



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 9, 2020 REPORT NO. HRB-20-028

HEARING DATE: July 23, 2020

SUBJECT: **ITEM #10 – Gustav and Blanche Ehrenberg Apartments**

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

APPLICANT: 6th & Thorn LLC; represented by Marie Burke Lia

LOCATION: 504-522 Thorn Street, Uptown Community, Council District 3
APN 452-555-19-00

DESCRIPTION: Consider the designation of the Gustav and Blanche Ehrenberg Apartments located at 516-522 Thorn Street as a historical resource.

STAFF RECOMMENDATION

Designate the Gustav and Blanche Ehrenberg Apartments located at 516-522 Thorn Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the property located at 504 Thorn Street. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival style and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource features a symmetrical layout, smooth stucco exterior, decorative porch colonnades, wooden casement windows, and decorative brackets underneath overhanging eaves clad in red clay tiles.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The subject resources face south towards Downtown San Diego and are adjacent to the western entrance of Balboa Park.

The property was located within the boundary of the 2016 Uptown Community Plan Area Historic Resources Survey and were both given a Status Code of "5S3 - Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Gustav and Blanche Ehrenberg Apartment, has been identified consistent with the Board's adopted naming policy and reflects the name of Gustav and Blanche Ehrenberg, whose names are on the Notice of Completion, and who constructed the house as their personal residence as well as a rental property.

Prior HRB Review

In 2007, 504 Thorn Street and 516-522 Thorn Street were brought before the Historical Resources Board for designation. At that time, two reports were prepared and provided for 504 Thorn Street; a Historic Report prepared by Heritage Architecture and Planning on behalf of CHEL Holdings Ltd, which stated that the resource was a significant under HRB Criterion C as a good example of Arts and Crafts with Prairie influences and a Historic Report, prepared by Marie Burke Lia on behalf of Sixth Ave Properties LP, found 504 Thorn Street to not be significant under any HRB Criteria. A single Historic Report for 516-522 Thorn Street was prepared by Marie Burke Lia which found the property to be significant under HRB Criterion C as good example of a Mission Revival style building. Historical resources staff reviewed the Historic Reports and was recommending designation for both 504 Thorn Street and 516-522 Thorn Street under HRB Criterion C. At the July 26, 2007 Historical Resources Board meeting, the properties were indefinitely withdrawn by the applicant and the Historical Resources Board did not have the opportunity to discuss or designate the subject properties.

During the 2007 review of 504 Thorn Street, staff was recommending the property for designation due to its "intact original historic form and fabric evidencing characteristics of the Arts and Crafts architectural style with Prairie influences" despite the property's heavily textured stucco. Two years later the Historical Resource Board adopted the *Guidelines for the Application of Historical Resource Board Designation Criteria* and since staff must evaluate the property under the current HRB Criteria Guidelines, staff finds the property no longer retains enough integrity to be eligible for designation under HRB Criterion C.

ANALYSIS

A Historical Resource Technical Report was prepared by Marie Burke Lia, which concludes that 504 Thorn Street is not eligible for designation under any HRB Criteria and 516-522 Thorn Street is significant under HRB Criterion C. Staff concurs with these findings and supports designation of 516-522 Thorn Street under HRB Criterion C. 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 resources located at 504 Thorn Street and 516-522 Thorn Street did not reveal any information to indicate that either property exemplifies or reflects special elements of the City's or Uptown community's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation of either property 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 resources located at 504 and 516-522 Thorn Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject properties. Therefore, the properties are 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.*

504 Thorn Street

The resource located at 504 Thorn Street was constructed in 1909 in the Prairie style on the corner of 5th Avenue and Thorn Street. The two story, multi-unit building features a flat roof with a simple parapet along with wide, overhanging eaves with decorative beams underneath as well as a heavily textured stucco exterior. The primary façade features a centralized entrance porch with square columns and capitals leading to a centralized door flanked by small sidelights and a divided transom window. This elevation also features four tripartite wooden windows. The second story features a centralized, covered porch with the same square columns and capital details. The east and west elevations feature a stucco clad chimney, wide overhanging eaves with decorative beams, wood double hung windows in two different sizes and the continuation of the heavy stucco texture. The rear elevation features the same details along with a centralized first floor doorway and a small attached garage.

Since construction, the property has been modified and treated with a heavily textured stucco. The use of this heavy, modern stucco texture has impacted a character-defining features associated with the architectural style, smooth stucco, and has negatively impacted its 1909 period of significance. This substantial modification has resulted in a loss of design, materials, workmanship and feeling as it relates to its architectural integrity.

While the subject resource retains many of the character defining features associated with the Prairie style such as wood windows, wide overhanging eaves with exposed beams, and a symmetrical layout with horizontal emphasis, the use of a modern, heavily textured stucco has negatively impacted the integrity of the resource to no longer adequately convey the style. Therefore, staff is not recommending designation of 504 Thorn Street under HRB Criterion C.

516-522 Thorn Street

The resource located at 516-522 Thorn Street was constructed in 1913 in the Mission Revival style on the southeastern portion of the parcel facing towards Thorn Street. The resource features two stories and a symmetrical layout with a covered, full width front porch and a flat roof with decorative, wide overhanging eaves clad in red clay tiles supported by wooden brackets. The primary façade features four centralized doors on the first floor flanked by two semi-circular towers with curved single lite casement windows. Each side elevations feature a stucco chimney, wide overhanging eaves clad in clay tiles supported by wooden brackets, wood casement windows along

with a central, curvilinear bank of windows extending out towards the east and west. The rear of the property features the same decorative roofing, smooth stucco, and wood windows.

Modifications to the site are minimal and include addition of gutter drains along the front façade, the addition of a spark arrestor to the chimneys, and the removal of an unpermitted set of stairs at the rear of the property. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Mission Revival style originated in California, drawing inspiration from Hispanic heritage and occupation through the use of decorative Mission-shaped dormers and parapets, smooth stucco cladding, decorative arches, and red tile roof coverings. Many architects began to promote the style in the late 1880s and early 1890s with the large California Building at the 1893 World's Columbian Exposition being built in a Mission-style design. Further popularity of the style occurred when the Southern Pacific and Santa Fe railways adopted the use of Mission Revival designs for stations and hotels throughout the West. As the style continued to spread, the construction of Mission Revival style designed buildings began to blend and borrow elements from Prairie, Craftsman, and International style. Construction in the Mission Revival style quickly lost momentum after World War I as architectural designs began to favor simplified and adaptations of earlier styles, resulting in the beginnings of the Spanish Eclectic and Spanish Revival styles.

Significance Statement: The property located at 516-522 Thorn Street continues to convey the historic significance of the Mission Revival style by embodying the historic characteristics associated with the style; including symmetrical layout, smooth stucco exterior, decorative porch colonnades, wooden casement windows, and decorative brackets underneath overhanging eaves clad in red clay tiles. Therefore, staff recommends designation of the subject property 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.

Research into the construction of the resources located at 504 Thorn Street failed to conclusively identify a builder, designer or architect. Research into 516-522 Thorn Street found that property was built by W.B. Johnson who 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, the properties are not eligible for 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 resources located at 504-522 Thorn Street have 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.

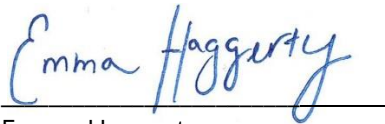
The resources located at 504-522 Thorn Street are not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Gustav and Blanche Ehrenberg Apartments located at 516-522 Thorn Street be designated with a period of significance of 1913 under HRB Criterion C. The designation excludes the property located 504 Thorn Street which is also located on the parcel.



Emma Haggerty
Associate Planner

EH/ss



Suzanne Segur
Senior Planner
Development Services Department

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Historical Resources Research Report for 504 Thorn St prepared by Marie Burke Lia from 2007
4. Historical Resources Research Report for 504 Thorn St prepared by Heritage Architecture and Planning from 2007
5. 504 Thorn Street Staff Report from 2007
6. 516-522 Thorn Street Staff Report from 2007

RESOLUTION NUMBER N/A
ADOPTED ON 7/23/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/23/2020, to consider the historical designation of the Gustav and Blanche Ehrenberg Apartments (owned by 6th & Thorn LLC, 3565 7th Avenue, San Diego, CA 92103) located at **504 - 522 Thorn Street, San Diego, CA 92104**, APN: **452-555-19-00**, further described as BLK 387 LOTS E & F IN 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 Gustav and Blanche Ehrenberg Apartments on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Mission Revival style and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource features a symmetrical layout, smooth stucco exterior, decorative porch colonnades, wooden casement windows, and decorative brackets underneath overhanging eaves clad in red clay tiles. 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 designation shall exclude the property located at 504 Thorn Street.

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

"At-a-Glance" Report Summary

Property Information & Applicable Criteria



Resource Type: Multi-Family Residence

Resource Name (per HRB naming policy): Solar Apartments

Resource Address: 504 Thorn Street, San Diego, CA 92103

APN: 452-559-19 Requesting Mills Act? Y ☐ N ☒

Date of Construction: _____ Architect/Builder: Unknown

Prior Resource Address (if relocated): _____

Date of Relocation: _____

Applicant's Name: Marie Burke Lia Owner's Name: Sixth Ave Properties LP

Address: 427 C Street, Suite 416 Address: 2901 Fifth Avenue

San Diego, CA 92101 San Diego, CA 92103

Phone #: (619) 235-9766 Phone #: (619) 299-4150

Email: mbllaw@earthlink.net Email: _____

The resource is being nominated for designation as a historical resource under:

- ☒ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- ☐ historical development ☐ archaeological development ☐ cultural development
 - ☐ social development ☐ economic development ☐ political development ☐ aesthetic development
 - ☐ engineering development ☐ landscaping development ☐ architectural development
- for the following reason(s): _____

☐ HRB Criterion B for its association with _____ who/which is significant in local, state or national history for the following reason(s): _____

☐ HRB Criterion C as a good/excellent example of _____

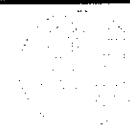
☐ HRB Criterion D as a notable work of _____, a Master _____

☐ Previously established as a Master ☐ Proposed as a Master

☐ HRB Criterion E as a property which 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.

☐ HRB Criterion F as a contributing resource to the _____ Historical District.

"At-a-Glance" Report Summary Required Forms and Documentation



Circle Yes or No, indicating whether or not the following required documentation has been provided:

Report Copies

Y ☒ N ☐ Provide one copy of the Historical Resource Research Report, stapled at the corner

Department of Parks and Recreation Forms

Y ☒ N ☐ Primary Record (523a)
Y ☒ N ☐ BSO Record (523b)
Y ☐ N ☒ Archaeological Record (523c) (if applicable)
Y ☐ N ☒ District Record (523d) (if applicable)
Y ☐ N ☒ Locational Map (523j) (if applicable)
Y ☐ N ☒ Sketch Map (523k) (if applicable)
Y ☒ N ☐ Continuation Sheet (523l)

Attachment A

Y ☒ N ☐ Assessor's Record
Y ☐ N ☒ Notice of Completion
Y ☒ N ☐ Water Sewer Records
Y ☒ N ☐ Building Permits
Y ☒ N ☐ Previous Survey Forms

Attachment B

Y ☒ N ☐ Chain of Title
Y ☒ N ☐ Directory Search
Y ☒ N ☐ Deed from the Date of Construction

Attachment C

Y ☒ N ☐ City SD 800 Scale Eng Maps
Y ☒ N ☐ USGS Maps
Y ☒ N ☐ Original Subdivision Map
Y ☐ N ☒ 1886/1887 Sanborn
Y ☐ N ☒ 1906 Sanborn
Y ☒ N ☐ 1921 Sanborn
Y ☒ N ☐ 1940 Sanborn
Y ☐ N ☒ 1950 Sanborn
Y ☒ N ☐ 1956 Sanborn

Attachment D

Y ☐ N ☒ Historical and Transitional Photos
Y ☒ N ☐ Current Photos of North Elevation
Y ☒ N ☐ Current Photos of East Elevation
Y ☒ N ☐ Current Photos of South Elevation
Y ☒ N ☐ Current Photos of West Elevation

Attachment E

Y ☐ N ☒ Criterion A Documentation
Y ☐ N ☒ Criterion B Documentation
Y ☐ N ☒ Criterion C Documentation
Y ☐ N ☒ Criterion D Documentation
Y ☐ N ☒ Criterion E Documentation
Y ☐ N ☒ Criterion F Documentation

Attachment F

Y ☒ N ☐ Works Cited

Attachment G

Y ☒ N ☐ Professional Qualifications
Y ☒ N ☐ CEQA Evaluation
Y ☐ N ☒ SCIC Records Search

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 19 *Resource Name or #: (Assigned by recorder) 504 Thorn Street
P1. Other Identifier: _____ *P2.

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

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

*b. USGS 7.5' Quad Point Loma Date 1975 T _____; R _____; $\frac{1}{4}$ of $\frac{1}{4}$ of Sec _____; _____ B.M.

c. Address 504 Thorn Street City San Diego Zip 92103

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

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

APN: 452-555-19-00; Lots E and F, west half, Block 387, Horton's Addition

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

The resource consists of a ten-unit, two-story, rectangular shaped, symmetrical, Prairie style, multiple family apartment building. The apartment building is located on a corner lot. The building is simple in design with little decorative detailing. The building has a concrete foundation, stucco exterior and a flat roof with a perimeter parapet and a dropped cornice. The cornice is flat and projects outward from the main mass of the facade. The cornice has painted wood sheathing and rafter tails. The dominant feature on the front facade is a large two-story porch unit which projects forward from the main mass of the structure. The main front entrance to the residential structure is up a flight of concrete stairs with a low wall flanking the stairs. The stairs lead to a front porch. The front porch area has square openings. A balcony which repeats the same design details is present directly above the porch area. See Continuation Sheets for additional information.



P3b. Resource Attributes: (List attributes and codes) HP 3: Multiple Family Apartment Building

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

P5b. Description of Photo: (View, date, accession #) View Northeast/November 2007 *P6.

Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1909/Residential Building Record

*P7. Owner and Address:

Sixth Avenue Properties II LP
2901 Fifth Avenue
San Diego, CA 92103

P8. Recorded by (Name, affiliation, and address): Kathleen Crawford/office of Marie Burke Lia, 427 C Street, Suite 416, San Diego,

California 92101 *P9. Date Recorded: February 2008 *P10. Type of Survey: (Describe) Intensive P11. Report Citation (Cite survey report and other sources, or enter "none".) Architectural and Historical Assessment of the Apartment Building Located at 504 Thorn Street, San Diego, California 92103 Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 19

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 504 Thorn Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential/Multiple Family B4. Present Use: Residential/Multiple Family

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alternations, and date of alterations):
The structure was constructed in 1909. Alterations included: restucco of exterior, sheet roofing on roof area, through-wall air conditioners, metal fence, metal stair rail, removal of garage, dates unknown

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Area San Diego Period of Significance _____

Property Type Residential Applicable Criteria _____ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

See Continuation Sheets for history of the property.

The building has not been associated with important individuals or events in terms of local, state, or national history and does not qualify under San Diego Historical Resources Board (HRB) Criterion A (Community Development) or Criterion B (Person or Event). The building does not embody the distinctive characteristics of a style, type, period, and method of Prairie construction and the property does not retain sufficient integrity to qualify under HRB Criterion C (Design/Construction). The building does not represent the work of a master architect, builder, craftsman or important creative individual to qualify under HRB Criterion D (Master Architect). Moreover, the building does not qualify under HRB Criterion E (National/California Register Eligible) or Criterion F (Historic District).

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

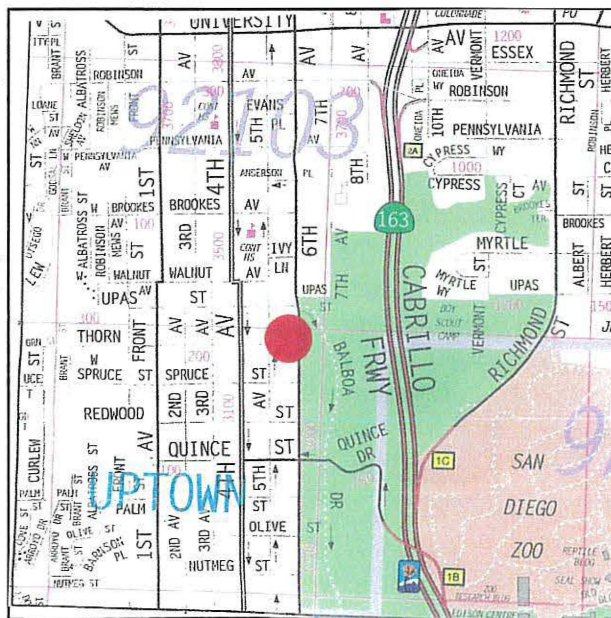
*B12. References: (partial list)
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Assessor's Building Records
San Diego City and County Directories.

B13. Remarks:

*B14. Evaluator: K. A. Crawford

Date of Evaluation: February 2008

(This space reserved for official comments.)



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

Primary # _____

HRI # _____

Trinomial _____

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*Recorded by K.A. Crawford/Office of Marie Burke Lia Date February 2008

☒ Continuation ☐ Update

***P3a. Description:**

The balcony area over the front porch is accessible from the interior via a wood and glass door. A non-historic metal railing has been added to the original staircase unit at the entrance area. The main entrance to the ground floor units consists of a large wood and glass door with a wood-framed transom and wood-framed side-lites. Two stucco over brick chimneys are present on the structure. Windows on the front of the structure are primarily wood-framed, tri-partite windows with a divided, fixed center section flanked by double hung sash style windows. The windows on the side of the building are double hung sash style windows. The rear of the building is fenced with a non-historic metal security fence. A rear entrance consists of a single wood and glass door, flanked by windows with security grilles. Some windows on the rear have been replaced with metal framed slider style windows.

Modifications to the building appear to be relatively minor and consist primarily of the addition of non-historic metal slider style windows on the rear façade, the addition of non-historic metal railing and metal fencing and modern through-wall air conditioning units. The building appears to have been re-stuccoed, obscuring the original texture of the plaster. The original plaster parapet above the cornice has been covered with non-historic built up roofing material. Overall, the building appears to be in good condition.

***B10. Significance**

History of the Property:

Various property records were consulted to create a complete picture of the 504 Thorn Street property's history.

PREVIOUS STUDIES

Draft Uptown Survey

The 504 Thorn Street apartment building was documented in November, 2006 as part of the *Draft Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey* ("Draft Uptown Survey"). The Draft Uptown Survey identified the 504 Thorn Street apartment building as "Prairie" in style. The survey stated that it was constructed in "c.1910" and had been "minimally altered." The building was ranked a "5S3" as potentially eligible for local designation. The date of construction for this building is in error as the building was constructed in 1909. The architectural classification of the structure as a "Prairie" style building was in concurrence with the current

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

Primary # _____

HRI # _____

Trinomial _____

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*Recorded by K.A. Crawford/Office of Marie Burke Lia Date February 2008

☒ Continuation ☐ Update

investigation. The determination of significance is incorrect as the current investigation concluded that the building was not significant as an example of Prairie architecture. The building is not considered to be eligible for nomination to the local register.

The Draft Uptown Survey has not been formally adopted by the City of San Diego nor has it been officially recognized by the City for use in the planning process. Furthermore, the building is considered to be significant, but cannot be considered significant {either individually or as part of a historic district} merely on the basis of survey inclusion.

Heritage Planning and Architecture Report

Heritage Planning and Architecture completed a report on the property in 2007 which identified the structure as an "Arts and Crafts style with Prairie influences."

The Heritage Report found that the property does not merit designation under local Criterion A. "Built in 1909 just prior to the 1915 Panama-California Exposition, the building contributes to the architectural development pattern of apartment complexes built in the area to aid in the housing of visitors to the Exposition. It, however, was not the first apartment complex to be built in the West Park Neighborhood, therefore the property does not meet Criterion A."

In terms of architectural style, the Heritage Report found that: "The Solar Apartment building was designed utilizing influences of the Arts and Crafts movement with an emphasis on Prairie style. Although predominately influenced on the East Coast, the Prairie style of architecture was most popular from 1905 to 1915. It is one of the few indigenous American styles and was most popularized by architect Frank Lloyd Wright. The style was developed by Chicago architects that have become known as the Prairie School. Outside the Chicago area, numerous local architects produced many Prairie style residences throughout the mid-western states, and less commonly in other areas. The style spread through published pattern books. The Solar Apartment is influenced by this style through its simple square plan, flat roof with wide eave overhangs, and symmetrical façade. The entrance is a conspicuous focal point of the façade encased in a projecting porch and second story balcony with simplified square supporting columns. The multiple amounts of double hung windows allowed for natural light to filter through the building. Although the Prairie style had a short-lived life, its distinctive looks made an impact in the design of the Solar Apartment building."

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CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Recorded by K.A. Crawford/Office of Marie Burke Lia Date February 2008

☒ Continuation ☐ Update

The Heritage Report concluded that the Solar Apartment building is architecturally significant because it "embodies the distinctive characteristics of a style, type, period, and method of the Arts and Crafts movement with influences from the Prairie style influences. With its symmetrical façade, flat roof with overhanging eaves, projecting porch with simplified square columns, and double hung fenestration, the property successfully encompasses the Prairie design ideal. The building has had minimal alterations throughout the years maintaining a high degree of integrity. As a result the property has been determined as eligible for listing under Criterion C (Architecture)."

City of San Diego Staff Report

The City of San Diego Staff Report concurred with the Heritage Report and recommended designation of the Solar Apartment Building as a historical resource under Criterion C due to its intact original historic form and fabric evidencing characteristics of the Arts and Crafts architectural style, with Prairie style influences, exclusive of the non-historic garage conversion.

After a discussion of the building's physical appearance and condition, the Staff Report found that the changes to the original historic fabric are relatively minor. "The structure has clearly been re-stuccoed and the new existing stucco heavy dash texture is not consistent with the period. It appears that a new light stucco surfacing has occurred over some of the wood trim as well." "Regardless, the original form and design of the structure continues to be evident." The Staff Report concludes: "Due to the subject apartment structure's intact original historic form and fabric evidencing characteristics of the Arts and Crafts style, with Prairie style influences, as well as its 98 year continued use as an apartment building, staff recommends that, exclusive of the garage conversion, the Board designate the Solar Apartment Building, located at 504 Thorn Street, under HRC Criterion C."

CURRENT EVALUATION

An evaluation of the structure was undertaken by the office of Marie Burke Lia in November 2007 through February 2008, with the following results.

The original address of the property was 1404 Thorn Street; the address changed to 504 Thorn in 1914.

The Residential Building Record lists the structure as an "apt. bldg.," constructed in 1909. The Record makes a notation that indicates the building was called the "Solar Apts." The Record listed an alteration

State of California — The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
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in 1990. No description was provided of the work performed under this recent permit.

A Notice of Completion was filed for the east half of the parcel on November 26, 1913. No Notice of Completion was located for the Solar Apartment Building which is located on the west half of the parcel.

Building permits were reviewed for the property. No original permits were located for the building's construction. A plumbing permit was filed dated April 18, 1990, to "repipe 10 units kit sink, lava, shower, toilet." On November 1, 1990, a permit was filed for "tenant improvements." The nature of the improvements was not listed. No other permits were located for the property.

Water and Sewer Department Records were reviewed for permits related to the property. A permit, dated September 1, 1960, was filed by the Water Department to renew service to the property. Another permit, dated May 8, 1963, dealt with a water stop-up on the property. A permit, dated June 19, 1964, was filed by the Utilities Department for the Sixth Avenue water main.

The Sanborn Fire Insurance Maps for 1921, 1940 and 1956 indicate the presence of the apartment building in its current configuration. The 1921 Sanborn map identifies the building as the Solar Apartment building.

The Chain of Title indicates the following owners of the west half of the parcel: A. E. Horton (1905); Sarah E. Sinks and John F. Sinks (1905-1911); Katherine Sinks (1911); M.D. Ryder and Corinne Ryder (1911-1912); Rollin S. Reed (1911-1912); Jay E. Shier 6/19 interest (1912); Gustave Ehrenberg 13/19 interest (1912-1913); Clara Shrier, 6/19 interest (1912); Solar Realty Company (1913-1915); Blanche Louise Ehrenberg, 13/19 interest (1915-1917); Jay E. Shrier 13/19 interest (1917); Gustave Ehrenberg (1932); Blanche Louise Ehrenberg (1932); The First National Trust and Savings Bank of San Diego (1933); Gustave Ehrenberg and Blanche Louise Ehrenberg (1933); Quitclaim Deed, First National Trust and Savings Bank of San Diego to Gustave Ehrenberg and Blanche Louise Ehrenberg (1935); Blanche Louise Ehrenberg and Gustave Ehrenberg Jr. (1942-1959); Victor G. Stolarsky and Muriel Stolarsky (1959) Delbert H. Werden and Ruby E. Werden (1959-1974); Ralph J. Haerr and Molly C. Haerr (1974); Helen N. Cushman, Trustee (1974-1977); Stephen P. Cushman, ½ interest and Lawrence M. Cushman, ½ interest (1977-2004); and Sixth Avenue Properties II L.P. (2004-Present).

