this house and lived here from 1926 until 1939, when it was purchased by James R. Singleton, an auto painter, and his wife, Marie.

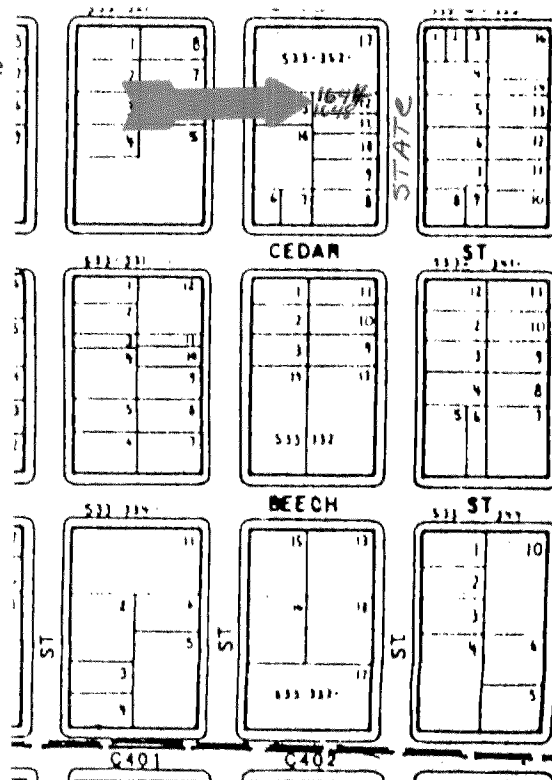
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Catholic Parish & Italian Cultural Center
2. HISTORIC NAME: Our Lady of the Rosary Church
3. ADDRESS: 1654-68 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: Portion of 533-352-17
5. PRESENT OWNER: Roman Catholic Bishop of San Diego
ADDRESS: P.O. Box 80428 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Church
ORIGINAL USE: Church

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, Lots 11 and 12.

The influence of Mediterranean architecture is evident in the designs of this Catholic church and its adjacent Parish Hall. The church, which is at least two stories high, has a front end gabled roof, with square bell towers on either side of it. The tower roofs are pyramidal, each one bearing a cross. The roofs are covered with ceramic tile. The church is sided with stucco or plaster. Ornamental moldings, panels and recessed areas were used throughout the structure. Semi-circular arches are also common to windows, doorways and the bell tower openings. The main entrance is framed by four ionic columns, which support pedestals for statuary. A rose window at the gable end between the towers completes the front facade.

In contrast to the church, the lines of the Parish Hall windows and doorways are rectangular, rather than arched. Its roof is concealed behind a gabled parapet. The exterior walls of the Parish Hall are also stucco. The main entry to the building is accessed by two flights of stairs which lead up to the sides of the building, and thence to the entrance.



8. CONST. DATE: 1923
EST: FACT: X
9. ARCHITECT:
Gianninni &
Ferguson
10. BUILDER:
Williams &
Ferguson
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This church obtains its significance from its service to the Italian and Portuguese fishing community, and its Mediterranean style design.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: The Parish Hall whose address is 1659
Columbia Street was moved to the site
in 1935.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The property originally belonged to the Piedmontese family, the Madalenas. Father Sylvester Rabagliati organized the funding to provide the Catholic Church for the Italian and Portuguese families living in the area. The ground was broken on August 17, 1923. On Christmas Eve 1923, Our Lady of the Rosary was blessed. Father Rabagliati engaged the services of a famous Venetian Artist, Fausto Tasca, a native of San Zanone (Province of Treviso) Venice, Italy. Tasca provided religious art in Orange, Santa Barbara and Los Angeles. He began the paintings in 1920, completing them in 1928. Carlos Romanelli, one of the best known sculptors on the Pacific coast, did the statuary from original models. The molds and patterns were destroyed so that no duplicates could be made.

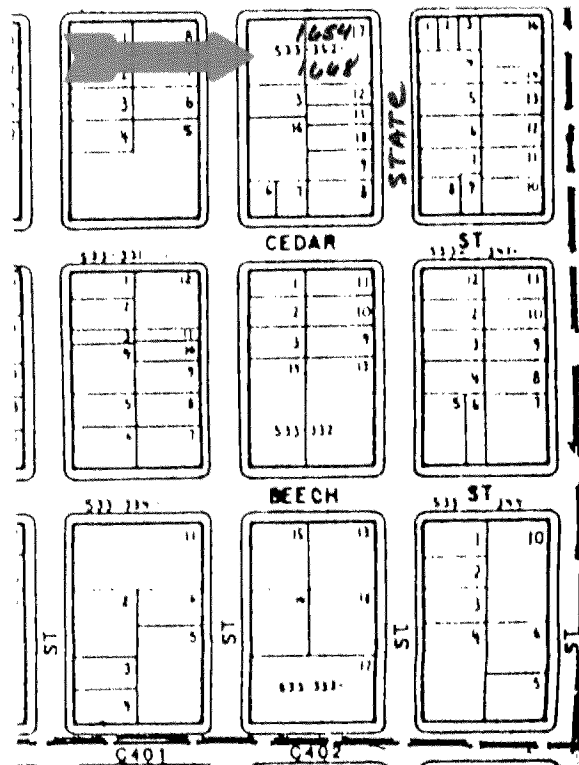
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder; 1925-1975:
The First 50 Years of Our Lady of the
Rosary Church.; San Diego Union,
9/9/1923.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Flex Tech Corporation
2. HISTORIC NAME: Joseph G. Robinson
3. ADDRESS: 1758-1762 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-244-08
5. PRESENT OWNER: Silvester Deluca
ADDRESS: 603 West Palm Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mission Revival Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 34, Lot 12

This one-story commercial structure, with horizontal clapboard siding and vertical tongue and groove siding has a flat roof and an espadana styled parapet. The parapet and the estimated year of the building's construction are both indications that the design was influenced by the Mission Revival. The building's store front entrances have been modified by filling transom spaces, and changing the appearances of doors. The northernmost of the three entrances is a cutaway corner entrance. The other two to the south are recessed storefront entrances. Beyond the alterations to the doors and to certain transoms, the display windows, most of the transom windows, and the lower window panels are unchanged. Wooden pilasters provide the framing for windows, and angled or recessed doorways. A rectangular vent at the center of the facade, above the level of the transoms, provides some symmetry to an otherwise asymmetrical design.

8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 97.80'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure is significant because of its commercial use and Mission Revival-influenced design.



13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted. Gang graffiti on building.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
1919
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This single-storied clapboard commercial building with Mission-styled parapet was probably built around the turn of the 20th century, but moved to this location in 1919 by Joseph G. Robinson, a waiter, and his wife, Inga, who had owned this lot since 1907. In 1920, Daniel A. Hixon ran a shoe repair business at the 1758 address. He remained at this location until 1943. In 1935, Mrs. Nerna Pickering operated a bakery at 1760 State Street, and E. L. Smith had his grocery store at 1762 State. E.C. Turner repaired tools at the 1760 address in 1940 and H.J. Mansfield maintained a confectionary at the 1762 portion. Bay City Transfer & Storage Company inhabited the 1760 premises in 1943.

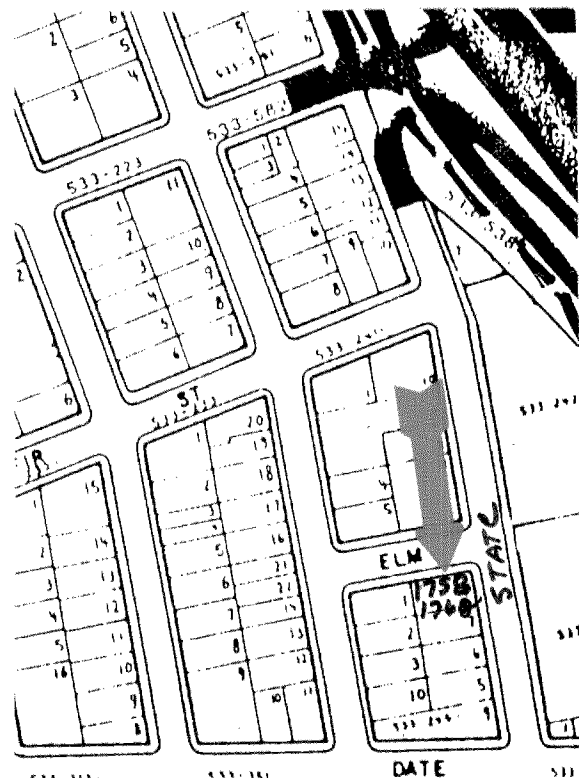
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Florence Young Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1546 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-341-09
5. PRESENT OWNER: Florence Young
ADDRESS: 1546 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 24, Lot 10

This one-story house, with its combination of hipped and gabled roof, on an asymmetrical design, is an increasingly rare example of a Queen Anne cottage. The house has retained most of its original exterior details, beginning with the scalloped shingles at its front gable end. There is an interior brick chimney toward the rear of the house. A square, projecting bay window was placed on the front of the house, with a pyramidal roof for the bay built into the gable end. The front porch, which was tucked into the cross of the building plan, but does not extend across that side of the house, has spindlework below the cornice of its flat roof, and is supported by brackets and a single, square post. Shiplap siding and corner boards were used on the exterior walls. All windows are tall, narrow, double hung sash, with molded surrounds and brackets below their sills.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
J.W. Leonard
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This one-story structure obtains its significance as an increasingly rare example of a Queen Anne cottage.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, a retired merchant, who owned several residential rentals in San Diego through the turn of the century, had this building erected for usage as a rental next to his own home at 1532 Union. This house rented to Nicholas and Joe Asaro, both fishermen, in 1926 and remained in the Millard family until 1928. From 1928 until 1951, Henry A. Schott owned this structure but did not reside here. Frances E. Donner bought the building for rental purposes in 1951, and Florence A. Young purchased it in 1954 for the same usage.

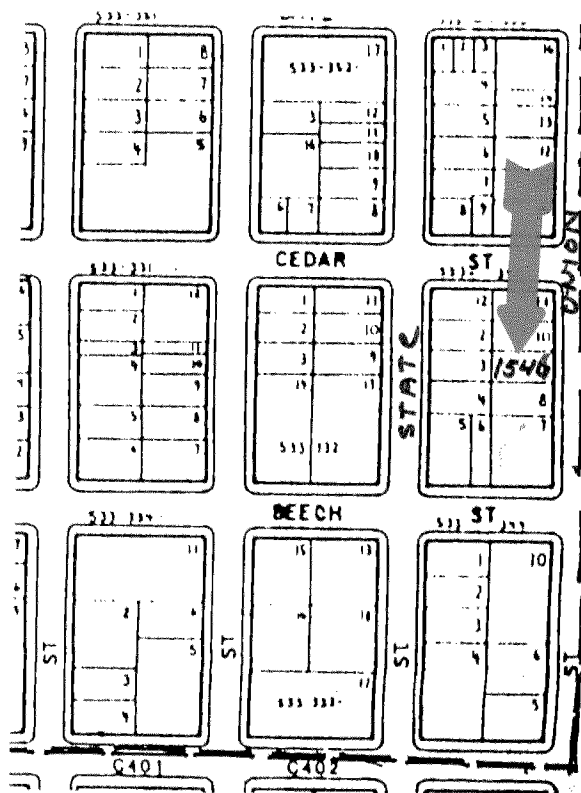
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: McCoy Rental
2. HISTORIC NAME: J. A. Heath Rental
3. ADDRESS: 1556-1560 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-341-10
5. PRESENT OWNER: Woodrow McCoy
ADDRESS: 240 West Cedar Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Colonial Revival Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 24, Lot 11

An enclosed second floor balcony, hipped roof and accompanying hipped roof dormer are the principal features of this two-story house. The roof has an overhanging boxed cornice which is repeated under the single dormer. The front elevation of the second floor is dominated by a ribbon of five pairs of casement windows, with each casement having three lights. Five fixed windows in the position of transoms above the casements, are divided at the point which corresponds to the casement opening below. The ribbon of windows is anchored by two pilasters, topped by simple capitals. Clapboard siding was used below this ribbon of casement windows, and on all other exterior walls. The front porch is formed by the cantilevered second floor "balcony." An entry was placed on one side of the porch; double hung windows were fit on the other. An open, wooden balustrade serves as the porch railing, while a column identical to the second story pilasters, supports the overhanging second floor.

8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This two-story structure is significant because of its Colonial Revival Influence architectural style.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Addition of the porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Large palm trees -- neighborhood
atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

James A. Heath, a ship chandler who ran his business at 614 5th Avenue erected this structure upon this lot in 1888. He resided here in 1888 through the 1900s, selling the structure to Herman Miller, a carpenter, and his wife, Ellen, in 1920. The Millers lived in the house through 1924, using it for a rental until its sale in 1941.

