

## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc SA 5D SHL No. \_\_\_\_\_ NR Status 3  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: John Sherman Rental Property
3. Street or rural address: 1914 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-07 & 08 & 09
5. Present Owner: Alma Sutliff Address: 1914 1st Ave  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Des: Blk 234, Lot H N. 9Ft, Lot G&S 32 ft. Horton's Add Lockling

7a. Architectural style: Queen Anne

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2 1/2-story Queen Anne Style house with a basement in the rear has a high-pitched cross gabled composition roof and siding which includes fish scale, latticed, diamond-shaped, and shingle on the 2nd & 3rd stories and shiplap on the first floor. A stairway leads to an angled porch which wraps around the Southeast corner. The porch has an ornamental wood balustrade and hipped roof supported by wood posts. Above is a pedimented balcony with similar posts and wood work, and entablature. Windows are predominantly double-hung with flashing door is of carved wood with a large rectangular glass upper. Alterations include carpeted steps with open railing north side aluminum windows, westside addition, and enclosed porch on south side.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1888
9. Architect J C Shroeder
10. Builder John Sherman
11. Approx. property size (in feet)  
Frontage 41 Depth \_\_\_\_\_  
or approx. acreage .0941
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Westside addition, enclosed porch on south side carpeted steps & open railing, northside aluminum windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

John Sherman developed the entire south half of block 234, Horton's Addition Lockling, including the property at 1914 First Ave, in approximately 1888. The homes, erected with all the modern conveniences, were intended to provide middle class housing for a growing San Diego population. They were built from approximately \$970-\$1330 each. John Sherman looked upon them as investments. The floor plan of the house at 1904 First Avenue (no longer in existence) appears to have been identical to that at 1914 First Avenue although the exteriors may have been slightly different. Thus the houses are good examples of early tract housing. John Sherman was a prominent builder whose most well-known structure is the Sherman-Gilbert House, now in Heritage Park. He lived in San Diego from 1887-1895. He was active in St. Paul's Episcopal Church, served as President of the Winona Library, and secretary of the Escondido Land and Town Co. The house at 1914 First Avenue is a good example of a modest Queen Anne style house. Its significance is enhanced by its location in a group of historic homes.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

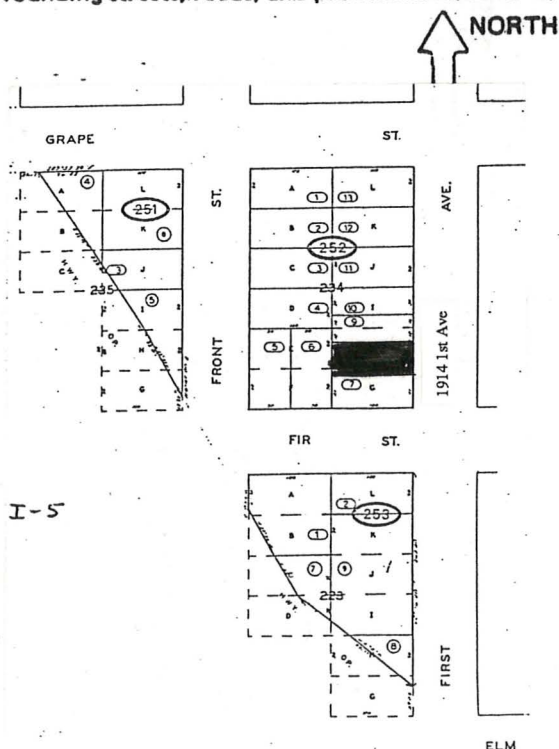
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17

City of San Diego Historic Site File #129

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5, 5D	SHL No.	NR Status 3
UTM:	A			C	
	B			D	

### IDENTIFICATION

1. Common name: Sherman-Judson House # 129
2. Historic name: Sherman-Judson House
3. Street or rural address: 1930 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-10
5. Present Owner: Gary & Pamela Elster Address: 1930 1st Avenue  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION Legal Desc: N 33' Lot I Blk 234 Horton's Addition

- 7a. Architectural style: Queen Anne
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Sherman-Judson house is a rectangular 2-story building with a basement in the rear facilitated by the steeply sloping lot. The roof is cross gabled; 2 front facing gables have tile and dot ornamentation and fish scale shingles. Other siding is shiplap with half-timbering on the front facade. The entry porch, to the south, is up 5 steps with spindle railing and is sheltered by the second floor. It features a frieze and balustrade of turned spindles, decorated posts, and perforated brackets. The entry door is wood panelled, with a flashed stained glass window. Windows are double-hung, one with pediment and flashing. Rectangular oriel bays with molded corbels project from the 2nd floor. A belt of perforated circles and scallops crosses the front between floors. The first floor features a NorthEast corner balconette with spindle balustrade. This house is San Diego Historic Site # 129.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1887-88
9. Architect Jr Shroeder
10. Builder John Sherman
11. Approx. property size (in feet)  
Frontage 34 Depth \_\_\_\_\_  
or approx. acreage. .0780
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

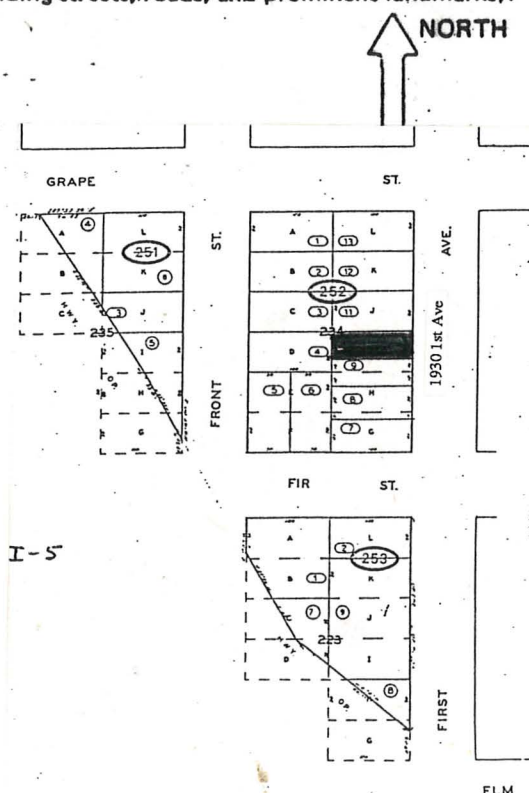
John Sherman developed the entire south half of Block 234, Horton's Addition Lockling, including the property at 1930 First Avenue in approximately 1888. The homes, erected with all the modern conveniences, were intended to provide middle class housing for a growing San Diego population. They were built for approximately \$970--1330 each. John Sherman looked upon them as investments. The floor plan of the house at 1922 First Avenue (no longer in existence) appears to have been identical to that at 1930 First Avenue although the exteriors may have been slightly different. Thus the houses are good examples of early tract housing. John Sherman was prominent builder whose most well-known structure is the Sherman-Gilbert House, now in Heritage Park. He lived in San Diego from 1887-1895. He was active in St. Paul's Episcopal Church, served as President of the Winona Library, and secretary of the Escondido Land and Town Co. The house at 1930 First Avenue is a good example of a modest Queen style house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site File #129

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



I-5

ELM



HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.	SHL No.	NR Status
UTM:	A			C		
	B			D		

IDENTIFICATION

1. Common name: -----
2. Historic name: Rainsforth W. Belding Residence
3. Street or rural address: 1944-48 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-11
5. Present Owner: George & Rainey Benedict, Herman Trust Address: 4261 Arista Dr.  
City San Diego Zip 92103 Ownership is: Public ----- Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 234, Lot J Horton's Add. Lockling

- 7a. Architectural style: Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2 1/2-story rectangular house with basement sits on a lot that slopes steeply away from the street and has a high-pitched gable roof with overhanging eaves and wide clapboard siding. 2 steps, flanked by low curving ashlar walls lead to an entry porch with open balustrade and wood panelled door with rectangular glass upper and 1/2 length side panels. Tuscan columns and plain entablature support a 2nd floor balcony which is covered by a wide hipped overhang and features an open balustrade and square panelled posts. A fire escape leads from the 2nd floor balcony to a small 3rd floor balcony with iron floor and balustrade. On the front and south facades are 2-story wide angled bays. 2 shed dormers with exposed rafters and overhanging eaves are on the north and south facades. Windows are double-hung with wooden surrounds. The house has a brick chimney. Alterations include a screen door, carpeting on the porch, mailboxes, and the fire escape.



8. Construction date: Estimated ----- Factual 1907
9. Architect Unknown
10. Builder Rainsforth W. Belding
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Screen door, carpeting on porch, mailboxes, fire escape.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1907 by Rainsforth W. Belding, a building contractor. Belding was known throughout the Masonic world as an outstanding coach in lodge rituals and was Master of the San Diego Masonic Lodge in 1916. The house is a good example of Colonial Revival architecture; the front porch is particularly outstanding. This home is significant contributor to the historic fabric of the neighborhood. Its location within a cluster of historic homes enhances its importance.

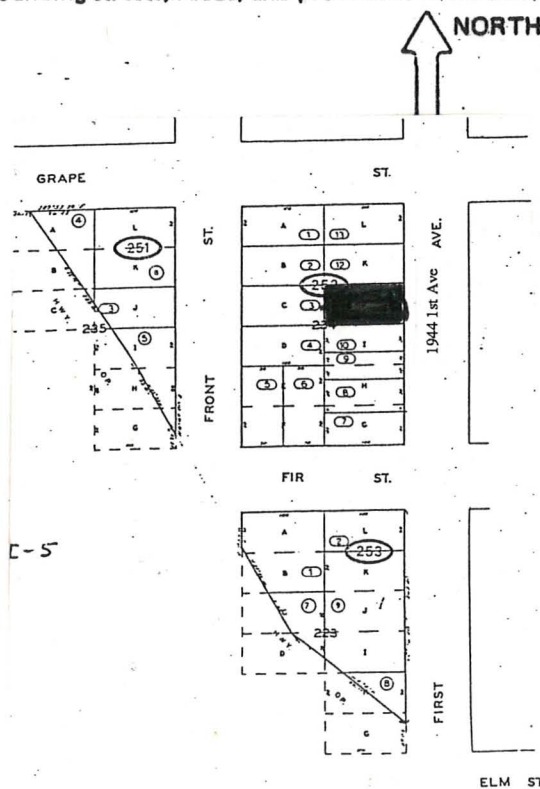
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18  
20: 5/26/49 13:1

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc.	Ser. No. 5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 1968-70 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-13
5. Present Owner: Benedict, George & Rainy, D Herman Trust Address: 4261 Arista Dr.  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION ; Legal Desc: Blk 234, Lot L Horton's Add. Lockling

7a. Architectural style: Utilitarian

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

These five garages are related to the apartment building at 1968-70 First Avenue and on the same property. They are 1-story structures with a pedimented facade and clapboard siding. Each garage has 2 wood-paneled hinged doors with multi-pane uppers.



8. Construction date:  
Estimated 1915 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good ☒ Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_ Commercial ☒ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning ☒ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Lucerne Apartments to the east

#### SIGNIFICANCE

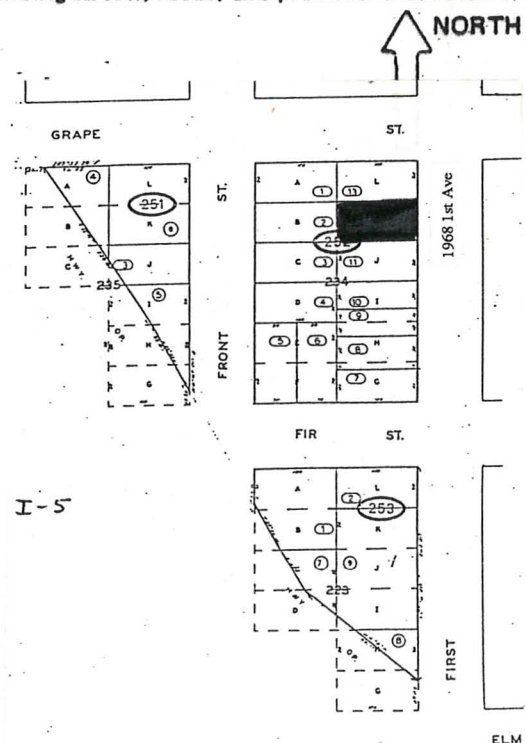
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These garages, probably built in the early 20th century, are reminiscent of carriage houses. Their small size and hinged double doors are typical of early garages although the pedimented facade is unusual. These garages may have been used by some of the tenants of the adjoining Lucerne Apartments or they could have been rented separately. A streetcar line ran along First Avenue from the 1890's to the early 20th century, making First Avenue a major thoroughfare.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 16, 17, 18  
Richard Dodge; Rails of the Silvergate

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5A, 5D	Ser. No.	SHL No.	NR Status
UTM:	A			C		
	B			D		

### IDENTIFICATION

1. Common name: Lucerne Apartments
2. Historic name: Lucerne Apartments
3. Street or rural address: 1968-70 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-13
5. Present Owner: Benedict, George & Rainy, D Herman Trust Address: 4261 Arista Dr.  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This symmetrical, rectangular stucco-sided apartment building is 3 stories in front with a basement in the rear due to a steeply sloping lot. It has a flat roof with a plain parapet and a dropped cornice, extended at the corners, which overhangs decorative brackets. Five red tile steps lead to a full-length open porch with solid balustrade and a central recessed entry way covered by a 2nd story balcony with a protruding arched entablature. Pairs of square decorated columns on solid bases support the balcony. Situated above is a smaller third floor balcony. Both balconies are recessed and have solid balustrades and iron pipe railing. Bands of 2-sash windows run along the sides of the building. The north side has an entry door and lines of vents. Alterations include doors on the front facade, windows on front facade, and new stucco.



8. Construction date: Estimated \_\_\_\_\_ Factual 1911
9. Architect Theodore C. Kistner
10. Builder M. Trepte
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Doors, windows on front facade, new stucco
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: garages to the west

# SIGNIFICANCE <sup>1</sup>

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Lucerne Apartments were built in 1911 for \$30,000. The architect was Theodore C. Kistner, a newcomer to the San Diego area from Illinois. M. Trepte was the general contractor. The building consisted of 24 modern apartments with steam heat and hot and cold running water. A billiard room, laundry room, and trunk room were located in the basement. Owners Chas. F. Lochboehler and Mary E. Hale lived in the apartments and managed them from 1911 until 1941. Lockboehler changed his name to Locke in 1919. From 1919-20, he was the owner of the Globe Baking Company which as a wholesale bakery at 1463 University Avenue. From 1926-33, he was proprietor of the Dodge Shop, a car repair business at 446 W. C St. Mary E. Hale's husband, John, was a carpenter who died in 1923. Despite the alterations in the building, the apartment house remains a good example of the apartments popular during the building boom which occurred in anticipation of the 1915 Panama-California Exposition in Balboa Park.

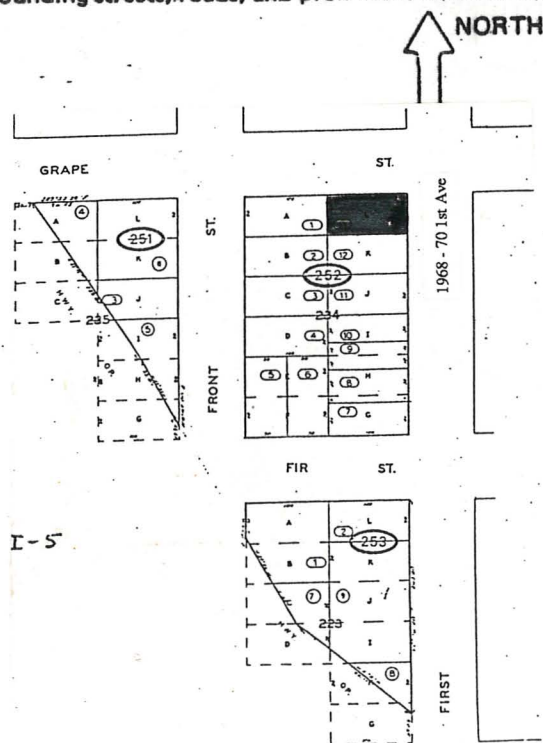
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18  
20; 8/13/11; 7:2-4

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc 5A  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Sprigg Apartments
3. Street or rural address: 2002 First Avenue ( & 102 Grape)  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-176-06
5. Present Owner: George & Rainey Benedict & Herman Trust Address: 4261 Arista Drive  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival With Craftsman influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal D; Blk 238 Lot H St. Closed Adj Lot G & S 1/2 Hortons Add Lockling

This large apartment building, on a steeply sloping lot has two stories in the front and three in the rear. It is stucco-sided and divided into east and west sections. Each has a medium-pitch hipped composition roof with overhanging eaves and exposed rafters. The eastern part which fronts First Avenue, has a central bracketed pediment at the roof line. Below is a bracketed hipped overhang, two windows with lintels and corbelled lugsills, flanked by scrolled buttressing. Directly below the windows is a recessed doorway with curved molding and quatrefail above and square pilasters with decorative brackets with tiled shed overhangs to the sides. Bands of windows are predominately double-hung. On the south facade is an arched entry and second story bracketed oriel bay, sheltered by a hipped roof with brackets. The western part of the building connected to the eastern part by a flat-roofed two story section with roof balcony has a similar entry treatments. (A third story section with long balcony replace the pediment.) There are four chimneys. Alterations windows, new stucco roofing.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1908
9. Architect Quayle Brothers
10. Builder John Campbell
11. Approx. property size (in feet)  
Frontage 175 Depth 100  
or approx. acreage .1733
12. Date(s) of enclosed photograph(s)  
April 1990



13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: stucco, roofing windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

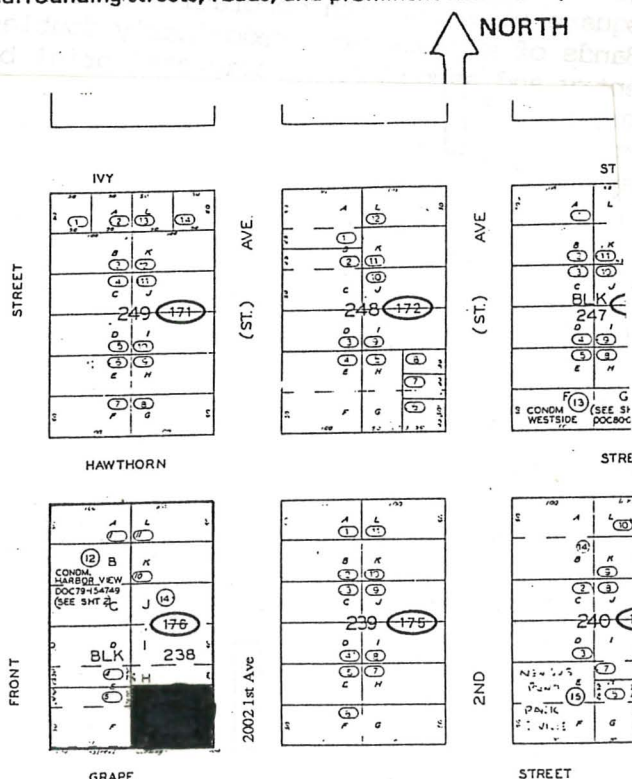
#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These apartment designed by the Quayle Brothers, were built in 1908 for \$16,658 for Patterson Sprigg. Sprigg was a prominent San Diego attorney who practiced law from the 1880's through 1925. In 1901, he ran for Mayor of San Diego as a Democrat, but lost to Frank P. Frary. Sprigg was on the Board of Trustees of the Law Library in 1911, was an organizer and superintendent of the Cuyamaca Club, and a leader in the Panama-California Exposition of 1915. Sprigg built a number of buildings in San Diego. The Quayle Brothers (Charles and Edward) were prominent San Diego Architects who designed theaters, business blocks, apartments, and homes from 1906-39. In 1933, they won Honor Awards for their design of the Elks Club Building at 350 Broadway. Other notable buildings include the Knights of Pythias Building, Balboa Stadium (with Charles Cressey) and the Savoy Theater. The Sprigg Apartments, due to their size, their architecture, and their association with important San Diegans, are very significant, contributors to the character of the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates). 17, 18, 21  
Davidson, G. A. Makers of San Diego Panama-California Exposition 1915, Arthur H. Garbel, 1915. Smyth, William E. History of San Diego Volume II, San Diego History Co., 1908
22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: Julia Myers Residence
3. Street or rural address: 2078-80-82 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-176-11
5. Present Owner: John Greffig Jr. Address: 681 I Street  
City Chula Vista Zip 92010 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Neoclassical Legal D: Blk 238, Lot L Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story rectangular house has clapboard siding and a medium-pitch hipped roof. The widely overhanging eaves have exposed rafters which are duplicated on the hipped dormer on the street facade. A second story balcony over the entry has a solid wood balustrade with square wooden posts. Below is a portico with a wide entablature, round columns with square capitals (alteration), and clapboard on the lower surround. The front door is wood panel with glass upper pane and diamond patterned 3/4 side panels. To the south of the door is a fixed-pane window. The southeastern corner of the structure is uniquely rounded with large, fixed panes, and leaded transoms wrapping around the corner. The southern facade contains a possible second story addition over the side entry porch which is similar to the front. The northern facade has a two-story bay and a large brick chimney. A related structure is the one-story clapboard house at 125 W. Hawthorne. This has a front gabled roof and windows with angular geometric designs on the transoms.



8. Construction date: Estimated \_\_\_\_\_ Factual 1907
9. Architect Unknown
10. Builder Van Auken and Sons
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Square capitols, possible second story addition
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Small house at 125 W. Hawthorne

### SIGNIFICANCE

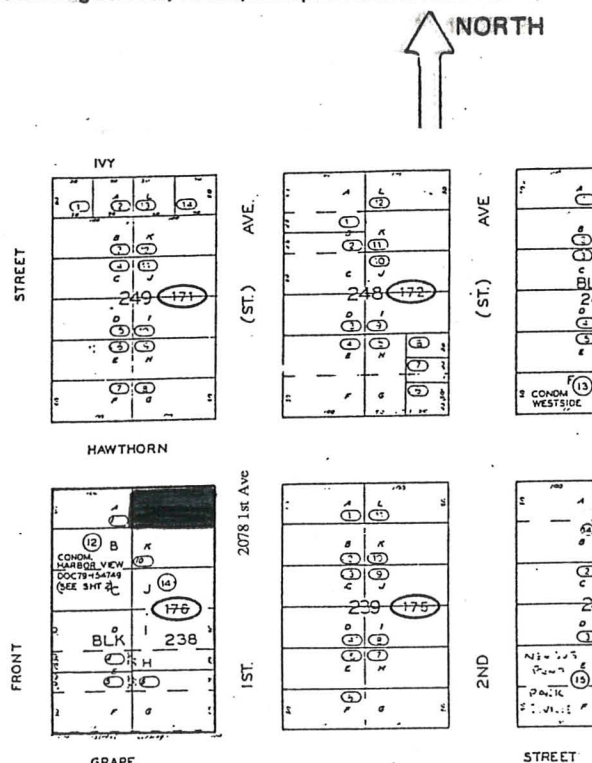
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This three-unit Neoclassical house was built by Julia Myers in 1907. She resided there from 1907-1929. Julia was the widow of Alexander Myers, who had been the proprietor of the Telephone, a retail wine and liquor business at 754 Fifth Avenue. The building is unusual in that although it looks like a single-family house, it was built as a three-unit complex. Significant features are the rounded southwest corner and the leaded glass transoms. The building has retained its architectural integrity, and although not eligible for individual historic designation, it is a contributing structure to the group of historic homes of varying styles which line First Avenue.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2100 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-08  
Franklin & Marcella Crow
5. Present Owner: Robert Kleege, Gregg Caledonia Address: 2770 Via De La Valle, #202  
City Del Mar Zip 92014 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Colonial with Prairie Influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 249, Lot G Horton's Add Lockling

This raised two-story rectangular apartment building with a basement has a flat roof and wide overhanging eaves. The original clapboard siding of the structure has been covered with stucco, as has everything, including the Corinthian columns on the front porch. The front entry features a full-width open porch with solid stucco balustrade and stepped entry. Above the porch is a full-length balcony with stucco balustrade, also. Opposing wide-angled two-story bays are situated on the street facade within the porch and balcony. Centered within them are recessed doorways with wide wooden surrounds and leaded glass sliding windows. Little of the original character remains.



8. Construction date:  
Estimated 1910 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair ☒ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Stucco siding, aluminum windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

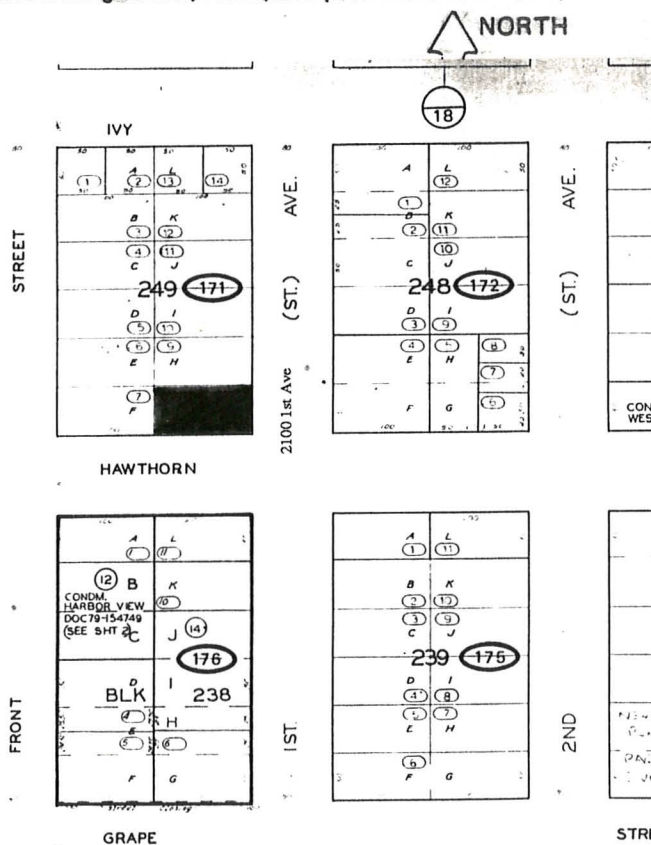
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5D \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Avalon Apartments
2. Historic name: Avalon Apts
3. Street or rural address: 2120 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-09
5. Present Owner: Robert Caledonia & Gregg Kleege Address: 2770 Via de la Valle #202  
City Del Mar Zip 92014 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

Legal Desc: Blk 249 Lot H Horton's Add. Lockling

7a. Architectural style: Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Situated on a sloped street, this rectangular building is 3 stories on the south side, two stories on the North. The flat roof has across the front facade a red tiled shed roof visor with an overhanging eave and exposed rafters. The same roof, hipped, is located over a south east 2nd story bay. Both appear to be later additions. The raised foundation incorporates a basement level to the south. Windows in 3 sash groups are double hung with a fixed center pane with multi-paned transom. The bay window grouping is of 3 double hung sashes. The side walls house double-hung windows of various sizes. The entrance portico is formed, at the base of the ashlar block with tapered square columns above. These support the entablature and balcony above with a simple wooden balustrade. Steps rise from the street to the recessed second story entrance. The siding is clapboard with endboards forming classical pilasters. Along with the tile roof, the iron entrance step railing appears to be an alteration.



8. Construction date:  
Estimated 1912 Factual \_\_\_\_\_
9. Architect Robert Halley Jr.
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Railing, red tile roof, corner bay
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Avalon Apartments first appear in the City Directories in 1913. They are typical of multi-family housing built in anticipation of the 1915 Panama-California Exposition in Balboa Park. Despite the alterations, this Colonial Revival building retains its basic integrity. It is a contributor to the group of older houses on both sides of First Ave. The architect of the building, Robert Halley Jr. came to San Diego in 1909. He was one of the early members of the San Diego Architectural Association, founded in 1910. He formed a partnership with William H. Wheeler which continued until Halley served in the armed forces during World War I.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

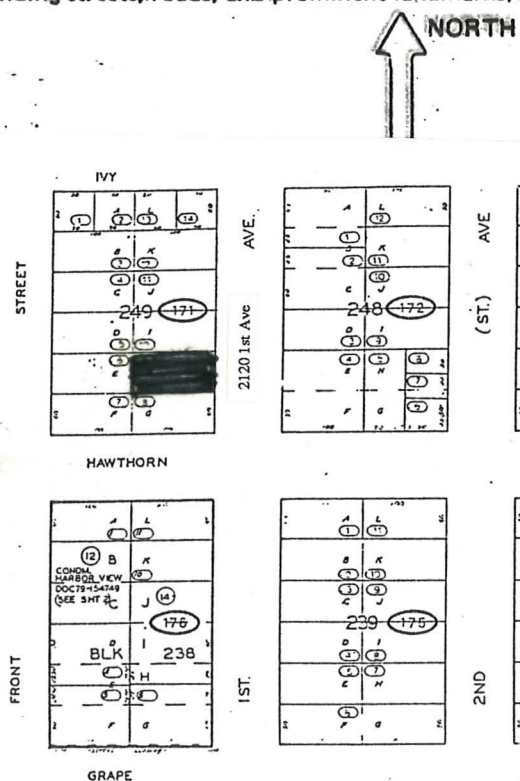
21. Sources (List books, documents, surveys, personal interviews and their dates).

13  
17  
18  
2 20; 1-1-13

22. Date form prepared Dec 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5, 5D	Ser. No.		SHL No.		NR Status	3
UTM:	A					C			
	B					D			

### IDENTIFICATION

1. Common name: The Plainsman  
Hawthorne Inn
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2121 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-04
5. Present Owner: Breffni & Gladys Barrett Address: 5460 Toyon Rd.  
City San Diego Zip 92115 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal D: Block 248 Lots E & F Horton's Add. Lockling

7a. Architectural style: Dutch Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This massive 3 1/2 story rectangular Dutch Colonial Revival building with its double front 1 1/2 story bellcast gambrel pediments and truncated side hips, sits on a raised corner lot. The upper and lower stories are shingle sided; the second story is of narrow clapboard with fluted pilaster endboards. A straight double cement stairway with open block railing and decorated front-facing wall beneath the stairs leads from the street to a central 2nd floor semi-circular classic doric portico with plain entablature. The large wood panel door with square upper pane has a molded surround. The portico, capped by an open wood railing, serves as a third story balcony. Above, a boxed frieze and cornice is situated beneath a windowed shed dormer. The gambrel pediments on either side of the balcony contain palladian window groupings, an oriel bay, and windows with flashed glass, all with molded surrounds and colonettes. First floor windows are multi-pane, 2nd floor are double-hung, both with molded surrounds and colonettes. The second and third stories are separated by a wide beltcourse. On the south side above a stepped ashlar block retaining wall, doric columns and exposed rafters support a covered veranda with square fluted columns and panelled balustrade. A 3rd story balcony is situated below a windowed dormer. This Historic Site # 148.



8. Construction date: Estimated \_\_\_\_\_ Factual 1900
9. Architect Unknown
10. Builder Henry Neale & R.A. Graham
11. Approx. property size (in feet)  
Frontage 200 Depth \_\_\_\_\_  
or approx. acreage. .2296
12. Date(s) of enclosed photograph(s)  
April 1990



13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Back stairway
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Small garage on Southeast side.

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Hawthorne Inn was built in 1900 by Dr. Edward A. Butler and his wife, Jennie. Dr. Butler owned a number of real estate parcels in San Diego including 18 mines in the back country. He was appointed to the San Diego Board of Health in 1903 and sold the Hawthorne Inn to Sarah Thompson in 1937. The Hawthorne Inn was a workingman's lodging house, designed for the common men and women who had recently come west at the turn of the century. In the 1920's and 1930's, the Inn still functioning as such, became a social center for Katherine Tingley, founder of the Theosophical Institute on Point Loma. During World War II, more than 100 Convair workers lived in the Inn, two or three to a room, and the staff served 300 meals per day. Architecturally, the Hawthorne Inn is a fine example of a "no frills" rooming house. The large wood frame structure is picturesque in its entrance, fenestration, roofline, and colonnades. San Diego has no comparable structure. It is unusual that a building of this type so close to the center of the City has remained as a rooming house.