Mrs. Sarah E. Sinks is listed as the owner of the property in 1905-1911. Mrs. Sinks, wife of John F. Sinks, came to San Diego as a bride

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on July 1, 1885 on the *Orizaba*. She was an active member of the San Diego Women's Club and the Republican Women's Club. She was educated in Indiana and she taught English, Latin and higher mathematics during her working career. She was also the first woman to serve on the Civil Service Commission. Mr. Sinks arrived in San Diego in 1885 and held several public offices. Mr. Sinks was on the Board of Water Commissioners, served as president of the Board of Public Works in 1891. He also served as Police Commissioner in 1895 and in 1899, he was elected a member of the Board of Education (*San Diego Union* 7/8/1891; 8/20/1895; 4/5/1899; 4/9/1940; 10/25/1940; 10/25/1942).

By 1912, the Ehrenberg family had taken control of the unimproved property in partnership with the Shrier family. The Ehrenbergs also owned the property next door at 516-522 Thorn Street. Gustave Ehrenberg came to San Diego in 1910 after retiring from his career as a silk importer. He traveled to many parts of the world in the course of his business. He also was a collector of rare books. Mr. Ehrenberg died in 1942. Mrs. Blanche Ehrenberg was from the San Francisco area and assisted Mr. Ehrenberg in the operation of the apartment complex. Mrs. Ehrenberg died in 1947. The Ehrenbergs had one son, Gustave Ehrenberg, Jr. who inherited the property after their deaths (*San Diego Union*, 12/19/1942; 8/20/1947).

The San Diego City Directory research indicates the following occupants were associated with the property: Solar Apartments, no residents or owner listed, 1909-1912, 1404 Thorn; 1913 - Gustav Ehrenberg, Blanche L. Proprietor, Solar Apt. 1404 Thorn; 1914 - Z.T. Widener, proprietor, 1404 Thorn; 1915-1921 - Gustave Ehrenberg, proprietor, 504 Thorn; 1926 - Charles Franz, Mrs. Effie Hartlerode, Joseph LeVansaler, H.R. Mytinger, W. P. Speakman, W.B. Taylor; 1930 - Solar Apartments, Louise S. Batchelder, J.H. Brown, Mrs. E.M. Cristy, F.C. Page, Mrs. Rosa Rath, P.M. Taylor, W.B. Taylor; 1935 - Solar Apartments, Mathilda Blombert, Mrs. M.B. Comstock, Mrs. E.B. Harterode, Mrs. C.D. Hitchcock, R.F. Kidd, Carrie Lord, Mrs. Helen Pritchard, P.J. Tuley, W. J. Wright; 1940 - Solar Apartments, Maude Carpenter, Viola Evans, Mrs. E. B. Harterode, R.F. Kidd, Emil Maurer, Mrs. Adelhide Mitchell, E.F. Packard; 1944-1945 - Solar Apartments, John Giles, Clyde Hanks, Mrs. E. B. Harterode, C.K. Kidd, Mrs. Belle Maurer, Charles Mueller, Mrs. M.F. Packard, Art Shirley; 1947 - Mary Chambre, Mabel Clapp, Nancy Dundon, Mrs. E.B. Hartlerode, Mrs. V.L. Huxtable, C.K. Kidd, Mrs. Belle Maurer, Mrs. M.F. Packard; 1953-1954 - Solar Apartments, Alvin H. Bittich, Manager, Robert L. Enders, Bennie F. Burton, Kenneth L. Johnson, William J. Guideian, Julian W. Curtis, Charles R. Chatham, Leslie B. Morrow, Shepherd R. Moss, Robert Enders; 1957 - Solar Apartments, Robert L. Clark, Vacant, Lamar Thorn, E.W. Baglin, John Dwyer, Mrs. Hannah C. Engen, Richard D. Hess, J.M. Mellish, Mrs. Harriet McGinnis, Almon C.

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Fish; 1960- Solar Apartments, Robert L. Clark, Edward J. McCaffrey, Mayme B. Large, Everett W. Baglin, John Dwyer, Mrs. Hannah C. Engen, William Brzozowski, John M. Mellish, Mrs. Harriet Mc Ginnis, Almon C. Fish; 1962 - Solar Apartments, Carleton Hayes, Mrs. Nellie H. Gordon, Mrs. Norene Cherrie, James Gilmer, Vacant, No Return, Ida M. Troy, John M. Mellish, Vacant; 1965 - Solar Apartments, Vacant, Mrs. Nellie H. Gordon, Mrs. Norene Cherrie, Vacant, Ross J. Jenks, Helen M. Blumuist, Ida M. Troy, John M. Mellish, Vacant; 1969-1970 - Solar Apartments, Frederick J. Gordwyn, Mrs. Nellie H. Gordon, Mrs. Norene Cherrie, Pete Piekariak, Ora Townsend, George Manfield, Mrs. Lolita Cummins, Mrs. Toby S. Ferreira, Chris Hansen, Mildred M. Chadwick; 1975 - Solar Apartments, Mrs. Susan Johnson, Mrs. Nellie H. Gordon, Mrs. Norene Cherrie, Mrs. Virginia Shephard, Charles A. Bateman, Vacant, Richard Gravel, Bernard Munk, John E. Foley, Leah Decker; 1976 - Solar Apartments, Charles A. Bateman, L. Decker, Susan Johnson, 1980 - Solar Apartments, C.O. Anderson, Leah Decker, T.T. Foos, Patricia Francis, John M. Lewis, Virginia Shepherd; and 1985 - Solar Apartments, C.O. Anderson, Gary Beckman, Holman Gingham, Stanley Brody, T.T. Foos, Richard Knowles, Angie Stalter.

SIGNIFICANCE ANALYSIS

The current significance analysis identified the 504 Thorn Street apartment building's architectural style as Prairie and evaluated it accordingly.

San Diego Historical Resource Board Significance Criteria:

San Diego Historical Resource Board Significance Criteria was applied to the 504 Thorn Street apartment building.

Criterion A: Community Development - No historical evidence was identified which would support the determination that the building exemplifies or reflects special elements of San Diego's, Thorn Street's, or Uptown's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Therefore, the building is not significant under Criterion A.

The City of San Diego Staff Report on the property does not address this issue.

The Heritage Report concludes that the building is not eligible under Criterion A because it was not the first apartment building in the West Park Neighborhood, but it also states that it was built to aid in the

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housing of visitors to the 1915 Panama-California Exposition. However, no clarification or supporting evidence was included to verify this statement.

The Heritage Report provides no evidence that the building was constructed in anticipation of the Exposition in 1915. The building was constructed in 1909, six years before the event. While the planning had begun for the Exposition by this point, there is no conclusive evidence that these two events are linked in any significant way. The building was one of many apartment structures that were under construction in the neighborhood during this period prior to the Exposition and to presume, without any concrete evidence, that the building was built six years before the exposition to house visitors to the exposition, a one year event, cannot be supported.

Therefore, the current significance analysis has concluded that there is no significant historical development associated with this building to make it eligible under Criterion A.

Criterion B: Person - No historical evidence was identified which would support the determination that the building was identified or associated with persons or events significant in local, state, or national history. Neither the Heritage Report nor the City of San Diego Staff Report indicated that the property was associated with any significant individuals. The property was owned by the Ehrenberg family for 45 years but there is no indication that the Ehrenberg family was important in the history of San Diego and mere ownership does not confer significance.

Therefore, the building is not significant under Criterion B.

Criterion C: Design/Construction - The current significance analysis concludes that the building was designed in a Prairie style, but it does not embody the distinctive characteristics of a style, type, period, or method of Prairie construction to a level of significance. The building is not a valuable example of the use of indigenous materials or craftsmanship. Therefore, the building is not significant under Criterion C.

This current analysis has determined that the building is most identified with the Prairie style. According to McAlester and McAlester, *A Field Guide to American Houses*, "the Prairie style originated in Chicago...This is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the Prairie School. Frank Lloyd Wright's early work is in this style and he is the acknowledged

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master of the Prairie house. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I."

The main characteristics of the Prairie style include a number of important identifying features: a low-pitched roof with widely overhanging eaves; two stories with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines with massive, square porch supports; symmetrical facade; a simple, square or rectangular plan with the one-story sections clearly subordinate to the principal two-story mass. The entrance, centered or off-center, is a conspicuous focal point of the facade. Massive square or rectangular piers of masonry are used to support porch roofs. Other elements of the style include broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, flattened gable roof edges, horizontal rows of windows, horizontal patterns of wall materials and the top half of the second story emphasized.

The building under investigation includes many elements of the Prairie style: two-story building; wide overhanging eaves, cornices and façade detailing emphasizing horizontal lines; a symmetrical façade, simple rectangular plan; centered entrance, as a focal point within the porch structure; square porch supports and horizontal rows of windows. While the building includes these elements of the Prairie style, they are limited in execution. When compared to other buildings in San Diego with these same Prairie elements, the building lacks the horizontal emphasis seen in those finer examples. The windows are usually a dominant element of the Prairie style and the windows on the Thorn Street building are simple with no distinguishing features. The double hung sash style windows are seen on numerous buildings around San Diego and are not a feature particular to the Prairie style. The front porch, a dominant element of the building's design, is also simple in execution and does not reflect the main tenets of Prairie design. It's a rectangular shape, lacks the horizontal emphasis seen on other Prairie style buildings and has no distinguishing features. The roof and cornice areas again lack the detailing as seen on better examples of Prairie style and have a very minimal horizontal emphasis. While elements from the Prairie style are present, their use is limited, many key elements are missing, and the building is lacking in any artistic or aesthetic sense of the Prairie style.

Criterion C and the Heritage Report

The Heritage Report determined that the building was designed in an "Arts and Crafts style with Prairie influences." Arts and Crafts with

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Prairie influences is not a recognized style. Also, the Heritage Report did not define which elements that it considered to be "Arts and Crafts" stylistic elements, nor did it define any elements that might be considered to be of the Craftsman style. Possibly the Heritage report was referring to a Craftsman era approach but they did not discuss this concept at various points in their report.

In addition, the Heritage Report stated that "the two-story 1909 Arts and Crafts apartment building with Prairie influences is a notable property within the West Park Residential Area of Uptown along Fifth Avenue and Thorn Street. The building was identified in the Uptown Historical Survey as a potentially historic structure and located a block from Balboa Park, the Solar Apartments has retained its original use for nearly 100 years." The use of the term "notable" was not supported by any additional information in the report and there was no evidence revealed in the current investigation that would indicate the building was "notable" in any way, including the style, location, ownership or occupation.

Lastly, the Heritage Report made an additional statement in their report under the category/heading of "Uniqueness-Architecture." "The Solar Apartments is (sic) constructed in the Arts and Crafts with Prairie influences style. Other Arts and Crafts with Prairie influences apartments can be found elsewhere in San Diego, so while significant, the resource is not unique." This statement would appear to conflict with their earlier conclusions.

Criterion C and the Staff Report

The Staff Report describes the subject apartment structure's intact historic form and fabric as evidencing "characteristics of the Arts and Crafts style, with Prairie style influences," but doesn't explain what those characteristics are or how they are expressed in the structure. It cites the Uptown Survey Report and the Heritage Report and agrees with their respective conclusions without explaining the basis for that agreement. While it provides a good physical description of the structure and its current condition, it doesn't analyze how or why the building meets Criterion C.

Criterion C Conclusion

The stylistic designation of "Arts and Crafts with Prairie influence" used by both Heritage and the Staff Report fails to recognize that there is no recognized style using this terminology. To state that the building is representative of a style that does not exist is not correct. The "Prairie influences" that the Heritage Report discusses

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are elements seen on many buildings and are not stylistic elements limited to the Prairie style. The elements used in the design of the Solar Apartment building are limited in scope, are limited in the range of design elements used, and are very simplistic in nature. They embody the most minimal characteristics of the Prairie style. The current analysis does not concur with the Heritage Report or the Staff Report and has concluded that the building's Prairie elements do not embody the main characteristics of the style and the building does not serve as a good, representative example of the Prairie style.

Neither the Heritage Report nor the City Staff Report addressed the other criteria for local designation.

Criterion D: Master Architect - Historical research did not reveal the persons responsible for the design or construction of the building. Therefore, the building is not representative of the work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. Therefore, the building is not significant under Criterion D.

Criterion E: National/California Register Eligible - The building is not listed on the National Register or California Register of Historic Places. Moreover, the building has not been determined to be eligible for listing on either register by the National Park Service or the State Historical Preservation Office. Therefore, the building is not significant under Criterion E.

Criterion F: Historic District - The building is not a finite group of resources related together in a clearly distinguishable way. They are not related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value. Therefore, the building is not considered to be significant under Criterion F.

California and National Register Criteria

The Heritage Report and the City Staff Report did not address California or National Register Criteria for significance.

Criterion A: Event - The property does not qualify under Criterion A. Historical research has determined that the building does not qualify under National Register Criterion A: Event, as historical research failed to reveal any historically significant event at either the local, state, or national level associated in any manner with the building. Consequently, the building does not qualify under National Register Criterion A: Event.

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Criterion B: Person - The property does not qualify under Criterion B. Historical research has determined that the building has not been associated with individuals significant in local, state, or national history. Consequently, the building does not qualify under National Register Criterion B: Person.

Criterion C: Design/Construction - The 504 Thorn Street apartment building does not qualify under Criterion C. The residence was built in 1909 in a Prairie architectural style.

The current report has determined that the building is most identified with the Prairie style. According to McAlester and McAlester, *A Field Guide to American Houses*, "the Prairie style originated in Chicago...This is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the Prairie School. Frank Lloyd Wright's early work is in this style and he is the acknowledged master of the Prairie house. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I."

The main characteristics of the Prairie style include a number of important identifying features: a low-pitched roof with widely overhanging eaves; two stories with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines with massive, square porch supports; symmetrical facade; a simple, square or rectangular plan with the one-story sections clearly subordinate to the principal two-story mass. The entrance, centered or off-center, is a conspicuous focal point of the facade. Massive square or rectangular piers of masonry are used to support porch roofs. Other elements of the style include broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, flattened gable roof edges, horizontal rows of windows, horizontal patterns of wall materials and the top half of the second story emphasized.

The building under investigation includes many elements of the Prairie style: two-story building; wide overhanging eaves, cornices and facade detailing emphasizing horizontal lines; a symmetrical facade, simple rectangular plan; centered entrance, as a focal point within the porch structure; square porch supports, horizontal rows of windows. While the building includes these elements of the Prairie style, they are limited in execution. When compared to other buildings in San Diego with these same Prairie elements, the building lacks the horizontal emphasis seen in these finer examples. The windows are usually a dominant element of the Prairie style and the windows on the Thorn

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Street building are simple with no distinguishing features. The double hung sash style windows are seen on numerous buildings around San Diego and are not a feature particular to the Prairie style. The front porch, a dominant element of the building's design, is also simple in execution and does not reflect the main tenets of Prairie design. It's a rectangular shape, lacking the horizontal emphasis seen on other

Prairie style buildings and has no distinguishing features. The roof and cornice area again lacks the detailing as seen on better examples of Prairie style and has a very minimal horizontal emphasis. While elements from the Prairie style are present, their use is limited, many key elements are missing, and the building is lacking in any artistic or aesthetic sense of the Prairie style.

As such, the building does not embody the distinctive characteristics of a type, period, or method of Prairie construction to the extent that the building qualifies under National Register Criterion C: Design/Construction.

Historical research determined that the 504 Thorn Street apartment building does not qualify under National Register Criterion C: Design/Construction as a structure which serves as an example of the work of a master architect or craftsman. No individuals were identified as responsible for the design or construction of the residence. Therefore, the building is not considered to be an example of the work of a master architect, craftsman, or builder. The building does not embody the distinctive characteristics of the Prairie style to a level of significance. The building does not articulate the key design concepts of the Prairie style and the building does not serve as a good example of the Prairie architectural style.

Historical research determined that the 504 Thorn Street apartment building does not qualify under National Register Criterion C: Design/Construction as a structure which possesses high artistic values. The building does not articulate a particular concept of Prairie design to the extent that an aesthetic ideal is expressed.

Criterion D: History/Prehistory - The 504 Thorn Street apartment building does not qualify under Criterion D. Subsequent study of the building is not likely to lead to further information regarding the historical or architectural significance of the structures. As such, the building is unlikely to yield further information important to the study of prehistory, or to the study of local, state, or national history.

Property Integrity

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The 504 Thorn Street apartment building was assessed for its integrity under the seven categories of integrity: location, design, setting, materials, workmanship, feeling and association.

Location: The 504 Thorn Street apartment building has remained in its original location since it was originally constructed in 1909. Therefore, the building retains its location element for integrity purposes.

Design: The 504 Thorn Street apartment building has basically retained its original design elements since it was constructed. The addition of a new stucco coating, changes to the cornice area, addition of a non-historic metal fence, pipe hand rail and metal framed slider windows and the addition of air conditioning units have compromised the integrity of the design to a minimal level. These are reversible elements and have not altered the main mass or shape of the structure. As such, the building does retain its design element for integrity purposes.

Setting: The setting in and around the 504 Thorn Street apartment building originally consisted of single-family or multiple-family residential or small scale commercial construction. The surrounding neighborhood has changed substantially since the building was constructed. The building, therefore, does not retain its setting element for integrity purposes.

Materials: The 504 Thorn Street apartment building does not contain any unusual materials used in its construction. The materials used in the building have been identified as average, customary types of wood, concrete and stone and construction elements. Therefore, the building still retains the materials element for integrity purposes.

Workmanship: The workmanship demonstrated in the construction of the 504 Thorn Street apartment building is apparent from the materials analysis. The level of workmanship is of average quality for the structure. The building retains its integrity of workmanship.

Feeling: The 504 Thorn Street apartment building has remained in its original location since it was constructed in 1909. In its current condition, the structure does convey a sense of the period during which it was constructed (i.e. 1909). The building, therefore, has retained its feeling element for integrity purposes.

Association: The 504 Thorn Street apartment building has not been determined to have been directly linked to historically significant individuals or events. The Ehrenberg family owned the building for 45

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years, however, they have not been identified as historically significant individuals in San Diego's history. Also, the building has not been identified with any important events in San Diego's history. The construction of the 1915 Panama-California Exposition has not been conclusively linked to the building of the apartment building in any significant way. Consequently, the building does not have an associative element for integrity purposes.

The Heritage Report did address Integrity under National Register Criteria and found that the property retained all elements. The City Staff Report did not address this topic.

California Environmental Quality Act (CEQA) Criteria

The California Environmental Quality Act (CEQA) Guidelines establish criteria for determining whether a property is a "historical resource" under CEQA in Section 15064.5(a)(3).

Criterion A: Event - The 504 Thorn Street apartment building does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. There is no information that was revealed in the historical research that indicates the construction or use of the building was significantly associated with the development of the 1915 Panama-California Exposition. Historical research indicates that the building was not associated with events that have made a significant contribution to California's history and cultural heritage.

Criterion B: Person - The 504 Thorn Street apartment building does not qualify under individual association as a resource which is associated with the lives of persons important in our past. Historical research indicates that the building was never associated with persons significant in California's history and cultural heritage.

Criterion C: Design/Construction - The 504 Thorn Street apartment building does not embody the distinctive characteristics of a type, period, region, or method of Prairie construction, and does not represent the work of an important creative individual, master architect or builder. The building is not considered to possess high artistic values and does not serve as a good example of the Prairie style.

The current report has determined that the building is most identified with the Prairie style. According to McAlester and McAlester, *A Field Guide to American Houses*, "the Prairie style originated in Chicago...This is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known

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as the Prairie School. Frank Lloyd Wright's early work is in this style and he is the acknowledged master of the Prairie house. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I."

The main characteristics of the Prairie style include a number of important identifying features: a low-pitched roof with widely overhanging eaves; two stories with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines with massive, square porch supports; symmetrical facade; a simple, square or rectangular plan with the one-story sections clearly subordinate to the principal two-story mass. The entrance, centered or off-center, is a conspicuous focal point of the facade. Massive square or rectangular piers of masonry are used to support porch roofs. Other elements of the style include broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, flattened gable roof edges, horizontal rows of windows, horizontal patterns of wall materials and the top half of the second story emphasized.

The building under investigation includes many elements of the Prairie style: two-story building; wide overhanging eaves, cornices and facade detailing emphasizing horizontal lines; a symmetrical facade, simple rectangular plan; centered entrance, as a focal point within the porch structure; square porch supports, horizontal rows of windows. While the building includes these elements of the Prairie style, they are limited in execution. When compared to other buildings in San Diego with these same Prairie elements, the building lacks the horizontal emphasis seen in these finer examples. The windows are usually a dominant element of the Prairie style and the windows on the Thorn Street building are simple with no distinguishing features. The double hung sash style windows are seen on numerous buildings around San Diego and are not a feature particular to the Prairie style. The front porch, a dominant element of the building's design, is also simple in execution and does not reflect the main tenets of Prairie design. It's a rectangular shape, lacking the horizontal emphasis seen on other Prairie style buildings and has no distinguishing features. The roof and cornice area again lacks the detailing as seen on better examples of Prairie style and has a very minimal horizontal emphasis. While elements from the Prairie style are present, their use is limited, many key elements are missing, and the building is lacking in any artistic or aesthetic sense of the Prairie style.

As such, the 504 Thorn Street apartment building does not embody the distinctive characteristics of a type, period, or method of Prairie construction to the extent that the building qualifies under National Register Criterion C: Design/Construction.

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Historical research determined that the 504 Thorn Street apartment building does not qualify under National Register Criterion C: Design/Construction as a structure which serves as an example of the work of a master architect or craftsman. No individuals were identified as responsible for the design or construction of the residence. Therefore, the building is not considered to be an example of the work of a master architect, craftsman, or builder. The building does not embody the distinctive characteristics of the Prairie style to a level of significance. The building does not articulate the key design concepts of the Prairie style and the building does not serve as a good example of the Prairie architectural style.

Historical research determined that the 504 Thorn Street apartment building does not qualify under National Register Criterion C: Design/Construction as a structure which possesses high artistic values. The building does not articulate a particular concept of Prairie design to the extent that an aesthetic ideal is expressed.

Criterion D: Prehistory/History - The 504 Thorn Street apartment building does not qualify under information potential as a resource which has yielded, or may be likely to yield, information important in prehistory or history.

The 504 Thorn Street apartment building has not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as a historic resource under CEQA Guidelines §15064.5(a)(3).

The Heritage Report addressed eligibility under CEQA Criteria and found that the property met the criteria for Design/Construction. The City Staff Report did not address this topic.

FINAL CONCLUSION

The 504 Thorn Street apartment building is not considered to be historically significant as it was not associated with any important events or individuals at a local, state, or national level. There is no conclusive evidence that the building, constructed in 1909, was in any way associated with the construction of the 1915 Panama-California Exposition in nearby Balboa Park. The building was constructed as a residential building with ten apartment units and while some visitors to the Exposition may have stayed at the apartment building briefly, their presence cannot confer significance on the structure. The fact that the building was used as an apartment building for 99 years also does not convey significance as many buildings have continued their original usage for many decades. This fact alone cannot confer significance.

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

Primary # _____

HRI # _____

Trinomial _____

Page 19 of 19 *Resource Name or # (Assigned by recorder) 504 Thorn Street

*Recorded by K.A. Crawford/Office of Marie Burke Lia Date February 2008

☒ Continuation ☐ Update

No persons of significance were identified as associated with the building. Therefore, the building does not meet the criteria for its association with people of significance.

The 504 Thorn Street apartment building was determined by the current study to not be architecturally significant under Criterion C as an example of the Prairie style. Previous reports identified the building as having been designed in the "Arts and Crafts style with Prairie influences." There is no recognized style such as "Arts and Crafts with Prairie influences" so the building cannot be representative of a style that does not exist. If the reports were suggesting that the building was indicative of the Craftsman architectural style, then this conclusion cannot be supported. The building does not contain any significant aspects of the Craftsman style.

