State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**  Primary # \_\_\_\_

HRI#

NRHP Status Code 552

Other Listings \_\_\_\_\_ Review Code Reviewer Date

\*Page 1 of 18 \*Resource Name 2513/2515 Union Street & 540 W. Laurel, San Diego CA 92101 \*Recorded by <u>Soheil Nakhshab and Marie Burke Lia</u> Date <u>May 2016</u> Continuation <u>X</u> Update

## \*P1. Other Identifier: Truax House

*P2: Location: N	lot for public	ation Unre	stricted X	a. County:	San Diego	
And (P2b and P2c	or P2d. Atta	ch a location ma	ap as necessa	ary.)		
*b. USGS Quad P	oint Loma	*Date: 1996	T; R; ¼ of ½	of Sec.	B.M	
c. Address: 251	3/2515 Unio	n Street & 540 V	Vest Laurel S	treet City:	San Diego	Zip: <u>92101</u>
d. UTM: (Give m	ore than one	large or linear r	esources) Zo	ne: Me/	mN	
e. Other Location	nal Data (e.g.	parcel #, direct	ions to resou	rce, elevatio	on, etc. as app	propriate);
APN: #533-072-1	8, Lots 3, 4 ,	5, 6 and 10, Mid	dletown			
*P3a. Description	n (Describe re	esource and its i	major elemen	nts, include	design, mater	rials, condition
alterations, size, s	setting and bo	oundaries.)			1.36.000	

This property contains a three-story over basement, symmetrical, Craftsman style, single-family residence on the portion of Parcel 18 facing Union Street. The building has a wood pier foundation with mudsills and concrete walls, wood horizontal tongue-in-groove siding, and multiple gable front and wing roof with asphalt shingles. A full width porch extends across the front, west façade on the first level and a wood balcony is present on the second story on the East and West facades. Windows are original wood framed, double hung sash style, but bay and awning styles are also present and vary in size, shape and placement around the façade. The residence is in poor condition. 540 W. Laurel is a Spanish Colonial Revival structure is located on the portion of the parcel facing Laurel Street. See Continuation Sheets for additional information regarding the property.

#### 2513/2515 Union & 540 West Laurel Street



\*P3b. Resource Attributes: (List attributes and codes) HP 2: Single-Family Property P4. Resources Present: Building X Structure Object Site District Other P5b. Description of Photo: (View, date, Accessions #) View: East March/2016 \*P6. Date Constructed/Age and Source Historic X Prehistoric Both 1912/1939/Notice of Completion, etc. \*P7. Owner and Address: City of San Diego, 202 C Street, SD 92101 \*P8: Recorded by: (Name, Affiliation, Address: Soheil Nakhshab, Nakhshab Development & Design, Inc. 2900 4<sup>th</sup> Avenue #100, San Diego, CA 92103 & Office of Marie Burke Lia, 427 C Street #416, San Diego CA 92101 \*P9. Date Recorded: May 2016

\*P10. Type of Survey: Intensive \*P11: Report Citation (Cite Survey Report and other sources: None e \*Attachments: Location Map Sketch Map Continuation Sheet <u>X</u> Building, Structure and Object Record <u>X</u> Archaeological Record District Record Linier Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION **RESIDENCE, STRUCTURE, AND OBJECT RECORD** 

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B1. Historic Name: Edward Kavanagh Residence; McCullough Rental

B2: Common Name: Truax House; 540 West Laurel Rental Property

B3. Original Use: Residential/Single-family; Residential/Single-family

B4: Present Use: Residential/Multi-family; Residential/Single-family

\*B5: Architectural Style: Craftsman (2513-15 Union) & Spanish Eclectic (540 W. Laurel)

\*B6: Construction History: (Construction Date, alterations and dates of alterations)

The Craftsman style residence was constructed c. 1912. Alterations include: New siding, side additions, new stairs, roof alteration and modifications to porch and balcony. The Spanish style residence was constructed c. 1939.

Alterations include: new aluminum windows, trellis structure, garage and new roof.

\*B7. Moved? No X Yes Date: Original Location

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Craftsman and Spanish Eclectic; Historical and Social History Area: San Diego Period of Significance: 1912 & 1939 Property Type: Residential Applicable Criteria: A and C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman residence on Union Street represents special elements of the City's historical and social history related to the LGBTQ community and the 1980s - 1990s AIDS epidemic in San Diego under Criterion A. During that period, the building served as a hospice for the community and helped spread AIDS awareness and education. The structure was named for Dr. Brad Truax who was a leader in bringing awareness and prevention to the San Diego community with respect to this topic, although he had no personal affiliation with this property, which is required for Criterion B. The main structure is an altered example of Craftsman architecture considered eligible under Criterion C. The secondary structure is a limited example of the Spanish Eclectic architecture, not considered eligible under Criterion C. Criterion D does not apply to this property as the architects and/or builders are unknown.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: McAlester and McAlester, A Guide to American Houses, 1991; City Building Department Records; Assessor's Records; Water and Sewer Records, San Diego City Directories, Newspaper Research, etc.

B13. Remarks: None \*B14: Evaluators: \*Date of Evaluation:



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## P3a. Building Descriptions

The subject property contains residences located on a 29,621 sq. ft. parcel. The lot slopes in more than one direction on the property. The property has minimal landscaping with grass, small plants and a large tree. The property is sited in a neighborhood composed of both single and multiple family residences that vary in age from the early to late 20<sup>th</sup> century and is located adjacent to Maple Canyon. The neighborhood is undergoing transition with the construction of new condo complexes and the removal of the earlier structures.

# 2513/2515 Union St. (Truax House)

The main residence is a three-story over basement, symmetrical, Craftsman style, single-family residence. The building has a wood pier foundation with concrete walls, original wood horizontal siding (hidden under new concrete composite siding), and multiple gable front and cross-gable roof with asphalt shingles. A full width porch extends across the front façade on the first level and a wood balcony is present on the second story on two elevations. Both the porch and balcony were modified for the building's use as a hospice. Windows are primarily wood framed, mainly double hung sash style but also include bay and awning styles and vary in size, shape and placement around the façades. All elements exhibit delayed maintenance.

#### West Facade - 2513/2515 Union

The west façade faces Union Street and includes a full width porch, second story balcony, and staircase running across the bottom of the elevation. Both the balcony and porch were modified when the home became a hospice. The porch area is level with the main living sections of the home, but is raised above the sloping front yard. A remodeled wood staircase dating from 1997 provides access to the entrance door, dating from the same period and added within the original opening. Detailed, multi-pane craftsman style windows give this façade a unique character. Newer composite siding covers the original horizontal tongue-in-groove wood siding that is present on this façade. Stone detailing is present at the base of this elevation. This façade is detailed on the Elevations included in Attachment A.5 to this Report.

#### South Façade - 2513/2515 Union

The south façade of the residence contains multiple original wood windows throughout. This façade presents a view of the balconies and stairs that run along the east and west facades and illustrates the four levels in the building. The original tongue-in-groove wood siding that is covered by new composite siding is also present on this façade. This façade is detailed on the Elevations included in Attachment A.5 to this Report.

# East Facade - 2513/2515 Union

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The east façade is the most noticeably asymmetrical portion of the building. There is a large pitched roof on the south side of this facade and a smaller, lower pitched roof on the north side of the elevation. Original horizontal tongue-in-groove wood siding is present on this facade. Wood windows are original and contain multi-pane detailing. Roof eaves and exposed rafters are in fair condition, there is no noticeable termite damage and only weathering. This façade is detailed on the Elevations included in Attachment A.5 to this Report.

# North Facade - 2513/2515 Union

The north façade of the structure has original horizontal wood tongue-in-groove siding that is covered by newer composite siding and multiple windows throughout the face, all of which are original wood windows. A brick chimney runs up closer to the west side of the north elevation. There is a projecting bay with three craftsman style windows towards the east side of this facade. Both ends of this facade are framed by balconies that run along the east and west elevations. An ADA ramp that is in poor condition is located on this façade. It was added after the hospice use was in place in 1988. Stone detailing is present at the base of this facade. A stone wall and staircase is present at the west end of this façade. This façade is detailed on the Elevations included in Attachment A.5 to this Report.

# 540 W. Laurel (Rental Property)

#### West Facade - 540 W. Laurel

The west facade contains a short driveway and an updated 2 car garage with a fiberglass door. Above the garage rests a dilapidated trellis structure that was constructed by the current tenant. In recent years, the windows have been replaced with single pane aluminum frames, using the original openings. The exterior façade is painted white stucco. There is an 8-inch roof eave with exposed rafter tails and clay roof tiles.

# South Facade - 540 W. Laurel

The south façade includes the entry stairs that are painted concrete. The stairs run up to a newly added entry gable. The front door is non-original fiberglass, and is installed in the original opening. There are also poured in place concrete site walls along the south façade. Some of the windows are original wood windows with a mullion detail, others have been replaced with single pane aluminum windows using the original openings. There is a glass block detail at the southwest corner of this facade. The exterior facade is painted white stucco. There is an 8-inch roof eave with exposed rafter tails and clay roof tiles.

#### East Façade - 540 W. Laurel

The back entrance is accessed via a non-original fiberglass door on the east facade. The original windows are intact and covered by aluminum screens. The exterior façade is painted white stucco. There is an 8inch roof eave with exposed rafter tails and clay roof tiles.

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#### North Façade - 540 W. Laurel

The north façade includes a cluster of varying windows. One of the windows is original wood with added aluminum screens. All other windows have been replaced with single pane aluminum windows in the original openings. The exterior façade is painted white stucco. There is an 8-inch roof eave with exposed rafter tails and clay roof tiles.

#### **B6.** Alterations

#### 2513/2515 Union Street

The building has been altered by the addition of a composite concrete siding although the original siding remains intact underneath the new. The roofing material of the entire house has been replaced over the years. T1-11 siding was added over the original siding at the decks. An ADA ramp was built adjacent to the north side of the building in 1988. The ramp is rotted and needs to be removed. The Sanborn Fire Insurance Maps show that a single car garage was located in the front yard of this house from 1950 through 1971.

A structural evaluation of the building determined that the existing structural elements, including the original siding planks, floor joists, columns and footings, require repairs and maintenance.

#### 540 W Laurel

This building has been altered by new windows throughout the structure, new gable porch entry, new doors, as well as a trellis structure and a modified garage. Replacement windows were installed in the original openings. The Sanborn Maps show a garage of this size present since 1950.

# **Property History**

# Park West Area Background

The subject property is located within the Park West area of the City of San Diego, which is now described as Banker's Hill/Park West. The Park West area is generally bounded by Upas Street on the north, Balboa Park on the east, Interstate 5 on the south, and Curlew Street and Reynard Way on the west. The subject property is located on the extreme western edge of this area, one block uphill from Reynard Way. Park West serves as a major gateway to Balboa Park. The Park West area is characterized by a historic grid street pattern and a variety of land uses ranging from older urban, single-family neighborhoods isolated by canyons to multifamily residential units and professional offices. These neighborhoods contain many historic buildings that exemplify a variety of unique architectural styles.

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This community is the location of Banker's Hill and Crescent Knoll, which contain many historic homes that were originally built during the nineteenth century for some of the City's most prestigious and influential residents. While many buildings in the Park West area have recently been renovated, the area does contain a number of deteriorating structures that are in various phases of disrepair. Pedestrian amenities throughout the community include wide sidewalks, several pedestrian bridges over open space canyons, many conveniently located transit stops and well-established street trees. Landscaping throughout the area is particularly noteworthy as it includes numerous mature plant species including jacaranda trees and various palms, in addition to many other plant varieties. Neighborhood commercial centers are located on Reynard Way between Eagle Street and Falcon Street, on First Avenue between lvy Street and Juniper Street and at the intersection of Fifth Avenue and Laurel Street. These commercial centers function as central nodes of neighborhood activity and provide a variety of neighborhood services including grocery stores, dry cleaning businesses and entertainment establishments.

#### Building History of 2513/2515 Union Street and 540 West Laurel Street

#### Assessor's Office Information

The property was originally identified as Lots 3,4,5,6 and 10 of Block 82 of Middletown. It is currently identified as Parcel 18 of Block 072 and as Parcel 1 of PM 13590, consisting of .68 acres. Copies of the Original Subdivision Map and the current Assessor's Parcel Maps for this property are included as Attachments C.3 and C.4.

#### Assessor's Building Record

The Assessor's Building Record for this property has not been maintained because the property is owned by the City of San Diego, a non-property tax paying entity.

#### Lot Block Book Pages

These Pages document the lack of improvements on Lots 3 and 4 of this parcel, which are still vacant. The improvements on Lot 5, which contains the Craftsman house, are documented as present on the 1912 Page and the improvements of Lot 6, which contains the Spanish Eclectic rental, are documented as present on the 1944 page. Former improvements on Lot 10 are documented as present on the 1944 page, but that lot is vacant today. These pages are included in Attachment A.6.

#### Notice of Completion

One Notice of Completion was recorded for Lot 6, 540 West Laurel Street, by Charles and Nina McCullough in May of 1939. A copy is included in Attachment A.2.

# **Building Permit Records**

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- Building Permit # 15482 was issued in June of 1954 for interior improvements to the kitchen and bath. The owner was listed as Rex H Smith and the address was 2313 Union Street.
- Building Plan File # 10835A documents a permit issued in April of 1962 to Rex H Smith, owner, for improvements were made to the duplex addressed as 2515 Union Street.
- In December of 1988, alterations and new fixtures were permitted for an existing bathroom and an access ramp was added to the exterior.
- In December of 1993, pursuant to Plan File Number A7859-93, new non-bearing partitions were added and the owner was identified as the City of San Diego.
- In April of 1994, pursuant to Plan File Number P006333, new bathroom fixtures were added and the owner was identified as the City of San Diego.
- In April of 1994, pursuant to Plan File Number M003002-93, a new gas furnace was installed and the owner was identified as the City of San Diego.
- In January of 1996, pursuant to Plan File Number A100608-96, upgrades and repairs were made and the owner was identified as the Aids Foundation of San Diego.
- In February of 1997, pursuant to Plan File Number A1109286-96, alterations and repairs were
  made to the first and second level porches and the owner was identified as the Aids Foundation
  of San Diego.

Copies of these building permits are\_included in Attachment A.4. No building permits were located for 540 West Laurel Street.

# Water & Sewer Records

One Sewer Permit was found for the construction of a lateral sewer line to this property in January of 1912 and the owner was identified as E A Kavanaugh. A copy of this Permit is included in Attachment A.3.