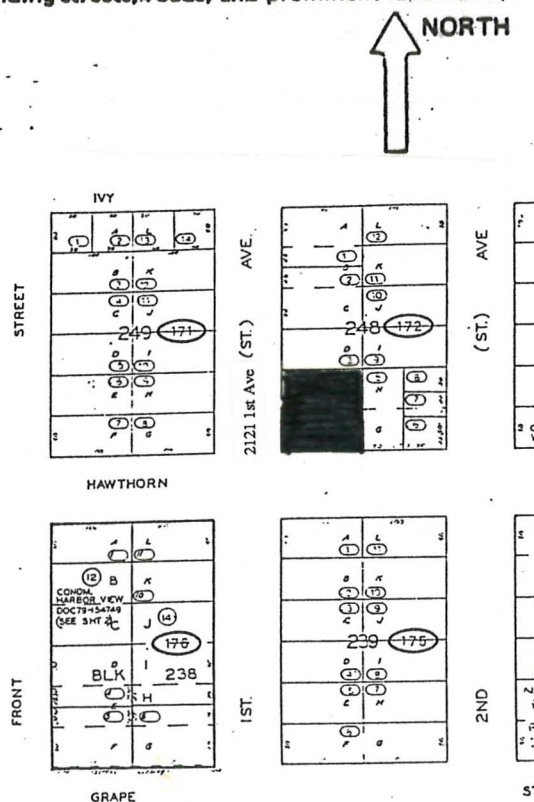
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site #148  
13

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City (619) 533-4500 Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5A, 5D	Ser. No.	_____	SHL No.	_____	NR Status	_____
UTM:	A	_____	C	_____	_____	_____	_____	_____	_____
	B	_____	D	_____	_____	_____	_____	_____	_____

### IDENTIFICATION

1. Common name: Hawthorne Cottage
2. Historic name: William Stone Residence
3. Street or rural address: 2131 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-03
5. Present Owner: Breffni & Gladys Barrett Address: 5460 Toyon Rd.  
City San Diego Zip 92115 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal D: Blk 248 Lot D Horton's Add Lockling

- 7a. Architectural style: Folk Victorian
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story rectangular house, in the Folk Victorian Style, has a high-pitched side gabled composition roof with overhanging eaves and overhanging gabled pediment above the entry. Siding is shiplap with corner-boards, vertical tongue-and-groove over raised foundation, and fish-scale with central diamond shaped shingles in the pediment. The house, surrounded by a cement block retaining wall, sits above street level. 6 cement steps lead to a walkway which terminates in a narrow wooden stairway with open wood rail leading to an entry porch. The porch has a spindle balustrade, 3-panel door with large glass upper and a single awning window. Spindle posts support a flat porch roof with entablature. To the south is a square, 1-story, flat-roofed oriel bay with molded cornice, horizontal band of panels, and 3-sash windows. 2nd story windows are narrow double hung sash. All doors and windows have wooden surrounds. The north facade has a 1-story bay with shed roof. There is a brick chimney and a nature palm tree.



8. Construction date: Estimated 1901 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

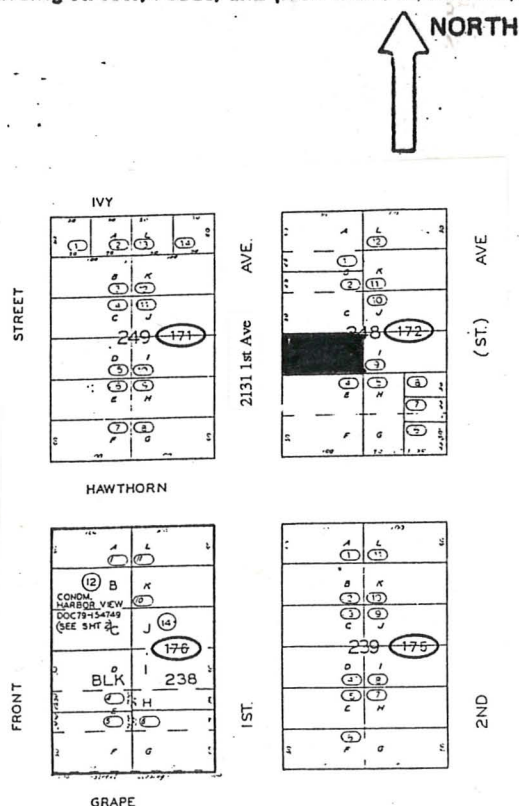
The Hawthorne Cottage was built in approximately 1901 for William P. and L.M. Stone who lived here until 1906. The home is an outstanding example of the Folk Victorian style. Juxtaposed with the elaborate Queen Anne home to the north as well as the interesting variety of architectural styles on the remainder of the block, this building is a significant contributor to the historic flavor of the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5A, 5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

IDENTIFICATION

- Common name: \_\_\_\_\_
- Historic name: John Osborn House
- Street or rural address: 2139 First Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-172-07
- Present Owner: 2139 First Ave. Associates Address 2139 1st Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Commercial Original use: Residential

DESCRIPTION

Legal D: Blk 248, Lot C S 1/2 Lot B & All Horton's Add. Lockling

- Architectural style: Shingle
- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: This 2 1/2-story irregularly-shaped wood frame house has high-pitched multi-gabled rooflines and is hipped to the south. The sheathing is shingled on the 2nd&3rd stories, shiplap on the 1st story and vertical tongue-and-grove on the raised foundation. The house, above street level is surrounded by a block retaining wall and is reached via a cement stairway with iron pipe railings and a wood stairway with spindled railing. A third story gable, with a pair of windows in a broadly-curving deep recess dominates the front facade. A large 2-story bay with flat molded roof rises in the center. To the north is a front porch with a multi-panelled wood entry door with glass panel and wood upper. An adjacent entry door faces the north. Worked posts and decorative brackets support a balcony with shingled balustrade and posts, and covered by the side gable. Both balcony and porch have spindled railing. Windows are double-hung with multi-pane uppers, and fixed pane, all with wooden surrounds, many with awnings. The house has a brick chimney and a driveway to the south. Alterations: south side porch, 5-globe lamppost.



- Construction date: Estimated 1900 Factual \_\_\_\_\_
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)  
Frontage 75 Depth 100  
or approx. acreage .1722
- Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: South side porch; 5 globe lamppost to north of cement stairway.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Shingle style home was built in about 1900 for John B. Osborn who lived here from 1901-1913. Osborn was a prominent San Diegan and a community leader. He was a member of the City Council in 1905. Osborn was active in the Masons and one on the founders of the Al Bahr Temple in 1913. After a business career, he became a minister in the Episcopal Church and served in that capacity for 50 years. On Osborn's 80th birthday, San Diego celebrated John B. Osborn Day. The house is a good example of Shingle style and its large size and corner location entrance its significance. It is an important component of the group of homes on both sides of the street which display a pleasing variety of styles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

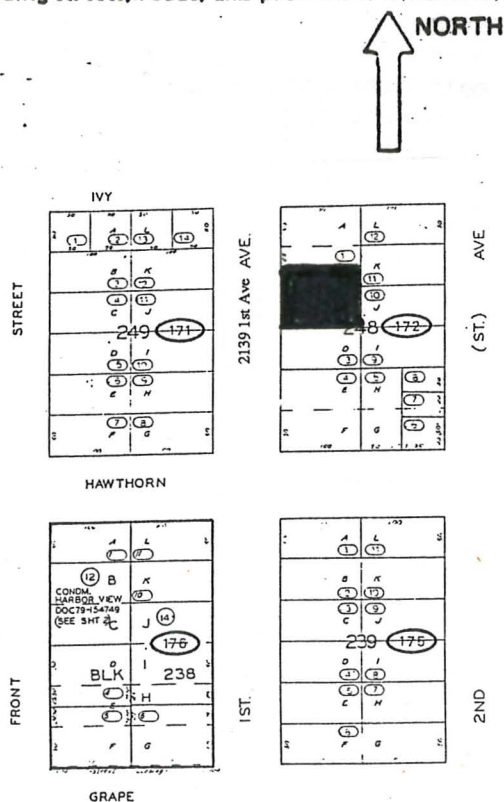
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion 2 Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

15(Bio File) 17,18,20, (2/24/55)

22. Date form prepared Dec 1990-  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status
UTM: A			C	6
B			D	

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2140-44 1st Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-11
5. Present Owner: Bertha Romeo Address: 2523 San Marcos Avenue  
City San Diego Zip 92104 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal D:BLK 249 Lot J, Hortons Add Lockling

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story Prairie style building located at 2140-44 1st Avenue sits on a concrete foundation. The medium-hipped roof contains a central hipped-dormer vent and truncated hipped bay on the southeast corner. All are encased by a boxed cornice with decorative brackets. Windows include double-hung wood and fixed with angular geometric transoms. The porch, asymmetrically located on the northeast side is capped by a hipped hood covering two double panel wood entrance doors and a large double-hung window which has two circular fans in the lintel. The structure is raised off the street by an ashlar faced retaining wall with molded concrete steps leading up to newer, entrance steps. The front facade appears to have been altered including an aluminum slider on the second story of the bay and the main entry. Other alterations include recent landscaping and metal railing and fence.



8. Construction date:  
Estimated 1907 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated X No longer in existence \_\_\_\_\_
14. Alterations: Front facade, new entry, stucco, some windows.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in approximately 1907. Due to its many alterations, it retains little of its architectural integrity and is probably not eligible for historic designation. The building does retain features that reflect the historic character of the area.

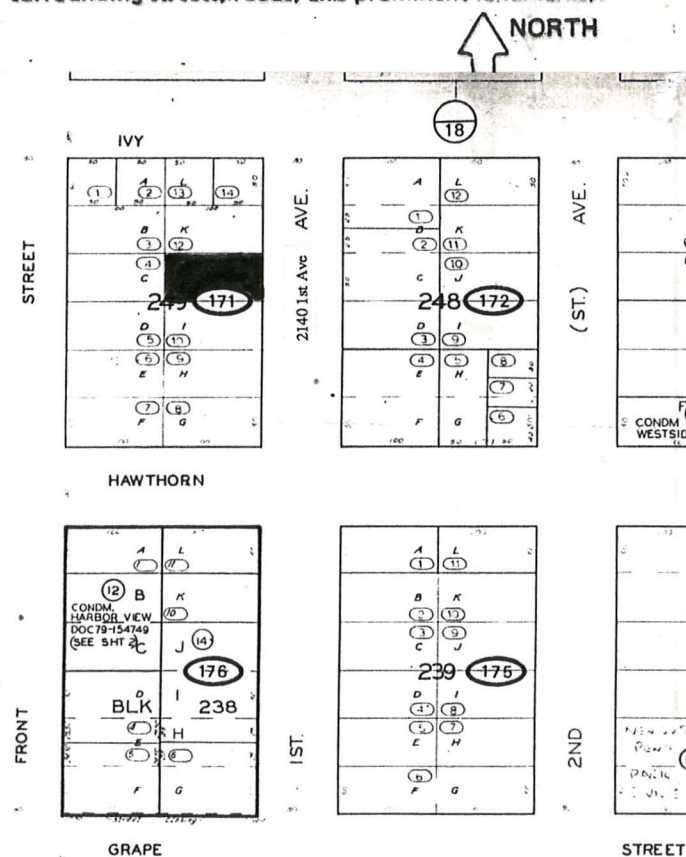
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc <u>5</u> 5D SHL No. _____ NR Status <u>3</u>
UTM: A _____ C _____	
B _____ D _____	

### IDENTIFICATION

1. Common name: Nason House Professional Center
2. Historic name: Frederick T. Nason House
3. Street or rural address: 2169 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-01
5. Present Owner: First & Ivy Associates Address: 2169 1st Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Blk 248, Lots A & N 1/2 B Horton's Addition

7a. Architectural style: Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: The Nason House is a 2-story rectangular building on a raised foundation with a low hip roof, hipped front dormer with multi-paned windows and broad overhanging eaves with decorative brackets. The sheathing is narrow shiplap from eaves to 1st floor windowsills and clapboard below. A classical porch with entablature supported by decorative rafters, 4 Tuscan Columns, and cornice has a clapboard balustrade and a front door with beveled glass and similar side panels. Above the porch is a balcony with wood railing and posts capped by urns. On either side of the balcony, the 2nd floor features oriel bays supported by brackets and decorated with garlands below the windows. Windows include fixed and double-hung, many with geometric leaded designs. Window surrounds are plain with molded lintels. A low cement retaining wall surrounds the property. Steps with simple iron railings lead to the porch. A recent alteration is a wrought iron fence with finials which surrounds the property. The house is Historic Site #187.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1902
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 175 Depth \_\_\_\_\_  
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Wrought iron fence.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

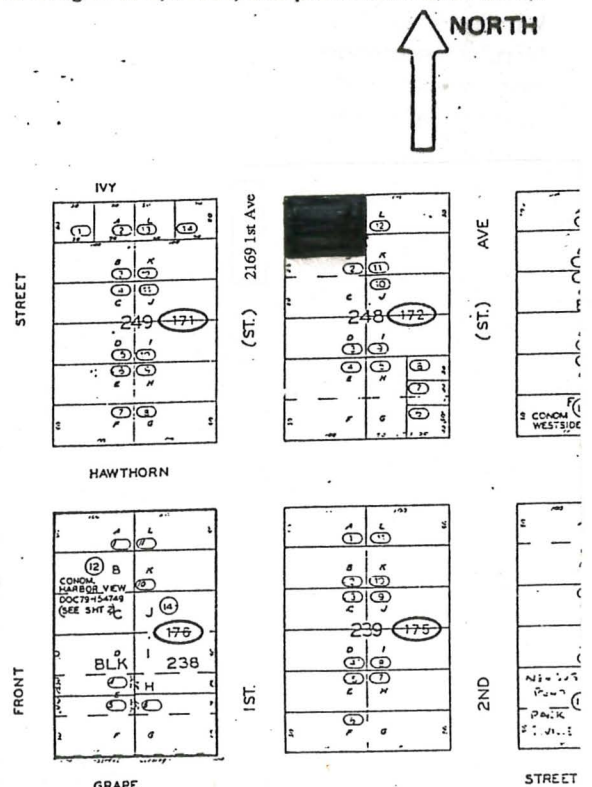
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Frederick T. Nason House was built in 1902 for \$3000 as a residence for the Nason family. Frederick T. Nason was a prominent businessman and owner of Nason and Company, an import-export firm which dealt with Mexico, quite unusual at the time. Nason died in 1937 and the business was passed on to Frederick Leigh Nason, his son. The Nason family occupied the house from 1902-22 and owned the property until 1926. The house itself is significant as a well-preserved turn of the century Colonial Revival residence which bridged the gap between the earlier Victorian style and the later Spanish influence. The porch and window treatment are particularly noteworthy.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
City of San Diego Historic Site File  
#187  
13

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.	—	—
UTM:	A	—	—	SHL No.	—	NR Status
	B	—	—	C	—	—
		—	—	D	—	—

### IDENTIFICATION

1. Common name: 1st & Ivy Market
2. Historic name: Weitzel & Sons
3. Street or rural address: 2170 1st Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-14  
Fred & Anglea Georginn and
5. Present Owner: George & Virginia Georginn Address: 656 4th Avenue  
City Chula Vista Zip 92010 Ownership is: Public — Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 249 Lot L E $\frac{1}{2}$  Hortons Add Lockling

The 1st & Ivy is a one-story rectangular commercial building with rough stucco siding. The roof is flat with a stepped and pedimented parapet. The 2 pediments are situated at the northeastern corner and have a wide stucco coping. The corner entry features recessed aluminum framed double glass doors flanked by large picture windows. Below the windows are red ceramic tiles with a tile and stucco pilaster. Large signage wraps around the street facades along with a vertical neon sign extending out & above the structure. Grated roof vents line the practically windowless street facades.



8. Construction date:  
Estimated 1915 Factual —
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 100 Depth —  
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)  
May 1990

2170 1st Ave

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: None

## SIGNIFICANCE 1

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This corner grocery store was built in 1915 for Harry K. Weitzel. He and his sons owned and operated a grocery store at the site until 1938. Subsequently, his sons took over the business. In 1950, the store became the First and Ivy Market.

Harry K. Weitzel served on the City Council from 1921-25. He was elected on a platform which supported bringing water to San Diego. During the term, he was involved in the controversy surrounding where to site a San Diego River dam. In 1925, Weitzel was found guilty of using his office to influence the purchase of the Cuymaca Water System in exchange for a promise of \$100,000 from Ed Fletcher. He was sentenced to 1-14 years in prison.

The First and Ivy Market is significant as an example of small scale stores which served the growing San Diego community in the early 20th century. It blends nicely with the auto repair garage across Ivy Street, also in the Mission Revival style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

20. 7/16/25, 12/29/19

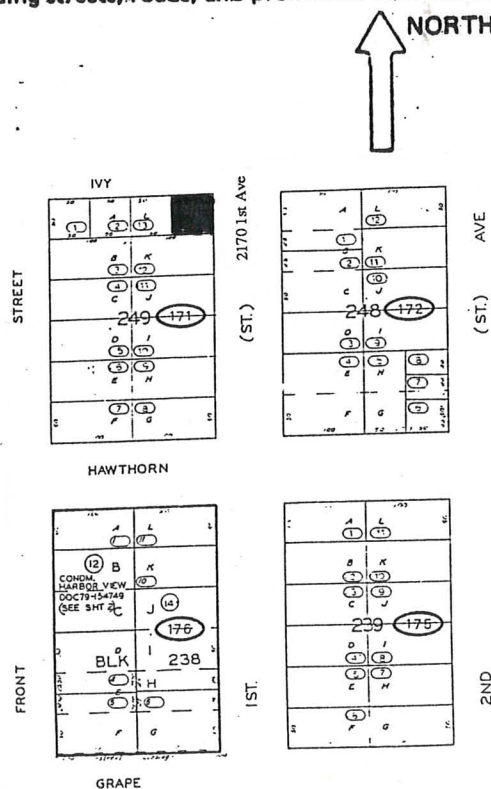
15. Courtemache, Carl Joseph.

The Utilization of Water in San Diego County from 1890-1940: A Cultural Analysis,

December 1990/Masters Thesis, SDSU

22. Date of \_\_\_\_\_  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address 525 B Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc. 5D SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: San Diego Britannia Motors
2. Historic name: Ivy Garage
3. Street or rural address: 2210 1st Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-07
5. Present Owner: George & Bernadette Millar Address: 2210 1st Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial  
Legal Desc: 255 Lot H, Lot G & s 40 ft Hortons Add Lockling

### DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This commercial building is a one story rectangular structure with smooth stucco siding. The roof is vaulted with a stepped parapet and a center keystone formed by arranged bricks. A brick coping covers the mission-style parapet. The corner of the structure forms an open arcade with a square column support to shelter automobiles. The arcade contains a wooden entry door and a rolling aluminum garage door. The eastern street facade windows consist of 3 clear multi-pane panels with a pivoting center panel. Along the facade is a second garage door. The southern facade contains scorse multi-pane windows with pivoting center panels.



8. Construction date:  
Estimated 1923 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 190 Depth 100  
or approx. acreage .2066
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Window on s facade, sinage
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☐ Private development ☐ Zoning ☒ Vandalism ☐  
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: None

#### SIGNIFICANCE

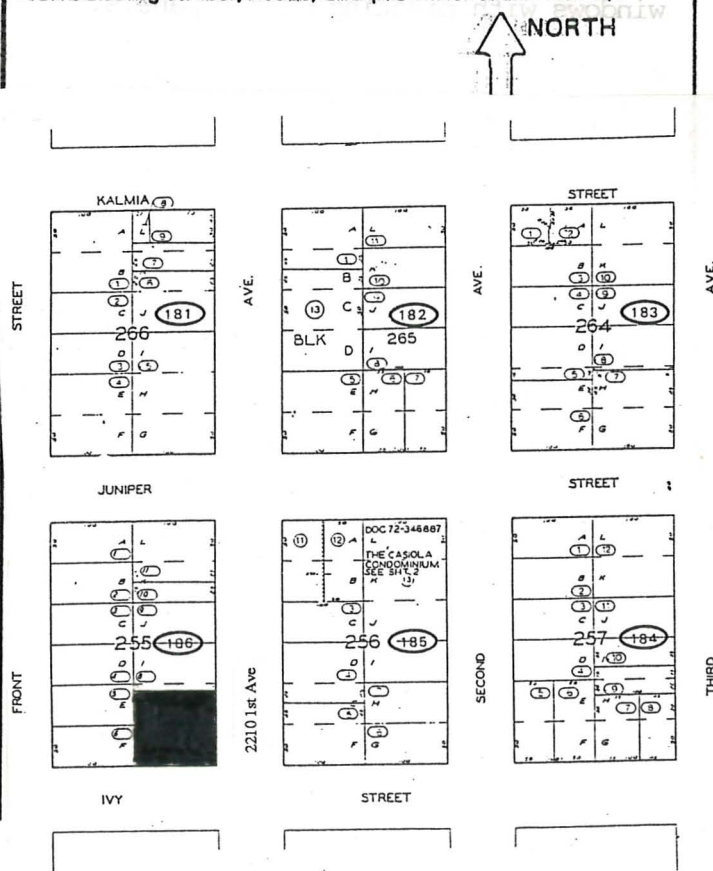
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built as a car repair garage in approximately 1923, this Mission Revival style building is a fine example of the small scale commercial structures of the time. The parapet and large multi-paned windows are noteworthy. The building blends well with the first and Ivy Market, also in the Mission Revival style and located across Ivy Street from the garage. The building is a reminder of the growing importance of the automobile in the early 1920's and stands as an example of early car repair facilities. Its importance is enhanced by its corner location.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure ☐  
Economic/Industrial 2 Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐
21. Sources (List books, documents, surveys, personal interviews and their dates).  
17., 18.

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A	B	C	D		6

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2228-30-34 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-08
5. Present Owner: Weldon Harrison (P/F) Tooley Field Address: 2230 First Avenue  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 255 Lot H & I No 10 ft Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½-story rectangular apartment building has a low-pitched gable roof. The widely overhanging eaves have exposed pointed rafters and stick brackets at the gable ends and peaks. A horizontal latticed window with side vents adorns the gable end. Large square two-story pilasters adorn the street facade corners and are duplicated on the first story porch columns and enclosed balcony. Although the balcony has been enclosed, the original post and rail are still visible. An oriel bay projects on the southern second level, while a two-story bay is situated on the northern wall. The siding is clapboard with wooden panels covering the side areas where large brick chimneys once stood. The entry is deeply recessed and is flanked by three-part windows. Side windows are double-hung with wide surrounds. Many alterations have been performed on this house.



8. Construction date:  
Estimated 1914 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 60 Depth \_\_\_\_\_  
or approx. acreage .1377
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence X
14. Alterations: Enclosed 2nd story balcony, fence, windows, removed chimneys
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_ X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

## SIGNIFICANCE 2

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

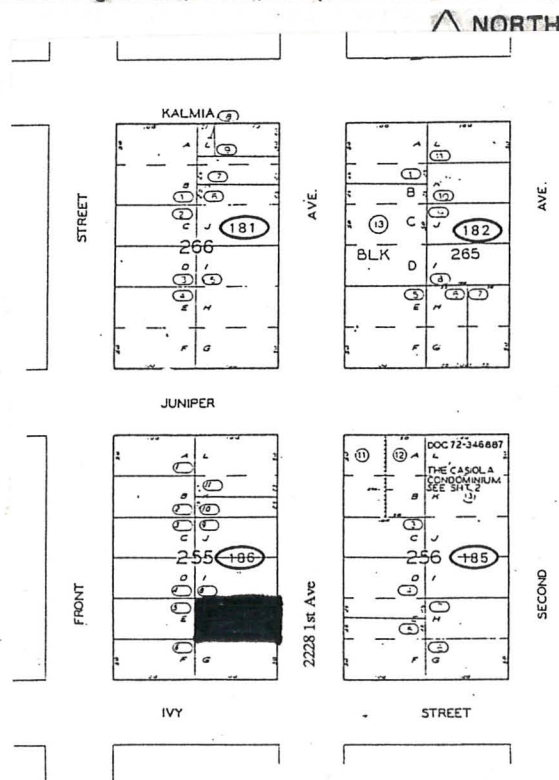
This home was built in approximately 1914. Before its demolition in August of 1990, it had undergone many alterations and was not eligible for historic designation.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- |                     |          |                        |       |
|---------------------|----------|------------------------|-------|
| Architecture        | <u>1</u> | Arts & Leisure         | _____ |
| Economic/Industrial | <u>2</u> | Exploration/Settlement | _____ |
| Government          | _____    | Military               | _____ |
| Religion            | _____    | Social/Education       | _____ |

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

**Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):**





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5D</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Ri-Rite Market, Juniper Pharmacy
2. Historic name: Safeway
3. Street or rural address: 2258 - 2272 1st Ave.  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-11
5. Present Owner: Jane Swanson Address: 2238 Tokalon St.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial  
Legal D: Block 255 Lot L Horton Add Lockling

### DESCRIPTION

- 7a. Architectural style: 30's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This Large commercial building is primarily one story with a two story corner on the northwest side. Rough stucco siding covers the original cement block. The roof is flat with a curving parapet and lines scored within the stucco. Large signage surrounds the building and an original curving cantilevered canopy shelters the entries. The double door entries are aluminum framed glass with glass transoms above. Flanking the doors are large picture windows, with a unique curving faceted window wrapping around the corner. On the northern facade is a porthole window, several multi-paned casement windows and a stepped entry sheltered by a colorful awning.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1937
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 175 Depth 100  
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)  
July 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

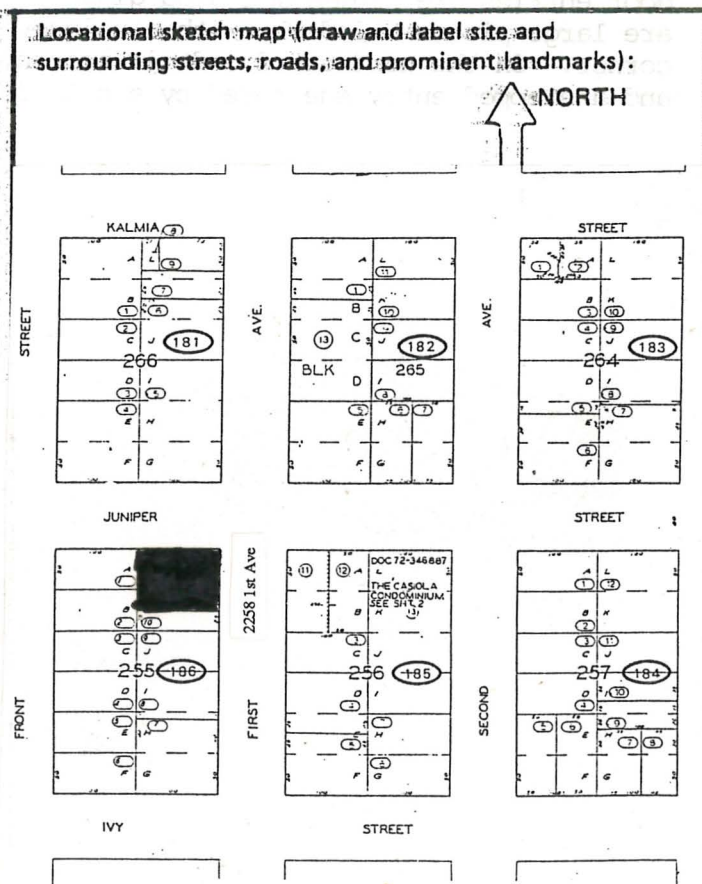
### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This commercial structure which wraps around the corner at First Avenue and Juniper Street is an excellent example of a 30's style commercial building. It was constructed in 1937 for Caesar Pastore who owned an Italian restaurant on Broadway. It has been continuously used as a pharmacy on the corner and as a grocery store to the south. It was a Safeway until about 1946 and has been the Juniper Pharmacy Since 1950. The building blends well with the commercial structure across First Avenue. It is interesting that both buildings housed grocery stores from 1938-45.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
17., 18.

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Hob Nob Hill Restaurant
2. Historic name: G.A. McHenry Drugs
3. Street or rural address: 2271 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-185-11
5. Present Owner: Harold & Dorothy Hoersch & Wayne Gibbs Address: 2271 First Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: 40's Commercial/Utility
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 256 Lots A & B/EXC Ely 50 ft/ Horton's Add Lockling

This one-story, stucco-sided commercial building is rectangular in shape and has a flat roof with molded eave. Windows are square multi-pane fixed with tile slipsills. The double entry doors, flanked by fluted pilasters, are recessed and contain two irregularly-shaped panels. One door has a leaded diamond-shaped window. Flared metal awnings are situated above windows and doors. Brick paving extends the full width of the sidewalk on First Avenue and a sign with rounded corners extends above the roofline. Alterations include two light fixtures, one on either side of the doorway, and a south end addition entry with angled window and a boxed frieze at mid-story.



8. Construction date: Estimated \_\_\_\_\_ Factual 1913
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Light fixtures, south side bakery
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

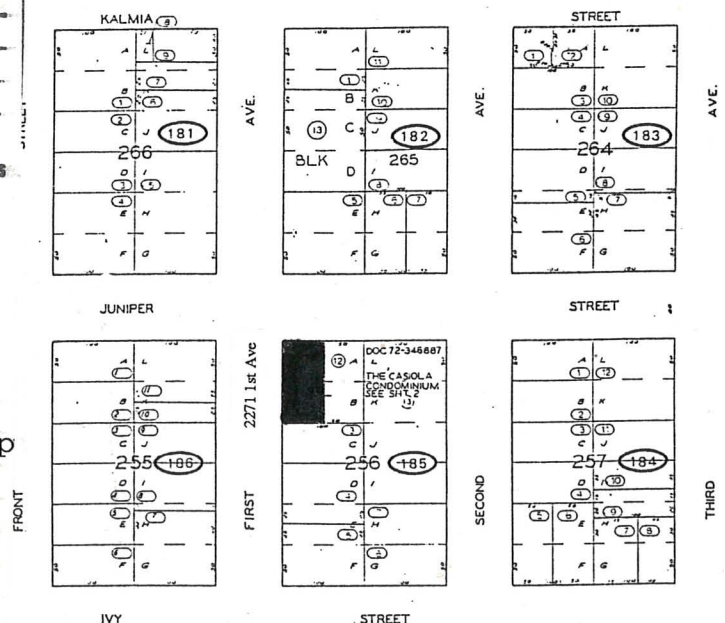
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The commercial structure at 2271 First Avenue was built in 1913, perhaps in anticipation of the growth of the area with the coming of the Panama-California Exposition in Balboa Park in 1915. The building was used as a drugstore until 1937 and a grocery store until approximately 1946. Then, it became a restaurant, a use which remains today. Presumably, there were alterations to the exterior in conjunction with the later change in use. The building itself is not significant architecturally, but it does blend well with the small-scale commercial structure across First Avenue. It is interesting that both of these buildings housed grocery stores from 1938-45.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
17, 18
22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dep  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

▲ NORTH





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc. 5D SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: none
2. Historic name: Luray Apartments
3. Street or rural address: 2365 1st Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-01
5. Present Owner: Dominic Calabrese Address: 2440 Albatross Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

Legal D: blk 265 Lot B lot A & N 1/2  
Horton Add Lockling

### DESCRIPTION

- 7a. Architectural style: 1940's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two story court apartment complex is u-shaped with a connection at the second story of the three buildings. The roof is hipped at a low pitch and is covered with asphalt shingles with a red tile spine. A large chimney is located in the center of the central building. The windows are multi paned double-hung with louvred wooden shutters. Two first story central windows facing first Avenue have a classical shelf and surrounds and the facade itself is arranged symmetrically. The entry is reached from the four steps through an iron fenced gate with a brick foundation planter to either side. Within the court three entries are present. The upper level has an iron balustraded balcony with a french door flanked by shutters. The first floor doors are panelled wood with multi-diamond panel side panels. The court is maturely landscaped. A side entry is located on Kalmia with a garage with balcony above. The siding is stucco on the first floor and asbestos shingles on the second floor, separated by a molded wood horizontal band. Alteration include asbestos shingles and iron gates.



8. Construction date:  
Estimated 1946 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 175 Depth \_\_\_\_\_  
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good x Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Asbestos shingles, iron gate
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial x Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

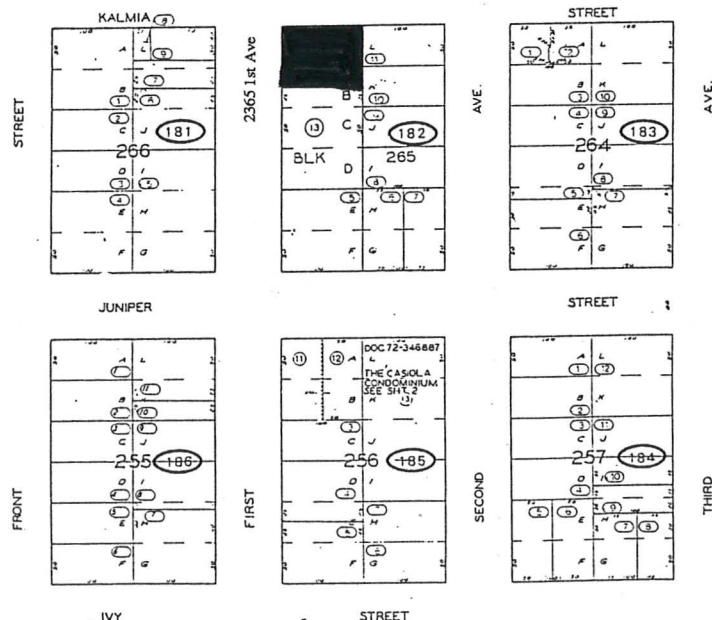
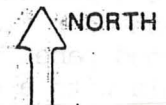
These apartment were built in approximately 1946 and are an excellent example of architecture of this period. They constitute one of the many apartments built immediately after World War II to house workers who had come to San Diego to working in war-related industries.