The 504 Thorn Street apartment building does display elements of the Prairie style as determined by the current study. The building's Prairie elements are simplistic in nature, poorly executed in design, and lacking in development of true Prairie characteristics. The building does not include many of the key elements of the Prairie style and the design is lacking any artistic expression and no aesthetic ideal is present in the structure. The building does not embody the main characteristics of a style, type, period of method of Prairie construction and therefore, cannot be considered to meet the criteria for significance under Criterion C: Design/Construction.

As a property which is not historically and/or architecturally significant under San Diego Historical Resource Board criteria, CEQA, or the National and California Register criteria, the 504 Thorn Street apartment building is not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, and the San Diego Historical Resources Board Register.

A.1 - ASSESSOR'S BUILDING RECORD

ATTACHED

RESIDENTIAL BUILDING RECORD

Solar ACTS ADDRESS 504 THORN ST.

PARCEL 7-88-495
451 564 44
SHEET 1 OF 2 SHEET

DESCRIPTION OF BUILDING

452-555-19

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL							
		Light	Frame	Stucco on	Flat Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
		Sub-Standard	2" x 4" - 16"		Gable	X R.T.	Conduit	Forced	Humid.		B I 2	Material	Grade	Walls	Ceilings
D5.5+4		Standard	X Sheathing	Siding	Hip	B.X.	Cable	Gravity	All	X X	H.W.D.	A	O.P.	Pl. & Pl.	Pl. & Pl.
ARCHITECTURE		Above-Standard	Concrete Block		Shed	Fixtures	Wall Unit								
2 Stories		Special	B & B	2 & 6	Cut Up	Few	Cheap	X None	Ent. Hall						
TYPE		Brick		Shingle	Dormers	X Avg.	X Med.	Floor Unit	Living	55					
Use: Design		FOUNDATION	Adobe	Shake	X Rat. 1/4" x 4" 30	Many	Special	Zone Unit	Dining						
Single		X Concrete	Floor Joist	B & B	2 & 6	X Gutters		Central	STUDIO						
Double		Reinforced	X 1 1/2" x 8" 16"			PLUMBING			Bed	1					
Duplex		Brick	X 2" x 8" 16"	Brick	Shingle	Per X Std.	Spec		Bed						
X Apartment		Wood	X Sub-Floor 1 X 8	Stone	Shake			Oil Burner							
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	X Sink	10								
Motel				X D.H.	Casement	Tile Trim	X Laundry & D.W.	M-B.T.U.							
/0 Units		Light Heavy	Insulated Ceilings	Metal Sash	X Compa.	X Water Htr. Auto.	X Fireplaces	X	Kitchen	55	Lino	A	O.P.	Pl. & Pl.	Pl. & Pl.
			Insulated Walls	X Screens	Compa. Shingle	Water-Softner			Drain Bd.	Material: Formica	Lgth: 8	Fe	Splash:		

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)						BATH DETAIL										
Permit No.	For	Amount	Date			Age	Remain'g Life	Table	%	Cond.	Arch. Affr.	Func. Plan	Con-form	Storage Space	Work-Shop	Fl.	No.	FINISH		FIXTURES		SHOWER			
																		Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T. S.D.	Finish	
800252	Apt. 3 Bk. Urnans	80,000	6-7-60	1909	1959	49	5	5	67	G	A	A	A	A	A	A	1	5	Lino	Pl. & Pl.	1	1	old	A	
				1909	1965	56	10	155	28	A	A	A	F+	A	A	1	5	Lino	Pl. & Pl.	1	1	old	A		
				1909	1970	61	7	155	25																
				1975	1974	49	14	255	34	A															

Appraiser B Date		C. Propin		STAGEL 9/22/65		10/22/65		2-1-74		Unit Cost		Unit Cost		Unit Cost		Unit Cost	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Apt. 1st St.	3130	740	23165	790	24727	790	30361	11.20	38186								
Apt. 2nd St.	3130	740	23162	790	24727	8.70	27231	11.20	35056								
A.C.			1450		3200		3200		5000								
W.C.P.	152	2.60	395	2.60	395		395	3.00	456								
C.W.P.	152	1.30	198	1.20	182		182	2.00	304								
Gar.	332	2.00	664	2.70	896	3.70	1228	5.20	1746								
Flat Conc.	450	.40	180	.35	157	.40	180	.60	270								
TOTAL			65211		54284		62777		80958								
NORMAL % GOOD			67		28		25		36								
R.C.L.N.D			32491		15200		15694		27539								

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Flat Concr.							450
Gar.	Conr.	Fr.	Ste.	Flat Comp	Conr.	Unf.	332

COMPUTATIONS

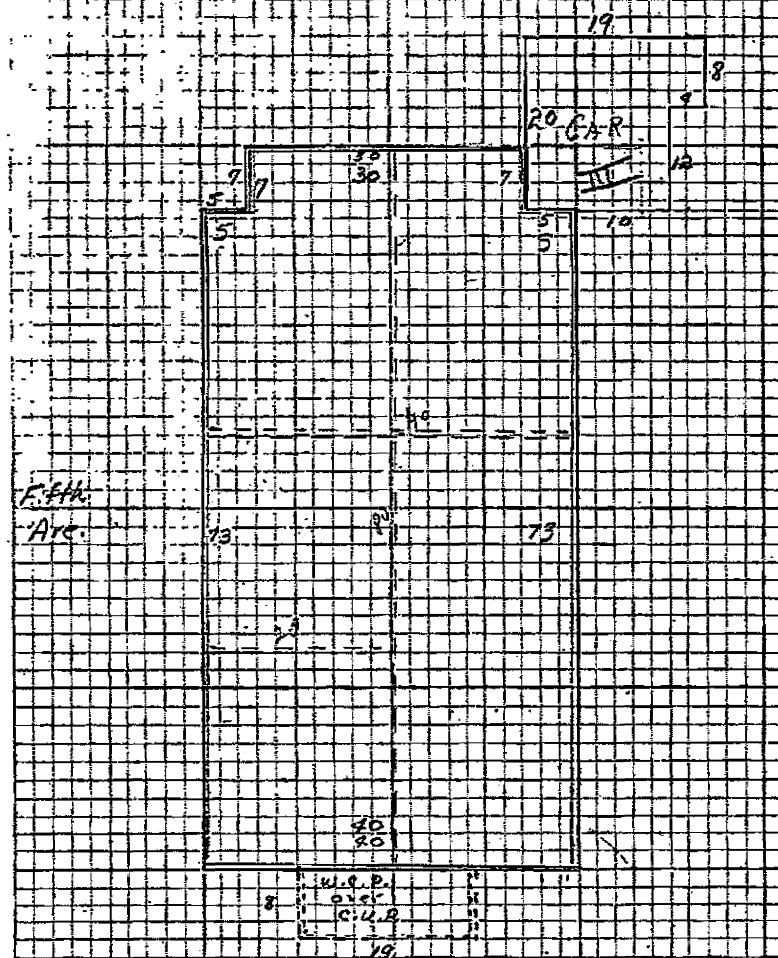
626/76

1st Stly.	R.F. =	R.F.
40x73 = 2920	14 cov. @ 04 =	16
30x7 = 210		8.6
Area 3130.55 = 626	- 1190	136
Per 330.55 = 76		
Radius Same as 1st	B.F.	865
	4 @ 4	16
		891
		X 91
		793
	1970 D.55	
	1st 626 cov.	9.70
	2nd "	8.70

Remarks: (1) 4/46 @ 72.50 furn. water pd. = 145.00
 #2.3.4.5.7.9.10 @ 65.00 " " " 520.00
 (including Steam Heat) 665.
 O.W. Cotton, H&V.

(2) Boiler located in adjoining Bldg A.C.
 for Steam Radiators only.
 11-21-58 C.P. Jones

(3) 2 UNITS @ 60, 2 @ 70 AND VAC 9/10



504 Thorn St.

A.2 - NOTICE OF COMPLETION

NONE FOUND

A.3 - WATER/SEWER RECORDS

ATTACHED

City of San Diego, California
UTILITIES DEPARTMENT

116159

WORK ASSIGNMENT ORDER NO.

<input type="checkbox"/> INSTALL SERVICE AND TRANSFER METER	<input checked="" type="checkbox"/> RENEW SERVICE	
<input type="checkbox"/> GATE VALVE MAIN- TENANCE	<input type="checkbox"/> FIRE HYDRANT MAINTEN- ANCE	
<input type="checkbox"/> OTHER		
6th Ave Water Mains		
ISSUED		
BY H.L. Staeken	TO	
DATE 6/19/64	BY	
DATE		
1. Account Number	2. Tap Number	3. Meter Identification
	16140	1BW 4992419
4. Service Address	5. Map Book & Page	
504 Thorn St	C-20-A	
6. Legal Description		
Lot F Blk 387 Horton's Add.		
7. Present Location		
32'E/E/L of 5th on Thorn N		
8. New Location		
14' W. of E. of 6th Av. on Thorn N		
9. Field Rep.	10. Location Approval (Signature—Property Owner)	
HLS		
11. New Location — As Installed		
12. Remarks		
Transferred to New Main		
13. Date Completed	14. Work Completed By	
6-13-64	[Signature]	

City of San Diego, California
WATER DEPARTMENT

68402

WORK ASSIGNMENT ORDER NO.

<input type="checkbox"/> INSTALL SERVICE AND TRANSFER METER	<input checked="" type="checkbox"/> RENEW SERVICE 2" CI	
<input type="checkbox"/> GATE VALVE MAINTENANCE	<input type="checkbox"/> FIRE HYDRANT MAINTENANCE	
<input checked="" type="checkbox"/> OTHER <i>PP complaint 30 lbs. Replace 1 1/2" meter flanges</i>		
ISSUED <i>Curry</i>		
ASSIGNED		
BY <i>R. Kesse</i>	TO	
DATE <i>9-1-60</i>	BY	
DATE		
1. Account Number <i>6653</i>	2. Tap Number <i>16140</i>	3. Meter Identification <i>1 1/2" H 5110563</i>
4. Service Address <i>504 7th St.</i>		5. Map Book & Page <i>G-20-A</i>
6. Legal Description		
7. Present Location		
8. New Location <i>D.M.</i>		
9. Field Rep.	10. Location Approval (Signature—Property Owner)	
11. New Location — As Installed		
12. Remarks <i>Renew 1 1/2" W.I. service changed 1 1/2" meter</i>		
13. Date Completed <i>9/6/60</i>	14. Work Completed By: <i>E. Kesse</i>	

FORM 742

[illegible]

A.4 - BUILDING/CONSTRUCTION PERMITS

ATTACHED



Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

1. Permit Type

☐ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☒ Plumbing & Gas ☐ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

2. Project Information

Plan File No. **P002367-90**
Building or Suite No.

Address 504 THORN ST	
Legal Description	
Lot No.	Block No.
Subdivision Name	
Unit No.	Map No.
Parcel No.	Parcel Map No.
Assessor's Parcel No.	
Existing Use Multi Family	Condition of Soil at Site <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill
Description of Work RE PIPE 10 UNITS NOT SINK, LOW, SHALLOW TIE IN	Total Floor Area
Designer name	Address
City	State
Zip Code	Telephone
License Number	

3. Applicant

☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name DAVE MILLER	Address 6289 JEFF ST
City SAN DIEGO	State CA
Zip Code 92115	Telephone

4. Property Owner

☐ Owner ☐ Lessee or Tenant

Name LAWRENCE M CUSHMAN	Address 2901 5TH
City SAN DIEGO	State CA
Zip Code 92103	Telephone 2994160

5. Contractor

Name DAVE MILLER PLUMBING	Address 6289 JEFF ST
City SAN DIEGO	State CA
Zip Code 92115	Telephone 6820712
State License No. 359 009	License Class PL
City Business Tax No. SD 780 41235	

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature **Dave Miller** Title **OWNER** Date **18 APRIL 90**

6. Workers' Compensation

☐ Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C).

Insurance Company Policy No. Expiration Date

☒ Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Signature **Dave Miller** Date **18 APRIL 90**

7. Owner-BUILDER Declaration

Owner-BUILDER Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason, Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ I am exempt under Section _____ B.P.C. for this reason:

Signature _____ Date _____

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction from the Worker's Compensation provisions of the Labor Code. I would become subject to such provisions. I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature **Dave Miller** Date **18 APRIL 90**



THE CITY OF

SAN DIEGO

BUILDING INSPECTION DEPARTMENT

1222 FIRST AVENUE, M.S. 301 • SAN DIEGO, CALIFORNIA 92101-4153

619-236-6270

PROJECT ADDRESS: 304 THORN ST PLAN FILE NO. A00430-90

OWNER - BUILDER VERIFICATION

Attention: Property Owner

An owner-builder permit application bearing your name and (☒) your signature (☒) your agent's signature has been filed for (☒) Building (☐) Electrical (☐) Plumbing/Gas (☐) Heating/Air Conditioning (☐) Sign construction work at the above address.

Please review the accompanying OWNER-BUILDER INFORMATION LETTER pertaining to your responsibilities as an owner-builder before providing the information requested below. Return this completed form as soon as possible. The permit will not be issued until this verification is completed and received in this office.

PROPERTY OWNER: PLEASE PROVIDE INFORMATION REQUESTED BELOW

1. (☒) have (☐) have not signed an application for a (☐) Building (☐) Electrical (☐) Plumbing/Gas (☐) Heating/Air Conditioning (☐) Sign permit.
2. I intend to personally perform ALL of the labor for this project: (☐) YES (☒) NO
(If Yes, proceed to Item 6; if No, answer Item 3 or 4 below.)
3. I will personally perform part of the work, but have hired the following (☒) person(s) or (☐) firm(s) to supervise and/or provide the work indicated in Item 5 below.
4. I have hired the following (☐) person(s) or (☐) firm(s) to perform ALL of the proposed work indicated in Item 5 below.
5. The person(s) and/or firm(s) listed have been hired to perform the work indicated:

NAME OF PERSON(S) OR FIRM(S) HIRED FOR THIS PART OF WORK	ADDRESS OF PERSON / FIRM TELEPHONE NO./CONTR. LICENSE NO.	DESCRIBE TYPE & EXTENT OF WORK TO BE DONE BY THIS PERSON/FIRM
NO <u>DAVE MILLER -</u> <u>Plumbing</u>	<u>10438 ELMDALE DR.</u> <u>SPRING VALLEY CA 92077</u> <u>660-9041 / 359039</u>	<u>ENTIRE RE-PLUMBING</u> <u>OF EXISTING WATER</u> <u>AND DRAIN</u>
OK <u>Edgar Harris</u> <u>Climate Control</u>	<u>11610 PUL ST. SD CA 92107</u> <u>876-5424 / 353227</u>	<u>INSTALL 10 H.C.</u> <u>WALL UNITS AND HEAT</u> <u>PUMP.</u>
<u>OWNER/BUILDER ZABO</u>	<u>1</u>	
	<u>1</u>	

6. Property Owner
Signature [Signature]
Print Your Name LA...
Social Security No. 559-48-7059 Date 7 JUNE 90

A SEPARATE VERIFICATION STATEMENT IS REQUIRED FOR
EACH OWNER-BUILDER PERMIT UNLESS ALL PERMITS
ARE ISSUED AT THE SAME TIME.

IN-0042 (5-87)

FOR BLDG. INSP. DEPT. USE ONLY

Building Permit # B002527-90
Electrical Permit # E003314-90
Plng./Gas Permit # _____
Htg./Air C. Permit # _____
Sign Permit # _____

Rec'd. by [Signature] Date 6/7/90

up to 2000

C

RECEIVED JUN 4 1990

01 25 2008

209.7 / 1720.3



Permit Application

City of San Diego Building, Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

000000

1. Permit Type

☒ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

FOX 3314-90

2. Project Information

Plan File No. A004830-90

Address 504 7 HORN ST S.D. CA 92103 Building or Suite No.

Legal Description

Lot No. E & F Block No. 387 Subdivision Name HORTONS ADD LAKELAND Unit No. Map No.

Parcel No. Assessor's Parcel No. 452 555 19 00

Existing Use 10 APT UNIT Condition of Soil at Site Undisturbed ☒ Compact Fill ☐ Loose Fill

Description of Work TENANT IMPROVEMENT Total Floor Area

Designer name Address

City State Zip Code Telephone License Number

3. Applicant

☐ Contractor ☐ Agent for Contractor ☐ Owner ☒ Agent for Owner

Name WILLIAM J CLAGITT Address 1818 HIXSON AVE

City San Diego State CA Zip Code 92105 Telephone 264-1940

4. Property Owner

☒ Owner ☐ Lessee or Tenant

Name LAURENCE E S P CUSHMAN Address 2901 5th AVE

City SAN DIEGO State CA Zip Code 92103 Telephone 299-4160

5. Contractor

Name Address

City State Zip Code Telephone

State License No. License Class City Business Tax No.

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code and my license is in full force and effect.
Signature Title Date

6. Workers' Compensation

☒ Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self insure or a certificate of Workers' Compensation Insurance or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C) State Compensation Insurance Fund Policy No. 778493-89 Expiration Date 11/1/90

☐ Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Signature Helen Skincoid Date 5/31/90

7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law if, after 9, commencing with Section 7000 of Division 3 of the Business and Professions Code or that he waives the right to the exemption and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves a structure, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the structure and contracts for such projects with contractors licensed pursuant to the Contractor's License Law.

☐ I am exempt under Section B & P C. for this reason.

Signature [Signature] Date 31 May 90

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, C.C.).
Lender's Name N/A Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is true and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply with the same. If I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature William J Clagitt Date 31 May 90



01 25 2008

Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

1. Permit Type

☐ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☒ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

2. Project Information

Plan File No. **M001658-**

Address **504 Ohorn St. San Diego 92103** Building or Suite No.

Legal Description

Lot No. Block No. Subdivision Name Unit No. Map No.

Parcel No. Parcel Map No. Assessor's Parcel No.

Existing Use **apt bldg.** Condition of Soil at Site ☐ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work **ducting for range and both fans** Total Floor Area

Designer name Address

City State Zip Code Telephone License Number

3. Applicant

☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name **Edgar P. Harris** Address **1161 Gnd St.**
City **San Diego** State **Ca** Zip Code **92109** Telephone **2765424**

4. Property Owner

☐ Owner ☐ Lessee or Tenant

Name **Cushman Associates 67th St Properties** Address **2901 5th Ave**
City **San Diego** State **Ca** Zip Code **92103** Telephone **2994160**

5. Contractor

Name **Climate Control** Address **1161 Gnd St**
City **San Diego** State **Ca** Zip Code **92109** Telephone **2765424**
State License No. **353227** License Class **C-20** City Business Tax No. **SD28036628**

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature **Edgar P. Harris** Title **Owner** Date **5/15/90**

6. Workers' Compensation

☐ Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C).

Insurance Company Policy No. Expiration Date

☒ Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature **Edgar P. Harris** Date **5/15/90**

7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars. (\$500))

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Section _____ B & P C for this reason

Signature Date

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civ. C.)

Lender's Name Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature **Edgar P. Harris** Date **5/15/90**

A.5 - PREVIOUS SURVEY FORMS

ATTACHED

A.5 - Previous Survey Forms: Uptown Historical Survey, Non-Historic Listing.

APN	Address	Address Range	Pre	Street	Resource Attributes	Status Code	Architectural Style	Description	WFI	Photo Number	Date	Architect	Notes	Proposed District
45255451	3264			4TH AVE	HP02	5S3	Craftsman	Minimally Altered	N	072804-27	1930			
45255506	510			UPAS ST	HP03	5S3	Spanish Eclectic	Minimally Altered	N	080604-34	c.1925			
45255507	3408			6TH AVE	HP02	5D3	Queen Anne	Minimally Altered	Y	081004-09	c.1900			Victorian Thematic
45255510	3355	3355-3369		4TH AVE	HP02	5S3	Colonial Revival/Art Moderne	Minimally Altered	N	072804-63	c.1940			
45255511	3339	3339-3343		4TH AVE	HP06	5S3	Spanish Colonial Revival	Minimally Altered	N	072804-64	c.1935			
45255515	3330	3330-3334		5TH AVE	HP03	5D3	Victorian Vernacular	Heavily Altered	N	080604-08	c.1900	bring Diane		Victorian Thematic
45255519	516	516-522		THORN ST	HP03	5S3	Mission Revival	Minimally Altered	N	081004-47	c.1920			
45255519	504			THORN ST	HP03	5S3	Prairie	Minimally Altered	N	080604-33	c.1910			
45255520	540			THORN ST	HP02	7N1	Tudor Revival	Minimally Altered	N	081004-05	c.1915			
45255521	3328			6TH AVE	HP02	7N1	Shingle	Heavily Altered	Y	081004-06	c.1900			
45255522	3336			6TH AVE	HP02	7N1	Craftsman	Minimally Altered	Y	081004-07	c.1915			
45255524	3366			6TH AVE	HP03	6Z	Art Moderne	Heavily Altered	N	081004-08	c.1930			
45255525	403			THORN ST	HP03	5S3	Spanish Colonial Revival	Minimally Altered	N	072804-66	c.1940			
45255526	3251	3251-3235		4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255528	3235			4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255529	3245			4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255530	3225	3225-3231		4TH AVE	HP02	5S3	Craftsman	Minimally Altered	N	072804-68	1913			
45255531	420			SPRUCE ST	HP06	5D3	Contemporary	Unaltered	N	072804-69	c.1980			Modernism Thematic

B.1 - CHAIN OF TITLE

ATTACHED

Kern County
Orange County
Ventura County
Riverside County

California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
WWW.LOTBOOK.COM

San Diego County
Los Angeles County
Santa Barbara County
San Bernardino County

Marie Burke Lia
427 C St., Ste. 416
San Diego, CA 92101

CTS Reference No.:1007462

Title Search Through: October 2, 2007
Property Address: 504-522 E. Thorn St.
San Diego, CA
Assessor's Parcel No.: 452-555-19-00
Assessed Value: \$207,242
Exemption: None

Property Characteristics

Use: Apartment

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

LOTS "E" AND "F" IN BLOCK 387 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1104, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1907.