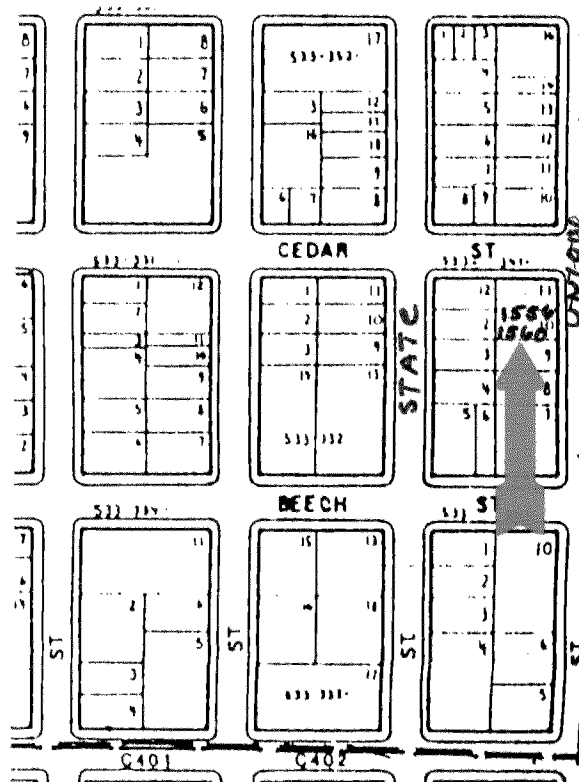
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories;
Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1610 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-353-10
5. PRESENT OWNER: Paul and Kathleen Kennerson
ADDRESS: 12864 Caminito En Flor CITY: Del Mar, CA
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 7.

A steeply-pitched, front end gable roof with boxed cornice covers the front portion of this two-storied Queen Anne house. A hipped roof caps the rear portion of the structure, which may have been a later addition. Narrow clapboard siding was used on the gable roofed portion, while wider clapboarding covers the hipped roof portion. A front porch with a shed roof extends across the asymmetrical front. The porch has turned spindlework below the roof line and turned support posts. Inside the gable end, strips of jigsawed wood were laid out in a fan design, anchored by a decorative half circle. Below the fan lies another shed roof whose cornice is supported by a row of brackets. Rosettes were placed between the brackets. Below this row of ornamentation are three double hung sash windows, set in frames against each other. The ground floor entry was placed to one side of the porch, with the other side filled by an angled, bay, double hung sash window, a large fixed window, and another double hung sash window.



8. CONST. DATE: 1894
EST: X FACT:
9. ARCHITECT:
John B. Stannard
10. BUILDER:
Purcell & Moran
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is historically significant due to its Queen Anne design.

13. CONDITION: Excell Good X Fair Deteriorated
 No longer in existence
14. ALTERATIONS: Addition on the south side of the house.
15. SURROUNDINGS:
 Open Land Scattered Bldgs Densely built-up?
 Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
 Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, who retired in the 1880s, erected this structure for use as a rental in 1894. Millard, who had considerable property interest in San Diego, owned 18 rental cottages in 1901, which he claimed were "occupied all the time." He believed that rental property had to be well constructed and maintained in order to attract proper tenants. Henry C. Millard assumed ownership of this structure for use as a rental in 1902, possessing it until 1942.

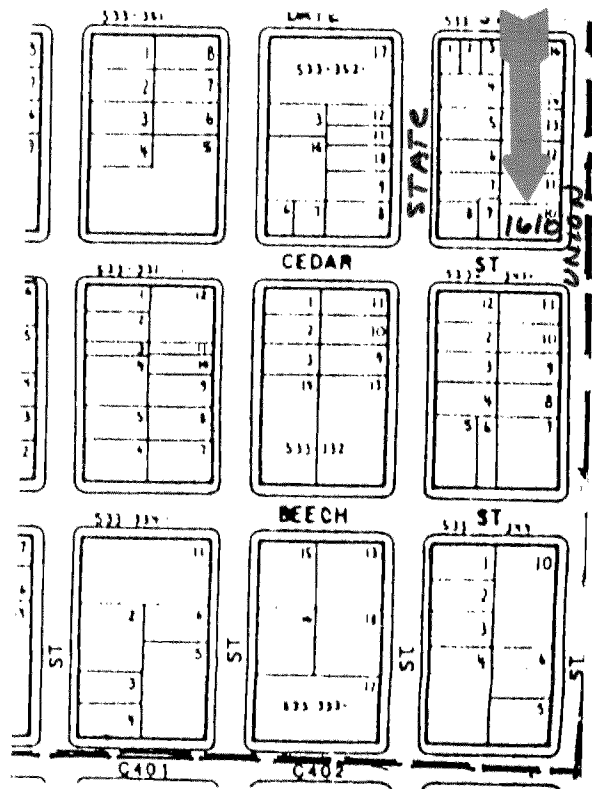
20. MAIN THEME OF THE HISTORIC
 RESOURCE: (IN ORDER OF
 IMPORTANCE).
 Architecture X Arts & Leisure
 Economic/Industrial
 Exploration/Settlement
 Govt Military Religion
 Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
 PERSONAL INTERVIEWS, AND
 THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
 BY: "Lia/Brandes Team"
 ADDRESS: 427 C Street, Ste 310
 CITY: San Diego, CA ZIP: 92101
 PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: June's Attorney Service
2. HISTORIC NAME: Andrew Cassidy Home
3. ADDRESS: 1620 Union Street
ZIP: 92101
- CITY: San Diego
4. PARCEL #: 533-353-11
5. PRESENT OWNER: Deborah Godwin
ADDRESS: 1620 Union Street
ZIP: 92101
- CITY: San Diego
- OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence/Commercial
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 8.

This asymmetrical, single-storied cottage has a combined front gable and hipped roof. The front porch, which extends across the front of the house, has a separate hipped roof, supported by turned posts with spindlework between them. Diamond shaped shingles were used for siding inside the front gable end and on the porch roof. Clapboarding was used for all other exterior wall surfaces. Portions of the front porch railing have been restored and extended. Windows chosen for the cottage were double hung sash. The sill of each window is supported by brackets. A bay window was designed for the south corner of the house. The front door was placed at the north end of the porch. This cottage retains most of its original integrity of design.



8. CONST. DATE: 1888
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This asymmetrical single-story cottage is significant because of its Queen Anne design, and is an example of the type of structure created for residences to accommodate the influx of people during the 1880's "boom" period.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Wrought iron railings.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Andrew Cassidy, retired, erected this structure for use as a rental in 1888. Throughout the years, it has been leased to various tenants through the present day. This Victorian cottage is a good example of architecture of the latter 1880s constructed for the influx of people seeking shelter in San Diego following the transcontinental railroad connection.

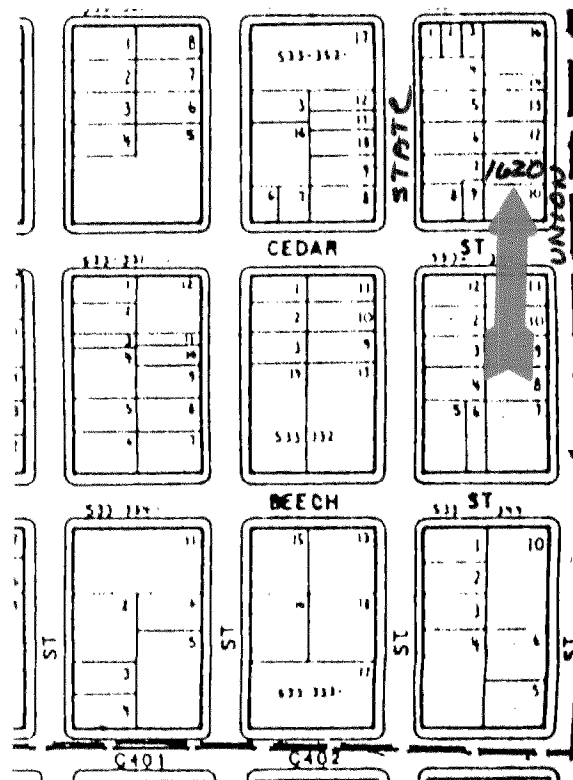
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Zahn Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1632 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-353-12
5. PRESENT OWNER: Al Prince Corporation
ADDRESS: 5380 Clairemont Mesa Blvd #202 CITY: San Diego
ZIP: 92117 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 9

This is a classic example of a cross gabled, asymmetrical Queen Anne residence. It is filled with details such as a fanned front gable end, and two bands of scalloped shingles (three different types of shingles). The front porch extends across the front of the house, but does not wrap around. The widest band of scalloped shingles was used at the level of the porch, which has a shed roof. The side gable end (facing south) is also filled with shingles. The remaining siding used was clapboard. At the front gable end a corniced, shed roof was constructed below the level of the fan. The cornice is supported by a row of brackets, with rosettes between each bracket, just as they are on the facade of 1610 Union St. Below the brackets and rosettes, another band of fishscale shingles fills the gable end. A trio of second floor double hung sash windows overlook the front porch roof. Most other windows are also double hung sash, with some set at angles to form bays. A brick chimney marks the location of an interior fireplace. The support posts for the porch were turned.



8. CONST. DATE: 1894
EST: FACT: X
9. ARCHITECT:
John B. Stannard
10. BUILDER:
J. H. Woolman
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building derives its significance as a classic example of a cross gabled, asymmetrical Queen Anne style structure; probably a design of John B. Stannard. 79

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Remodeled into three apartments.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Sheds in back. Neighborhood
atmosphere. Listed on Historic
Site Board register, No. 123.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, who came to San Diego in 1886, and bought considerable property in this area, built many cottages which he used for rentals, like this one which was erected in 1894. John B. Stannard designed some of the buildings for Millard which resemble this structure, thus it is assumed he planned this one. Millard felt that cottages for rental were remunerative only if they "are rightly constructed, located and cared for." In 1902, Edward Churcher, involved with real estate, and his wife, Mittie, bought this residence for their home. Ella Zahn purchased this house in 1918, resided here, eventually selling it in 1962.

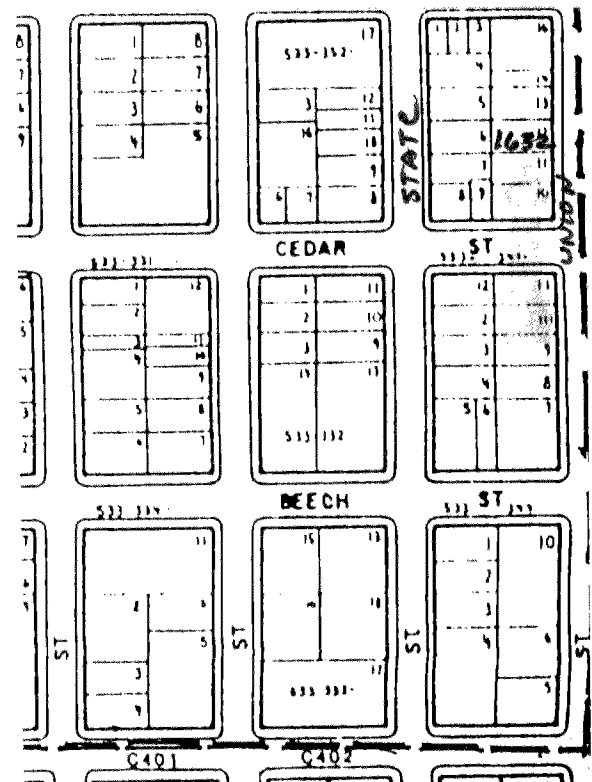
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder; City Water
Department Records.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Tarpley Residence
2. HISTORIC NAME: Howard M. Kutchin Home
3. ADDRESS: 1642-48 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-353-13
5. PRESENT OWNER: Kenneth Tarpley
ADDRESS: 1644 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 10

This two and one-half-story, cross-gable roof, Queen Anne style house features a front porch with corresponding second floor balcony and a smaller corner porch at a side entrance. The gables are steeply pitched, with the front elevation gable end having patterned shingles which fill its triangular space. A double hung sash window with dentils in its molded trim surround punctuates the gable end. A boxed cornice at the roof line separates the gable end from the second floor below. Shiplap siding with cornerboards were used for all of the two lower floors. The second floor balcony railing is solid, as is the front porch railing. Both the front and side corner porches are supported by turned posts. A series of arched friezes of jig-sawed wood takes the place of spindlework between each turned post. On the south side of the house, where the small corner porch is located, a square projecting bay extends from the ground floor to the second story. All windows are double hung sash, with molded trim, and, in some cases, small brackets below their sills.



8. CONST. DATE: 1890
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure, built by S.D. Evening Tribune editor, and postmaster, Howard M. Kutchin, derives its significance from both its connection

with Kutchin, and its Queen Anne style design. 81

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Front porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Howard M. Kutchin, a local Republican political activist and appointed postmaster for San Diego, erected this residence in 1890. In 1897, Kutchin became the editor of the San Diego Evening Tribune, and later editor of both the Union and Tribune newspapers. In 1953, he set up a \$99,000 scholarship trust fund for San Diego high school students because "he fell in love with San Diego." Kutchin sold this property in 1901 to William A. Galbraith, the foreman pressman for the San Diego Union, and his wife Maggie. Alicia F. Tarpley, a widow, owned this home and lived here from 1926 until 1930.