This building's Significance is enhanced by the fact that it sits among other historic structures.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
17., 18., 13.

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc 5A, 5D  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: none
2. Historic name: Alexander Reynolds Home
3. Street or rural address: 2372 1st Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-181-09
5. Present Owner: Creative Properties Inc. Address: 3482 Bayside Walk  
City San Diego Zip 92109 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: blk 266 lot L & 79ft of  
N 40ft. Hortons Add Lockling

- 7a. Architectural style: Neoclassical Box with Praire Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two story rectangular structure has a low hipped roof with 1/2 hip over the front extension. The wide overhanging eaves are boxed and a wide plain frieze wraps around the house. The siding is clapboard with a flared band of patterned shingles between the first and second levels which forms the balustrade for a narrow second story balcony on the southern facade. a square second story bay extends on the front facade second shelters the front entry porch. It contains a wide entablature, corinthian columns and a stepped entry with an iron banister on the nor side, the porch is glass enclosed with wood panels below, and a two story bay is situated along the facade. Two brick chimney intersect the roof and the foundation is made of quarry stone



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1903
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 119 Depth \_\_\_\_\_  
or approx. acreage .0725
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: screens on windows

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: flat roofed garages in back

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in 1903 for Alexander Reynolds, Sr. who lived her with his son, Alexander Jr. from 1904-14. Alexander Reynolds, Jr. was Treasurer of San Diego Supply Co. Later in his life, he was foreman of a roadbuilding project in North Mission Valley. Under his direction, the 5-1/2 mile long road from Murphy Canyon to Old Town was begun. Reynolds died during construction of the road, but in 1935, the men who had worked under him erected a monument to him and the road was renamed Reynolds Road.

In 1915, the Reynolds Home was sold and became rental property. Although primarily Neoclassical in style, the house has the horizontal feel of the Prairie style. The horizontal band of shingles between floors is reminiscent of the Victorian era and is quite unusual in a building of the Neoclassical style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

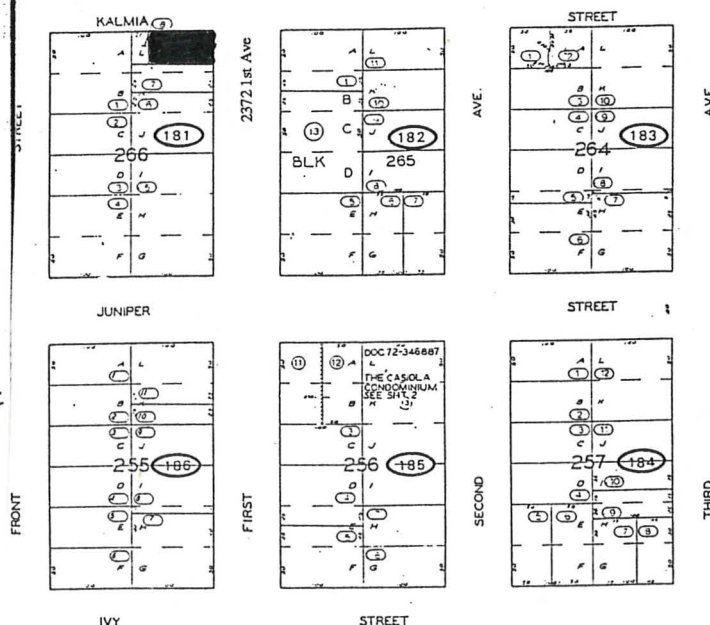
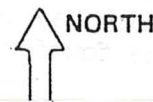
17., 18., 20. (3-2-35)

Van Wormer, Stephen. Report for  
Creative Properties, Inc.

22. Date form prepared Dec 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5, 5D SHL No. \_\_\_\_\_ NR Status 1  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Long-Waterman House
2. Historic name: Long-Waterman-Gilbert House
3. Street or rural address: 2408 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-083-06 and 07
5. Present Owner: John Parker Address: 2408 1st Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The long-waterman House, a two story structure with an unfinished attic & partial basement, is San Diego Historical Site #37. It is a rectangle with projecting bays and curving walls. The front porch projects from a drawing room bay and swings in a large are around the corner tower. The porch roof slightly sloped and shingled, is supported by eleven turned post with fan brackets supporting a spindled lattice. Porch railing has spindle and pierced elements. Three tall brick chimneys terminate in corbelled caps. Windows are predominately double-hung, one over one light with architrave trim. First floor windows, many pedimented, include two fixed in an elliptic arch opening with leaded stained glass uppers. The shingled high-pitched irregular roof, broken by gable ends and three eyebrow windows, rises above a dentilled cornice. A widow's walk at the roof peak is surrounded by wrought iron railing. The gables, topped by turned finials are decorative bargeboard, panels and dentil molding. The northeast corner has a corner tower with cornice and domed cupola covered with diamond shingles and topped by a weathervane.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1889
9. Architect D.P. Benson
10. Builder John S. Long
11. Approx. property size (in feet)  
Frontage 200 Depth \_\_\_\_\_  
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)  
March 1990



13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: none
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: carriage house, excellent plantings, including magnolia tree

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Long-Waterman house is one of the most important examples of California Queen Anne Style architecture in San Diego. Typified by an irregular plan and roofline, undulating wall surfaces, circular porch, and domed turret, the extensive use of complex decorative elements - patterned wall shingles, spindled ballustrades barge boards, roof cresting, ornamental chimneys- mark the house as a particularly exuberant example of its type.

constructed by John S. Long, one of the founders of the Coronado Fruit Package Company, in 1889 during a boom period when much of Banker's Hill was developed as a fashionable residential area, the house has remained in the ownership of a single family since 1897. Between 1890 and 1895, the house was owned by Mrs. Robert Whitney Waterman, whose husband became governor of California in 1890.

In addition to its importance as an noteworthy example of its period and type, the Long-Waterman house is also significant because it has been consistently maintained and is in an excellent state of preservation. The original interior elements have survived almost completely intact.

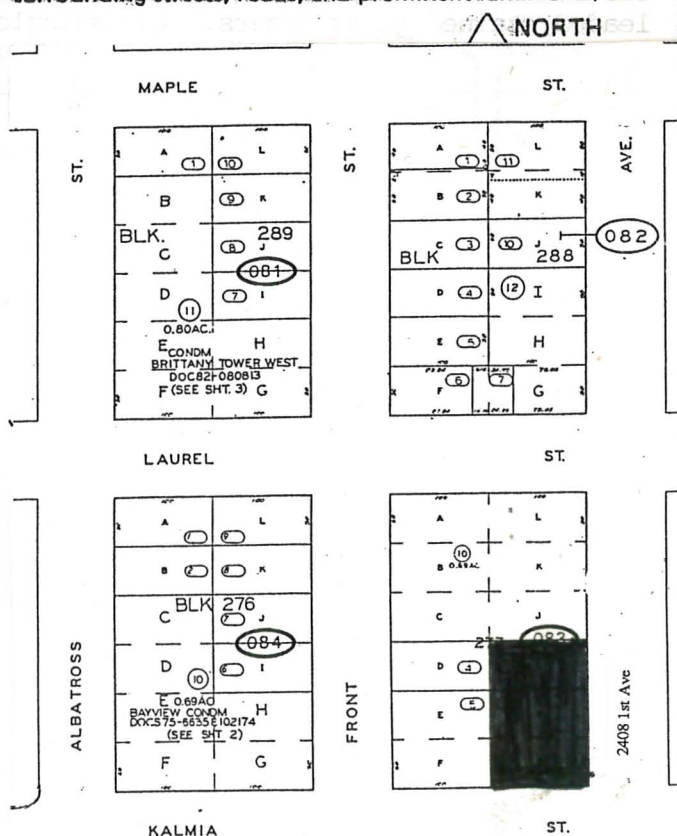
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government 2 Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site  
file #37  
13

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc 5A/5D SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: none
2. Historic name: Mrs. Joseph W. Preston Home
3. Street or rural address: 2425 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 534-094-04
5. Present Owner: James & Georgianna Galas Address: 2425 1st Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private x
6. Present Use: Residential Original use: Residential

### DESCRIPTION

legal d: blk 278 lot D  
Hortons Add Lockling

- 7a. Architectural style: Shingle
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2 1/2 story rectangular building on a raised foundation has gabled roofs with long, steep slopes and flares, and a slightly projecting third story. Siding includes fishscale, scalloped, and shiplap. On the northern end of the front facade, and square pedimented bay with corbelling features a double-hung sash window with half length side panels and decorations. Cement steps and walk lead to the front porch where a shingled balustrade and square post support the second floor. The building also features a curving third floor balcony with shingled balustrade, knob and spindle work on the porch and balcony, leaded glass windows, and two brick chimney. The windows include double-hung sash and casement with multi-pane uppers. A cement driveway is on the south side.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1890
9. Architect Reid Bros.
10. Builder Thomas Jobbitt
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1149
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: none apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This large shingle style home was built in 1890 for Mrs. J.W. Preston. It was designed by the Reid Brothers, the architects for the Hotel de Coronado, several other notable San Diego area structures, and the Fairmont Hotel in San Francisco. The contractor was Thomas Jobbitt. Mrs. Preston lived here until 1896. In 1905, Anthony Wayne Vodges and his wife, Ada A., purchased the home; they resided here until the late 1920's. Anthony Vodges was a retired general in U. S. Army.

The home is in excellent condition and is a fine example of the Shingle style. The curving balcony and unusual siding are particularly noteworthy. This home contributes to the cluster of Victorian homes in the area which have carefully preserved.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

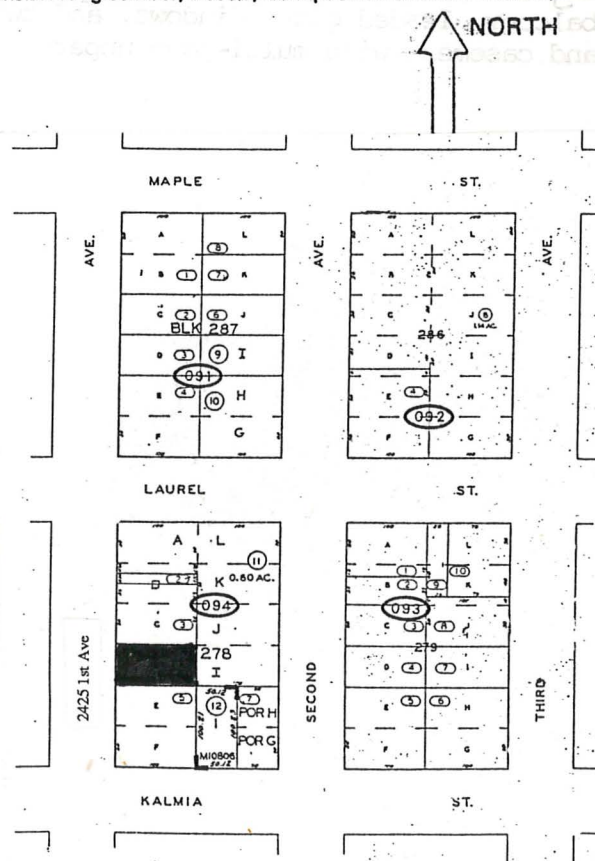
17., 18.

20.(1-1-1891;9)

Union Title Insurance, title search

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc 5A _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: Lesem Apartment
3. Street or rural address: 2451 First Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-094-03
5. Present Owner: George & Rainey Benedict Address: 4261 Arista Dr.  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential  
legal D: blk 278 Lot C 5 1/2 lot B & all  
Middletown & hortons Add Lockling

### DESCRIPTION

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This large symmetrical two story v-shaped apartment building with a central courtyard and basement has a third story in the rear section of the v-shape. It is in the Mission Revival Style with stucco siding. The building is capped by a flat roof with a plain parapet and hipped visor. Wide steps lead from the street to a raised, heavily landscaped courtyard which is flanked by entry doors and stoops. A prominent central stairway (alteration) leads to a second floor arcade with solid balustrade and entrances to second floor apartment. Semi-elliptical archways lead to the rear section of the v-shape. This section contains triple windows with transoms and semi-elliptical wooden surrounds. Other windows are predominately aluminum double-hung sash with two rows of 3-sash windows on the front facade.



8. Construction date: Estimated \_\_\_\_\_ Factual 1917
9. Architect Unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 75 Depth \_\_\_\_\_  
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair x Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Central stairway, some windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential x Industrial \_\_\_\_\_ Commercial x Other: \_\_\_\_\_
16. Threats to site: None known x Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? x Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Lesem Apartments were constructed in 1917 for Alex M. and Myrtle B. Lesem. Alex was a physician, city health officer, and registrar of vital statistics. Myrtle managed the apartments until 1924 when the Lesems moved elsewhere.

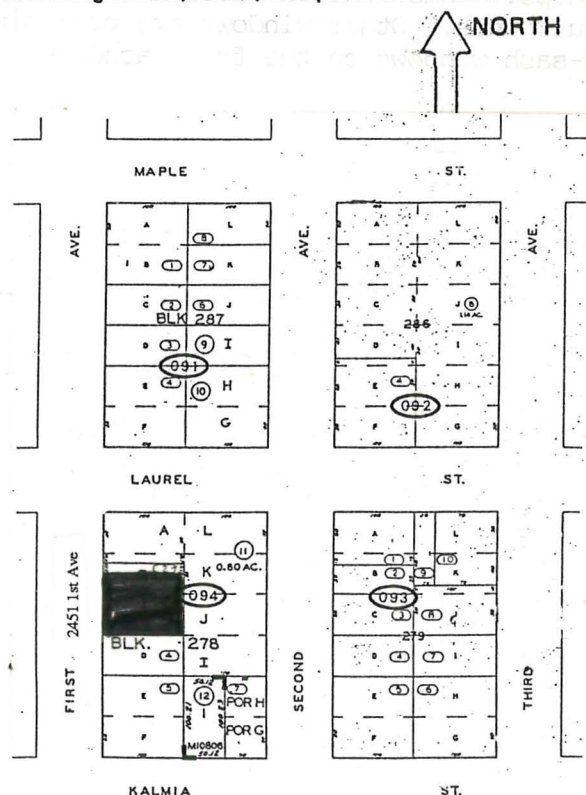
Although these apartments are well-maintained, the alteration have diminished their historical significance. The building's scale and remaining features do add to the ambiance of the area

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: Dr. Julius C. Dickenson Residence
3. Street or rural address: 1755 & 1759 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-272-03
5. Present Owner: Paul and Alice Blume Address: 4486 Hortensia Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Neoclassical Box with Craftsman second residence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 218, Lot B Horton's Add Lockling

1759 Second Avenue is a two-story structure with a low-pitched hipped roof, wide overhanging boxed eaves, and a plain frieze. It has a concrete foundation, shiplap siding and two tall brick chimneys. The second floor windows are double-hung, some form adjacent pairs and others stand alone. The first floor windows have single double-hung windows with the street facade featuring a fixed central pane with single-pane transom and glass side panel. A two-story bay is on the south wall with a door entry on the southwest side. The main porch entry is on the north facade and is sheltered by a flat roof supported by round columns. A two-story addition is on the east rear facade. The second residence is a later addition in the Craftsman style. It has a medium-pitch hip roof with exposed rafters. The porch has a half-hip roof and is supported by wooden timbers and angled brackets. A square oriel bay is on the northwest wall with a pent roof and fixed pane with leaded glass transom.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1904
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage. .1147
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_ Good ☒ Fair \_\_\_\_ Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: Two-story addition to the rear, shed roof over south doorway
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_ Commercial \_\_\_\_ Other: \_\_\_\_
16. Threats to site: None known \_\_\_\_ Private development \_\_\_\_ Zoning ☒ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: Guest house

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1904, Dr. Julius C. Dickenson signed the Water and Sewer permits for 1755 and 1759 Second Avenue. As a physician, he practiced out of this home until 1910, when he moved to 1751 Front Street. Between 1923 and 1940, the property was used as investment property and was given the name Loma Vista Apartments.

The Neoclassical architecture has been well cared for and is an early, modest example of this architectural style.

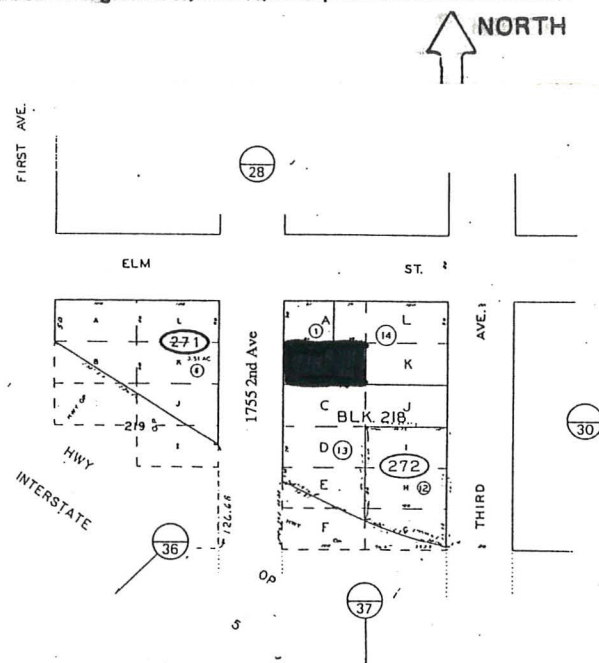
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5	Ser. No.		SHL No.		NR Status	
UTM:	A			C					
	B			D					

### IDENTIFICATION

1. Common name: H. E. Watts Residence HSB #57
2. Historic name: H. E. Watts Residence
3. Street or rural address: 1767 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-272-01
5. Present Owner: Martha Bekken Address: 1767 Second Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

7a. Architectural style: Italianate

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 218 Lot A Exec E 39# Hortons Add Lockling

This is a rectangular wood framed one story house on a raised cut stone foundation. The low hipped roof has a boxed cornice, carved brackets and decorative frieze with dentils. A wide-angled bay decorates the street facade and has a flat roof but similarly decorative cornice. Pilasters connect the bracket to a simulated balustrade around the bay which continues and forms the actual worked porch balustrade. The front entry has a tall staircase from the street semi-circular transom and center keystone. The bay windows echo this appearance. Side windows are narrow and double-hung with decorative lugsills. The sheathing is shiplap with endboards. A latticed enclosure in back may be a later addition.



8. Construction date:  
Estimated 1897 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 111 Depth \_\_\_\_\_  
or approx. acreage .0700
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Stair banister, latticed enclosure in back
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? ☒ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1888 H.E. Watts sold this property to Almond and Anna Hiscock. A. Hiscock was a builder who arrived by steamer from Chicago in 1872 and became the director of the Bank of San Diego in 1879. In 1886, the property was sold to Henry C. Watts who died at the Florence Hotel in 1889 from injuries suffered after jumping from a wagon. The property remained in the Watts family until 1926 when it was sold to J.H. and Laura Kerth.

The home was originally located 7th and C Street and moved sometime before 1906. The Watts Residence is a fine example of an Italianate Cottage with its ornate cornice and arched windows and door.

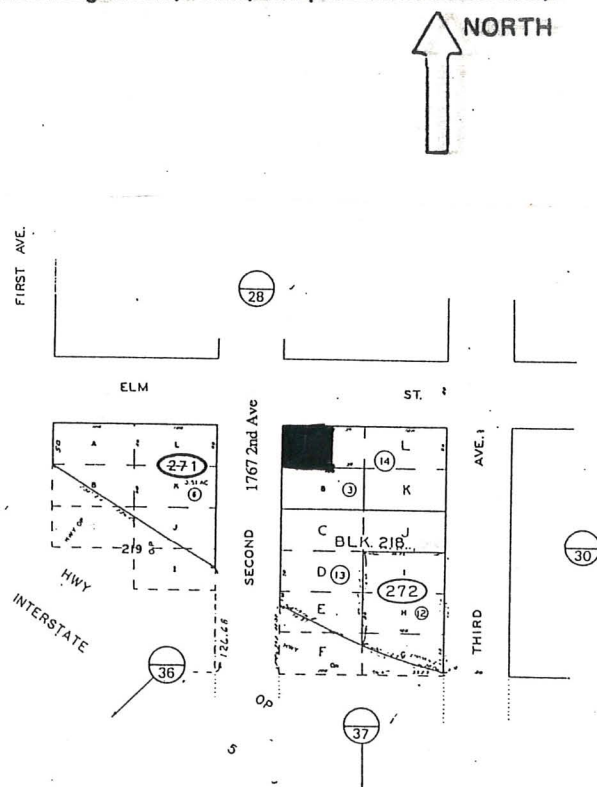
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
17., 18.

City of San Diego Historic Site Board File #57

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc 5A  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: none
2. Historic name: Charles H. Low Residence
3. Street or rural address: 1945-1947 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-282-02
5. Present Owner: Gale & Kirsten Bach Address: 1945 2nd Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal D: blk 232 Lot C S ½ Lot B & All Hortons Add Lockling

This 2 ½ story Italianate home is situated on a raised foundation. The steeply pitched hip roof is truncated, has flared eaves have decorative brackets with a balustraded widow's walk. The wide eaves have decorative brackets with a plain frieze and the sheathing is clapboard with endboards. An open full width porch with an unusual curving corner is surrounded by a plain balustrade. To the north, the porch is covered by a flat roof with bracketed cornice and supported by eight Tuscan columns. Large dormers with shed roof face each facade and brick chimney intersects the southern roof. The tall double-hung windows are placed in pairs. A fire escape has been added to the south wall.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1894
9. Architect Henry Starbuck
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 75 Depth \_\_\_\_\_  
or approx. acreage .1721
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Fire escape
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: A two story apartment building with garages to the rear

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1894 for Charles H. Low, a real estate developer. The home cost \$2548 and was designed by Henry Starbuck who designed several other buildings in San Diego. Low and his wife, Florence, lived in the home until Low's death in 1913. Florence continued to reside here until approximately 1928. In the early 1930's, the home became a multi-family dwelling.

The structure is in excellent condition and is one of the finest examples of the Italianate style in the area. The curving balustrade, the porch, and dormers are particularly noteworthy.

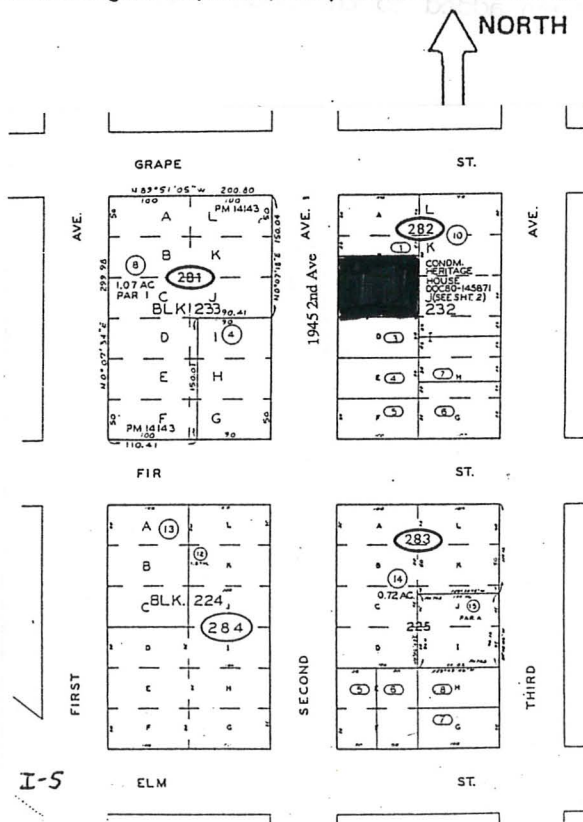
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

2., 17., 18., 19  
(Vol 4 No 84, Oct 3, 1894 pg1)

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: None
2. Historic name: A.D. Norman Residence
3. Street or rural address: 1965 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-282-01
5. Present Owner: Vincente Yturriaga Address: 1965 Second Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

7a. Architectural style: Queen Anne Legal D: Blk 232 Lots A & B & N ½ Horton's Add Lockling

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½-story house is irregular in shape on a raised foundation. The multi-gabled roof has a steep pitch with boxed and slightly overhanging eaves. The siding is shiplap with endboards and half-timbering. The gable ends feature patterned shingles with a pair of small, double-hung windows. Various window shapes appear on the facade due to several alterations, including large additions on the south-west and east facades. The original windows are narrow, double-hung with decorative lugsills. A patterned brick chimney runs up the northwest corner of the house. An aluminum hood has been added over the front entry along with an altered glass-louvred door. Straight concrete steps with a side approach and iron bannister lead to the stoop. (This also appears to be an alteration).



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1891
9. Architect Joseph Faulkenham
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 175 Depth \_\_\_\_\_  
or approx. acreage .1721
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Additions on the southwest and east facades
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential \_\_\_\_\_ Industrial X Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

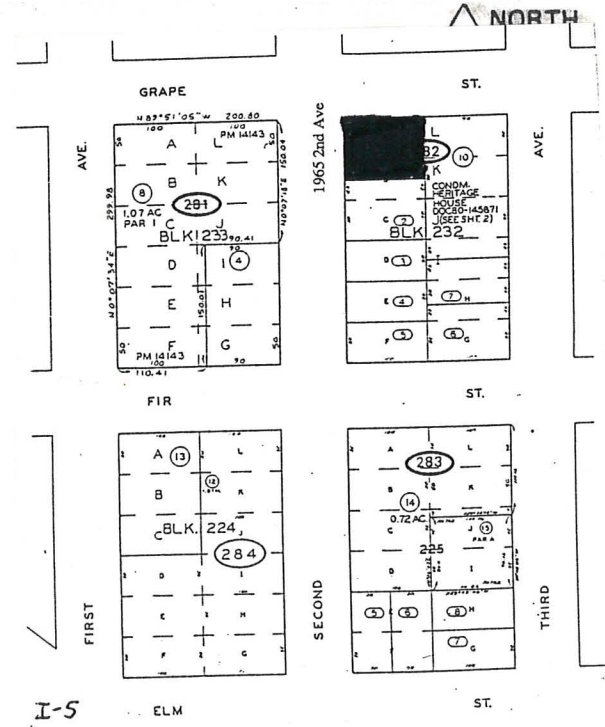
### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
In 1891 Allen D. and Mary Norman drew water and sewer permits on this property and constructed this home costing \$5,500. Allen D. Norman owned the Le Bon Marche Grocery and became the city's Postmaster. He resided at 1965 Second Avenue until he died in 1897. Subsequently, the property was mortgaged to V.D. Rood and occupied by Horace G. and Jennie A. Low until 1929. Horace Low was in the real estate profession and moved near his family who lived at 1945 Second Avenue. Joseph Faulkenham, the architect, designed many homes in the Queen Anne style, which was popular during this time. In 1889 Faulkenham served on the Board of Public Works while his business in Coronado expanded. For a short time in 1893, he formed a partnership with Irving Gill.  
Although this home has several early additions, the structure retains its original character and architecture in the Queen Anne style. This example may be less ornate due to its construction during the depression of the 1890's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
16, 17, 18, 20 (3-13-1895).

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5A \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Seville Apartments
2. Historic name: Boulais Apartments
3. Street or rural address: 2003-2021 Second Avenue 108 Grape Street  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-15
5. Present Owner: Wilson, Robb G Kim M Address: P.O. Box 70007  
City San Diego Zip 92107 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Block 240 Bts E & F Horton's Add Lockling

This L-Shaped two story apartment building has stucco siding and a hipped red-tile roof. Decorative pediments on the roof mark each street-level entry and decorate a square corner tower. Red-tile pent roof with solid brackets shelter upper level opposing french doors with iron balconettes beneath the roofline pediments. Two tiny windows are placed between each set of balconettes with their own tiny balconette. Some windows are double-hung with twin vertical paned uppers while others have a fixed central pane with multi-pane transom and sidepanels. Red-tile pent roof and solid surround the building which has stepped levels to accommodate the slight grade.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1930
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 200 Depth \_\_\_\_\_  
or approx. acreage .2295
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: wrought iron hanging signs

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1930, Mr. and Mrs. M. A. Boulais commissioned the constructions of the Boulais Apartments. Mrs. Boulais Served as the manager while her husband was President of the Boulais Lumber and Mill Company.

A few years later, the apartments were renamed the Seville Apartments, with Harry Compton as the owner. The structure contains nineteen apartments and is an unusual example of Spanish Colonial Revival architecture. The investment property was probable constructed to provide housing for visitors to the California-Pacific International Exposition of 1935.

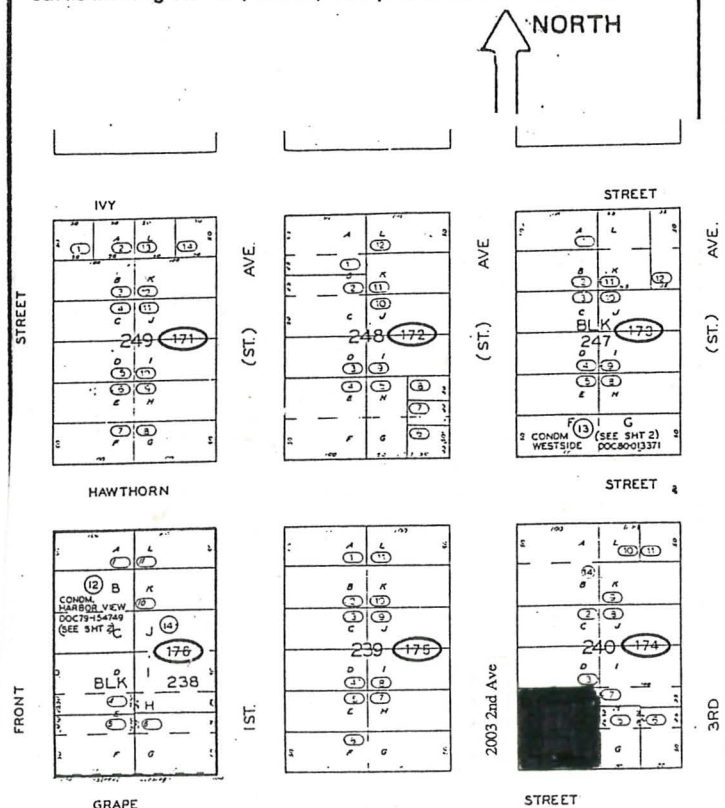
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17., 18.

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM:	A				6
	B				

## IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2031 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-03
5. Present Owner: John Griffig Address: 681 I Street  
City Chula Vista, CA Zip 92010 Ownership is: Public  Private X
6. Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Folk Victorian with Craftsman Addition
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: BLK 240, Lot D Horton's Add Lockling

This L-shaped, one-story house originated as a folk Victorian with a high-pitched cross-gable roof with half timbering. To the west side is a front-gabled Craftsman addition facing second street and to the south a flat-roofed porch addition. The Craftsman addition has a vent placed high in the gable with a pediment cap. Eaves overhang with triangular brackets and exposed rafters. The windows are double-hung and siding is shiplap. The flat roof addition has a bellcast hip corner hood with exposed rafters over double-hung windows with multi-paned transoms. A shed roof covers the entry which extends to the south. Corrugated plastic covers the porch and lattice sides it. The lot slopes away from the street with a chain link fence surround, which is an alteration. Other alterations include the many structural changes, as well as security screens on the windows.



8. Construction date:  
Estimated 1925 Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated X No longer in existence \_\_\_
14. Alterations: Craftsman addition, fence, security window screens
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

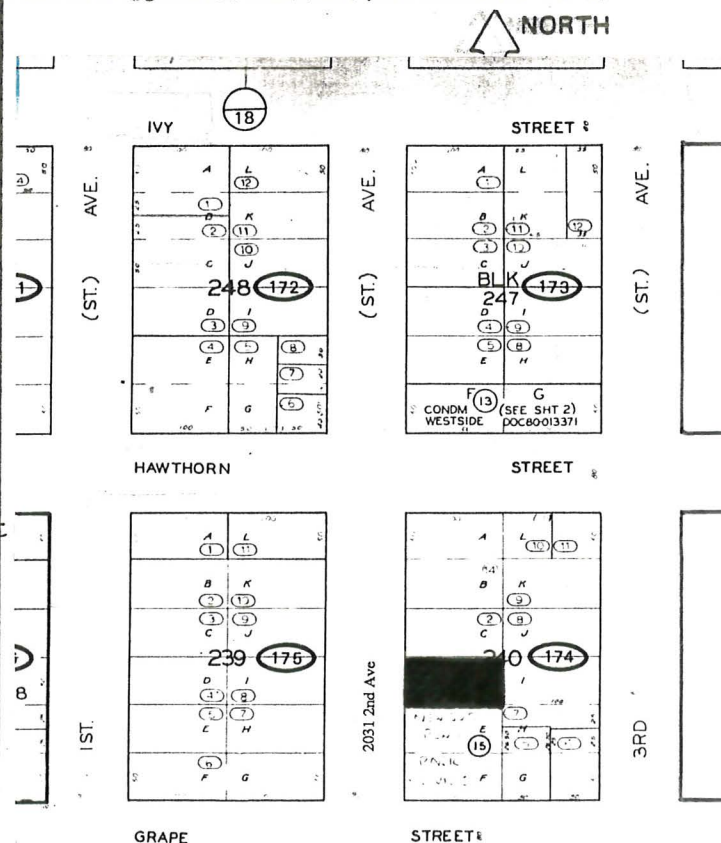
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2037-2039 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-02
5. Present Owner: Leavitt Investment Corp. Address: P.O. Box 2575  
City Escondido Zip 92025 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's/40's Modern Legal D: Blk 240 Lot C Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story stucco apartment building is rectangular in shape with a low-pitched hip roof. The widely overhanging eaves have exposed rafters and the roof extends slightly with a boxed cornice to shelter the second story apartment entries. The windows are multi-pane casements in various sash sizes, some with multi-pane transoms. The apartment entries face south along the southern facade with two-panel wooden doors and glass-paned uppers. Original wood-framed screens cover the entries. A sidewalk runs along the southern facade leading to the entries and cement steps with a simple iron balustrade lead to the upper two apartments. The second story stoops shelter the first story entries. A white picket fence surrounds the property and landscaping along the southern facade brings privacy to the multi-family residential structure.