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1007462

Chain of Title
(July 27, 1905 through October 2, 2007)

1. Deed

Grantor: A.E. Horton
Grantee: Sarah E. Sinks
Recorded: July 27, 1905, Book 367, Page 315, of Deeds

2. Decree Settling Account and Final Distribution

In the Matter of

the Estate of: John F. Sinks, Deceased
Recorded: December 9, 1910, Book 499, Page 462, File No. 10-9722, of Deeds

3. Deed

Grantor: Katherine Sinks
Grantee: Sarah E. Sinks
Recorded: August 22, 1911, Book 522, Page 420, File No. 11-6636, of Deeds

4. Deed

Grantor: Sarah E. Sinks
Grantee: M.D. Ryder
Recorded: August 30, 1911, Book 521, Page 386, File No. 11-7248, of Deeds

5. Deed

Grantor: M.D. Ryder and Corinne Ryder
Grantee: Rollin S. Reed
Recorded: September 15, 1911, Book 529, Page 296, File No. 11-8217, of Deeds

East Half

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

6. Deed
Grantor: M.D. Ryder and Corinne Ryder
Grantee: Jay E. Shier, 6/19 interest and Gustave Ehrenberg, 13/19,
interest
Recorded: March 6, 1912, Book 545, Page 460, File No. 12-6310, of
Deeds

West Half

7. Deed
Grantor: Rollin S. Reed and R. Gertrude Reed
Grantee: Gustave Ehrenberg
Recorded: March 19, 1912, Book 549, Page 404, File No. 12-7565, of
Deeds

East Half

8. Deed
Grantor: Jay E. Shrier
Grantee: Clara Shrier, 6/19 interest
Recorded: June 12, 1912, Book 559, Page 317, of Deeds
West Half

9. Deed
Grantor: Gustave Ehrenberg and Blanche Louise Ehrenberg
Grantee: Solar Realty Company, 13/19 interest
Recorded: February 5, 1913, Book 596, Page 329, File No. 13-3829, of
Deeds

West Half

10. Deed
Grantor: Gustave Ehrenberg and Blanche Louise Ehrenberg
Grantee: Solar Realty Company
Recorded: February 5, 1913, Book 596, Page 330, File No. 13-3830, of
Deeds

East Half

11. Deed
Grantor: Solar Realty Company
Grantee: Blanche Louise Ehrenberg, ½ interest
Recorded: May 20, 1913, Book 615, Page 54, File No. 13-15443, of
Deeds

East Half

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

12. Deed

Grantor: Solar Realty Company
Grantee: Clara Shrier, ½ interest
Recorded: May 20, 1913, Book 613, Page 74, File No. 13-32140, of
Deeds

East Half

13. Notice of Completion

Recorded: November 26, 1913, Book 43, Page 233, File No. 13-32140,
Miscellaneous Records

East Half

14. Deed

Grantor: Solar Realty Company
Grantee: Blanche L. Ehrenberg, 13/19 interest
Recorded: January 26, 1915, Book 674, Page 155, File No. 15-1734, of
Deeds

West Half

15. Deed

Grantor: Blanche L. Ehrenberg
Grantee: Jay E. Shrier, ½ interest
Recorded: March 30, 1917, Book 726, Page 490, File No. 17-5984, of
Deeds

East Half

16. Deed

Grantor: Blanche L. Ehrenberg
Grantee: Jay E. Shrier, 13/19 interest
Recorded: April 12, 1917, Book 725, Page 433, File No. .17-6081, of
Deeds

West Half

17. Deed

Grantor: Jay E. Shrier
Grantee: Blanche L. Ehrenberg, ½ interest
Recorded: April 7, 1917, Book 37, Page 487, File No. 17-6517, of Deeds

East Half

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

18. Deed

Grantor: Jay E. Shrier
Grantee: Blanche L. Ehrenberg, 13/19 interest
Recorded: April 9, 1917, Book 725, Page 477, File No. 17-6584, of Deeds

West Half

19. Referees' Deed

Plaintiff: Blanche Louise Ehrenberg
Defendant: Morris Binnard and Jay E. Shrier, as Executors of the Last Will and Testament of Clara Shrier, deceased
Recorded: July 27, 1920, Book 824, Page 68, File No. 20-19906, of Deeds

East Half

20. Deed

Grantor: Franklin Boulter and Helen T. Boulter
Grantee: Gustave Ehrenberg and Blanche Louise Ehrenberg, ½ interest
Recorded: August 13, 1920, Book 821, Page 174, File No. 20-21922, of Deeds

East half

21. Deed

Grantor: Franklin Boulter and Helen T. Boulter
Grantee: Frances M. Gose, ½ interest
Recorded: August 13, 1920, Book 821, Page 175, File No. 20-21923, of Deeds

East Half

22. Deed

Grantor: Blanche Louise Ehrenberg and Gustave Ehrenberg
Grantee: Frances M. Gose, 13/19 interest
Recorded: December 17, 1921, Book 865, Page 491, File No. 21-34011, of Deeds

East 2 feet of the West Half

23. Deed

Grantor: Jay E. Shrier and Fleta Coy Shrier
Grantee: Blanche Louise Ehrenberg, 6/19 interest
Recorded: July 24, 1922, Book 886, Page 303, File No. 22-22612, of Deeds

West 50 Feet

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

24. Deed
Grantor: Frances M. Gose
Grantee: Blanche Louise Ehrenberg, 13/38 interest
Recorded: August 8, 1922, Book 891, Page 166, File No. 22-24225, of
Deeds

East 2 feet of the West 50 feet

25. Deed
Grantor: Blanche Louise Ehrenberg and Gustave Ehrenberg
Grantee: Frank J. Macomber
Recorded: January 22, 1924, Book 978, Page 367, File No. 24-3404, of
Deeds

West 50 Feet

26. Deed
Grantor: Frank J. Macomber and Adele Macomber
Grantee: Blanche Louise Ehrenberg, Gustave Ehrenberg and Frances
M. Gose
Recorded: January 22, 1924, Book 978, Page 368, File No. 24-3405, of
Deeds

East 50 Feet

27. Deed
Grantor: Frank J. Macomber and Adele Macomber
Grantee: Gustave Ehrenberg and Blanche Louise Ehrenberg
Recorded: January 22, 1924, Book 978, Page 369, File No. 24-3406, of
Deeds

West 50 Feet

28. Deed
Grantor: Frances M. Gose
Grantee: Eliza Chapman Jones, ½ interest
Recorded: October 3, 1924, Book 1004, Page 492, File No. 24-41940, of
Deeds

East Half

29. Deed
Grantor: Eliza Chapman Jones
Grantee: Frances M. Gose and Elliott B. Gose, ½ interest
Recorded: October 3, 1924, Book 1032, Page 298, File No. 24-41941, of
Deeds

East Half

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

30. Deed
Grantor: Frances M. Gose, Elliott B Gose and Eleanor Paulding Gose
Grantee: Florence M. Jones, ½ interest
Recorded: November 8, 1926, Book 1273, Page 270, File No. 26-67588,
of Deeds

East Half

31. Deed
Grantor: Florence M. Jones and Edward N. Jones
Grantee: Frances M. Gose, ½ interest
Recorded: November 8, 1926, Book 1251, Page 308, File No. 26-62589,
of Deeds

East Half

32. Deed
Grantor: Frances M. Gose
Grantee: Blanche Louise Ehrenberg and Gustave Ehrenberg
Recorded: May 4, 1927, Book 1308, Page 455, File No. 27-26969, of
Deeds

East 2 Feet of the West Half

33. Deed
Grantor: Francis M. Gose
Grantee: The First National Trust & Savings Bank of San Diego
Recorded: December 17, 1930, Book 1828, Page 358, File No. 30-
59909, of Deeds

East Half

34. Quitclaim Deed
Grantor: The First National Trust & Savings Bank of San Diego
Grantee: Francis M. Gose, ½ interest
Recorded: December 9, 1931, Book 65, Page 309, File No. 31-59313
East Half

35. Deed
Grantor: Francis M. Gose
Grantee: The First National Trust & Savings Bank of San Diego, ½
interest
Recorded: December 9, 1931, Book 62, Page 357, File No. 31-59331
East Half

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

36. Deed	
Grantor:	Gustave Ehrenberg
Grantee:	Blanche Louise Ehrenberg
Recorded:	January 30, 1932, Book 71, Page 335, File No. 32-3981
West Half	
37. Deed	
Grantor:	The First National Trust & Savings Bank of San Diego
Grantee:	Francis M. Gose, ½ interest
Recorded:	August 23, 1933, Book 236, Page 95, File No. 33-37126
East Half	
38. Deed	
Grantor:	Francis M. Gose
Grantee:	The First National Trust & Savings Bank of San Diego, ½ interest
Recorded:	August 23, 1933, Book 234, Page 229, File No. 33-37128
East Half	
39. Deed	
Grantor:	The First National Trust & Savings Bank of San Diego
Grantee:	Gustave Ehrenberg and Blanche Louise Ehrenberg
Recorded:	November 10, 1933, Book 257, Page 6, File No. 33-49680
West Half	
40. Deed	
Grantor:	Gustave Ehrenberg and Blanche Louise Ehrenberg
Grantee:	The First National Trust & Savings Bank of San Diego
Recorded:	November 10, 1933, Book 232, Page 178, File No. 33-49717
West Half	
41. Quitclaim Deed	
Grantor:	The First National Trust & Savings Bank of San Diego
Grantee:	Gustave Ehrenberg and Blanche Louise Ehrenberg
Recorded:	July 5, 1935, Book 411, Page 314, File No. 35-31614
West Half	

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

42. Deed
Grantor: Frances M. Gose
Grantee: The First National Trust & Savings Bank of San Diego, ½ interest
Recorded: February 19, 1937, Book 615, Page 385, File No. 37-8907
East Half

43. Grant Deed
Grantor: Gustave Ehrenberg and Blanche L. Ehrenberg
Grantee: Gustave Ehrenberg Jr., ½ interest
Recorded: February 2, 1937, Book 621, Page 257, File No. 37-10429
East Half

44. Deed
Grantor: Gustave Ehrenberg Jr.
Grantee: Gustave Ehrenberg and Blanche L. Ehrenberg, ½ interest
Recorded: October 1, 1938, Book 820, Page 406, File No. 38-54102
East Half

45. Deed
Grantor: The First National Trust & Savings Bank of San Diego
Grantee: Frances M. Gose, ½ interest
Recorded: October 4, 1938, Book 830, Page 39, File No. 38-54310
East Half

46. Deed
Grantor: Frances M. Gose
Grantee: The First National Trust & Savings Bank of San Diego, ½ interest
Recorded: October 4, 1938, Book 830, Page 40, File No. 38-54312
East Half

47. Quitclaim Deed
Grantor: The First National Trust & Savings Bank of San Diego
Grantee: Frances M. Gose, ½ interest
Recorded: October 13, 1938, Book 828, Page 178, File No. 38-55591
East Half

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

48. Deed

Grantor: Blanche Louise Ehrenberg
Grantee: Blanche Louise Ehrenberg and Gustave Ehrenberg, Jr.
Recorded: December 30, 1942, Book 1432, Page 477, File No. 42-79405
West Half

49. Deed

Grantor: Gustave Ehrenberg, Deceased
Grantee: Blanche Louise Ehrenberg
Recorded: February 5, 1943, Book 1457, Page 377, File No. 43-6826
West 50 feet and an undivided ½ interest in the East Half

50. Deed

Grantor: Frances M. Gose
Grantee: Gustave Ehrenberg, Jr., ½ interest
Recorded: October 9, 1947, Records File No. 47-105206
East Half

51. Decree

In the Matter of the Establishment of the Fact of Death of: Blanche Louise Ehrenberg aka Blanche L. Ehrenberg and Determination of Inheritance Tax
Recorded: October 17, 1947, Records File No. 47-108504
West 50 feet and an undivided ½ interest in the East Half

52. Deed

Grantor: Gustave Ehrenberg, Jr.
Grantee: Victor G. Stolarsky and Murial Stolarsky
Recorded: November 13, 1959, Book 7990, Page 574, File No. 59-235183

53. Grant Deed

Grantor: Victor G. Stolarsky and Muriel Stolarsky
Grantee: Delbert H. Werden and Ruby E. Werden
Recorded: November 13, 1959, Book 7990, Page 575, File No. 59-235184

54. Grant Deed

Grantor: Delbert H. Werden and Ruby E. Werden
Grantee: Ralph J. Haerr and Molly C. Haerr
Recorded: May 24, 1974, Records File No. 74-136255

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

55. Grant Deed

Grantor: Ralph J. Haerr and Molly C. Haerr
Grantee: Helen N. Cushman, Trustee
Recorded: May 24, 1974, Records File No. 74-136258

56. Individual Grant Deed

Grantor: Helen N. Cushman, Trustee
Grantee: Stephen P. Cushman, ½ interest and Lawrence M. Cushman,
½ interest
Recorded: October 26, 1977, Records File No. 77-443229

57. Quitclaim Deed

Grantor: Lawrence M. Cushman, ½ interest
Grantee: Sixth Avenue Properties II L.P.
Recorded: December 30, 2004, Records File No. 04-1229249

58. Quitclaim Deed

Grantor: Stephen P. Cushman, ½ interest
Grantee: Sixth Avenue Properties I L.P.
Recorded: December 30, 2004, Records File No. 04-1229250

59. Memorandum of Agreement Between Tenants in Common

Recorded: January 4, 2006, Records File No. 06-4664

60. Amended and Restated Memorandum of Agreement Between Tenants in Common

Recorded: September 26, 2006, Records File No. 06-683853

-- End of Report --

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

B.2 - DIRECTORY SEARCH OF OCCUPANTS

ATTACHED

SAN DIEGO CITY DIRECTORY SEARCH

**504 THORN STREET
SAN DIEGO, CALIFORNIA 92103**

1909-1912	No listings (1404 Thorn Street)
1913	Gustav Ehrenberg, Blanche L., Proprietor Solar Apts.
1914	Z.T. Widener, Proprietor Solar Apts.
1915-1921	Gustav Ehrenberg, Blanche L., Proprietor Solar Apartments (504 Thorn Street)
1926	Charles Franz Mrs. Effie Hartlerode Joseph LeVansaler H.R. Mytinger W. P. Speakman W.B. Taylor
1930	Solar Apartments Louise S. Batchelder J.H. Brown Mrs. E.M. Cristy F.C. Page Mrs. Rosa Rath P.M. Taylor W. B. Taylor
1935	Solar Apartments Mathilda Blombert Mrs. M.B. Comstock Mrs. E.B. Hartlerode Mrs. C.D. Hitchcock R.F. Kidd Carrie Lord Mrs. Helen Pritchard P.J. Tuley W.J. Wright
1940	Solar Apartments Maude Carpenter Viola Evans Mrs. E.B. Hartlerode R.F. Kidd

**Emil Maurer
Mrs. Adelhide Mitchell
E.F. Packard**

1944-1945

**Solar Apartments
John Giles
Clyde Hanks
Mrs. E.B. Hartlerode
C.K. Kidd
Mrs. Belle Maurer
Charles Mueller
Mrs. M.F. Packard
Art Shirley**

1947

**Mary Chambre
Mabel Clapp
Nancy Dundom
Mrs. E.B. Hartlerode
Mrs. V.L. Huxtable
C.K. Kidd
Mrs. Belle Maurer
Mrs. M.F. Packard**

1953-1954

**Solar Apartments
Alvin H. Bittich
Robert L. Enders
Bennie F. Burton
Kenneth L. Johnson
William J. Guideian
Julian W. Curtis
Charles R. Chatham
Leslie B. Morrow
Shepherd R. Moss
Robert Enders**

1957

**Solar Apartments
Robert L. Clark
Vacant
Larmer Thorn
E.W. Baglin
John Dwyer
Mrs. Hannah C. Engen
Richard D. Hess
J.M. Mellish
Mrs. Harriet McGinnis
Almon C. Fish**

1960	Solar Apartments Robert L. Clark Edward J. McCaffrey Mayme B. Large Everett W. Baglin John Dwyer Mrs. Hannah C. Engen William Bizozowski John M. Mellish Mrs. Harriet McGinnis
1962	Solar Apartments Carleton Hayes Mrs. Nellie H. Gordon Mrs. Norene Cherrie James Gilmer Vacant No Return Ida M. Troy John M. Mellish Vacant No Return
1965	Solar Apartments Vacant Mrs. Nellie H. Gordon Mrs. Norene Cherrie Vacant Ross J. Jenks Helen M. Blumquist Ida M. Troy John M. Mellish Vacant
1969-1970	Solar Apartments Frederick J. Gordwyn Mrs. Nellie H. Gordon Mrs. Norene Cherrie Pete Piekariak Ora Townsend George Manfield Mrs. Lolita Cummins Mrs. Toby S. Ferreira Chris Hansen Mildred M. Chadwick

1975	Solar Apartments Mrs. Susan Johnson Mrs. Nellie H. Gordon Mrs. Norene Cherrie Mrs. Virginia Shepherd Charles A. Bateman Vacant Richard Gravel Bernard Munk John E. Foley Leah Decker
1976	Solar Apartments Charles A. Bateman L. Decker Susan Johnson
1980	Solar Apartments C.O. Anderson Leah Decker T.T. Foos Patricia Francis John M. Lewis Virginia Shepherd
1985	Solar Apartments C.O. Anderson Gary Beckman Holman Grigham Stanley Brody T.T. Foos Richard Knowles Angie Stalter

B.3 - DEED FROM THE DATE OF CONSTRUCTION

ATTACHED

Quintana, Benjamin and Wm. Quintana, Benjamin and Blanche Quintana
 Advers Realty Company

For and in consideration of the sum of Ten Dollars

DO HEREBY Grant to Advers Realty Company a corporation organized under
 the laws of the State of California with its principal place of business in
 San Diego, California

All that Real Property situated in the City of San Diego, County of San Diego,
 State of California, bounded and described as follows:

Thirteen Nine tenths (13/10) interest in the West half of Lots 16 and
 17 in Block Thirteen Hundred Eighty seven (1387) of certain portion in
 the City of San Diego County of San Diego State of California according
 to map thereof No. 1000 filed in the office of the Recorder of said San
 Diego County, December 14, 1905.

Subject, however, to a Mortgage of it over in favor of the San Diego
 Savings Bank executed by Wm. D. Ryder and Marjorie Ryder on October 2,
 1911, on the above described property.

He Have and He Hold the above granted and described premises, unto the said grantees, their heirs and assigns forever.

Witness my hand and seal, this 5th day of February, 1913.
 Signed and stamped in presence of:
 Quintana Benjamin
 Quintana Benjamin
 Blanche Quintana
 (Seal) (Seal) (Seal)

STATE OF CALIFORNIA,

COUNTY OF San Diego,

On this 5th day of February, A. D. 1913, personally appeared before me, J. W. Winkler, a Notary Public in and for said County, standing therein,
 duly commissioned and sworn, personally appeared Quintana Benjamin and
 Blanche Quintana, his wife, known to me to be
 the persons described in the foregoing instrument, and acknowledged
 to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and seal, this 5th day of February, 1913, at my office in
 San Diego, County of San Diego, State of California, for the year in this
 certificate first above written.



Recorded at Request of J. W. Winkler, Notary Public, this 5th day of February, 1913.
 JOHN H. BERRY, County Recorder.
 Recd. 3. 10

Jay E. Shrin
to
Clara Shrin

I Jay E. Shrin, a single man,

For and in consideration of the sum of Ten (10.00) Dollars
DO HEREBY Grant to
Clara Shrin, a widow

All That Real Property situated in the City of San Diego County of San Diego,
State of California, bounded and described as follows:

Six-nineteenth (6/19) interest in The West Half of Lots 6 and 7
in Block Three Hundred Eighty-seven (357) of Horton's Addition in the
City of San Diego, County of San Diego, State of California, according
to map thereof No. 1184, filed in the office of the Recorder of said San
Diego County, December 14, 1907.

Subject, however, to a Mortgage of \$500.00 in favor of the San Diego
Savings Bank, executed by W. D. Ryder and Corinne Ryder on October
2, 1911, in the above described property.

To Have and to Hold the above granted and described premises, unto the said grantee, her
heirs and assigns forever.

Witness my hand and seal this 12th day of June 1912
Signed and executed in presence of } Jay E. Shrin (SEAL)
E. S. Potter (SEAL)

STATE OF CALIFORNIA, }
COUNTY OF San Diego } ss.
On this 12th day of June A. D. nineteen hundred and twelve
before me, E. S. Potter a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared

the person whose name is Jay E. Shrin known to me to be
to me that he executed the same. subscribed to the within instrument, and acknowledged

In Witness Whereof, I have hereunto set my hand and affixed my Notarial seal at my office in
San Diego County of San Diego State of California, the day and year in this
certificate first above written.



E. S. Potter
Notary Public in and for the County of San Diego, State of California.

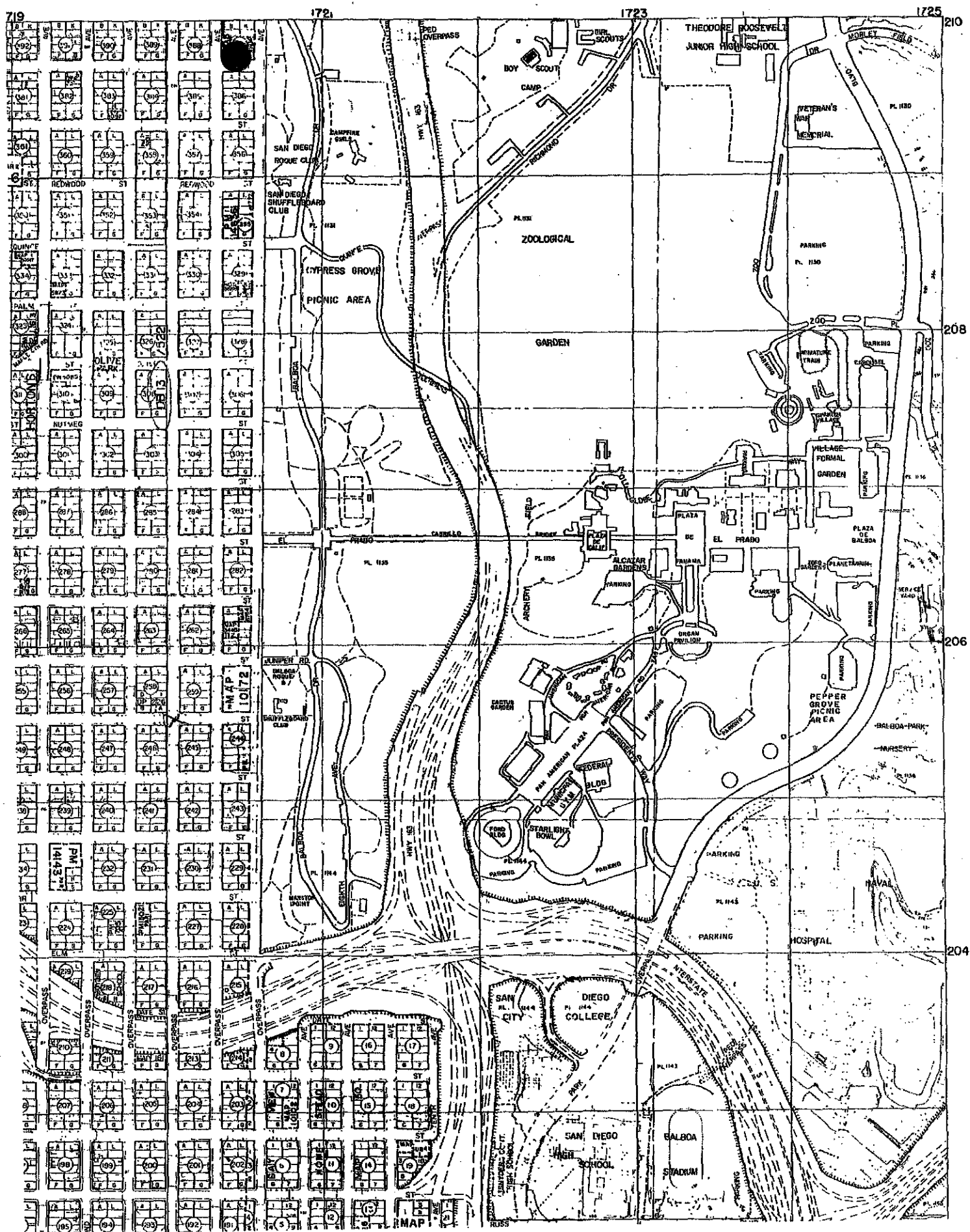
Recorded at Request of Grantee, June 12, 1912, at 2:37 min. past 2 o'clock, P. M.