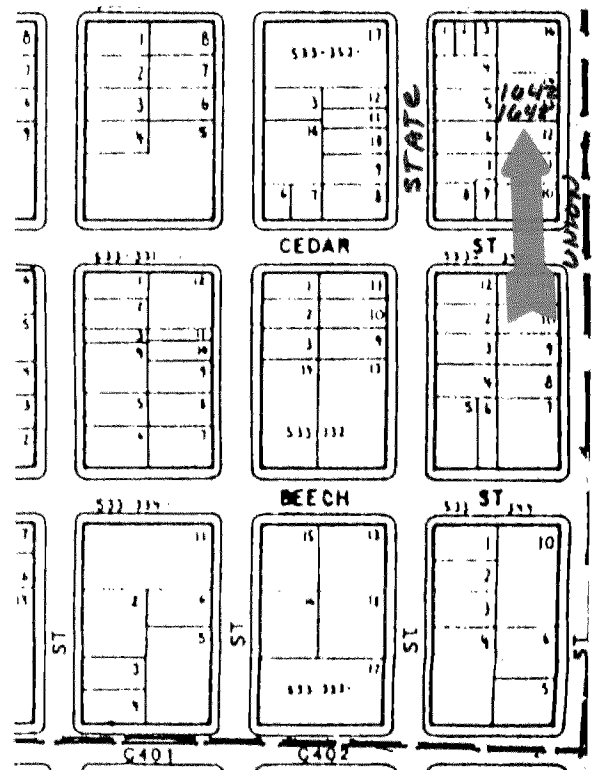
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder; City of San
Diego Water Department Records

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

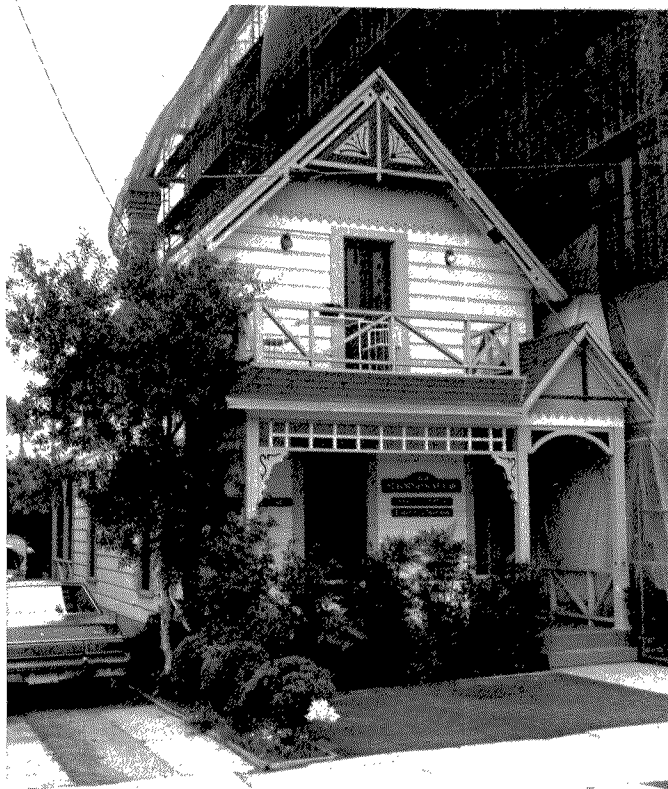
1. COMMON NAME: Crowell Home
2. HISTORIC NAME: Edward F. French Rental
3. ADDRESS: 1654 Union Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-353-14
5. PRESENT OWNER: Paul Kennerson, c/o Gibson & Kennerson
ADDRESS: 1665 Union Street
CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Stick Style with Queen Anne Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, South 25' of Lot 11

This essentially Stick Style, two-story house exhibits features of both the Stick Style and the later Queen Anne Victorian architecture. It has a front end, steeply pitched, gable roof and is asymmetrical in elevation and plan. A second gable which shelters the porch entrance on the north side of the front elevation echos the larger gable above. In each of these gable ends are features characteristic of the Stick Style: a decorative truss (that of the larger gable is more elaborate), and picket-fence patterned siding used in a wide band. The partially hipped roof of the front porch is capped by the openwork railing of the second floor balcony. Square, unturned posts support the porch roof, braced by decorative brackets. A patterned brick, interior chimney rises above the south slope of the roof. Windows are double hung sash. The main entrance to the ground floor was placed off center, while the doorway to the second floor balcony was centrally placed. Shiplap siding covers the exterior walls.



8. CONST. DATE: 1888
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure derives its significance from its design style which includes features of both the Stick Style and later Queen Anne Victorian architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Minor changes on porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edward F. French bought this property in 1888 from Alonzo E. Horton, erecting this cottage for use as a rental the same year. French, who owned this lot and the northerly adjoining lot, resided at 1672 Union Street. In 1895, the structure was sold to Edwardine Crowell who owned it until 1939, renting it out to various tenants.

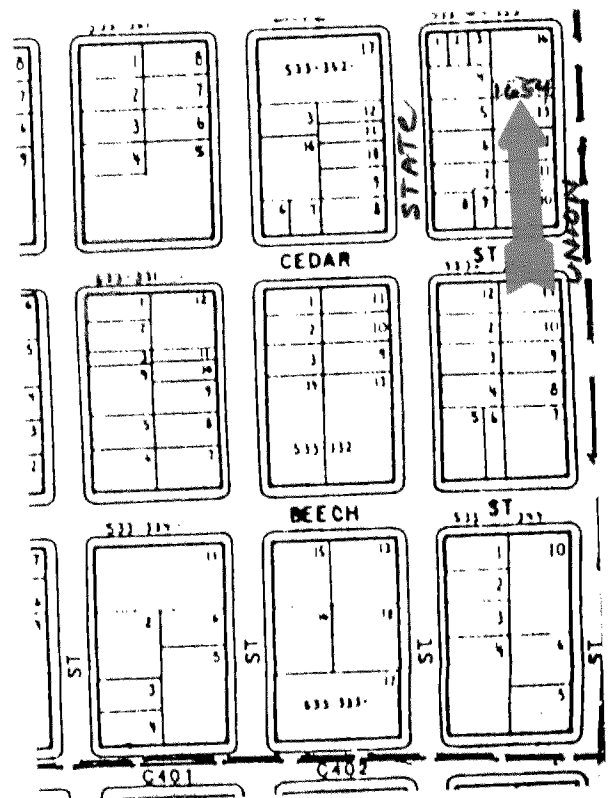
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

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ADDRESS: 427 C Street, Ste 310
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PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



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Historic Site Inventory

(All Sites)

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102-150 West Broadway	Pickwick Hotel	p.30, Core
330-336 C Street	New California Theatre	p.32, Core
525 C Street	Scripps Building	p.34, Core
619 C Street	Burnham Building	p.36, Core
620 C Street	Frevert-Bledsoe Furniture Company	p.38, Core
630-636 C Street	Hotel Polhemus	p.40, Core
640 C Street	Hamilton's Fine Foods	p.42, Core
801-819 C Street	Rowe Market Building	p.44, Core
827 C Street	Hotel Churchill	p.46, Core
914 C Street	Pacific Telephone & Telegraph Company	p.48, Core
926-928 C Street	Remington Rand Company	p.50, Core
1012 C Street	Young Women's Christian Association	p.52, Core
1317 C Street	R.S. Smith Residence	p.26, CCE VI
1321 C Street	House	p.28, CCE VI
1333 C Street	Porter Long House	p.30, CCE VI
1343-1345 C Street	S.R. Williams Home	p.32, CCE VI
1425 C Street	The William E. Smythe Residence	p.34, CCE VI
350 Cedar	Elks Club Lodge 168	p.24, El Cortez
602-604 Cedar	John N. Young Residence	p.26, El Cortez
230 West Cedar	Frank L. Rawson Residence	p.28, El Cortez
240 West Cedar	Bougher Apartments	p.30, El Cortez
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1830 Columbia	Salvatore DiBlasi Residence	p.55, Harborview VI
2053 Columbia	Benjamin H. Burke Residence	p.57, Harborview VI
2054 Columbia	Buono Residence	p.59, Harborview VI
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335 West Date	Bartholomew Moriarty Home	p.65, Harborview VI
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1485 E Street	Coliseum Athletic Club	p.64, CCE VI
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1111 F Street	Hotel Yale	p.72, CCE VI
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1451-1453 F Street	n/a	p.76, CCE VI
1455 F Street	Judson Property	p.78, CCE VI
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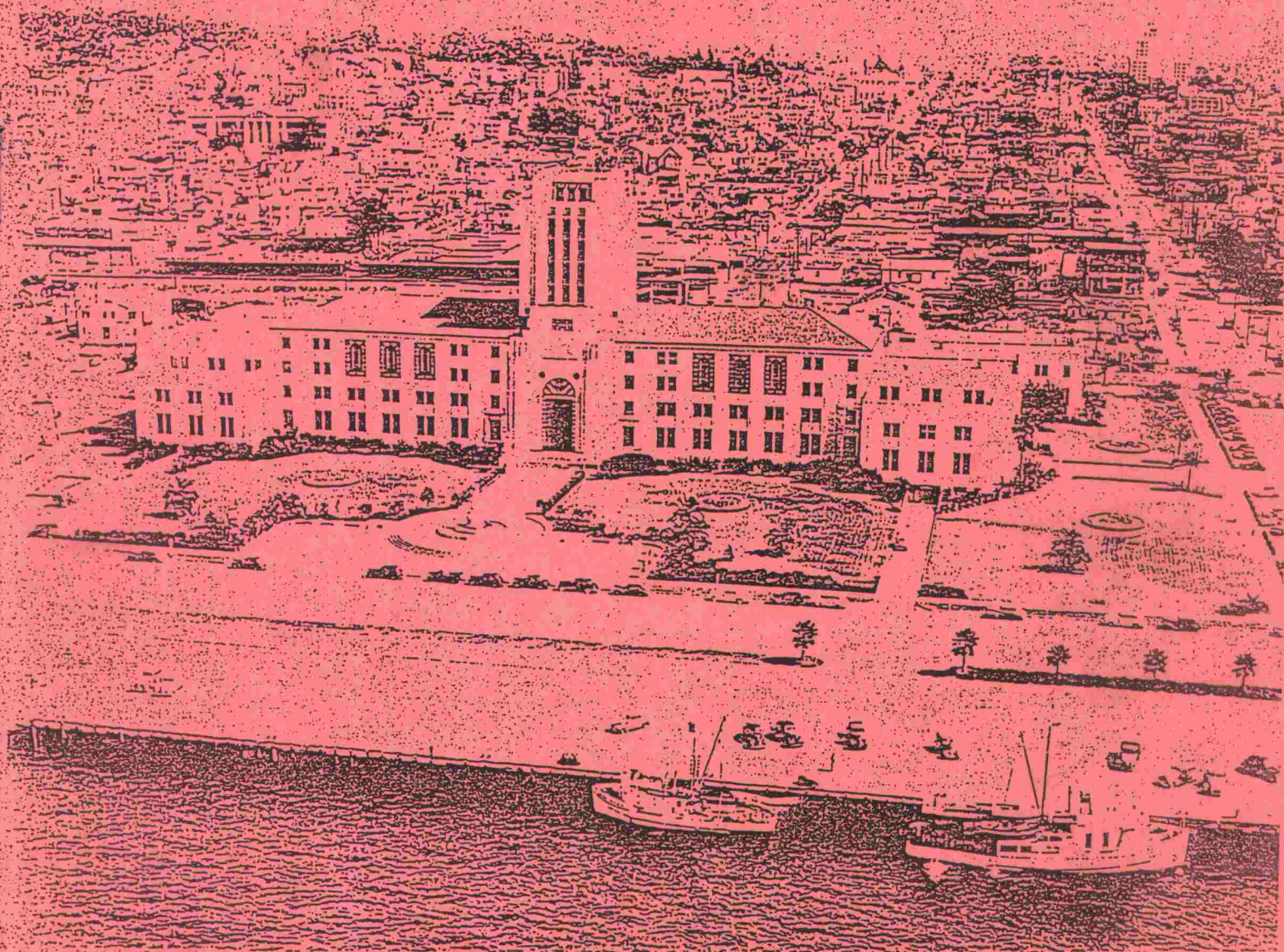
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2251-2253 Kettner	Castagnola Residence	p.35, Harborview VII
2308 Kettner	San Diego Macaroni Manufacturing Co.	p.37, Harborview VII
2321 Kettner	Zolezzi Residence	p.39, Harborview VII
2327 Kettner	Lazaro Massa Residence	p.41, Harborview VII
2368-2400 Kettner	Dryers Furniture Company	p.43, Harborview VII
2401 Kettner	Standard Furniture Company	p.45, Harborview VII
2419 Kettner	Luigi Castagnola Residence	p.47, Harborview VII
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1632 Union	Oscar H. Millard Rental	p.79, Harborview VII
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ADDRESS	HISTORIC NAME	PAGE #, VOLUME
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HARBORVIEW/LITTLE ITALY

Historical Site Board Selected Properties for
Consideration for Historic Site Designation
at Meeting of June 27, 1990

VOLUME II

Cover Photograph: San Diego Historical Society, Ticor Collection - 1947
Aerial View East

IDENTIFICATION

1. COMMON NAME: Commercial
2. HISTORIC NAME: Milton E. Fintzelberg Commercial Bldg
3. ADDRESS: 1917-1921 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-223-05
5. PRESENT OWNER: William De Philippis
ADDRESS: 5421 Block Street CITY: San Diego
ZIP: 92122 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italian Renaissance Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 43, Lot 5.

