



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 13, 2020 REPORT NO. HRB-20-003

HEARING DATE: February 27, 2020

SUBJECT: **ITEM #7 – Amendment to the Gaslamp Quarter Historic District to Reclassify 340 5th Avenue from Non-Contributing to Contributing**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: R G C 4J LLC <LF> California Real Estate Investments LLC; represented by Marie Lia and Scott A. Moomjian

LOCATION: 340 5th Avenue, Downtown Community, Council District 3
APN 535-342-1100

DESCRIPTION: Consider the reclassification of the property located at 340 5th Avenue from Non-Contributing to a Contributing resource and designation of the property under HRB Criterion F.

STAFF RECOMMENDATION

Reclassify the property located at 340 5th Avenue in the Gaslamp Quarter Historic District from a Non-Contributing to a Contributing resource and designate the property under HRB Criterion F. This recommendation is based on the following finding:

The resource, as restored, conveys the significance of the designated Gaslamp Quarter Historic District and was constructed within the district's 1880-1910 period of significance. Specifically, the resource, constructed circa 1888 in the one-part commercial building type with Romanesque Revival influences, conveys the district's architectural significance as part of a high concentration of turn of the century commercial buildings that reflect a range of popular architectural styles; and the district's historical significance as the City's first urban center and for its association with the City's early commercial and political pioneers such as Daniel Choate, H.C. Treat, Colonel Ed Fletcher and Daniel Reed.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The subject resource is located on a large parcel within

the Gaslamp Quarter Historic District, HRB #127, which also contains a contributing resource to the district, the Whitney Building, HRB #127-002, located at 343 4th Avenue. Other structures on the parcel include 327, 345 and 379 4th Avenue which were determined to be not historically significant through the preliminary review process.

The subject resource has historically been referred to by a range of addresses; however, for the purposes of this report it is referred to as 340 5th Avenue.

The Gaslamp Quarter Historic District was designated on the National Register in 1980 and added to the San Diego Register in 1983. The district was established before the use of the current designation criteria at both the local and national level; however, the National Register nomination notes that the Gaslamp Quarter is both architecturally and historically significant. Within the boundaries of the district lie the highest concentration of turn-of-the-century commercial buildings in San Diego. The structures within the district represent the efforts of the commercial entrepreneurs who transformed San Diego from a frontier town into a commercial urban center between the years of 1880 and 1910. Commercial pioneers such as Alonzo Horton and Joseph Jessop bought and sold land, constructed buildings and operated businesses inside the Gaslamp District. The area south of present day Market Street was also home to the City's Asian community. Historically, the district is significant as the City's first urban center and for its association with the City's early commercial and political pioneers and the Asian community from 1880 to 1910.

The architecture of the district is characterized by one-part, two-part and two-part vertical commercial blocks. Most of the district's contributing resources were constructed during its 1880 to 1910 period of significance; however, there are a few contributing resources with dates of construction as late as 1930. This range of dates results in a diversity of architectural styles in the district including Italianate, Italian Renaissance Revival, Romanesque Revival, Victorian Gothic and Art Deco. The influence of the Asian community can also be detected in several structures. Architecturally, the district is significant for its high concentration of commercial buildings that reflect the range of architectural styles popular between the years of 1880 to 1930.

The following significance statement has been extracted from the Gaslamp Quarter Historic District National Register Nomination (Attachment 3). "In summary it can easily be noted that the Gaslamp Quarter district is both architecturally and historically significant. The district through its building reflects the commercial climate of the 1880 through 1910 period while at the same time providing an architectural link to San Diego's government entities and its early Asian community."

As part of the National Register nomination, each structure within the boundaries of the proposed district was evaluated. The subject resource was determined to be a building of "little or no historical/ cultural/ [or] architectural significance." At the time of evaluation, the appearance of the structure was very different than the current building which has been restored to its original condition (Attachment 4). See below for a discussion of the modifications to the building.

ANALYSIS

A Historical Resource Research Report and Addendum was prepared by the Office of Marie Burke Lia, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds that the site is a significant historical resource under HRB Criterion F. This determination is

consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

Research into the history of the property at 340 5th Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Downtown's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 340 5th Avenue revealed that the property is associated with individuals such as Daniel Choate, H.C. Treat, Colonel Ed Fletcher and Daniel Reed. At this time there is not enough information to evaluate the extent of these individual's significance in local, state or national history. Additionally, there is not enough evidence to determine if the subject resource is the property best associated with these individuals. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The subject resource is a one-story commercial building constructed circa 1888 in the one-part commercial type of architecture with influences of the Romanesque Revival style. The structure was originally twice as large and the other half of the building is located on the parcel directly to the south. After the split of the original lot the two parcels developed separately. The other half of the building is currently designated as a contributor to the Gaslamp Quarter Historic District, HRB #127-022. The subject resource is constructed of brick and displays a stucco exterior on the 5th Avenue façade. This primary façade contains six arched bays, each displaying full length, deeply recessed glazing. The tops of each bay are elaborated by a continuous molding. Between each bay and at the ends of the façade is a pilaster with a simple, geometrically elaborated capital. The building displays a parapet that continues the geometric design of the capital and features a raised section at the center of the façade. Influences of the Romanesque Revival style can be seen in the use of arches, pilasters, deeply recessed windows and masonry construction.

The one-part commercial block building type developed in the United States during the mid-19th century and soon became a common feature in towns and cities. This building type is quintessentially urban and consists of a simple box with a decorated façade. One-part commercial buildings are in essence the lower story of the two-part commercial block type. This building type was common in cities and towns during an initial period of development because they could be constructed with a relatively small investment. Often speculators constructed these buildings as a means to generate income until a more profitable, larger structure could be erected. Examples of this type constructed before 1900 are rare in large cities due to pressure for development. These

buildings can often be found in rows of similar or identical units. Most one-part commercial block structures were constructed to be used as retail stores and character defining features of this property type include large glass windows, a cornice or parapet, and expanses of wall that provided a place for advertisements.

The structure has been significantly modified since its circa 1888 date of construction. Photographic evidence from the 1880's provided in the Historical Resources Research Report (HRRR) indicates that the resource originally looked similar to its appearance today. A photo from 1947 documents several early modifications to the building including the modification of the lower portion of the second and third bays and the removal of the original French doors from the remaining bays. The French doors appear to be replaced with fixed windows and a metal entry door. The Assessor's Building Record indicates that a new storefront was constructed in 1951. Photographic evidence from 1969 and the National Register nomination reveal that the building was stripped of its Romanesque decoration, window and door openings were modified and the original fenestration was replaced. Additionally, the raised portion of the parapet was removed. In 1991, the tenant applied for a permit for "partitions, plumbing and mechanical." It is believed that the building was remodeled to its current appearance at that time. Work included restoring the original arched bays, parapet, pilasters and molding. The original wood windows and French doors were replaced with new metal windows and doors in a different lite pattern.

While the structure displays the character defining features of a one-part commercial block building with Romanesque Revival influence; including a simple box form with a decorated façade, large windows, parapet, arched bays and pilasters; the property no longer retains integrity as it relates to Criterion C. Although the property has been restored to its original appearance, the replacement of all of the original building material has significantly impaired integrity of materials and workmanship. Additionally, the use of metal windows and doors in a different lite pattern than the original windows has resulted in a loss of integrity of design. Therefore, staff does not recommend designation under HRB Criterion C.

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

The subject property at 340 5th Avenue was designed by D.N. Delane. Delane has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

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

The property at 340 5th Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character,

historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The subject resource located at 340 5th Avenue was classified as a non-contributing resource when the Gaslamp Quarter Historic District was added to the San Diego register in 1983. This classification was a result of modifications to the original structure primarily due to the major alteration of the storefront which led to a loss of integrity. This major renovation to the property occurred sometime between 1947 and 1969 and is discussed in detail above.

Around 1991 the property was restored to its original circa 1888 appearance. Significant features such as the parapet, the original six arched bays, molding above the windows and pilasters were restored consistent with photos of the building from the 1880's. The original lite patterns and material of the windows were not restored. Evidence regarding the intent of this restoration is inconclusive. The addendum to the HRRR concluded that there is no evidence that the current structure was intended as a restoration of the 1880's or 1947 structure; however, a visual comparison of the current structure and historic photos reveals that the building is almost identical to the 1880's structure. Modifications to the structure over time have resulted in a loss of integrity of materials, workmanship and design to the extent that the property is not individually eligible for designation under HRB Criterion C; however, the restored subject resource still retains sufficient integrity to convey the significance of the Gaslamp Quarter Historic district as discussed below.

The Gaslamp Quarter Historic District is both architecturally and historically significant. Architecturally, the district is significant for its high concentration of commercial buildings that reflect the range of architectural styles popular between the years of 1880 to 1930. The subject resource is a one-part commercial block structure with Romanesque Revival influences. Both this building type and architectural style were popular during the district's period of significance as discussed in the analysis of Criterion C above. Therefore, the subject resource conveys the architectural significance of the Gaslamp Quarter Historic District.