8. Construction date:  
Estimated 1935 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☐ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

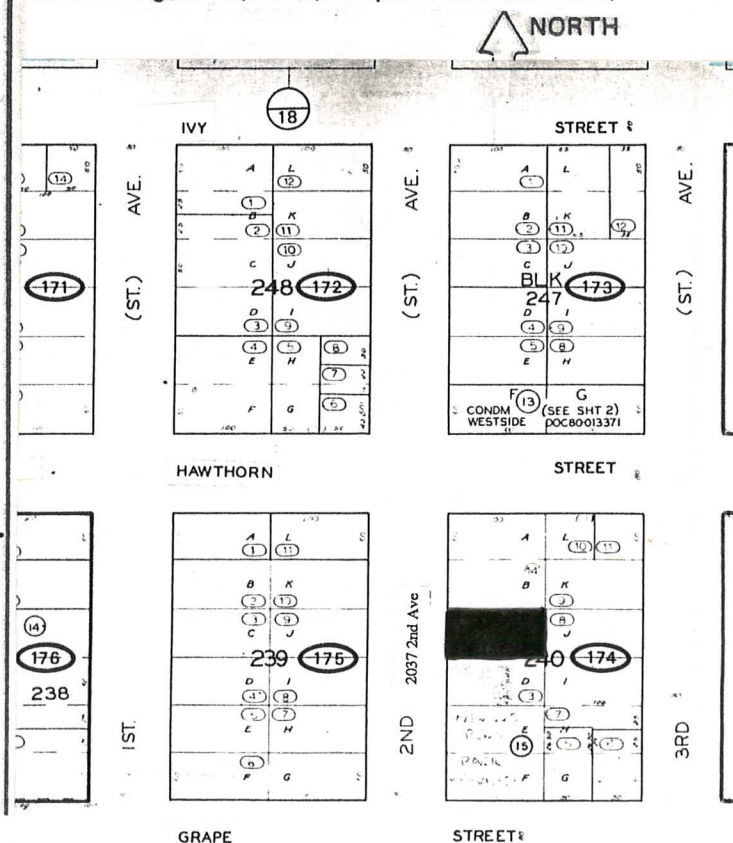
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure ☐  
Economic/Industrial ☐ Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).  
13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2051-2065 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-14
5. Present Owner: Carl and Beatrice Melcher Address: 2682 Idle Hour Lane  
City La Jolla Zip 92037 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: 40's Modern Legal D: Blk 240 Lots A & B Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

2051-2065 is a courtyard of four L-shaped duplex cottages. The low, 3/4 hipped and 1/4 gable roofs have a red tile spine and asphalt shingles with a slight overhang. The end of the gable holds the entryways and has a shiplapped pediment with a cantilevered door hood below. The sheathing is rough stucco. Three to four concrete steps with iron banisters lead to the stoops. The doors are solid wood panel with wood-framed screen doors. The windows are double-hung, some with four horizontal panes, which were prevalent during the 1930's. The courtyard is fenced by chain link and contains mature lemon trees and a king palm at the end of the center sidewalk.



8. Construction date: Estimated \_\_\_\_\_ Factual 1940
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 200 Depth .2295  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Chain-link fence
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

# SIGNIFICANCE 1

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This quaint 40's Modern court contains four small cottages. It was constructed in 1940 as investment property to house the incoming residents moving to San Diego at this time. The court design provides a pleasant living environment for multiple living units. The structure represents the transition of architecture and social situation in Uptown.

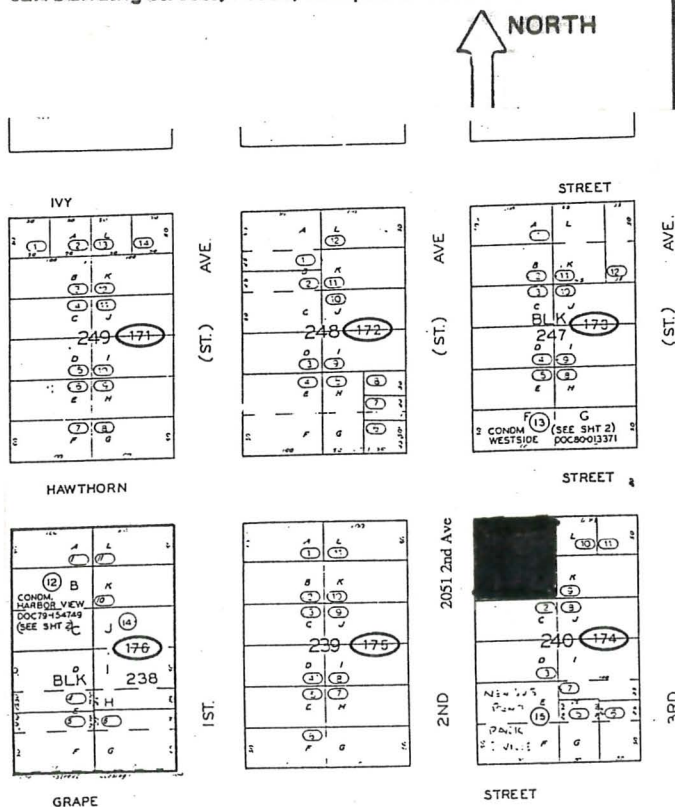
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5D</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: NONE
2. Historic name: Grace Rood Rueda Bungalow
3. Street or rural address: 2114 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-07
5. Present Owner: George & Ruby Ellis Address: 2114 2nd Ave  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: BLK 248 Lot H N 10ft. of E 50ft. Lot G&S 20ft. of E 50ft. Horton's Add Lockling

2114 2nd is a raised 1-story structure with a low-pitched gable roof and an offset lower gable decorating the street facade forming a square bay. The composition roof has wide overhanging eaves with exposed rafters and plain bargeboard. The sheathing is grouped clapboard with endboards. The central element is the bay with a fixed central pane with multipaned transom and 2 casement side panels with multi-pane uppers. A similar window arrangement on the southern street facade and is covered by lattice-work and a scalloped lugsill. The stepped entries are on the south facade with a gabled hood with scalloped eaves. A latticed crawl space under the street facade bay is at the street level.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1923
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 30 Depth \_\_\_\_\_  
or approx. acreage .0344
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent X Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: bungalow next door

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2114 Second Ave.

This California Bungalow and its neighbor at 2120-22 Second Avenue were built in 1923 for Grace Rood Rueda, a saleswoman at C.S. Parker. After living in the home for only one year, Grace Rood Rueda sold the home to Viggo Toppenberg who lived here until 1927. As the years passed, the inhabitants changed frequently that the bungalow was used as investment property. This California Bungalow and its neighbor at 2120-22 Second Avenue both exhibit Craftsman elements, that combine beauty and practicality for those of moderate means. The California Bungalow was at the height of its popularity at the time this bungalow was built. Its simple construction provided housing for the influx of people to the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

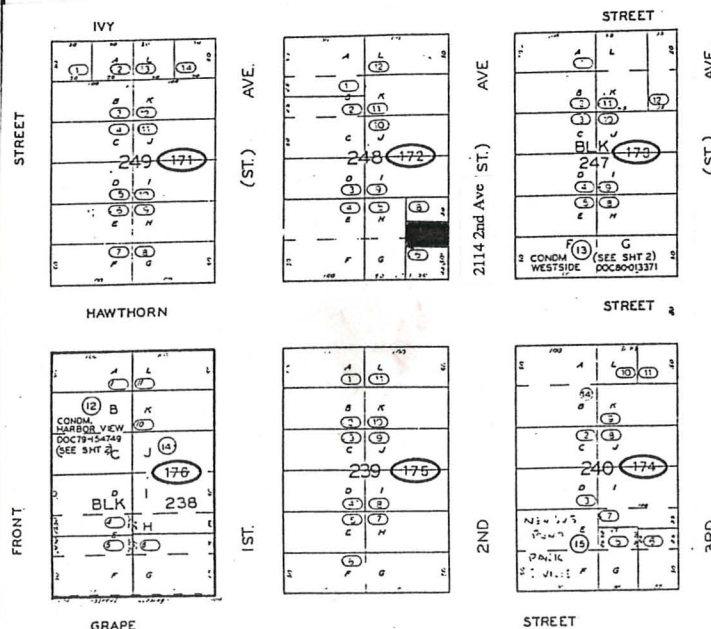
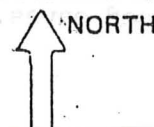
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec. 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc. <u>5D</u> SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

## IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Grace Rood Rueda bungalow
3. Street or rural address: 2120-2122 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-08
5. Present Owner: Nicholas&Patricia Georggin, Fred&Angele Georginn Address: 656 4th Ave.  
City Chula Vista Zip 92010 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: California Bungalow with Craftsman influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Block 248 Lot H N 30ft of E 50ft Hortons ADD Lockling

This one-story bungalow is raised above street level and has a low-pitch gable roof with an offset lower gable over an extension on the street facade. The asphalt shingled roof has wide over-hanging eaves with exposed rafters and plain bargeboard. Horizontal roof vents lie below the peaks of the gables among the clapboard siding. Two entries face the south; one is place on the front gable extension while the other is on the central structure and has a gabled over-hang with exposed rafters and supportive brackets. Both entries are stepped with an iron banister and have a wide wooden surround similar to the windows. The front windows have a fixed central pane with multi-paned transom and two louvered side panels.



8. Construction date:  
Estimated \_\_\_\_\_ Factual: 1923
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 30 Depth \_\_\_\_\_  
or approx. acreage .0344
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: louvered windows ? screens
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: bungalow next store

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2120-22 Second Ave.

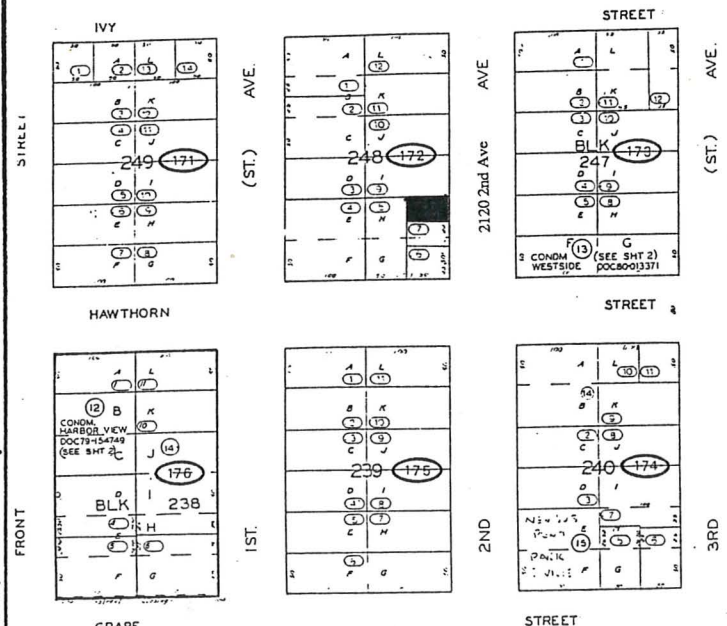
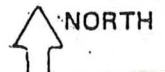
This California bungalow and its neighbor at 2114 Second Avenue were built in 1923 for Grace Rood Rueda. The bungalow at 2120 Second Avenue was inhabited by Mrs. Bertha S. Myers from 1923 until 1941, and often housed a second person renting 2122 Second Avenue. The California bungalow with its Craftsman elements combined beauty and practicality for those of moderate means. The bungalow was at the height of its popularity when this home was constructed. Its simple construction provided housing for the influx of people to the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5D	SHL No.	NR Status
UTM: A				C	
B				D	

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Lester T. Olmstead duplex
3. Street or rural address: 2128-2130 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-09
5. Present Owner: Nichalas & Patricia Goergginn, Fred & Angele Goergginn Address: 656 4th Ave  
City Chula Vista Zip 92010 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blh 248 Lot I Hortons Add Lockling

This rectangular 1-story stucco duplex features the Spanish Colonial style. The irregular roof is mostly flat with a stepped parapet to the south ending with red-tile coping & a red tiled pent roof on the northeastern facade. The decorative apex of the roof features 4 short square columns of stucco topped with a low hipped roof and iron weathervane. Three differing sets of canales adorn the street facade. The raised stepped entries have a red-tile shed overhang supported by twin square beams with exposed rafters.

The windows are multi-paned wooden casement while the doors are multi-paned and wooden framed covered by aluminum screen doors. A cement retaining wall contains steps to the raised entry.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1931
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2128-30 Second Avenue

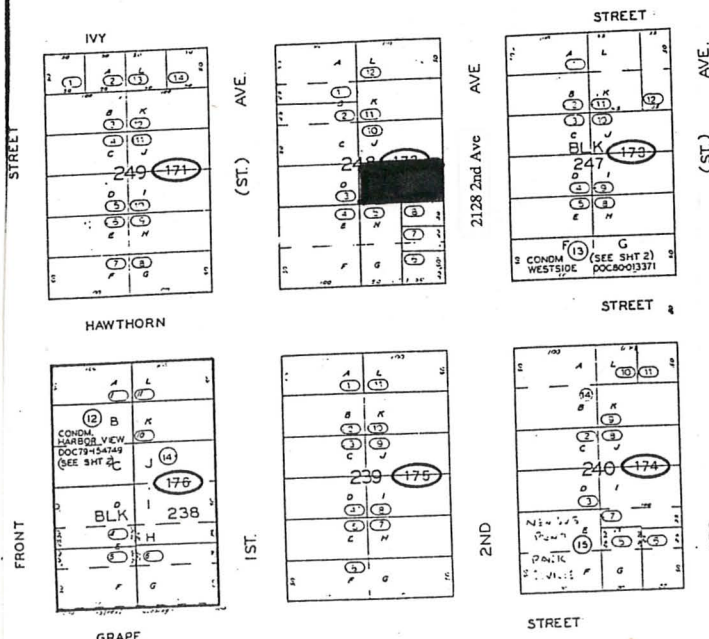
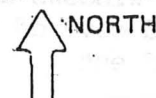
This attractive Spanish Colonial Revival duplex was constructed in 1931 for Lester T. Olmstead, president of Olmstead Building Company. Lester T. Olmstead never lived at this address, but maintained it strictly as an investment property. The unusual roofline and detailing enhance the architecture of the structure. The duplex serves as an excellent example of the Spanish Colonial Revival style. It has been well-maintained and its original architecture is intact.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17,18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc. <u>5D</u> SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

## IDENTIFICATION

1. Common name: George Kenny House
2. Historic name: George Kenny House
3. Street or rural address: 2133 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-173-04
5. Present Owner: Phil & Ann LeRoy Address: 2133 2nd Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 247 Lot D Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½ story rectangular house has shiplap siding with endboards and a high-pitched gable roof with a brick chimney. The cornice is molded and boxed with a plain frieze. Narrow double-hung windows of various sizes are situated on the facades. The central element is a 2½ story wide angled bay which forms a balconied dormer on the top level. The balcony has a decorative balustrade and worked brackets and posts. Its octagonal hip roof fans out from the gabled roof. The 2nd level of the bay is enclosed and has 3 double-hung windows. The 1st level of the bay is also enclosed and is sheltered by an octagonal hipped roof which forms the front porch. Moorish elliptical brackets connect the roof to the worked posts and the decorative wood balustrade. The house is on a steep rise and is reached by turning stairs with cobblestone walls. Mature landscaping surrounds the house. The street facade may not be entirely original, however, it is appropriate for the Victorian era. Broderick Kenny House Historic Site #136.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1888
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: possibly portions of the street facade were added
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

#### 2133 Second Avenue

In 1887, this property was purchased by George and Celia D. Kenny. George Kenny was a real estate agent for Bancroft Property located in the Bancroft Building. Early in the 20th century, George Kenny died and the property was sold to Charles W. Fox who was also in the real estate profession. In approximately 1907, the property was sold to Floyd W. Holsapple, a rancher, who maintained the property as an investment. Although alterations may have occurred on the street facade, the Queen Anne architecture was sensitively maintained. The home is in good condition and is a fine example of the Queen Anne style.

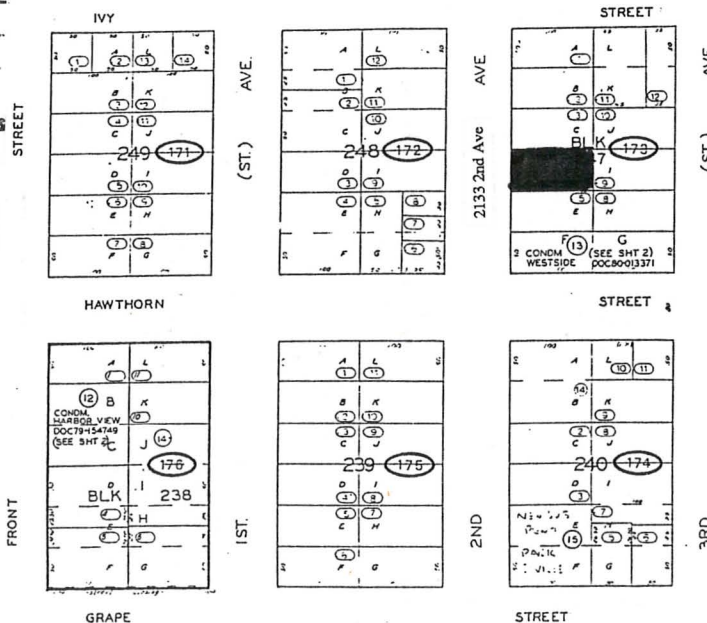
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dep  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5D	SHL No.	NR Status
UTM:	A		C		
	B		D		

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2142 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-10
5. Present Owner: Nicholas & Patricia & Fred & Angele George Address: 656 4th Ave.  
City Chula Vista Zip 92010 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

7a. Architectural style: Neoclassical

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Descrip.-Blk 248 Lot J Horton's Add Lockling

This rectangular 2-story house has a low-hipped roof with a red-tile spine. Situated on a raised cement block foundation it has clapboard siding with endboards. The wide overhanging eaves are boxed with a plain frieze. A wide angle 2-story bay is on the south wall. Another bay is on the 2nd story street facade. Below the bay is the front porch with a hipped roof, central pediment and delicate scrolls in the timpana. The porch has been altered with a northern enclosure and contains the front door which is wood paneled below with a glass upper. The southern side of the porch wraps around the corner and is supported by Tuscan columns with square base and stick balustrade. The windows are double-hung with fixed craftsman panes on the porch enclosure. A staircase leads to the 2nd floor entrance on the south side. The 2-story building in back appears to be a late 30's addition with its simple design and horizontal windows.



8. Construction date:  
Estimated 1900 Factual \_\_\_\_\_
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: 2-story apartment building in back

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2142 Second Avenue

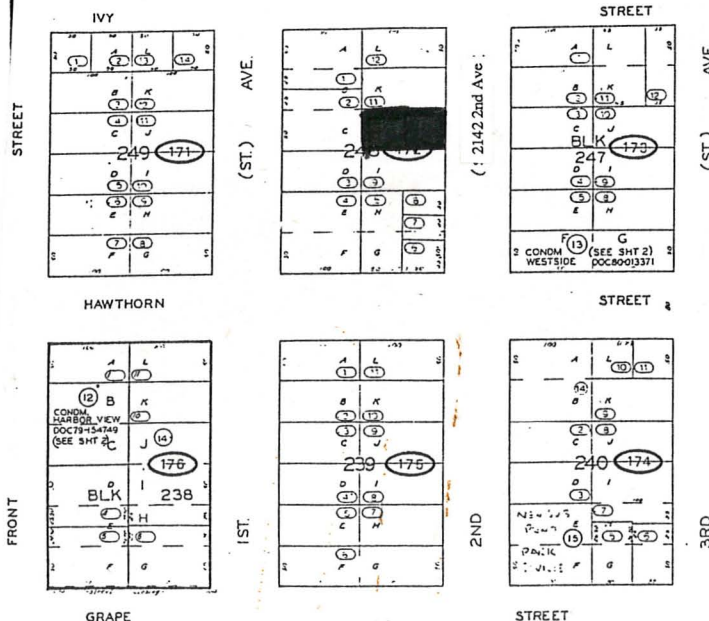
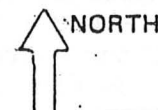
This two-story Neoclassical home was built near the turn of the century. The property was purchased in 1883 by John H. and Caroline G. Carter. The home was apparently maintained as investment property since the owners are not listed as residing at this address. The structure is a fine example of a modest Neoclassical home with its original architecture intact.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status	6
UTM:	A		C		
	B		D		

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2143 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-173-03
5. Present Owner: Everett Banks Address: 2143 2nd Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal Desc: Blk 247 Lot C Hortons Add Lockling

7a. Architectural style: Neoclassical

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one and one-half story, irregularly-shaped house sits on a raised skirted cement foundation. The roof is multi-hipped with a boxed cornice. A street-facing hipped-roof dormer with clapboard siding appears to be a later addition. The remainder of the house's siding is shiplap. The windows are double-hung while in the enclosed porch on the southwest facade a ribbon of fixed-pane windows contains horizontal transoms. The house is raised above the street behind a cobblestone and concrete retaining wall. Security-gated steps lead from the street to the house on the north side while a main entrance staircase to the south leads to both this house and 2133 2nd Avenue in a "Y" formation separating the two with a cobblestone retaining wall. Security screens cover all the windows, an addition, as is the street lantern and galvanized pipe railing up the stairs. The landscaping is of mature, drought resistant types.



8. Construction date:  
Estimated 1895 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated ☒ No longer in existence \_\_\_\_\_
14. Alterations: hipped dormer, enclosed porch, bars on windows, wrought iron fence pipe railing, lantern
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in approximately 1895 for Mrs. E.C. Derby who resided here until 1902 when she moved to La Jolla. The house has been altered and has lost some of its architectural integrity. It could, however, be relatively easily returned to an earlier appearance.

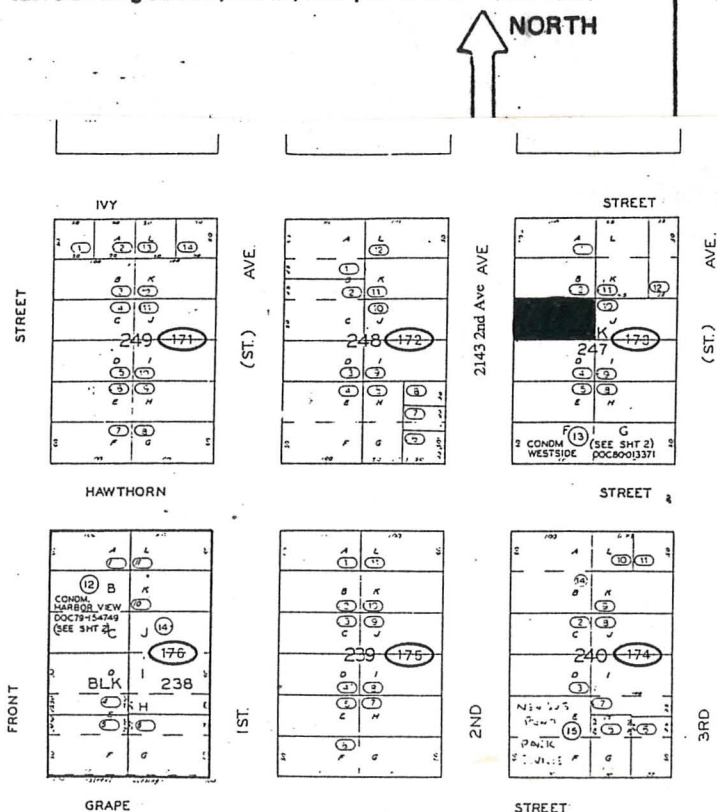
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2149-57 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-173-02
5. Present Owner: James & Margaret O'Conner Address: 6151 Fairmount Ave. #2  
City San Diego Zip 92120 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: 30's Modern Legal D: Blk. 247 Lot B Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

These two rectangular apartment buildings have low-pitched hipped roofs, and are two stories in height with a lower level on the street facade devoted to four garages. The buildings form an L-shape and are sheathed in smooth stucco. The iron-gated entry (alteration) steps up to the raised level of the apartment entries, which face the south and west.

Both buildings have a full-width cantilevered second-floor balcony, which serves as access to the upper level apartments. The balconies are sheltered by an aluminum awning supported by narrow poles, which connect to the solid stucco balustrade also. At the corner of the balcony is a porch extension which is enclosed and may be a later addition. The horizontal windows, scored stucco and narrow metal poles reflect the 30's Modern Style.



8. Construction date:  
Estimated 1935 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Enclosed porch extension, iron gate
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

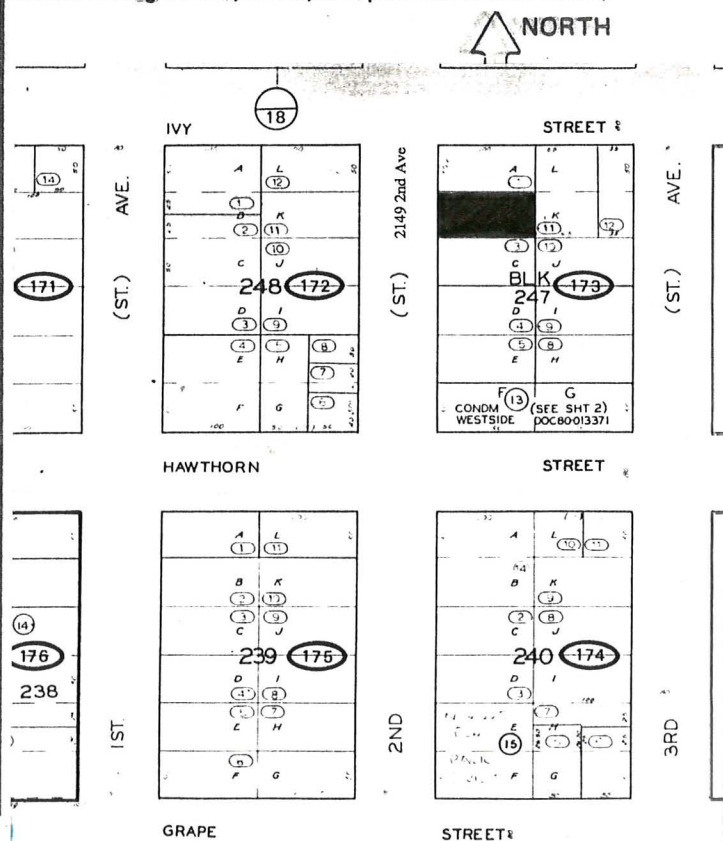
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2154-56 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-11
5. Present Owner: Joseph and Mary Berardino Address: 2428 Brant Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Monterey Legal Desc: Blk 248 Lot K Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story stucco building is rectangular in shape and has a low-pitched side-gable roof. The roof has a slight overhang with exposed rafters on the eaves. Two canals are centered below the peak of the gable end, which forms the narrow facade. The windows are double-hung. Two adjacent windows with timber shutters are centered on the second story facade. Below is a wide-angle bay with hipped roof fanning out from the stucco facade. The bay is covered with asphalt shingles and has exposed rafters. The windows on the bay are large and multi-paneled which brings forth suspicions that the entire bay is an alteration. The entries are situated on the south wall. The first story entry is stepped and sheltered by the second story stairway and landing, which is directly above the first story entry.



8. Construction date: Estimated 1940 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence: \_\_\_\_\_
14. Alterations: Bay? split rail fence, screens
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒ Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_ Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Two-car detached garage

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.):

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

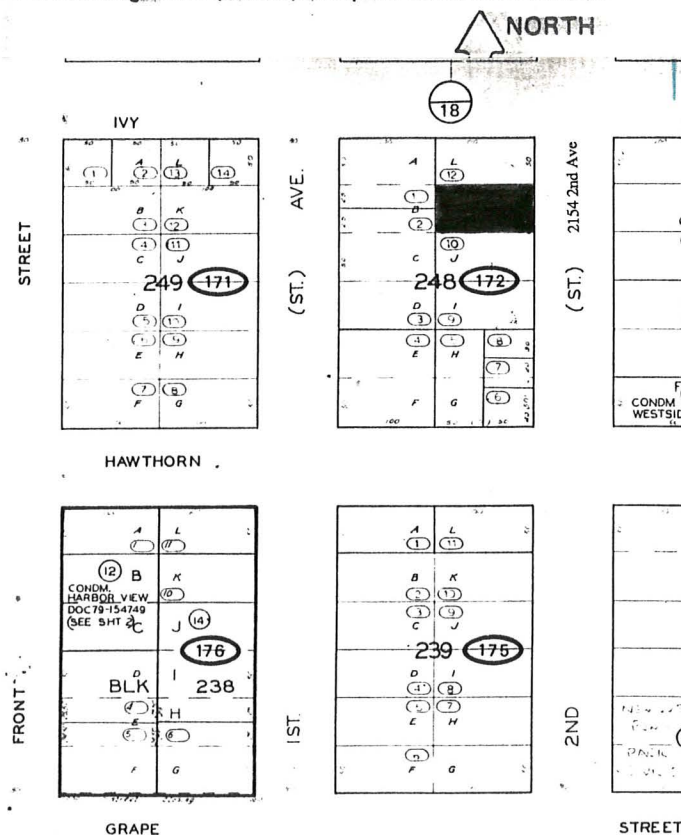
20. Main theme of the historic resource: (If more than one is checked, number in order of importance):
- Architecture 1 Arts & Leisure \_\_\_\_\_
- Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_
- Government \_\_\_\_\_ Military \_\_\_\_\_
- Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates):

13

22. Date form prepared Dec. 1990
- By (name) Office of the City Architect
- Organization City of San Diego Planning Dept
- Address: 525 "B" Street, Suite 2002
- City San Diego Zip 92101
- Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

### IDENTIFICATION

1. Common name: Melrose Apartments
2. Historic name: Melrose Apartments
3. Street or rural address: 2164 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-12
5. Present Owner: David & Carolyn Scofield Address: 3470 Tony Dr.  
City San Diego Zip 92122 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival Legal D: Blk 248 Lot L Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Melrose Apartments are a rectangular 2-story stucco building which is very symmetrical. The roof is flat with red-tile boxed pent overhangs, corner stucco capitals and a mission-style curving parapet centered on the northern facade. Pairs of double-hung windows are flanked by wood louvred shutters and covered by awnings supported by iron arrow-like rods. The 2nd level center windows have a wooden balconette supported by twin stucco brackets. Below is a rounded awning over the stepped, recessed entry. The doors are ornately carved wood with glass panels flanked by french doors with iron gills. Side windows are double-hung in various sizes with multi-pane uppers.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1926
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2164 Second Ave.