#### **Previous Survey Forms**

In 2006, the Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey was submitted to the Historical Resources Board and the Planning Department. Although this 2006 Survey was not formally adopted, it is sometimes cited as a reference document. According to the City's Historic Resource Guidelines, a reconnaissance survey is a "once over" inspection of a community or neighborhood, useful in characterizing resources in an area. Reconnaissance surveys are used to form the basis for more intensive, detailed survey efforts. The 2006 Reconnaissance Survey identified the main residence on this site as 2313 Union Street as 6L, Craftsman, heavily altered. It also identified the s

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secondary residence on this site as 540 West Laurel as 5S3, Spanish Colonial Revival, minimally altered. In that Survey, 6L means determined ineligible but may warrant special consideration in local planning

#### **City Directory Listings**

For the address of 2513 Union Street, Edward Kavanagh was listed from 1912 through 1919. It was vacant from 1919 through 1926, occupied by Lester Fellows and Leila Raysor in 1927 and occupied by Terry O'Malley from 1928 to 1929. From 1930 to 1954, it was occupied by TV Grant. Between 1955 and 1964 it was occupied by a series of short term tenants. From 1965 through 1984, it was occupied by members of Evans family, including Joan and Jennifer Evans.

For the address of 2515 Union Street, Edward Kavanagh was listed from 1912 through 1919. From 1919 through 1922 it was occupied by Thomas B Owen. From 1923, through 1936, it was occupied by L C Fellows. Between 1938 and 1934 it was occupied by a series of short term tenants. From 1943 through 1951 it was occupied by Rose Winters. From 1952 through 1957, it was occupied by a series of short term tenants. From 1958 through 1962, it was occupied by Norma Marrs. From 1963 through 1972, it was occupied by a series of short term tenants. From 1963 through 1972, it was occupied by a series of short term tenants. From 1973 through it was primarily occupied by John and/or Diane La Gioe.

For the address of 540 West Laurel, it was first listed in 1940 for Camm Pearl and then not listed again until 1955, when Stuart and Leona Coburn were listed until 1960. From 1961 through 1965, Kenton Searles was listed. From 1966, a few short term tenants were listed but primarily there were no listings for this address. A copy of these tabulated listings is included in Attachment B.2.

#### Sanborn Fire Insurance Maps

The Sanborn Map for 1921 shows the Union Street house in place with a small garage in the front yard. The 1950 Map shows the same conditions for the Union Street house and shows the Laurel Street house in place with the garage in its current location. The 1956 to 1971 Maps show the same conditions. Copies of these Maps are included in Attachment C.5.

#### Dr. Brad Truax

A summary of Dr. Truax's career and his work in the Acquired Immune Deficiency Syndrome (AIDS) field is included in Attachment E.1 to this Report along with his New York Times obituary. His contributions to this cause are also discussed in the application of Criterion A to this property below.

#### Newspaper Research

This research resulted in little concrete information about the subject property prior to its use as an AIDS Hospice, but did result in extensive coverage of the Union Street property, Dr. Truax and the 1980s – 1990s AIDS epidemic. Citations to this coverage are included Attachment E.1 to this Report.

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# **B10.** Significance Evaluations

# **Historic Context**

According to the Guidelines for the Application of Historical Resources Board Designation Criteria, the significance of a historic property can be judged and explained only when it is evaluated in its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, the following things must be determined.<sup>1</sup>

1. Identify the themes, geographical limits and chronological period that the property represents:

The subject property contains a 1912 Craftsman style residential property and a 1939 Spanish style residence in the Park West area of San Diego, a mixed use commercial and residential neighborhood that has undergone extensive change over the last 100 years. The neighborhood is filled with small residential units dating to various periods of development mixed with small family owned businesses along the commercial corridors. The residences in the neighborhood are both single-family and multiple-family properties. The chronological period represented by the two buildings is 1912 to 1939 and the theme is the private residential development of the area during that period.

The subject property also represents special elements of the City's historical and social history related to the LGBTQ community during a separate chronological period of the 1980s to 1990s AIDS epidemic when the Craftsman house served as a hospice for the community.

2. Determine how the theme of the context is significant in the history of the local area:

The theme of the context is that the subject property was developed as part of the overall process of growth and expansion in the Park West area during the early 20<sup>th</sup> Century. Over the decades the area has undergone transitions with the changes in the neighborhood, and the destruction of portions of the area due to the intrusion of the Interstate 5 Freeway, which removed many of the homes dating to the early periods of the area's history. However, this theme was repeated in many areas of the City and was not uniquely significant in this area. The theme of the context with reference to the LGBTQ community and the AIDS epidemic is significant in the social history of the City as a whole.

 Determine what the property type is and whether it is important in illustrating the historic context:

Both buildings are examples of the residential property type. The Union Street property evolved into a duplex and later into an institutional residential use, but the Laurel Street property remained a single

<sup>&</sup>lt;sup>1</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 2

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family residential rental. The use of these properties for residential purposes is part of the general area pattern. These property types are common and are not important in illustrating the historic context of the area.

#### 4. Determine how the property represents the context through HRB Criteria:

The Craftsman residence on this parcel represents special elements of the City's historical and social history related to the LGBTQ community and the 1980s - 1990s AIDS epidemic in San Diego under Criterion A. During this period of significance, the building served as a hospice for the community and a resource for AIDS awareness and education. The structure was posthumously named for Dr. Brad Truax who had been a leader in bringing awareness and prevention to the San Diego community with respect to AIDS, and lent his name to the project in order to raise funds to complete the hospice. The Spanish Eclectic rental does not represent the context through Criterion A as it was not part of the hospice use.

Neither of these residences are significant under Criterion B for association with a person or event significant in local history. Dr. Truax died before this building functioned as an AIDS hospice and no person associated the Spanish Eclectic residence has been found to be historically significant in San Diego. The Craftsman residence is considered to meet Criterion C as it has retained the majority of the distinctive characteristics associated with that style. The Spanish Eclectic residence does not possess the distinctive characteristics associated with that style. Neither residence is significant under Criterion D as the architects or builders are unknown.

# 5. Determine what physical features the property must possess in order for it to reflect the significance of the historic context:

The Craftsman property has been unchanged from its period as a hospice and the physical features from that period remain, therefore it still reflects both periods of significance under its historic context. The Spanish Eclectic property would have to be a better example of its style to meet Criterion C under its historic context.

# Application of the San Diego Historical Resources Board Designation Criteria

According to the City of San Diego Land Development Manual, Historical Resource Guidelines, Guidelines for the Application of the Historical Resources Board Designation Criteria in Appendix E, Part 2, a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as a historic by the City of San Diego Historical Resources Board if it meets any of the following criteria.

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<u>Criterion A: Community Development</u>: If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The Craftsman residence located at 2513-2515 Union Street represents special elements of the City's historical and social history related to the LGBTQ community and the 1980s - 1990s AIDS epidemic in San Diego under Criterion A. During this period of significance, the building served as a hospice for the community and a resource for AIDS awareness and education. The structure was named for Dr. Brad Truax who was a leader in bringing awareness and prevention to the San Diego community with respect to this topic, although he had no personal affiliation with this property other than lending his name in order to help raise funds to complete the hospice. Dr. Truax died before seeing the completion of the hospice which bore his name. The Truax House was refuge for terminally ill AIDS patients, those who were otherwise ostracized from society. As reported by Dr. Lawrence Altman, author of the first report on AIDS published in the New York Times in 1981, regarding the earliest years of the disease, "many doctors, uncertain whether AIDS was an infectious disease, refused to do essential procedures on their patients; sometimes superiors had to order them to. And while most doctors did treat their patients professionally and compassionately, they did fear they might catch the disease because no one knew how it was communicated."

The 2523-2525 Union Street house was used primarily as a rental property with a continuing change of tenants over the century until it became the Truax House in 1988. The Truax House was one of 5 such hospices in the county when it was set up as a "homelike" setting for those in need. This is vital in the history of AIDS care as many victims were being turned away from care centers and hospitals. According to a Los Angeles poll in December, 1988, "51 percent of the respondents supported a quarantine of acquired immune deficiency syndrome patients, 48 percent would approve of identity cards for those who have taken tests indicating the presence of AIDS antibodies and 15 percent supported tattooing those with AIDS." The opening of an AIDS hospice was such a rare event that the Truax House was covered in the Los Angeles Times.

This history of the House is important to both San Diego and the LGBTQ community as the hospice created an environment for people who otherwise had nowhere to go. Awareness during the 1980's was minimal for the general population, as it was commonly believed that individuals with AIDS could infect people just by proximity. AIDS awareness in the medical community was little better, and a 1987 survey of doctors in training at New York City hospitals "found that a quarter believed it was ethically acceptable to refuse treatment to an AIDS patient." (David France, Journalist and Director of "How to Survive a Plague) Individuals who were infected with HIV were terminally ill and had limited resources and difficulty receiving the treatment they needed. The Truax House was a sanctuary in which individuals who needed both care and acceptance could go. This service to the community cannot be overstated as the hospice is an important part of San Diego history, and LGBTQ history as well. Receiving AIDS care, particularly for gay men was extremely difficult and few doctors took it upon themselves to

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provide care. Dr. Brad Truax is a prime example of one the few doctors who pioneered AIDS awareness and treatment for suffering patients.

540 Laurel Street has no significance under Criterion A. It is a modest example of standard housing constructed in the Spanish style in 1939. The building was used as a rental, unrelated to the property's 1980s-1990s period of significance and Union Street's use as an AIDS hospice. There is no evidence that persons of significance resided in the rental.

#### Criterion B: Person: Is identified with persons or events significant in local, state, or national history;

The Craftsman property was owned by various owners over the decades that used the building as a single or multiple family residence. Thereafter, the house became the Truax house and served as a unique AIDS hospice set up by the AIDS Foundation to provide care to otherwise hopeless individuals infected with AIDS. This activity was historically significant to the community and to LGBTQ history in San Diego. However, this property was not identified with specific individuals or events that were important in local, state or national history. Dr. Truax passed away before this hospice was opened and therefore, as a person, he did not have a direct association with this property during his lifetime. Resources associated with historical events are those associated with a single event, such as where an important battle occurred, consequently there was also no association with an event under Criterion B...

<u>Criterion C: Architecture</u>: 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;

In order to determine whether the Union street residence exhibited the essential physical features of a recognized architectural style, the building was evaluated as an example of the Craftsman style of architecture.

#### Architectural Analysis

# Craftsman Style

The Craftsman style of architecture was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. Partially a reaction to the machine age and the excesses of Victorian architecture, the Craftsman style also reflected the 20<sup>th</sup> century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The

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Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the early 1930s. Primary characteristics of the Craftsman style area:

\*Long, horizontal lines

\*Use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders

- \*Low-pitched, gabled or hip roofs
- \*Wide, unenclosed eave overhang
- \*Multiple roof planes
- \*Roof rafters are generally exposed
- \*Roof supported by tapered square columns which often rest on solid piers of various types
- \*Wide eave overhang
- \*Rafter edges are cut into decorative shapes
- \*Triangular knee braces
- \*Porches full or partial-width across the main elevation
- \*Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers or upon a solid porch balustrade
- \*Columns have sloping, or battered, sides
- \*Porch materials can be combined and often use stone, clapboard, brick, concrete block, and stucco
- \*Large numbers of windows that vary in size and shape
- \*Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding.
- \*Brick and stone are used extensively on chimneys, foundations, and as decorative elements

The subject property does embody some distinctive characteristics of the Craftsman style although it has been heavily modified. In a 2006 Reconnaissance survey of the area, the building was determined ineligible for inclusion in the local register, but that it "may warrant special consideration in local planning." (Uptown survey) The building is considered to be an example of the Craftsman style as it contains the following character defining features of the style:

- \*Long, horizontal lines
- \*Use of natural materials such as stone, brick, and wood
- \*Low-pitched, cross-gabled roof with a front-facing gable
- \*Wide, unenclosed eave overhang
- \*Roof rafters and beams under the gables
- \*Triangular knee braces
- \*Partial width front porches across the main (west) elevation
- \*Large numbers of windows that vary in size and shape
- \*Walls are clad in horizontal siding (now encased in replacement siding)
- \*Brick and stone used extensively on chimneys, foundations, and as decorative elements

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2513-15 Union Street is a symmetrical, irregular-shaped, single-story example of this style with a frontfacing gable and cross-gable roof and a simple porch on the front façade. The building has been altered with siding over the original materials, which remain intact underneath. Although heavily modified, the property does contain the majority of the identifying features of this style as discussed above and, therefore, it is considered to be architecturally significant under Criterion C as a good example of the Craftsman of architecture. Due to the fact that no indigenous materials went into the construction of the building, the building is not a valuable example of the use of indigenous materials or craftsmanship.

In order to determine whether the Laurel Street residence exhibited the essential physical features of a recognized architectural style, the building was evaluated as an example of the Spanish Eclectic style of architecture.

#### Spanish Eclectic Architectural Style

The Spanish Eclectic style uses design elements borrowed from a varied history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. Prior to 1920, Spanish influenced buildings were designed in a Mission style, reflecting California's heritage from its Colonial settlement period. However, after 1920, the major influence came from the 1915 Panama-California Exposition in San Diego. According to McAlester and McAlester, "The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, we prefer the more inclusive Spanish Eclectic." (McAlester and McAlester, *A Field Guide to American Houses*, p. 418)

The typical features of Spanish Eclectic design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an symmetrical facade. Buildings can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Building shapes range from rectangular to "L"-shaped; many times wings of differing heights are added to change the footprint and height of the structure. Doors are an important feature and are often heavy, carved, impressive wooden doors dominating the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Many times arches or spiral columns, pilasters or other decorative elements are used on the main entrance area. Different size and shaped windows are used on the facades of the structure, but often a large picture window serves as a focal point on the main facade. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Decorative window grilles and balustrades of wood or iron,

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balconies, fountains, walled gardens, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current condition, this 1939 Spanish Eclectic style residence is considered to be a modest example of the Spanish Eclectic architectural style. Although modified, the building contains some character defining features of the style including:

\*Stucco exterior including entrance wall

- \*Low-pitched roof with slight eave overhang and decorative rafters
- \*Spanish red clay roof tile
- \*Irregular footprint
- \*Variety of window shapes
- \*Asymmetrical façade
- \*Multiple intersecting roof elements that complement the asymmetric massing

While the building does display some elements of the style, these elements are not *distinctive* characteristics of a style, type, period, or method of Spanish Eclectic style construction, but rather inexpensive additions to typical tract housing. The property is not considered to be architecturally significant under Criterion C: Architecture as a modest example of the Spanish Eclectic style of architecture. Due to the fact that no indigenous materials went into the construction of the building, the building is not a valuable example of the use of indigenous materials or craftsmanship.

<u>Criterion D: Master Architect</u>: Is representative of the able work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

No architect, builder, designer, engineer, landscape architect, interior designer, artist, or craftsman was identified as connected with the building located on the subject property. Therefore, the building cannot be considered to be the work of a master architect, builder, or craftsman in their respective fields.

# Integrity

In addition to determining the significance of a property under local, state and federal criteria, it is necessary to assess whether the property has integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the established criteria, it must also have integrity. In order to retain historic integrity, a property must possess several, and usually most, of the seven key aspects of integrity, which are location, design, setting, materials, workmanship, feeling and association.

Application of the City's Guidelines for finding Integrity:

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According to the City's Guidelines for the application of the Historical Resources Board Designation Criteria,<sup>2</sup> there are two important principles for understanding Integrity:

- 1. Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.
- 2. Integrity relates to the presence or absence of historic materials and character defining features.