Historically, the district is significant as the City's first urban center and for its association with the City's early commercial pioneers and the Asian community from 1880 to 1910. The subject resource was constructed circa 1888 when the parcel was owned by Daniel Choate, a prominent real estate promoter, postmaster and Republican leader. Business owners such as H.C. Treat and Colonel Ed Fletcher operated out of the 340 5th Avenue building. Treat, later elected director of the San Diego Board of Trade, operated a commission business at the site until Colonel Ed Fletcher took over in 1897. Colonel Fletcher was a successful businessman who was later elected to the State Senate and was largely responsible for the construction of the Ocean Beach fishing pier. Daniel Reed, an attorney, insurance agent and Harbor Commissioner who was an active member of the Republican party, owned part of the property from 1888 to 1912. The subject resource is significant for its association with these early commercial and political pioneers. Therefore, the subject resource conveys the historical significance of the Gaslamp Quarter Historic District.

Significance Statement: As restored the property conveys the historical and architectural significance of the Gaslamp Quarter Historic District and retains sufficient integrity to convey that significance as a district contributor. Specifically, the building, constructed in 1888 in the one-part commercial block building type with Romanesque Revival influences is significant as part of a high concentration of commercial buildings constructed in a range of architectural styles popular

between 1880 and 1930. Additionally, the building is significant as part of the City's first urban center and for its association with the City's early commercial and political pioneers such as Daniel Choate, H.C. Treat, Colonel Ed Fletcher and Daniel Reed. Therefore, staff recommends reclassifying the property located at 340 5th Avenue from a Non-Contributing to Contributing resource and designation of the property under HRB Criterion F.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 340 5th Avenue be designated under HRB Criterion F as a contributing resource to the Gaslamp Quarter Historic District.



Suzanne Segur
Senior Planner
Development Services Department

SS/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Excerpt from the Gaslamp Quarter Historic District National Register Nomination.
4. Photograph of subject resource from the Gaslamp Quarter Historic District National Register Nomination.

RESOLUTION NUMBER N/A
ADOPTED ON 2/27/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/23/2020, to consider the historical designation of the Gaslamp Quarter Historic District Contributor (owned by R G C LLC <LF> California Real Estate Investments LLC, 3551 Fortuna Ranch Road, Encinitas, CA 92024) located at **340 5th Avenue, San Diego, CA 92101**, APN: **535-342-11-00**, further described as PAR 1 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Gaslamp Quarter Historic District Contributor on the following findings:

(1) The property is historically significant under CRITERION F as a contributing resource to the Gaslamp Quarter Historic District and retains integrity to the District's 1880-1919 period of significance. Specifically, the resource, constructed circa 1888 in the one-part commercial building type with Romanesque Revival influences, conveys the district's architectural significance as part of a high concentration of turn of the century commercial buildings that reflect a range of popular architectural styles; and the district's historical significance as the City's first urban center and for its association with the City's early commercial and political pioneers such as Daniel Choate, H.C. Treat, Colonel Ed Fletcher and Daniel Reed. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MAY 23 1980

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

"Stingaree"

AND/OR COMMON

Gaslamp Quarter

2 LOCATION

STREET & NUMBER

16 blocks bounded by Broadway, 4th, San Diego, Arizona and Eastern R.R. and 6th

CITY, TOWN

San Diego

CONGRESSIONAL DISTRICT

42

STATE

California

VICINITY OF

CODE
06

COUNTY

San Diego

CODE

073

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☒ ENTERTAINMENT☒ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership (See Attachment)

STREET & NUMBER

San Diego

California

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

San Diego County Recorder, City of San Diego

STREET & NUMBER

1222 First Street

CITY, TOWN

San Diego

STATE

California 92101

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

San Diego Historical Site Board Historical District Application

DATE

January, 1977 (resubmitted November 1978)

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

City of San Diego Planning Department

CITY, TOWN

San Diego

STATE

California 92101

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See continuation sheet

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

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ITEM NUMBER 4

PAGE

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Photo Key

Building

Legal Owners

I - 1	Granger Building	Title Insurance & Trust Company
I - 2	Samuel I. Fox Building	Lion Clothing Company
I - 3	University Boot Shop	Fifth Avenue Bootery
I - 4	Robinson Building	Terille Enterprises Inc., Gerard & Andrea Yablonicky & John & Carolyn Belanich
I - 5	First National Bank	Tom Hom
I - 6	Louis Bank of Commerce	Tom Lochetefeld
I - 7	Nesmith - Greeley	Vicent Miranda
I - 8	Hubbell Building	CV Enterprises
I - 9	Marston Building	Charlie Pipitone
I - 10	Keating Building	Keating Properties Limited
I - 11	Spencer - Ogden Building	J.B. Ogden
I - 12	Llewelyn Building	Zondra L. Schmidt
I - 13	George Hill Building	Title Insurance & Trust Company
I - 14	Cole Block	T. & M. Carniglia & V.J. Navarra
I - 15	Theater Building	R.E. Tyson, Charles Tyson
I - 16	Aztec Theater	Vince Miranda
I - 17	Yuma Building	Al and Lillian Macy
I - 18	I.O.O.F. Building	R.E. Tyson, Charles Tyson
I - 19	McGuirk Block	R.E. Tyson, Charles Tyson
I - 20	Backesto Block	G. & O.D. Fong, & J.C. & L.R. Franke
I - 21	Marin Hotel	Carriage Trade Ltd.
I - 22	Rio Hotel	Brent and Mary Hart
I - 23	Cafe Building	K.Y. Wong, P.Y. Lee
I - 24	City Rescue Mission	City Rescue Mission
I - 25	Grand Pacific Hotel	Shirley Bernard
I - 26	Brunsurg Drug Company	Michael S. Farres
I - 27	Brick Warehouses	Gildred Development Company
I - 28	Van Waters & Roger Building	G.E. & M.J. Fish, G.C. Furstenfeld
I - 29	Manila Cafe	Fritz & Susana Ahern, James & Marjorie Ahern
I - 30	Royal Pie Bakery	Martha Kuhnel
I - 31	Palace Pawnbrokers	Otto and Ruth Zahn
I - 32	Office Building	P.E. & E.A. & W.L. Cerise, D.P. Campanella
I - 33	Caruso's Pleasure Palace	Bruce and Ruth Scott, Robert Cameron
I - 34	The Exchange	Keating Properties
I - 35	Patrick's	Keating Properties
I - 36	Club Tokyo	Charlie Pipitone

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CONTINUATION SHEET

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Photo Key	Building	Legal Owners
I - 37	Gaslite Saloon	Harris Investment Company
I - 38	Volunteers of America	The Volunteers of America
I - 39	V.A. As-Is-Shop	The Volunteers of America
I - 40	Import Store - Chinese Rest.	Eugene & Marilyn Marx
I - 41	Crossroads Bar	Alex & Sophie Skop
I - 42	Filipino Service Center	Eugene & Marilyn Marx
I - 43	Residential Hotel	Mohanhvai & Kanchan Bhakta
I - 44	Chenise Laundry	Shee & Su Chin Hom
I - 45	Tool Sales/Laundry	Sakari & Estrella Hiltunen
I - 46	Wholesale Florists	G.S. & M.A. Muto
I - 47	Sewing Factory	S. & E. Hiltunen
I - 48	Industrial Buildings	Industries Supply Company
I - 49	T.M. Cobb Company & Sign Shop	T.M. Cobb Company, Inc.
I - 50	Le Baron Distributing Co.	T.M. Cobb Company, Inc.
I - 51	Brunsurg Drug Acid Yard	M.S. Farres
I - 52	Jerry Gonzales Produce	Poncho Gonzales
I - 53	Produce Market	Coast Citrus Distributors
I - 54	Produce Market	Coast Citrus Distributors
I - 55	Three Storefronts - Hotel	Robert & Jacquelin Sinclair
I - 56	Alan John Factory	McClurhen Machinery, Inc.
I - 57	Butchershop	Industries Supply Company
I - 58	Chinese Market - Hotel	C.P. & E.E. Kenney, C.T. & A.D. Bach
I - 59	Pacific Hotel	B.C. & M.L. Hart
I - 60	ABC Pool Hall	F.M. & J. Andrews
I - 61	Zebra Club	D.L. Van der Meulen
I - 62	Hotel	McClurken Machinery Company
I - 63	Sun Cafe	B.F. & M.V. & M.L. & L.V.Y. Jeong
I - 64	Follies Theater	G. & O.D. Fong, J.C. & L.R. Franke
I - 65	Casino Theater	G. & O.D. Fong, J.C. & L.R. Franke
I - 66	Various Storefronts	M. & P. Israel, P. Bertolino
I - 67	Two Storefront/Offices	Title Insurance & Trust Company
I - 68	Engineers Service Company	Vince Miranda
I - 69	St. James Hotel	Vince Miranda
I - 70	Various Storefronts	W. & F.L. Gazlay
I - 71	Flagg Shoes	California First Bank
I - 72	Longs Drugs	5th & Broadway Property
I - 73	Hotel	Vince Miranda
I - 74	Storefront	J.H. & D.A. Pasto, R. Daird
I - 75	Former City Hall	R.E. Tyson, Charles Tyson
I - 76	Ardmore Hotel	D.R. & B.A. Thompson

