



Save Our Heritage Organisation

Saving San Diego's Past for the Future

Monday, May 14, 2018

City of San Diego Historical Resources Board
Chair David McCullough
202 C Street
San Diego, CA 92101

Re: May HRB Agenda, Item 6, 1545 32nd Street

Chair McCullough and Board Members,

After reviewing the submitted report as well as a site visit and online research, SOHO strongly asserts that due to the unique combination of features and integrity, this transitional Arts and Crafts era building is significant under Criteria A and C.

Significant under Criterion A, 1545 32nd Street exemplifies special elements of the neighborhood's aesthetic and architectural development as a "transitional" style of housing, which is highlighted within the attached article that explains this building is fascinating and modern. Distinct among others of its kind for the circular porch and cornice, as well as the substantial intact cobblestone foundation, this combination of features is unique and not represented elsewhere, including 1802 Bancroft, which has been substantially altered. As an aesthetic component of community development, the circular porch reflects an unusual choice for artistic arrangement and, as the architect or builder is not a known name, this house also reflects the architectural development of Golden Hill by a non-architect or industry professional (Criterion A). The report notes (page 14) that this house may have been designed and built by the original owner, Frank J. Dingeman Sr., who at that time was a building contractor. However, by training Frank was a physician who came to San Diego in 1911 and only became involved with the real estate industry after moving to San Diego.

Also significant under Criterion C, this building conveys historical integrity through intact fabric and a unique combination of architectural features. Further, this property is noted in a 1928 Tribune auction notice as "fascinating and modern." Although there are some changes to the property, this prominent corner building still strongly illustrates historical integrity by the character-defining circular porch and cornice, noteworthy cobblestone foundation, transom wood windows, and more. Additionally, an auction notice in the November 11, 1928 Tribune highlights the unique and historical significance of this building by stating this property is "fascinating," modern, and "will appeal to the most discriminating."

The report references 1802 Bancroft as having a similar porch feature; however, due to substantial changes, this building is not eligible for designation. Noted as fascinating and modern in 1928, without the designation of 1545 32nd Street, the unique combination of these character-defining architectural features could be lost to the historic legacy of the city.

SOHO strongly asserts that 1545 32nd Street is significant under Criteria A and C and worthy of historical designation.

Thank you for the opportunity to comment,

A handwritten signature in black ink, appearing to read "Bruce Coons", written in a cursive style. The signature is positioned to the left of a vertical line.

Bruce Coons
Executive Director
Save Our Heritage Organisation

PROFESSIONAL AND BUSINESS DIRECTORY

EXCHANGE **42**

city blocks, clear vacant; on main highway; paved three sides; center lot, 100' wide; corner lot; access to high school and new junior high. Best subdivision proposal on the market. Call for money-maker. Priced to go at \$35,000.

OWNER LEAVING CITY. Wants clear vacant and some cash for \$3000 each. 100' wide, 100' deep. Call for details. beautiful interior finish: lawn, shrubbery, swimming pool, and more. No view. Must be seen to be appreciated. A sacrifice at \$6600.

HAWKINS & REQUA, REALTORS
122 S. Main St., Salt Lake City
Phone National 344.

OR SIX lots near 32nd and Woodman, value \$1500, clear vacant. Call for details. E. C. Requa, Realtor, 462 B St. Franklin 2121.

OWNERS—Want good income property for sale. Buyer with bungalows and lots as part payment. Curtis & Requa, Realtors, 122 S. Main St., Salt Lake City.

FOR results list your exchanges with E. R. Bladen Realtor, 3770 Park blvd.; real estate exchange, 122 S. Main St., Salt Lake City.

REAL BUY in San Diego. Income \$475

University. Hillcrest 2762.
 NO matter what it is, where it is, or how
 big it is, I will trade it for you. Ruwin,
 642 E st. Franklin 3121.
 EXCHANGES—Large or small. Fee
 Tullis Hall, 740 E st. Franklin 4919.

SWAPS **42A**

RM FURNITURE FOR SALE 43
com-pleat set 13 pieces.
SNAP, clean, close in, full, cheap, good
condition.
THIRTY-FOUR rooms and lease for sale.
Call 645 fifth street.

CITY LOTS 44
GEORGE W. MARSTON, owner of
Fresno City lots, has many choice
planting shrubs and trees and beautify-
ing this wonderful view property. All
fruit, sewer, water, gas, electric, and man-
made in in in in in in in in in in in
fine Spanish tile homes are to be
sold at \$1000 per lot. Some lots 64 lots
originally and as nearly 1-2 acre already
built, why not come out today and com-
pare these lots with any others you
can find. Call me at my business office,
two blocks west of the corner of the
Mission Hills car line, or phone Mr.
Marston at 789-1234.

FOR THE first time we are able to offer a new, modern, comfortable, and well-lighted, gas, light and water, 1 block from downtown, 1000 sq. ft. of space. The prices are from \$120 to \$500 a month. The prices are \$210 down and \$10 per month. Deferred. Write 4523 University Ave., R. 2010, 2109.

ONLY \$450 with \$45 cash for an improved lot. Call for details. Call 1000; only 10 minutes from Plaza; close to new paved boulevard. Let us show you. Geo. C. Brown, 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

HOME BUILDERS OPPORTUNITY—A new, modern, comfortable, well-lighted, gas, light and water, 1000 sq. ft. of space; paved street; for cash \$2250; this bargain cannot be duplicated. W. H. Strobeck, 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

COLORED FOLKS, I can deliver two lots on Franklin Ave., between Dewey and 10th St. Call for details. W. H. Strobeck, 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

Will Mr. Boitford, with G. L. Strobeck, 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

Will take trust deed for fine building lot with all improvements in and paid for, in Burlington. Strobeck Financial Co., 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

LOMA PORTAL, bargain, bay view lot (50x100), close to Willow and Chataqua. Call for details. W. H. Strobeck, 1000 W. 1st Ave. Co. 1145 7th St. Main 8181.