A two-story symmetrical structure of concrete and brick masonry construction, this building appears to have lost one of its identifying features: a theatre marquee. The anchors for the marquee, which was centered over the main entrance, are still visible on the second floor exterior walls of the west elevation. The building currently has very little ornamentation. A flat roof is hidden behind a brick parapet, whose only ornament corresponds to three brick pilasters at the center of the wall. These second story pilasters were placed on either side of two, semi-circular arched windows. Two additional, and larger, semi-circular arched windows, with wrought iron grates, are situated to either side of the centrally placed pilasters. The ground floor has a wide band of brick which serves as a belt course, above three pairs of display windows. Above the central bay, where the entrance to the original theatre would have been, ornamental brick, forming panels of elements either recessed or in relief, provides the base for the second story pilasters. The current entrance is a glass and aluminum door. Metal awnings shade each of the structural bays.



8. CONST. DATE: 1928
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Italian Renaissance Commercial design of this building gives the structure its historical significance.

IDENTIFICATION

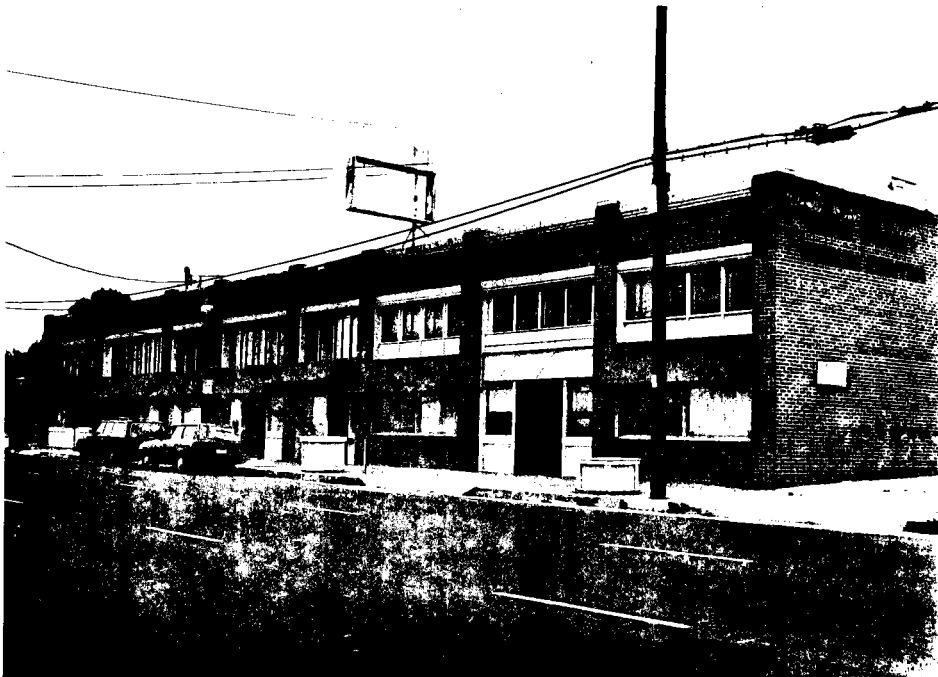
1. COMMON NAME: Moorstein Furniture Mfg Company
2. HISTORIC NAME: San Diego Coffee Company
3. ADDRESS: 2141-65 India Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-123-01
5. PRESENT OWNER: Kay Hammond Moorsteen/Betty Slater
ADDRESS: 5851 Camino de la Costa CITY: La Jolla
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Comercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Transitional Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 55, Lots 1, 2 and 3

This two-story, brick structure has a flat roof, surrounded by a parapet of brick, capped with concrete. Eight structural bays compose the building's major divisions. These structural bays are emphasized by brick pilasters, which project slightly above the top of the parapet. Second floor windows fill the space between each pilaster. Spandrels were left in place in the three southernmost bays. There are three ground floor entrances, all of which are recessed within storefronts. The entry bays are composed of wood and glass, while the display window bays have brick in the position of a lower "window" panel. Awnings were installed at every structural bay.



8. CONST. DATE: 1926
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
150' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is significant because it is an example of the Transitional Commercial style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Exterior has been altered several times
to fit commercial operations.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Bertha Brown had this single-storied brick building erected in 1926 for commercial rental purposes. From 1927 until 1928, the San Diego Coffee Company ran a business from the 2157 address. In 1929, Pacific Technical University operated a campus here. The San Diego News company conducted business at 2157 India from 1935 until 1941. From 1941 until 1942, the W.P.A. Sewing Project warehouse was located first at the 2159 address and then at both the 2157 and 2159 addresses. Louis Moorstein bought the structure in 1942 and ran his furniture manufacturing business at this address at least through 1960.

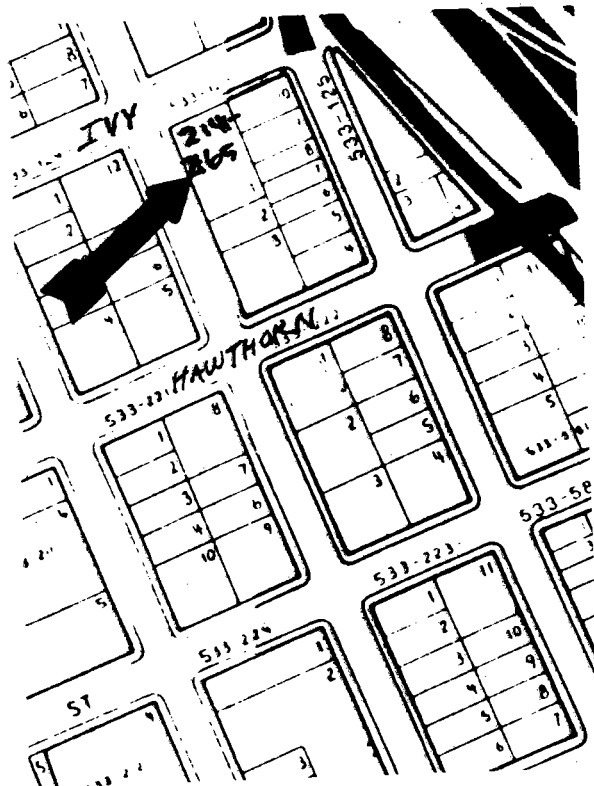
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial X
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

City of San Diego Directories; Office
of San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: City Dye Works
2. HISTORIC NAME: McDonough Cleaners
3. ADDRESS: 2400-2404 India Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-031-06
5. PRESENT OWNER: General Uniform Corporation
ADDRESS: 2400 India Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 75, Lot 7

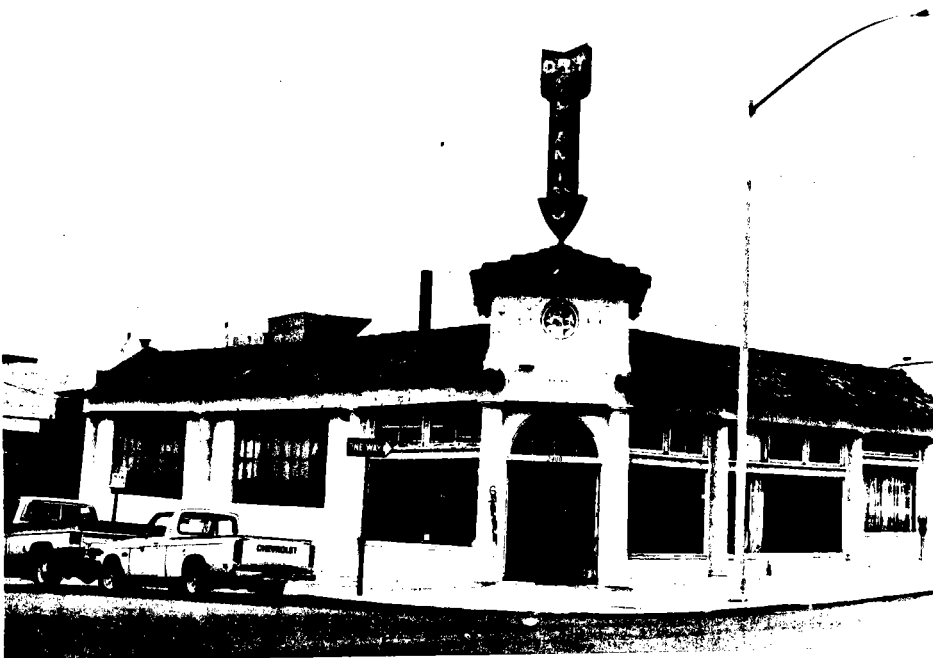
This single-story structure, built to take full advantage of its corner location, has a combined side gable roof and pyramid tower roof. The side gables branch off in either direction from the corner tower. At the apex of the tower, an arrow shaped sign, pointing downward, directs the attention of passersby to the arched entry below. The building has a ceramic tile roof and stucco exterior walls. There are parapets at the gable ends of both the west and north extensions. Rounded pilasters at each of the structural bays support the cornice below the roof line. Divided transoms and display windows on either side of the arched entry compose the storefront design. The semi-circular arch of the entry is filled with divided glass, which forms a half circle above the double doors. A circular "rose," false window in the front of the tower formerly held a clock.

8. CONST. DATE: 1930.
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Mediterranean design of this structure and its use as a commercial enterprise makes this building a prime example of the Spanish Revival

style of architecture.



13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

H.L. and Vera McDonough purchased this property in 1930, erecting this commercial structure that same year. The couple ran a cleaners at this address from 1930 until 1940. From 1942 until 1959, the City Dye Works, a cleaners and dyers ran a business here, changing its name to City Dry Cleaners in 1961. This building is a fine example of the Spanish revival style of architecture employed in a commercial building.

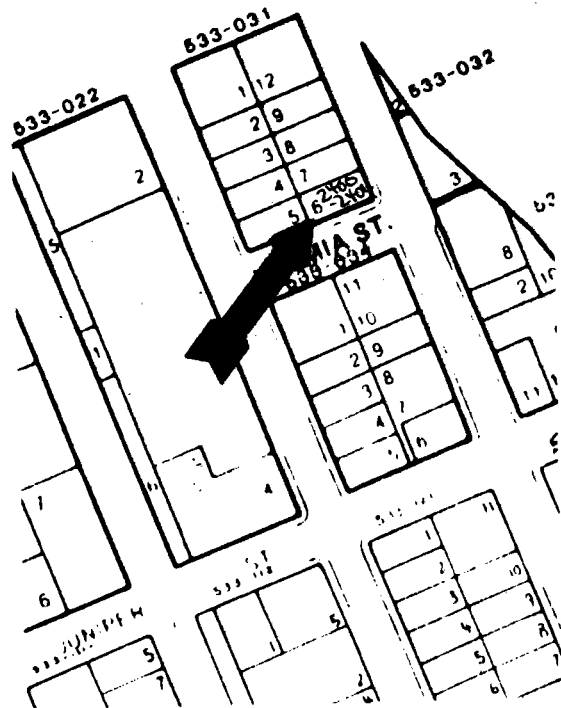
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Adams-Henry Company
2. HISTORIC NAME: Adams-Henry Company
3. ADDRESS: 800-826 West Ivy CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-121-06
5. PRESENT OWNER: Eva Weinstock/Anita Tobias/Esther Belinsky
ADDRESS: 568 Broadway CITY: Chula Vista
ZIP: 92010 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Edwardian Industrial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

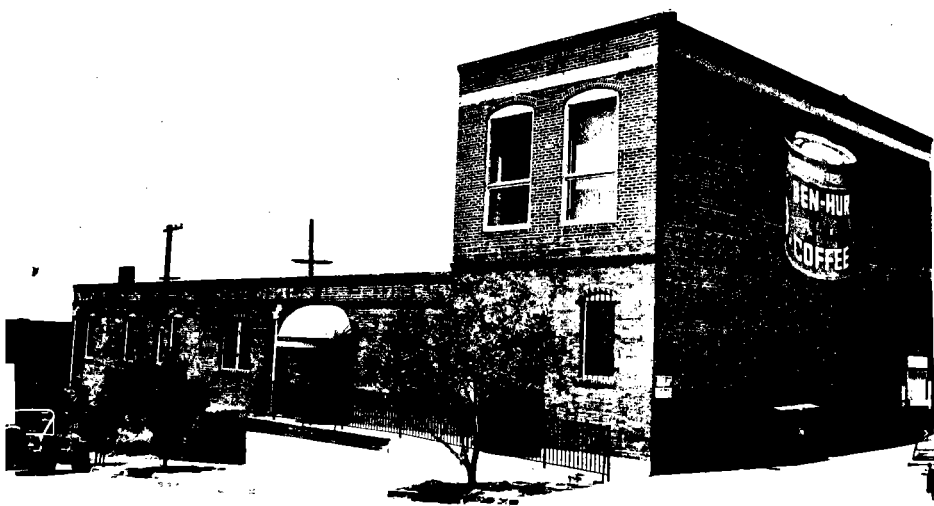
Legal Description: Middletown, Block 63, Lot 6

This asymmetrical commercial building of brick construction was originally one-story. The second floor building addition on the east end was completed in 1922 with continuing commercial use and repeats the wooden double hung sash windows. The eight windows on the front facade are of varying size with segmental arches. The boxy exterior is heightened by the flat roof with a slight parapet extending above the roofline on the front facade. Large advertising murals still decorate the two-story sections. They provide interest to an otherwise austere exterior, broken only by a wide band of brick, extending horizontally across the front facade, slightly below the roof line on the original section and slightly above this level on the addition.