#### Application of the seven aspects of integrity:

Location: Location is the place where the historic property was constructed or the place where the historic event occurred. The subject buildings remain in their original locations at 2513-2515 Union Street and 540 W. Laurel Street. This Integrity aspect is met for the property.

Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property. The Union Street building retains most of its original 1912 design elements although new siding was added to cover the original siding. The structure has deteriorated over the years but the overall footprint and design have basically remained intact. A ramp was added to the property to allow access for wheelchair-bound patients while the home was an AIDS hospice. Other exterior modifications such as new doors; changes to the front porch and balcony, date from the building's 1980s-1990s period of significance. The form, plan, space, structure and style of the property from that era remain. Although in need of maintenance, the home still reflects its design from both periods of significance.

Regarding Laurel Street, modifications include the replacement of the garage door and the replacement of original windows. Although the home has deteriorated over the years, the overall footprint and design has basically remained intact, thus maintaining its integrity of design.

Setting: Setting applies to a physical environment, the character of a resource's location and a resource's relationship to the surrounding area. As discussed above, the area began as a single-family residential community and gradually being in-filled as the decades went on. The majority of the homes were built after the turn of the century and up into the early 1930s. The property's original setting was of small scale, single-family residential development. However, the dominant feature of that setting is Maple Canyon, which extends from the subject property in a north-east direction, limiting the new development to the north and east of this site. Consequently, a significant portion of the physical environment and character of the location and the resource's relationship to the surrounding area have been retained and this aspect of integrity has been met for both structures.

<sup>&</sup>lt;sup>2</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 3, Historical Resources Guidelines, Appendix E, Part 2.

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Materials: Materials comprise the physical elements combined or deposited in a particular pattern or configuration to form a historic property. While some original materials have been covered up, most on the Union Street residence have been retained. The same is true for the Laurel Street home, thus both structures retain their materials integrity element.

Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people or artisan, which includes traditional, vernacular and high styles. The quality of the original vernacular workmanship has been maintained from the original construction. Although both buildings have been modified, the workmanship element has been retained.

Feeling: Feeling relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place. The development changes that have taken place around the property may adversely impact its ability to express an aesthetic or historic sense of past time and place, however, the dominance of Maple Canyon has limited the development of the subject property's immediate surroundings. Therefore, much of this parcel's aesthetic or historic sense of past time and place to the early 20<sup>th</sup> Century, may still be present.

Association: Association directly links a historic property with an historic event, activity or person of past time and place and requires the presence of physical features to convey the property's historic character. The AIDS epidemic of the 1980s and 1990s was a historic event that jeopardized the health and lives of thousands of individuals in San Diego and elsewhere. During this period the Craftsman home served as a hospice for persons suffering from this disease when help was not available through standard health care providers. The 2513/2515 Union Street residence was directly associated with this historic event and retains its physical features from that period, meeting this aspect of integrity. The 540 West Laurel Street property was not connected with this event or any other historic activity or person.

Integrity Conclusion: The Union Street property retains all seven aspects of Integrity and the Laurel Street property retains six aspects of Integrity. Both pass the Integrity test.

#### **Report Conclusion:**

The Craftsman Residence at 2513/2515 Union Street is eligible for designation under Criterion A because it exemplifies or reflects special elements of the City's historical and social development, and under Criterion C as embodying the distinctive characteristics of a style, type, period or method of Craftsman construction.

The Spanish Eclectic Residence at 540 West Laurel Street is not eligible for designation under any Criteria.

#### **B12.** References

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California Lot Book, Inc., Chain of Title for 2511-2515 Union Street and 540 West Laurel Street, May 3, 2016

California Room, San Diego Public Library, San Diego Union Tribune indexes and articles, other research materials.

City of San Diego, Building, Water and Sewer Permit files.

City of San Diego, Historical Resources Board, *Historical Resources Research Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1.

City of San Diego, Historical Resources Board, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2.

Google.com.

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

McAlester and McAlester, A Field Guide to American Houses, New York, 2000

Sanborn Fire Insurance Maps, 1921-1971.

San Diego City Directories, 1912-1984.

San Diego County Assessor's Office for original subdivision map, current parcel map, and Lot Block Book Pages

San Diego History Center Research and Photographic Archives, Balboa Park, San Diego, CA.

San Diego Union/Tribune Newspaper Archives.

# A.1 - COUNTY ASSESSOR'S BUILDING RECORD

COUNTY DOES NOT HAVE A RESIDENTIAL BUILDING RECORD FOR THIS SITE

# A.2 - NOTICE OF COMPLETION FOR LOT 6

ATTACHED



OFFICIAL RECORDS BOOK 894 498 That said building has been duly constructed, and the seas was actually completed on PHOTOGRAPHED the 17th day of May, 1939. This notice is given pursuant to the provisions of Section 1187 of the Code of Civil Procedure of the State of Call Corals. Deted this 18th day of May, 1939. Clifford McCullough Nina McCullough STATE OF CALIFORNIA STATE OF CALIFORNIA as, CLIFFORD MaCULLOUGH and MINA MCCULLOUGH being first duly sworn deposed and says that be in the owner of the property factribed in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true. Clifford McCullough Subscribed and sworn to before as Succerbed and Aworn to before as this 16th day of May, 1938. Donuld F. Morrison Notary Public in and for the County of San Diego, State of Califordia. MORRISON 8 Recorded at request of arbud Investment Co. MAY 19 1939 25 min. past 1 P.M. 1.00 218 4 ROGER N. HOWS, County Recorder By Deputy N. Zervas. ŝ 22318 1 3. 6.60 WRIGHT PHOOF OF ANHUAL LABOR LOPE OR PLACER (U.S. Statute, Sec. 2324) STATE OF CALIFORNIA ) ss. Sefore ss. the subsoriber, personally appeared Reman Miller whe being first duly sworn, upon his oath saith, that at loast Two Hundred Fifty, hundred dollard worth of labor and improvements was performed upon the Horse Shoe Mining Claim in the Bleir Velley Mining District, in the County of San Diego, State of California. Nom tice of location being filed in the Recorder's Office of said San Diego County, California. 2 IXXXXXXXXXX Mining claim, said claim being situated in the mining District, in the County of in th . Said labor and Laprovalents being of the value of Two 10 Hundred Fifty Dollars and was performed for the purpose of complying with the law and RECORDE holding said claim, and way done between the lat day of July, A. D. 1938, and the lat day of May, A. D. 1939, and was performed at the instance of Herman Miller and Jim Sullivan the owners of said claim and condicted of the following improvements, to-wit: Driving tunnel fifth fact long the mining claim. and four by six feet. And repairing road leading to Herman Miller Subscribed and Sworn to before me Subscribed and Sworn to before me bhis lob day of May, 1939. ROTAR John H. Langston Sav DINC Notary Public in and for suid CADYFOR County and State. Recorded at request of Claimant Way 19 1939 SAM DI ECO COUNTY, past 2 P.M. ROGER N. HOWE, County Recorder B. Daputy H. Zervas. 40 1928/ (.A.) (EL) 11.00 S. Sind HERE'TH COLOR & RAMANY 000----IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA. IN AND FOR THE COUNT OF SAN DIECO. No. 43333 CHARLES HUBBARD, Plaintiff, -Va-ADELAIDE E. HUHBARD and EZRA G. BRADBURY, Guardien of the estate and person of ADELAIDE E. BUBBARD, on incompetent person, Defendents. TUTICHEN The above entitled matter came on for trial before the Court in Depart ant Two. Hon. W. P. Cary presiding, plaintiff Charles Hubbard appearing by his counsel Sload & Sloane; and defendants Adelaids E. Hubberd and Ezra G. Bradbury, guardian of the estate and person of adelaide 4. Hubbard, an incompetant person, appearing by their counsel, Edgar I. Madail and Curtis Hillyer. Therempon a written stipulation for judgment by compromise way submitted to the Court, and the Court takes testimony and finds that the basis of compromise and judgment, as contained in much stipulation, and as herewfter uppears, is just and equitable, and is for the best interest of soid defendants, and should be enforced by

Judgment; IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that the following property in the

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A.3 - WATER/SEWER RECORDS

ATTACHED

receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect Sector and a gugar, the Ifreets, 161 17 DEPARTMENT OF SEWERS, In consideration of the sum of \$2.50 for this permit and the sum of \$ to said lateral, in accordance with the provisions of Ordinance No. 4280. for the construction of a sewer lateral from the main city sewer on Sun Diego, Calif. SEWER PERMIT NO. and to the property line of Lot X A. Block Y Addition, paid to this Department by DEPARTMENT OF SEWERS Street, between. DEFICE OF THE

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17	City of San Diego Building I:		C070	
	222 First Avonue, MS 301, San Die wilding [] Mobile Home [] Electric		and the second	
The Long and the Line of Street, and	Relocation      Relocation	emove Building	2) ····································	
a state at information		Plan File No.	100-5002-93	
Publican 5 LAMEN	71 <u>. 44</u> 1	MECCO	Building or Suite No.	
Log al construction Log Ni Block No	Subdivision Name		Unit No. Mar No.	-
Parcel No	Parcel Map No.		Assessor's Parcel No.	
Existing Use	Condition of Soil at Site	C Undisturbed	Compact Fill D Loose Fill	
Description of Work	and and a second second	H. C. F	Total Floor Area	
Designer	en el santes avin	4 ( 1 ) 1- t	RN.	
Designer Name		Address		
City	State Zip Co		Telephone License Number	
Ar plicant Contr			Agent for Owner	100
Name HAR CONSTRUCTION	M.L.	20.0.1	OU THIRD AVE #	1
City CHULA VISTA,		Zip Code Ci 161	IC Telephone 425	785
Property Owner Owner	Lessee or Tenant			
Name CITLI OF SA	N DIEGO	Address		
CIN SAN DIFTE	( +)State	Zip Code	Telephone	
Contractor				
Name HAR CONSTRU	TICA: INL	Address 2200	THIRD AVE #(	
City C. J	(1) State	Zip Code Qu	Talanhana	7405
State License No. Kallanto	Li ense Class	City	D Helphone 425 Business Tax No.	1850
1111114		D	as and Professions Code, and my losnes is loyful loops and	el act
Signature // ; //	Title	105	Date	
. Worker's Compensation	W ment	()	9131 7	
2 Workers' Compensation Destantion: I hereby allem that I ha	we a certificate of consent to sell-haure-, or a certificate	of Workers' Compensation Insurance	or a ce 'ed copy thereof Bed with the Building Inspection I	Department
Insurance Company STATE FL	NT Policy No. 111	696492 Ex	iration Date APRIL, 19	94
Certificate of Entropien: I certify the' in the performance of it				
Signature Milds IN		Date 11-18-9	3	
Owner-Builder Declaration				
Owner-Bulldor Destaration: I hereby aftern that I am exempt hor demolish, or repair any structure, prior to issuance, also requires.				
7000, of Division 3 of the Business and Protessions Code) or that more than the fundred dollars (\$500):	he is exempt therefrom, and the basis for the alloged e	exemption. Any violation of Section 70	1.5 by any applicant for a parmit subjects the applicant to a	abli penalty
i, as owner of the property, or my employees with wages does not apply to an owner of property who builds or impre-	as their sole compensation, will do the work and the st	nuchare is not intended or offered for a	de (Sec. 7044, Rushem and Professions Code: The Contra	actor's License
or improvement is sold within one year of completion, the o	writer-builder will have the burriers of proving that he did	not build or improve for the purpose of	sale.)	
() (, as owner of the property, am asclusively contracting with improves therean, and contracts for such projects with con-			Contractor's License Law does not apply to an owner of pro	perty who but
	for this reason;			
Signature		Date		
Construction Lending Agen	CY			
	exformance of the work for which this permit is leaded (5		and the second second second second	
I hereby allien that there is a construction lending agency for the p		Address		
Theody allim that there is a construction lending againsy for the p Londer's Name	Lender's			-
I hereby affers that there is a construction lending agency for the p				