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CONTINUATION SHEET

3

ITEM NUMBER

4

PAGE

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Photo Key

Building

Legal Owners

11 - 1	Kings Club	Southern Claifornia First National Bank
11 - 2	Swank Go-Go	O.J. & R.C. Zahn
11 - 3	Glenn's Turkish Bath	Title Insurance & Trust Bank
11 - 4	Astor Hotel	P.E. & E.A. & W.L. Cerise, D.P. Campanella
11 - 5	Western Hat Works	K.F. & E.R. Reed
11 - 6	Hotel Windsor	S. Zemer
11 - 7	Las Flores Hotel	A. Monaco
11 - 8	Lark Hotel	A. Monaco
11 - 9	Bataan Annex Cafe	K.Z. Fleischner
11 - 10	Goodwill Block	Goodwill Industries
11 - 11	Industries Supply Company	Industries Supply Company
11 - 12	Loveday's	T.M. Cobb
11 - 13	Coast Citrus Distributors	I.J. Jaeger
11 - 14	Julius Rothschild & Co.	I.J. Jaeger
11 - 15	Coast Citrus Distributors	I.J. Jaeger
11 - 16	Bridgford Meat Company	Bridhford Meat Company
11 - 17	352 Sixth	M.S. Farres
11 - 18	Industrial Rubber Products	B.A. Bruschi
11 - 19	David Produce Company	David Produce Company
11 - 20	Mission Building	B. Manos
11 - 21	Corrigidor Barber Shop	M.C. Streicher
11 - 22	Slave Market Square	J.J. & F.S. O'Connor
11 - 23	Filipino Restaurant	McClurken Machinery
11 - 24	Frank's Place Pool Hall	Fritz Ahearn
11 - 25	Kelley's Locker Club	J.P. & L.J. Filippi
11 - 26	God's Extended Hand	Golden Spike Properties
11 - 27	Muffler Shop	H.H. McCormick
11 - 28	Bar	N.H. McCormick
11 - 29	Independent Barber College	F. & H. Chirco
11 - 30	Foxy Theatre	Vince Miranda
11 - 31	King Neptune/Acapulco Cafe	E.A. & W.F. Cerise, D.P. Campanella
11 - 32	Various Storefronts	S. Kerper
11 - 33	Gents Turkish Bath	Title Insurance & Trust
11 - 34	Security Pacific Bank	M.G. Wegeforth
11 - 35	Stan's Men Wear	S. Lowenfeld
11 - 36	Various Storefronts	S. Lowenfeld
11 - 37	Hardy Shoes	P.A. Kettenberg
11 - 38	C & R Clothiers	G.A. Doyle
11 - 39	Plain Storefront	California First Bank

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Photo Key

Building

Legal Owners

11 - 40
11 - 41
11 - 42
11 - 43
11 - 44

New Church
Industries Supply Company
Parking Lot
Parking Lot
Parking Lot

City Rescue Mission
Industries Supply Company
California First Bank
Russo Family Enterprises
Terminal Auto Parks Corp.

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The boundaries of the Gaslamp Quarter Historic District have been drawn to include the greatest concentration of structures from the 1880-1910 period in San Diego. While other buildings from this period exist and are significant, most are geographically unrelated to the district.

The southern boundary of the district consists of the Navy Athletic Fields, the Port District small boat marina and the recently constructed Campbell Shipyard Headquarters. The eastern boundary, along Sixth Avenue consists of portions of the produce market area, parking lots, and office and commercial buildings closer to Broadway. The structures do not relate historically or architecturally to the Gaslamp Quarter. The northern edge at Broadway is the business core and also contains structures architecturally and historically unrelated to the district. The western edge of the historic district, Fourth Avenue, is also the boundary of two adopted redevelopment project areas, the Marina Housing and the Horton Plaza project. The Marina Housing area contains architectural remnants of the once flourishing Chinese district. Along Fourth Street in the Horton Plaza project there are significant structures related in time to the Gaslamp Quarter. These include the Golden West Hotel, Balboa Theater and the Horton-Grand Hotel. The San Diego City Council has directed that these buildings be incorporated into the Horton Plaza Redevelopment Project rather than the Gaslamp Quarter Historic District.

As can be noted, the configuration of the western boundary of the District is altered on Fourth Avenue between Market Street and Island Street. This alternation occurs to include structures of historical significance. Included in this area is the Royal Pie Bakery a turn of the century structure located on a site first utilized by a bakery in 1875. The boundary variance covers only the area on Fourth Avenue between Market Street and Island Streets because of the structure grouping, scale of buildings, and historic significance.

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The architecture of the area is characterized by structures erected during a thirty year period from 1880 to 1910. The buildings are typically two and three stories high and are constructed of common brick with continuous facades at the property line. Ground floors are frequently 20 feet high with cornices separating them from the upper floors. Corbelling is very often found at the terminal cornice particularly with the brick buildings. The fronts of buildings are often designed with closely set bays framed with segmental, stilted or flat arches 10 to 12 feet apart. The openings are deep-set and the entrances are typically inset. Heavy ornate cornices and spandrels, carefully detailed parapets and bay windows are also typical design elements.

The following buildings typify the desired architectural details. A detailed list of all historically and/or architecturally significant buildings is contained in Item 8.

Backesto (Block Building)	614 Fifth Avenue
Hubbell Building.....	813 Fifth Avenue
Marston Building.....	809 Fifth Avenue
McGurck Block.....	611 Fifth Avenue
I.O.O.F. Building.....	526 Market Street
Keating Building.....	432 "F" Street
Nesmith-Greeley Building.....	825 Fifth Avenue
Louis-Bank of Commerce.....	835 Fifth Avenue
Yuma Building.....	631 Fifth Avenue
First National Bank.....	Fifth and "E" Street
Spencer-Ogden Building.....	S.W. Corner 5th and "F"
Llewelyn Building.....	722-728 Fifth Avenue

The Gaslamp Quarter has a diverse array of visual characteristics, representing historic elements as well as more recent improvements not in keeping with the area's historic character. These items are coded and contained on the Gaslamp Quarter Planned District Map #1.

Along the street frontage of the blocks north of "E" Street, building facades are for the most part continuous and gaps are few. Exceptions to this rule include a parking lot on the east side of Fifth, between Broadway and "E", and a larger lot on the northwest corner of 6th and "E". There is a mixture of architectural styles in this area, ranging from buildings circa 1880's through the Art Deco movement of the 20's.

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Several buildings have been modernized, either through stripping and stuccoing or by construction of false metal fronts. The majority of these alterations appear to date from the 1950s and do not contribute to the historic or architectural significance of the structures. Side-walks are old but are relatively well maintained. Street paving is standard black asphalt. Taken as a whole, this area registers as a continuation of the standard downtown retail district immediately to the north. Treated properly these two blocks can emerge as a transition district, relating strongly to an improved Horton Plaza Commercial center on the west and the older retail area north of Broadway, and acting as a gateway to the rest of the Quarter. } are they reversible?

The blocks between E and F Streets represent one of the strongest architectural ensembles of the district. On the east side of 5th, the Louis Bank of Commerce, Nesmith-Greeley, Hubbell, and Marston Buildings form a consistent and elegant grouping. At street level, however, there is a mixture of uses and insensitive improvements which detract from the area's great historical and architectural potential. On the west side of 5th the building frontage is slightly less distinguished but is representative of architectural styles of the late 19th century. Relatively minor alteration to existing ground floor facades would restore this area to its original character. On the east side of 4th, approximately half of the frontage has been stripped and stuccoed. However, the remaining facades consist of corbelled brick work which add significantly to the streetscape. } UFD ?

The area between F and G Streets marks a transition into almost entirely "honky-tonk" uses on the ground floor. Sidewalks and gutters are poorly maintained, as is the street itself. Building frontage on the west side of 5th continues the Victorian trend which predominates throughout the district. Similarly, the east side of 4th represents a streetscape marred by some insensitive "strip-and-stucco" improvements. Overall however, this block has the potential to be a historically accurate ensemble. The east side of 5th is a mixed group and does not contain any buildings of remarkable or even moderate historic significance. The southern portion of the block is a parking lot. On the west side of 4th, one three-story brick structure highlights an otherwise unremarkable streetscape. } reversible? D.O.C.'d!

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AP The blocks between "G" and Market Streets continue the condition of the previous area. Public areas are poorly maintained and unattractive uses dominate. On the west side of 5th, the large "Backesto" building and the "Savoy" theatre form an aesthetically strong grouping. The former city hall on the southwest corner of 5th and "G" has probably been altered beyond repair and a new design treatment will be required if it is to merge successfully with its surroundings. The east side of 4th consists of corbelled brick warehouse-type buildings which would lend themselves well to successful renovation with relatively small investment. The eastside of 5th consists of two outstanding buildings amidst several non-descript theaters and store fronts. These will require special treatment. The west side of 6th is predominately fronted by parking facilities for the 5th Street frontage, however the I.O.O.F. Building provides a strong transition element on the northwest corner of 6th and Market. — N.R. } is it an intrusion?