8. CONST. DATE: 1913
EST: FACT: X
9. ARCHITECT:
G.A.Hansen
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This brick commercial structure is significant because of its design in the Edwardian Industrial style.



13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: Has been restored beautifully
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Full advertising mural on east wall.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Adams-Henry Company erected the first story of this brick structure in 1913. A.E. Adams, president, G.G. Henry, vice-pres., and W.P. Henry, secretary-treasurer, operated a wholesale coffee, tea and spice business here from 1913 to 1926. The second floor addition was completed in 1922. From 1929 to 1942, the San Diego Coffee Company, wholesalers of coffee, tea, spices, extracts and Ben Hur Quality products occupied the structure. Historic large hand-painted advertisements on the eastern-facing brick wall read "Adams-Henry Spice Grinders" and "Ben Hur Coffee"; the pride of each business which has inhabited this space. The Chapman-Gilbert Company, chemical manufacturers, used this structure as a warehouse in 1950. From 1953 to 1958, the Foam Rubber Supply Company, upholstery suppliers, operated from this address.

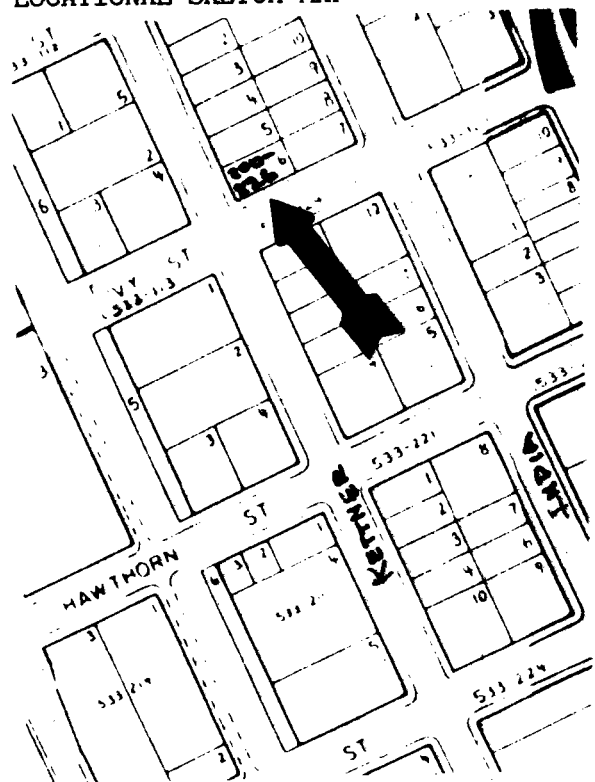
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; San Diego Union, 8/19/1966, 3/12/1931; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: California Stamp Company
2. HISTORIC NAME: Electrical Products Company
3. ADDRESS: 1702 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-231-05
5. PRESENT OWNER: San Diego Trust & Savings Bank
ADDRESS: c/o Dept. 54, P.O. Box X-1013 CITY: San Diego
ZIP: 92112 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Deco / Zig Zag Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 40, Lot 6 and south 1/2 of Lot 7

This one-story commercial structure of stucco construction with projecting tower on the front facade of the building features classic Art Deco details. Smooth wall surfaces, a vertical chevron design on both faces of the tower, and other geometric motifs decorate the exterior. The roof of the building is flat with a coping and a low-pitched parapet at the center front. The tower features a hipped roof. The windows consist of three tall, vertical panes with a ribbon of three transoms across the top.



8. CONST. DATE: 1930
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
8,118 sq.ft.
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure gains its significance as a prime example of the Art Deco/Zig Zag Moderne style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Electrical Products Corporation purchased this property in 1930 and erected this structure upon the site sometime during that year. Charles E. Green was the district manager of this company which specialized in neon signs. Electrical Products Corporation remained at this address until 1961, when it was moved to a new building at 3419 Hancock Street. Grant Photo Services and Creative Displays ran businesses in this building. From 1978 until 1980, the John Hogan Company service center, specializing in women's wear and retail dresses with its main outlet in Fashion Valley, was located at this address. This edifice features a fine example of Art Deco/Zig Zag Moderne Styling, a rarity in San Diego.

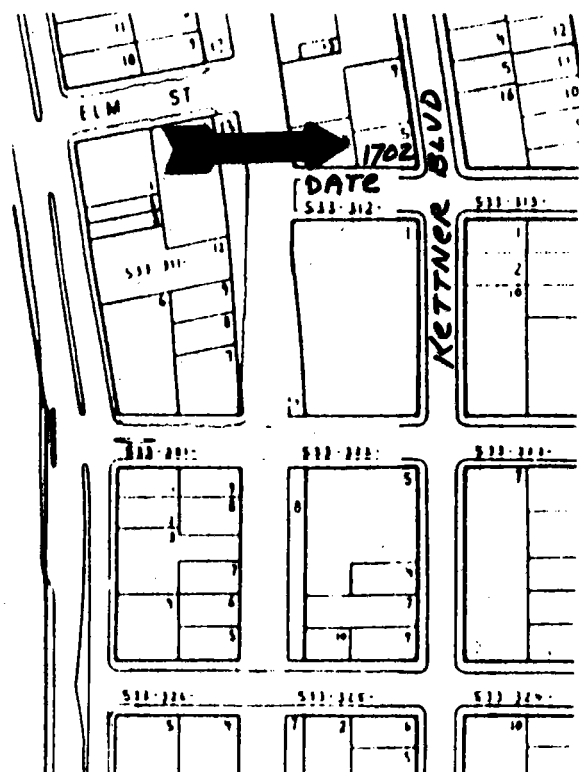
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Flutterbys Funhouse
2. HISTORIC NAME: A.W. Pray Rental
3. ADDRESS: 1907 Kettner Blvd
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-224-05
5. PRESENT OWNER: Tom Carniglia
ADDRESS: 3408 Union Street
ZIP: 92103
6. CITY: San Diego
OWNERSHIP IS: PUBLIC: PRIVATE: X
7. PRESENT USE: Commercial
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 42, Lot 6

This wooden residential/commercial structure features a front gabled roof, steeply pitched. A patterned masonry brick chimney anchors the west side of the structure. Spindlework railings decorate the exterior of the balcony and front porch. The facade is asymmetrical with fixed multipaned windows (may not be original). The exterior walls appear to be wooden, horizontal with tongue and groove or shiplap joints. Shingles on the porch roof are diamond patterned.



8. CONST. DATE: 1886
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure is historically significant because of its design in the Queen Anne style.

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indus Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

A.W. Pray, a capitalist, bought this property in 1886, and had this structure constructed on this lot for use as a rental, with his residence built behind it at 1910 India Street. In 1889, C. Breedlove purchased this house and resided at this address until 1891, when he sold it to Joseph Wurzell who used it as a rental. Archibald R. Robbins, a machinist for the Hensley-Howard Company, bought the cottage in 1904, and lived here with his wife, Mary. Augustino Carniglia, a fisherman, and his wife, Amelia, purchased this structure for their residence in 1921, homesteading it in 1929.

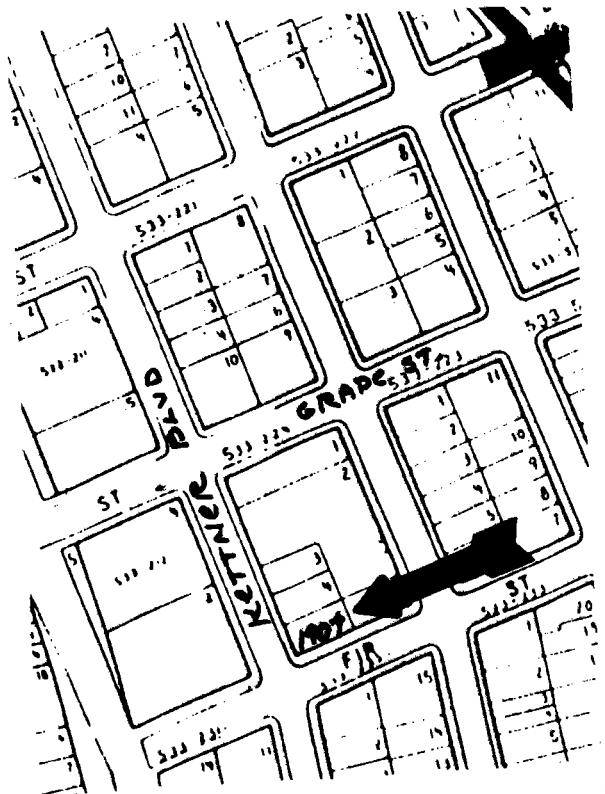
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Waterfront
2. HISTORIC NAME: The Waterfront
3. ADDRESS: 2044 Kettner Blvd CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-211-04
5. PRESENT OWNER: Nancy Klatt & Helmer Eden,
c/o Klatt Realty
ADDRESS: 1124 Wall Street CITY: La Jolla
ZIP: 92037 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Art Moderne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 52, Lot 2, less R/Way
Lots 3 and 4 and all of Lots 9-11.

This one-story commercial structure of stucco construction displays the Art Moderne features of smooth wall surfaces, flat roof with a small coping at roof line. The facade is symmetrical with two pairs of rectangular fixed windows (one horizontal, one vertical) on the door, and which repeat the horizontal planes and emphasis of the exterior. Curved vertical glass block windows flank each side of the centered front entrance. The commercial signage above the main entrance was done with block lettering in the style of the late 1920s.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
150' x 175'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: The Art Deco/
Moderne design of this commercial structure gives the building its historical significance. The Waterfront is also the oldest
tavern in the community.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This one-story commercial structure, built in 1927 by Felice Castagnola, a fisherman, and his wife, Maria, who both resided at 2066 Kettner, was originally the Asbestos Products Company, a roofing establishment. This business remained at this location until 1930. In 1935, The Waterfront, which sold beer, refreshed the local fishermen. C.K. Schilling ran a restaurant at this address from 1940 until 1948. From 1952 to the present day, The Waterfront has operated at this location: in 1952 as a liquor store, from 1955 to 1960 as a restaurant, and from 1965 to present as cocktail lounge. This unique Art Deco/Moderne structure is the oldest tavern in the community.

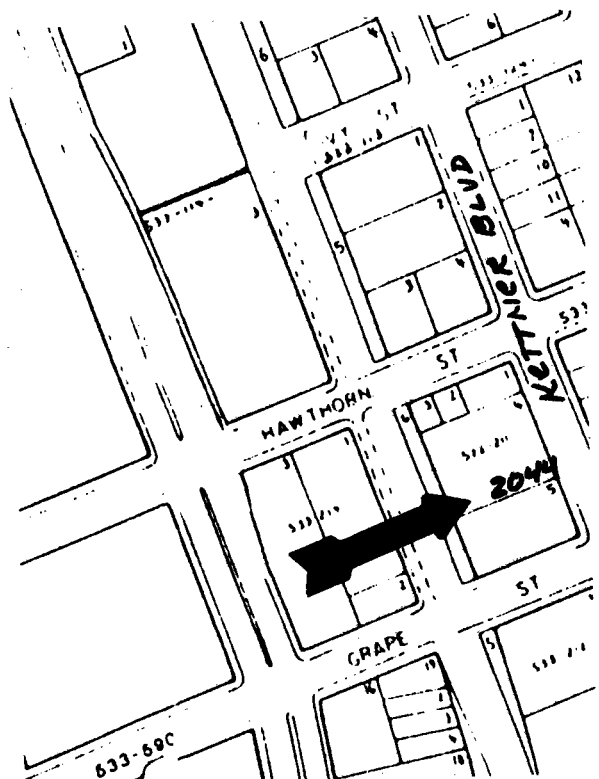
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Vincenzo Rental
2. HISTORIC NAME: Zolezzi Residence
3. ADDRESS: 2055-2055 1/2 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-221-02
5. PRESENT OWNER: Vincenzo and Ofelia Bruno
ADDRESS: 3368 Columbia Street CITY: San Diego
ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Craftsman Bungalow
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 51, Lot 2

This Craftsman Bungalow style residential structure combines many stylistic elements. A wooden structure, it has a moderately pitched, cross-side gambrel roof, with an extended roof line in the rear, and a wide, open eave overhang. The main portion of the structure consists of wooden siding but the front entry porch is concrete, with arched, curved solid railings flanking the steps, possibly a later addition. The porch supports are twisted with neoclassical capitals and support a side gambrel roof. Windows are wooden, double hung sash and on the side of the structure there are five of these, irregularly spaced. A partial basement is reached by a side exterior entry.