Permit Services Divis Development Services Permit Center • 1222 F San Diego, CA 92101 (619) 236-6270	Department			Application
Permit Type: X Combination Building		1   Plumbing & Gas ( ) Mechanic	al [] Demolition/	Relocation/Remove Building 🗆 Signs
Project Address: Include Building or S			Plan	File No. For City Use Only
2513 Union Stree	and service and the service of the s		F	100000-70
Lol No Block No. Sub	ndivision Name	Unit No.		Map No.
Parcel No.	Parcel Maj	p No.	Assessor's Par	cel No.
Existing Use Randon Internet		Condition of Soil at Site.	C Undisturbe	d 🗆 Compact Fill 🗆 Loose Fil
Existing Use Residential Description of Work				Total Floor Area
UP-Grade	and repair -	see addendum		3500 60. tet
3. Designer name		Address		
City	State	Zip Code	Telephone	License Number
4. Applicant Name Please check one	Contractor C Agent for C	entractor 🗆 Owner 🗔 Age	ent for Owner	
Aleman Construction Co	City	State	Zip Code	Teleshore
			92120	Telephone 614-583-2849
7028 Keinhley ST. 5. Property Owner/Lessee Tenant Name	Please check one 🕱 Ow	iner 🗋 Lessee or Tenant		
ALDS Foundation San	CITY	State	Zip Code	Telephone
140 Arbor Drive	San Diego	CA	92103	619-686-5050
5. Contractor Nama Nichan Construction	LOMDERY			
Address	City	State	Zip Code	Telephone
Address 7028 Keighly ST. State License No. 575732	Syn Dieg	Che Duringer Tayl	92120	619-583-2849
<ul> <li>Workers' Compensation Declaration:         <ul> <li>a. I have and will maintain a certificate of cr of the work for which this permit is issued.</li> <li>b. I have and will maintain workers' compen- tion of the work of the second s</li></ul></li></ul>	onsent to sell-insure for workers' nsation, as required by Section 3	compensation as provided by Sect	ion 3700 of the Lat	and the second se
sued. My workers' compensation insurance Insurance Company STATE F (This section need not be completed if the permit is for on	UND Policy	No. 1301314 - 46		Expiration Date 01-01-97
[.] C. I certify that in the performance of the work for with / ma, and agree that if should become subjectio that	hich this permit is issued, I shall not emp	Iny any person in any menner so as to bec	ome subject to the Wor	kers' Compensation Laws of Cheron
Asignature Jame Rid	la	Dale 1-2		ADS.
Warning: Failure to secular workers' compensation covern the cost of compensation, damagin as provided for in		loyer to criminal penalties and ovil lines up	to one hundred thouse	and dollars (\$100,000), in addition to
	im that I am exempt from the Cont	tractor's License Law for the follows	ng reason  Sec. 703	1.5, Business and Professions Code: Any a applicant for such permit to his a signed
<ol> <li>Owner-Buildor Declaration: Thereby all city or county which requires a permit to construct statement that he is licensed pursuant to the pro- Code) or that he is incensed pursuant to the per- of not more than hive bundled dollare (\$500));</li> </ol>	visions of the Contractor's Licensi	all any structure, prior to its issuen at aw (Chapter 9, commencing with	Section 7000, of E	Ivision 3 of the Business and Professions
city or county which requires a permit to construct statement that he is been set pursuant to the pro- Code) or that he is arompt the etrom, and the bin of not more than two hundred dollare (\$500)); 1. It as owner of the property, or my imployees with w Contractor's Locens, Law does not apply the an owner intended or offered for sele. If, however, the building of mended or offered for sele. If, however, the building of the second	visions of the Contractor's Licens, see for the allegori examplion. An wages as their sole compensation, will d er of property who builds or improves th or improvement is sold within one year of	pair any structure, pror to its issuen at aw (Chapter 9, commencing with y violation of Section 7031.5 by any do the work and the structure is not intern referon, and who dows such work himself completion, the owner builder will have the	a Section 7000, of E applicant for a peri- led or offered for sale or through his own emp burden of proving that i	Jivialon 3 of the Business and Professions mit subjects the applicant to a civil penalty (Sec. 7044, Business and Professions Code: The loyees, provided that such improvements are no re did not build or improve to the purpose of sele.)
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city or county which requires a parmit to construct statement that he is beensed pursuant to it a pro- Code) or that he is accorned the atron, and the bin of not more than two hundred dollars (\$500)): I i, as owner of the property, or my employees with w Contractor's Leense Law does not apply to an owni intended ar officer of sale. It, however, the building o I as owner of the property, an exclusively contracting property who builds or improves thereon, and contract I am exempt under Section BAPC 1 Signature Construction Lending Agency: Thereing a Lender's Namo	visions of the Contractor's Licens: ten for the allegod examption. Any vages as their sole compensation, will d er of property who builds of improves the rimprovement is sold within one year of g with licensed contractors to construct the sole projects with continector(s) in for this reason while that there is a construction finding any <u>Contractors Addross</u> to read this application and state the after maker, the Centrication con-	air any structure, prior to its issuen a t aw (Chapter 9, commencing with y violation of Section 7031 5 by any do the work and the structure is not intern tereon, and who does such work himself a completion, the ameri-builder with himself the project (Sec. 7044, Business and Piote censed pursuant to the Contractor's Licens Date inter for the petitomenos of the work for which is 25 N co. Ton. A that the above information is correc- diruction. I hereby authorize impress antiportee information is correc- diruction. I hereby authorize impress	I Section 7000, of D applicant for a per- led or offered for sale of through his own emp burden of proving that escons Code. The Contre E Law) I this permit is insued (Se or Sale D I, and that I am the infatives of the Coy	Invision 3 of the Business and Professions mit subjects the applicant to a civil penalty (Sec. 7044, Business and Professions Code: The loyees, provided that such improvements are no ne did not build or improve to the purpose of sele.) actions License Law does not apply to an owner of e. 2067, Civ. (c) e. 2067, Civ.
city or county which requires a parmit to construct statement that he is beensed pursuant to it a pro- Code) or that he is accompt the atroin, and the bit of not more than two hundred dollars (\$500)): I i, as owner of the projecty, or my imployees with w Contractor's trease Law does not apply to an owner intended ar officient for sale. It however, the building o I as owner of the property, an exclusively contracting property who builds or improves thereon, and contract I am exempt under Section. BAPC 1 Signature Construction Lending Agency: Thereby Lender's Nario SAR Dicceo Housing Comption to comply with all city and the mentioned property for implement.	visions of the Contractor's Licens: ten for the allegod examption. Any veges as their sole compensation, will d er of property who builds of improves the unprovement is sold within one year of g with licensed confrectors to construct it cls for such projects with confractor(s) in for this reason Lender's Address States in read this application and state it alse invisionalities application and state it alse invisionalities, the Centhicate of Ex- in the weent i do not comply with it	air any structure, prior to its issuen a t aw (Chapter 9, commencing with y violation of Section 7031 5 by any do the work and the structure is not intern tereon, and who does such work himself a completion, the ameri-builder with himself the project (Sec. 7044, Business and Piote censed pursuant to the Contractor's Licens Date inter for the petitomenos of the work for which is 25 N co. Ton. A that the above information is correc- diruction. I hereby authorize impress antiportee information is correc- diruction. I hereby authorize impress	I Section 7000, of C applicant for a per- led or offered for sale of through his own emp burden of proving that scions Code. The Contr e Law) I furs permit is insued (Se C SAA D) I, and that I am the infatiums of the Cay mattern provisions of the permit shall be c	Invision 3 of the Business and Professions mit subjects the applicant to a civil penalty (Sec. 7044, Business and Professions Code. The loyees, provided that such improvements are not be did not build or improve to the purpose of sele.), actions License Law does not apply to an owner of c. 2007, Civ. (c) c. 2007, Civ

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	Permit Services D Development Serv Permit Center • 12	ices Department 22 First Ave. • MS-301	111-	-75 00		Ap	Perm
	San Diego, CA 92 (619) 236-6270	101			C	3000	-87-97
Permit Typ	e: X Combination D Buil	ding 🗆 Mobile Home 🗆 Ele	ctrical 🗆 Plumbing & Ga	s 🗆 Mechanical		the second se	
Project i a	dress: Include Building	or Suite No.			Plan Fl	le No. For (	City Use Only
25		STREET			AI	0928	
ot No.	Block No.	Subdivision Name		Unit No.		Map No.	10
arcel No.	60-213-07	Parci	el Map No.	A	ssessor's Parce		1.2
Existing Use			Condition of	Soil at Site:	Undisturbed	Compa	ct Fill 🗆 Loose F
Description of	SINGLE FA	1	IST. DNS	0 1	D	Total Flo	or Area
. Dealgner o	ALTERATION	-	71-870	Address	PORCHES	11200	OSF. (EXTER2)
City P	ICHARD M	- CIREENE State	t44 G Zjp Code	STREET	- # 105 Telephone	License M	lumber
	DAN DIEG		92101	(6)	9)289-2		C-5423
K	ICHARD M	. GREENE				_	
Address 74	4 G STREET	- SAN DIEGO	CA	92101	Zip Code (69)	Telephon 239-	2232
Property 9	Wher/Lessee Tenant	Name Please check one	Owner Di Lessee	or Tenant			
Address	101 -	City	De		Zip Code	Telephon	of Ener
. Contractor		0	DIEGO	CH .	12105	16920	200 3000
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	MAD VEIC	HIEVST S			2 2 6	22 (110	1 mm 2 mg 4
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#### A.6 - LOT AND BLOCK BOOK PAGE FOR ALL LOTS

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A.7 - PREVIOUS SURVEY FORMS

INCLUDED IN TEXT

B.1 - CHAIN OF TITLE

ATTACHED

# 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 <u>WWW.LOTBOOK.COM</u>

# **Chain of Title Report**

Marie Burke Lia 427 C St., Ste. 416 San Diego, CA 92101 CTS Reference No.: 0516346 Your Reference No.: 1260

<b>Title Search Through:</b>	May 3, 2016
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**Property Address:** 

2511-2515 Union St. 540 West Laurel St.

San Diego, CA 92101

Assessor's Parcel No.: 533-072-18-00

Assessed Value:

Unavailable

**Exemption:** 

None

Property Characteristics Unavailable

Improvements:

Use:

Unavailable

### Short Legal Description

PARCEL 1 OF PARCEL MAP NO. 13590, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 1984 AS INSTRUMENT NO. 84-464689 OF OFFICIAL RECORDS. California Lot Book, Inc., dba California Title Search Co. CTS Reference No.: 0516346

#### Chain of Title (September 12, 1905 through May 3, 2016)

#### The following documents relate to Lot 3:

Recorded:

1. Grant Deed	
Grantor:	Mary C. Hamilton
Grantee:	Anna M. Waterman
Recorded:	September 12, 1905, Deed Book 370, Page 391
2. Grant Deed	
Grantor:	Anna M. Waterman
Grantee:	William Wesley Whitson
Recorded:	December 1, 1911, #3755, Deed Book 537, Page 311
3. Grant Deed	
Grantor:	W. W. Whitson, aka William Wesley Whitson and Gertrude Whitson
Grantee:	The San Diego Savings Bank
Recorded:	May 25, 1921, #13828, Deed Book 818, Page 468
4. Grant Deed	
Grantor:	San Diego Trust & Savings Bank, formerly The San Diego Savings Bank
Grantee:	The San Diego Corporation
Recorded:	February 3, 1928, #6570, Deed Book 1418, Page 439
5. Grant Deed	
Grantor:	The San Diego Corporation
Grantee:	Fred C. Dern, 1/2 interest and Charles S. Mann, 1/2 interest

#### 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

February 3, 1928, #6571, Deed Book 1418, Page 439

6. Order and Decree of Settlement of Account and of Final DistributionEstate of:Fred C. DernDistributed to:June M. DernRecorded:June 6, 1930, #27333, Deed Book 1783, Page 206

7. Grant Deed Grantor: Grantee: Recorded:

8. Grant Deed Grantor: Grantee: Recorded:

9. Quitclaim Deed Grantor:

Grantee: Recorded:

10. Quitclaim Deed Grantor: Grantee: Recorded: Charles S. Mann and Mary P. Mann William H. McIntyre, <sup>1</sup>/<sub>2</sub> interest June 19, 1930, # 29570, Deed Book 1794, Page 25

William H. McIntyre and Miriam S. McIntyre June M. Dern, ½ interest October 30, 1930, #51796, Deed Book 1822, Page 336

Fred C. Dern, Jr. And Mildred Dern Dean, being the sole heirs of Fred C. Dern and June M. Dern General Properties Management Corporation September 15, 1933, #40199, Book 237, Page 213

General Properties Management Corporation Municipal Bond Company May 7, 1934, #26842, Book 291, Page 263

11. Corporation Grant DeedGrantor:Municipal Bond CompanyGrantee:William A. JohnsonRecorded:December 6, 1937, #73653, Book 719, Page 327

12. Grant Deed Grantor: Grantee: Recorded:

William A. Johnson and Irene L. Johnson Johnson, Inc. December 6, 1937, #73654, Book 718, Page 464

13. Grant Deed Grantor: Grantee: Recorded:

Johnson, Inc. Armistead B. Carter June 12, 1940, #28129, Book 1033, Page 372

14. Grant Deed	
Grantor:	Armistead B. Carter and Mary Delafield Carter
Grantee:	Harry H. Forster
Recorded:	August 26, 1940, #42915, Book 1059, Page 433
15. Grant Deed	
Grantor:	Harry H. Forster
Grantee:	William H. Shirreff and Kathryn Shirreff
Recorded:	June 4, 1942, # 31494, Book 1360, Page 95
16. Grant Deed	
Grantor:	William H. Shirreff, aka William Herbert Shirreff and
	Kathryn Shirreff
Grantee:	Loyd Thompson
Recorded:	November 22, 1944, #87079, Book 1776, Page 238
17. Grant Deed	
Grantor:	Loyd Thompson
Grantee:	Olen H. Van Dyke

April 18, 1945, #31398, Book 1858, Page 139

18. The San Diego County Assessor Lot Block Book Page shows that as of 1949, there was no structure on this lot.

Olen H. Van Dyke
City of San Diego
March 25, 1966, Recorders File No. 50502

#### The following documents relate to Lot 4:

20. Grant Deed	
Grantor:	Mary C. Hamilton
Grantee:	Anna M. Waterman
Recorded:	September 12, 1905, Deed Book 370, Page 391

21.	Grant Deed
Gra	ntor:
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Recorded:

Anna M. Waterman William Wesley Whitson December 1, 1911, #3755, Deed Book 537, Page 311

22. Grant Deed Grantor:

Grantee: Recorded:

23. Grant Deed Grantor:

Grantee: Recorded:

24. Grant Deed Grantor: Grantee: Recorded: W. W. Whitson, aka William Wesley Whitson and Gertrude Whitson
The San Diego Savings Bank
May 25, 1921, #13828, Deed Book 818, Page 468

San Diego Trust & Savings Bank, formerly The San Diego Savings Bank The San Diego Corporation February 3, 1928, #6570, Deed Book 1418, Page 439

The San Diego Corporation Fred C. Dern, ½ interest and Charles S. Mann, ½ interest February 3, 1928, #6571, Deed Book 1418, Page 439

25. Order and Decree of Settlement of Account and of Final DistributionEstate of:Fred C. DernDistributed to:June M. DernRecorded:June 6, 1930, #27333, Deed Book 1783, Page 206

26. Grant Deed Grantor: Grantee: Recorded:

27. Grant Deed Grantor: Grantee: Recorded:

28. Quitclaim Deed Grantor:

Grantee: Recorded: Charles S. Mann and Mary P. Mann William H. McIntyre, <sup>1</sup>/<sub>2</sub> interest June 19, 1930, # 29570, Deed Book 1794, Page 25

William H. McIntyre and Miriam S. McIntyre June M. Dern, ½ interest October 30, 1930, #51796, Deed Book 1822, Page 336

Fred C. Dern, Jr. And Mildred Dern Dean, being the sole heirs of Fred C. Dern and June M. Dern General Properties Management Corporation September 15, 1933, #40199, Book 237, Page 213

29. Ouitclaim Deed Grantor: General Properties Management Corporation Grantee: Municipal Bond Company Recorded: May 7, 1934, #26842, Book 291, Page 263 30. Corporation Grant Deed Grantor: Municipal Bond Company Grantee: William A. Johnson Recorded: December 6, 1937, #73653, Book 719, Page 327 31. Grant Deed Grantor: William A. Johnson and Irene L. Johnson Grantee: Johnson, Inc. Recorded: December 6, 1937, #73654, Book 718, Page 464 32. Grant Deed Grantor: Johnson, Inc. Grantee: Armistead B. Carter Recorded: June 12, 1940, #28129, Book 1033, Page 372 33. Grant Deed Grantor: Armistead B. Carter and Mary Delafield Carter Harry H. Forster Grantee: Recorded: August 26, 1940, #42915, Book 1059, Page 433 34. Grant Deed Grantor: Harry H. Forster Grantee: C. L. Forster Recorded: August 21, 1943, #54012, Book 1544, Page 220 35. Grant Deed Grantor: C. L. Forster and Edith Cle Forster Grantee: Rose E. Winters Recorded: September 15, 1944, #68692, Book 1746, Page 168

36. The San Diego County Assessor Lot Block Book Page shows that as of 1949, there was no structure on this lot.

37. Grant Deed	
Grantor:	Rose E. Winters
Grantee:	Rex H. Smith and Ola V. Smith
Recorded:	November 4, 1953, #150093, Book 5037, 558

38. Grant Deed Grantor: Grantee: Recorded:

39. Grant Deed Grantor: Grantee: Recorded: Rose E. Winters Rex Hoe Smith, Oala Baxter Smith and Rose E. Winters August 7, 1957, #118615, Book 6697, Page 306

Rex Hoe Smith, Oala Baxter Smith and Rose E. Winters City of San Diego March 23, 1966, Recorders File No. 48741

#### The following documents relate to Lot 5:

Mary C. Hamilton
Anna M. Waterman
September 12, 1905, Deed Book 370, Page 391

41.	Grant Deed
Gra	intor:
Gra	intee:
Rec	corded:

Anna M. Waterman William Wesley Whitson December 1, 1911, #3755, Deed Book 537, Page 311

42. Grant Deed	
Grantor:	W. W. Whitson and Edith Whitson
Grantee:	Edward A. Kavanagh
Recorded:	December 15, 1911, #4961, Deed Book 540, Page 142

43. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1912.