AP The blocks between Market and Island Streets are in a physical condition similar to the previous section. However, the intensity of commercial operation is diminished considerably and replaced by rescue missions and low-income residential hotels, as well as bars. The west side of 5th is flanked by several buildings of aesthetic prominence which would lend themselves to successful rehabilitation. The west side of 4th consists of small-scale frontage with simple detailing. Minor "sprucing-up" type rehabilitation would be successful. The east frontage of Fifth consists of several buildings of oriental heritage, as well as a recently constructed church — ORIENTAL! built to resemble the 1880's period. On the southeast corner of 5th and Market is a large multi-storied structure which has been stripped of detail, requiring special treatment to downplay its intrusion upon the otherwise intimate and finely-detailed architectural character of the area. The west side of 6th is fronted by a variety of brick buildings from the turn-of-the-century period, suitable for low-key rehabilitation to bring out the simple, yet attractive details. (VBD JGG) — WHERE?

A list of historically architecturally significant structures as well as buildings of no significance are listed in Appendix A: Conservation sheet 18 Item 8, Page 13. A coded map for contributing and non-contributing structures is enclosed with the application.

8 SIGNIFICANCE

DATE		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> HISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic American Buildings Survey CAL-428 Architectural Survey

McPhail, Elizabeth, When the Red Lights Went Out in San Diego

San Diego Historical Society, 1974

A Guide to Archival Records Related to The Gaslamp Quarter*

Historical Narratives For The Gaslamp Quarter Area Of San Diego, California**

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

QUADRANGLE NAME Point Loma

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 11 48 51 60 36 19 59 0

B 11 48 51 60 36 18 61 0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 11 48 49 90 36 18 75 0

D 11 48 49 90 36 19 59 0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

16 blocks bounded by Broadway, 4th Street, San Diego, Arizona and Eastern R. R.
(See continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

California San Diego

STATE CODE COUNTY CODE

11 FORM PREPARED BY (Resubmittal)

NAME / TITLE

Michael Stepner, Principal Planner

November 5, 1978

ORGANIZATION

San Diego, City Planning Department

DATE

(714) 236-5793

STREET & NUMBER

202 "C" Street

TELEPHONE

CITY OR TOWN

San Diego

STATE

California 92101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kenneth McEllen

TITLE

DATE

10/17/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

5/23/80

ATTEST:

CHIEF OF REGISTRATION

DATE

5-23-80

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Statement of Significance

Within the "Stingaree" or Gaslamp Quarter are the only significant remnants of turn-of-the-century commercial buildings in San Diego. Structures like the Nesmith-Greely Building and the Louis Bank Building, all built in 1888, reflect the boldness, desire for sophistication, and even some of the pioneer innocence of the commercial entrepreneurs. These men transformed San Diego from a frontier town into a true commercial urban center, between the years 1889 and 1910.

The first of these commercial pioneers was Alonzo E. Horton. In 1867, a mere three and one-half weeks after migrating to the area from Wisconsin, he purchased all the land between Front, "A" Street and Commercial. Horton completed a wharf at the foot of Fifth Avenue in March of 1869, further encouraging such investment as the 1867 purchase by Dr. Backesto of the entire block between 4th, 5th, Market and "G" Street. (The results of this particular purchase may still be seen today. Two remnants include Old Backesto Building, now housing a Bank of America at the corner of Market and Fifth and the new Backesto Building, today's Bamboo House Restaurant at Market and 4th).

Another pioneer entrepreneur, encouraged by the promise of Horton's wharf was Joseph E. Jessop. An English silversmith and watchmaker, Jessop was forced by poor health to move to San Diego from his native country in 1890. Following a rugged ranch life in the Kearny Mesa area, the English craftsman established J. Jessop and Son Watchmaker on "F" Street between 4th and 5th, in a modest woodframe building. The business grew with the new city and Jessop moved his location three times to remain nearer to the center of the expanding business district. He finally settled at the present location of Jessop Jewelers at 1041 5th Avenue. His large sidewalk clock still reflects the Jules Verne wonderment which that former period held toward the new industrial age.

South of Market Street, near the old waterfront, many of the old warehouses, Chinese temples, and small apartments remain from the days when this area was a "red light" district known as the "Stingaree". The area once home to the City's Asian community, still serves as the cultural center. There are currently 1,000 residents in the Gaslamp Quarter.

what kind
of bldg?

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By 1900, 5th Avenue between Market and Broadway--replete with electric street cars, towering arc lamps, and extremely bold yet elegant architecture--stood as the commercial hub of the new city in that new age. The flavor of that first urban period in San Diego is worthy of preservation.

Historic and Architecturally Significant Buildings in the Gaslamp Quarter are described in item 7.

In order to put the Gaslamp Quarter Historic District in its historic context, the following has been excerpted from THE GLORY YEARS, Volume Four of a series on the Historic Birthplace of California, The History of San Diego, Richard F. Pourade, Union-Tribune Publishing Company.

The character of the town was changing under the impact of its invasion, and a young newspaperman, Walter Gifford Smith, the city editor of the San Diego Sun, in his little book on the History of San Diego, published in 1892, wrote:

Naturally, a population drawn together from the adventurous classes of the world, imbued as it was the excitement and far from conventional trammels, contained and developed a store of profligacy and vice, much of which found its way into official, business, and social life. Gambling was open and flagrant; games of chance were carried on at the curbstones; painted women paraded the town in carriages and sent out engraved cards summoning men to their receptions and "high teas." The desecration of Sunday was complete, with all drinking and gambling houses open, and with picnics, excursion, fiestas and bullfights... Theft, murder, incendiarism, carousals, fights, highway robbery and licentiousness gave to the passing show in boom-tide San Diego many of the characteristics of the frontier camp. Society retired to cover before the invasion of questionable people, and what came to be known as "society" in the newspapers, was, with honorable exceptions here and there a spectacle of vulgar display and the arrogant parade of reputations which, in Eastern states, had secured for their owners the opportunity and the need of 'going West.'

One of the enterprising operators of gambling places was Wyatt Earp, the famed marshall of the Western plains. He was undergoing some legal embarrassment at the time, having been indicted for murder in Arizona in the shooting of the men who had slain his brother. He had fled to El Paso, Texas, and attracted by the reports of the boom sweeping Southern

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California, had come to San Diego, where with his wife he invested in business and speculative property and opened three gambling halls. One was on Fourth Street between Broadway and E Street and fronting on Horton's Plaza; another in the 800 block on Sixth Street, next to the Hotel St. James; and the third on the north side of E Street, near Sixth. He conducted twenty-one different games of faro, blackjack, poker, keno, and other lesser known games of chance.

Little mention of him is to be found in contemporary newspaper files, perhaps out of respect to his difficulties with the law. The San Diego city directory of 1888-89 lists him as a "capitalist." He refereed a prize fight which was the feature of a day-long Sunday fiesta, with cockfights, bullfights, and a lassoing contest across the border below the town of Tia Juana.

Civic corruption kept pace with the boom. In January of 1888 Police Chief Joseph Coyne was indicted by the Grand Jury for violating the election laws. The San Diego Union accused the president of the Board of Trustees, W.J. Hunsaker, who generally was referred to as "mayor," of failing to supervise the police department and that as a lawyer he was representing criminals and gamblers; and Judge C.F. Monroe of using the police court for private business and collecting fees in justice cases. Ephraim W. Morse and George W. Marston, the merchant and a new member of the Board of Trustees elected on a reorganization ticket in 1887 when San Diego became a city of the fourth class, led a fight to increase the license fees of saloons, which numbered at least 100, from \$600 to \$1800, in the hopes of forcing many of them out of business. Mayor Hunsaker vetoed the move,

While Fifth Street was the center of gambling and dance halls, Third Street, at about I Street, was the heart of the "Stingaree" district and its more than 100 houses employed an estimated 350 women. The similarity of gambling houses and dance halls in this section of San Diego's downtown area with those of the Wild West was very marked. A graphic description of one dance hall in the "Stingaree" district was provided by a sleuth hired by The San Diego Union. This particular hall, when he visited it, was crowded with at least 400 persons, many of them "callow youth and balding rakes," who sat around drinking beer and listening "to the alleged music of an alleged orchestra and feasting their eyes on the alleged charms of stage 'daisies.'" There was a stage at one end of the long hall and on the other side there was a long row of "private boxes" in the shape of a balcony from which "the gaudy women, scantily dressed, display themselves on the railing... and wave their handkerchiefs at the crowd below."

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There was a steady procession of road shows, touring actor troupes, circuses and minstrel shows through San Diego. Most of them played from three days to a week at either Leach's Opera House or the Louis Opera House. Nearly all of them drew full audiences. Minstrel shows were most popular with the citizenry while Indians flocked in from miles around to ensure good audiences for the circuses. But the thespian event that crowned the boom-days' theater in San Diego was on May 4 and 5 of 1888. Jersey Lily Langtry came to town.