The Melrose Apartments were constructed in 1926 and financed by Mrs. Moore. Mrs. Moore never lived in the building and hired proprietors to manage the apartments. The property was eventually purchased by Thomas Sharkey who retained the name Melrose Apartments. The structure is in excellent condition with the attractive Mission Revival architecture still intact.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

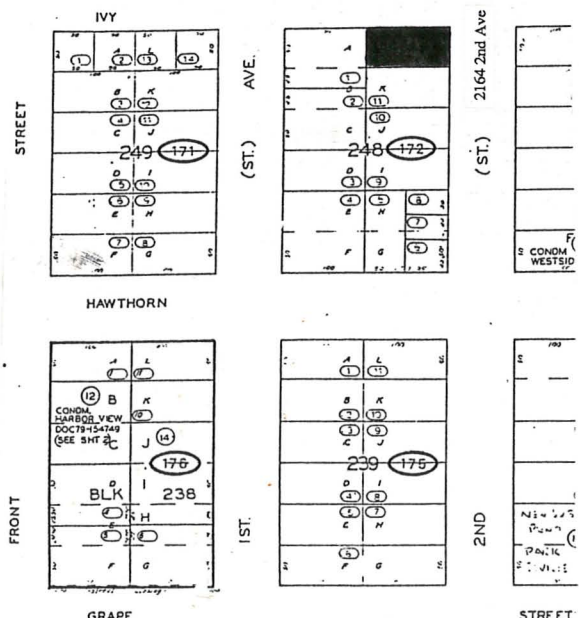
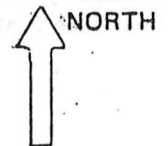
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5D	SHL No.	NR Status
UTM: A				C	
B				D	

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Balmoral Apartments
3. Street or rural address: 2165 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-173-01
5. Present Owner: 2165 Second Ave. Assoc Address: 4660 La Jolla Village  
City San Diego Zip 92122 Ownership is: Public \_\_\_\_\_ Private X Dr. #200
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman with Prairie influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: 247 Lot A Horton's Add Lockling

These rectangular 2-story apartments are on a raised foundation. The roof is flat with a composition roof and a flat visor with wide overhanging eaves and simulated rafters. The sheathing is smooth stucco with square niches and vented crawl spaces on the north facade. Central fixed pane windows with multi-pane transom and casement side panels cover the 2nd Ave. facade. Side windows are double-hung in various sizes with wide wooden surrounds. The central element is the front porch entry with balcony above. The balcony is sheltered by an extension of the visor with square columns which connect onto a solid stucco balustrade. The supports & balustrade are echoed below on the porch entry. The side stepped approach leads to a multi-paned door surround and glass paneled front door.



8. Construction date: Estimated \_\_\_\_\_ Factual 1910
9. Architect George Husband
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: light fixtures & stair bannister

15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_

16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_

18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2165 Second Ave.

The Balmoral Apartments were built in 1910 for George M. Husband and his wife, Anna. The couple worked as the proprietors until 1921 and soon thereafter sold the property to E.E. and Caroline Seward who also served as proprietors of the building. As the years passed, various people obtained title to the property and the name changed to the Pearl Erma Apartments in the 1940's and the Richmond Apartments in the 1950's. The structure has been well-maintained and retains its attractive Craftsman and Prairie elements.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

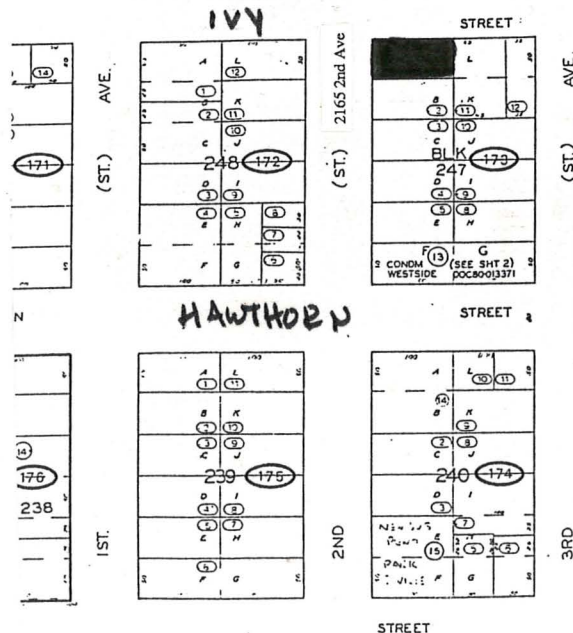
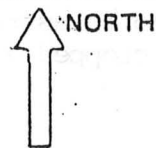
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc. 5D SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Ivy House Apartments
2. Historic name: Ivy House Apartments
3. Street or rural address: 2201-2219 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-05
5. Present Owner: Balanag, Ben D. & Rosario P. Address: 2424 Broadway  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: 40 Modern Legal D: Blk 257 Lots e&f West 1/2 Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Ivy House Apartments is a 2-story stucco building with an irregular shape. The central portion of the building has a high-pitched truncated hip roof while the side extension has a low-pitched hip roof with a slight overhang. The building is situated on a raised foundation and is stepped from the street. An articulated open stairway and full-width 2nd level with an iron banister provides access to the upper level apartments. It is supported by narrow iron poles. Two full-length square bays are situated on the street facade and contain adjacent double-hung windows. Most windows are double-hung, some are adjacent. A decorative leaded glass window with a fixed pane is centered on the 2nd level. A row of street level garages line the southern facade.



8. Construction date: Estimated 1946 Factual \_\_\_\_\_
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: signage

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: single-car garage to the north

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2201-19 Second Avenue

In 1946, Dana C. Stevens pulled a water permit for this structure. However, the permit may have been acquired for the southern portion of the building. The structure was named the Ivy House Apartments. With its high-pitched truncated hipped roof, the Ivy House Apartments is an unusual example of the 1940's Modern style.

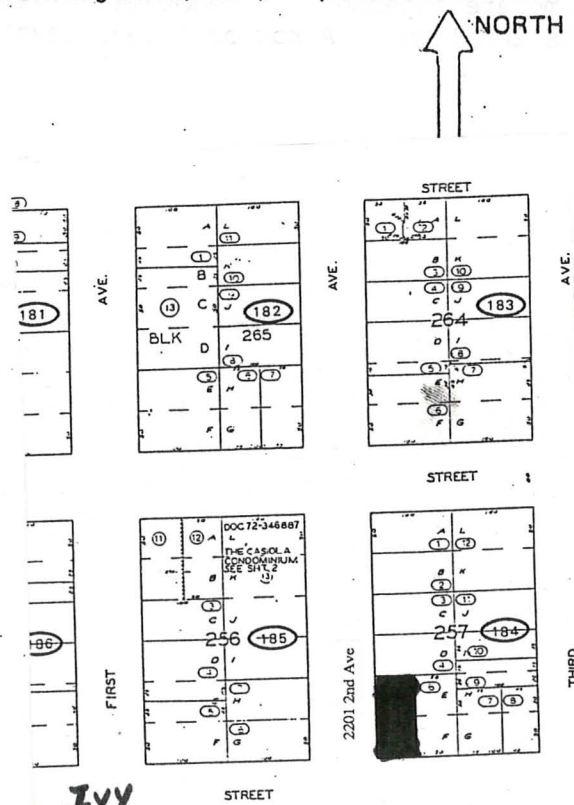
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

IDENTIFICATION

- Common name: Miles Moylan House
- Historic name: Miles Moylan House
- Street or rural address: 2214-2224 2nd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-185-05
- Present Owner: Ben & Rosario Balanag Address: 2424 Broadway  
City San Diego Zip 92102 Ownership is: Public ☐ Private ☒
- Present Use: Commercial Original use: Residential

DESCRIPTION

- Architectural style: Queen Anne Legal D: Blk 256 Lot H Hortons Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½ story rectangular home has a hip roof with hip dormers and a front gable over a large 2-story bay. The pediment on the front gable features a fanlight with a molded surround. A decorative brick chimney is situated on the southern facade along with a second 2-story bay with a segmented roof. The sheathing is shingle with clapboard on the 1st level. A full-width porch runs along the 1st level with a hipped roof and pedimented entry. The pediment contains a sunburst design and is supported, as is the rest of the porch, with Corinthian columns. The columns connect onto square wood-paneled pedestals and a turned balustrade. The original windows have been replaced with double-hung aluminum framed windows which maintain the original character of the house.



- Construction date: Estimated \_\_\_\_\_ Factual 1894
- Architect Joe Falkenhan & Irving Gill
- Builder Hanson & Engebretson
- Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: windows, carpeted porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development ☒ Zoning \_\_\_\_\_ Vandalism ☒  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2214-2224 Second Avenue

This fine example of Queen Anne architecture contains transitional elements of the Colonial Revival style with its pairs of windows and Ionic columns. It was designed by Irving Gill and Joseph Falkenham for Major Miles Moylan. Irving Gill is well-known for his innovative and sensitive architecture in southern California. He helped to establish a simplified Mission style of architecture which made use of cubes and arches. The home

has historical significance due to the original owner, Major Miles Moylan. Moylan was one of the few survivors of the Seventh Army at the 1876 Battle of Little Big Horn in which Lt. Col. George Custer was killed. Moylan received a Congressional Medal of Honor for bravery in the 1890 Battle of Wounded Knee; he played a significant role in the Indian conflicts in the western United States. In 1911, Charles and Flora Kirtland obtained title to the property. Kirtland was a major force in the establishment of the first San Diego Church of Christ, Scientist. The Moylan House has historical and architectural significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

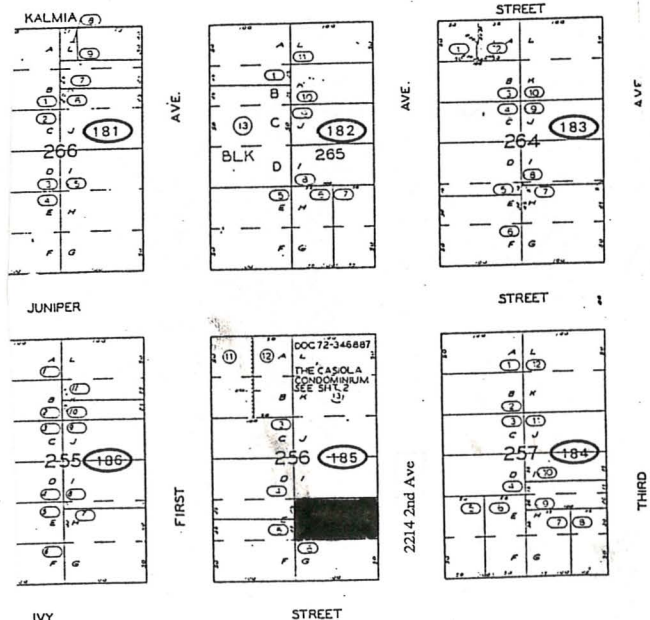
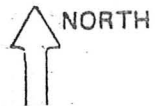
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

City of San Diego Historic Site Board file #  
153

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5D SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

## IDENTIFICATION

1. Common name: El Dorado Apartments
2. Historic name: El Dorado Apartments
3. Street or rural address: 2229 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-04
5. Present Owner: Bowden Properties Address: 1925 Spindrift Dr  
City La Jolla Zip 92037 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Mission Revival Legal D: Blk 257, Lot D Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The 2-story rectangular apartment building with interior courtyard rests on a raised foundation and has stucco siding. The roof is flat with a gabled and stepped parapet and has a square penthouse addition. Red-tiled hoods project to cover the street facade windows and 2nd-story balcony. The hoods have exposed rafters with stick-style brackets supporting them. The 2nd story balcony has a solid stucco rounded balustrade and a recessed french door with multi-paned transom and sidepanels. The side windows are in double-hung pairs while the street facade windows have a fixed central pane with multi-pane transom and double-hung side panels with vertical multi-paned uppers. The stepped recessed entry is sheltered by the 2nd-story balcony and is now covered by an iron security screen.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1913
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_ Good \_\_\_\_ Fair X Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: square penthouse added to roof, iron security door
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_ Commercial \_\_\_\_ Other: \_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: \_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2229 Second Avenue

The El Dorado Apartments were built in 1913 in the Mission Revival style. The owners Otto H. and Mary C. Bleifuss, served as proprietors preparing for the influx of people for the 1915 Panama-California Exposition. They remained proprietors for many years afterward. The El Dorado Apartments has retained its name since 1913 and is a fine example of the Mission Revision style. The attractive Craftsman window treatment is noteworthy.

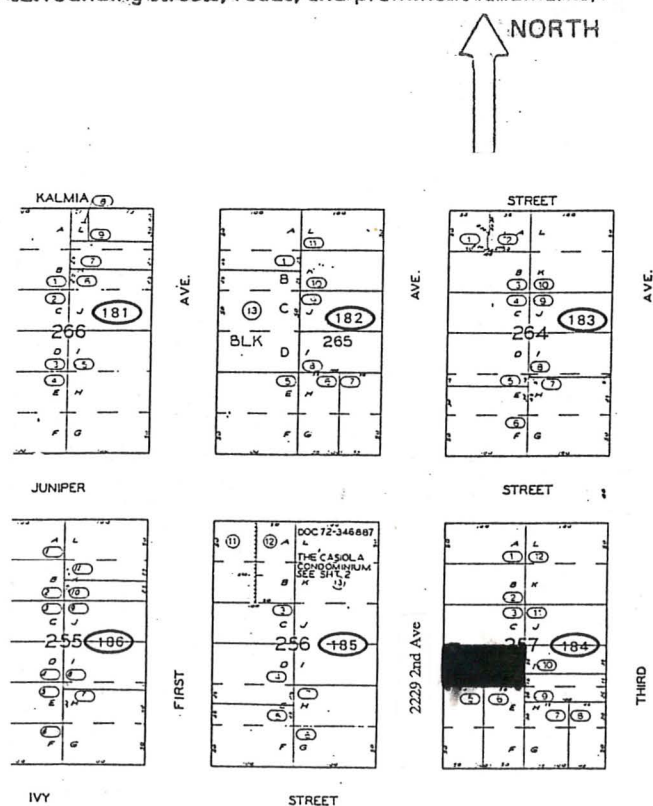
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5D SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: San Carlos Apartments
2. Historic name: San Carlos Apartments
3. Street or rural address: 2245 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-03
5. Present Owner: Barrett & Susan Foerster Address: 1524 Vista Vereda  
City El Cajon Zip 92019 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival with Folk Victorian directly behind D: Lot 257 Lot C
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Hortons Add Lockling

This rectangular 2-story raised apartment building has a low-pitched red-tile gable roof which contains a flat parapet in the rear. The widely overhanging eaves have exposed rafters and round canales line the gable ends in the rough stucco siding. The 4 apartment units have a common entry which is stepped from the street level. The steps are flanked by pairs of paneled garage doors. The recessed open entry is arched with a fanlight transom and glass sidepanels. Above is a solid stucco balustraded balcony with large wooden brackets below and a beamed lentil above. The balcony door is deeply recessed. The windows are fixed pane with multi-paned double-hung sidepanels and multi-paned double hung on the sides to the rear of the structure on the same lot is a large Stick Victorian home which abutts the front apartment building.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1923
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent X Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: A large Victorian house is directly behind structure

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2245 Second Avenue

In 1913, Otto and Mary Bleifuss obtained a mortgage for this property which contained a large Victorian home to the rear. The couple resided at 2229 Second Avenue for only one year (1921) and sold the property shortly afterward to Mrs. Ethel I. Johnston, a clerk at the P.M. Dairy Company. Mrs. Johnston may have constructed the San Carlos Apartments in the front of the property in approximately 1923. The San Carlos Apartments have retained their original name since their construction. The large Victorian home directly behind has been converted to apartments. The uses of the structures portrays the situation in San Diego during the 1920's when there was a large demand for housing.

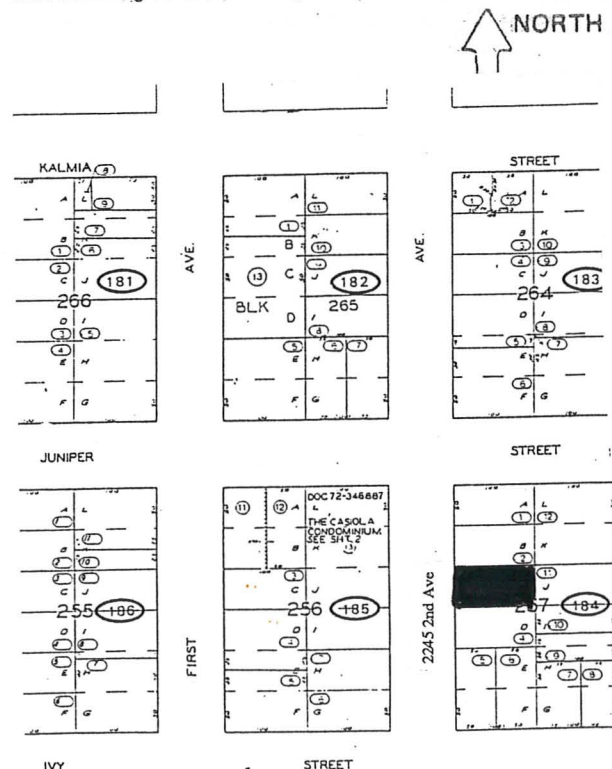
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 16, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc. <u>5D</u> SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

- Common name: \_\_\_\_\_
- Historic name: J.H. Stearns Residence
- Street or rural address: 2257 2nd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-184-02
- Present Owner: James O'Conner Address: 3062 Adams St  
City San Diego Zip 92116 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residential Original use: Residential

### DESCRIPTION

- Architectural style: Colonial Revival Legal D: Blk 257 Lot B Hortons Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This square 2-story structure has a wooden frame and is very symmetrical. The low hipped roof has a wide overhang and a plain frieze. Two projecting glass-enclosed porches stretch along the 1st level of the street facade and a smaller porch is situated on the 2nd level. The porches are boxed by clapboard below and above by multi-paned windows with Doric columns at the corners. Surrounded by the enclosed porches is a stepped and deeply recessed entry. The door features a single glass upper pane with similar side-panels. The windows are double-hung with an occasional fixed pane with a single-paned transom. The clapboard siding is slightly flared above the raised foundation.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1905
- Architect UNKNOWN
- Builder UNKNOWN
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
April 1990

2257 2nd Ave

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: 2265 2nd Ave. is very similar

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

#### 2257 Second Avenue

In 1904, J.H. Stearn pulled a water permit for this property. J.H. Stearn was a rancher who resided here until 1910. At this time, Walter C. and Mabel Wurfel purchased the property; they resided here until the early 1930's. At that time, the home was converted to four apartments, perhaps in anticipation of the 1935 California-Pacific International Exposition. Walter Wurfel was the president and sales manager of Electric Supplies Distributing Co. The Colonial Revival architecture is similar to the classic box and is very symmetrical in its design. The home is in excellent condition and is similar to the home on the neighboring lot to the north.

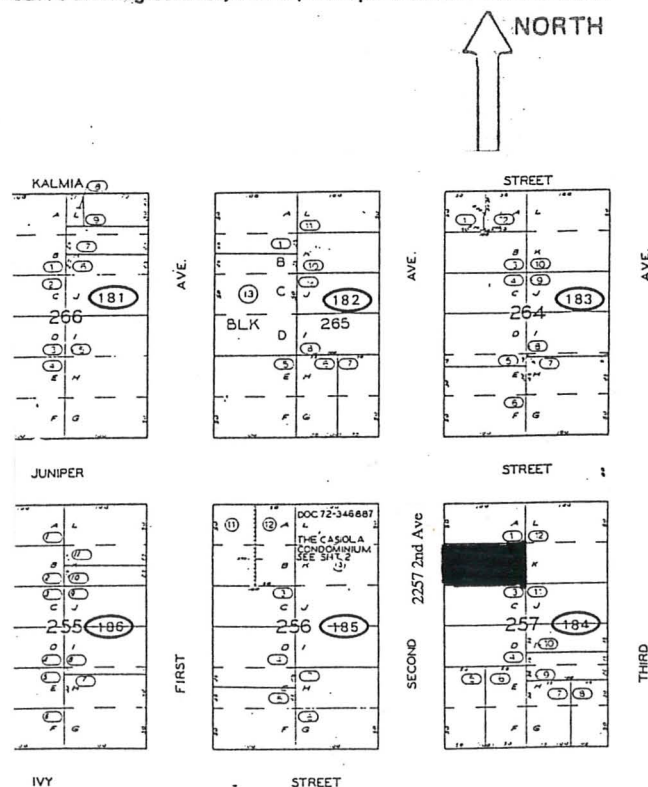
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc. <u>5D</u>	SHL No. _____
NR Status _____	
UTM: A _____	C _____
B _____	D _____

## IDENTIFICATION

- Common name: \_\_\_\_\_
- Historic name: Maurice Freeman Residence
- Street or rural address: 2265 2nd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-184-01
- Present Owner: James O'Conner Address: 219 Juniper St.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Colonial Revival Legal D: Blk Lot A Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This rectangular 2-story clapboard house is situated on a raised foundation. The low-pitched hipped roof is bellcast and has wide overhanging eaves with worked rafters. A plain frieze surrounds the building and the lower 1st level is slightly flared. The 2nd story is extended on the west facade and contains an enclosed corner porch with multi-paned windows. The porch is duplicated on the 1st level and contains an open stepped entry. Doric columns support the wide entablature. The 2nd story balcony on the north facade has been altered to become a square bay with an aluminum framed window and a simple wood balustrade with square posts surrounds the bay. Below is a portico entrance with Doric columns and wide entablature. The windows are double-hung and a central pane with wooden casement side panels is on the north facade.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1911
- Architect UNKNOWN
- Builder UNKNOWN
- Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Aluminum window & square bay
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: house to the south is similar

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

#### 2265 Second Avenue

In 1911, Maurice A. and Bertha Freeman resided at this address. Maurice Freeman was a photographer who had an office at 965 Fifth Avenue. The Freemans resided here for over 25 years. The home resembles the neighboring Colonial Revival style structure to the south. The structure is in fine condition with only minor alterations.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH



# HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5D</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

## IDENTIFICATION

- Common name: Juniper Apartments
- Historic name: Juniper Apartments
- Street or rural address: 2321 2nd Ave. 210-220 Juniper St.  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-183-06
- Present Owner: Robert W. III & Ivonne ODWebb Address: P.O. Box 404  
City Cardiff Zip 92007 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residence Original use: Residence

## DESCRIPTION

- Architectural style: Italianate w/Craftsman Influence
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D:Blk 264 Lot F Exc N16ft./Lot E&A LL Hortons Add Lockling

This 3-story modified V-shaped apartment building sits on a raised foundation and exhibits both Italianate and Craftsman styles. The roof is flat with a bracketed cornice and plain frieze below the roofline. A Craftsman-style penthouse is centered on the roof which appears to be a later addition. The facade is stucco with gabled red-tile hoods over each entry. The windows have a central fixed pane with multi-paned transom and double-hung sidepanels. Pairs of double-hung windows with vertical multi-paned uppers are situated above the entries along what appears to be the stairwell. An addition of enclosed porches stretches up 3 stories on the rear facade.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1913
- Architect UNKNOWN
- Builder UNKNOWN
- Approx. property size (in feet)  
Frontage 184 Depth \_\_\_\_\_  
or approx. acreage .1928
- Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: penthouse has been added, light fixtures, enclosed porches in rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: smaller 2-story stucco apartments in back-later addition

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2321 Second, 210-220 Juniper St.

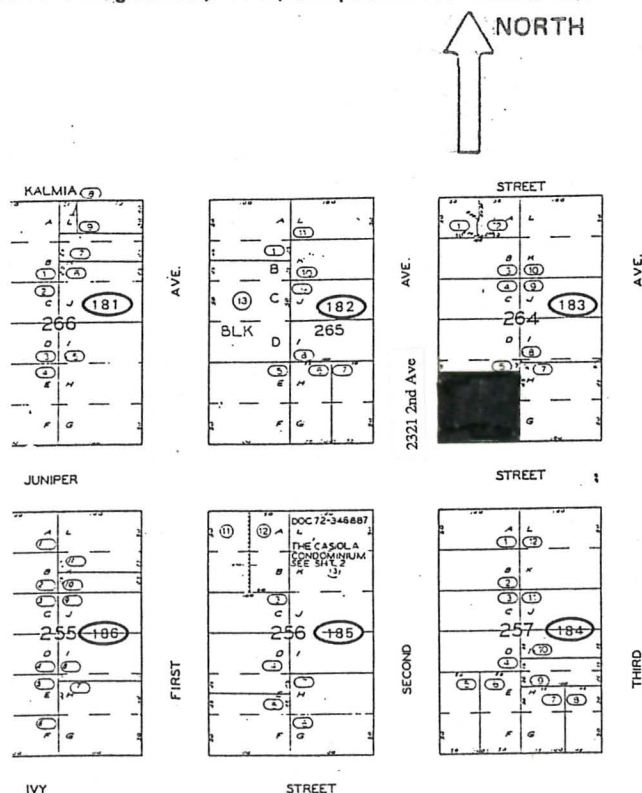
In preparation for the 1915 Panama-California Exposition, William J. and Marian Doyle constructed the Juniper Apartments in 1913. The couple served as owners/ proprietor until 1921 when they moved and Mr. Orton E. and Louise Darnell became proprietors. At this time, the ownership passed to Mrs. William L. Bradley. The structure contains 14 apartments and was remodeled in 1960. The sensitive design of this structure includes many windows allowing natural light to brighten the apartments.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5D</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: William Meech Apartments
3. Street or rural address: 2328-2334 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-08
5. Present Owner: William & Dorothy Deitchman Address: 2 Hillside P.O. Box 71  
City Boulder City, NV Zip 89005 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival Legal D: Blk 265, Lot I Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2-story rectangular apartment building has a flat roof with a simple low broad-step parapet. Below the parapet is a full-width red-tile hipped overhang with a boxed cornice. The sheathing is rough stucco and the street facade features a boxed stucco balcony with an angular recessed porch. It is sheltered by the red-tile overhang & a plain frieze with supporting brackets. The porch has two opposing doors with decorative metal screens. Below the balcony is a red-tile hipped overhang with a boxed cornice which shelters the 4 front entries. The plain entablature is supported by brackets. The windows on the street facade feature a central fixed pane with multi-paned transom and side panels.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1924  
UNKNOWN
9. Architect \_\_\_\_\_
10. Builder William Meech
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: metal screens covering doors
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: detached garage

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2328-34 Second Ave.

This structure was constructed in 1924 by William Meech, a local building contractor as investment property. William and his wife resided at 4213 Cleveland Avenue, and maintained the four apartments as investment property. The structure is a vernacular interpretation of the Mission Revival style with the use of the stepped parapet, red tile roofing, and symmetrical stucco facade.

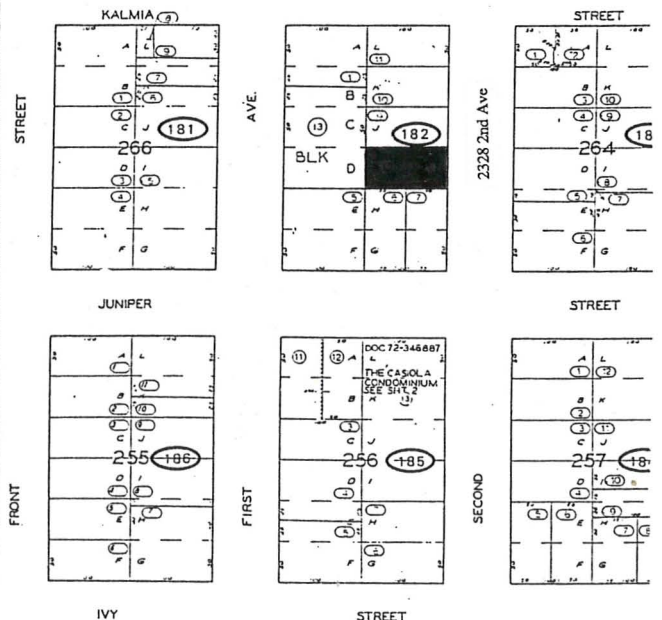
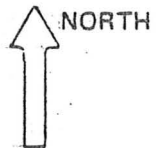
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc 5D _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

## IDENTIFICATION

1. Common name: Keating-Bleifuss House HSB #198
2. Historic name: George Keating Residence
3. Street or rural address: 2331-2339 2nd Ave.  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-05
5. Present Owner: Lawrence Conrad David Vlassoff Address: 2331 2nd Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 264 Lot E Lot D&N 16ft. Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½ story wooden frame house is irregular in shape and has a multi-hipped and gabled roof. A windowed turret intersects the northeast corner along with a brick chimney. Two dormers decorate the roofline. One is gabled with decorated pediment, the other is an eyebrow. The structure is sheathed with shiplap siding, endboards and patterned shingles between floors and on the pediments. A 2-story gabled bay is situated on the southern facade and contains a stepped entry to the 1st level. Articulated stairs from the front wrap around the side and lead to 2 apartments upstairs. The front porch is decorated with a spindle frieze, plain balustrade and turned posts. A pediment covers the porch entry and contains sunburst detailing. The windows are double-hung in various shape and sizes. Some are multi-paned while others have multi-paned transoms. Alteration include stairway access to upper level apartments and a decorative iron fence.



8. Construction date: \_\_\_\_\_ 1890  
Estimated \_\_\_\_\_ Factual \_\_\_\_\_
9. Architect Richard Spohr
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 66 Depth .1515  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
May 1990

2331 2nd Ave

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: stairway for upper apartments, iron fence
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2331-2339 Second Avenue

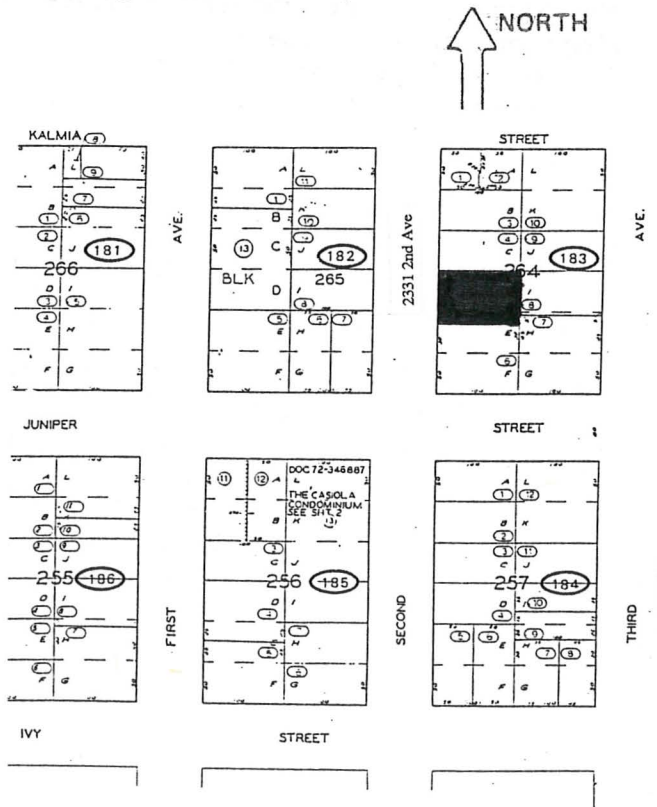
George J. and Fannie Keating commissioned Richard Spohr to design this large ornate residence in the late 1880's. George Keating was a successful businessman in Kansas City and was one of the founding fathers of the great implement house, Smith & Keating. For health reasons, the Keatings moved to San Diego where George was known for his philanthropic benefactions. George Keating died in 1888 and his wife remained in the mansion until its completion in 1890. Fannie Keating then moved to Second Avenue and Juniper Street, but retained ownership of the mansion until her death in 1909. At this time, Otto and Mary Bleifuss obtained ownership and eventually rented out rooms. The architect, Richard Spohr, designed several significant structures in the San Diego area. Among his designs are the College of Letters in Pacific Beach and College Hill Land Office in University Heights. The Keating Residence has been well-maintained and is a fine example of Queen Anne architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site Board file#198

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

## IDENTIFICATION

- Common name: \_\_\_\_\_
- Historic name: Dr. Ellsworth S. Sutton Residence
- Street or rural address: 2341 2nd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-183=04
- Present Owner: Sandra Plaskin Address: 2341 2nd Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residential Original use: Residential

## DESCRIPTION

- Architectural style: Colonial Revival Legal D: Blk 264 Lot C Hortons Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2-story L-shaped home rests on a raised foundation and has clapboard siding with endboards. The roof is steeply pitched and hipped with a wide boxed overhang, exposed rafters and plain frieze. The windows are various sizes and styles. Some are triple wooden casement with multi-paned uppers while others are double-hung and fixed pane with multi-paned uppers. Awnings shelter the 2nd story street facade windows and the front entry which is covered by a security screen. The entry features a full-width enclosed porch with multi-paned windows, wide frieze, and clapboard skirting. The enclosure may be an alteration due to the different window panes. It is sheltered by a composition hip roof. Along the southern 2nd level facade is a full-length balcony which is an alteration



- Construction date:  
Estimated \_\_\_\_\_ Factual 1900
- Architect UNKNOWN
- Builder UNKNOWN
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: balcony, enclosed porch, awnings, security screens
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

#### 2341 Second Avenue

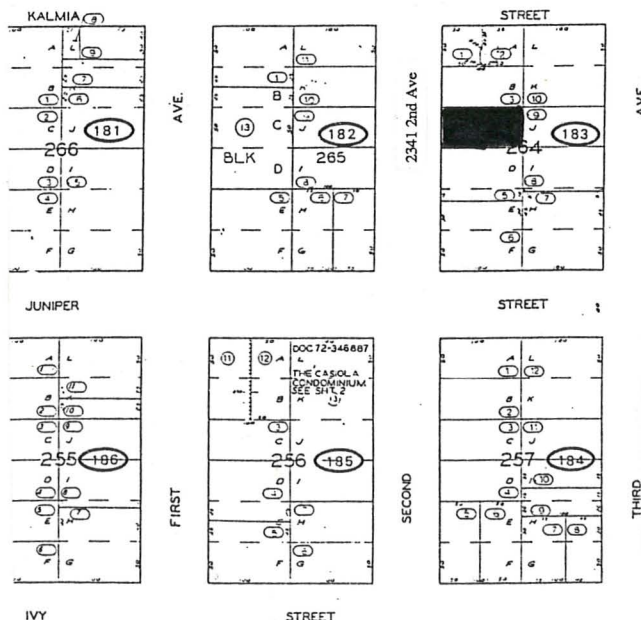
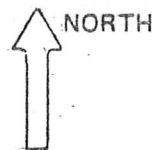
In 1900, Dr. Ellsworth S. Sutton contracted for this residence to be built. From 1901-03, Mrs. Ellsworth Sutton is listed as the sole resident of the home. The occupancy of the home is then unknown until 1927 when Alice Daniels is listed as residing here. Various residents followed for many years indicating that 2341 Second Avenue was an investment property. The Colonial Revival style is apparent, though several alterations have been performed on the structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2354-56 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-10  
Ruth Langhorst, Manfred W. and Suite 411
5. Present Owner: Rosaura Kohl, et al Address: 2510 Torrey pines Rd.  
City La Jolla Zip 92037 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: California Bungalow Legal D: Blk 265 Lot K Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

These two rectangular duplex bungalows are one story in height and form a quaint courtyard between them. The roofs are low-pitched gables with a wide overhang, exposed rafters, and plain bargeboard. The siding is clapboard with endboards and a grilled roof vent is situated at the peaks of the gables. The windows are double-hung with wide wooden surrounds. A sidewalk leads through the courtyard to each stepped entry with wood-framed screens. Two wooden planks form a pergola to the courtyard, which contains mature landscaping.