8. CONST. DATE: 1924
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure attains its significance from its design as a Craftsman style bungalow, and from its use as a residence by the Zolezzi family.

IDENTIFICATION

1. COMMON NAME: Castagnola Duplex
2. HISTORIC NAME: Castagnola Residence
3. ADDRESS: 2251-53 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-121-02
5. PRESENT OWNER: John Castagnola/Benadita Trevisan/
Jennie Castagnola et al.
ADDRESS: 829 West Juniper Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Apartments

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Classic Box
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Block 63, Lot 2

This two-story wooden structure has a flat roof with slight cornice and two porches which dominate the front facade. Boxy vertical lines are emphasized by the tapering porch supports and simple railings. The two doors are flanked by windows framed with slightly extended casings. The windows are wooden double hung sash. All windows and doors on the second floor are placed exactly above these features on the first floor. Clapboard siding was used throughout.



8. CONST. DATE: 1900
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50'x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This wooden clapboard building obtains its historical significance both from its design as a Classic Box and from its use as a residence by members of the local fishing community.

IDENTIFICATION

1. COMMON NAME: Commercial
2. HISTORIC NAME: Dryers Furniture Company
3. ADDRESS: 2368-2400 Kettner Blvd CITY: San Diego
ZIP: 92101
4. PARCEL #: Portion of 533-022-03
5. PRESENT OWNER: Rudolph Bragg/Anthony & Rose Pierangelo
et al. c/o D. Gawf
ADDRESS: P.O. Box 121 CITY: Jamul, CA
ZIP: 92035 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial
ORIGINAL USE: Commercial

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Modernistic
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS
ORIGINAL CONDITION.

Legal Description: Middletown, Portion in street closed and
Block 65, Lots 9-12, and Block 76, Lots 7-9.

This stucco structure contains many modernistic elements in its design. The roof is flat with slight coping and with horizontal bands extending the width of the facade. The facade is asymmetrical with a mix of windows shaded by awnings. Doors of various sizes extend along the front face of the building. Two round medallions decorate a rectangular projection in the center of the roof line.



8. CONST. DATE:
1925, 1930, 1932
1935, 1947
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT)
100' x 430'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is significant because of its design in the Modernistic style and its use as a commercial structure.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: In general the exterior is much the same
as when Joe Dryer had it built.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted. An enormous structure.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The Standard Mattress and Furniture Company incorporated in 1919. In 1925, the southern section of the building was erected as a two-story structure. By 1930, the company's products were found in every hotel in San Diego County as well as many of the rooms at Agua Caliente. That year, the company added a furniture exposition hall in order to double their display room and make the plant one of the largest of its kind in the southwest. The exposition hall was used for the first time on June 22, 1930 by the Woman's 100 Percent Association for its Prosperity Jubilee. Joseph E. Dryer, for many years president and general manager of the company, was also a respected community leader and president of the San Diego Chamber of Commerce. Dryer's Standard Furniture Company continued at this address through the 1970s.

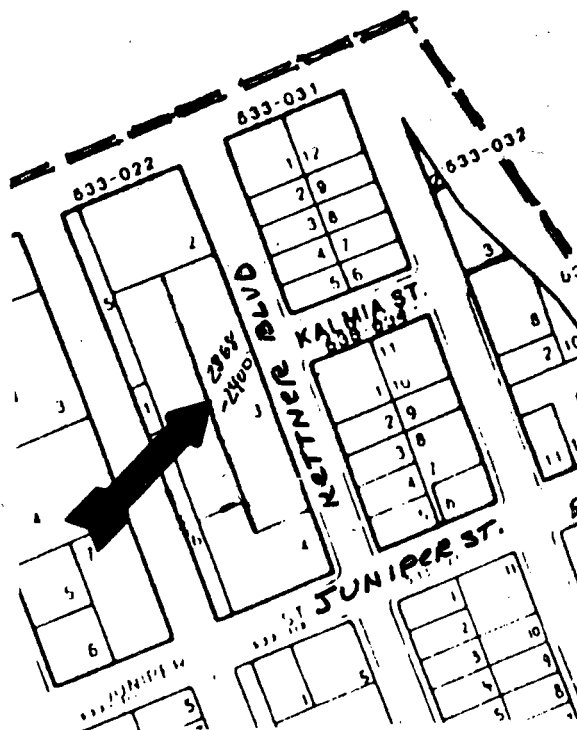
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office
of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Faiola Courts
2. HISTORIC NAME: Frank Dimaria Court
3. ADDRESS: 1631-1647 State Street CITY: San Diego 05
ZIP: 92101
4. PARCEL #: 533-353-06
5. PRESENT OWNER: Jeanne Nelson
ADDRESS: P.O. Box 19031- 3486 CITY: San Diego
- 92103 ZIP: 92103 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Bungalow Courts
ORIGINAL USE: Bungalow Courts

3 structures

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Spanish Eclectic Court
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 4

This group of buildings has a courtyard of well-landscaped space between them. The buildings were remodeled in the Spanish Eclectic style. The exterior walls were sided with stucco, and ceramic tile was used for the roofing. Windows were given wrought iron grates as part of the Spanish style, and bas relief casts of floral ornament were used above the windows on the exterior walls. The two front units have casement windows, with lights divided in the upper portions. The rear units of the courtyard were given double hung sash windows only.



8. CONST. DATE: 1927
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This group of buildings is significant for its use as an apartment complex and for its Spanish Eclectic design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Various.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Frank Dimaria, a laborer, purchased three small buildings on these lots in 1927. He proceeded to create a modern spanish eclectic court by building around and adding to the existing structures, thus creating a updated look for his property. Dimaria, later a fisherman, and his wife, Antonia, lived at 1633 State in 1927, remaining at that address for a number of years. The Dimarias owned the property until 1964.

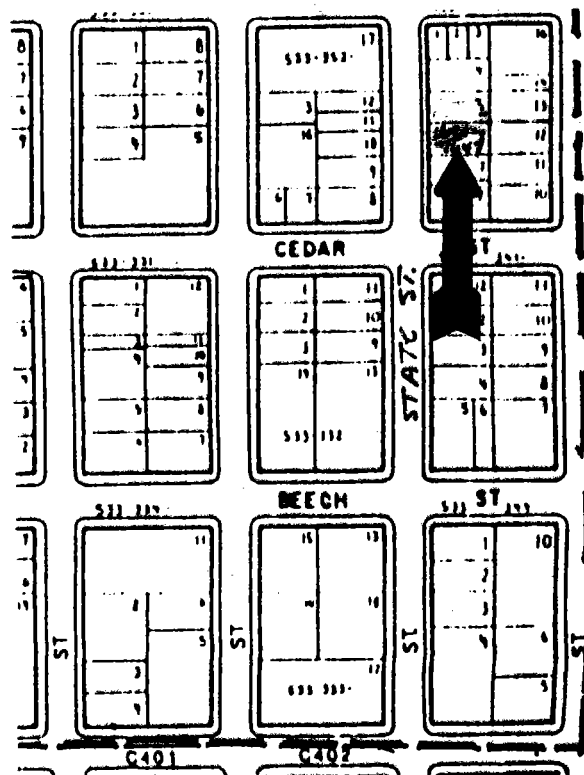
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Knobn Rental
2. HISTORIC NAME: Daniel O. Cook Residence
3. ADDRESS: 1632 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-10
5. PRESENT OWNER: Leigh Knobn/Roxanne Hays/Walter Close
ADDRESS: 2212 Coolngreen Way CITY: Encinitas
ZIP: 92024 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, South 40' of Lot 9 in Block 42

This two and one-half-story Queen Anne Victorian house has an asymmetrical plan with a front end gable at angles with a pyramidal roof. Along the crests of the roof, ceramic tiles were used. The gabled portion of the roof rests above a projecting bay, which extends from the first to the second story. At the second story level, two of the three bay windows are double hung sash, while the third central window is fixed, with two rows of six smaller lights in the upper portion. Other windows on the first and second floors are double hung sash. Clapboard siding was used on all exterior walls, with the exception of the gable end where patterned shingles were used. A shortened, segmental arched window also added interest to the gable end. The ground floor currently has two entries, the original one located within the front porch and the second located on the central portion of the projecting bay. The shed style roof of the porch is supported by three turned columns.



8. CONST. DATE: 1898
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
M. Purcell
11. APPROX. PROP. SIZE(FT):
40' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This 2 1/2 story building takes its significance from its design in the Queen Anne style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Minor alterations; red tile added to roof.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Daniel O. Cook, a clerk in 1899, erected this residence upon this property probably in 1898. Cook, who held various jobs during his residency at this address, was a salesman for Klauber-Wangenheim Company in 1901, the manager of the selling department at the Harbison Grocery in 1903, and ultimately president of his own wholesale grocery business, the Cook-Haddock Company, starting in 1905. Paul Erickson owned the structure from 1923 until 1926, although he did not live here. Grazia Zottolo, an absentee landlord, possessed this house from 1926 until 1939, selling it to Sam and Grace Frontiero who rented it out to various tenants through 1952.

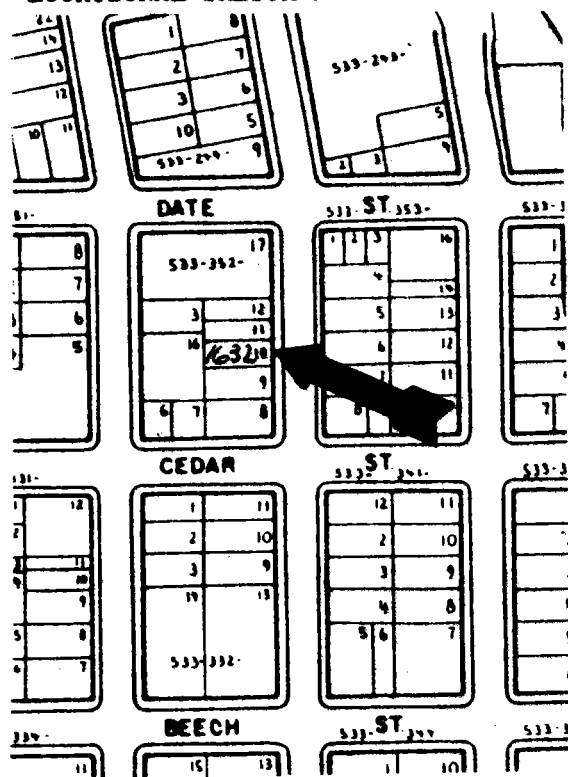
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Dumas Residence
2. HISTORIC NAME: J. B. Spaeth Rental
3. ADDRESS: 1642 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-11
5. PRESENT OWNER: Lily Dumas, c/o George Tower IV
ADDRESS: 1642 State Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, North 10' of Lot 9 and South 20' of Lot 10.

A two-story Italianate structure, this house has been modified over the years, yet retains features essential to its design. There is a flat roof with a boxed cornice supported by brackets. A row of dentils along the fascia below the cornice is another original feature of the house. All windows are double hung sash, with four windows of the first and second floors devoted to a square, projecting bay. A smaller repetition of the cornice occurs at the front porch and above the first floor bay windows, where brackets support two rows of ceramic roof tiles. Above the front porch roof, at the level of the second floor, a wrought iron railing was added, creating a false balcony below an isolated second floor window. The front porch is supported by narrow, square, bracketed columns. Shiplap siding and corner boards were used for the exterior walls. The ground floor bay windows have been partially filled in with siding and overlaid by wrought iron grates. An aluminum awning on the side elevation is another modification.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
J.B. Spaeth
Builders
11. APPROX. PROP. SIZE(FT):
30' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This two-story structure obtains its significance from its design in the Italianate style.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

J. B. Spaeth, a contractor and builder, erected this structure in 1888. While residing at 1648 State Street, the building next door, he used this building for a rental up through 1902 when he sold it to L.A. Worth who in turn sold it to Mrs. Roma Woods. From 1910 until 1932, Ransom and Kate Decker, who were the proprietors of the Decker in San Diego, owned this house. From 1938 until 1950, Fred A. and Bessie Brand possessed and lived in this residence. In 1950, Alois N. Dumas, in the U.S. Navy, and his wife, Lilly bought the property and resided here.