Fee, \$1.70

JOHN H. FERRY, County Recorder,
Deputy Recorder

C.1 - CITY OF SAN DIEGO 800 SCALE MAP

ATTACHED



C.2 - CURRENT AND HISTORICAL USGS MAPS

ATTACHED

POINT LOMA QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



C.3 - ORIGINAL SUBDIVISION MAP

ATTACHED

LS55-155-258

100.28
PM13323
100.28
0.63 AC.
PAR. 1
CONDN
LE PARK CHATEAU
DOC 84-256354
(SEE SHT. 2)
200.54 PM 13323
100.28

100 A (14)	100 L
B (15)	K
C (16) E L K	(22) J 390
D (17)	I
E (18)	(21) H
100 F (19)	(20) G 100

A (32)	L (32)
B (33)	(42) K
C (34)	(41) J
BLK D (35)	393 (40) I
E (36)	(38) H
F (37)	PM 1037 (36) G PARA 4

1 (7)	13 4	7 3
BLK 2 (8)	7 3	12 418
(53)	BLK 11	12 418

2	A	(31) L	8
	B (23)	(30) K	
	C BLK	(29) J 389	
	D (24)	(26) I	
	E (25)	(27) H	
2	F 100	(26) G 100	8

2	A (43)	(51) L	5
	B (44)	(50) K	
	C (45)	(49) J	
	BLK D (46)	384 (48) I	
	(47) E	H	
	F	G	

PM 2B310 10-15

PAR 1

BLK 419

PAR 2

PM 2B310

BLK. 419

100	100
A	L
B (10)	(18) K
C (11)	J
FLK	389
D (12)	(15) I
E (13)	(14) H
F	G
100	100

100	A (25)	100	L
600	(26) B (27)	(34) K	
600	(28) C (29)	J	
100	BLK. D (30)	385 (33) I	
	E (31)	(32) H	
	F	G	

A	(24) L
B (17)	(23) K
C BLK	(22) J
D (16)	(21) I
E (15)	(20) H
	G

[illegible]

43
SHT I

3/25/2008 JGD

CHANGES				
BLK	OLD	NEW	YR	CUR
554	22	1-61	05	100
555	23	1-59	00	50
55A	02-01	53	20	50
554	94-10	53	95	119
555	37	CONDO	04	51
555	38	CONDO	03	74
555	35&36	40	08	174

2nd CONDO
FIFTH AVE LOFTS
DOC02 - 1192248
& DOC03-259478
(SEE SHT 2)

3rd CONDO
3200 SIXTH AVENUE
DOC05-0106125
(SEE SHT 3)

MAP 14939-3200 SIXTH
AVENUE
MAP 692-LOMA GRANDE
DB13-PG 522-HORTONS
ADDITION LOCKLING
ROS 12423

53
SHT. I

16 2" DISCREPANCY
EXISTS BETWEEN LOTS
E&F. POST OUT UNTIL
ROS IS RECORDED (SEE
18X24 FOR SIGNATURE)
2-25-70

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 452 PAGE 55 SHT 1 OF 3

534
45

62

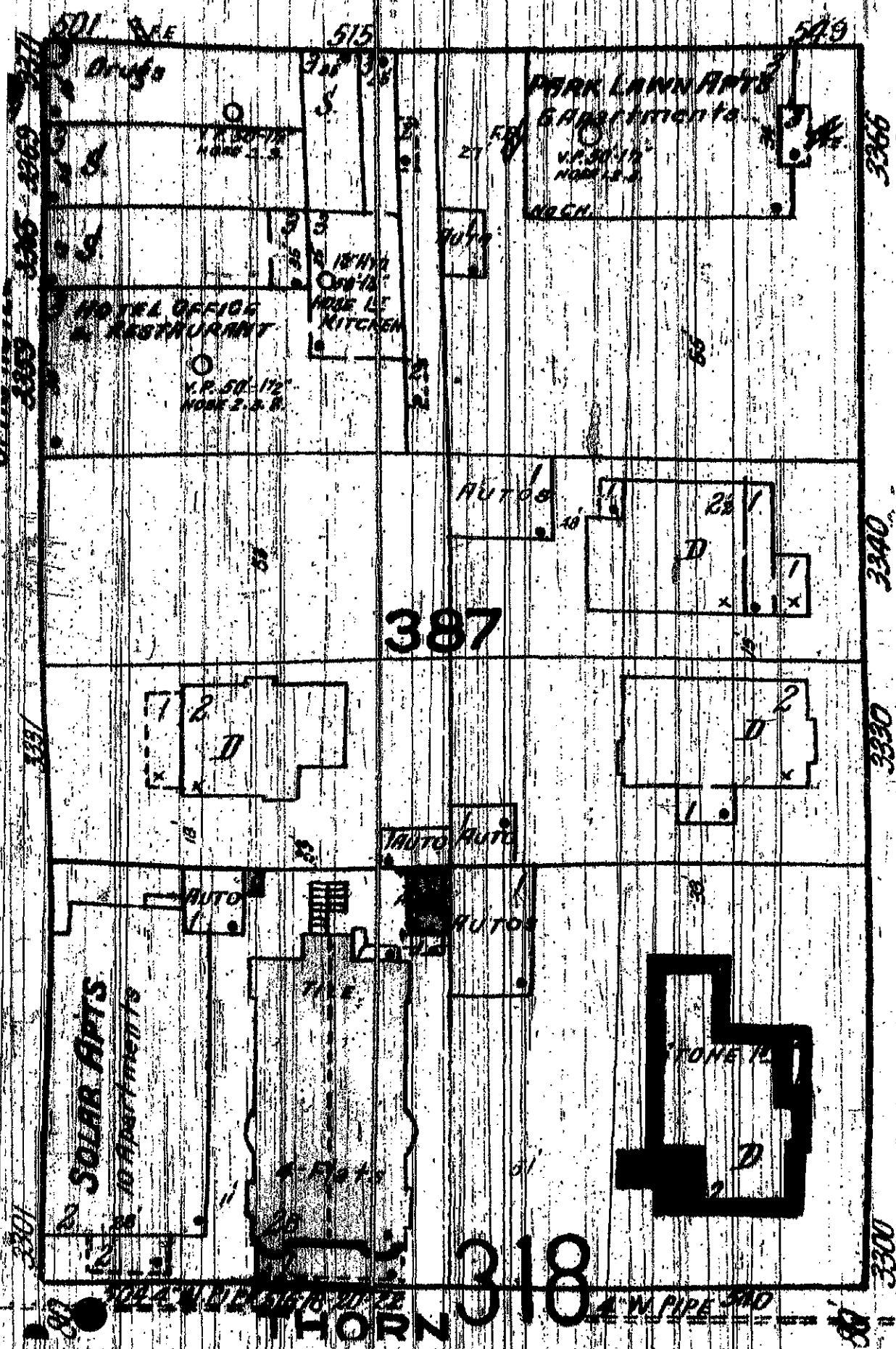
C.4 - SANBORN FIRE INSURANCE COMPANY MAPS

ATTACHED

C.4 - SANBORN MAP

1921

ATTACHED



100'

AV.

ROAD

4" W. PIPE

50'

100'

387

318

C.4 - SANBORN MAP

1940

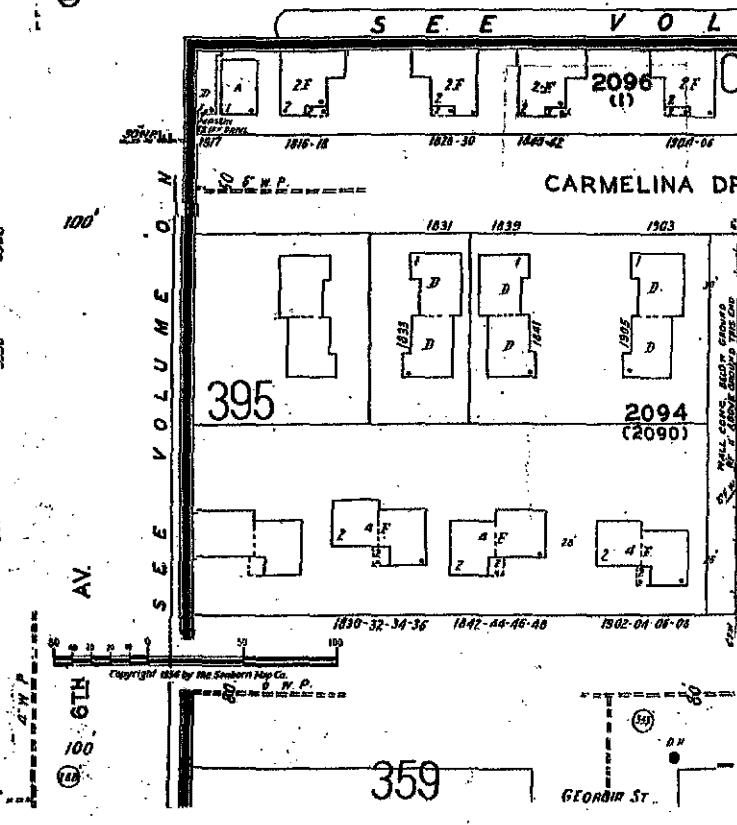
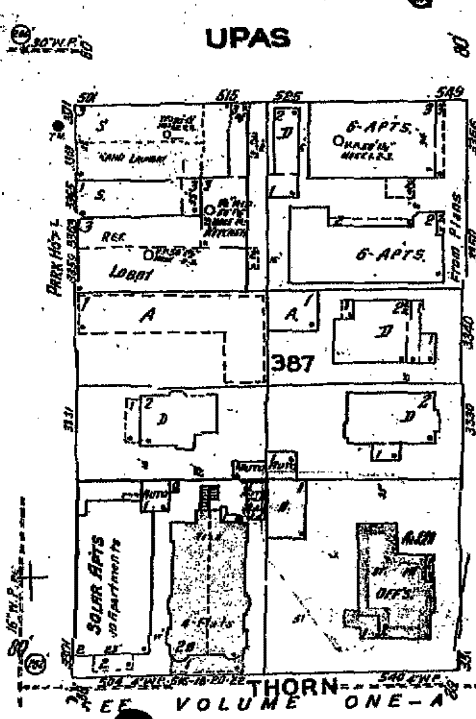
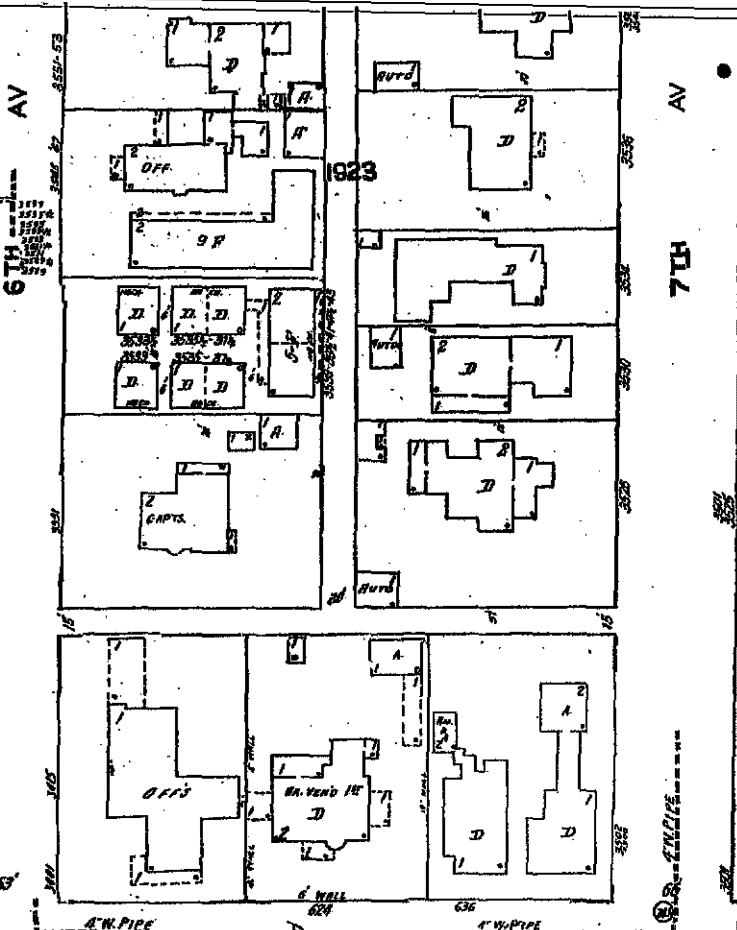
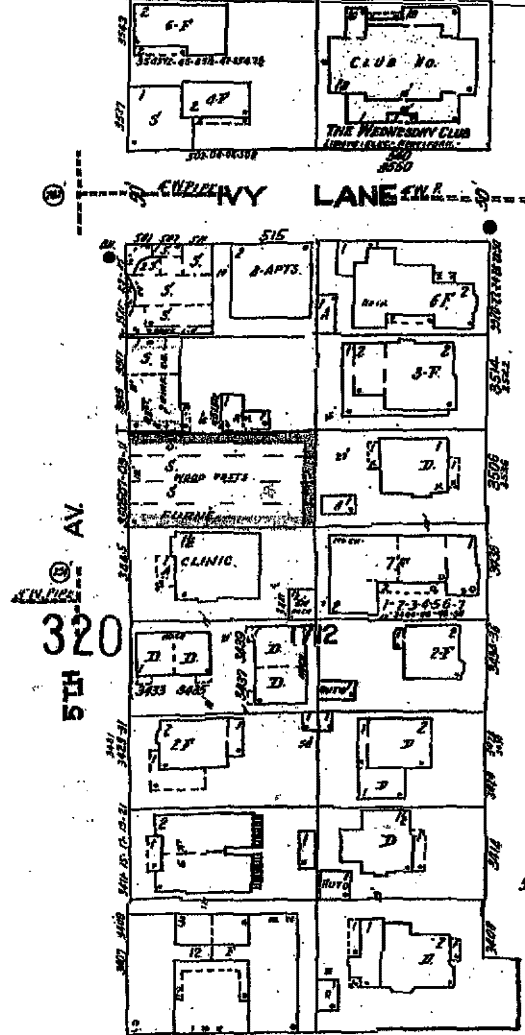
ATTACHED

2010

C.4 - SANBORN MAP

1956

ATTACHED



D.1 - HISTORICAL PHOTOGRAPHS

NONE FOUND

D.2 - CURRENT PHOTOGRAPHS

ATTACHED



1. 504 Thorn Street
View Northeast/South and West Facades
November 2007



2. 504 Thorn Street
View North//South Facade
November 2007



3. 504 Thorn Street
View North/South Facade/Entrance Detail
November 2007



4. 504 Thorn Street
View North/South and East Facades
November 2007



5. 504 Thorn Street
View Northwest/South and East Facades
November 2007



6. 504 Thorn Street
View South/North and West Facades
November 2007



7. 504 Thorn Street
View North/South Facade/Window Detail
November 2007



8. 504 Thorn Street
View South/North Facade/Rear Entrance Detail
November 2007

E.1 - SUPPLEMENTAL DOCUMENTATION

CRITERIA A-F

NONE FOUND

F.1 - BIBLIOGRAPHY

ATTACHED

BIBLIOGRAPHY

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City of San Diego Historical Resources Board, "Historical Resource Research Report Guidelines and Requirements," *Land Development Manual Historical Resources Guidelines Appendix E, Part 1*, Adopted by the Historical Resources Board, November 30, 2006.

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County of San Diego Assessor's Office, Building Records on file at 1600 Pacific Highway.

IS Architecture. "Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey," San Diego, CA: November 2006.

Magno, Eileen. Heritage Architecture, "Historic and Architectural Assessment of 504 Thorn Street, San Diego, CA," February 2007.

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

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to Domestic Architecture 1600-1940*, Washington, D.C.: The Preservation Press, 1994.

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San Diego City and County Directories, 1926-1984.

San Diego Historical Society Research Archives, Historical Biographical Files, Historic Photograph Collection, Balboa Park, San Diego, CA.

San Diego Public Library, California Room, Research Archives.

***San Diego Union*, July 8, 1891.**

***San Diego Union*, August 20, 1895.**

***San Diego Union*, April 5, 1899.**

***San Diego Union*, April 9, 1940.**

***San Diego Union*, October 25, 1940.**

***San Diego Union*, October 25, 1942.**

***San Diego Union*, December 19, 1942.**

***San Diego Union*, August 20, 1947.**

State of California, Department of Parks and Recreation, *Instructions for Recording Historic Resources*, Office of Historic Preservation, March 1995.

United States Department of the Interior, National Park Service, How to Apply the National Register Criteria for Evaluation, National Register Bulletin Number 15, Washington, D.C., Revised Edition, 1991.

Whiffen, Marcus, *American Architecture Since 1970*, Cambridge, The M.I.T. Press, 1979.

G.1 - STATEMENT OF PROFESSIONAL QUALIFICATIONS

ATTACHED

Kathleen A. Crawford
P. O. Box 3693
La Mesa, CA 91944-3693

Soc. Sec. # 545-82-7513
Home: 619-460-9415
Cell: 619-889-9415

EDUCATION:

Master of Arts, History, 1987

University of San Diego

Valedictorian/Summa cum laude

Thesis: History of San Diego Transit Corporation

Bachelor of Arts, History, 1984

University of San Diego, California and Latin American emphasis

Magna cum laude

Bachelor of Arts, Anthropology, 1984

University of San Diego, California and Latin American emphasis

Magna cum laude

Associate of Arts, General, 1982

Grossmont College

With Honors

EXPERIENCE:

Crawford Historic Services, Historical Consulting

1985-Present

Sole proprietor of historical projects consulting service with clients including the Federal Aviation Administration; Corky MacMillan Inc.; Wayne Donaldson, Historic Preservation Architect; Marie Burke Lia, Attorney at Law; Ogden Environmental and Energy Services, Inc. (now Amec); Scripps Institutions for Medicine and Science; San Diego Gas & Electric Company; San Diego Trust and Savings Bank; Jennings, Engstrand and Henrickson Law firm. Projects included preparation of historical and architectural surveys and evaluations, National Register nominations and completion of historic surveys for various sections of City of San Diego and Sweetwater area, and corporate histories.

Ogden Environmental and Energy Services, Inc.

1990-1997, Senior Historian

1997-2001, Historical Consultant

Responsible for all phases of research, analysis and preparation of cultural resources reports for compliance with Federal, state, and local agencies and regulations. Selected projects included historic surveys, National Register nominations and evaluations of Naval Training Center, San Diego; Long Beach Naval Station and Shipyard; Marine Corps Air

Station, Camp Pendleton; Naval Air Station, Miramar; Hickam Air Force Base, Hawaii; and numerous CALTRANS historic surveys and report preparation.

History, Anthropology and Political Science Lecturer

1987-Present

San Diego State University

University of San Diego

United States International University

Grossmont College

Taught courses in California, Latin American, United States, European and Asian history; also courses in women's history, anthropology and political science

San Diego Museum of Man

1984-1985; 1997-2000, Assistant Education Coordinator

Responsible for all phases of Education Department activities including teaching anthropology courses, preparation of newsletter, lecture and film series, trips, and overall programs for museum visitors

San Diego Historical Society:

1985-1988, Assistant Curator of Collections

Responsible for all phases of collection management and administration, research and exhibition for 20,000+ piece collection of San Diego history displayed in four local museums; served as Museum Registrar which included documentation and management of all curatorial files, archival materials, object documentation, photograph collection, and art collection; supervision of volunteer program, student interns, and preparation of visitor materials and tours.

PUBLICATIONS:

Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881-1991*, Heritage Press: Los Angeles, 1991.

Davie, Theodore and Kathleen A. Crawford, *A History of San Diego Trust & Savings Bank, 1888-1988*, San Diego Trust and Savings Bank: San Diego, 1988.

Crawford, Kathleen A, *A History of the San Diego Transit Corporation, 1886-1986*, San Diego Transit Corporation: San Diego, 1986.

Crawford, Kathleen A., *A History of Great American First Savings Bank, 1885-1985*, Great American First Savings Bank: San Diego, 1985.

Crawford, Kathleen A. "God's Garden: A History of the Grossmont Art Colony," *Journal of San Diego History*, Volume XX, Summer, 1985.

Crawford, Kathleen A. and Bruce Kammerling, "The Serra Museum and its Collections," *Some Reminiscences of Fray Junipero Serra*, Santa Barbara Mission Press: Santa

Barbara, 1984.

Crawford, Kathleen A., "The General's Lady: Maria Amparo Ruiz Burton," *Journal of San Diego History*, Volume XIX, Fall, 1984.

**G.2 - EVALUATION CONSISTENT WITH
DEVELOPMENT SERVICES REQUIREMENTS**

INCLUDED IN DPR CONTINUATION SHEETS

"At-a-Glance" Report Summary

Property Information & Applicable Criteria



Resource Type: _____

Resource Name (per HRB naming policy): Solar Apartment

Resource Address: 504 Thorn Street

APN: 45255519 Requesting Mills Act? Y ☐ N ☒

Date of Construction: 1909 Architect/Builder: Unknown

Prior Resource Address (if relocated): N/A

Date of Relocation: _____

Applicant's Name: CHEL Holdings Ltd. Owner's Name: CHEL Holdings Ltd.

Address: 2901 Fifth Avenue Address: 2901 Fifth Avenue

San Diego, CA 92103 San Diego, CA 92103

Phone #: 619-299-4160 Phone #: 619-299-4160

Email: Edward@chelholdings.com Email: Edward@chelholdings.com

The resource is being nominated for designation as a historical resource under:

- ☐ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- ☐ historical development ☐ archaeological development ☐ cultural development
 - ☐ social development ☐ economic development ☐ political development ☐ aesthetic development
 - ☐ engineering development ☐ landscaping development ☐ architectural development
- for the following reason(s): _____

- ☐ HRB Criterion B for its association with _____ who/which is significant in local, state or national history for the following reason(s): _____

- ☒ HRB Criterion C as a good/excellent example of Arts and Crafts with Prairie influences

- ☐ HRB Criterion D as a notable work of _____, a Master _____
- ☐ Previously established as a Master
 - ☐ Proposed as a Master

- ☐ HRB Criterion E as a property which 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.

- ☐ HRB Criterion F as a contributing resource to the _____ Historical District.

"At-a-Glance" Report Summary

Required Forms and Documentation



Circle Yes or No, indicating whether or not the following required documentation has been provided:

Report Copies

☒ Y ☐ N Provide one copy of the Historical Resource Research Report, stapled at the corner

Department of Parks and Recreation Forms

☒ Y ☐ N Primary Record (523a)
☒ Y ☐ N BSO Record (523b)
☐ Y ☐ N Archaeological Record (523c) (if applicable)
☐ Y ☐ N District Record (523d) (if applicable)
☒ Y ☐ N Locational Map (523j) (if applicable)
☐ Y ☐ N Sketch Map (523k) (if applicable)
☒ Y ☐ N Continuation Sheet (523l)

Attachment A

☒ Y ☐ N Assessor's Record
☐ Y ☒ N Notice of Completion
☒ Y ☐ N Water Sewer Records
☒ Y ☐ N Building Permits
☒ Y ☐ N Previous Survey Forms

Attachment B

☒ Y ☐ N Chain of Title
☒ Y ☐ N Directory Search
☒ Y ☐ N Deed from Date of Construction

Attachment C

☒ Y ☐ N City SD 800 Scale Eng Maps
☒ Y ☐ N USGS Maps
☒ Y ☐ N Original Subdivision Map
☐ Y ☒ N 1886/1887 Sanborn
☐ Y ☒ N 1906 Sanborn
☒ Y ☐ N 1921 Sanborn
☐ Y ☒ N 1940 Sanborn
☐ Y ☒ N 1950 Sanborn
☐ Y ☒ N 1956 Sanborn

Attachment D

☐ Y ☒ N Historical and Transitional Photos
☒ Y ☐ N Current Photos of North Elevation
☒ Y ☐ N Current Photos of East Elevation
☒ Y ☐ N Current Photos of South Elevation
☒ Y ☐ N Current Photos of West Elevation

Attachment E

☒ Y ☐ N Criterion A Documentation
☒ Y ☐ N Criterion B Documentation
☒ Y ☐ N Criterion C Documentation
☒ Y ☐ N Criterion D Documentation
☒ Y ☐ N Criterion E Documentation
☒ Y ☐ N Criterion F Documentation

Attachment F

☒ Y ☐ N Works Cited

Attachment G

☒ Y ☐ N Professional Qualifications
☒ Y ☐ N CEQA Evaluation
☒ Y ☐ N SCIC Records Search

PRIMARY RECORD

Primary #

HIRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page of *Resource Name or #: (Assigned by recorder) 504 Thorn Street

P1. Other Identifier: Solar Apartments

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

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Point Loma Date: 1996 T ; R ; 1/4 of ; 1/4 of ; M.D. B.M.
Sec

c. Address: 504 Thorn Street City: San Diego Zip: 92103

d. UTM: Zone: 11 mE/ 485073 mN (G.P.S.) 3622274

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

APN: 45255519

West half of lots E and F of Block 387 on Horton's Addition.

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

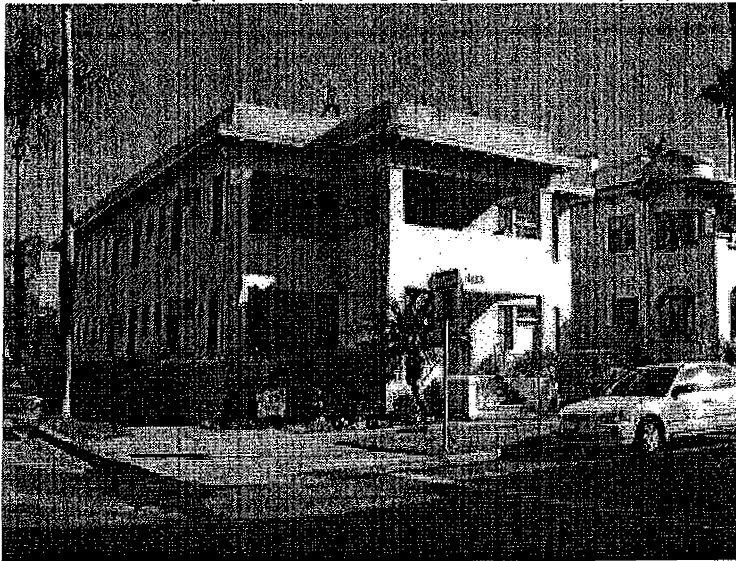
Originally noted as the Solar Apartments on the 1921 Sanborn Fire Insurance Map, the building at 504 Thorn Street is a two-story 10-unit residential apartment building constructed in 1909. The building is Arts and Crafts style with Prairie style influences. The building is relatively simple with minimal architectural detailing. The roof is flat with a perimeter parapet and a dropped cornice. The cornice is flat and projects approximated two to three feet from the face of the building with painted wood sheathing and rafter tails. The primary exterior wall material is a rough textured painted stucco. The front of the building faces south toward Thorn Street with a wide two-story porch. The porch openings are rectangular. The front entrance has a single-lite wood door with two side-lites and overhead glass transom windows. The front windows on both floors have a fixed glass center panel flanked by two double-hung wood windows. The windows on the side elevations are wood double hung windows.