As the California Southern's Cannonball rolled into the city, a huge crowd turned out at the depot at the foot of D Street hoping to catch a glimpse of the famed beauty, but they were disappointed. The train stopped and Miss Langtry's repertoire company climbed down with the other passengers, but "The Lily" remained hidden in her own private car with the curtains drawn. The San Diego Union's reporter fared no better when he followed her car to the Twenty-second Street railroad yards in quest of an interview. She first appeared that night on the Louis Opera House stage, playing the lead in a drama called A Wife's Peril. It was a smash hit. San Diego's social register turned out in full plumage and such was the demand for seating that the management moved the orchestra to one side and sold the space to seat the elite. The San Diego Union's critique on the drama held that "The Lily's" dramatic talents and beautiful costumes were comparable to her legendary beauty.

In time the rowdy element broke out of the confines of lower downtown, and The San Diego Union, continuing its campaign for reform stated:

The bawdy houses have begun to infiltrate every part of town, in residential....areas and in business districts. The evil does not hide itself nor shun publicity. It obtrudes its hateful presence in the public thoroughfares and walks abroad in the open light of day. The police need no guide to enable them to arrest the inmates of the vilest dens of "Stingaree." No officer can walk his beat in that quarter without seeing enough to warrant him making arrests. The growth of the evil has gone on through the sufferance of the authorities and it is high time the law was enforced...

Under the pressure of an aroused citizenship and the reorganization ticket, and after being threatened with prosecution, the mayor and police chief finally got into action and began closing down some of the more obnoxious of the hundred or so gambling rooms and dance halls. One of the last of the gambling rooms shut down was in the Horton House.

Towns were still springing up everywhere as the year of 1888 approached. The statistics of 1887 recorded an increase in property values in one year

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from \$4,582,213 to \$13,182,171, and the number of business firms and professional men from 340 to 975. Hundreds of new arrivals had been sleeping in tents rented for \$1 a night and in sheds and barns, but now 2,000 lodging rooms had been completed and 2,500 more were under construction. A realty firm proclaimed that "in fact we may say that San Diego has a population of 150,000 people, only they are not all here yet."

In 1888 a depression was upon the City. Public and private improvement work was delayed or halted. More than \$2,000,000 in cash was withdrawn from the eight banks and they struggled to remain solvent. San Diegans consoled themselves that much had been accomplished as the result of the boom. Hotels had been built, fifteen business blocks added, a \$400,000 sewer system laid, and public transportation begun. The city now had nine miles of gas mains, 230 miles of streets, of which forty miles were graded; an electric light circuit of twenty-five miles; forty-six miles of water mains; twenty-four churches, eight piers and wharves, plus two at Coronado and two at Roseville. The courthouse had been improved and twenty-seven new schools had been opened in the county and eighteen more were to be finished in another year. Fifth Street, the principal avenue, had been paved from the bay north to B Street.

In the county as a whole, the population after the boom was about 35,000, four times what it was in 1880, and more than a million fruit trees had been set out and there were 12,000 acres devoted to raisins and grapes. There was little decrease in population in the county areas, where newcomers had arrived to reside and not to gamble.

City and county assessments, which had risen to \$40,000,000 in 1888, dropped to about \$25,000,000 by 1890. At that, they were far above the \$2,382,795 of a decade before.

The ascendancy of Los Angeles over its more southerly rival was complete. The federal census of 1890 gave San Diego a population of 16,159 and the county, 34,987. Los Angeles came out of the boom with a population of about 50,000 and the county, more than 100,000.

The following report on the Backesto Block located at 5th and Market in in Gaslamp Quarter District is typical of the development history of the structures in the area:

The Backesto Block 88/095, Lots G. H, I, J, and a Section of K
On December 23, 1867, Alonzo E. Horton sold to John Pierce Backesto lots D, E, F, G, H, I, J, and K of Block 88/095 (Deed Book 3, page 26) for

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\$300.00. Within two years Backesto began to parcel out parts of these lots, selling lot J to David H. Backesto (Deed Book, 8, page 172) December 13, 1869.

By July 1873, The Commercial Bank of San Diego had accepted Dr. Backesto's proposition to erect a "fine brick building" on the lot north of the Wells Fargo and Company's Express Office on 5th Street, opposite the old Bancroft book store. Although the city was in financial pinch because of a drought, building progress was made. Backesto's first two-story brick building went up on 5th Street. The San Diego Union of March 23, 1875 reported on Dr. John Pierre Backesto's "new brick building on 5th and is near completion and is a continuation of a Commercial Bank Block."

In April 1884 (on April 4th the article appeared in the Union) Backesto hired G.T. Burkett, a San Jose architect to replace the wooden structures from Klauber and Levi's store on 5th between G and H. Deter Christensen did the brick work. Klauber and Levi's store, already brick, would get an additional second story. Other firms, like that of Conklin and Hunsaker and E.H. Sillman's law firm, moved out of the wooded structure to make way for the brick buildings.

Captain John Herroder, who was hired to move the old frame buildings of the Backesto block to a vacant lot on 4th Street, said the lumber from these abandoned buildings was later used to construct other structures due to material shortages caused by the "recent" building boom.

Backesto had leased to Klauber and Levi (Lease Book 1, page 180) the East 90' of lot G and the south 10' of east 90' of lot H, May 21, 1884. Klauber and Levi renewed their lease for three more years.

The construction contract for the new Backesto brick block was given to H.A. Perry, with the completion date set for October 1, 1884. The upstairs rooms to be fitted with skylights and good "ventilating apparatus." The cost was first estimated at over \$20,000.00. Backesto himself showed up on a list of high taxpayers for the year 1884, at \$24,250.00.

In June 1884, Dr. Backesto proposed to put in a stone sidewalk in front of his new building. Not until October 1886 did grading take place on at least F Street in front of lots D, E, and F. By December 1884 Backesto had retired from practice in San Jose and visited San Diego.

In April 1887, (See the San Diego Union for 4/27/87; 8/25/87, 8/26/87; 8/27/87; and 8/31/87) a contract was let to William F. Fitzpatrick. An

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additional Backesto Building to be three stories high and completed by September 1, 1887, on the corner of 4th and H was reported. This was not the present Backesto Building. On August 25th, part of the building fell in when the foundation pier gave way; no one was injured. Sixty tons of hardware from Klauber and Levi fell into the basement. Unsure of what caused the collapse, City Trustees sought to draw up ordinances that would insure safer new buildings. By late August supporting brick pins were replaced with iron and wooden supports; the walls were alright; damage of \$7,500.00 was confined to the first and second floors.

On March 17, 1890, Backesto died. His estate, San Diego Realty, was valued at \$715,600.00 three times as much as was estimated in the petition for probate. His portrait appeared in the San Diego Union, March 22, 1964, 3:5-7.

George W. Hazzard opened San Diego's first grocery store at 5th and I in August 1869. Important in Republican party politics, he was instrumental bringing his uncle Dr. J.P. Backesto, to San Diego for the first time (San Diego Union, June 1, 1873). Hazzard was a 19th century entrepreneur in the sense that he operated a variety of businesses at the same time. Born February 3, 1845, he died on April 3, 1941. The Backesto/Hazzard family retained control of the property for many years, even into 1930; Ellis Investment Company of 104 Hefferman Avenue, Calexico, California 92231 is the present owner.

Today the building houses the Bank of America and four shops at street level, and the Saratoga Hotel on the second floor.

The building has been described as of "Classical Revival style featuring a series of pedimented window columns, and interesting cornice which, due to their repetition across the great length of the building, make it majestic in appearance. The balustrade and grill work have been removed."

Photos show architectural features now missing which ought to be once again made a part of the building. Architect William H. Porter who wrote up the building for Historic American Building Survey as Cal. 427, described the building as 1884 Victorian.

In summary it can easily be noted that the Gaslamp Quarter district is both architecturally and historically significant. The district through its building reflects the commercial climate of the 1880 through 1910 period while at the same time providing an architectural link to San Diego's government entities and its early Asian community.

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Tenant List

88/095 LOTS D-F, G-K

<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1889-90			
646 5th	George H. Johnson	Cigars	452
618	Blockman & Son	Clothiers	453
624	Todd & Hawley	Hardware	458
658	L. Price	Hatters	458
628	Leon Raabe	Jewelers	459
640	George W. Hazzard	Real Estate	466
650	J.A. Heath	Ship Chandler	468

1895

646 5th	P.F.I. Johnson	Cigars and Tobacco	255
624	H. Label	Clothing	255
634	A.J. Jacob	Boots and Shoes	254
642	C. Cohen	Gents Furnishings	258
658		San Diego Hardward	259
640	Hazzard	Real Estate	263
614-	Heath	Ship Chandler	264
622			
650	R.P. Carter	Wine & Liquor, Retail	265

1901

648 5th	F.E. Wadham	Cigars	342
618	A.H. McCune	Dry Goods, Notions	345
624	L. Schneider	Furnishings, Goods	347
658		San Diego Hardware	349
614	J.F. Senior	Photographer	355
620	J.A. Heath	Ship Chandler	358
		Independent S.S. Co.-	
		Steamship & Ferry Co.	
628	J. Benhayon	Wine, Liquors-Retail	361
636	J. Schachlmayer	Wine, Liquors-Retail	361