44. Quitclaim Deed	
Grantor:	William Wesley Whitson
Grantee:	Edward A. Kavanagh
Recorded:	January 20, 1914, #1604, Deed Book 636, Page 232
45. Grant Deed	
Grantor:	Edward A. Kavanagh and Cora E. Kavanagh
Grantee:	T. B. Owen
Recorded:	September 5, 1919, #17599, Deed Book 793, Page 206

46. Quitclaim Deed Grantor: Grantee: Recorded:

T. B. Owen Lizzie F. Owen January 28, 1921, #2275, Deed Book 841, Page 360

Lelia E. Fellows, formerly Lelia E. Raysor, formerly Mrs. M.

February 8, 1930, # 6420, Deed Book 1740, Page 172

February 8, 1930, #6421, Deed Book 1733, Page 320

Lizzie F. Owen
Marion C. Raysor and Lelia E. Raysor
June 3, 1921, #14715, Deed Book 853, Page 158

48. Decree Establishing the Death of Marion C. Raysor, and the Termination of a Joint<br/>Tenancy in Real Property<br/>Decedent:Decedent:Marion C. Raysor<br/>Lelia E. RaysorVestee:Lelia E. Raysor<br/>March 23, 1923, #10388, Deed Book 936, Page 30

49. Grant Deed Grantor:

Grantee: Recorded:

50. Grant Deed Grantor: Grantee: Recorded:

51. Grant Deed Grantor: Grantee: Recorded:

Lester C. Fellows and Lelia E. Fellows Charles W. Winters April 10, 1937, #17444, Book 645, Page 7

Lester C. Fellows and Lelia E. Fellows

52. Quitclaim Deed	
Grantor:	Rose Winters
Grantee:	Charles W. Winters
Recorded:	April 10, 1937, #17445, Book 645, Page 9

C. Raysor

Evelyn A. Nelson

Evelyn A. Nelson

53. Order Settling Final Account and Decree of Distribution, Stipulating Death and<br/>Terminating Joint TenancyEstate of:Charles W. WintersDistributed to:Rose E. WintersRecorded:June 29, 1946, #69626, Book 2171, Page 107

54. Grant Deed Grantor: Grantee: Recorded:

55. Grant Deed Grantor: Grantee: Recorded:

56. Grant Deed Grantor:

Grantee: Recorded:

57. Grant Deed Grantor: Grantee: Recorded:

58. Grant Deed Grantor: Grantee: Recorded: Rose E. Winters Ola V. Baxter June 29, 1946, #69627, Book 2171, Page 102

Ola V. Baxter, now Ola V. Smith, Mrs. Rex H. Smith Rex H. Smith, Ola V. Smith and Rose E. Winters November 4, 1953, #150095, Book 5037, Page 562

Rex H. Smith and Ola V. Smith, formerly Ola V. Baxter and Rose E. Winters Union Title Insurance and Trust Company June 9, 1954, #74243, Book 5262, Page 301

Union Title Insurance and Trust Company Rex H. Smith and Ola V. Smith and Rose E. Winters June 9, 1954, #74244, Book 5262, Page 302

Rex H. Smith and Ola V. Smith and Rose E. Winters City of San Diego March 23, 1966, Recorders File No. 48742

#### The following documents relate to Lot 6:

59. Grant Deed	
Grantor:	Mary C. Hamilton
Grantee:	Anna M. Waterman
Recorded:	September 12, 1905, Deed Book 370, Page 391
60. Grant Deed	
Grantor:	Anna M. Waterman
Grantee:	William Wesley Whitson
Recorded:	December 1, 1911, #3755, Deed Book 537, Page 311
61. Grant Deed	
Grantor:	W. W. Whitson and Edith Whitson
Grantee:	Edward A. Kavanagh
Recorded:	December 15, 1911, #4961, Deed Book 540, Page 142

62. Quitclaim Deed Grantor:	William Wesley Whitson	
Grantee:	Edward A. Kavanagh	
Recorded:	January 20, 1914, #1604, Deed Book 636, Page 232	
63. Grant Deed		
Grantor:	Edward A. Kavanagh and Cora E. Kavanagh	
Grantee:	T. B. Owen	
Recorded:	September 5, 1919, #17599, Deed Book 793, Page 206	
64. Quitclaim Deed		
Grantor:	T. B. Owen	
Grantee:	Lizzie F. Owen	
Recorded:	January 28, 1921, #2275, Deed Book 841, Page 360	
65. Grant Deed		
Grantor:	Lizzie F. Owen	
Grantee:	Marion C. Raysor and Lelia E. Raysor	
Recorded:	June 3, 1921, #14715, Deed Book 853, Page 158	
66. Decree Establishing	the Death of Marion C. Raysor, and the Termination of a Joint	
Tenancy in Real Proper	ły	
Decedent:	Marion C. Raysor	
Vestee:	Lelia E. Raysor	
Recorded:	March 23, 1923, #10388, Deed Book 936, Page 30	
67. Grant Deed		
Grantor:	Lelia E. Fellows, formerly Lelia E. Raysor, formerly Mrs. M C. Raysor	
Grantee:	Evelyn A. Nelson	
Recorded:	February 8, 1930, #6420, Deed Book 1740, Page 172	
68. Grant Deed		
Grantor:	Evelyn A. Nelson	
Grantee:	Lester C. Fellows and Lelia E. Fellows	
Recorded:	February 8, 1930, #6421, Deed Book 1733, Page 320	
69. Grant Deed		
Contraction (Section 1)	Lester C. Fellows and Lelia E. Fellows	
Grantor:		
Grantor: Grantee:	Clifford McCullough and Nina McCullough	

70. Notice of Completion Recorded: May 19, 1939, #22318, Book 894, Page 497

71. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1940.

72. Grant Deed		
Grantor:	Clifford McCullough and Nina McCullough	
Grantee:	Pearl Camm	
Recorded:	November 3, 1943, #72679, Book 1575, Page 427	
73. Grant Deed		
Grantor:	Pearl Camm	
Grantee:	Pearl Camm and Earnest A. Gaskins	
Recorded:	November 3, 1943, #72710, Book 1581, Page 242	
74. Grant Deed		
Grantor:	Earnest A. Gaskins	
Grantee:	Pearl Camm	
Recorded:	May 8, 1947, #48407, Book 2403, Page 126	
75. Grant Deed		
Grantor:	Pearl Camm	
Grantee:	William L. Gaskins	
Recorded:	April 17, 1953, #53267, Book 4825, Page 328	
76. Grant Deed		
Grantor:	William L. Gaskins	
Grantee:	William L. Gaskins and Margaret Jeanne Gaskins	
Recorded:	April 17, 1953, #53268, Book 4825, Page 330	
77. Grant Deed		
Grantor:	William L. Gaskins and Margaret Jeanne Gaskins	
Grantee:	City San Diego	
Recorded:	December 3, 1965, Recorders File No. 218316	

#### The following documents relate to Lot 10:

78. Grant Deed	
Grantor:	Mary C. Hamilton
Grantee:	Anna M. Waterman
Recorded:	September 12, 1905, Deed Book 370, Page 391

79. Grant Deed Grantor: Grantee: Recorded:

80. Grant Deed Grantor:

Grantee: Recorded:

81. Grant Deed Grantor:

Grantee: Recorded:

82. Grant Deed Grantor: Grantee: Recorded: December 1, 1911, #3755, Deed Book 537, Page 311 W. W. Whitson, aka William Wesley Whitson and Gertrude

Whitson The San Diego Savings Bank May 25, 1921, #13828, Deed Book 818, Page 468

San Diego Trust & Savings Bank, formerly The San Diego Savings Bank The San Diego Corporation February 3, 1928, #6570, Deed Book 1418, Page 439

The San Diego Corporation Fred C. Dern, <sup>1</sup>/<sub>2</sub> interest and Charles S. Mann, <sup>1</sup>/<sub>2</sub> interest February 3, 1928, #6571, Deed Book 1418, Page 439

83. Order and Decree of Settlement of Account and of Final DistributionEstate of:Fred C. DernDistributed to:June M. DernRecorded:June 6, 1930, #27333, Deed Book 1783, Page 206

Anna M. Waterman

William Wesley Whitson

84. 7. Grant Deed Grantor: Grantee: Recorded:

 85. Grant Deed Grantor: Grantee: Recorded: William H. McIntyre, <sup>1</sup>/<sub>2</sub> interest June 19, 1930, # 29570, Deed Book 1794, Page 25

Charles S. Mann and Mary P. Mann

William H. McIntyre and Miriam S. McIntyre June M. Dern, ½ interest October 30, 1930, #51796, Deed Book 1822, Page 336

86. Quitclaim Deed Grantor:

Grantee: Recorded: Fred C. Dern, Jr. And Mildred Dern Dean, being the sole heirs of Fred C. Dern and June M. Dern General Properties Management Corporation

September 15, 1933, #40199, Book 237, Page 213

87. Quitclaim Deed		
Grantor:	General Properties Management Corporation	
Grantee:	Municipal Bond Company	
Recorded:	May 7, 1934, #26842, Book 291, Page 263	
88. Corporation Gra	nt Deed	
Grantor:	Municipal Bond Company	
Grantee:	William A. Johnson	
Recorded:	December 6, 1937, #73653, Book 719, Page 327	
89. Grant Deed		
Grantor:	William A. Johnson and Irene L. Johnson	
Grantee:	Johnson, Inc.	
Recorded:	December 6, 1937, #73654, Book 718, Page 464	
90. Grant Deed		
Grantor:	Johnson, Inc.	
Grantee:	Armistead B. Carter	
Recorded:	June 12, 1940, #28129, Book 1033, Page 372	
91. Quitclaim Deed		
Grantor:	Armistead B. Carter and Mary Delafield Carter	
Grantee:	William Herbert Shirreff and Kathryn Ferris Shirreff	
Recorded:	May 23, 1942, #29639, Book 1345, Page 334	
92. The San Diego Co assessed improveme	ounty Assessor Lot Block Book Page shows the first year with nts as being 1943.	
93. Grant Deed		
Grantor:	William H. Shirreff, aka William Herbert Shirreff and Kathryn Shirreff	
Grantee:	Loyd Thompson	

94. Grant Deed Grantor: Grantee:

Recorded:

Recorded:

Loyd Thompson Olen H. Van Dyke

November 22, 1944, #87079, Book 1776, Page 238

April 18, 1945, #31398, Book 1858, Page 139

95. Grant Deed Grantor: Grantee: Recorded:

Olen H. Van Dyke City of San Diego March 25, 1966, Recorders File No. 50502

#### The following document relates to Parcel 1 of Parcel Map 13590:

96. Parcel Map No. 13590 Recorded:

December 13, 1984, Recorders File No. 84-464689

- End of Report -

#### \*\*\*\*\*\*\*

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. 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 - CITY DIRECTORY LISTINGS OF OCCUPANTS

ATTACHED

#### City Directory APN 533-072-18 Middletown Block 82

	2513 Union	2515 Union	540 W. Laurel
1912	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
	Kavanagh, Edward	Kavanagh, Edward	N/A
1919-1920	the second se	Owen, Thomas B.	N/A
	Vacant	Owen, Thomas B.	N/A
	Vacant	Owen, Thomas B.	N/A
	Vacant	L C Fellows	N/A
	Vacant	L C Fellows	N/A N/A
	Vacant	L C Fellows	N/A N/A
	Vacant	L C Fellows	N/A N/A
	Fellows, Lester. Raysor, Leila	L C Fellows	N/A
	O'Malley Terry	L C Fellows	N/A
	O'Malley Terry	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
	Grant T V	L C Fellows	N/A
1938-1939		Barnes, Ross R.	N/A
1940-1941		Burton, Lester L.	Pearl, Camm
1941-1942		Pittenger, Harold D.	No Record
1942-1943		Shoffner, Troy C.	No Record
	Grant T V	Winters, Rose	No Record
1944-1945		Winters, Rose	No Record
	Grant T V	Winters, Rose	No Record
1947-1948		Winters, Rose	No Record
	Grant T V	Winters, Rose	No Record
	Grant T V	Winters, Rose	No Record
	Grant T V	Winters, Rose	No Record
	Grant T V	Winters, Rose	No Record
	Grant T V	Graham, Willard	No Record
1953-1954		Graham, Willard	No Record
	Alexander Robt	Gebhardt, Lawerence	Coburn, Stuart

## City Directory APN 533-072-18 Middletown

1956	Jackson Chas	Usall Block 82	Coburn, Stuart
1957	Jackson, Wm C	Haffner, Elanor	Coburn, Stuart
1958	Finer, Betty Mrs	Maris, Norma	Coburn, Leona
1959	Finer, Betty Mrs	Marrs, Norma	Coburn, Leona
1960	Hayden, Hilkka Mrs	Maris, Norma	Vacant
1961	deTrevilla, Roberta	Marrs, Norma	Searles Kenton
1962	deTrevilla, Roberta	Marrs, Norma	Searles Kenton
1963-1964	Wagener, Rodger	Vacant	Searles Kenton
1965	Evans, Joan Mrs	Swarens, Eug	Searles Kenton
1966	Evans, Joan Mrs	Vacant	No Return
1967	Evans, Joan Mrs	Stokes, Robt	No Return
1968	Evans, Joan Mrs	Stokes, Robt	La Blanc Lionel
1969-1970	Evans, Joan Mrs	Stokes, Robt	Brookman Joan Mrs
1971	Evans, Joan Mrs	Vacant	Brookman Joan Mrs
1972	Evans, Joan Mrs	Haskins, Jerry L	No Return
1973	Vacant	La Gioe, John	No Return
1974	Evans, Jennifer	La Gioe, John	No Return
1975	Evans, Jennifer	La Gioe, John	Peterson John
1976	Evans, Jennifer	Vacant	No Return
1977	Evans, Jennifer	No Record	No Return
1978	Evans, Jennifer	La Gioe, Diane	No Return
1979	Evans, Joanna	La Gioe, Diane	No Return
1980	Evans, Joanna	La Gioe, Diane	No Return
1984	Evans, Joan Mrs	Shar, Betty	No Return

#### B.3 - DEEDS FROM DATE OF CONSTRUCTION AND DEEDS TO CITY OF SAN DIEGO

LOT 3 LOT 4 LOT 5 LOT 6 LOT 10

ATTACHED

DEED BOOK 537 anna H. Materman ) & anna M. Seaterman, a single woman, William Wesley Prhitem For and in consideration of the sum of Cher Hundred and "Two Declare, Dollars. DO HEREBY Strent to se Welliam. Wealey & hitem An Chen Real Property situated in the billy of Sure Diego, State of California, bounded and described as follows: County of Sau Diego, State of California, bounded and described as Lote and (1), Two (2), There(3), Sour (4), fire (5), Sid 6) Seven (1), Eight (8), Hine (4), Ten (10), Elwon (11) and Revelve (12) in Block Eighty two (82) of shuldletown according to the partition map thereof by g. to. Juckass, on file in the office of the labourity black of the said San Digt branky mannership is shown in your first the second Co Bare and Co Bold the above quantal and described premises, unto the said grautee, fue heirs and assigns forever, Whats my hand and seal this day of December: first 194 Signed and executed in anna M. Waterman presence of (SEAL) Bluin B. Lervis (SEAL.) (SHAL) STATE OF CALIFORNIA COUNTY OF Delimere first On this . day of December A. D. vineteen hundred and line before me, The entrouter a Notary Public in and for said County, residing therein, daly commissioned and sworn, personally appeared anna IH. Watermuin known to me to be the person whose name in. subscribed to the within instrument, and acknowledged to me that the executed the same. In Wherest Whereast, I have bereauto set my hand and affixed my Retargial will a nice State of California, the day and seal at my office in year in this certificate first above written. Ectivin & Lerris. Notery Public in and for the County of Delamare, State of Perenaylumnia my lean expire 2/27/1813 a Roman A St. & hitsone, Dec. 1. 1911 " at 2 min. past // o'clock, 47.M. JOHN H. FERRY, County Recorder. res, s, 707 Harold I. A. By It Hennerd Ferry Deputy Recorder.