(Refer to Continuation Sheet)

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

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

P5a. Photo or Drawing (Photo required for building, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)

Looking northeast at the west and south facades.

*P6. Date Constructed/Age and Sources:

☒ Historic 1909 ☐ Both

☐ Prehistoric

Building Record.

*P7. Owner and Address:

Chel Holdings, Ltd.
2901 Fifth Avenue
San Diego, CA 92103

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

Eileen Magno
HERITAGE Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

*P9. Date Recorded: 02.27.07

*P10. Survey Type: (Describe)
Intensive.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"Historical Resource Research Report of the Solar Apartments, 504 Thorn Street, San Diego, California 92103"

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 504 Thorn Street

B1. Historic Name: Solar Apartments

B2. Common Name: Solar Apartments

B3. Original Use: Multiple Family Residence

B4. Present Use:

Multiple Family Residence

*B5. Architectural Style: Arts and Crafts with Prairie Influence

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

- 1909 – Construction Date.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

*B8. Related Features:

*B10. Significance: Theme: Architecture

Area: Uptown, West Park Neighborhood

B9a. Architect: Unknown.

b. Builder: Unknown.

Period of Significance: 1909

Property Type: Apartment

Applicable Criteria: C

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

Built in response to the anticipated 1915 Panama-California Exposition where many apartment complexes were constructed in order to accommodate the thousands of anticipated visitors to the worlds fair, the 1909 Solar Apartments contributes both historically and architecturally to the development patterns of the Uptown West Park Neighborhood.

A. Historical Context: Excerpt from the Uptown Survey Historical Context and Oral History Report

West Park Neighborhoods

1880-1900

The area west of Balboa Park between Ash and Walnut Street on the north and south and [Curlew] and Dove Streets on the west was laid out in 1869 as the northern portion of Alonzo Horton's subdivision. During the boom of the 1880s the first residential districts in the southern portion of the Uptown area west of City (Balboa) Park were established. This included the area bounded by Ash to the south, Balboa Park to the east, Walnut to the north and present-day I-15 to the west. Prior to the boom of the late '80s, the only structure standing in this area was the Florence Hotel, located at the corner of Third and Fir. Built in 1883, the Florence was one of the earliest attempts to draw prospective buyers north of Ash Street. While first regarded as being located "in the sticks" when it opened in 1884, it became the showplace of San Diego during the 1880s, attracting many residents to the neighborhood and stimulating real estate development in the surrounding area (Community Plan 1988; Cultural Resource Inventory 1993).

(Refer to Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP3

***B12. References:**

IS Architecture. *Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey*. November 2006.

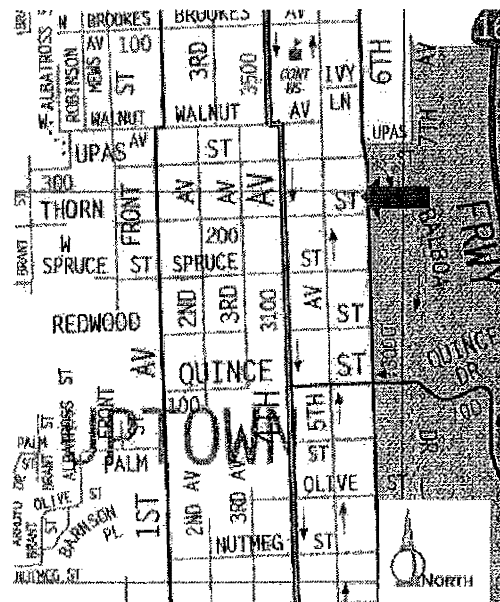
McAlester, Virginia & Lee. *A Field Guide to American Houses*.

B13. Remarks:

*B14. Evaluator: E. Magno, Heritage Architecture & Planning

*Date of Evaluation: 02.27.07

(This space reserved for official comments.)



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

Primary #
HR#
Triennial

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street
*Recorded by: E. Magno, Heritage Architecture & Planning *Date 02.27.07 ☒ Continuation ☐ Update

***P3a. Description: (Continuation)**

Modifications to the building appear to be minor. The basic form and shape of the building are unaltered. Most of the historic windows are extant and in good condition. The historic front doors on the first and second floor are extant and in good condition. Two non-historic metal pipe rails have been added to the steps at the front porch. Several modern through-wall air-conditioning units have been added to the side and rear walls. It appears that the building has been re-stuccoed altering the original texture of the plaster. The original plaster parapet above the cornice has been covered with non-historic built-up roofing.

Overall the building is in good condition with most character defining features remaining intact and the level of integrity is high.

***B10. Significance: (Continuation)**

Fifth, Date, Cedar, and Elm Streets were graded. Fifth Street was paved as far north as Ivy Street. To accommodate the Florence Hotel, the San Diego Streetcar Company operated horse or mule drawn street cars on tracks up Fifth to Fir. By 1887 The Fourth Streetcar line extended from the harbor north to its terminus at the proposed college site in University Heights (the present day intersection of Normal Street, Park Boulevard, and El Cajon Boulevard). This allowed low density, linear development to occur as far as two miles from downtown 1880s (Ford 1978). Upper Fifth Street, which as the choice residential section of San Diego, was building up rapidly. Promoters felt that "the time is not far distant that every man that builds a house, from San Diego to University Heights, will have a near neighbor" (*Golden Era*, Nov. 1888). The Fourth Streetcar Line, one of the first electrically-powered streetcar lines in San Diego, had plans which included the extension of the line along present-day El Cajon Boulevard to La Mesa, but the line folded after the real estate boom ended in 1889 (Ford 1978; Cultural Resource Inventory 1993).

1901-1940

As already noted, the area west of Balboa Park between Ash and Walnut Street on the north and south and [Curlew] and Dove Streets on the west was laid out in 1869 as the northern portion of the Horton's Addition subdivision. Land speculation during the 1880s had created an artificial real estate bubble which burst in 1889. The boom had ended long before all of Uptown could be developed. Sixth Avenue was not graded until the 1890s, but soon it became a prestigious location. While residential development had been fairly dense south of Laurel Street, it was sparse north of Walnut until 1894. By 1904, only 23 percent of the area west of Balboa Park was developed, mostly with single family houses (Cultural Resource Inventory 1993).

The neighborhoods west of Balboa Park were most affected during the early 1890s by the preparation for the 1915 Panama-California Exposition. City Park was renamed Balboa Park in 1910 and was landscaped by well-known Kate Sessions. Many of the "capitalists" in the city built apartment buildings in the area as investment property to house the thousands of people expected to visit the worlds fair. Development was sporadic, but its density continued to increase (Cultural Resource Inventory 1993). During this period upper middle class and wealthy families, who had established a prestigious neighborhood south of Laurel Street known as Banker's Hill, began moving northward and reestablishing an upper scale neighborhood between Maple and Brant Streets. The term Banker's Hill moved northward with them and the area south of Laurel became known as Uptown. In the 1920s and 30s these same families moved to Mission Hills.

In 1914, the First Presbyterian Church was constructed on the block bounded by Date and Elm Street, and Third and Fourth Avenues. The church had a significant impact upon the area both physically with its sheer size, and socially with the many prominent citizens in its congregation. The church firmly established Uptown's existence and its prominence in the City (Cultural Resource Inventory 1993).

The economy was given a strong boost following the highly successful 1915 Exposition. Both the fair and wartime industry fueled a second building boom in the 1920s. Many structures were covered with stucco rather than wood as in previous years. Stucco was a more practical building material which was well suited for the dry San Diego climate. Fifth and First Avenues became major thoroughfares which continued commercial establishments and large apartment buildings. First Avenue was added as a route for the streetcar which established it as a commercial thoroughfare (Cultural Resource Inventory 1993).

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street
*Recorded by: E. Magno, Heritage Architecture & Planning *Date 02.27.07 ☒ Continuation ☐ Update

General State of Existing Architectural Character by Neighborhood: West Park Neighborhoods

The area west of Balboa Park between Ash and Walnut Street on the south and north; and Curlew, Dove, Ibis, and Hawk Streets on the west was laid out in 1869 as the north portion of the Horton's Addition subdivision. The street layout is an extension of the grid Horton developed for downtown with blocks measuring around 250 by 300 feet, and lot sizes of 25 by 125 feet. The West Park Neighborhoods first developed during the financial boom of the 1880s. As a result, a number of single and two story Victorian period homes can still be found in the neighborhood. A number of these have been converted from single to multiple family homes. This may have been a result of the extreme housing shortage during World War II. Four to six story apartments along Fifth and Sixth Avenues date from the period of Balboa Park's development circa 1915. Upscale Spanish Revival homes in the area currently known as Bankers Hill, between Front, Curlew, Palm, and Walnut streets also date from this period. Post World War II construction in the form of large office buildings, medical complexes, apartments, and condominiums have inundated the area so that continuous blocks of period architecture are uncommon.

**Associated Land Development Patterns and Significance: Business Districts (1880-2000)
West Park Neighborhoods**

The main business district in West Park Neighborhoods is centered around Fifth and Laurel Streets and extends along Fifth from Ash Street on the south to University Avenue in Hillcrest. In 1921 the area had very little commercial activity and consisted largely of dwellings, flats, and apartments. By 1928 business were establishing around the intersection of 5th and Laurel. These included drug stores, barber shops, printers, and clothing shops. The occasional corner grocery store could also be found along Fifth Street at this time. This pattern continued through the late 1920s, but gradually changed over time. By the early 1950s restaurants, stores, and medical offices dominated most intersections along Fifth Street (Sanborn 1921, 1953; San Diego Directory 1928).

B. Building History:

The two-story 1909 Arts and Crafts apartment building with Prairie influences is a notable property within the West Park Residential Area of Uptown along Fifth Avenue and Thorn Street. Identified in the Uptown Historical Survey as a potentially historic structure and located a block from Balboa Park, the Solar Apartments has retained its original use for nearly 100 years. The lot is located and recorded as the west half of Lots E and F of Block 387 on Horton's Addition.¹ The eastern half includes a four-flat building.² The Solar Apartments have been owned by the Ehrenbergs family for fifty years until Gustav Ehrenberg, Jr. sold the property to Victor and Muriel Stolarsky in 1959.³ The Stolarsky's immediately sold the property to Debert and Ruby Werden who also purchased the adjacent lot at 540 Thorn Street. The Werdens continued to own the property until 1974 when the Cushman Family purchased the property.

C. Building Style:

The Solar Apartment building was designed utilizing influences of the Arts and Crafts movement with an emphasis on Prairie style. Although predominately influenced in the east coast, the Prairie style of architecture was most popular from 1905 to 1915.⁴ It is one of the few indigenous American styles and was most popularized by architect Frank Lloyd Wright. The style was developed by Chicago architects that have become known as the Prairie School. Outside the Chicago area, numerous local architects produced many Prairie style residences throughout the mid-western states, and less commonly in other areas. The style spread through published pattern books.

The Solar Apartment is influenced by this style through its simple square plan, flat roof with wide eave overhangs, and symmetrical facade. The entrance is a conspicuous focal point of the facade encased in a projecting porch and second story balcony with simplified square supporting columns. The multiple amounts of double-hung windows allowed for natural light to filter through the building. Although the Prairie style had a short-lived life, its distinctive look made an impact in the design of the Solar Apartment building.

¹ Chain Tech, Inc., Chain of Title for Assessor Parcel Number 45255519, February 8, 2007.

² *Ibid.* For many years the two buildings were owned separately by different individuals.

³ *Ibid.*

⁴ Virginia & Lee McAlester, *A Field Guide of American Houses* (New York: Alfred A. Knopf, Inc., 1984), p. 440.

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

Primary #
HRI #
Trinomial

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street
*Recorded by: E. Magno, Heritage Architecture & Planning *Date 02.27.07 ☒ Continuation ☐ Update

D. Conclusion:

Historical research indicates that the Solar Apartment is architecturally significant. The Solar Apartment is significant as a resource which reflects elements of the historical and architectural development of apartment complexes built in Uptown's West Park Neighborhood to aid in housing the multitude of expected visitors to the 1915 Panama-California Exposition in Balboa Park. In addition, the residence embodies the distinctive characteristics of a style, type, period, and method of the Arts and Crafts movement with influences from the Prairie style of construction. With its symmetrical facade, flat roof with overhanging eaves, projecting porch with simplified square columns, and double-hung fenestration, the property successfully expresses the Prairie design ideal. The building has had minimal alterations throughout the years maintaining a high degree of integrity. As a result, the property has been determined as eligible for listing on the San Diego Historical Resources Board Register under Criterion C (Architecture).

Attachment A

Building Development Information

-
- A.1 - Assessor's Building Record
 - A.2 - Notice of Completion
 - A.3 - Water/Sewer Records
 - A.4 - Building/Construction Permits
 - A.5 - Previous Survey Forms

A.2 - Notice of Completion. Not Available.

504 Thorn Street, San Diego, CA 92103

APN: 45255519

FORM 742

A.3 - Water/Sewer Records.

A.4 - Building/Construction Permits not available.

APN	Address	Address Range	Pre	Street	Resource Attribute	Status Code	Architectural Style	Description	WFI	Photo Number	Date	Architect	Notes	Proposed District
45255451	3264			4TH AVE	HP02	5S3	Craftsman	Minimally Altered	N	072804-27	1930			
45255506	510			UPAS ST	HP03	5S3	Spanish Eclectic	Minimally Altered	N	080604-34	c.1925			
45255507	3408			6TH AVE	HP02	5D3	Queen Anne	Minimally Altered	Y	081004-09	c.1900			Victorian Thematic
45255510	3355	3355-3369		4TH AVE	HP02	5S3	Colonial Revival/Art Moderne	Minimally Altered	N	072804-63	c.1940			
45255511	3339	3339-3343		4TH AVE	HP06	5S3	Spanish Colonial Revival	Minimally Altered	N	072804-64	c.1935			
45255515	3330	3330-3334		5TH AVE	HP03	5D3	Victorian Vernacular	Heavily Altered	N	080604-09	c.1900	bring Diane		Victorian Thematic
45255519	516	516-522		THORN ST	HP03	5S3	Mission Revival	Minimally Altered	N	081004-47	c.1920			
45255519	504			THORN ST	HP03	5S3	Prairie	Minimally Altered	N	080604-33	c.1910			
45255520	540			THORN ST	HP02	7N1	Tudor Revival	Minimally Altered	N	081004-05	c.1915			
45255521	3328			6TH AVE	HP02	7N1	Shingle	Heavily Altered	Y	081004-06	c.1900			
45255522	3336			6TH AVE	HP02	7N1	Craftsman	Minimally Altered	Y	081004-07	c.1915			
45255524	3366			6TH AVE	HP03	6Z	Art Moderne	Heavily Altered	N	081004-08	c.1930			
45255525	403			THORN ST	HP03	5S3	Spanish Colonial Revival	Minimally Altered	N	072804-66	c.1940			
45255526	3251	3251-3235		4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255528	3235			4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255529	3245			4TH AVE	HP03	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	N	072804-67	1940			Court Thematic
45255530	3225	3225-3231		4TH AVE	HP02	5S3	Craftsman	Minimally Altered	N	072804-68	1913			
45255531	420			SPRUCE ST	HP06	5D3	Contemporary	Unaltered	N	072804-69	c.1960			Modernism Thematic

A.5 - Previous Survey Forms: Uptown Historical Survey, Non-Historic Listing.

504 Thorn Street, San Diego, CA 92103

APN: 45255519

Attachment B

Ownership and Occupant Information

-
- B.1 - Chain of Title
 - B.2 - Directory Search of Occupants
 - B.3 - Deed from the Date of Construction

RECORD DOCUMENT CHAIN OF TITLE						
(PURSUANT TO YOUR REQUEST)						
DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK - PAGE	DOC. #	NOTES
NOTICE OF COMPLETION	SHRIER, CLARA, ET AL		11-22-1913	43-233	32140	
DEED	SOLAR REALTY CO.	EHRENBERG, BLANCHE L.	1-26-1915	674-155	1734	W1/2
DEED	EHRENBERG, BLANCHE L.	SHRIER, JAY E.	3-30-1917	726-490	5984	E1/2
DEED	EHRENBERG, BLANCHE L.	SHRIER, JAY E.	4-2-1917	725-433	6081	W1/2
DEED	SHRIER, JAY E.	EHRENBERG, BLANCHE L.	4-7-1917	728-424	6518	ILLEGIBLE E1/2
DEED	SHRIER, JAY E.	EHRENBERG, BLANCHE L.	4-9-1917	725-477	6584	W1/2
PROBATE	SHRIER, CLARA, DECEASED		9-13-1918	CASE NO.	7877	FILED NOT RECORDED
DEGREE	EHRENBERG, BLANCHE LOUISE	BOULTER, FRANKLIN	5-29-1920	815-130	14612	E1/2
	VS. SHRIER, CLARA, ESTATE, ET AL					
DEED	BOULTER, FRANKLIN	GOSE, FRANCES M.	8-13-1920	821-174	21922	E1/2
DEGREE	SHRIER, CLARA, ESTATE	SHRIER, JAY E.	9-10-1920	829-26	24620	W1/2
DEED	SHRIER, JAY E., ET AL	EHRENBERG, BLANCHE LOUISE	7-24-1922	886-303	22612	W1/2

BECKY KIELY @ CHAIN TECH INC.

B.1 - Chain of Title.

DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK - PAGE	DOC. #	NOTES
DEED	SHRIER, JAY E., ET AL	EHRENBERG, BLANCHE, LOUISE	8-8-1922	891-166	24225	W1/2
DEED	EHRENBERG, BLANCHE L.	MACOMBER, FRANK J.	1-22-1924	978-367	3404	W1/2
	EHRENBERG, GUSTAVE					
DEED	MACOMBER, FRANK J.	EHRENBERG, BLANCHE L.	1-22-1924	978-368	3405	W1/2
		EHRENBERG, GUSTAVE				
DEED	MACOMBER, FRANK J.	EHRENBERG, BLANCHE L.	1-22-1924	978-369	3406	W1/2
		EHRENBERG, GUSTAVE				
DEED	GOSE, FRANCES M.	JONES, ELIZA CHAPMAN	10-3-1924	1004-492	41940	E1/2
DEED	JONES, ELIZA CHAPMAN	GOSE, FRANCES M. GOSE, ELLIOTT B.	10-3-1924	1032-298	41941	E1/2
DEED	GOSE, FRANCES M. GOSE, ELLIOTT B.	JONES, FLORENCE M.	11-8-1926	1273-270	67588	E1/2
DEED	JONES, FLORENCE M. JONES, EDWARD N.	GOSE, FRANCES M.	11-8-1926	1251-308	67589	E1/2
DEED	GOSE, FRANCES M.	EHRENBERG, BLANCHE LOUISE	5-4-1927	1308-455	15969	W1/2
		EHRENBERG, GUSTAVE				
DEED	GOSE, FRANCES M.	THE FIRST NATIONAL TRUST & SAV. BANK	12-17-1930	1828-358		E1/2
DEED	THE FIRST NATIONAL TRUST & SAV. BANK	GOSE, FRANCES M.	12-9-1931	65-309		E1/2
DEED	GOSE, FRANCES M.	THE FIRST NATIONAL TRUST & SAV. BANK	12-9-1931	62-367		E1/2

BECKY KIELY @ CHAIN TECH INC.

B.1 - Chain of Title.

DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK - PAGE	DOC. #	NOTES
DEED	EHRENBERG, BLANCHE LOUISE	THE FIRST NATIONAL TRUST AND SAV. BANK	1-30-32	71-335		W1/2
	EHRENBERG, GUSTAVE					
DEED	THE FIRST NAT'L TRUST & SAV.	GOSE, FRANCES M.	8-22-1933	236-65	37126	E1/2
DEED	GOSE, FRANCES M.	THE FIRST NAT'L TRUST & SAV.	8-22-1933	234-229	37128	E1/2
DEED	THE FIRST NAT'L TRUST & SAV.	EHRENBERG, BLANCHE LOUISE	11-10-1933	257-6	49680	W1/2
		EHRENBERG, GUSTAVE				
DEED	EHRENBERG, BLANCHE LOUISE	THE FIRST NAT'L TRUST & SAV.	11-10-1933	232-178	49717	W1/2
	EHRENBERG, GUSTAVE					
DEED	THE FIRST NAT'L TRUST & SAV.	EHRENBERG, GUSTAVE EHRENBERG, BLANCHE LOUISE	7-5-1935	411-314	31614	W1/2
DEED	GOSE, FRANCES M.	THE FIRST NATIONAL TRUST & SAV. BANK	2-19-1937	615-387	8907	E1/2
DEED	EHRENBERG, GUSTAVE EHRENBERG, BLANCHE L.	EHRENBERG, GUSTAVE, JR.	3-2-1937		10429	COPY NOT AVAILABLE E1/2
DEED	EHRENBERG, GUSTAVE, JR.	EHRENBERG, GUSTAVE EHRENBERG, BLANCHE L.	10-1-1938	820-406	54102	E1/2
DEED	THE FIRST NAT'L TRUST & SAV.	GOSE, FRANCES M.	10-4-1938	830-39	54310	E1/2
DEED	GOSE, FRANCES M.	THE FIRST NAT'L TRUST & SAV.	10-4-1938	830-39	54312	E1/2

BECKY KIELY @ CHAIN TECH INC.

B.1 - Chain of Title.

DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK - PAGE	DOC. #	NOTES
DEED	THE FIRST NAT'L TRUST & SAV.	GOSE, FRANCES M.	10-13-1938	828-178	55591	E1/2
DEED	EHRENBERG, BLANCHE L.	EHRENBERG, GUSTAVE, JR. EHRENBERG, BLANCHE LOUISE	12-30-1942		79405	COPY NOT AVAILABLE E1/2 & W1/2
PB	EHRENBERG, GUSTAVE, DECEASED		1-6-1943	CASE NO.	31168	W1/2 & E1/2 FILED NOT RECORDED
DECREE	EHRENBERG, GUSTAVE, DECEASED	EHRENBERG, BLANCHE LOUISE	2-5-1943		6826	COPY NOT AVAILABLE E1/2 & W1/2
DEED	GOSE, FRANCES M.	EHRENBERG, GUSTAVE JR.	10-9-1947		105206	W1/2
DECREE	EHRENBER, ESTATE	EHRENBERG, GUSTAVE, JR.	10-17-1947		108504	W1/2
DEED	EHRENBERG, GUSTAVE, JR.	STOLARSKY, VICTOR STOLARSKY, MURIEL	11-13-1959		235183	
DEED	STOLARSKY, VICTOR STOLARSKY, MURIEL	WERDEN, DEBERT, H. WERDEN, RUBY E.	11-13-1959		235184	
DEED	WERDEN, DEBERT, H. WERDEN, RUBY E.	HAERR, RALPH J. HAERR, MOLLY C.	5-24-1974		136255	
DEED	HAERR, RALPH J. HAERR, MOLLY C.	CUSHMAN, HELEN N. TR	5-24-1974		136258	
DEED	CUSHMAN, HELEN N. TR	CUSHMAN, LAWRENCE M.	10-26-1977		443228	
DEED	CUSHMAN, LAWRENCE M.	SIXTH AVENUE PROPERTIES II	12-30-2004		1229249	

BECKY KIELY @ CHAIN TECH INC.

B.1 - Chain of Title.

DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK - PAGE	DOC. #	NOTES
DEED	CUSHMAN, STEPHEN P.	SIXTH AVENUE PROPERTIES I	12-30-2004		1229250	
AGREEMENT	SIXTH AVENUE PROPERTIES I	SIXTH AVENUE PROPERTIES II	1-4-2006		4864	

BECKY KIELY @ CHAIN TECH INC.

B.1 - Chain of Title.