8. Construction date: Estimated 1922 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These two bungalows were built in approximately 1922 for Mrs. Belle R. Weir who lived next door at 2368 Second Avenue. The bungalows were rental property.

These structures are examples of modest rental units during the boom of the 1920's. They are surrounded by housing of varying styles and scales. They reflect an earlier era in the development of the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interview and their dates).

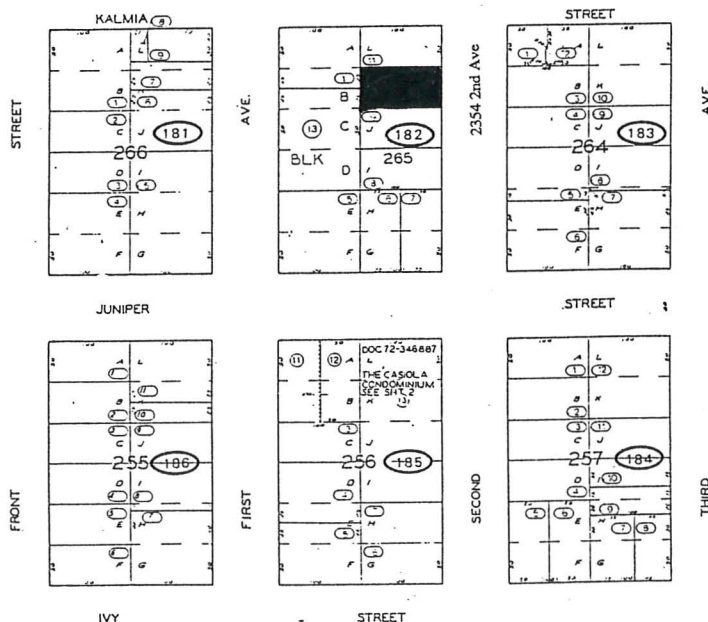
13, 17, 18

22. Date form prepared Dec. 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

▲ NORTH





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.	—	SHL No.	—	NR Status	—
UTM:	A				C				
	B				D				

### IDENTIFICATION

- Common name: \_\_\_\_\_
- Historic name: E.B. Stuart House
- Street or rural address: 2355-2357 2nd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-183-03
- Present Owner: Chester Chesbrough Address: 2357 2nd Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residential Original use: Residential

### DESCRIPTION

- Architectural style: Craftsman Legal D: Blk 264 Lot B Hortons Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This rectangular 2-story home is on a raised foundation and has clapboard siding. The medium-pitched hip roof has wide, overhanging eaves with exposed worked rafters. A brick chimney rises up the street facade and pierces the asphalt sectioned roof. Wide double hung windows flank the chimney with pent roofs and exposed rafters covering the lower level square bays. A stepped porch entry is on the south side with a clapboard balustrade and square bracketed supports. Above the entry is a balcony with a stick balustrade and lattice-work covering the portion facing the street. The site rises gently from the street and is reached by a stepped cement walk.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1909
- Architect UNKNOWN
- Builder W.W. Harris
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: iron railing from street level
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2355-57 Second Avenue

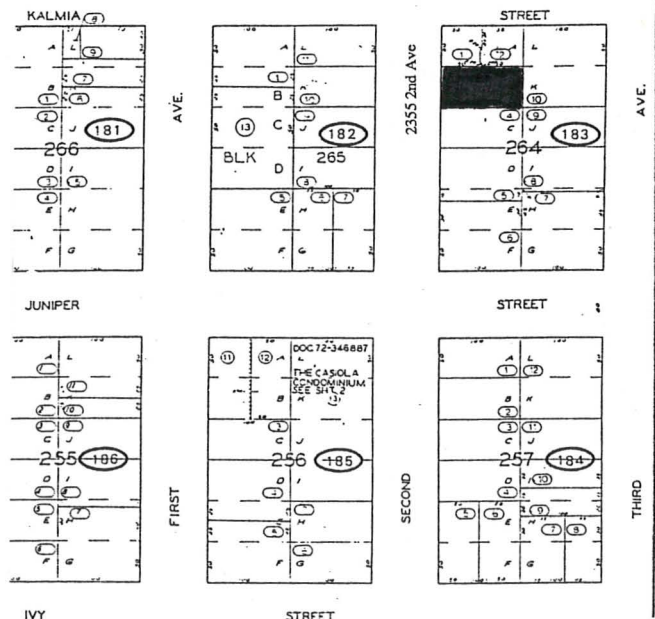
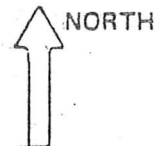
2355-57 Second Avenue was built in 1909 for Edward B. and Martha Stuart. Soon after the home was completed, Edward Stuart died at the age of 56. He had worked as a freight and passenger agent for the Santa Fe Railroad. When Edward died, Martha moved to another residence and various people obtained title to the property through the years. The home is now a duplex; it is an example of the early Craftsman style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc. 5D \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Charlotte Bushnell House HSB #172
2. Historic name: Charloote Bushnell House
3. Street or rural address: 2368 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-11
5. Present Owner: William & Anne Rutherford Address: 444 La Crescentia Dr.  
City San Diego Zip 92106 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 265, Lot L Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Charlotte Bushnell House is a 2½ story rectangular structure with clapboard siding. The roof is steeply pitched with cross gables and asphalt shingles. The gable ends are marked with variants of Palladian windows. A wide-angled 2-story bay is situated on the western facade and a 1-story bay is situated on the northern 2nd story. A veranda wraps around the corners of the western facade with 7 Tuscan columns and entablature. The columns connect to the wooden balustrade which surrounds the veranda. The veranda has large paned windows with multi-pane transoms. The entry is recessed with an elaborate wood paneled door with glass pane. The remainder of the windows are double-hung and three stained glass windows adorn the northern facade.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1895
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2368 Second Avenue

The Charlotte Bushnell House is important architecturally as a fine example of the Queen Anne style. It exhibits some transitional features leading into the Shingle and Craftsman styles. Outstanding features include the palladian windows, stained glass panes, Doric porch columns, and striking entry. The house was built by Charlotte Bushnell in 1895. Charlotte Bushnell was active in the San Diego social circles as a charter member of the local chapter of the Daughters of the American Revolution and as a member of the Wednesday Club.

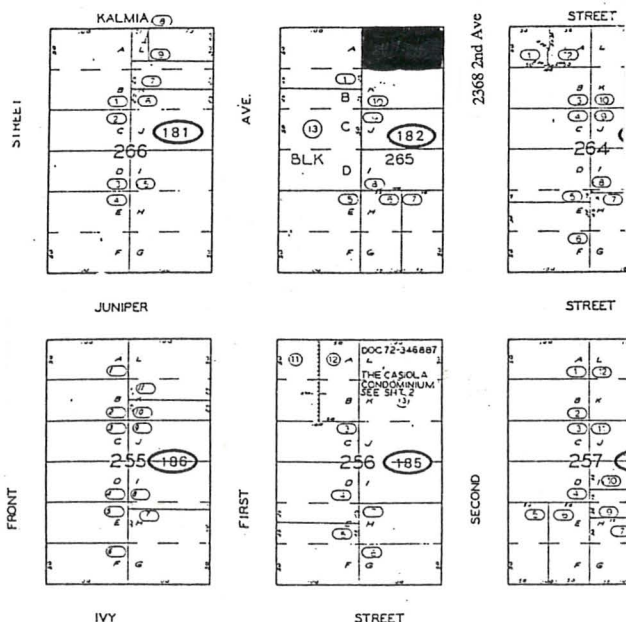
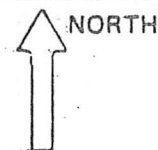
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

17,18

City of San Diego Historic Site Board file #172  
Dec 1990

22. Date form prepared \_\_\_\_\_  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc 5D _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Gordon Arms Apartments
2. Historic name: Gordon Arms Apartments
3. Street or rural address: 2408 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-094-07
5. Present Owner: Michael & Joan Cairncross Address: 1538 Vost Dr  
City San Diego Zip 92109 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival with remodeling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Block 278 Lots H&G e 1/2 Horton's Add Lockling

2408 2nd is a raised 3-story apartment building with a symmetrical facade. The roof is flat with center low gabled parapets on the street facades and a molded coping. The central element is a recessed and taller duplication of the 2 outer extensions. It consists of a 4-story tower-like structure with stucco siding and solid stucco balustrades for the 2nd & 3rd story open walkways which connect the 2 outer extensions. The windows are arranged in double-hung pairs with vertical multi-paned uppers on the central element. The 1st level of the central element is sheltered by the 2nd level walkway and forms a stepped porch. A fire escape climbs the southern facade to the roof.



8. Construction date: Estimated \_\_\_\_\_ Factual 1912
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: screens have been added to the windows, plastic sheeting covers part of  
central element
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2408 Second Avenue

The Gordon Arms Apartments were built in 1912 by Dr. I. S. North in anticipation of the 1915 Panama-California Exposition. In 1926, the building was owned by Bert E. and Pearl Harves who maintained the property for many years. The 24 unit apartment building retained the name Gordon Arms Apartment beyond 1971. Based on information obtained from a water permit, it is possible that the structure was remodeled in 1960. The unusual nature of the unusual nature of the architecture also indicates a possible remodel.

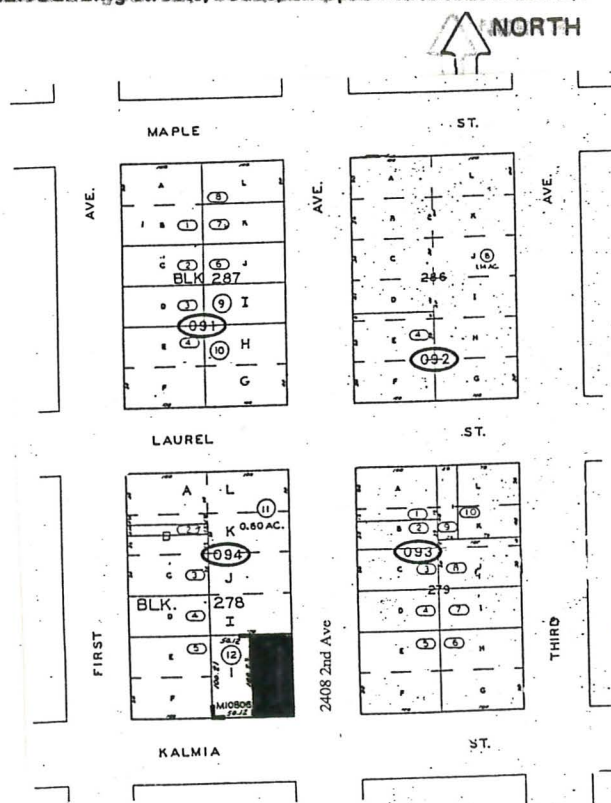
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

### IDENTIFICATION

- Common name: First Church of Christ, Scientist
- Historic name: First Church of Christ, Scientist
- Street or rural address: 2442 Second Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-094-11
- Present Owner: First Church of Christ, Scientist Address: 2442 2nd Ave.  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
- Present Use: Private Non-Commercial Original use: Private Non-Commercial

### DESCRIPTION

- Architectural style: 50's Modern Legal D: Blk 278 Lot B Lots A&I thru L&No.12.5ft.
- Briefly describe the ~~present physical appearance~~ Hortons Add Lockling of the site or structure and describe any major alterations from its original condition:

This rectangular stucco sided church with brick skirting is the equivalent of 2 and 3 stories with multiple flat roofs and banded parapet. A rectangular tower with columns of brick and formed conc concrete and with small glass block squares is capped by a pagoda-like low hipped copper vaneer finial and rises from the center of the front facade. From the tower to the Laurel Street edge runs a 1½ story brick element with 5 recessed doors covered by a copper cheer overhang. At the Northeast corner, a mini-tower also exhibits a pagoda-like roof. The 2nd Avenue features stained glass windows and vertical niches. On the Laurel Street side are similar niches and glass blocks. All that remains of Irving Gill's original work is the reinforced concrete construction. Gill's design, altered in the 1950's, was of simplified Mission style: smooth stucco siding; a glass dome rising beyond a plain parapet; a three-story with red tile hipped roof, tall arches in a row for entry opening, narrow openings, narrow openings on the second level; an arcade across the first level of Second Avenue turning the corner with arches repeated as stained glass windows along the north wall.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1909
- Architect Irving Gill  
(greatly altered)
- Builder John S. Hawley
- Approx. property size (in feet)  
Frontage 300 Depth \_\_\_\_\_  
or approx. acreage .4592
- Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_ Good \_\_\_\_ Fair X Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: entire exterior
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_ Commercial X Other: \_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

2442 Second Avenue

The First Church of Christ Scientist was constructed in 1909 by John S. Hawley using the distinctive architectural design of Irving Gill. The new church was built when the large congregation outgrew the original church located at Third Avenue and Ash Street, also designed by Irving Gill. The original architecture of this church was similar to Gill's later designs in La Jolla, many of which are Irving Gill at his best. In the early 1900's, Gill began his radical simplification of the Mission style using basic cubic masses relieved by graceful arches. A drastic remodeling in 1953 erased much of Irving Gill's original design. The influence of the 1950's is apparent with the geometric patterns and contrasting wall materials and textures. The architect of the remodeling was not identified during the historical research.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_  
Economic/Industrial \_\_\_\_ Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion 1 Social/Education 3

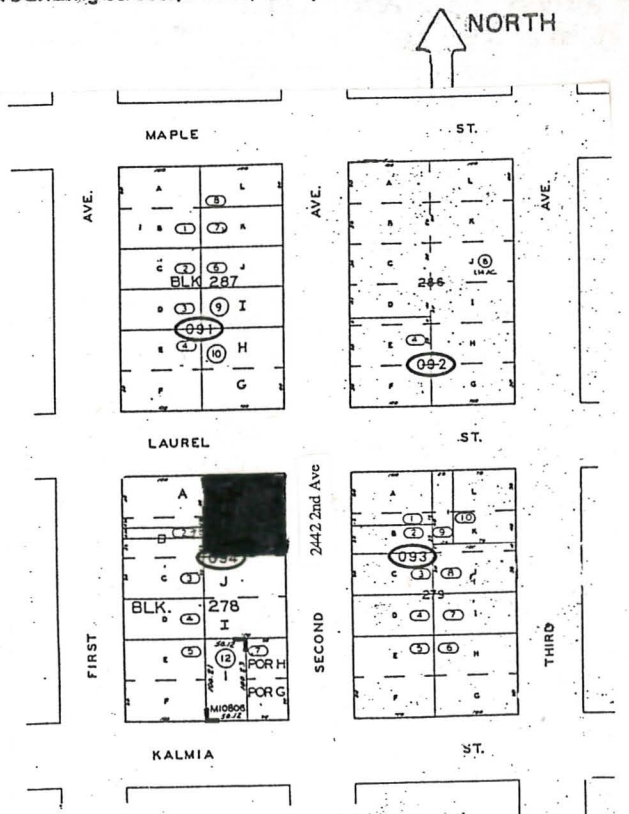
21. Sources (List books, documents, surveys, personal interviews and their dates).

7, 17, 18

20. (10/17/53 5:3-4)

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: J. E. Slocum Residence
3. Street or rural address: 2445-2447 Second Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-093-03
5. Present Owner: Stephen & Charlene Rose Address: 7801 Mission Center  
City San Diego Zip 92108 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal blk 270 lot C Hortons Add Lockling

This square two story clapboard sided house on a raised cement foundation has a low hipped roof of composition shingles, with extended boxed cornice exposed decorative rafters and a plain frieze. A porch crosses the north half of the front sheltering two entry doors with lower wood panel and rectangular glass uppers Tuscan columns and a frieze on a clapboard balustrade support a balcony with clapboard balustrade and French doors. The windows are double-hung with leaded uppers. A square one story bay with bracketed eaves above and triangular brackets below project on the south side. The front window, first floor is three-sash style with double hung side panels. All windows and doors have molded surrounds. Wide floating steps lead to the entry porch which has lattice work below. A low cement block retaining wall surrounds the property. There is a glass enclosed porch to the rear and a detached garage on the south side.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1903
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☐ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Colonial Revival home was built in 1903 for John E. Slocum. Slocum was a landscape photographer who owned a photographic and art supply store located near downtown San Diego. In 1907, John E. and his wife, Alice Slocum, moved to 2430 Third Avenue. Ownership from this year until 1924 is unknown. In 1924, Erminio and Geneva De Rocco, owners of the San Diego Macaroni Manufacturing Company at 2308 Kettner Boulevard, bought the home and moved in. Various members of the De Rocco family lived at 2445-46 Second Avenue and worked in the family's macaroni company. Today, the home provides two rental units. It is in excellent condition and exhibits well the Colonial Revival style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

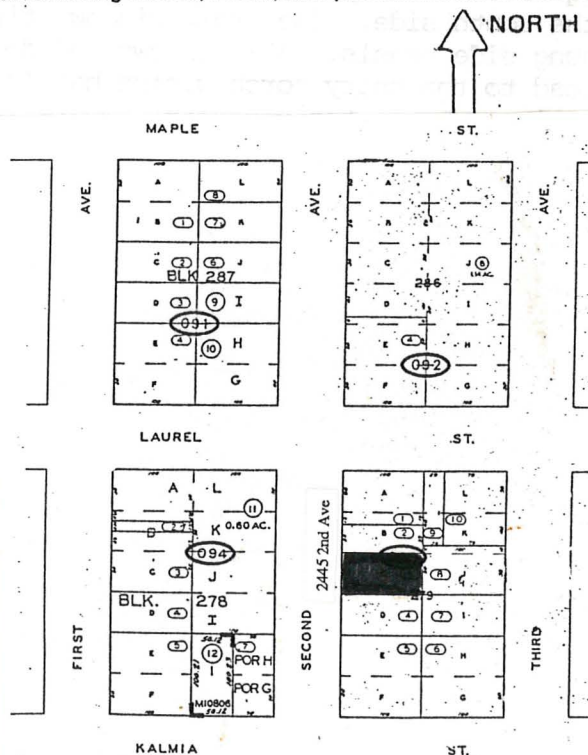
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

HABS		HAER	Loc	SHL No.	NR Status	6
UTM:	A				C	
	B				D	

IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2455 2nd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-093-02
5. Present Owner: Diana Nichols Address: 6281 Jackson Drive  
City San Diego Zip 92119 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal desc: Block 279 Lot B Horton's Add Lockling

This 2-story rectangular building with stucco siding has a medium-pitched, asphalt-shingled bellcast roof with a front gable. Large worked brackets near the corners support overhanging eaves. There are worked rafters on the sides of the building. A series of cement steps on the south side leads to a south side entry porch with a wood-panelled door with a glass pane. Metal poles support the porch roof which serves as a 2nd floor balcony. A 2-story bay with shingled hipped roof and exposed rafters is situated in the center of the front facade. Windows in the bay are double-hung sash. Diamond-shaped grillwork covers the 1st floor windows on all sides. There is a horizontally-grilled roof vent above the bay. The stucco siding is an alteration.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1910
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 35 Depth \_\_\_\_\_  
or approx. acreage .0803
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Stucco siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment building was built for the First Church of Christ, Scientist in 1910. It has some significance in its position between historic buildings on the block. It reflects an earlier era in the development of the neighborhood.

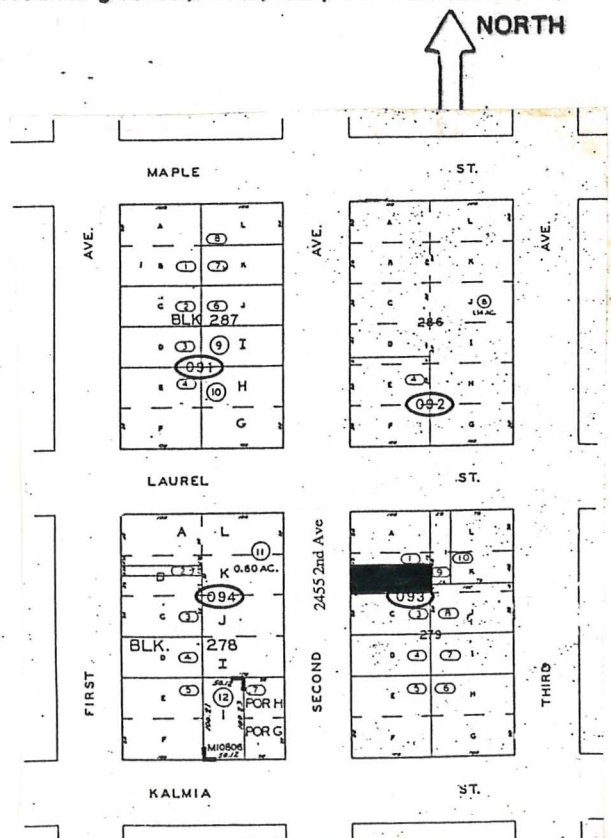
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared December 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 B Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc 5A  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Windsor Apartments
2. Historic name: Windsor Apartments
3. Street or rural address: 1808-1822 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-283-07 & 08
5. Present Owner: Bowden Properties Inc. Address: 1925 Spindrift Drive  
City La Jolla Zip 92037 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Block 225 Lot G Horton's Add Lockling

This three story apartment building is raised from the street level and has a recently added brick facade. The roof is flat with raised square pilasters, plain parapet and widely overhanging eaves. The eaves have exposed brackets with decorative frieze and corbel table.

The windows are double-hung and are slightly recessed with plain lugsill. Two recessed entries on the street sides are framed by a shelf molding. The Third Avenue stepped entry features an awning and decorative marble steps the double doors are single panel with glass panes.

A full-length brick chimney is on the north side and an added stucco penthouse has been constructed above the roof.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1913
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_  
brick facade, 4th story penthouse
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism X  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
penthouse on roof- flat roof, stucco siding
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

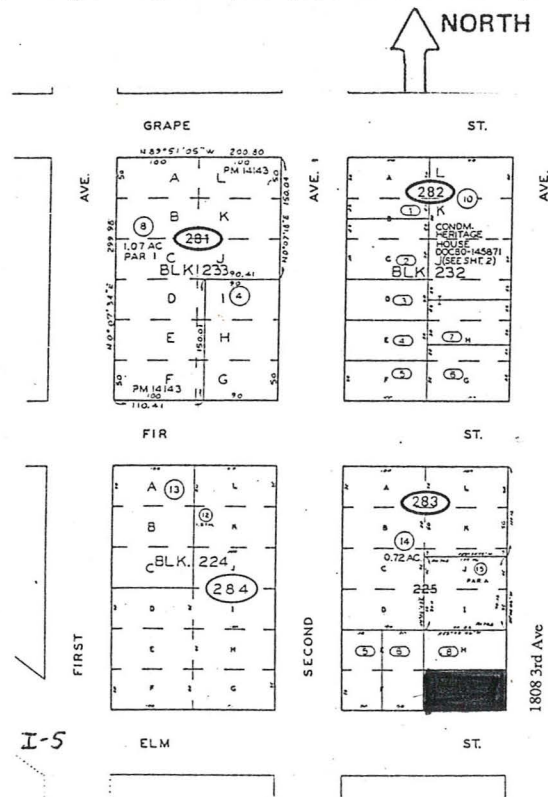
This apartment building was built in 1913 for Mary T. McVey, the widow of John McVey. She lived in the building as proprietor until 1920. The building is significant as an example of rental housing built in San Diego in anticipation of the 1915 Panama-California Exposition in Balboa Park. The dropped cornice with decorative frieze and corbel table are most striking features of the building.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Platt/Peterson Building
2. Historic name: Weyland Duplex
3. Street or rural address: 1842-44 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-283-15
5. Present Owner: Third Avenue Associates c/o Daniel Salerno Address: 633 State Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Par of Lots I&J. Blk 225 D B0013 PG 522 Hortons Add Lockling

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

1842 3rd is a rectangular 2-story duplex with stucco siding. The roof has a red-tiled gable facing the street with stepped parapets at the gable ends. The raised structure has wood decking and stairs leading to the decked porch. All are recent alterations. Two multi-paned doors are on one side of the facade. Two large multi-paned windows which are topped with semi-circular niches are on the opposite side. Second story windows are double-hung with multi-paned uppers and iron balconets. Side windows are various sizes with awnings on the upper levels supported by arrow-like ironwork. A mature ficus is on the northeast corner.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1925
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 90 ft Depth \_\_\_\_\_  
or approx. acreage .2065
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: front porch decking & stairs & door awnings on south side on corner facade
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development X Zoning \_\_\_\_\_ Vandalism X  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This 2-story duplex was constructed in 1925 by Carl and Myrtle Weyand. The Weyands owned the Colorado Realty Company and maintained this property as an investment. This building is a very handsome, well-balanced version of the Spanish Colonial Revival Style.

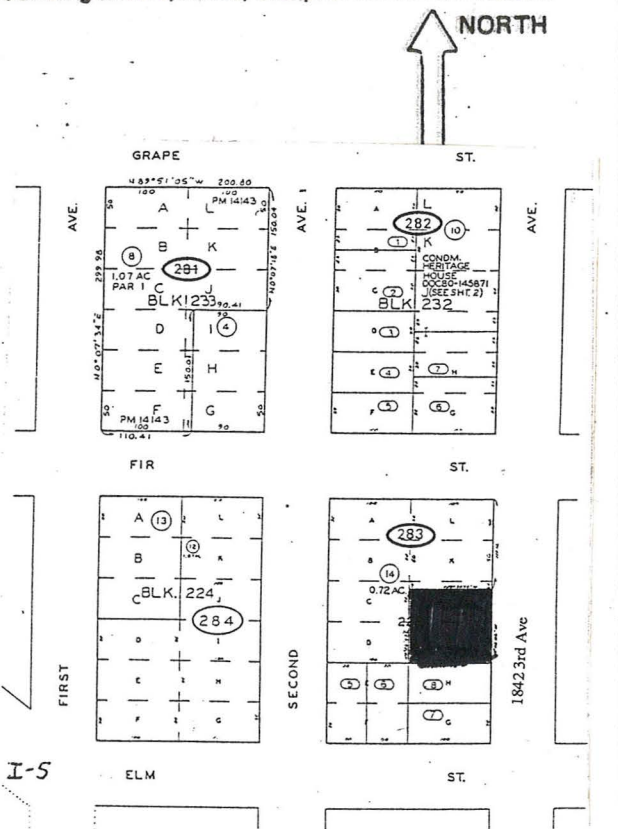
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



I-5



# HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status	6
UTM:	A		C		
	B		D		

## IDENTIFICATION

- Common name: Grevillea Robusta Trees
- Historic name: None
- Street or rural address: 1900 Block of Third Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-282
- Present Owner: N/A Address: N/A  
City N/A Zip N/A Ownership is: Public X Private
- Present Use: N/A Original use: N/A

## DESCRIPTION

- Architectural style: Botanical Resource Legal D: Blk 255 Horton's Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

Four Grevillea Robusta trees (commonly known as Silk Oak trees), line this block of Third Avenue, three on the west side near the south end and one on the east side near the north end. At one time, the entire block was lined with these trees. The trees are approximately 25 feet in height with a trunk diameter of approximately 2-3 feet. Fernlike leaves are dark green to golden green. Bright orange flowers form clusters in spring.



- Construction date:  
Estimated 1884 Factual
- Architect N/A
- Builder N/A
- Approx. property size (in feet)  
Frontage N/A Depth N/A  
or approx. acreage N/A
- Date(s) of enclosed photograph(s)  
Nov 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: N/A
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? N/A Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

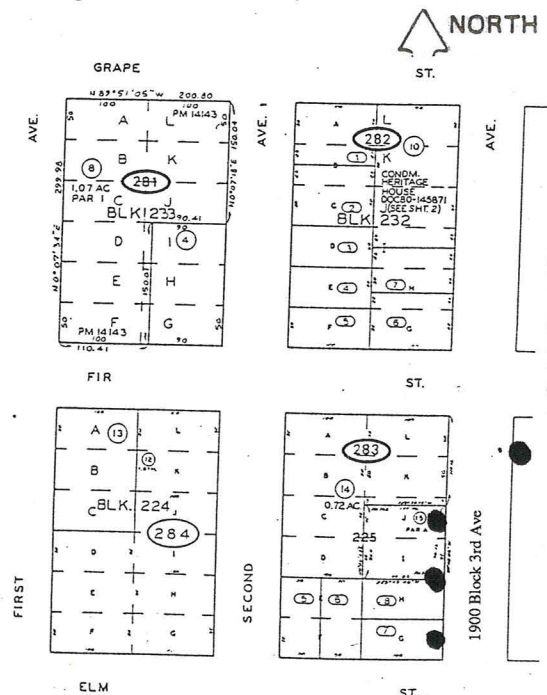
#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These evergreen trees were probably planted in 1884 when the Florence Hotel was built on the east side of this block. As such, they are some of the oldest trees in the neighborhood. Native to Australia, this tree does well in the San Diego climate. These particular trees are significant for their connection to the Florence Hotel site.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement X  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Everett, Thomas H., New York Botanical Garden Illustrated Encyclopedia of Horticulture 1981; Sunset New Western Garden Book.
22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc <u>5NR</u> SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Goepel House
2. Historic name: Harfield Timberlake Christian House [McCormick Christian Home]
3. Street or rural address: 1916 3rd Ave.
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-282-06
5. Present Owner: Trinidad Keating Address: 1916 3rd Ave.
- City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Queen Anne Legal Desc; Blk 232 Lot H, G s 20 ft Horton's Add lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

1916 3rd is an irregular shaped house of 2 stories on a raised foundation with a stone basement. The shingled hip roof has multiple gables segmented hipped roof over the southern bay and a flared boxed cornice. The siding is shiplap with flared bonds of patterned shingles between floors and covering the raised foundation. A tall brick chimney protrudes on the front roofline near the square two-story bay. The bay has 2 side doors; one leading to the second story balcony and the other serving as the front entry. The bay is topped by a deeply corniced pediment whose roofline extends to shelter the balcony. The front porch has a hip roof with the gable end forming the porch entry. The painted pediment echoes the ornate rounded brackets which with post form on arch below. Astick balustrade partially enclose the porch. Two full-length octagonal bays are on the southern corners, with a second story balcony and first story porch between them. The windows are double-hung with decorative lugsills. A second addition is on the west side. The house is HS # 210.



8. Construction date: Estimated \_\_\_\_\_ Factual 1894
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 170 Depth .1606  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1990



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: White picket fence, wrought iron balustade on balcony, 2 story porch addition on rear
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was constructed in 1894 for Harfield T. Christian. Christian was a prominent member of the San Diego community having formed H.T. Christian & Co. In 1888 (abstractors of title business). He was a member of the Board of Freeholders which formed city charter, served as chairman of the Committee on Revenue and Taxation of the Board of Freeholders and held the offices of Alderman, City Clerk, City Assessor, Board of City Trustees, and Deputy Recorder. In 1895, he served as Deputy U.S. Marshall in LA, and at the time of his death, was a U.S. Commissioner & President of the San Diego Title Insurance Guarantee and Trust Company.

The house is a fine example of Queen Anne Architecture and is of significant value in defining the historic character of the uptown community.