After Recording Mail to: The City of San Diego City Administration Bldg., San Diego, Calif.

2 K

192

ANK

DIEN H. VAN DYKE, An Unmarried Man

For and in consideration of \$23,500.00

Hereby Grants to the City of San Diego. a Municipal Corporation, in the County of San Diego, State of California; All that Real Property situate in the City of San Diego. County of San Diego, State of California:

MAPLE CANYON ROAD

Lots 3 and 10, Block 82, Middletown, according to Partition Map thereof made by J. E. Jackson, on file in the Office of the County Clerk of San Diego County.

Dated February 17, 19 66 Witness to the signature\_of Olen H. Van Dyke Alto Syc .

On this 17th

ATTATT OF SAN ERECO.

On this 17th car of February 1905, before t undersigned, a Notary Public in and far the County of S Diego. State of California, residing therein, duly canad

Byron E. Davies personally known to ar to be the person shear name in and sectioned to the within instrument as a subscribing things thereto, by ar bring duly smorn, deposed and said that b resides in said County of San Diego, State of California

presonally known by his to be the same person\_described in

and whose name 15 subscribed to the within instrument as party parties thereto sign and esecute the same and that be, the alfient, then and there subscribed his name to the within instrument as a witness.

signed and soon, personally appeared \_

Olen H. Van Dyke

that he was present and saw

SEAL

den H. Hand. No Olen H. Van Dyke

I.R.S. gone

408735

321

This is to consist that the anomalise is real reasons conserva-

Rea cativa No. estimated on the state of the s

My ..... AFTER RECORDING, MAIL TO CITY CLERK

> 50502 E 10. -

**MECO** TY TITLE **100** MAR 2 5 9:00 AM '66

DERICAL RECORDS BAN DISGO COUNTY, CA NO FEE

MAIL DAX STATEMENTS TO RETURN ADDRESS ADOVE

SEAL The said County and County and for all and a seal way to the service of the Thy Colm in a Se, 1+52

After Recording Mail to: 2542 Hortin Avenue San Diego, California

#### 186711 **RESOLUTION No.**

Property W. C. 90000-Proj. 91

BE IT RESOLVED by the Council of The City of San Diego as follows:

That the deed of GLEN H. VAN DIES, an unservied man, executed in favor of The City of San Diego, bearing date February 17, 1966, conveying to said City Lots 3 and 10, Block 32, Middletown, accord-ing to Partition Map thereof made by J. E. Jackson, on file in the office of the County Clerk of San Diego County, as more particularly described in said deed, be, and the same is hereby accepted on the conditions therein expressed; and the lands therein conveyed are hereby set aside and dedicated as and for a public street and the same are hereby named MAFLE CANYON ROAD.

That the City Clerk of said City is hereby authorized and directed to transmit the foregoing said deed to the Property Dept. for recording and further disposition.

Presented	by

APPRCVED:

EDWARD T. BUTLER, City Attorney

Curtis M. Fitspatrick, Beputy

gb/3-11-66

! foregoi

Councilmen	Yeas	Nays	Excused	Absent
Helen R. Cobb	Ø			
Ivor de Kirby	B			
Harry F. Scheidle	2			
Tom Hom	9			
Floyd L. Morrow	U/			
Jack Walsh	G			
Allen Hitch	$\Box$			
Mike Schaefer	U,			
Mayor Frank E. Curran	ġ			
AUTH	ENTICATE	D BY:		
HEREBY CERTIFY that the above and	L		F	RANK E. CURRAN
oregoing is a full, true and correctly of RESOLUTION NO 196711	ect			The City of San Diego, C

alifornia copy of of the City of San Liego, california (Seal) passed and adopted by the Council of said City MAR 22 1956 PHILLIP ACKER City Clerk of The City of San Diego, California. PHILLIP ACKER, City Clerk By \_\_\_\_EVELYN L. WORRELL Deputy . Deputy By Tauly Office of the City Clerk, San Diego, California Document Number Filed Resolution \_ Adopted \_ FORM CC- 1265-8 (11/65)

11:22 - 37 .122

Carp

DEED BOOK 537 anna Il. Materman ) I, ilmuse M. Senterman, a single woman, 5 William & esley hi hitson For and in consideration of the sum of the thun head and "To Dellans, Dollars, DO HEREBY Shunt to se Walliam. Wealey Arhitem All Chan Keal Property situated in the bity of Sure Dieyo, State of California, bounded and described as follows: County of San Diego, State of California, bounded and described as fol Lote lene (1), Two (2), Three (3), Som (41, fire (5), Sid 6) Seven (1), Eight (8), Him (41, Pen (10), Eleven (11) and Divelore (12) in Block Eighty two (82) of thuldletion according to the partition map thereof by g. to. Jackson, on file in the office of the labourty blad of the said San Digt bounty Co Bare and Co Boid the above questiel and described premises, unto the said grantee, fice heirs and assigns forever, day of December Wintes any hand and seal this inal 1910 Signed and executed in anna M. Waterman (SEAL) presence Elin & Lewis (SEAL.) (SEAL) STATE OF CALIFORNIA COUNTY OF Delermere On this first day of December A. D. nineleen bundred and ten before me, The unbouter a Notary Public in and for said County, residing therein, daly commissioned and sworn, personally appeared in na In. Watermuise known to me to be subscribed to the within instrument, and acknowledged the person whose name to me that ake executed the same. In Winness Whereal, I have bereauto set my hand and affixed my Astarpal Pelaware County of State of California, the day and seal at my office in Delamare year in this certificate first above written. Eclivin & terris. Notary Public in and for the County of Delamare, State of Pennayline ma my lenn expire 2/27/1913 a Regent a A Rt. & hitson, Dec. 1. 1911 " .... , at 2 min. past // o'clock, 4. M. JOHN H. FERRY, County Recorder. Fer. 1. 704 Harold I. Fram By It Hennerd Ferry Deputy Recorder. 3755

After Recording Mail. to: 7 402 The City of San Diego City Adm. Bldg. San Diego, Calif. We, REX HOE SMITH, OALA BAXTER SMITH, husband and wife, and ROSE E. WINTERS, a widow, all as joint tenants \$13,750.00 For and in consideration of \_\_\_\_\_ Hereby Grants to the City of San Diego, a Municipal Corporation, in the County of San Diego, State of California; All that Real Property situate in the City of San Diego, County of San Diego, State of California: MAPLE CANYON ROAD Lot 4, Block 82, Middletown, according to the Partition Map made by J. E. Jackson, on file in the Office of the County Clerk of San Diego County. Dated Extreny 5 1966 Rex Hoe Smith Witness to the signature\_of Oala Baxter Smith Rose E. Winters Raze & UT intera By. ----STATE OF CALIFORNIA.) Data is to certify that the interest in real property closely of by this deed or grain was accepted pursuant to City Connect 58. COUNTY OF SAN DIROD ... On this \_\_\_\_\_\_ day of \_\_\_\_\_\_ in the for the County of San Diego, State of California, realding therein, duly comma-sioned and sworn, personally appeared . Philip Achne, Cuy Clerk personally known to me to be the person whose name is sub-scribed to the within instrument as a subartible withese thereto, by me being duly anden, deposed and said that he resides in said County of Nam Dego, State of California. Hy AFTER RELORDING, MALL DO CHEV LITTER that he was present and saw 187.11 FILE/PARE NO. 107 personally known by him to be the same parson described in and whose name \_\_\_\_\_\_ subscribed to the within instrument as party/parties therein size and eacoute the same and that he, the affiant, then and there subscribed his name to the within instrument us a withereas. SECURITY TITLE INSUMANCE COMPANY MAR 2 3 9:00 AM '66 IN WITNESS WHERE WAR be in the set of the set of the set of all all and all and all and your of the certificate first above written. SERIES 7 BOOR 1946 OFFICIAL RECORDS SAN DISGO COUNTY, CALIF. A.S. GRAY, COUNTY RECORDER ٢ Notary Public in and for the said County and State SEAL NO FEE thun CL. NO. Proj 01/Pel 12/W.O. 90060(3020)/Dwg. 10211-10/Grant Desd/PAVILETES

-Individual) STATE OF CALIFORNIA T STATE OF CALIFORNIA GUNTY OF 4 as a Arcy Cley } ~ 61.3 On J. & Mariney 5, 1966 Induce on the understand, a Notary Public in and for sail State, permutally appeared Rex Hoe Smith, Oals Baxter Smith, Rose E. Winters 1 STAPLE HERE to be the person 2 whose name 5 (170 subsection for the within instrument and arknowledged that they -Atres to In Der healitendas . WITNESS my hand and official seat. Te. Signature )26-2-6 7 -24 5' 0 1.2 1 ----6.2 AME P. CUPTIS TAN Nume (Typed or Printed) This 4

Property W.0.90050-Proj.91

214

# RESOLUTION No. 186670

BE IT RESOLVED by the Council of The City of San Diego as follows:

That the deed of MEX MOE SMITH, OALA RAITER SMITH, husband and wife, and ROSE E. WINTERS, a widow, all as joint tenants, executed in favor of The City of San Diego, bearing date February 5, 1966, conveying to said City Lot 4, Elook S2, Middletown, according to the Fartition Map made by J. E. Jackson, on file in the office of the County Clerk of San Diego County, as more particularly described in said deed, be, and the same is hereby accepted on the conditions therein expressed; and the lands therein conveyed are hereby set able and dedicated as and for a public street and the same are hereby named MAFLE CANYON ROAD. hereby named MAPLE CANYON ROAD.

That the City Clerk of said City is hereby authorized and directed to transmit the foregoing said deed to the Property Dept. for recording and further disposition.

Presented	by			
-	-	-	-	

by

#### APPROVED: EDWARD T. BUTLER, City Attorney

Curtis M. Vitspatrick, Deputy

\$0/3-10-66

MAR 1 7 1966 Passed and adopted by The Council of The City of San Diego on \_\_\_\_ by the following vote:

Councilmen	Yeasy	Nays	Excused	Absent
Helen R. Cosb	1			
lvor de Kirby	Z,		-	-
Harry F. Scheidle	V	C	C	Ξ,
Tom Hom	13			E.
Floyd L. Morrow	01			B
Jack Walsh	14	11		[]
Allen Hitch	14	1.1		13,
Mike Schaefer	U			14
Mayor Frank E. Curran	C			E

#### AUTHI-NTICATED BY:

I MEREBY CERTIFY IS ... · 1.5.1 FRANK E. CURRAN foregoing in a full, tru Orust Mayor of Thet my of San Diego, California. copy of White Titles .... of the this of fat "allforman (Seal) 14 PHILLIP ACKER passed to interpretation 11. 1 . mr ( my Clerk of the Caty of Nan Diego, California. MAR 1 7 1966 maid City EVELYN L. WCHRELL Deputy. 5 A. ... Que Deputy Office of the City Clerk, San Diego, California Dis ument Number Filed Headlution Number Adapted rane trailer to the 11176.51 NU FEE 7-9403 x F., Mit Proj 91/Pet 12/W.O. 90000(3020)/Dwg. 10211-10/Grant Dood/DAVIESTER

Recorded at Request of Union Title 5 Toul Op. Hyperal Dec. D3, 1921. At 4 min. past P o'clock, A.M. \_\_\_\_\_\_\_ John L Perry, Qualty Recorder. Tree 3.50. \_\_\_\_\_\_ To Euror, Depiny Recorder. 12/15/1911 # 4961 Deed Book 540, Page 142

> W. Whitmon, and Maith Whitmon, his wife, of And Diago, Californic, Mor and in consideration of Ten and no/100 Dollars, Do Her-by Gran 15 Maward 4. Karanagh, of the mane place, All that Real Property mituated in the Caty of San Diago, Gounty of San Dia ego, State of California, bounded and described an Thiliters'

Lote Five (5) and Six (6) in Dock Elfmy-ive (51) of Middletown, advording to the partition map thereof by J. E. Fackwon, on file it the office of the County Olerk of said San Diego County.

To Have and to Hold the above granted and arest inter transien anto the matu Grane - tee helve and essigns, forever.

Witness our hands and seals this first day of Departer, 1911.

Signed and executed in presence of

W. W. W-11144.	( SEAL )
Batta Vettage by	( SEAL )
V, V. Vidseou, her	( JASE )
Atterny -ta-fact.	

DEED BOOK 540

otographed

s

WHELAN, Depaty Recorder

State of California, ) Sounty of San Diego.)

On this first day of December, A.D. Finsteen ministed and eleven, before me, Laura B. Anderson, a Motary Public, in and for and for and formation, residing therein, and commissioned and sworm, personally appeared W. F. Entrest, hower of we to be the person despribed in and whose name is subscribed to the sitist instrument, and addrown wered to me that he executed the same.

In Witness When'rf, I have bereards set or base and affinded Smal, at my office, in one Diego, County of Sm Diego, State of Friedmann, the day and year is this Contificate first above written.



Lawra B, Inderson,

Robary Public is and for the founty of San Diego, Bhave of Dalifornia.

State of California, as.

On this first any of December, A.C. Excelson Manaret and eleven, before an Laura B. Anderson, a Matary Public, in and for sale factor, resulting therein, duly commissioned and sworn, personally appeared W. W. Whileon, shows thing the tile the Person whose come is subscribed to the within instrument, as the Milcony to Part of Matic Writers, and acknowledged to me that he subscribed the name of Malic Writers therets as principal, and his own name as Attorney in Fact.