HERITAGE ARCHITECTURE PLANNING

DIRECTORY SEARCH

PROJECT NAME: Sixth Avenue Blocks
PROJECT NUMBER: 06069.01

ADDRESS: 504 & 516-522 Thorn Street
APN: 452-555-19
NOTES: Notice of Completion: 11.22.1913
"Solar Apartments- 10 Apartments" per 1921 Sanborn

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes:
1921	504	Ehrenberg, Gustav (Blanche L)	
		prop Solar Apt. 504 Thorn	
1930	504	Solar Apartments	
		1. Batchelder, Louise S	
		2. Brown J H	
		3. Cristy E M Mrs.	
		4. Page F C	
		5. Rath Rosa Mrs.	
		6. Taylor PM	
		7. Taylor WB	
1935	504	Solar Apartments	
		1. Blombert Mathilda	
		2. Comstock MB Mrs	
		3. Harterode EB Mrs	
		4. Hitchcock CD Mrs	
		5. Kidd RF	
		6. Lord Carrie	
		7. Pritchard Helen Mrs	
		8. Tuley PJ	
		9. Wright WJ	
1940	504	Solar Apartments	
		1. Carpenter Maude	
		2. Evans Viola	
		3 Harterode EB Mrs	
		4. Kidd RF	
		5. Maurer Emil	
		6. Mitchell Adelhide Mrs	
		7. Packard EF	
1944-45	504	Solar Apartments	

HERITAGE ARCHITECTURE PLANNING

PROJECT NAME: Sixth Avenue Blocks
PROJECT NUMBER: 06069.01

ADDRESS: 504 & 516-522 Thorn Street

APN: 452-555-19

NOTES: Notice of Completion: 11.22.1913

"Solar Apartments- 10 Apartments" per 1921 Sanborn

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes:
		1. Giles John	
		2. Hanks Clyde	
		3. Hartlerode EB Mrs	
		4. Kidd CK	
		5. Maurer Belle Mrs	
		6. Mueller Chas	
		7. Packard MF Mrs	
		8. Shirly Art	
1953-54	504	Solar Apartments	
		1. Bittich Alvin H	mgr
		2. Enders Robt L	
		3. Burton Bennie F	
		4. Johnson Kenneth L	
		5. Guideian Wm J	
		6. Curtis Julian W	
		7. Chatham Chas R	
		8. Morrow Leslie B	
		9. Moss Shepherd R	
		10. Enders Robt	
1957	504	Solar Apartments	
		1. Clark Robt L	
		2. Vacant	
		3. Thorn Lamar	
		4. Baglin EW	
		5. Dwyer John	
		6. Engen Hannah C Mrs	
		7. Hess Richd D	
		8. Mellish JM	
		9. McGinnis Harriet Mrs	
		10. Fish Almon C	

HERITAGE ARCHITECTURE PLANNING

PROJECT NAME: Sixth Avenue Blocks
PROJECT NUMBER: 06069.01

ADDRESS: 504 & 516-522 Thorn Street
APN: 452-555-19
NOTES: Notice of Completion: 11.22.1913
"Solar Apartments- 10 Apartments" per 1921 Sanborn

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes:
1960	504	Solar Apartments	
		1. Clark Rbt L	
		2. McCaffrey Edw J	
		3. Large Mayme B	
		4. Baglin Everett W	
		5. Dwyer John	
		6. Engen Hannah C Mrs	
		7. Brzozowski Wm	
		8. Mellish John M	
		9. McGinnis Harriet Mrs	
		10. Fish Almon C	
1962	504	Solar Apartments	
		1. Hayes Carleton	
		2. Gordon Nellie H Mrs	
		3. Cherrie Norene Mrs	
		4. Gilmer James	
		5. Vacant	
		6. No Return	
		7. Troy Ida M	
		8. Mellish John M	
		9. Vacant	
		10. No Return	
1965	504	Solar Apartments	
		1. Vacant	
		2. Gordon Nellie H Mrs	
		3. Cherrie Norene Mrs	
		4. Vacant	
		5. Jenks Ross J	
		6. Blumuist Helen M	
		7. Troy Ida M	

HERITAGE ARCHITECTURE PLANNING

PROJECT NAME: Sixth Avenue Blocks
PROJECT NUMBER: 06069.01

ADDRESS: 504 & 516-522 Thorn Street
APN: 452-555-19
NOTES: Notice of Completion: 11.22.1913
"Solar Apartments- 10 Apartments" per 1921 Sanborn

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes:
		8. Mellish John M	
		9. Vacant	
		10. Vacant	
1969-70	504	Solar Apartments	
		1. Gordwyn Fredk J	
		2. Gordon Nellie H Mrs	
		3. Cherrie Norene Mrs	
		4. Piekariak Pete	
		5. Townsend Ora	
		6. Manfield Geo	
		7. Cummins Lolita Mrs	
		8. Ferreira Toby S Mrs	
		9. Hansen Chris	
		10. Chadwick Mildred M	
1975	504	Solar Apartments	
		1. Johnson Susan Mrs	
		2. Gordon Nellie H Mrs	
		3. Cherrie Norene Mrs	
		4. Shephard Virginia Mrs	
		5. Bateman Charles A	
		6. Vacant	
		7. Gravel Richd	
		8. Munk Bernard	
		10. Foley John E	
		11. Decker Leah	
1976	504	Bateman Chas A	
		Decker L	
		Johnson Susan	
1980	504	Anderson CO	
		Decker Leah	

HERITAGE ARCHITECTURE PLANNING

PROJECT NAME: Sixth Avenue Blocks
PROJECT NUMBER: 06069.01

ADDRESS: 504 & 516-522 Thorn Street

APN: 452-555-19

NOTES: Notice of Completion: 11.22.1913

"Solar Apartments- 10 Apartments" per 1921 Sanborn

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes:
		Foos T T	
		Francis Patricia	
		Lewis John M	
		Shepherd Virginia	
1985	504	Anderson CO	
		Beckman Gary	
		Gingham Holman	
		Brody Stanley	
		Foos T T	
		Knowles Richard	
		Stalter Angie	

674-155



SOLAR REALTY COMPANY, a corporation, of the City of San Diego, County of San Diego, State of California, for and in consideration of Ten (\$10.00/100) Dollars, does hereby grant to Blanche L. Ehrenberg, all that real property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Thirteen-ninths (13/19) interest in the West half of Lots "E" and "F" in Block Three Hundred Eighty-seven (387) of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1104 filed in the office of the Recorder of said San Diego County, December 14th, 1907.

Subject, however, to a mortgage of Six Thousand (\$6000.00/100) Dollars, in favor of T.H. Hackett, now on said premises which the grantee herein assumes and agrees to pay.

TO HAVE AND TO HOLD the above granted and described premises unto the said grantee, to her heirs and assigns forever.

IN WITNESS WHEREOF said corporation has caused this deed to be signed by its President and Secretary, and its corporate seal to be affixed hereto this 15th day of January, 1915.

Signed and executed
in presence of:.....



SOLAR REALTY COMPANY

By Jay E. Shrier, President

Attest: Gustave Ehrenberg, Secretary
and Treasurer

State of California, }
County of San Diego }

SH.

On this 15th day of January, in the year one thousand nine hundred and 15, before me, Morris Binnard, a Notary Public in and for said County, personally appeared Jay E. Shrier, known to me to be the President, and Gustave Ehrenberg, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



Morris Binnard

Notary Public in and for the County of San Diego

State of California

Recorded at request of C. Ehrenberg, Jan. 26, 1915, at 54

min: past 5 o'clock P.M.

copy - 5

John H. Ferry, County Recorder

Fee \$1.00

By W. Howard Perry, Deputy

1734

.....X.....

B.3 - Earliest Copy of Deed.

Attachment C

Maps

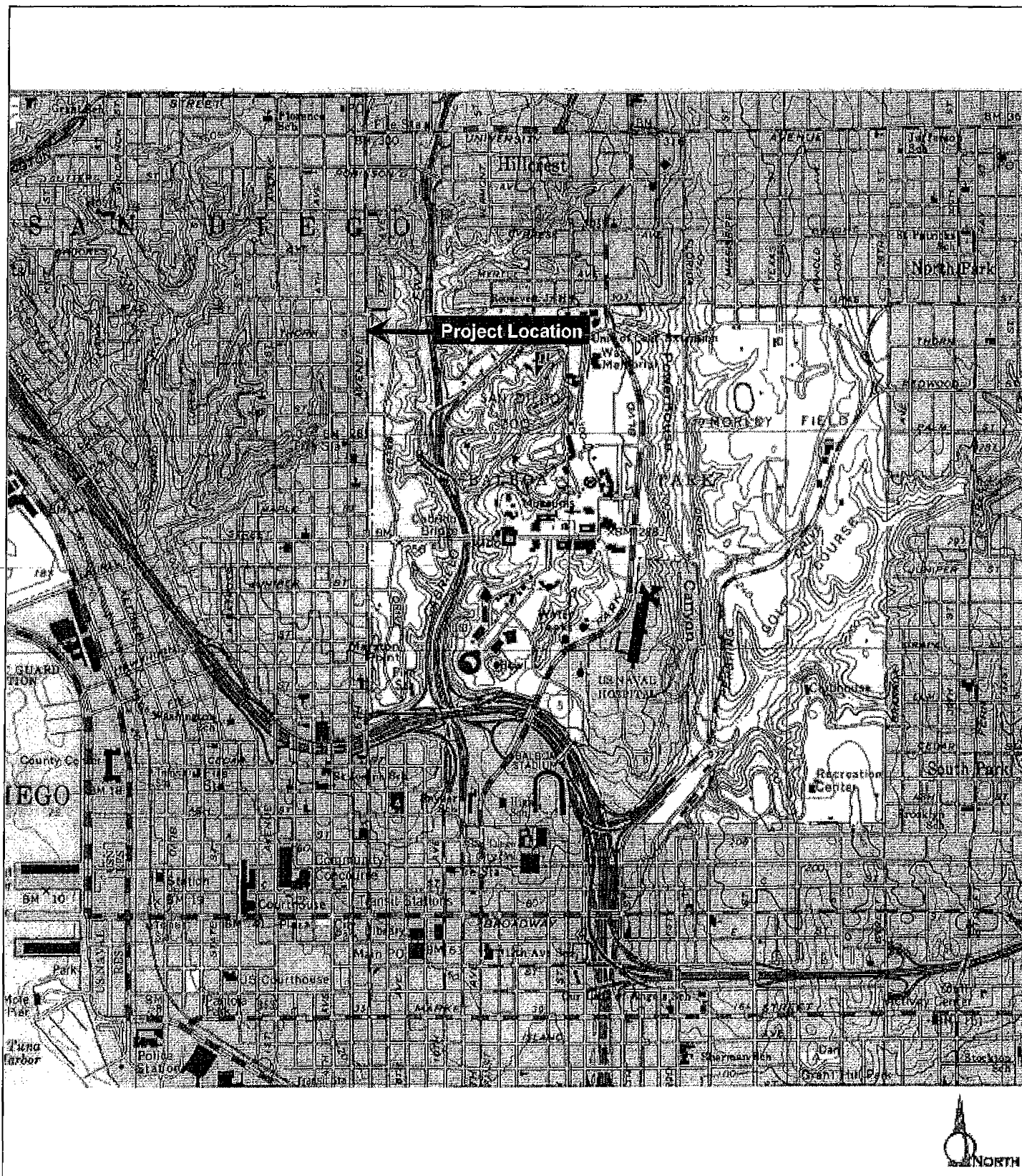
-
- C.1 - City of San Diego 800 Scale
Engineering Map
 - C.2 - Current and Historical USGS Maps
 - C.3 - Original Subdivision Map
 - C.4 - Sanborn Maps

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

Primary # _____
HRI # _____
Trinomial _____

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street

* Map Name: USGS, Point Loma, CA *Scale: 1:24 000 *Date of Map: 1996

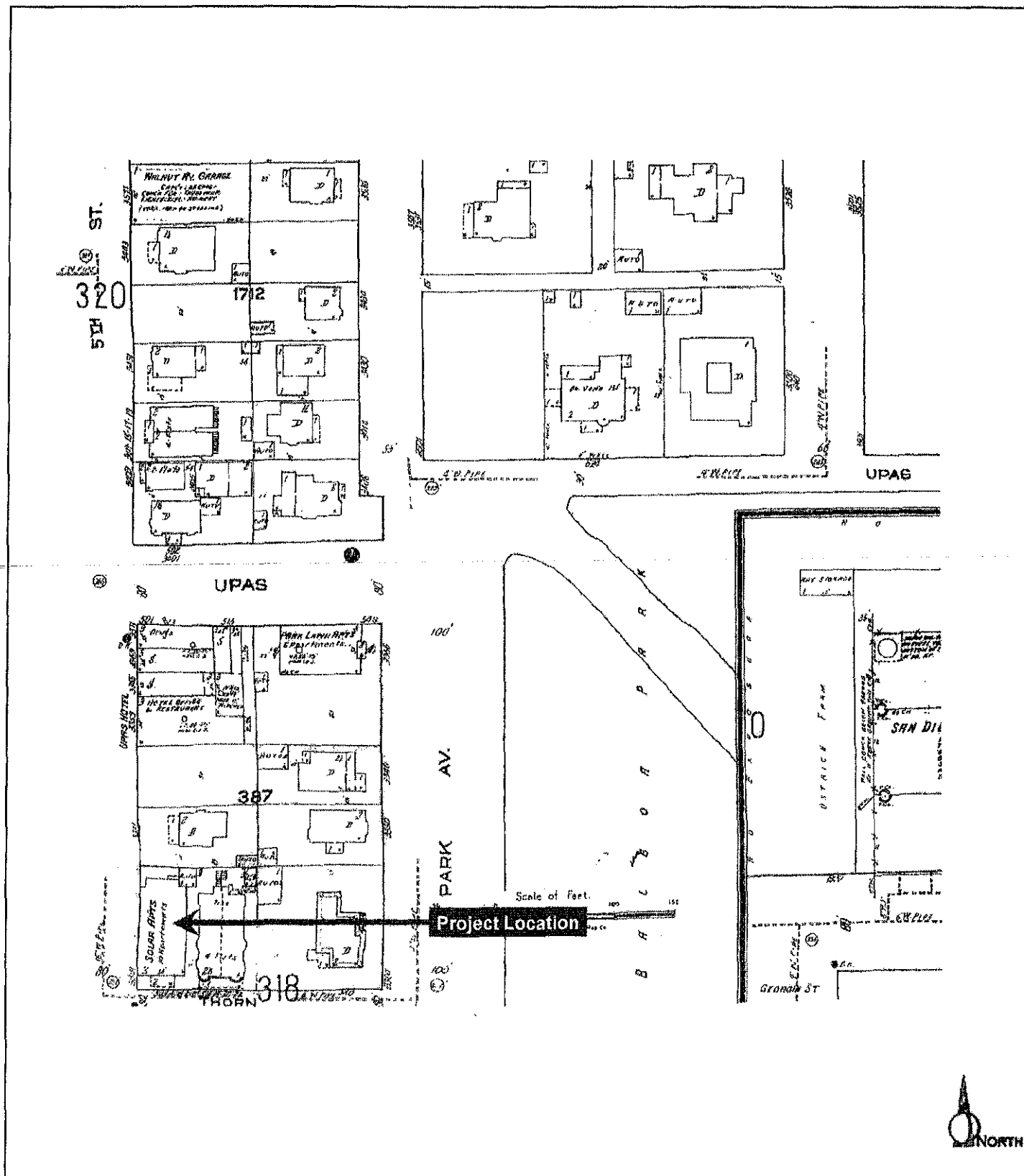


State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page ____ of ____ *Resource Name or # (Assigned by recorder) 504 Thorn Street

* Map Name: Sanborn Fire Insurance Map *Scale: _____ *Date of Map: 1920

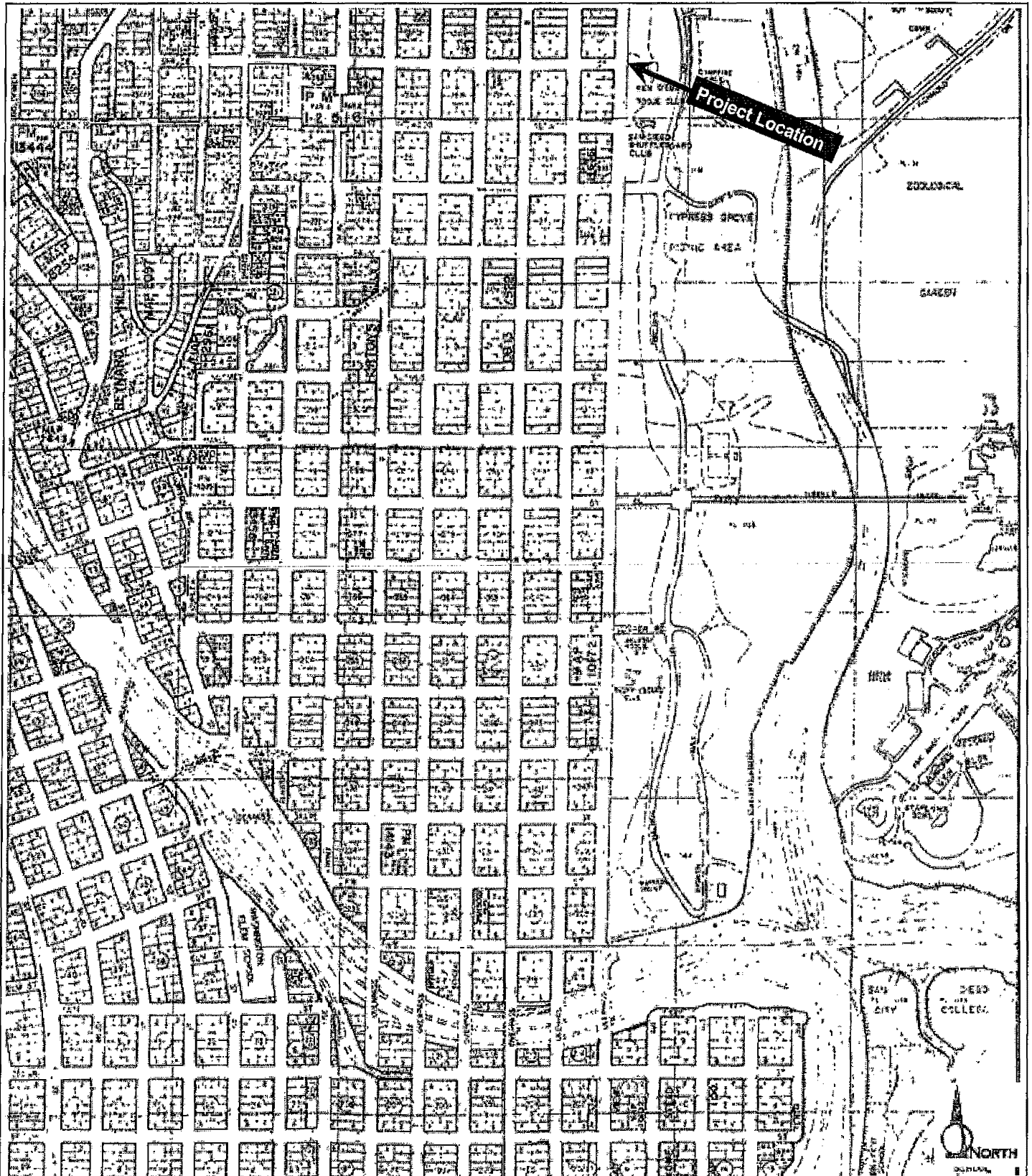


LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page ___ of ___ *Resource Name or # (Assigned by recorder) _____

* Map Name: City of San Diego *Scale: 800' *Date of Map: _____



LOCATION MAP

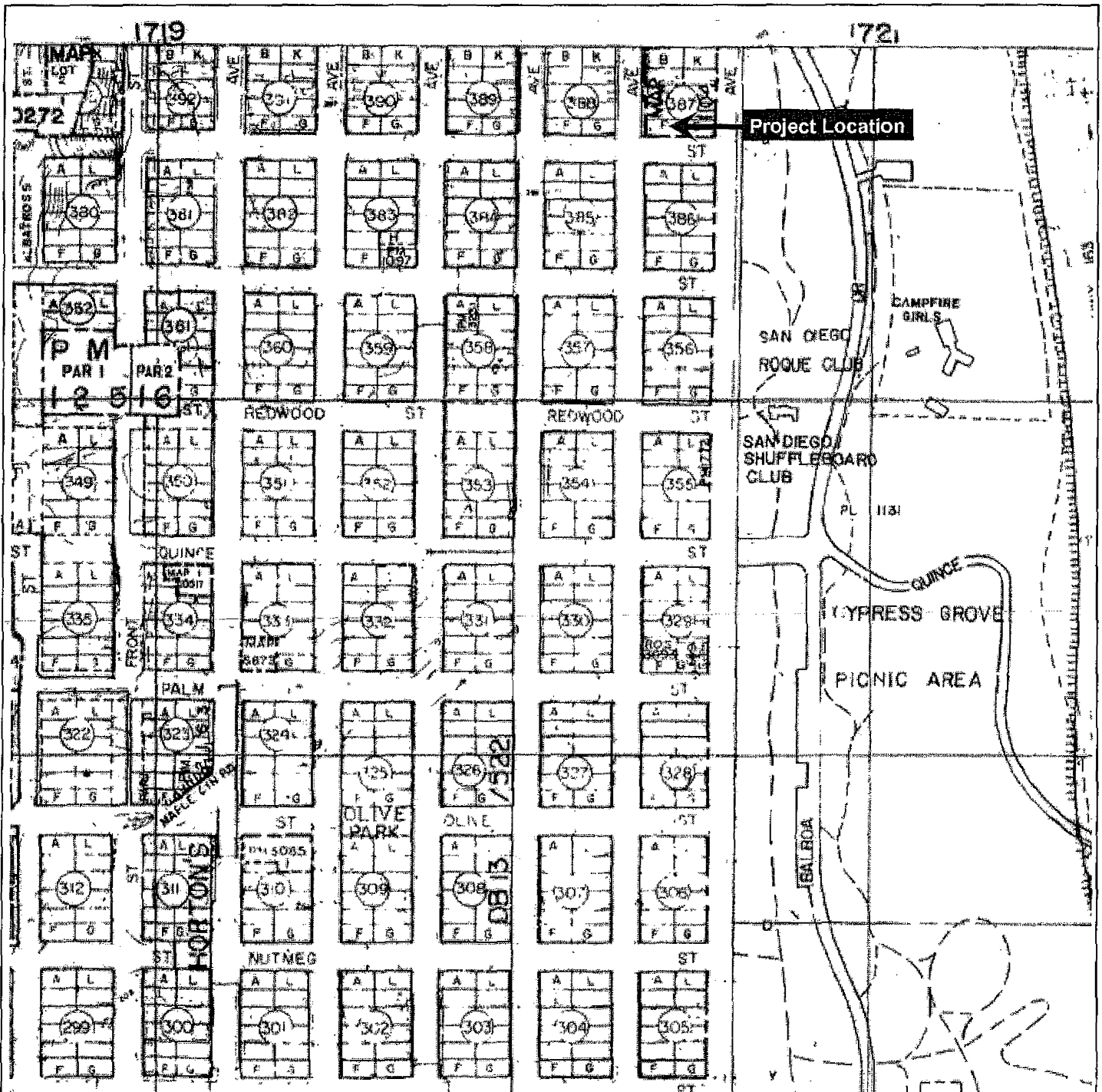
Primary # _____

HRI # _____

Trinomial _____

Page ____ of ____ *Resource Name or # (Assigned by recorder) _____

* Map Name: Earliest Subdivision Map: Horton's Addition *Scale: _____ *Date of Map: 1907



Attachment D

Photographs

D.1 - Historical Photographs
D.2 - Current Photographs

Page of

*Resource Name or # (Assigned by recorder) 504 Thorn Street

* Recorded by: E. Magno, Heritage Architecture & Planning *Date: 02.27.07 ☒ Continuation ☐ Update



Photo 1: Looking north at the main facade.