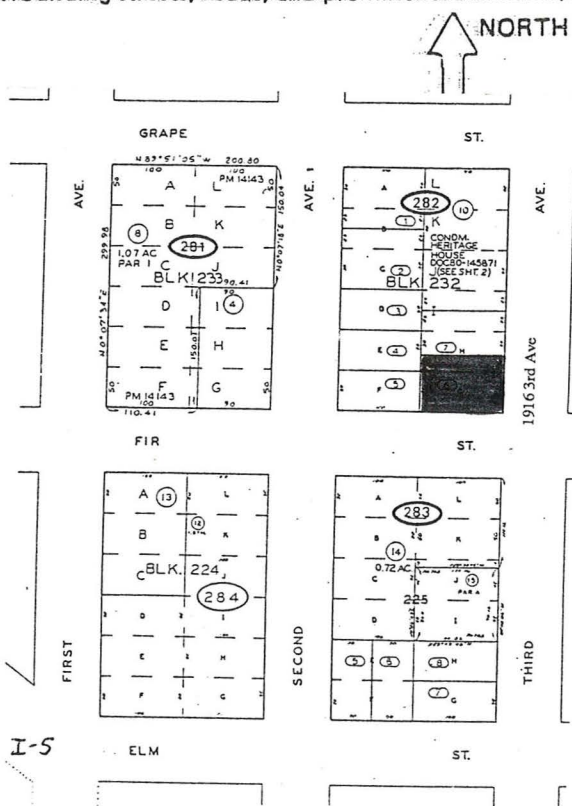
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure ☐  
Economic/Industrial 2 Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site File #210

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A					6
B					

### IDENTIFICATION

1. Common name: Grevillea Court
2. Historic name: Grevillea Court
3. Street or rural address: 1922-34 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-282-07
5. Present Owner: Rob & Kim Thorp, Charles Wilson Address: P.O. Box 70002  
City San Diego Zip 92107 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal Desc: Blk 232, Lot I N 30 Ft Lot H & S 1/2 Hortons Add Lockling

7a. Architectural style: Mission Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This Mission Revival Style Court apartment complex consists of seven buildings, one 2-story and six 1-story, all flat roofed with stepped side parapets. Several of the double-hung windows are two sash. The 1st floor windows have planter sills. Red tiled shed hoods supported by triangulated brackets cover various 2nd story windows and each 1st floor entrance. The solid multi-paneled entrance doors of the building open to the maturely landscaped courtyard while the 2nd story entrance doors are single-pane French. Alterations include lattice which covers the gated entry and separates the cottages, and a modern light fixture on the front facade. Mature Grevillea Trees flank the court apartments along 3rd Avenue.



8. Construction date: Estimated 1928 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 55 Depth \_\_\_\_\_  
or approx. acreage .1263
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Lattice
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

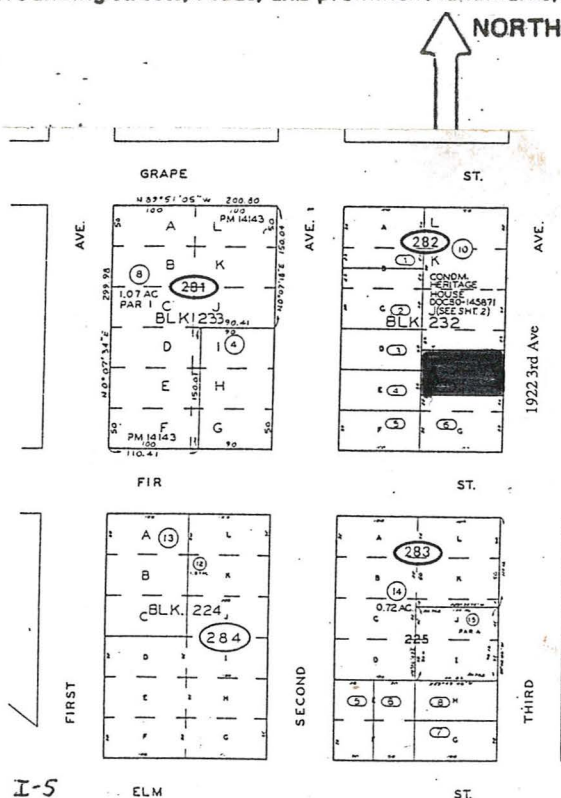
This multi-unit courtyard was built in approximately 1928 as rental housing. The property serves as a good example of both the Mission Revival architectural style and the courtyard configuration. The court takes its name from the mature Silk Oak (*Grevillea robusta*) trees which line the block and possibly predate the structures.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



I-5



## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 2015-2017 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-04
5. Present Owner: Wolf, Charles J. Address: 2017 Third Avenue  
City San Diego Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Block 241 Lot E Horton's Add Lockling

This is a California bungalow with a low pitched gable roof, widely overhanging eaves and exposed rafters. The gabled porch entablature has a latticed roof vent at its peak and is supported by two tuscan columns. The structure has a rough stucco finish and is raised above street level.

Opposing pairs of double-hung windows with wide wooden surrounds appear on the symmetrical facade. Side windows have a central fixed pane with vertical multi-paned transoms and double-hung sidepanels. The side entry has a cantilevered roof overhang and an iron banister up several steps.

The front door is wood panelled below with three vertical panes above. A wood framed screen door covers the door with lower wood panels and upper screen panel.

The structure is raised above street level with a cement block retaining wall.



8. Construction date:  
Estimated 1924 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: rough stucco exterior, railing
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: detached garage to the south

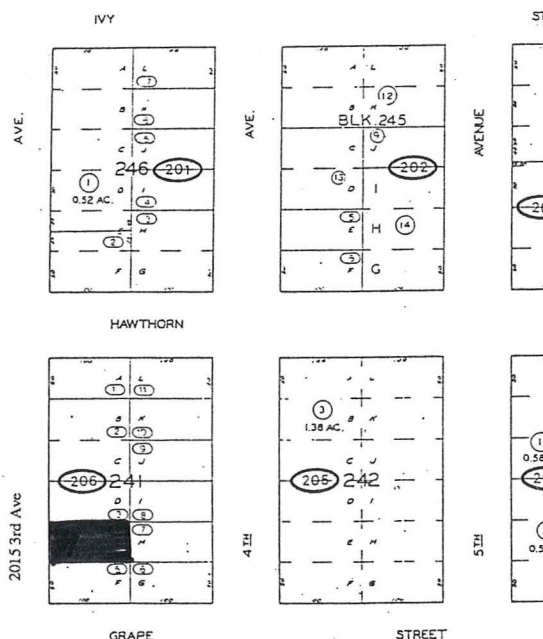
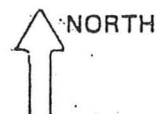
## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house, built in 1920's is a contributing structure to the streetscape of the 2000 block of Third Avenue. The California Bungalow style is characterized by a shallow pitched roof, broad overhanging eaves and a sheltered front porch. This structure serves as an example of the bungalow architecture which housed many early San Diegoans in the 1920's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).
- 17, 18
22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: none
2. Historic name: Frederic W. Sumpf House
3. Street or rural address: 2027-2031 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-03
5. Present Owner: Tim F. and Katering C. Tom Address: 2029 Third Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

#### Craftsman Bungalow

7a. Architectural style: Leg Dec. Blk 241 Lot D Hortons Add Lockling

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

2027-2031 Third Avenue is a single story Craftsman bungalow with stucco siding. The medium pitch stepped double gabled roof has exposed rafters with notched ends under the wide overhanging eaves. The roof has been reshingled with asphalt shingles. The front porch is gabled with a plain stucco pediment and a half-timber down the center. The front entry door is wood panel with multi-paned upper and is covered by a screen door with lower wood panels and square screen above.

Windows feature a fixed pane with multi-paned transom divided by small upright bars. Windows are placed near the corners of the building giving the appearance of wrap around windows. The wide wooden surrounds of the window also appear on the entry door.

The porch is supported by square timbers resting on a solid stucco surround. The articulated stairway to the street is multi-level due to the grade upon which the house rests. The banister is iron from the street, and stick near the porch. A cement retaining wall runs along the street. Lush greenery extends from the wall to the house. A brick wall with squeezed joints and excess mortar has been added to the south side of the house.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1911
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
March 1990



13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Stucco siding, brick wall to the south shingle roof
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This craftsman Bungalow was built in 1911 for Fredrick W. Sumpf, the proprietor of a retail cigar store. He and his wife Zoetta lived there from 1912-22. Although the new stucco facade diminishes its importance. The house is a good example of Craftsman architecture with its detailed woodworking and many windows.

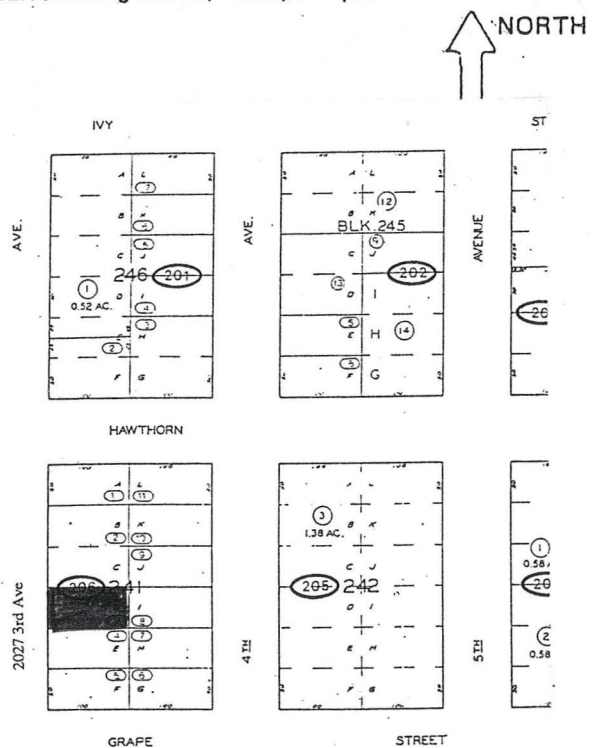
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SD	Ser. No.	—	SHL No.	—	NR Status	5D
UTM:	A					C			
	B					D			

### IDENTIFICATION

- Common name: ---
- Historic name: Mahler Residence
- Street or rural address: 2028 3rd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-174-07
- Present Owner: Thomas Wong Address: 4350 Randolph St.  
City San Diego Zip 92103 Ownership is: Public        Private X
- Present Use: Residential Original use: Residential

### DESCRIPTION

Legal D: Blk 240 Lot I N 1/2 / Exc S 1.5 Ft of W50 Ft Lot H & All

7a<sup>b</sup> Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This one story irregularly shaped bungalow has multiple, medium gabled roofs of composition shingle. Wide overhanging eaves with exposed rafters are found throughout. A wide angled bay is located on the Northeast side with a fixed central pane window with transom and double-hung side panels. The porch roof is front gabled with worked brackets. Beneath, brick bases support the double posts and lintel above. The entrance door is multi-paneled wood with three glass upper panels. The bungalow is raised substantially above street level by a story high, ashlar stone faced retaining wall. Above, a deteriorating wood plank fence encloses the front yard. Stairway to the south of street facade is articulated concrete light fixture adjacent is an alteration.



- Construction date: Estimated        Factual 1915
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)  
Frontage 75 Depth         
or approx. acreage .1703
- Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Light fixture
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

# SIGNIFICANCE

1

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Craftsman style home was built in 1915 and occupied by George F. and Etta Mahler until 1939. George Mahler was in the real estate business. In 1909 he was elected to the City Council; he was appointed to the Board of Public Works later in the same year. The setting of the home, above street level with a high ashlar block retaining wall, is quite unusual. The structure is an example of Craftsman architecture which became the predominant style in San Diego several years later.

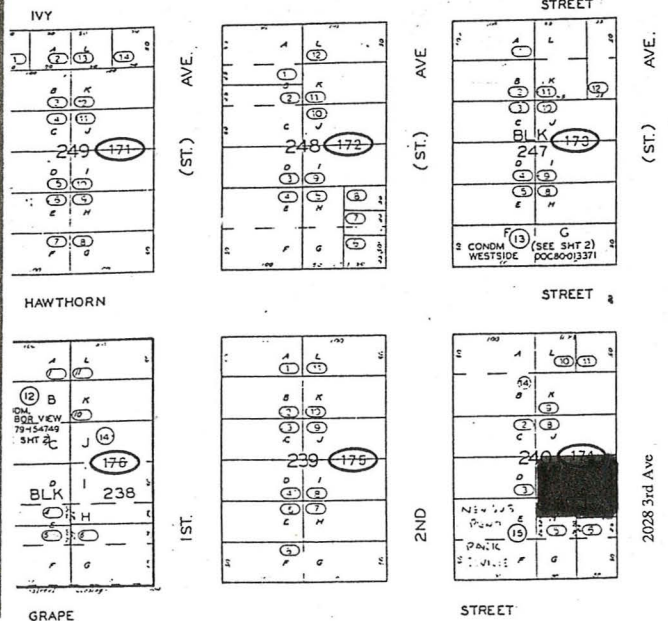
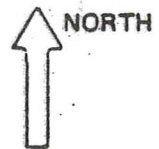
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18, 20 (6/22/38; 2:4)

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. <u>5A</u>	SHL No.	NR Status
UTM: A				C	
B				D	

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2044 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-08
5. Present Owner: Chris & Susan Racanelli & Eugene & Patricia Fernandes Address: 2044 Third Avenue  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: NeoClassical Box
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Des: Blk 240 Lot J Hortons Add Lockling

The two story classic box shaped house at 2044 Third Avenue sits on a raised cement foundation. The roof is a low pyramidal hip with an overhanging boxed cornice. The north east facade houses a two story, wide angle bay with double hung windows flanking a fixed pane with geometrically angled leaded glass transom on both floors. To the south is an open porch with ionic columns resting on a boxed panelled balustrade which support a frieze cornice and balcony above. The entry door of multi panelled wood with glass uppers is recessed with an adjacent walk continuing a square glass paneled door with leaded  $\frac{1}{2}$  length side panels. The balustrade consists of spindeled balusters and clapboard pedestals topped with decorative globes. The house is sided with narrow clapboards with an emphasized fourth board. Four cement steps lead from the front walk to the porch. Landscaping of lawn and foundation planting has been altered by a white picket fence and brick planter boxes.



8. Construction date: Estimated 1915 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Landscaping, paint
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? ☒ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home dates from approximately 1915. It was moved to this site in about 1946 by Emilie J. Hickey, a telephone operator for the San Diego Public Library.

The home with its prominent porch and ionic Columns is an excellent example of Neoclassical architecture. It is a significant contributor to the row of historic homes on this block.

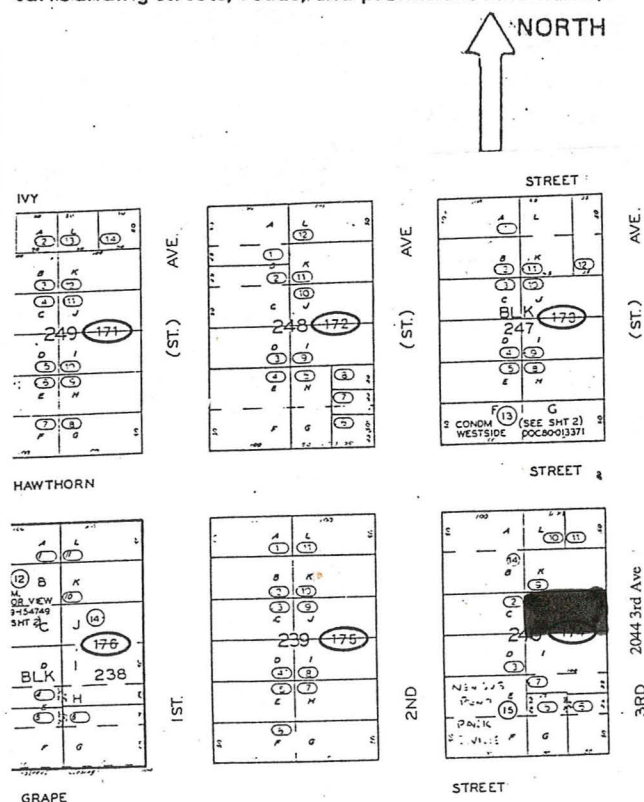
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

14, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A					6
B					

### IDENTIFICATION

1. Common name: Holly Apartments
2. Historic name: None
3. Street or rural address: 2048 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-09
5. Present Owner: Salazar, John and Donna C. Address: 3669 Hazelhurst Pl.  
City Bonita Zip 92002 Ownership is: Public  Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman with Mission Legal D: Blk 240 Lot K Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story, stucco-sided rectangular building, in the Craftsman Style with Mission Style elements, faces south onto a well-landscaped courtyard. The roof is medium-pitched front gable with a red-tile spine and composition shingles. Overhanging eaves shelter knee brackets at the gable peak and ends, and exposed rafters on the sides. Windows are predominantly double-hung, some with multi-paned uppers. Three-sash windows with fixed center panel, multi-pane transom, and double-hung side panels are featured on the front facade, as is a balcony with a solid basustrade and lattice work above. A stepped and curving Mission Style stucco wall houses three arched entries with iron gates and connects to the building on the south side of the front facade. The gates lead to the courtyard with its two porches with solid balustrades and two-panel doors with multi-pane glass uppers. Double wooden posts and exposed worked rafters support second story balconies with wooden balustrades and latticework. Between the porches, a stairway to the upper floor is reached through an arch. The wall, gates, and latticework appear to be alterations.



8. Construction date: Estimated 1915 Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
May 1990



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Wall, gate, latticework
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

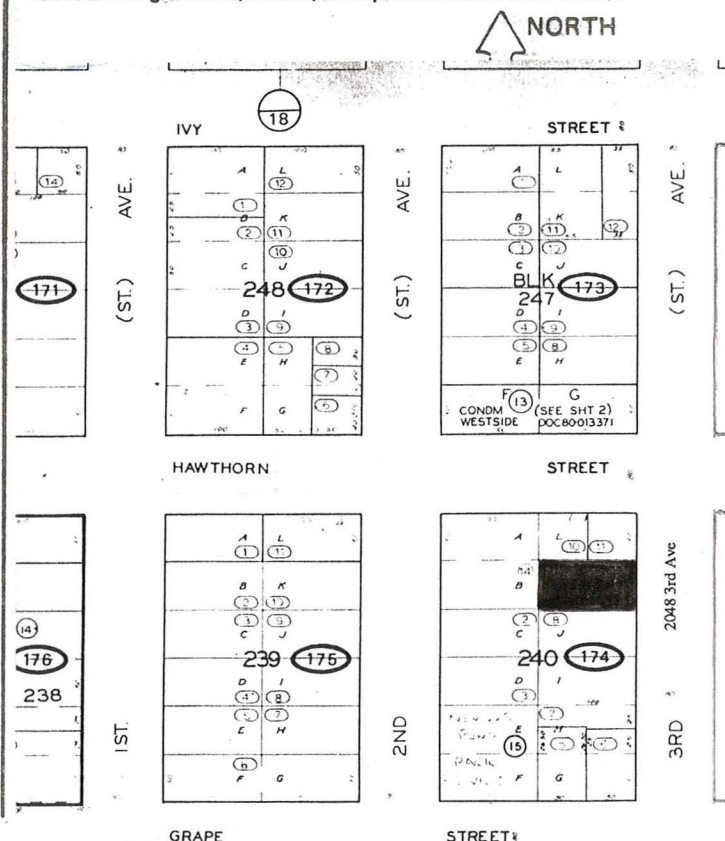
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.	SHL No.	NR Status
UTM:	A			C		
	B			D		

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2070-76 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-11
5. Present Owner: Margaret Moir Address: 5169 Greenbrier Ave.  
City San Diego Zip 92120 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal D: Blk 240 Lot L E 1/2 Horton's Add. Lockling

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: A two story rectangular building with a flat roof, wide boxed cornice and decorative exposed rafters, this building at 2070-2076 3rd Avenue is Prairie Style and sits on a raised cement foundation. Windows are double-hung with a six vertical pane upper, some paired. The wide, four entrance porch is covered by a hood with exposed rafters and lintel below adding to the horizontality of the building. Entrance doors are multi-paned french with 1/2 length side panels. The porch is reached from the street by four cement steps encased by horizontal, cement foundation planter boxes are alterations. These steps have been altered by their having been sheathed in terra cotta tiles. Two centrally located 2nd floor windows of triple pane two sash casement are a further alteration. Siding on the second story is shingle, on the first floor clapboard. A detached companion building is located to the north west facing Hawthorne avenue.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1912
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 100 Depth \_\_\_\_\_  
or approx. acreage .0573
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: tiled entry steps and porch, 2 windows, planter boxes
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Prairie style apartment building was built in 1912. The structure served as rental property and was erected in anticipation of the 1915 Panama-California Exposition. Although it does not represent Prairie architecture in its pure form, it is a contributing structure to the streetscape of this block of Third Avenue.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure \_\_\_\_\_
- Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_
- Government \_\_\_\_\_ Military \_\_\_\_\_
- Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).
- 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

IVY

249 171

248 172

247 173

13 CONDOM WESTSIDE (SEE SHT 2) DOCKBOY3371

HAWTHORN

176

238

239 175

240 174

2070 3rd Ave

3RD



## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 2210 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-08
5. Present Owner: Karen Scarborough Address: 2229 Del Mar Scenic Parkway  
City Del Mar Zip 92014 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: 30's Modern with Craftsman influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 257 Lot H Exc W 55 ft Lot G & S30 ft/exc w55ft

This single story L-shaped house at 2210 Third Avenue sits on a raised foundation with a low pitched roof of composition shingle. The eaves overhang with exposed worked raft. Windows are double hung, horizontal pane with a wrapped four sash ribbon on the south east corner. A vine covered staircase leads from the base of the house to a small front facing porch with a shed roof covered with corrugated fiberglass and supported by simple wood post. The entrance door is multi-panel wood. A north east side porch has a overhanging shed roof, stick balustrade and the same simple wood posts. The house with clap board siding sits high off the street on an embankment. A cement block two car garage sits to the south east of the property at street level. Side/straight turning cement steps with a tubular steel railing lead up to the house from the street and a chain link fence runs the length of the property at the street, both alterations.



8. Construction date:  
Estimated \_\_\_\_\_ Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 125 Depth \_\_\_\_\_  
or approx. acreage .0826
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

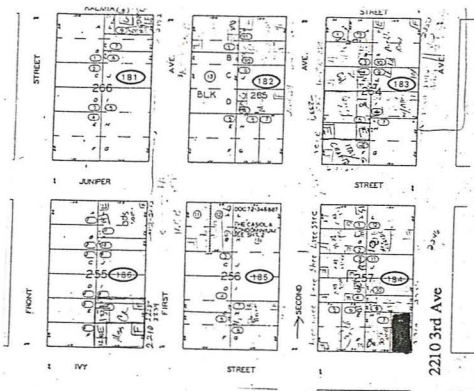
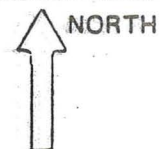
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 5252 "B" Street Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.	SHL No.	NR Status
UTM:	A				C	
	B				D	

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: George W. Varnum Property
3. Street or rural address: 2224 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-09
5. Present Owner: David & Connie Arnson Address: 2224 3rd Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION Legal D:Blk 257 Lot I N 20Ft. Lot H & S 15Ft.

7a. Architectural style: Folk Victorian

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: The two-story rectangular house at 2224 3rd Avenue is a simple Folk Victorian structure. The roof is a high front gable of composition shingle with shallow boxed eaves. A triangular, slatted air vent is located centrally high in the pediment faced with fish scale shingles. A plain frieze runs below. The windows are double-hung in pairs with decorative shutters. The entrance door is multi-panel wood with a transom window located above. Both the door and windows have top shelves and wide surrounds. An open porch crosses the front facade with rounded square thin posts with spindle work detailing. A wood vertical grill covers the crawl space below the porch. The siding is shiplap. Central concrete steps lead up a full-story off the street where a brick retaining wall sits to the south and a two car garage with front gabled roof, multi-paned wood doors sits to the north a later addition. Also added is a 2nd floor entry on the north side of the house has a low pitched gable hood and is reached from wooden stairs.



8. Construction date:  
Estimated 1896 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 20 Depth 100  
or approx. acreage .0459
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Removal of second story balcony.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: Garage at street level.

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Victorian house was built in about 1896 for George W. Varnum, a retired physician who lived next door until 1904. The house was most likely built for a family member of friend. The tall and narrow shape of the house, the modest ornamentation, and the open front porch are all characteristic of the Folk Victorian style. The age of the house and its good condition enhance its significance.

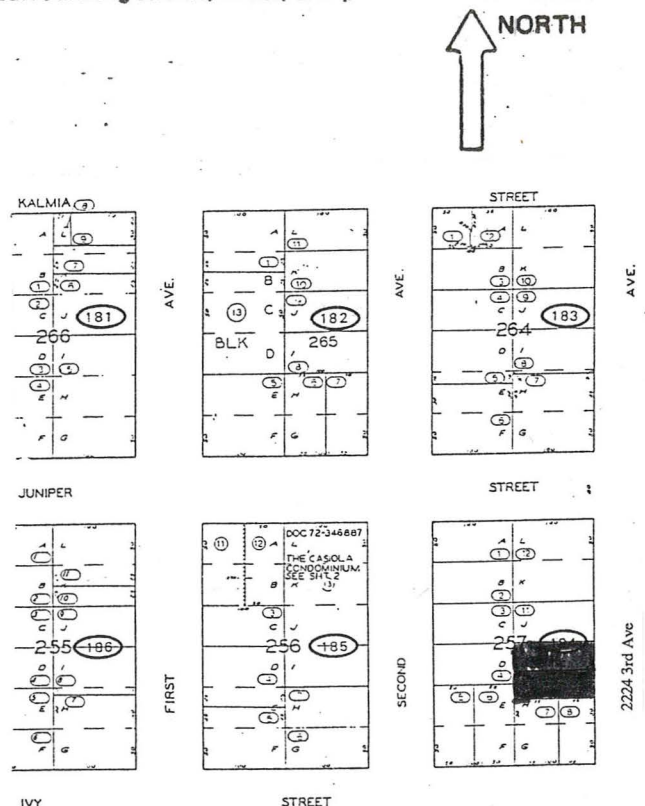
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	Ser. No.		NR Status	
UTM:	A			C			
	B			D			

### IDENTIFICATION

- Common name: The Comstock Company
- Historic name: William Field Residence
- Street or rural address: 2246 3rd Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-184-11
- Present Owner: Alan & Frances Comstock Address: P.O. Box 83868  
City San Diego Zip 92138 Ownership is: Public ☐ Private ☒
- Present Use: Commercial Original use: Residential

### DESCRIPTION Legal D: Blk 257 Lot J Horton's Add. Lockling

- Architectural style: Neoclassic Box
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This rectangular 1-story box sits on a raised cement foundation and has a low hipped roof with overhanging boxed cornice. A plain frieze runs beneath. The entire front facade houses an open porch supported by tuscan columns resting on a solid clapboard balustrade. The windows are double-hung, some with leaded transoms, all with wide surrounds. The siding is clapboard. Steps begining at street level rise along a story high concrete block retaining wall, then turn and face the building to join the porch centrally. Metal railings follow the steps and line the front at the retaining wall top as an alteration. A concrete block single car garage is located at street level with a two panel wood door.



- Construction date: Estimated            Factual 1903
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
- Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: metal railing
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Concrete block retaining wall and garage

# SIGNIFICANCE <sup>1</sup>

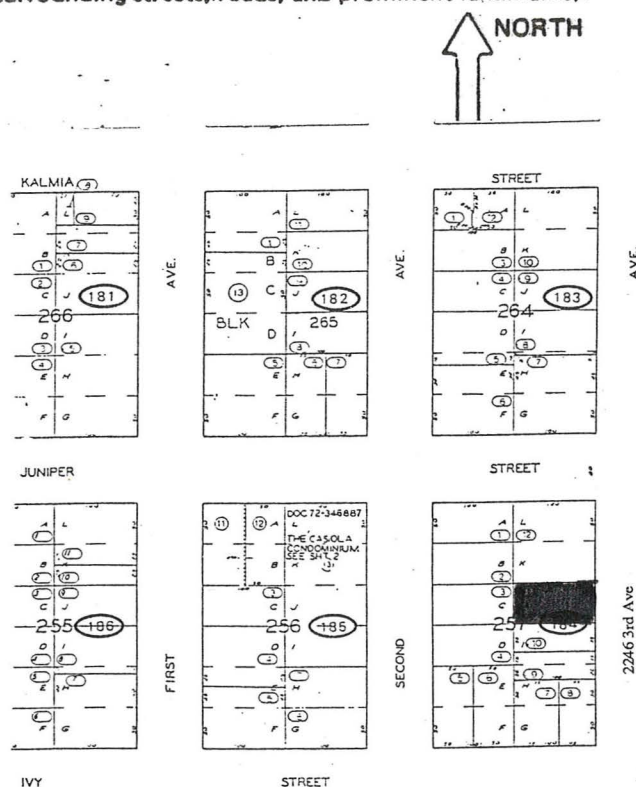
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1909 for William Field. Field never lived here, and in 1911, sold the property to L. Brown, a real estate investor, Brown lived here until 1940. This home is a good example of a Neoclassical box and as such, is a contributor to the historic character of the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture <sup>1</sup> \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates). 14, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 2304 Third Ave  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-07
5. Present Owner: Ann Widdows Address: 1446 Front St. Ste 201  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal Desc: Blk 264 Lot H Lot G & S 45 ft. Horton's Add. Lockling

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: These two 2-story Spanish Colonial Revival structures are connected on the Third Ave. side by a story-high archway with a porch above. The structure has medium pitched red tile hipped roofs with slightly overhanging eaves and exposed rafters. The buildings are rectangular-shaped and stucco sided with rectangular vents at foundation level. Windows are multi-pane double-hung, some with decorative wrought iron. Doors are multi-panel wood. The corner or southern building has 3 entrances on the east side, one on the south side, and 2 on the west. They are sheltered by red tile gabled hoods with brackets and have red tile stairs with wrought iron railings. The south entry features a straight double stairway which leads to a security screen and an additional stairway to 2nd floor entrances. The northern building has an entrance with a red tile gable hood supported by posts. An arcaded wing wall capped by red tile is on the north side. Alterations include some aluminum sliding windows. A related building to the west is connected by a wrought iron gate & fence.



8. Construction date: Estimated 1938 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 195 Depth 100  
or approx. acreage .2180
12. Date(s) of enclosed photograph(s)  
July 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some aluminum framed windows.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: related building to the west

# SIGNIFICANCE <sup>1</sup>

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment building in the Spanish Colonial Revival Style, first appears in the City Directories in 1938. The gabled entrances and low pitched red tile roof make it a good example of the Spanish Colonial Revival Style of architecture. Because of its size, its architecture its location on a prominent corner, it is a contributor to the historic character of the neighborhood.

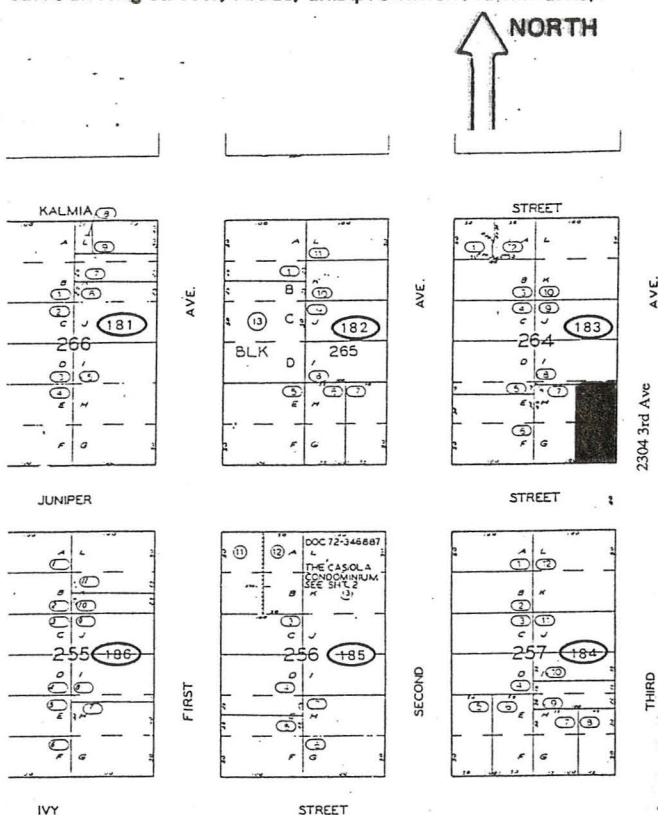
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture <sup>1</sup> \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial <sup>2</sup> \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5	Ser. No.		SHL No.		NR Status	
UTM:	A					C			
	B					D			

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Hazard House
3. Street or rural address: 2330 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-08
5. Present Owner: Scott & Genevieve O'Mara Address: 2330 3rd Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION Legal D:Blk 264, Lot I N 5ft Lot H & All Horton's Add. Lockling

- 7a. Architectural style: Craftsman with Colonial Revival Influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: The house at 2330 3rd Avenue is rectangular in shape, wood framed on a raised concrete foundation. The roof is a medium pitched side gable with wide overhanging eaves and exposed, worked rafters projects off the south side of the second floor, while a first-story shed roof bay is located on the north side. A continuous band of moulding define the two stories. The second floor windows are double-hung in pairs while on the first floor the windows are three sash across with 2 part horizontal paned transoms above. The central porch is semi-circular with pairs of ionic columns supporting a classical entablature and spindle balustraded porch above. Rafters project at the balcony level. The entrance door is wood panelled with a rectangular upper glass pane and recessed 1/2 length glass side panels. Handicap ramp and metal railing are alterations. The house is raised from the street by a stuccoed block retaining wall seperated centrally by cement steps leading up to the house. The house is historic site #194.