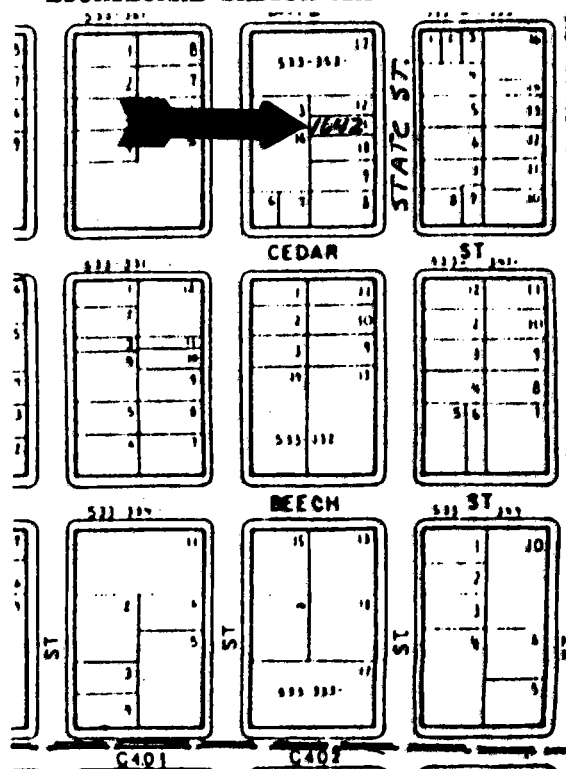
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: The Doll Factory
2. HISTORIC NAME: J.B. Spaeth Residence
3. ADDRESS: 1644-48 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-352-12
5. PRESENT OWNER: Boyd & Antoinette Spencley
ADDRESS: 1606 Via de la Plaza CITY: San Marcos
ZIP: 92069 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Commercial/Residence
ORIGINAL USE: Commercial/Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Italianate Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, North 30' of Lot 10

This single-storied Victorian cottage exhibits features which are primarily those of Italianate designs. The roof is a cross gable and hipped roof combination, with an interior brick chimney. At the gable end, which faces the street, a fascia of dentils runs below the boxed cornice, supported by brackets. A square projecting bay below the gable end has a hipped roof, brackets and dentilated fascia as well. Striated pilasters separate the window frames of the square bay, appearing to uphold each bracket. Wide, shiplap siding with corner boards was used on the exterior walls of the house. The double hung sash windows and the entry off the small, corner porch all have molded trim around their frames. The support column of the front porch is a turned column. A picket fence and climbing vines are related features.



8. CONST. DATE: 1888
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
J.B. Spaeth
11. APPROX. PROP. SIZE(FT):
30' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This Victorian cottage obtains its significance from its features, which are primarily those of Italianate design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Minor features.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

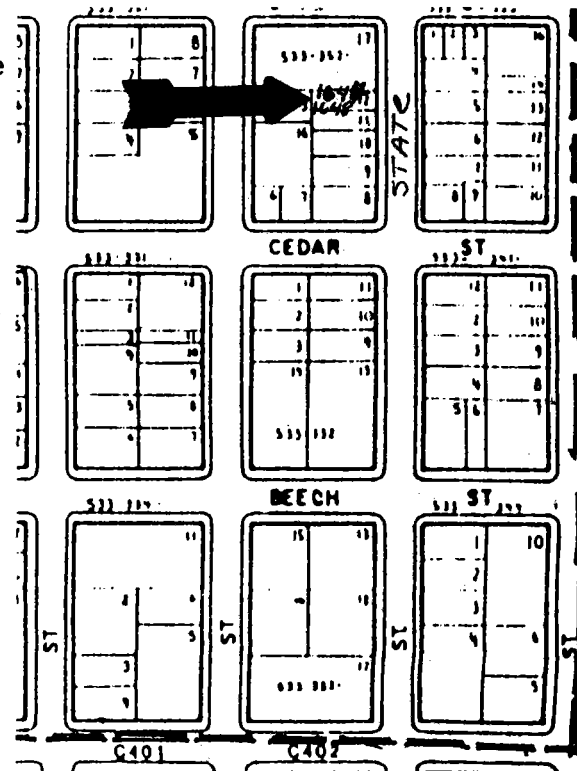
J. B. Spaeth, a carpenter and builder, erected this building for his residence probably sometime in 1888, as City Directories reflect him living at this address in the 1889-1890 publication. Joseph H. Dondlinger, who ran a grocery with a completed line of provisions at 3100 "H" Street, bought this house in 1904. Benjamin Trumper, a teamster for the San Diego Commercial and Milling Company purchased this home in 1905, residing here until 1907, when it was sold to James Byrne, a fisherman. Byrne and his wife, Aurelia, owned this house and lived here from 1926 until 1939, when it was purchased by James R. Singleton, an auto painter, and his wife, Marie.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Catholic Parish & Italian Cultural Center
2. HISTORIC NAME: Our Lady of the Rosary Church
3. ADDRESS: 1654-68 State Street CITY: San Diego
ZIP: 92101 4. PARCEL #: Portion of 533-352-17
5. PRESENT OWNER: Roman Catholic Bishop of San Diego
ADDRESS: P.O. Box 80428 CITY: San Diego
ZIP: 92138 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Church
ORIGINAL USE: Church

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Mediterranean
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 32, Lots 11 and 12.

The influence of Mediterranean architecture is evident in the designs of this Catholic church and its adjacent Parish Hall. The church, which is at least two stories high, has a front end gabled roof, with square bell towers on either side of it. The tower roofs are pyramidal, each one bearing a cross. The roofs are covered with ceramic tile. The church is sided with stucco or plaster. Ornamental moldings, panels and recessed areas were used throughout the structure. Semi-circular arches are also common to windows, doorways and the bell tower openings. The main entrance is framed by four ionic columns, which support pedestals for statuary. A rose window at the gable end between the towers completes the front facade.

In contrast to the church, the lines of the Parish Hall windows and doorways are rectangular, rather than arched. Its roof is concealed behind a gabled parapet. The exterior walls of the Parish Hall are also stucco. The main entry to the building is accessed by two flights of stairs which lead up to the sides of the building, and thence to the entrance.



8. CONST. DATE: 1923
EST: FACT: X
9. ARCHITECT:
Gianninni &
Ferguson
10. BUILDER:
Williams &
Ferguson
11. APPROX. PROP. SIZE(FT):
100' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 1

SIGNIFICANCE: This church obtains its significance from its service to the Italian and Portuguese fishing community, and its

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:

Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other

16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other

17. IS STRUCTURE: On its orig site? X Moved? Unknown?

18. RELATED FEATURES: The Parish Hall whose address is 1659
Columbia Street was moved to the site
in 1935.

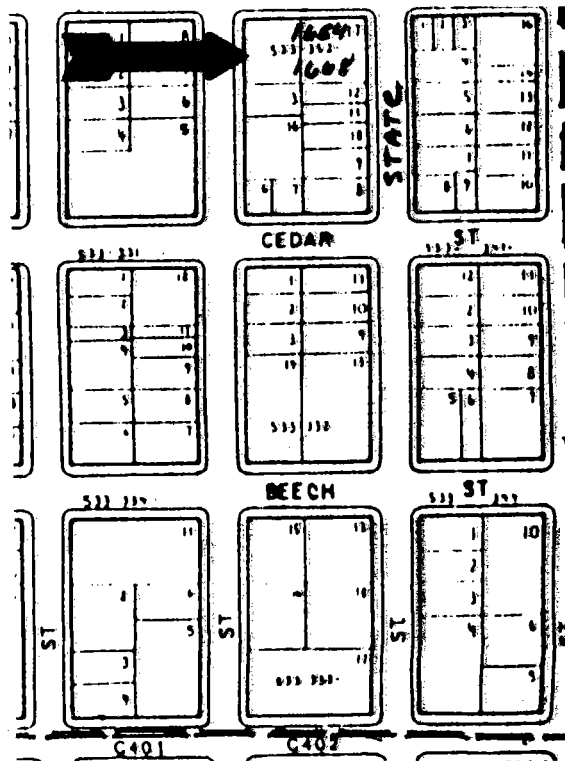
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The property originally belonged to the Piedmontese family, the Madalemas. Father Sylvester Rabagliati organized the funding to provide the Catholic Church for the Italian and Portuguese families living in the area. The ground was broken on August 17, 1923. On Christmas Eve 1923, Our Lady of the Rosary was blessed. Father Rabagliati engaged the services of a famous Venetian Artist, Fausto Tasca, a native of San Zanone (Province of Treviso) Venice, Italy. Tasca provided religious art in Orange, Santa Barbara and Los Angeles. He began the paintings in 1920, completing them in 1928. Carlos Romanelli, one of the best known sculptors on the Pacific coast, did the statuary from original models. The molds and patterns were destroyed so that no duplicates could be made.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP



21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder; 1925-1975:
The First 50 Years of Our Lady of the
Rosary Church.; San Diego Union,
9/9/1923.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

IDENTIFICATION

1. COMMON NAME: Florence Young Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1546 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-341-09
5. PRESENT OWNER: Florence Young
ADDRESS: 1546 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 24, Lot 10

This one-story house, with its combination of hipped and gabled roof, on an asymmetrical design, is an increasingly rare example of a Queen Anne cottage. The house has retained most of its original exterior details, beginning with the scalloped shingles at its front gable end. There is an interior brick chimney toward the rear of the house. A square, projecting bay window was placed on the front of the house, with a pyramidal roof for the bay built into the gable end. The front porch, which was tucked into the cross of the building plan, but does not extend across that side of the house, has spindlework below the cornice of its flat roof, and is supported by brackets and a single, square post. Shiplap siding and corner boards were used on the exterior walls. All windows are tall, narrow, double hung sash, with molded surrounds and brackets below their sills.



8. CONST. DATE: 1887
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
J.W. Leonard
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This one-story structure obtains its significance as an increasingly rare example of a Queen Anne cottage.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: None noted.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, a retired merchant, who owned several residential rentals in San Diego through the turn of the century, had this building erected for usage as a rental next to his own home at 1532 Union. This house rented to Nicholas and Joe Asaro, both fishermen, in 1926 and remained in the Millard family until 1928. From 1928 until 1951, Henry A. Schott owned this structure but did not reside here. Frances E. Donner bought the building for rental purposes in 1951, and Florence A. Young purchased it in 1954 for the same usage.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).

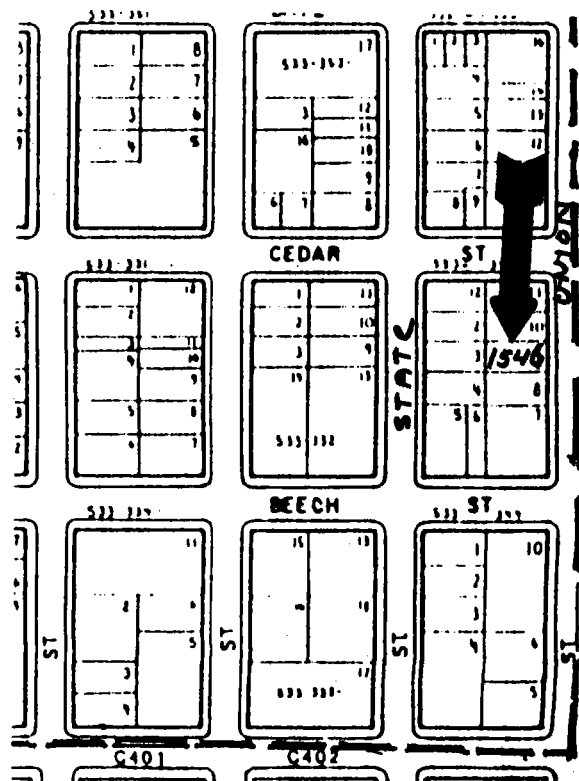
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1610 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-353-10
5. PRESENT OWNER: Paul and Kathleen Kennerson
ADDRESS: 12864 Caminito En Flor CITY: Del Mar, CA
ZIP: 92014 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 7.

A steeply-pitched, front end gable roof with boxed cornice covers the front portion of this two-storied Queen Anne house. A hipped roof caps the rear portion of the structure, which may have been a later addition. Narrow clapboard siding was used on the gable roofed portion, while wider clapboarding covers the hipped roof portion. A front porch with a shed roof extends across the asymmetrical front. The porch has turned spindlework below the roof line and turned support posts. Inside the gable end, strips of jigsawed wood were laid out in a fan design, anchored by a decorative half circle. Below the fan lies another shed roof whose cornice is supported by a row of brackets. Rosettes were placed between the brackets. Below this row of ornamentation are three double hung sash windows, set in frames against each other. The ground floor entry was placed to one side of the porch, with the other side filled by an angled, bay, double hung sash window, a large fixed window, and another double hung sash window.



8. CONST. DATE: 1894
EST: X FACT:
9. ARCHITECT:
John B. Stannard
10. BUILDER:
Purcell & Moran
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building is historically significant due to its Queen Anne design.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Addition on the south side of the house.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, who retired in the 1880s, erected this structure for use as a rental in 1894. Millard, who had considerable property interest in San Diego, owned 18 rental cottages in 1901, which he claimed were "occupied all the time." He believed that rental property had to be well constructed and maintained in order to attract proper tenants. Henry C. Millard assumed ownership of this structure for use as a rental in 1902, possessing it until 1942.