1905

644 5th	John Zakowski	Barbers	543
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<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1905 (cont.)			
648 5th	Wadham	Cigars & Tobacco	551
616	Meyer & Davidson	Clothing	551
614		British Vice Consul	552
614		Sweden & Norway- Consuls	552
624	J. Engebretsen	Bargain Store	
614	Louis Schneider	Men's Furnishings	596
654	Christian & Christian	Photographers	603
650	Hazzard	Real Estate Agents	609
616	Wolf & Davidson	Shoes	615
	Lester Lewis	Tailors	620
1910			
644 5th	John Zakowski	Barber	644
620		Schneider's Dept. Store	646
648	J.A. Pomeroy	Books & Stationers	
614	John Engebretsen	Cigars	651
616	E.C. Field	Contractors	656
658		Hardware	675
656	C.W. Homquist	San Diego Hardware	675
654	G.W. Hazzard	Painters	695
636	Rose & Frey	Real Estate	705
		Saloon	710
1915			
644 5th	J.W. Beverly	Barber	1409
636		Fair Clothing Co.- Retail Clothing	1420
620		Schneider's Dept. Store	1429
658		San Diego Hardware	1448
654	G.W. Hazzard	Real Estate	1493
616	Nikilas Dymond	Restaurants	1496
650	Wolf & Davidson	Shoe Retail	1504
648	D.A. Weiner	Tailors	1507

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<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1920			
644 5th	A.W. Anderson	Barbers	1152
628	Epsten & Weinberg	Jewelers	1222
624	Louis Schneider	Men's Furnishings	1233
648	G.W. Hazzard	Real Estate	1258
650	Wolf & Davidson	Shoe Retail	1269
636	Louis Lasher	Tailors	1274

<u>Address</u>	<u>Proprietor/Business</u>
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1927 - page 1038

614 5th	Macardel - Wilson Hotel
615	Vacant
617	Brown - Dry Goods
618	Frank's Music Shop
621	Vacant
624	National Paint and Varnish Co.
625	Emerson - Jeweler
628	Fleishman - Second Hand Goods
	Kawasaki - Grocer
631	Pomeranz - Hardware Co.
633	Grant - Furnished Rooms (De Frantz)
635	A.J. Geebee - Restaurant:
	A.B. Gordon - Billiards
636	Lasher - Men's Furnishings
644	Anderson - Barber
645	Kasis - Shoe Shiner
648	Thayer - Cigars
650	Valley Grill
651	Casino Theatre, Post Restaurant
654	G.W. Hazzard - Investment Co., Real Estate
	H.C. Hazzard - Lawyer

1928 - page 1061

614 5th	J.A. Macardel - Wilson Hotel
615	Baranov

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Address

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1928 - page 1061 (cont.)

617 5th	Brown - Dry Goods
618	Frank's Music Shop
621	Smith - Men's Furnishings
624	National Paint and Varnish Co.
625	Emerson - Jeweler
628	Fleishman - Second Hand Goods
631	Pomeranz - Hardware Co.
633	The Grant - Furnished Rooms (De Frantz)
635	Komins
	Schrader - Cigars
	Pony Buffet Beverages
636	Lasher - Men's Furnishings
644	Anderson - Barber
648	Thayer - Cigars
649	Kasis - Shoe Shiner
650	Korenberg - Restaurant
651	Casino Theatre, Post Restaurant
654	Hazzard - Investment Co.
	H.C. Hazzard - Attorney
656	Frank Smith - Olympia Rooms

1928 - page 1101

614	J.A. Macardel - Wilson Hotel
615	Vacant
617	Brown - Dry Goods
618	Bradlor - Men's Furnishings
621	De Rosa and Farisano - Beverages
	Lovato - Barber
	Montijo Cigars
624	Vacant
625	Emerson - Jeweler
628	Fleishman
631	Pomeranz - Hardware Co.
633	De Frantz - Grant Rooms
635	Bentson - Restaurant
	Glass - Tailor
	Marchette - Beverages;
	Schrader - Cigars

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636 5th	Lasher - Men's Furnishings
644	Anderson - Barber
	Steele - Shoe Shiner
648	Thayer - Cigars
649	Kasis - Shoe Shiner
650	Jarvis - Restaurant
651	Casino Theatre, Post Restaurant
654	G.W. Hazzard - Investment Co.
	H.C. Hazzard - Lawyer
	Horn - Notary
656	R.S. Smith - Olympia Hotel

1930 - 989 pages

614	J.R. Kissinger
615	Mrs. Denna Brown - Men's Furnishings
617	John Sacks - Bakery
618	Leon Bradlor - Men's Clothing
621	Ellis - Shoe Shiner
	M.L. Lovato - Barber
624	Reuben Fleisman - Jeweler
625	B.F. Emerson - Jeweler
628	Fannie and Bessie Rosenberg
631	Pomeranz - Hardware Co.
633	Mrs. Carrie De Frantz - The Grant Rooms
635	Bentson - Restaurant
	Fasscio Defendente Beverages
	Osborne and Rider - Barbers
	Schrader - Cigars
636	Louis Lasher - Men's Clothing
644	A.W. Anderson - Barber
	William King - Shoe Shiner
648	A.W. Thayer - Cigars
649	William Kasis - Shoe Shiner
650	Raphael Rosenberg - Pawnbroker
651	Casino Theatre
	Urbany Urban Restaurant
651½	J.H. Sweres - Shoe Shiner

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Proprietor/Business

1930 - 989 pages (cont.)

654

G.W. Hazzard - Investment Co.

H.C. Hazzard - Lawyer

Gertrude L. Horn - Notary

656

Olympia Hotel

Allen Fitch

Mrs. L.E. McMillan

The Gaslamp Quarter has been designated Historic District Number 1 and Historic Site Number 127 by The City of San Diego Historical Site Board. Structures denoted by an asterisk (*) were designated as historic sites prior to the district designation.

APPENDIX A

I. Historic and Architecturally Significant Buildings in the Gaslamp Quarter

The following buildings are designated sites or those for which information is available which indicates they have unquestionable architectural and/or historical significance.

1. GRANGER BUILDING, SW corner Fifth Broadway, five-story, built 1904.

2. SAMUEL I. FOX BUILDING, 531 Broadway. Four-story, built 1929, William Templeton Johnson, Architect. Influence of the Mission Revival style and Mediterranean with cast iron decorative grillage, terra cotta sculptured spandrel between the third and fourth floors and overhanging tile roof. Interior remodeled and fire escapes added later to accommodate its present use as clothing store.

3. UNIVERSITY BOOT SHOP, 939 Fifth, three-story, Circa 1925. Good example of Art Deco.

*4. ROBINSON BUILDING, NE corner Fifth and E, ten-stories, built by Nathan Watts, approx. 1912.

*5. FIRST NATIONAL BANK BUILDING, NW corner Fifth Avenue and E. Built

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as one-story, approx. 1883 for First National Bank, and later Coronado Beach Company. Two-stories added in late 1880's.

- *6. LOUIS BANK OF COMMERCE (RATNERS) 835837 Fifth, four-story, built 1888, Clement & Stannard Architects. This Baroque Revival or Section Empire Building was noted in the September '88, San Diego Illustrated as "the first granite building in the city, sound and substantial in its structure, handsome and imposing in appearance and a credit to the whole city as well as to the enterprise and judgment of the owners".

Originally the structure had a pair of domed towers over the bay windows capped by spread winged eagles and a flag mast over the central element. The interior features a four-story loft with great skylight which has, unfortunately, been covered.

- *7. NESMITH-GREELY BUILDING, 825 Fifth Avenue, four-story, built 1888, Comstock & Trotsche, Architects. This office block housed the San Diego Illustrated as well as notable professional San Diego businessmen who were drawn to the fashionable Romanesque Revival style. The brick coursing is of note as well as the circular lower elements capped by "stone" towers of coated sheet metal. Only the addition of the fire escape and some unfortunate signs mar its original beauty. The interior has been remodeled to accommodate its present hotel use.
- *8. HUBBELL BUILDING, 815 Fifth Avenue, three-story, built 1887.
- *9. MARSTON BUILDING, 809 Fifth Avenue, two-story, built 1881. Was George W. Marston's store, 1881 to 1898 Marston's store also occupied part of Hubbell Bldg. First office of San Diego Federal Savings & Loan was at 809 Fifth Street - 1885.
- *10. KEATING BUILDING, N.W. corner, Fifth and F Street, five-story, built 1890. George J. Keating (Designer). Generally, Romanesque Revival in style, this was the contemporary American Architecture in 1890. The Reid Brothers carried out the construction of the project, after Mr. Keating's death, and produced a five-story office building with all the modern conveniences of steam heat and wire cage elevator (later removed) with spacious offices. Once open, the arch entrance is noteworthy. First of "modern" style business buildings. San Diego Savings Bank (now San Diego Trust & Savings Bank) occupied corner in Keating Building from 1893-

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1912 (approx.) Old safe still in building.