In Wilness Whereof, I have mercunts act my mane in affired my Scharil Scal, at my office, in San Diego, County of San Diego, Flate if Latfirmia, the day and year in this Certificate first above written.

Anderson

lautz 3. Ander son, Motary Public in and for ine Jointy of Sar Diego, State of Jalifiroia.



1.12

(22) . I.R.S. NONK MONS 21; After Recording Mail to: " City of San Diego Cilly Administration Bldg., San Diego, Calif. REX H. SMITH and OLA V. SMITH, husband and wife, and ROSE E. WINTERS, a widow, all We. as joint tenants \$23,750.00 For and in consideration of\_ Hereby Grants to the City of San Diego, a Municipal Corporation, in the County of San Diego, State of Californis; All that Real Property situate in the City of San Diego, County of San Diego, State of California: MAPLE CANYON ROAD Lot 5, Block 82, Middletown, according to the Partition Map made by J. E. Jackson, on file in the Office of the County Clerk of San Diego County. .t. Dated Johnany 5 19 6.1. Kex H. Saith Witness to the signature\_of Ola V. Gaith Rose L. Vinters Russ 8 14 1 By. -----STATE OF CALIFORNIA, ) This is to carrier that the incorrect is real party are coursely a by their down and in grant to a sector of the s COUNTY OF BAN DIEGO.) BN. On this \_\_\_\_\_\_ Hay of \_\_\_\_\_\_, 14\_\_\_\_, hefore the undersigned, a Notary Public in and for the County of Nan Diego, State of California, remitling therein, duly commis-Resolution No. adopted im sioned and sworn, personally appeared. Phillip Aches. City Clerk personnelly known to me to be the person whose name is sub-scribed to the within instrument as a subscribing witness thereto, by me being duly sworn, deposed and said that he resides in maid County of Sen Diego, State of Cetifornis; 114 ATTER RECORDENCE MAIL TO LETY FLENK that he was present and saw ... 187.12 FELL/PHAR NO. \_\_\_\_ presonally known by him to be the same person\_described in PECONOED REQUEST OF end whose name \_\_\_\_\_\_\_\_ subscribed to the within instrument as party/parties thereto sign and execute the same and that he, the affiant, then and there subscribed his name to the within instrument os a witness. SECURITY TITLE INSURANCE COMPANY MAR 2 3 9:00 AM '66 SERIES 7 HOOK 1966 OFFICIAL RECORDS IN WITNESS WHEREOF, I have becountness my hand and affixed my Official Seal the day and year in this certificate first above written. SAN DISGO COUNTY, CALIR, A.S. GRAT, COUNTY MCORDER Notery Public in and for the said County and Reste NO FEE SEAL. MAIL TAX STATEMENTS TO RETURN ADDRENS ANOVE. rnnw RO Proj 91/Pcl. 12A/W.O. 00060 (3020)/Dwg. 10211-10/Crant Deed/UAV1......

T (Individual) 216 STATE OF CALIFORNIA COUNTY OF LOS Angeles } ss. on J. C. Many 51, 66 Juliur Be the undersigned a Notary fulling in and for said State coronally appeared Rest H. Smith, Ola V. Smith and Rose E. Winters HERE to be the property S whose name S APO subscribed to the within instrument and acknowledged that they excepted the same. WITNESS my hand buil official seal. . . known to the JATEL P. CONTS fan 6 18:3 ACHIER PLAN IN A STREAM -Signature\_\_\_\_ 1. 11 1 HELLS ALL ALL ALL AND ALL AND ALL AND ALL ALL AND ALL ALL AND 10 COM / 5 COM 5 MARCH 8, 2009 " - - Name (Typed or Printed) 5 (This area for affairl notarial seat) .....
N.O. 90060-Proj.91

RESOLUTION No. 186669

BE IT RESOLVED by the Council of The City of San Diego as follows:

That the deed of REX H. SMITH and OLA V. SMITH, husband and wife, and ROSE E. WINTERS, a widow, all as joint tenants, executed in favor of The City of San Diego, bearing date February 5, 1966, cenveying to said City Lot 5, Block 82, Middletown, according to the Partition Map made by J. E. Jackson, on file in the office of the County Clerk of San Diego County, as more particularly described in said deed, be, and the same is hereby accepted on the conditions therein expressed; and the lands therein conveyed are hereby set aside and dedicated as and for a public street and the same are hereby named MAPLE CANYON ROAD.

That the City Clerk of said City is hereby authorized and directed to transmit the foregoing said deed to the Property Dept. for recording and further disposition.

Presented APPROVED:	by	_				_
	EDWAR	D T.	BUTLER,	City	Attorney	
	By				1.1.1	
66	Curti	8 N.	Fitzpat	rick,	Deputy	
	sed and adop be following		The Council	of The (	City of San D	iego on
	Counci	men		Yeas	Nays	Excused

Sb/3-10-

Counclimen	TCAS	Nays	Excused	Absent
Helen R. Cobb	W.	[]	E1	C
Ivor de Kirby	E,	F.1		C
Harry F. Scheidle	E.			
Tom Hom	0			P
Floyd L. Morrow	C	13		A
Jack Walsh	G/			0
Allen Hitch	I	$\Box$		173
Mike Schaefer	D			W.
Mayor Frank E. Curran				G

#### AUTHENTICATED BY:

hen a

FRANK E. CURRAN Mayor of The City of San Diego, California.

MAR 1 7 1966

Abcan

I HEREBY CERTIFY that the foregoing is a full, true copy of RESOLUTION NO.	and correct	
foregoing is a rull	1860.03	PHILLIP ACKER
of the City of San Line,	gulifornia.	Cite Clerk of The City of San Diego, California,
"Reased and adopted MAR.]	7.1956	EVELYN L. WORRELL . Deputy.
PHILIPIT ROMAN	Pelilattill	City Clerk, San Diego, California
By Cerelipi		City Clerk, San Diego, California
Der Der	Document Number	t sted
	Number	r or of the second s
	Kenniutian Number	Adopted
	·	······································
1000 (C. 1265-0 ) (11765)		

217

Part-

Recorded at Request of Union Title 5 Trust Co. [Myers] Dec. 15, 1911. At 4 min. nant Po'olook, A.M. John & Ferry , Guaty Recorder. COMPARED 11. - Tee. 5.80. .. 405. By V. Burant Terry, Deputy Lecorder.

12/15/1911 # 4961 Deed Book 540, Page 142

> W. W. Wintson, and Maith Whitpon, his wife, of San Giego, Californs, For and in consideration of Ten and no/100 Dollars, Do Her-by Gran is Reward A. Tavanugh, of the same place, All that Real Property situated in the City of San Dimute, County of San Diego, State of California, bounded and described as fylices'

Lots Five (8) and Six (6) in Dook Righty-two (51) of Flad stawn, advording to the partition map thereof by J. E. Jackson, on file it the affide of the Gounty Clark of said San Diego County.

To Maye and to Hold the above granted and Destilies presiden unto the sale Grane tee his heirs and Assigns, forever.

Witness our hands and seals this first asy of Dependent, 1911.

Signed and executed in presence of

W. W. Wittade,	( SEAL )
LETT TALS NO & BY	( 58.AL )
V. V. Vilseon, her	( JAFE )
Attenty -Lasfact.	

利用

-

WHELAN, Deputy Recorder

)

State of California, ) 44. County of San Diego, )

On this first day of December, A.D. Fingles: diddet add eleven, before me, Laura B. Anderson, a Motary Public, in and for said Sunty, caliding tracets, saily commissioned and eworn, personally appeared W. J. Initant, how the me to be the person sercribed in and whose name is subscribed to the sition instrument, and addrawinged to me that he executed the same.

In Witness When'rf, I have herestic set at herd and affirdal Seal, at my office, in can Diego, County of Sar Diego, State of Subferman, the day and year is this Certificate first above written.



LANTA I. Laderess,

Retary Public is and for the Scinty of San Diego, State of Saltsmith

State of California, ] ..... County of Sar Diego

On this first one of December, A.L. Similar Austria and Alerta and Laura B. Anderson, a Motary Public, is and for some Cr. statisty transit, duly consistioned and aworn, personally appeared W. W. Whiteen, soors thing to us the Person ridge come is subscribed to the within instrument, as the stituter of facts of facts Writer, and adknowledged to me that he subscribed the same of Maits Writers to bereto we private , and his own name as Attorney in Fact.

In Witness Whereof, I have mercunto bet my many and affired my Rotarial Goal, at my offide, in San Diego, County of Ban Diego, Plate of Tattin, the day and year in this Certificate first above written.

Lauta 3. Audet son. Retary Public is mak for the Sounty of Sar Diego, State of Datificate.

Recorded at Request of Union Title & Trust 20. Wyers! Las. 15, 1911. At 10 min. past 9 o' ol cok, A. M. icas & Terry, In. st/ Recorder.

Tee \$1.00 CONPARED

By W. B. WELL PATTY, Day 157 Beconter.



142

235 45: 17 1 WE. WILLIAN L. GASKINS and MARGARET JEANNE GASKINS, Musband and Wife Joint Tenants For and in consideration of \_\_\_\_\_\_ THENTY THE THOUSAND FIVE MUNICASE AND NO/100 DOLLARS (823,563,68) Hereby Grants to the City of San Diego, a Municipal Corporation, in the County of San Diego, State of California; All that Real Property altuate in the City of San Diego, County of San Diego, State of California: PARCEL 1 - MAPLE CARYON ROAD All that portion of Lot 5, Block \$2, Middletown, according to the Purtition Map thereof, ends by J. E. Jackson, on file in the Office of the County Clark of San Diego County, lying Southeastarly of the following described line: Seginaing at the most Southerly sorner of said Lot 6; thence Northeasterly, is a straight line, a distance of 111.80 feet to a terminus in the most Northerly corner of said Lot 5. PARCEL 2 (EXCERS) All of said Lot 8, excepting therefrom that pertion described above as Parcel 1.

Dated Colder 201065

Witness to the signatures of William L. Gaskins and Margaret Jeanne Gaskins

By

STATE OF CALIFORNIA.

On his 20th day of October , 19.65, before the undersigned, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared \_

Byron E. Davies personally hadm to be to be the person whose name is sub-tribed to the within instrument as a subscribing minness thereto, by me wing duly sworn, deposed and said that be resides in said County of San Diego, State of Catifornia, that he was present and as William L. Gaakins \_\_\_\_ and Margaret Jeanne Gaskins

personally known by him to be the same person& described in and some case <u>dire</u> subscribed to the within instrument an party/parties therein sign and exercise the same and that be, the officant, then and there subscribed his name to the within instrument is a subscribed his name to the

This instrument at a witness. This instrument at a witness. This instrument is a witness. This is a second of the second of t

William & Deshins

William L. Gastins

Margaret Jeanne,

this is to certily that the interest in teal property conveyed by it is deed or grant was accepted pursuant to City Council

8v \_\_\_ AFT & RECORDING MAIL TO CITY CLERK

FILE/PARE NO. 218318 RECORDED REQUEST OF SECURITY TITLE INSURANCE COMPANY DEC - 3 9:00 AM '65

SAN OISOD COUNTY, CALIF. NO FEE

Proj. 91/W.O. 90000(3020)/Pa1.13/Deg. 10211-1-D/GASKINS/Davies/ad

### RESOLUTION No. \_\_185476

BE IT RESOLVED by the Council of The City of San Diego as follows:

That the deed of WILLIAM L. GASKINS and MARGARET JEANNE GASKINS, husband and wife joint tenants, executed in favor of The City of San Diego, bearing date Gotober 20, 1965, conveying to said City a pertion of Lot 6, Block 52, Middletown, accord-ing to the Fartizion Map thereof, made by J. E. Jackmen, on file in the Office of the County Clerk of Ean Diego County, as more particularly described in said deed, be, and the same is hereby assepted on the conditions therein expressed; and the lands therein cenveyed as Farcel No. 1 are hereby set aside and dedicated as and for a public street and the same are hereby named MAFLE CANTON ROAD.

That the City Clerk is authorized and directed to transmit the foregoing deed to the Property Dept. for recording and further disposition.

Presented by

By

APPROVED EDWARD T. BUTLER, City Attorney

sp/11-2-65

Curtis M. Fitspatrick, Deputy

CA.

NOV 1 6 1965

Passed and adopted by The Council of The City of San Diego on by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen R. Cabb	C			
lvor de Kirby	R			
Harry F. Scheidle	C			
Allen Hitch				G
Tom Hom	Ø			
Jack Walsh	C			
Mayor Frank E. Curran	P			

AUTHENTICATED BY:

I RECEBY CERTIFY that the	above and	FRANK E	. CURRAN	
foregoing is a full, true	And correct	Mayor of	The City of San Diego,	California.
of the City of San liero.	California	PHILL	IP ACKER	
said City NOV 1	Council of		Ne City of San Diego,	
By touchings I	Morrill	( ity Clerk, Sa	n Diego, California	
	Document Number	Fi	iled	
	Resolution Number		topred	
FORW CC-1265-B	Recorded on microfilm	tali number;		

236



After Recording Mail to: (1) The City of San Diego

2 2 4

2.20

A ME

City Administration Bldg., San Diego, Calif.

321 I.R.S. Bone 402735

DLEN H. VAN DYKE, An Ummarried Man 

Hereby Grants to the City of San Diego. a Municipal Corporation, in the County of San Diego, State of California: All that Real Property situate in the City of San Diego. County of San Diego, State of California:

MAPLE CANYON ROAD

Lots 3 and 10, Block 82, Middletown, according to Partition Map thereof made by J. E. Jackson, on file in the Office of the County Clerk of San Diego County.

alen H. Handa de Dated February 17, 19 66 Olen H. Van Dyke Witness to the signature\_of Olen H. Van Dyke BAC .. auto STATS OF CHLIPOINTA. This is to certain that the converse is such patapoor conversion to the densities grant was accepted parameter for Canac-SENTE OF SAN FIRED, On this 17th car of February 140C, before the underargard, a Notary Public in and far the County of Sa Dirgo, State of California, residing therein, duly counts Rea Control No. Adapted on the second second sioned and soorn, personally appeared\_ Philip Actes, Car Clerk Byron E. Davies personally known to me to be the person whose many as pub-teribed to the within instrument as a subarribing allowed thereto, by me being duly smorn, deposed and tool that he resides in said founty of San Diego, State of California. Py -AFTER RECORDING MAIL TO CITY LIFER 50502 that he was present and any Olen H. Van Dyke FILL/MAR HO. NO TREAMON CON personally known by him to be the same person\_described in BIRCO I SPECIMENTY WITLE ME EE 00 and whose name \_\_\_\_\_\_\_ aubscribed to the within instrument as party parties thereto sign and essente the same and that he, the affient, then and there subacribed his name to the within instrument as a witness. MAR 2 5 9:00 AM '66 DERICAL NECOROS A LAST METERS I have because and and allised Lither order the day and year to this carriticate first A the second of the day and year to the second to the Notary Public is and for the sead County and MAA's allo BAN DIESO COUNTY CALLS MAIL DAX STATISCENTS TO RETURN ADDRESS ADDVE

1001 - 1001

129 5.40

ANY EXPINES

After Recording Mail to: Olen H. Van Dyke 2542 Hortin Avenue San Diego, California

### RESOLUTION No. 186711

Property W. e. 90000-Proj. 91 Prop

1102 135

.122

#### BE IT RESOLVED by the Council of The City of San Diego as follows:

That the deed of GLEN H. VAN DYLE, on unmarried wan, executed in favor of The City of San Diego, bearing date February 17, 1966, conveying to said City Lots 3 and 10, Block SE, Middletown, according to Fartition Map thereof made by J. E. Jackson, on file in the office of the County Clerk of San Diego County, as more particularly described in said deed, be, and the same is hereby accepted on the conditions therein expressed; and the lands therein conveyed are hereby set aside and dedicated as and for a public street and the same are hereby named MAFLE CANYON ROAD.