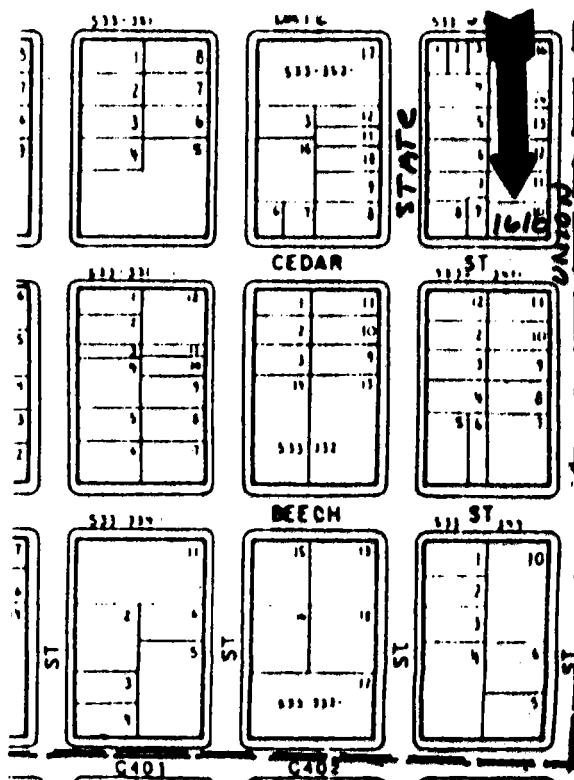
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: June's Attorney Service
2. HISTORIC NAME: Andrew Cassidy Home
3. ADDRESS: 1620 Union Street CITY: San Diego
ZIP: 92101
4. PARCEL #: 533-353-11
5. PRESENT OWNER: Deborah Godwin
ADDRESS: 1620 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence/Commercial
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 8.

This asymmetrical, single-storied cottage has a combined front gable and hipped roof. The front porch, which extends across the front of the house, has a separate hipped roof, supported by turned posts with spindlework between them. Diamond shaped shingles were used for siding inside the front gable end and on the porch roof. Clapboarding was used for all other exterior wall surfaces. Portions of the front porch railing have been restored and extended. Windows chosen for the cottage were double hung sash. The sill of each window is supported by brackets. A bay window was designed for the south corner of the house. The front door was placed at the north end of the porch. This cottage retains most of its original integrity of design.



8. CONST. DATE: 1888
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This asymmetrical single-story cottage is significant because of its Queen Anne design, and is an example of the type of structure created for residences to accommodate

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Wrought iron railings.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

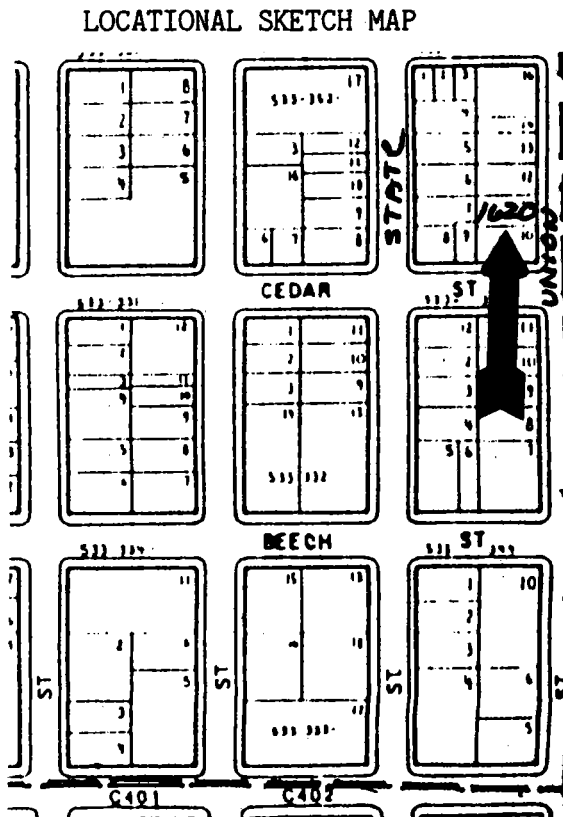
Andrew Cassidy, retired, erected this structure for use as a rental in 1888. Throughout the years, it has been leased to various tenants through the present day. This Victorian cottage is a good example of architecture of the latter 1880s constructed for the influx of people seeking shelter in San Diego following the transcontinental railroad connection.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of
San Diego County Recorder

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766



IDENTIFICATION

1. COMMON NAME: Zahn Residence
2. HISTORIC NAME: Oscar H. Millard Rental
3. ADDRESS: 1632 Union Street
ZIP: 92101
4. CITY: San Diego
PARCEL #: 533-353-12
5. PRESENT OWNER: Al Prince Corporation
ADDRESS: 5380 Clairemont Mesa Blvd #202
CITY: San Diego
ZIP: 92117 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Apartments
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 9

This is a classic example of a cross gabled, asymmetrical Queen Anne residence. It is filled with details such as a fanned front gable end, and two bands of scalloped shingles (three different types of shingles). The front porch extends across the front of the house, but does not wrap around. The widest band of scalloped shingles was used at the level of the porch, which has a shed roof. The side gable end (facing south) is also filled with shingles. The remaining siding used was clapboard. At the front gable end a corniced, shed roof was constructed below the level of the fan. The cornice is supported by a row of brackets, with rosettes between each bracket, just as they are on the facade of 1610 Union St. Below the brackets and rosettes, another band of fishscale shingles fills the gable end. A trio of second floor double hung sash windows overlook the front porch roof. Most other windows are also double hung sash, with some set at angles to form bays. A brick chimney marks the location of an interior fireplace. The support posts for the porch were turned.



8. CONST. DATE: 1894
EST: FACT: X
9. ARCHITECT:
John B. Stannard
10. BUILDER:
J. H. Woolman
11. APPROX. PROP. SIZE(FT):
50' X 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This building derives its significance as a classic example of a cross gabled, asymmetrical Queen Anne style structure; probably a

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Remodeled into three apartments.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Sheds in back. Neighborhood
atmosphere. Listed on Historic
Site Board register, No. 123.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Oscar H. Millard, who came to San Diego in 1886, and bought considerable property in this area, built many cottages which he used for rentals, like this one which was erected in 1894. John B. Stannard designed some of the buildings for Millard which resemble this structure, thus it is assumed he planned this one. Millard felt that cottages for rental were remunerative only if they "are rightly constructed, located and cared for." In 1902, Edward Churcher, involved with real estate, and his wife, Mittie, bought this residence for their home. Ella Zahn purchased this house in 1918, resided here, eventually selling it in 1962.

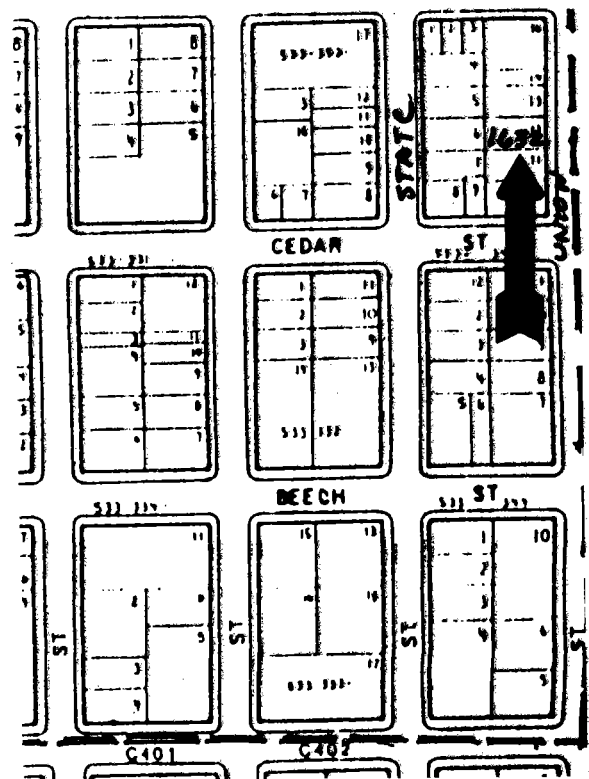
20. MAIN THEME OF THE HISTORIC
RESOURCE: (IN ORDER OF
IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS,
PERSONAL INTERVIEWS, AND
THEIR DATES).

San Diego City Directories; Office of
San Diego County Recorder; City Water
Department Records.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Tarpley Residence
2. HISTORIC NAME: Howard M. Kutchin Home
3. ADDRESS: 1642-48 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-353-13
5. PRESENT OWNER: Kenneth Tarpley
ADDRESS: 1644 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 10

This two and one-half-story, cross-gable roof, Queen Anne style house features a front porch with corresponding second floor balcony and a smaller corner porch at a side entrance. The gables are steeply pitched, with the front elevation gable end having patterned shingles which fill its triangular space. A double hung sash window with dentils in its molded trim surround punctuates the gable end. A boxed cornice at the roof line separates the gable end from the second floor below. Shiplap siding with cornerboards were used for all of the two lower floors. The second floor balcony railing is solid, as is the front porch railing. Both the front and side corner porches are supported by turned posts. A series of arched friezes of jig-sawed wood takes the place of spindlework between each turned post. On the south side of the house, where the small corner porch is located, a square projecting bay extends from the ground floor to the second story. All windows are double hung sash, with molded trim, and, in some cases, small brackets below their sills.



8. CONST. DATE: 1890
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
50' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure, built by S.D. Evening Tribune editor, and postmaster, Howard M. Kutchin, derives its significance from both its connection with Kutchin. and its Queen 21

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: Front porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Howard M. Kutchin, a local Republican political activist and appointed postmaster for San Diego, erected this residence in 1890. In 1897, Kutchin became the editor of the San Diego Evening Tribune, and later editor of both the Union and Tribune newspapers. In 1953, he set up a \$99,000 scholarship trust fund for San Diego high school students because "he fell in love with San Diego." Kutchin sold this property in 1901 to William A. Galbraith, the foreman pressman for the San Diego Union, and his wife Maggie. Alicia F. Tarpley, a widow, owned this home and lived here from 1926 until 1930.

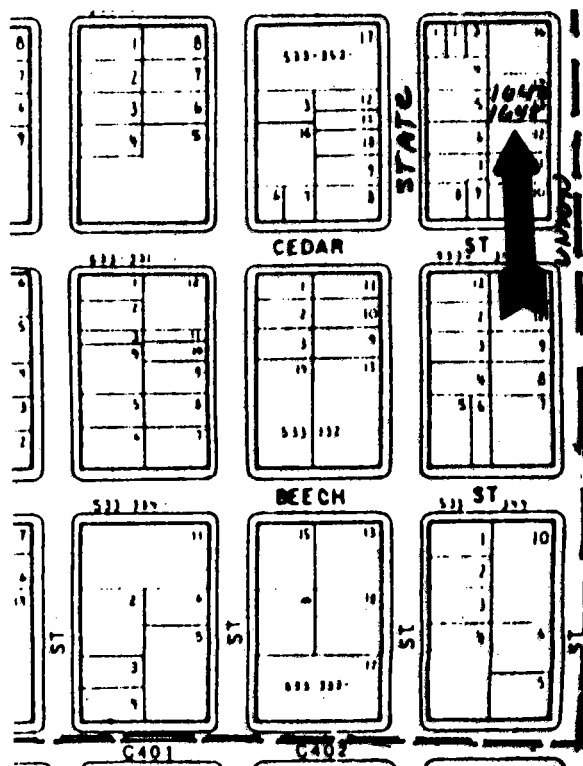
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder; City of San Diego Water Department Records

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP



IDENTIFICATION

1. COMMON NAME: Crowell Home
2. HISTORIC NAME: Edward F. French Rental
3. ADDRESS: 1654 Union Street CITY: San Diego
ZIP: 92101 4. PARCEL #: 533-353-14
5. PRESENT OWNER: Paul Kennerson, c/o Gibson & Kennerson
ADDRESS: 1665 Union Street CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Stick Style with Queen Anne Influence
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, South 25' of Lot 11

This essentially Stick Style, two-story house exhibits features of both the Stick Style and the later Queen Anne Victorian architecture. It has a front end, steeply pitched, gable roof and is asymmetrical in elevation and plan. A second gable which shelters the porch entrance on the north side of the front elevation echos the larger gable above. In each of these gable ends are features characteristic of the Stick Style: a decorative truss (that of the larger gable is more elaborate), and picket-fence patterned siding used in a wide band. The partially hipped roof of the front porch is capped by the openwork railing of the second floor balcony. Square, unturned posts support the porch roof, braced by decorative brackets. A patterned brick, interior chimney rises above the south slope of the roof. Windows are double hung sash. The main entrance to the ground floor was placed off center, while the doorway to the second floor balcony was centrally placed. Shiplap siding covers the exterior walls.



8. CONST. DATE: 1888
EST: FACT: X
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
25' x 100'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This structure derives its significance from its design style which includes features of both the Stick Style and later Queen Anne Victorian architecture.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Minor changes on porch.
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: Neighborhood.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Edward F. French bought this property in 1888 from Alonzo E. Horton, erecting this cottage for use as a rental the same year. French, who owned this lot and the northerly adjoining lot, resided at 1672 Union Street. In 1895, the structure was sold to Edwardine Crowell who owned it until 1939, renting it out to various tenants.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories; Office of San Diego County Recorder; City Water Department Records

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766

LOCATIONAL SKETCH MAP