K&A bargain, Mission Hills lot, 50x 100; wonderful view; must sacrifice; will take any trade car and cash. 6832 1st St. H. Miller 2-5433.

50 Ft. lot, paving paid, 1 block to University, close to 5th; price \$1100 cash. See Mr. Milia, 1025 7th st or Randolph 4397. H. Miller 2-5433.

\$375—CARMEL Heights, canyon lot, near McKinley school. Landsberg & Morria, 3883 Fairmount ave. Randolph 3102.

LOMA PORTAL bargain, close in, bay view, lot 50x100, price only \$1250. If it's a steal, H. Miller 8999.

FOR SALE OR EXCHANGE 45

1—FURNISHED, 6 rooms, 3 bedrooms, on 3rd near Washington; big beautiful home; exchange: \$6500.

2—MOUNTAIN cabin, beautiful scenic view, 10 miles from town.

4-23 acre, Escondido, abundant water, 1500' elevation, 1000' wide, 100' deep country near Medford, Oregon.
 4-15 1500' elevation, 1000' wide, 100' deep, will take some exchange: \$12,000.
 5-15 1500' elevation, 1000' wide, 100' deep, smaller house.
 Many Other Exchanges and Good Deals.
 F. W. Hellman and
 L. A. JOHNS SHORES
 Cor. 5th and B Main #1411

SAN DIEGO for Los Angeles, beautiful home, 1000' elevation, 1000' wide, 100' deep, will take some exchange: \$12,000.
 4-15 1500' elevation, 1000' wide, 100' deep, will take some exchange: \$12,000.
 5-15 1500' elevation, 1000' wide, 100' deep, smaller house.
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 L. A. JOHNS SHORES
 Cor. 5th and B Main #1411

BEST RANCH San Diego country: 22 acres, 1000' elevation, 1000' wide, 100' deep, \$20,000, 18 months acre; on account of poor health, will sell or exchange for city property. 2500' elevation, 1000' wide, 100' deep.
 HIRSH 2265-3

10-10 1000' elevation, 1000' wide, 100' deep, \$20,000, 18 months acre; on account of poor health, will sell or exchange for city property. 2500' elevation, 1000' wide, 100' deep.
 HIRSH 2265-3

F-ROOM. 2 story furnished home near State capitol building, also smaller homes, lots or trust deeds. Owner, 4633 E. Highway 90, El Cajon, CA 92020.

SALES AND EXCHANGE. Hanchan chicken ranches. Mr. Ford, 267 J. D. Ford Rd., San Diego, CA 92108.

IF YOU really want to sell or trade see Landgraf, HI, 6551

FURNITURE FOR SALE 47

PINKS & G.

Tables, \$1; dresser, \$1; chairs, \$5; rockers, \$1.50; beds, \$1; springs, \$1; bed room sets, \$1; kitchen sets, \$1; office desk, \$3; night racks, \$2.50; shower, \$1; bath tub, \$1; toilet, \$1; sink, \$1; graph, \$2.50; fernery, \$4.50; heaters, \$1; air conditioning, \$1; etc.

\$2.30; big stock all makes sewing machine, \$2.95; new 12" x 12" rug, \$1.95; up, all guaranteed, easy terms. Rent machines, \$2 per month; Pierce Furniture Co., 1458 W. Exchange for yours.

WE TAKE your old furniture as first down on new. We have a large stock of heavy bed, coil spring and cotton mattress, 31½" dining table and 4 chairs, \$19.95; 24" x 36" dining table, \$19.95; 36" x 48" dining table, \$25; "Sail race" first class mahogany dining table, \$29.95; articles in our "Sail race" dept. Come in and see our new furniture. Co., 524 University Ave.

MALAYANDA-HATT Furniture Co., 524 University Ave. We have a large range cheap; beds, 31½" coil springs, \$6; office desk cheap; dressers, \$7.50 and up. We have a large stock of new furniture. Come in and see our new furniture. Co., 524 University Ave. Maliland 9445.

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ACME has a large stock of furniture, Tuesday
 and Fridays, 10 a.m. - 5:45 p.m. 3114 S. Har-
 Radin, Anderson. Will call 5692.
ALVIN'S Furniture, 1111 S. Main. Large stock of
 furniture bought and sold. Swanson Furni-
 ture Co., 123 S. 13th. Main 5257.
ACTION has a large stock of furniture. A.M.
 & L. Auction Co., 829 8th street.
CHEAPEST place to buy furniture; try
 the **WILSON** Furniture Store, 1010 S. Main.
DO YOU want good furniture cheap?
 Come to us. Eastern Furniture
 Co., 141 1/2 S. 1st.
EDWIN'S big bargain store, 1407 N. Fur-
 niture, 1010 S. Main. Will call 5692.
KING'S all kinds and prices new and
 used. Davidson, 142 S. 6th.
CHAIRMAN 511, rockers, 22, rare.
 Davidson, 142 S. 6th.
FURNITURE WANTED 48

or furniture in exchange. HILL
0072-J

**SPOT cash for your furniture, one place
or a homeful. Balboa Furniture Co.,
636-540 6th. Phone Main 5624.**

**GUARANTEE you 20% more for furni-
ture than dealers will pay. Main 3674.**

**GUARANTEED rebuilt elevated oven
range, \$29. 3534 Center st.**

**OTHERS pay more, but for East San An-
geles district, call Randolph 1229.**