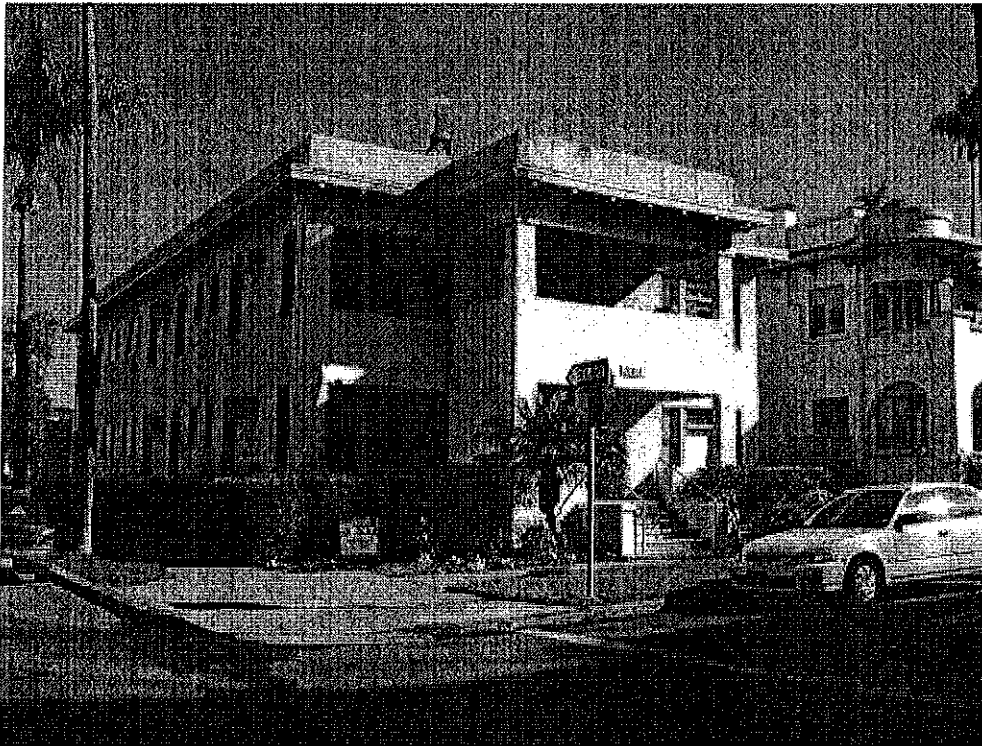


Photo 2: Looking northeast at the south and west facades.

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Page ____ of ____ *Resource Name or # (Assigned by recorder) 504 Thorn Street

* Recorded by: E. Magno, Heritage Architecture & Planning *Date: 02.27.07 ☒ Continuation ☐ Update



Photo 3: Detail of the main entry with original wood door and window surrounds, colored concrete stair, and non-historic metal pipe railing.

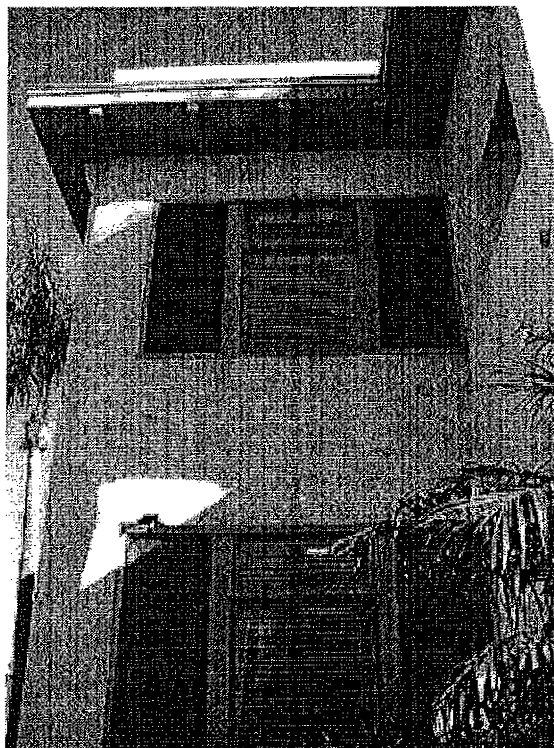


Photo 4: Typical wood windows and simple deep cornice detailing at the south facade.

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Photo 5: East facade showing original screened wood windows and non-historic air condition units.

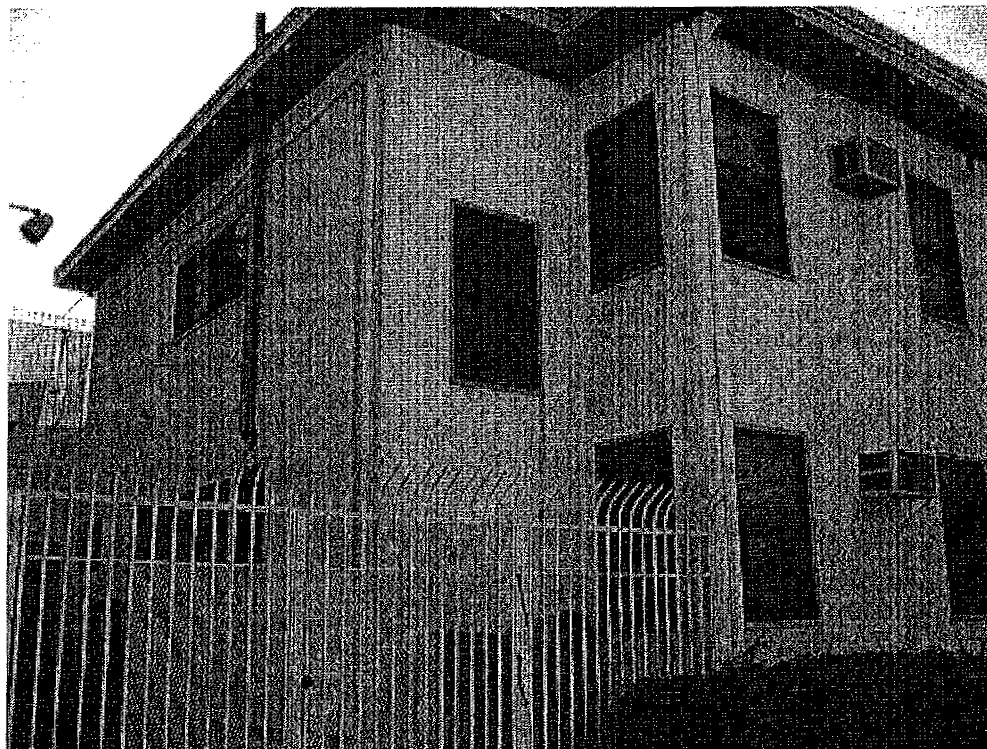


Photo 6: North facade showing original back entry.

Attachment E

HRB Criteria

Supplemental Documentation

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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APPLICATION OF SAN DIEGO HISTORICAL RESOURCES BOARD REGISTER SIGNIFICANCE CRITERIA:

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000 and April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following criteria:

- 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;*

The Solar Apartment is located within the West Park Neighborhoods of Uptown. Built in 1909 just prior to the 1915 Panama-California Exposition, the building contributes to the architectural developmental pattern of apartment complexes built in the area to aid in the housing of visitors to the Exposition. It, however, was not the first apartment complex built in the West Park Neighborhood, therefore, the property does not meet Criterion A.

- b. *Is identified with persons or events significant in local, state or national history;*

The Solar Apartment building does not qualify under Criterion B: Person or Events. Historical research indicates that none of the owners and/or occupants of the apartment over the years have been, or are now, considered historically significant figures. Therefore, historical evidence to support the rise of significance under Criterion B is inconclusive.

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

The apartment embodies the distinctive characteristics of a style, type, period, and method of the Arts and Crafts movement with Prairie style influences. With its symmetrical facade, flat roof with overhanging eaves, projecting porch with simplified square columns, and double-hung fenestration, the property successfully expresses the Prairie design ideal. The building has had minimal alterations throughout the years maintaining a high degree of integrity. As a result, the property has been determined as eligible for listing under Criterion C.

- d. *Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;*

The Solar Apartment does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. Historical research has not determined the designer/builder of the residence to date.

- e. *Is listed or has been determined eligible by 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 has not been listed on the National Register or determined eligible by the State Historic Preservation Officer (SHPO) for listing on the California Register. Therefore, the property does not qualify under Criterion E.

- 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 property does not qualify nor has it been identified as a contributor to a District.

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street
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Integrity:

In addition to determining the significance of a property under the National Register criteria, a property must also possess integrity. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

- a. *Location – Location is the place where the historic property was constructed or the place where the historic event occurred.*
The Solar Apartment was constructed in 1909 and has remained in the same location throughout its existence.
- b. *Design – Design is the combination of elements that create the form, plan, space, structure, and style of a property.*
The overall form, plan, space, structure, and style of the building are original. Minimal alterations have been conducted throughout the years. The building, therefore, retains its design element for integrity purposes.
- c. *Setting – Setting is the physical environment of a historic property.*
The Solar Apartment has been sited on the same lot since its original construction in 1909. Inspection of the surrounding neighborhood today, indicates the presence of many apartment complexes in the nearby vicinity. Consequently, the building retains its setting element for integrity purposes.
- d. *Materials – Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*
The materials that have gone into the construction of the Solar Apartment are original. The building, therefore, retains its materials element for integrity purposes.
- e. *Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*
As with the materials discussion above, the workmanship that has gone into the construction of the Solar Apartment are original. The building, therefore, retains its workmanship element for integrity purposes.
- h. *Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*
The Solar Apartment, in its current condition, still imparts an aesthetic or historic sense of an apartment building built for the 1915 Exposition in the West Park Neighborhood. As a result, the building retains its feeling element for integrity purposes.
- i. *Association – Association is the direct link between an important historic event or person and a historic property.*
The Solar Apartment contributes to the 1915 Panama-California Exposition in San Diego's history. It was built in order to accommodate visitors to the Exposition. Therefore, the Solar Apartment retains its association integrity.

Attachment F

Works Cited

F.1 - Provide a list of works cited
(bibliography)

State of California -- The Resources Agency
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*Recorded by: E. Magno, Heritage Architecture & Planning *Date 02.27.07 ☒ Continuation ☐ Update

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Attachment G

Evaluation Under CEQA

(If the Report is Response to a Request from the Development Services Department)

G.1 -Statement of Professional
Qualifications

G.2 -Evaluation Consistent with
Development Services Requirements

G.3 -SCIC Records Search

Page of *Resource Name or # (Assigned by recorder) 504 Thorn Street
*Recorded by: E. Magno, Heritage Architecture & Planning *Date 02.27.07 ☒ Continuation ☐ Update

1. Statement of Professional Qualifications

Eileen Magno, MA, is a qualified Historian under the *Secretary of the Interior's Qualifications Standards*. For nearly a decade, Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona and Nevada. Her experience covers a wide venue of historic preservation reports, including historic structure reports, preservation plans, feasibility studies, historic surveys, architectural conservation assessments, adaptive reuse studies, master plans, and environmental documentation, such as Section 106 and technical historic architectural reports for CEQA compliance. Ms. Magno has also successfully prepared local, state, and national nomination submittals. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching.

2. Evaluation Consistent with Development Services Requirements

APPLICATION OF THE CITY OF SAN DIEGO CEQA SIGNIFICANCE CRITERIA

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

Age: The Solar Apartments located at 504 Thorn Street, was constructed in 1909. As such, it is approximately 98 years of age.

Location: The Solar Apartments has remained in its current location since it was constructed in 1909.

Context: The original apartment complex context in and around the Solar Apartments is still intact.

Association – Event: Historical research has not revealed historically important events at the local, state, or national level having been associated with the Solar Apartments.

Association – Person: Historical research has not revealed a historically significant person at the local, state, or national level as associated with the Solar Apartments.

Uniqueness – Architecture: The Solar Apartments is constructed in the Arts and Crafts with Prairie influences style. Other Arts and Crafts with Prairie influences apartments can be found elsewhere in San Diego, so while significant, the resource is not unique.

Uniqueness – Use: The Solar Apartments was constructed as a multiple-family residence. This use is not considered unique.

Structural Integrity: The Solar Apartments is in good condition, appears to be structurally sound, and possesses a sufficient degree of overall structural integrity.

SUMMARY OF RESOURCE ELIGIBILITY UNDER CEQA AND SAN DIEGO CEQA GUIDELINES

- a. Event Association. The Solar Apartments does not qualify under event association as a resource which is associated with events that have made a significant contribution to the board patterns of California or local history and cultural heritage. Historical research indicates that the building only contributes to the development of the West Park Neighborhood of Uptown as an apartment complex constructed in order to accommodate the thousands of anticipated visitors to the 1915 Panama-California Exposition. There were many other complexes built before this building.

Historical research indicates that the Solar Apartments was constructed just prior to the 1915 Panama-California Exposition. It is an example of Arts and Crafts with Prairie influences design popular during that time.

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- b. Individual Association. The Solar Apartments does not qualify under individual association as a resource which is associated with the lives of persons important in our past. Historical research indicates that the building was never directly associated with a significant owner, tenant, or occupant at either the local, state, or national level.
- c. Design/Construction. The Solar Apartments does qualify under design/construction as a property which embodies the distinctive characteristics of a type, period, region, or method of construction. It is a good example of Arts and Crafts with Prairie influences constructed in 1909.
- d. Information Potential. The Solar Apartments does not qualify under information potential as a resource which is likely to yield information important in San Diego's architectural history.

SUMMARY STATEMENT

Historical research indicates that the Solar Apartments is historically and architecturally significant at the local level of significance. The building derives local significance as a property which reflects the historical and architectural development of Uptown's West Park Neighborhood. It is a good example of Arts and Crafts with Prairie influences building constructed in conjunction with the development of this area prior to the 1915 Panama-California Exposition in Balboa Park.

The property is eligible for listing in the City of San Diego Historical Resources Board Register. It is presented to the San Diego Historical Resources Board for designation under local Criterion C.

3. SCIC Records Search

Record searches were conducted at the South Coastal Information Center at San Diego State University by Heritage Architecture & Planning on January 23, 2007. The searches were conducted for a ¼ mile radius around the project area. Sources consulted include the National Register of Historic Places, California Inventory of Historic Resources, California Historical Landmarks, archaeological site record lists, and historic maps. In addition, a bibliographic materials check was conducted for reports within the ¼ mile study area. The records searches have not identified the property with any previous reports to date.

"At-a-Glance" Report Summary

Property Information & Applicable Criteria



Resource Type: _____

Resource Name (per HRB naming policy): Solar Apartment

Resource Address: 504 Thorn Street

APN: 45255519 Requesting Mills Act? Y ☐ N ☒

Date of Construction: 1909 Architect/Builder: Unknown

Prior Resource Address (if relocated): N/A

Date of Relocation: _____

Applicant's Name: CHEL Holdings Ltd. Owner's Name: CHEL Holdings Ltd.

Address: 2901 Fifth Avenue Address: 2901 Fifth Avenue

San Diego, CA 92103 San Diego, CA 92103

Phone #: 619-299-4160 Phone #: 619-299-4160

Email: Edward@chelholdings.com Email: Edward@chelholdings.com

The resource is being nominated for designation as a historical resource under:

- ☐ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
☐ historical development ☐ archaeological development ☐ cultural development
☐ social development ☐ economic development ☐ political development ☐ aesthetic development
☐ engineering development ☐ landscaping development ☐ architectural development
for the following reason(s): _____

- ☐ HRB Criterion B for its association with _____ who/which is significant in
local, state or national history for the following reason(s): _____

- ☒ HRB Criterion C as a good/excellent example of Arts and Crafts with Prairie influences

- ☐ HRB Criterion D as a notable work of _____, a Master _____
☐ Previously established as a Master ☐ Proposed as a Master

- ☐ HRB Criterion E as a property which 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.

- ☐ HRB Criterion F as a contributing resource to the _____ Historical District.

DATE ISSUED: July 12, 2007 REPORT NO. HRB-07-044

ATTENTION: Historical Resources Board
Agenda of July 26, 2007

SUBJECT: **ITEM # 13 – Solar Apartment Building**

APPLICANT: CHEL Holdings, Ltd, owner (referral from Development Services)

LOCATION: 504 Thorn Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Solar Apartment Building located at 504 Thorn Street as a historic resource.

STAFF RECOMMENDATION

Designate the Solar Apartment Building as a historical resource under HRB Criterion C due to its intact original historic form and fabric evidencing characteristics of the Arts and Crafts architectural style, with Prairie style influences, exclusive of the non-historic garage conversion.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's constraints assessment for a project at this location involving one or more buildings of 45 years or more, under San Diego Municipal Code Section 143.0212. Located at 504 Thorn Street in Bankers Hill, the two-story stucco over wood frame apartment building is an Arts and Crafts style with Prairie style influences structure constructed in 1909 and rests on a concrete foundation.

ANALYSIS

A historical resource research report was prepared by historian Eileen Magno of Heritage Architecture which concludes the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C, as follows:

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

Located in the northerly area of Bankers Hill, the subject 10 unit (11 meters are extant) apartment building was constructed in 1909 for Jay Shrier, President of the Solar Realty Company (the Chain of Title lists Clara Shrier et al) in anticipation of the 1915 Panama California Exposition in Balboa Park. The style of the structure is Arts and Crafts with Prairie style influences. The structure is identified on the Draft Uptown Historical Survey with a code of 5S3, which means "Appears to be individually significant for local listing or designation through survey evaluation." The structure is noted as a "Minimally Altered" Prairie style. No historic person appears to have been associated with the structure. Nor is there an architect/designer associated with the apartment.

The subject structure was built utilizing influences of the Arts and Crafts movement with Prairie style influences. The two-story 10 unit apartment structure has a simple rectangular shape in plan. There is a small one-story attached structure that appears to have been built as garage and now may be an eleventh unit. The original garage door is extant. The one-story structure has what appears to be a non-historic roof deck. The primary two-story portion of the structure embodies several of the characteristics of the aforementioned styles, including a simple rectangular plan, unornamented flat facades, a flat roof with projecting eave overhangs, and a symmetrical façade.

The entrance element that includes a roofed but open second-story balcony above has square stucco-covered wood columns. The balustrades are stucco over wood frame and visually solid. The soffits at the entry element at both levels are the original 1x6 V-joint t&g painted wood siding. At the front elevation, on both levels and on both sides of the entry element, there are fixed "picture" windows with a fixed glass transom above that are flanked with one-over-one double-hung wood windows. The entry door is the original wide wood-framed single glass pane door with a glass transom above. The entry door is flanked on either side by a single pane glass sidelight. There are five concrete steps framed by a low stucco-faced wall that lead to the entry porch. These steps have non-historic pipe railings on either side.

There are original double-hung individual windows on both levels at the linear Fifth Street façade. The windows and doors throughout are primarily intact although most are shielded by non-historic and easily removable screens. In addition there are numerous small square (6"x 6") and rectangular vents at the street side wall. The facades are unadorned stucco.

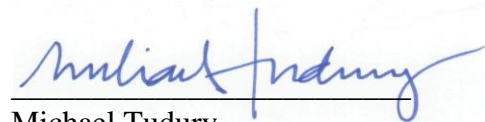
Regarding changes to the original historic fabric, the alterations are relatively minor. The structure has clearly been re-stuccoed and the new existing stucco heavy dash texture is not consistent with the original. It appears that a new light stucco surfacing has occurred over some

of the original wood trim as well. The wall surface above the flat roof projection is covered by sheet roofing. There are a number of through-wall unit air conditioners that have been added and there is the ubiquitous exposed conduit and piping that often are added at older structures. There is a non-historic metal fence and gate at the northern end of the site where the original entry to the garage was located. This area is now where trash receptacles are stored. Regardless, the original form and design of the structure continues to be evident.

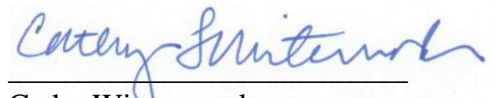
Due to the subject apartment structure's intact original historic form and fabric evidencing characteristics of the Arts and Crafts style, with Prairie style influences, as well as its 98-year continued original use as an apartment building, staff recommends that, exclusive of the garage conversion, the Board designate the Solar Apartment Building, located at 504 Thorn Street, under HRB Criterion C.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Solar Apartment Building at 504 Thorn Street be designated under HRB Criterion C. 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.



Michael Tudury
Senior Planner/Architect



Cathy Winterrowd
Senior Planner/Program Coordinator

MT/cw

Attachment: Applicant's Historical Report under separate cover



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 19, 2007 REPORT NO. HRB-07-046

ATTENTION: Historical Resources Board
Agenda of July 26, 2007

SUBJECT: **ITEM #15 – The Clara Shrier and Blanche L. Ehrenberg Building**

APPLICANT: CHEL Holdings, Ltd, owner (referral from Development Services)

LOCATION: 516-522 Thorn Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Clara Shrier and Blanche L. Ehrenberg Building located at 515-522 Thorn Street as a historical resource.

STAFF RECOMMENDATION

Designate the Clara Shrier and Blanche L. Ehrenberg Building as a historical resource under HRB Criterion C as an excellent and unique example of Mission Revival style architecture with Italian Renaissance Revival influences and as an example of early 20th century apartment building design in the Banker's Hill area.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's constraints assessment for a potential project at this location involving one or more buildings of 45 years more under SDMC Section 143.0212. The subject property was constructed in 1913 for owners Clara Shrier and Blanche L. Ehrenberg. The building is a two story, four unit apartment building designed in the Mission Revival style with Italian Renaissance Revival influences. Prior to the Panama –California Exposition of 1915, the desire to provide residences for the thousands



City Planning & Community Investment
202 C Street, MS 4A • San Diego, CA 92101-3865
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of expected exposition visitors resulted in the construction of apartment buildings by many owners of property in the areas adjacent to Balboa Park. Shrier and Ehrenberg constructed this four unit building on Thorn Street, just one half block west of Balboa Park. Shrier and Ehrenberg owned and resided in the building until 1920 when it was sold to Frances M. Goose. The Ehrenberg family continued to live in the building until the 1945. The building has been continually in use as a four-unit apartment dwelling since its construction.

ANALYSIS

A historical resource research report was prepared by Eileen Magno of Heritage Architecture, which concludes the resource is historically significant under HRB Criterion C. Staff concurs, and recommends that the site be designated as a significant historical resource under HRB Criterion C as follows:

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 Clara Shrier and Blanche L. Ehrenberg Building is located at 515-522 Thorn Street, on the north side of the street in the first block west of Sixth Avenue. The building is two stories with a flat roof and parapet on the perimeter, a white stucco exterior finish throughout, and exterior front arcade on the first floor level, all typical of the Mission Revival style. There are also elements of Italian Renaissance Revival style present in the design, most noticeably in the symmetrical design of the front (south facing) elevation with its twin full height tower elements, and the wide overhanging cornice roof element with red roof tiles, boxed eaves and visible brackets. This cornice element surrounds the building on the south, east and west elevations, providing shade for the second floor windows. The flat parapet roof is also an element commonly used in high-style Italian Renaissance design; however the simple parapet design present on the subject building is more likely born out of the Mission Revival style. The building rests on a concrete foundation and tinted concrete steps that lead to the public right of way on Thorn Street.

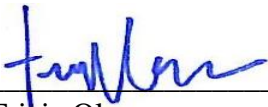
Throughout the building, the windows are operable wood casement and appear to be original. The front façade windows include curved ribbon windows on the full height towers at the first and second floor levels. Wood doors original to the building with six-lite upper panels provide entry on the first floor at the center of the arcade. On the second level, the balcony above the arcade is accessed by multi-lite wood French doors which also appear to be original. Adjacent to these doors are wood framed multi-lite casement windows.

On the east and west elevations, wood casement windows are present on the first and second floor. A slightly curved projection with a curved ribbon window breaks up the wall plane. On both the east and west elevations this curve is flanked by casement windows and full height chimneys that extend through the red tile cornice element and break up the parapet above. Just north of the curve in the wall plane are vertically arranged square cutout details. The rear, north facing, elevation is mostly concealed by gates, fencing and vegetation. However an access stair and what appears to be a small, attached, storage area with a shed roof are visible.

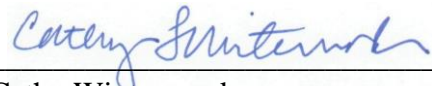
Overall the exterior of the building appears to be intact architecturally and without alterations to the original design intent as a four unit apartment dwelling. Because this building retains such a high degree of integrity staff recommends that the Board designate the Clara Shrier and Blanche L. Ehrenberg Building is located at 515-522 Thorn Street as historically significant under HRB Criterion C, as an excellent example of Mission Revival style architecture with Italian Renaissance Revival influences, and as an example of early 20th century apartment building design in the Banker's Hill area, continually in use as a four unit apartment dwelling since its construction in 1913.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Clara Shrier and Blanche L. Ehrenberg Building be designated under HRB Criterion C as an excellent and unique example of Mission Revival style architecture with Italian Renaissance Revival influences, and as an excellent example early 20th century apartment building design in the Banker's Hill area. 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.



Tricia Olsen
Planning Intern/HRB Staff



Cathy Winterrowd
Senior Planner/Program Coordinator

TO/cw

Attachment(s): Applicant's Historical Report under separate cover