That the City Clerk of said City is hereby authorized and directed to transmit the foregoing said deed to the Property Dept. for recording and further disposition.

Presente	d by		and the second		
APPROVED		C187 At	torney		
6/3-11-66	By Curtis W. Pitspel	rlek, 19	aty		
	assed and adopted by The Count y the following vote:	cil of The City	y of Sao Di	ego onM	AR 22 1966
alt	Councilmen Helen R. Cobb Ivor de Kirby Harry F. Scheidle Tom Hom Floyd L. Morrow Jack Walsh Allen Hitch Mike Schaefer Mayor Frank E. Curran	Yeas Yeas HENTICATES	Nays		Absent
of the City passed and a said City	TIFF that the above an a full, true and corn LUTION NO. 18671 of San Liego, californ dopted by the Council MAR 22 1966 LLIP ACKER, City Clerk	nia (Seal) of	Ву	Nayor of City Clerk of Th EVEL YN	RANK E. CURRAN The City of San Diego, Californi PHILLIP ACKER te City of San Diego, Californi L. WORRELL , Deput
	Deputy	Off Document Number	ice of the		n Diego, California
		Resolution			dopted
FORM CC-1265-B (11/65)		L			

### C.1 - CITY OF SAN DIEGO 800 SCALE ENGINEERING MAP



ų,

C.2 - CURRENT UNITED STATES GEOLOGICAL SURVEY MAP (USGS)



### C.3 - ORIGINAL SUBDIVISION MAP



C.4 - CURRENT ASSESSOR'S PARCEL MAP

### PARCEL MAP NO. 13590

#### SHEET 1 OF 2 SHEETS

#### PARCEL MAP

PARCEL MAP: BEING & DIVISION OF LOTS 3.4.5.5 AND 10 IN BLOCK &C AND BLOCK #3 OF MIDDLETOWN ACCOMMING TO THE MEDITION NAMP MADE BY J.E. JACKBON, AN FILE MITTHE DEFINE OF THE CONTY OLLER OF SAID BMN DIEBO COUNTY AND LOTS OF THEOREM L THELLISINE IN BLOCK #98 AND LOTS A AND B IN DIEBO COUNTY AND LOTS A AND B IN BLOCK BY ALL OF HORTOWY ADDITION ACCORDING TO MART THEESOF MADE BY LL LOCKLIN, FLED IN THE OFFICE OF THE BEDRE-TONB OF CLIELEW STREET, HORTOW AVENUE AND UNALS BTREET IN THE CITY OF BAN DIEBO, COUNTY OF BAN DIEGO, STATE OF CALIFORNIA.

LEGENDI (SEE SHEET 2)

TITLE REPORT BY: SAFECO TITLE INSURANCE COMPANY ORDER NO.: 5-057006 WE, THE OWNERS OF THE PROPERTY OUVERED BY THIS MAP HEREBY APPROVE SAID MAP-AND THE FILING THEREOF.

THE CLEW OF, SAN DIESE, A NUNICIPAL COPPORATION. BY: Con Cale of the Control of t

Charles N. CHRISTENSEN RCE. 8135

LIP, CASEY BY: CR Locked

FILED THIS IS DAY OF DECEMBER BOOK OF PARCEL MAPS AT PAGE 19540 THE CITY OF SAN DIEGO.

in

FILE ND. 84-464689

FEE: NONE VERA L. LYLE.

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### D.1 - HISTORICAL PHOTOGRAPHS

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D.2 - CURRENT PHOTOGRAPHS

2513/2515 UNION STREET

540 W. LAUREL STREET

## 2513/2515 Union Street Photo exhibit



2513/2515 Union Street May 2016 Photograph #1 View Northeast of West and South Façades



2513/2515 Union Street May 2016 Photograph #2 View East of West façade



2513/2515 Union Street May 2016 Photograph #3 View Northeast of West and South Façade



2513/2515 Union Street May 2016 Photograph #4 View North of South Façade



2513/2515 Union Street May 2016 Photograph #5 View Northeast of South Façade



2513/2515 Union Street May 2016 Photograph #6 View Northeast of South Façade



2513/2515 Union Street May 2016 Photograph #7 View West of East façade



2513/2515 Union Street May 2016 Photograph #8 View West of East façade



2513/2515 Union Street May 2016 Photograph #9 View West of north end on East façade



2513/2515 Union Street May 2016 Photograph #10 Stairway leading to balcony on East façade



2513/2515 Union Street May 2016 Photograph #11 View North of balcony on East façade



2513/2515 Union Street May 2016 Photograph #12 View North of balcony on East façade



2513/2515 Union Street May 2016 Photograph #13 View North of balcony on East façade



2513/2515 Union Street May 2016 Photograph #14 View of where roof and balcony meet on East façade



2513/2515 Union Street May 2016 Photograph #15 View South of North Façade



2513/2515 Union Street May 2016 Photograph #16 View Southeast of North Façade



2513/2515 Union Street May 2016 Photograph #17 View Southeast of North façade and brick chimney



2513/2515 Union Street May 2016 Photograph #18 View Southeast of chimney



2513/2515 Union Street May 2016 Photograph #19 View South of North façade



2513/2515 Union Street May 2016 Photograph #20 View South of west end on North façade



2513/2515 Union Street May 2016 Photograph #21 View South of west end on North façade and portion of balcony on West façade



2513/2515 Union Street and 540 West Laurel Street May 2016 Photograph #22 View East of both Union and Laurel West façades

## 540 West Laurel Street Photo Exhibit



540 W Laurel Street May 2016 Photograph #1 View Southeast of West façade



540 W Laurel Street May 2016 Photograph #2 View Northeast of West and South facades



540 W Laurel Street May 2016 Photograph #3 View North of South façade



540 W Laurel Street May 2016 Photograph #4 View Northwest of South and East facades



540 W Laurel Street May 2016 Photograph #5 View Southwest of East and North façade



540 W Laurel Street May 2016 Photograph #6 View South of North façade

E.1 - SUPPLEMENTAL DOCUMENTATION SUMMARY OF DR. BRAD TRUAX CAREER CITATIONS TO ADDITIONAL COVERAGE OF SAME ATTACHED Dr. Brad Truax was a pioneer in bringing awareness and prevention to the San Diego community with regards to the Acquired Immune Deficiency Syndrome (AIDS) epidemic. He was vital in the history of AIDS care in the 1980s, as many victims were being turned away from centers of care as it was common at the time for hospitals and clinics to not accept AIDS patients. The opening of an AIDS hospice was such a rare event at the time that the Truax House was covered in the Los Angeles Times. Sadly, Dr. Truax never lived to see the opening of the home which bore his name, as he died of AIDS shortly before the hospice was up and running. Truax was such a well-known leader in the treatment of AIDS that his death made the Times.

Awareness during the 1980's was minimal for the general population as it would be commonly believed that individuals with AIDS could infect people just by their proximity. In his private practice, Dr. Truax worked tirelessly with Individuals who were infected with HIV and AIDS. Many of the terminally ill had limited resources and difficulty receiving the treatment they needed. Dr. Truax provided the care and acceptance sufferers needed. This service to the community is both a part of San Diego's history as well as the history of the LGBTQ community. Receiving care for AIDS, particularly for gay men was extremely difficult and few doctors took it upon themselves to provide care. Dr. Brad Truax remains an important example of one such doctor, who pioneered AIDS awareness and treatment for suffering patients.

The dire situation is best described by David France, Journalist and Director of "How to Survive a Plague:

At the time, some city hospitals were refusing AIDS patients, shipping them instead to larger teaching facilities. Those that did accept patients often embraced draconian isolation policies. Back then I was working at the New York Native, the city's gay newspaper, fielding calls from people stranded in hospital rooms where no doctors visited them and food trays were left outside the door—patients who were too weak to leave their own beds were sometimes left in their own waste. In this environment, it was also rare for medical students to set their sights on AIDS. Most doctors were terrified about contamination...as a result, some doctors wrapped themselves in spacesuit-like protective gear for examining AIDS patients. Others refused to give medical attention altogether. A 1987 survey of doctors in training at New York City hospitals found that a quarter believed it was ethically acceptable to refuse treatment to an AIDS patient. It didn't get much better over the next few years. As recently as 1990, when a million Americans were living with the virus and 100,000 were already dead, half of all general practitioners said they wouldn't treat people suffering from the disease, given the chance.

Dr. Brad Truax's contributions, as a LGBTQ representative who led the regional AIDS Task Force until 1988, cannot be overstated. His work is recognized and honored every year on World AIDS Day (Dec.1) by the County of San Diego's Public Health Services Department. In honor of Dr. Truax, awards are given to leaders in the local fight against HIV and AIDS. The San Diego Democratic Club also gives a yearly award named for Truax.

### Los Angeles Times Opinion Polls, 1985 - 1987

"The Los Angeles Times Poll found that 51 percent of the respondents supported a quarantine of acquired immune deficiency syndrome patients, 48 percent would approve of identity cards for those who have taken tests indicating the presence of AIDS antibodies and 15 percent supported tattooing Those with AIDS."

-December 4 1988

### **DR. BRAD TRUAX**

"There has been a hardening of public attitudes on AIDS," said I. A. Lewis, the director of The Times Poll. 'It is almost as if many Americans think of civil liberties as a luxury when it comes to protecting the public health.'"

Dr. Lawrence Altman, author of the first report on AIDS published in the New York Times in 1981 wrote the following of the earliest years of the disease:

Many doctors, uncertain whether AIDS was an infectious disease, refused to do essential procedures on their patients; sometimes superiors had to order them to. And while most doctors did treat their patients professionally and compassionately, they did fear they might catch the disease because no one knew how it was communicated.

... in the AIDS epidemic, many medical students and doctors in their 20s and 30s suddenly had to cope with dying patients their own age. Many senior medical school professors were ill prepared to advise them."

Some patients were shunned by friends and relatives. Customers avoided restaurants for fear that gay waiters would spread the virus. Some parents, fearing their children might catch AIDS from infected classmates, kept them out of school.

### Legacy of Dr. Truax:

Dennis Wilson, housing director of the AIDS Assistance Fund, said the role of Truax House is "to provide a secure, homelike setting for victims of AIDS and ARC (AIDS-related complex). Here, they don't have to worry about being kicked out. They won't be evicted because of their sickness."

"He took medicine very seriously and believed that physicians should get involved in the politics of health care. Dr. Chris Mathews, founder of the Owen Clinic at UC San Diego, said Truax was a role model for other doctors."

-Los Angeles Times, April 05, 1989

"What Brad Truax brought to all of this community service was tireless enthusiasm, candor, courage, commitment and a cool head."

- Los Angeles Times, December 4th 1988

Although Dr. Brad Truax died before completion of the hospice which bore his name, he will always be remembered as a leader and pioneer in AIDS awareness and prevention during the 1980's AIDS epidemic in San Diego. He remains revered by the local and national LGBTQ community for allowing those who were otherwise ostracized from society to have a place for care and compassion. Dr. Truax was an important figure in spreading awareness about the AIDS epidemic and he is honored by many different organizations every year.

### The New York Eimes

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# A. Brad Truax, Physician, 42

AP

**SAN DIEGO, Nov. 30**— Dr. A. Brad Truax, a physician active in advocating laws protecting people with AIDS from discrimination, died Tuesday of complications from the disease. He was 42 years old. A former Navy flight surgeon, Dr. Truax was appointed in 1983 to the Mayor's Task Force on AIDS, which became the county's advisory committee on issues relating to the disease. He was a delegate to the 1980 Democratic National Convention.

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### **Truax House in San Diego**

Brad Truax – Doctor in San Diego who used property as an informal hospice for AIDS patients in the early days of the disease when it was still extremely stigmatized.

### San Diego Gay and Lesbian News

The top-read news source for the gay, lesbian, bisexual and transgender community of San Diego. SDGLN provides in-depth coverage on issues of importance to the LGBT community and our allies.

Demolishing San Diego LGBT history: The Truax House TIMOTHY RAWLES - January 12th, 2016 http://sdgln.com/news/2016/01/12/demolishing-san-diego-lgbt-history-truax-house

### San Diego Reader

The largest alternative press paper in the county of San Diego, distributed free in stands and private businesses throughout the county, funded by advertisements. It frequently presents an opposing viewpoint to the <u>San Diego Union Tribune</u>, the primary printed newspaper in the city.

Wrecking ball to swing past Truax House? Airtight protections for historic residence/hospice sought

By Dorian Hargrove, Feb. 9, 2016 http://www.sandiegoreader.com/news/2016/feb/09/ticker-wrecking-ball-swing-past-truaxhouse/

### LA Times

AIDS Patient Finds a Haven at Truax House April 05, 1989 MICHAEL GRANBERRY http://articles.latimes.com/1989-04-05/local/me-823 1 center-for-aids-patients

Articles on Brad Truax

**Gay and Lesbian Times** 

Remembering the struggle against the HIV/AIDS epidemic - Dr. A. Brad Truax Awards honor providers and activists http://www.gaylesbiantimes.com/?id=13644

Gay San Diego

Moments in Time: Power Broker November 21st, 2010 http://gay-sd.com/moments-in-time-power-broker/

**Gay San Diego** 

Historic 'Truax House' faces possible sale by city Posted: January 22nd, 2016 | By Walter G. Meyer http://gay-sd.com/historic-truax-house-faces-possible-sale-by-city/ NY Times Obituary A Brad Truax, Physician, 42 AP - Published: December 1, 1988 http://www.nytimes.com/1988/12/01/obituaries/a-brad-truax-physician-42.html

New York Times 30 Years In, We Are Still Learning From AIDS By LAWRENCE K. ALTMAN, M.D. MAY 30, 2011 http://www.nytimes.com/2011/05/31/health/31aids.html? r=0

Poll Indicates Majority Favor Quarantine for AIDS Victims Published: December 20, 1985 <u>http://www.nytimes.com/1985/12/20/us/poll-indicates-majority-favor-quarantine-for-aids-victims.html</u>

Lambda Archives Collecting, Preserving and Teaching LGBT History of San Diego Dr. A Brad Truax http://www.mcarronwebdesign.com/lambdaarchives/history/truax.html