- *11. SPENCER OGDEN BUILDING, S.W. corner Fifth and F. Two-story, built 1874 by Charles Delaval Ogden Spencer Block in 1889. I. Levi had "Golden Eagle Bazaar" here 1890-94.
- *12. LLEWELYN BUILDING, 722-728 Fifth Avenue. Three-story, built 1886.
- 13. GEORGE HILL BUILDING, S.W. corner, Sixth & F. Three-story, brick, built _____, Site of First Normal School in San Diego.
- *14. COLE BLOCK, N.W. corner Fifth and G. Three-story brick, built 1889-1890. Cast iron on eaves. Was Lion Clothiers in 1890's.
- 15. THEATER BUILDING, S.W. corner Fifth and G. Originally built approx. 1874 as a two-story building, for Consolidated National Bank, successor to Bank of San Diego, San Diego's first bank. Two-stories added in late 1880's. Public library there in 1889 and later (acc Golden Era 9/89), became City Hall in early 1900's until Civic Center on the waterfront was built.
- 16. AZTEC THEATER (Bancroft Building) S.E. corner Fifth and G. Two-story, built 1889 (?) early records show four-story building.
- *17. YUMA BUILDING, 631 Fifth Ave. Three-story, built 1886 by Col. Wilcox. Top ornamentation has been removed. In almost original condition from front.
- *18. I.O.O.F. BUILDING; N.W. corner Sixth and Market, two-story, built 1872. Masonic Building (International Order of Odd Fellows).
- 19. MCGUIRK BLOCK, N.W. corner Fifth and Market. Three-story, built 1887. Ferris & Ferris drugstore since 1887.
- *20. BACKESTO BLOCK, N.W. corner Fifth and Market. Two-story, built 1884, addition 1887-88. 1873 brick bldg. on corner built for Dr. Backesto; 1884 building built around it. Klauber occupied corner store 1879-87.
- 21. MARIN HOTEL, 554 Fifth Avenue. Four-story, built 1888.
- 22. RIO HOTEL, 536 Fifth. Four-story, brick, built 1913. Adaptive Art Nouveau facade.

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23. CAFE BUILDING, next to S.E. corner, Fifth and Island. (Chinese) Kabayon Cafe.
24. CITY RESCUE MISSION, 527 Fifth Avenue. Three-story brick, built 1887.
25. GRAND PACIFIC HOTEL, S.W. corner Fifth and J. Three-story, built 1887.
26. BRUNSWIG DRUG COMPANY, 363 Fifth Ave., S.E. corner Fifth and J. Three-story brick, built 1888. Cast iron ornamentation on Fifth Ave. facade.
27. BRICK WAREHOUSES, six-story, Circa 1920. Detailing consistent with district.
28. VAN WATERS & ROGERS BUILDING, S.E. corner Fifth and K. Two-story brick, built 1887, Architects Hebbard and Gill. Interesting details are the arched corner entrance, the brick corbelled cornice and the flat arched bay window in the reception area. The three-story portion, farther south on Fifth, has unusual rusticated stone on the upper stories, framing arch wall patterns.
29. MANILA CAFE, 515 Fifth Ave. Owl Room Upstairs, Chinese Architecture
30. ROYAL PIE BAKERY, 554 Fourth Avenue has operated at this location since 1920. There is evidence that it was the site of a commercial bakery as early as 1869.
31. PALACE PAWNBROKERS, 947½ Fourth. Intimately scaled, two-story office building with Vistorian-era detailing.
32. OFFICE BUILDING, 901 Fourth. Victorian-era arched windows. NR?

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33. CARUSO'S AND PLEASURE PALACE, 815 Fourth. One-story Victorian-era storefronts featuring detailed brick corbelling and granite trim.
34. THE EXCHANGE, 807 Fourth. One-story, plain brick facade, not outstanding, but appropriate for the setting. Could be cleaned up and incorporated into new development.
35. PATRICK'S, 801 Fourth. Two-story Victorian storefront and upstairs office space. Brick corbelling of moderate detail. If appropriately treated, would contribute to district identity.
36. CLUB TOKYO, 401 F. Similar to Patrick's above.
37. GASLITE SALOON, 739 Fourth. Two-story Victorian-era storefront and upstairs office space. Detailed brick corbelling and six arches over upstairs windows. Highly consistent with district identity.
38. VOLUNTEERS OF AMERICA, 655 Fourth. One-story Victorian-era storefront and warehouse space. Moderately detailed corbelling. Arched doorways. Extremely compatible with district character and identity.
39. V.A. AS IS STORE, 655 Fourth. Small post-Victorian-era office space. Intimate scale highly conducive to pedestrian appreciation.
40. IMPORT STORE-CHINESE RESTAURANT, 404 Market. Victorian-era storefronts and office building. Although the original brick facade has been stuccoed, the arched windows and other gross detailing has been preserved.
41. CROSSROADS BAR, 345 Market. Called "FREY Block" on the cornice facade, this is a two-story Victorian-era storefront and upstairs hotel which has been stuccoed. Some detailing remains. Especially interesting is a large stained glass window on the Fourth Street side.
42. FILIPINO SERVICE CENTER, 401 Market. Formerly home of "McDini's" restaurant and bar. Two-story Victorian-era storefront and upstairs hotel. Corbelling of moderate detail. Consistent with district character.
43. RESIDENTIAL HOTEL, 547 Fourth. Post-Victorian, but scale and

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texture in keeping with district character.

44. CHINESE LAUNDRY, 540 Fourth. Small two-story post-Victorian building, trimmed with tile. Original storefront detailing consistent with district character.
45. TOOL SALES/LAUNDRY, 527 Fourth. Simple one-story storefronts. Original 20's-era detail lends itself to successful rehabilitation. Appropriately scaled.
46. WHOLESALE FLORISTS, 521 Fourth. One-story storefront. Simple window detailing continues theme of adjacent building, providing complimentary "background" to rest of district.
47. SEWING FACTORY, 520 Fourth. Spanish/Mediterranean detailing on this one-story garage/living facility adds color to the neighborhood.
48. INDUSTRIAL BUILDINGS, 355 Fourth. 20's-era office and warehouse facilities. Complex fenestration in keeping with intimate scale of district. Warehouse doorways example of once common features no longer found.
49. T.M. COBB CO. & SIGN SHOP, 415 K Street. Brick detailing complimentary to Spaghetti Factory across street. Arched doorways add character and intimate scale.
50. LE BARON DISTRIBUTING, Southwest Corner Sixth and L. One-story Spanish-Revival small office building. Consistent with scale and character of the district.
51. BRUNSWIG DRUG ACID YARD, 348 Sixth. Shed for industrial use. The sign alone adds scale and identity to the district. Representative of former industrial practices.
52. JERRY GONZALES PRODUCE, 537 J. One-story, functional produce market. Detailing of fenestration, doorways, and metal overhang make this building extremely representative of the produce markets circa 1920-1930. Both architecturally and culturally significant.
53. PRODUCE MARKET, 428-32 J. A somewhat modernized produce ware-

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house. Still functional. Scale and styling consistent with neighborhood.

54. PRODUCE MARKET, 450-62 Sixth. Two adjoining produce markets. Extremely representative of early to mid 20th century whole-sale markets. Detailing such as folding doors and corrugated metal overhangs lend scale and color to the area.
55. THREE STOREFRONT-HOTELS, 520-540 Sixth. These buildings form a solid frontage. Detailing ranges from simple to moderately complex. Simmons Hotel has an arched doorway, thematically similar to others throughout district.
56. ALAN JOHN FACTORY, 568 Sixth. Four-story industrial/retail brick-faced building. Some detail has been removed, but probably can be rehabilitated.
57. BUTCHER SHOP, 326 Fifth. One-story industrial facility. Small scale compatible with district character.
58. CHINESE MARKET-HOTEL, 502-506 Fifth. Three-story brick building. Rundown, but fenestration and detailing consistent with district.
59. PACIFIC HOTEL, adjoining building, 536 Fifth. Narrow four-story Italian-style building circa 1913. Stained and leaded glass windows as well as the roof level sculpture add color to the area.
60. ABC POOL HALL, 540 Fifth. Although modified on the ground floor, upper story continues tile detailing found in rest of neighborhood.
61. ZEBRA CLUB, 552 Fifth. Small storefront with tile detailing and concrete roof ornamentation.
62. HOTEL, 562 Fifth. Two-story Victorian-era storefront hotel with elaborately detailed windows, brick corbelling and arched doorways. May be considered for first rank.
63. SUN CAFE, 421 Market. Small, one-story cafe. Simple detailing from Art-Deco period. Representative of unusual styling and

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consistent with neighborhood's intimate scale.

64. FOLLIES THEATRE, 615 Fifth. One-story Victorian storefront. Corbelled brick. Good background structure, but facade has deteriorated.
65. CASINO THEATRE, 635 Fifth. Small scale neighborhood theatre.
66. VARIOUS STOREFRONTS, 726-760 Fifth. These buildings, varying from one to four stories are well representative of the Victorian period. Extreme brick detailing. Roof ornamentation. Buildings form an attractive ensemble with designated corner historic site.
67. TWO STOREFRONT/OFFICES, 744-756 Sixth. Simple detailing, but brick texture and scale consistent with district.
68. ENGINEERS SERVICE COMPANY, 830 Sixth. 30's era commercial building. Features granite doorway and tile exterior. Interest and scale in keeping with district identity.
69. ST. JAMES HOTEL, 844 Sixth.
70. VARIOUS STOREFRONTS, 822-850 Fifth. These buildings form a solid frontage and include brick texture and detailing consistent with the district character. Site of San Diego Hardware.
71. FLAGG SHOES, 935 Fifth. Art-Deco era storefront.
72. LONGS DRUGS, 945 Fifth. Victorian or Post-Victorian era. Woolworth Building. Heavy detailing on cornice.
73. HOTEL, Southeast corner, Fifth and F. Four-story brick hotel, circa 1920's.
74. STORE FRONT, 755 Fifth Avenue. Art Deco style commercial building.
75. FORMER CITY HALL, 664 Fifth. Victorian facade removed beyond recovery. Apparently much original interior detailing remains, at least at first floor stairway level.
76. ARDMORE HOTEL, 532-536 Fourth. Victorian detail covered by

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stucco beyond recovery. No interior detail.

11. Buildings of little or no historical/cultural/architectural significance. (Proposed Exemptions from Gaslamp Historic District.) The Building Inspector shall not be required to submit any building of demolition permit in this category to the Historical Site Board.
1. KINGS CLUB, 963 Fourth. Original Victorian facade has been "modernized" beyond recovery, with large plate glass windows (957 Fourth).
 2. SWANK GO-GO, 943 Fourth. Three-story modern industrial-type structure. No detailing. Does not relate to character of period buildings to each side.
 3. GLEN'S TURKISH BATH, Southeast corner, Fifth and "E". Three-story building. "Modernized" beyond recovery by two-story stucco walls above the first level. (401 "E" Street)
 4. ASTOR HOTEL, 419 E. Modernized to 30's period, but not outstanding stylistic representation.
 5. WESTERN HAT WORKS, 433-435 E. Two-story corner building modernized to 40's period, but not outstanding stylistic representation. No detailing. Blank walls above street level punctuated by large plate glass windows.
 6. HOTEL WINDSOR, 843 Fourth. Original Victorian facade removed and not recoverable.
 7. LAS FLORES HOTEL, 725 Fourth. Victorian facade removed and not recoverable. Metal windows.
 8. LARK HOTEL, 717½ Fourth. Victorian facade removed and not recoverable. Metal windows. Some original interior detailing in place. (Dorways, stairs)
 9. BATAAN ANNEX CAFE, 402 Island. Detail removed. No interior interest.
 10. GOODWILL BLOCK, 405 Fourth. 1950's complex. All historic buildings removed.

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11. INDUSTRIES SUPPLY CO., 369 Fourth. Modern industrial structure.
12. LOVEDAY'S, 224 Fifth. Concrete-block modern commercial structure.
13. COAST CITRUS DISTRIBUTORS, 213 Fifth. Concrete block modern. industrial structure.
14. JULIUS ROTHSCHILD & CO., 204-206 Sixth. Modernized warehouse.
15. COAST CITRUS DISTRIBUTORS, 541 K. Modernized loading docks.
16. BRIDGFORD MEAT COMPANY, 602 Sixth.
17. 352 Sixth. Concrete-block garage facility.
18. INDUSTRIAL RUBBER PRODUCTS, 506 J. Modernized industrial building.
19. DAVID PRODUCE COMPANY, 416 Sixth. Concrete brick produce warehouse. Out of character with adjacent produce facilities.
20. MISSION BUILDING, 433 Fifth. Small mission facility in poor repair.
21. CORREGIDOR BARBER SHOP, Fifth. 30's era building improved with bank stucco facade.
22. SLAVE MARKET SQUARE, 502 Sixth. Victorian detailing removed and improvements applied: fake iron lamps and out-of-character brick facing. Extreme fire damage.
23. FILIPINO RESTAURANT, 561 Fifth three-story Victorian-era structure with all exterior detailing removed beyond recovery.
24. FRANK'S PLACE POOL HALL, 514 Fifth. Small 30's era building in poor repair.
25. KELLEY'S LOCKER CLUB, 520 Fifth. Small 50's era modern storefront.

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26. GOD'S EXTENDED HAND, 528 Fifth. Small 40's era storefront
27. MUFFLER SHOP, 531 Sixth. Modern muffler shop.
28. BAR, 670 Sixth. Undistinguished modern bar building
29. INDEPENDENT BARBER COLLEGE, 635 Fifth. Victorian-era storefront irreversibly modernized. Some Victorian-period ceiling molding remains.
30. FOXY THEATRE, 643 Fifth: Small modernized storefront.
31. KING NEPTUNE-ACAPULCO CAFE, 734 Fifth. Two modernized storefronts.
32. VARIOUS STORE FRONTS, 731-751 Fifth and 738 Sixth Avenues.
33. GENTS TURKISH BATH, 810 Sixth: Modernized bar, record store, etc.
34. SECURITY PACIFIC BANK, 871 Fifth. Frank Hope designed modern bank.
35. STAN'S MENS WEAR, 920 Fifth. Modernized storefront.
36. VARIOUS STOREFRONT, 916 Fifth. Modernized storefront.
37. HARDY SHOES, 942 Fifth. Modernized storefront.
38. C & R CLOTHIERS, 505 Broadway. Modernized storefront.
39. PLAIN STOREFRONT, 935 Fifth.
40. NEW CHURCH, 519 Fifth.
41. INDUSTRIES SUPPLY CO., 330 Fifth.
42. PARKING LOT, 900 Block, Sixth Ave.
43. PARKING LOT, 600 Block, Sixth Ave.
44. PARKING LOT, NE Corner 5th & G

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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References

The intent of these reports was to provide basic historical and architectural data in response to specific planning needs.

These studies are essentially a series of reports on parcels of land in the original Horton's Addition. Each report represents a separate lot, and there are approximately 25 lots studied in this first project made possible by a grant from the Comprehensive Education and Training Act (CETA) authorized by the Regional Employment and Training Consortium (RETC). The grant was administered by the University of San Diego. The work on this grant began on July 15 and ended on September 30, 1978.

The study of each parcel and buildings and inhabitants is meant to provide data to the City Planning Department and property owners which will help them make certain decisions as to how they might utilize their property in light of the historical and architectural past. The kinds of records utilized included legal documents such as deeds and building contracts. The search included reading newspaper information to find out about the ownership of property, the tenants of buildings and the kinds of businesses which existed. Photographs, maps, and a variety of literature were examined to recover as much data as possible. Utilizing the State of California architectural study forms, reports were prepared.

The individuals who took part in this segment of the CETA grant are:

Ray Brandes, Ph.D., University of Arizona, Paul Barber, B.A., University of Buffalo, Susan Bernard, College work at University of California, San Diego and University of California at Davis, Darcy DePaola, College work at Virginia College, and AS degree Miramar College, Morgan Lane, MA, San Diego State University, Pablo Lucero, BA, University of California at San Diego, Gary McNamara, BA, San Diego State University, Lewis Smith, BA, Texas Southern University, Emily Taylor, BA, University of San Diego, Gregory Smith, BA, Law Degree, University of Washington.

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A GUIDE TO ARCHIVAL RECORDS RELATED TO THE GASLAMP QUARTER,
SAN DIEGO CALIFORNIA

Made available through a CETA grant, July 15 - September 30, 1978.
Sponsored by the University of San Diego in Alcala Park.

The intent of this guide is to inventory, and list in some arrangement,
the following historical resources:

1. Photographs of the Gaslamp Quarter, San Diego (between Broadway and Harbor Drive, 4th and 6th Streets), wherever those might be located;
2. All public and private records or papers which could bear on the district;
3. Maps of the Gaslamp Quarter;
4. San Diego newspapers, by title and location.

Prepared by: Ray Brandes, B.A. Ph. D., University of Arizona,
Diane Schade, B.A., University of Nevada, Spencer Titmarsh, B.A.,
San Diego State University, Joan Jones, attended Louisiana State College
and El Camino Junior College, Therese Naugle, B.A., University of San Diego.

The depository for the above document is as follows:

City of San Diego Planning Department
City Administration Building
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The boundary of the GASLAMP QUARTER HISTORIC DISTRICT is illustrated on the Map. The legal description of the boundary of the Historic District is as follows:

That property located in the City and County of San Diego in the State of California beginning at the intersection of the easterly right-of-way line of Fourth Avenue and the northerly right-of-way line of Broadway; thence easterly along the said northerly right-of-way line of Broadway to an intersection with the easterly right-of-way line of Sixth Avenue; thence southerly along said easterly right-of-way line of Sixth Avenue to an intersection with the Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence northwesterly along said Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the westerly right-of-way line of Fifth Avenue; thence northerly along said westerly right-of-way line of Fifth Avenue to an intersection with the northerly right-of-way line of the San Diego, Arizona and Eastern Railroad; thence northwesterly along said northerly right-of-way line of the San Diego, Arizona and Eastern Railroad to an intersection with the easterly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to an intersection with the southerly right-of-way line of Island Street; thence westerly along said southerly right-of-way of Island Street to an intersection with a point midway between Fourth Avenue and Third Avenue; thence northerly from said point along the line bisecting the block bounded by Market Street, Fourth Avenue, Island Street and Third Avenue to an intersection with the northerly right-of-way line of Market Street; thence easterly along said northerly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to the point of beginning.



II-41 INDUSTRIES SUPPLY CO.
330 Fifth