8. Construction date: Estimated \_\_\_\_\_ Factual 1913
9. Architect Probably Roscoe E. Hazard, Sr.
10. Builder Probably Roscoe E. Hazard, Sr.
11. Approx. property size (in feet)  
Frontage 55 Depth 100  
or approx. acreage. 1.262
12. Date(s) of enclosed photograph(s)  
March 1990



13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_ None \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_ None \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This residence is the earliest owned by the Hazard family in San Diego and was probably designed and constructed under the supervision of Roscoe E. Hazard, Sr.. It was built for his mother Evangeline and his sister Lucile. Arriving in San Diego in 1894, Roscoe Hazard soon rose from a newsboy delivering newspapers on horseback to the head of several large firms in San Diego. Under the guidance of the widowed mother, this family rose to prominence in business and social circles and continues to be recognized today for its benevolence to San Diegans.

The home is a good example of an early 20th century upper middle class residence. The semi-circular entrance with its six slender fluted columns is the outstanding feature of the house. Its setting, above street level and behind an ivy-covered retaining wall, is also noteworthy. The home is an important structure in the cluster of homes on the west side of Third Avenue.

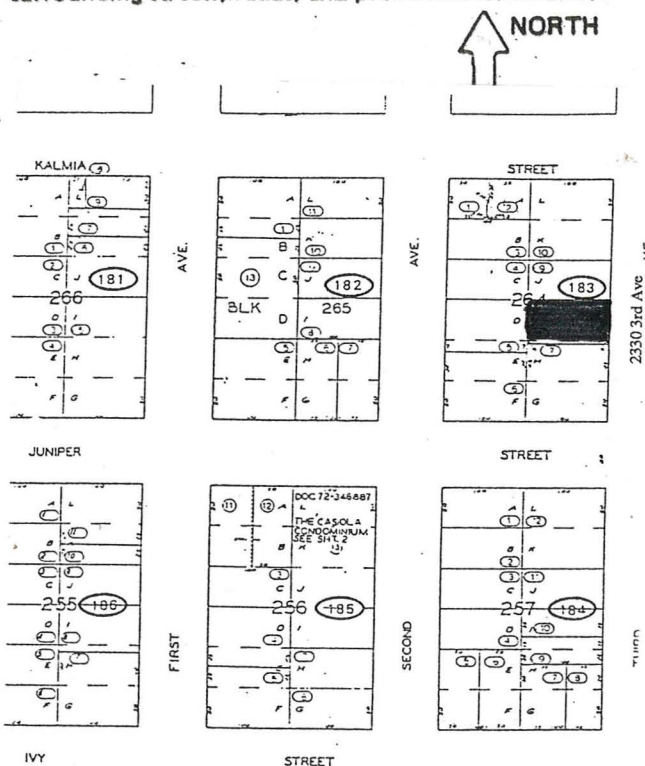
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 1 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site  
#194  
13

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2346 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-09
5. Present Owner: Rosciszewski, Jan and Anne, Trustees Address: 5022 Hastings Rd.  
City San Diego Zip 92116 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 264, Lot J Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: 

This two-story rectangular building sits on a raised foundation and has a medium-pitched hip roof covered with asphalt sheets. Worked rafters are exposed under overhanging eaves, common in the Craftsman style. A shallow, square two-story bay sits on the south end of the building with windows containing multi-paned uppers. Front facade windows all appear to be altered, some with louvres, some aluminum sliders. An enclosed porch is located just south of the entry with a hipped roof of composition shingle and wood paneling surrounding the windows. Shiplap siding below forms what appear to be the original boxed porch balustrade. Shiplap sides the remainder of the house. The entry is reached from two series of steps from the street, the first set encased in a stuccoed block retaining wall, which raises the property above street level. The remaining steps lead up to the entry porch, where two pairs of four miniature columns lead to a recessed French door.



8. Construction date: Estimated 1910 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Porch enclosure, window replacements
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

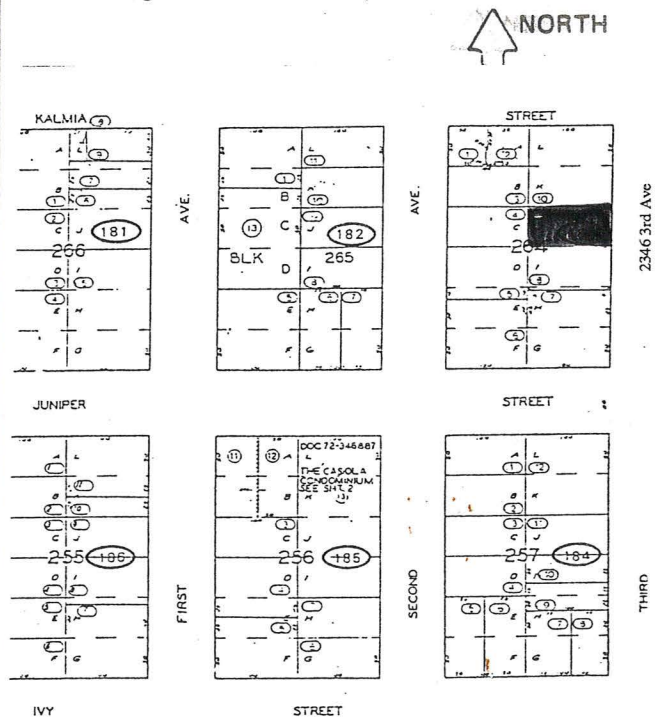
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5A SHL No. \_\_\_\_\_ NR Status 3  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: La Suzanna Apartments
2. Historic name: La Suzanna Apartments
3. Street or rural address: 2350 3rd Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-10
5. Present Owner: 2350 Third Ave. Association Address: 1450 University Ave #20  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 264 Lots K & L Horton's Add. Lockling

- 7a. Architectural style: Pueblo Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This two story, U-shaped garden court apartment complex consists of three buildings. The roof is flat with a stepped parapet. The three sash casement windows, evenly spaced across the facade have heavy beam lintels. Multi-paned side panels encase fixed center panels. Gabled, red tiled hoods project over doorways with exposed worked brackets. Small arched alcoves are located under the concrete side entries. Six inlaid tile steps lead through an iron gated entry with an awning. The court within is naturally landscaped with a mature palm centrally located. The siding is stucco with a horizontal ribbon of cylindrical vent pipes running the length of the facade just below the parapet. Rectangular and diamond-shaped groupings of decorative tiles face the 3rd Street facade. Alterations include the iron gate, awning & wrought iron light fixtures supported by corner brackets.



8. Construction date: Estimated \_\_\_\_\_ Factual 1928
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 200 Depth 100  
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)  
June 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Iron gate, awning, light fixtures.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

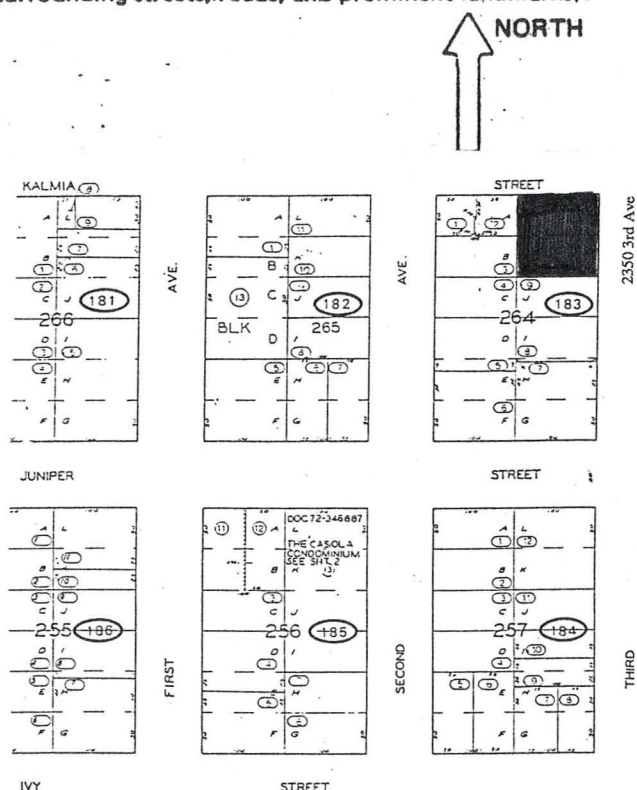
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

La Suzanna Apartments were built in 1928 for Clinton Berry. Mr. Berry lived in the apartments from 1930-31. These apartments are significant due to their Pueblo Revival Style, which is quite unusual in this neighborhood. Their significance is enhanced by their excellent condition and their corner location.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5A \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Laurel Court Apartments
2. Historic name: Laurel Court Apartments
3. Street or rural address: 2409-2417 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-04
5. Present Owner: Newton, Robert C Sirence F Address: 4084 Falcon Street  
City San Diego Zip 92103 Ownership is: Public \_\_\_\_\_ Private x
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Block 280 Lot E Horton's Add Lockling

2409 Third Avenue is an apartment court of three buildings in a U-shaped arrangement. The center building at the rear is two stories with a flat roof and tiled stepped parapet. Below is a circular plaster ornament above two juxtaposed narrow windows. On the ground floor is a tiled gable-roofed entry with a rounded arched wooden door.

Red tiles also trim the parapets and door hood of the one story wing units. The recessed arched windows facing the street have solid stucco hoods with red tiled shed roofs and multi-panes. The building surface is smooth stucco and two arched extensions which serve as gateways appear on either side of the wing units. Decorative canales are situated near the roof lines.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1927
9. Architect unknown
10. Builder A. H. Hilton
11. Approx. property size (in feet)  
Frontage 50 ft Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: none apparent

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment court, built in 1927, is a fine example of the Mission Revival style, popular at the time. The window treatments, arcaded wing walls, rooflines, and stucco siding are all notable Mission Revival architectural features. The courtyard configuration is a significant architectural development in the early 1900's.

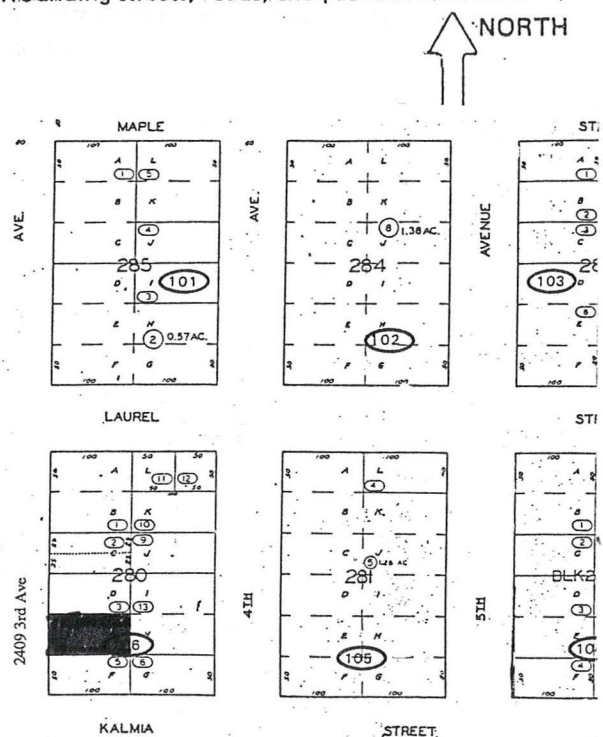
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18, 20 (7/24/27 pg 6)

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: 619 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: F. Leroy Botsford Home
3. Street or rural address: 2425 and 2427 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-03
5. Present Owner: David C. Kennedy Address: 2425 Third Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 280 Lot D Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This restored Craftsman home is a two-story, L-shaped structure with wooden shingle siding. The medium-pitch roof has offset gables with asphalt shingles and a brick chimney. Overhanging eaves are supported by stick brackets. Platforms which partially cover latticed roof vents at the gables are supported by the center bracket on each facade.

The front windows have been altered to stained glass with fixed central pane and casement side panels. The first floor window has a wood shingled hood supported by stick brackets and exposed rafters.

The entry features a round canvas awning with four steps to the stoop and a worked wooden bannister. The door is an alteration with worked wood and a glass oval pane, and two oval glass and wooden side panels. A boxed shingled balcony extends to the north end of the structure covering the balcony and stained-glass windows below.

Despite alterations, the building has retained much of its original historic character.



8. Construction date: Estimated \_\_\_\_\_ Factual 1910
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Restored with new materials, louvred and greenhouse windows on side, stained glass
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Craftsman Style house was built in 1910 for F. Leroy Botsford of F.L. Botsford Co., an investment firm. Mr. Botsford and his wife Alice lived here until 1915. In 1910 Botsford built the Botsford Hotel at 1048 Sixth Avenue (demolished in Dec. 1949). F. Leroy Botsford was the nephew of Frank T. Botsford, the prominent La Jolla developer. Although the house has been altered, it remains a significant structure. Its importance is enhanced by other Craftsman homes in the area.

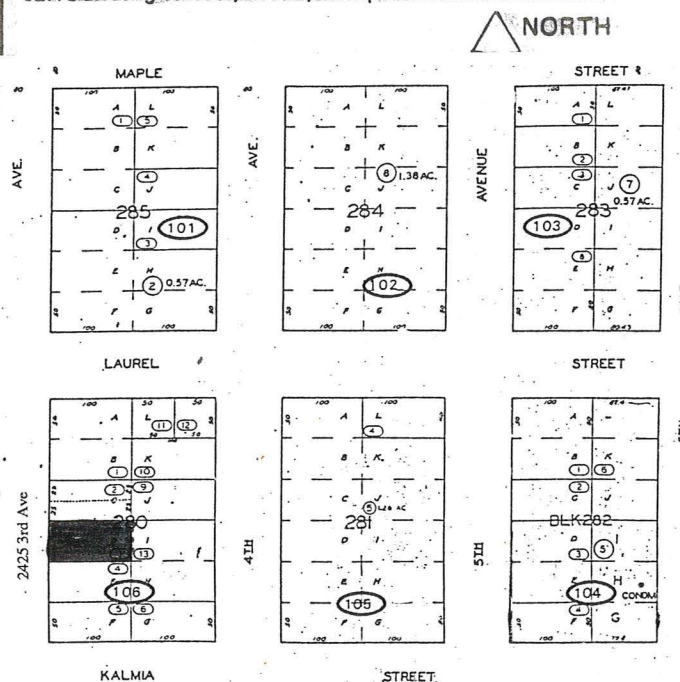
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: none
2. Historic name: J.E. Slocum Residence
3. Street or rural address: 2430 Third Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-093-07
5. Present Owner: Leveille, Florence S. Address: 2430 Third Avenue #3  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 279 Lot I Horton Add Lockling

This two-story house rests on a concrete foundation and is raised off the street by a stuccoed block retaining wall. It has a multi hipped roof with a street facing shed roof dormer and front gable with exposed knee brackets. Rafters are exposed throughout the widely overhanging eaves. Windows are double hung, some paired, some three sash, some horizontally elongated. Doors are two panel with a glass upper. The siding is clapboard. Alteration include in addition on the south east second-story section and a entrance door has been added to the one-story section on the south east side.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1907
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_ Good \_\_\_\_ Fair \_\_\_\_ Deteriorated X No longer in existence \_\_\_\_
14. Alterations: addition on south east section second story, entrance door, railing
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_ Commercial X Other: \_\_\_\_
16. Threats to site: None known \_\_\_\_ Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

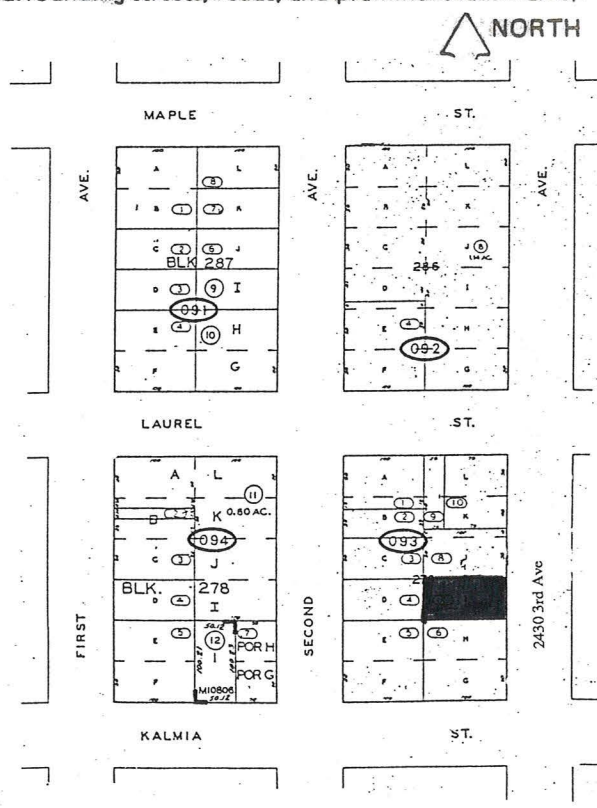
This home was built for J.E. Slocum, a photo supply and art goods salesman, in 1907, Mr. Slocum lived in house until 1912.

Due to its alteration this home is probably not eligible for historic designation. Its scale and original design features do contribute to the ambiance of the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_  
Economic/Industrial \_\_\_\_ Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18,

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5A	SHL No.	NR Status
UTM: A		B		C	D

### IDENTIFICATION

1. Common name: Nerney Apartments
2. Historic name: The Clifton House
3. Street or rural address: 1721 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-302-05
5. Present Owner: Juanita Toomey Address: 402 Date Street #4  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

7a. Architectural style: Italianate

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Descrip: Block 216 Lot E Hortons Addition Lockling

This two story Italianate building on a raised platform has shiplapsiding a flat roof with boxed cornice overhanging elaborate scrolled brackets, and on the front facade, a panelled frieze. Two rectangular two story bays, one at the north front and one placed diagonally on the southeast corner, dominates and defines Fourth Avenue facade. An enlarged belt course including frieze, cornice, and scrolled brackets crosses the front and bays between floors. Windows are double hung. Narrow wooden entry doors with square panels are recessed in a panelled surround above a low cement stoop. Alterations include large multi-paned windows on the south side, louvered windows, and a handicap access ramp with entry. A Small two-car garage with medium pitched hipped roof is an addition



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1890
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
February 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: South side windows, handicap ramp & entry door, garage

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in 1890 by Frank Nerney as an investment property. It was named Clifton House and contained four furnished rooms. Frank Nerney was a salesman with Cline & Mumford Grocery located at 5th Avenue and Date Street. In 1899, Frank Nerney passed away leaving his wife Anna as the proprietor of the Clifton House. Their son, Thomas A. Nerney became a prominent figure in the Naval Reserves as a Lieutenant Commander. In 1927, the Clifton House's name was changed to Nerney Apartments.

The structure is a rare San Diego example of an early Italianate townhouse. This architecture was not common to Southern California due its popularity prior to major development in the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect

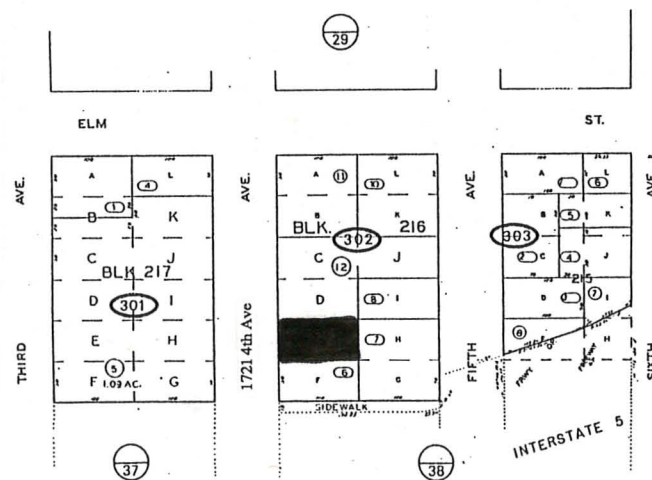
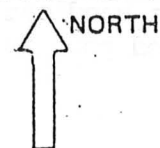
Organization City of San Diego Planning Dept

Address: 525 "B" Street, Suite 2002

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



INTERSTATE 5



## HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	Loc <u>5A</u>	Ser. No. _____	SHL No. _____	NR Status _____
UTM: A _____					C _____	
B _____					D _____	

### IDENTIFICATION

1. Common name: Iglesia Presbiteriana Hispana
2. Historic name: Chapel
3. Street or rural address: 1740 Fourth Street & 320 Date Street  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-301-05
5. Present Owner: First Presbyterian Church of San Diego Address: 320 Date Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: church or related education building semi-public Original use: church or related education bldg.

### DESCRIPTION

7a. Architectural style: Gothic Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 217 Lot B Lots C-K & s 1/2 of hortons Add. Lockling

This Gothic Revival Church at 1740 Fourth Avenue is an adjunct to the First Presbyterian Church at 320 Date Street. It is three stories in height with flemish brick veneer, a cement foundation, and quoins. It mimics many Gothic elements of the main church, featuring the same molded gabled parapets supported by corner buttresses, and the same Gothic tracery, centerpointed arches, and brick work. The building has a high pitched cross gabled roof with the front gable rising to three stories and the side gables facing north and south at the two-story height. The roof is asphalt shingled. The large recessed front double doors are wooden with iron hinges and decorative false hinges and a solid wood paneled board and batten transom. The doors are surrounded by centerpointed concrete moldings. A four-part stained glass, center pointed window with vertical panels and Gothic tracery rises above the entry way.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1950
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 600 Depth \_\_\_\_\_  
or approx. acreage, .9179
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: none

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: First Presbyterian Church main Bld at 320 Date Christian education ctr to the west

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This addition to the First Prebyterian Church was built in 1950 under the stewardship of Dr. Thomas Law Coyle. The building and furnishings cost \$184,000. W. E. Kier, a prominent building contractor was chairman of the building committee. Mr. Kier was the builder of the Maryland Hotel, Navy Hospital, Mercy Hospital and the Presidio Museum. He also helped build the Grand Coulee Dam in Washington and the Coolidge Dam in Arizona.

This building is significant as part of the First Presbyterian Church and blends nicely with the main structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ☐

Economic/Industrial ☐ Exploration/Settlement ☐

Government ☐ Military ☐

Religion 2 Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Gordon Shupe, former Clerk of the Session

8/13/90

20; 10/20/51:5:4; 5/13/50:5:1

22.13 Date form prepared Dec. 1990

By (name) Office of the City Architect

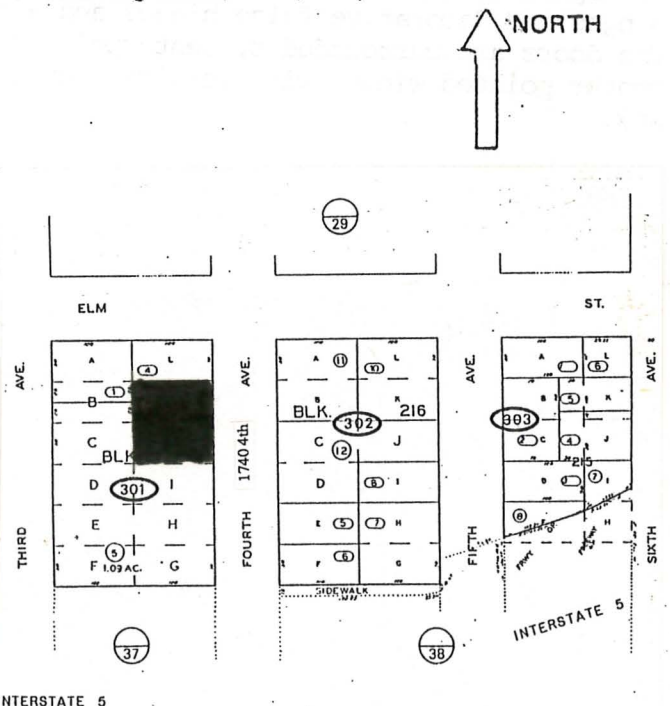
Organization City of San Diego Planning Dept

Address: 525 "B" Street, Suite 2002

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



INTERSTATE 5



## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc 5A _____	
SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Bonham Brothers Mortuary
2. Historic name: Davis-Bonham Mortuary
3. Street or rural address: 1770 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-301-04
5. Present Owner: First Presbyterian Church of San Diego Address: 320 Date Street  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

7a. Architectural style: Italian Renaissance

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D:Blk 217, Lot L Hortons Add Lockling

This rectangular three-story stucco building, has a low-hipped red tile roof with overhanging eaves and worked brackets. The main entrance on Fourth Avenue is reached by brick steps with iron railing and leads to carved oak double doors which are recessed in a three arch front portico supported by columns. First floor windows are fixed multi-pane set in arched niches with decorative carving. Many have fanlight transoms. Second and third floor windows are casement with three-pane uppers. A plain frieze with molding above and below runs around the building below the second floor windows. There is an entry, a fire escape, and two porthole windows on the Elm Street side. Many recent alterations (since 1980) have been made. These include an extended three arched overhang above the main entry, an arched overhang above the Elm Street entry, a watercourse on the front facade between the second and third floors, stuccoed over brick foundation and planter box in front, and removal of light fixtures.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1928
9. Architect Henry Davis
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 200 Depth 2295  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_  
 14. Alterations: arched overhangs above entries, watercourse, brick fan has been stuccoed over, light fixtures removed, garage in rear, new planter in front
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
 Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial X Other: Religious
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
 Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The original mortuary, Dave Undertaking, and later Davis Bonham Mortuary, was founded in 1914 and located at 1754 Fourth Avenue. This property at 1770 Fourth Avenue was purchased by A. Leaman Davis and A.B. Hemstock. In 1928, the present structure at 1770 Fourth Avenue was built. At this time, the company became Bonham Brothers Mortuary and was owned by Berma W. Bonham, Harley L. Bonham and N. I. Berge. The building was occupied by Bonham Brothers Mortuary for over 40 years. Recently, it was converted to commercial office space. The building is in excellent condition and has retained its original architecture after a recent remodel. It serves as a fine example of Italian Renaissance architecture with its triple arched entry porch and wide bracketed eaves.

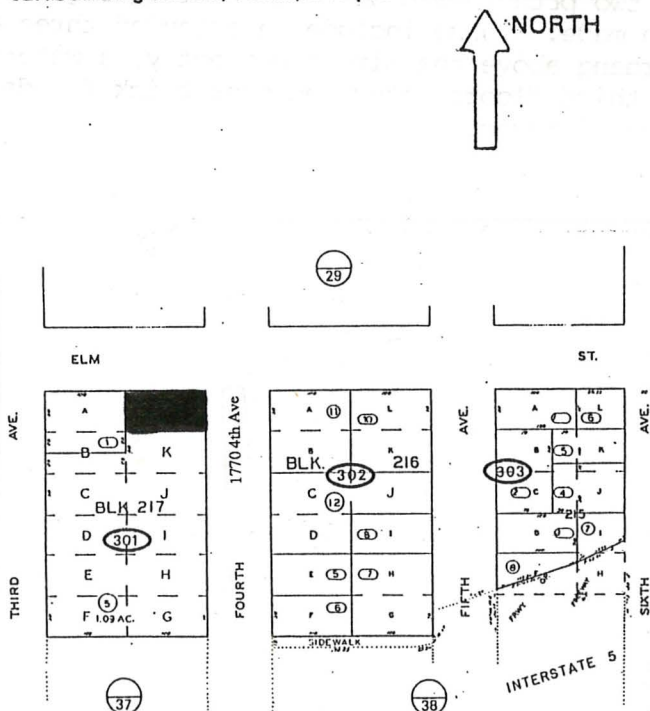
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 1 Arts & Leisure \_\_\_\_\_  
 Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

20; 12/23/28 p.17  
 13,15,17, 18

22. Date form prepared Dec 1990  
 By (name) Office of the City Architect  
 Organization City of San Diego Planning Dept  
 Address 525 "B" Street, Suite 2002  
 City San Diego Zip 92101  
 Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status
UTM: A	B	C	D	6

## IDENTIFICATION

- Common name: T.A.G. Kosmas Building
- Historic name: --
- Street or rural address: 1831 Fourth Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-295-03
- Present Owner: Kosmas, John Address: 1831 4th Avenue, Suite B  
City San Diego Zip 92101 Ownership is: Public Private x
- Present Use: Commercial Original use: Commercial

## DESCRIPTION

- Architectural style: Spanish Colonial Revival
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 227, Lot D, Horton's Add Lockling  
This Spanish Colonial Style 1-story stucco-sided building has a low-pitched 3/4-hipped roof with red tile. The central feature is a recessed door with a heavy decorative door surround. Five false French doors, 3 to the south of the door, and 2 to the north, are surrounded by wrought iron balconets. There is one multi-pane double-hung sash window on the north and a chimney to the south. Alterations include a handicap access ramp and railing in the front and a flagstone front patio surrounded by a low irregular cut shale retaining wall. The door and light fixtures which flank it are alterations as is the wall on the north side. An arcaded 2-story addition is evident to the rear.



- Construction date: Estimated 1923 Factual 1923
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
- Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: door, light fixtures, handicap ramp & railing, patio retaining wall, wall on north side, 2-story addition to rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

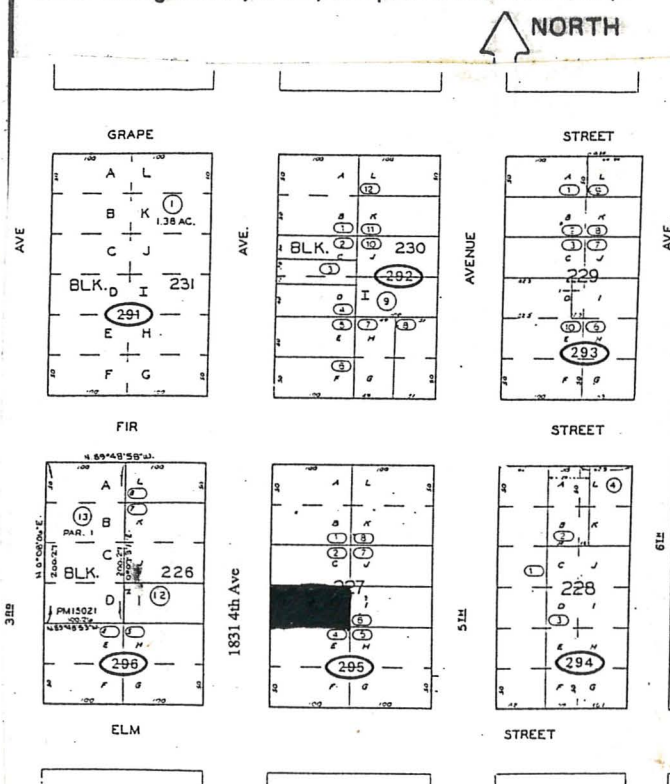
This building was constructed in 1923 and first served as a physicians office building. Although it retains the flavor of a Spanish Colonial Revival Style building, the many alterations and additions detract from its significance. It does however reflect a scale and character of an earlier era and exhibits design features that should be encouraged in the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status	6
UTM:	A		C		
	B		D		

### IDENTIFICATION

1. Common name: Jet 1 Hour Photo
2. Historic name: ---
3. Street or rural address: 1870 4th Ave & 333 Fir Street  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-296-08
5. Present Owner: James Travis Address: 1870 4th Avenue  
City San Diego Zip 92101 Ownership is: Public --- Private X
6. Present Use: Mixed Use Commercial and Residential Original use: Residential

### DESCRIPTION Legal Desc: Hortons Add Lockling Blk 226 Lot L

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2-story Spanish Colonial Style building has stucco siding and a low-pitched hipped red tile roof with molded cornice. Five steps with decorative wrought iron railings lead to a single-story enclosed foyer which covers the left 2/3 of the building. The foyer, sheltered by a pent red tile roof with molded cornice, has a recessed doorway with a multi-paned glass door flanked by lamps, banner holders, and double-hung sash windows with molded surrounds. Above the foyer, the central element of the building contains 2 arched double-hung windows with decorative medallions above and culminates in a stepped parapet with a recessed horizontal panel. Twin double-hung windows with shaped lintels are symmetrically placed on the 2nd story. Directly below, semicircular-arched windows double-hung with multi-pane uppers are surrounded by molding. A stairway on the right side of the building leads to an upper entry. Alterations include signage, a fountain, a pipe and chain fence surrounding the yard, and a window which has been converted to an order window for a takeout restaurant.



8. Construction date:  
Estimated 1924 Factual ---
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth ---  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Front entry, signage, fountain, fence, commercial use
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Duplex which contains food-to-go along Fir Street

#### SIGNIFICANCE

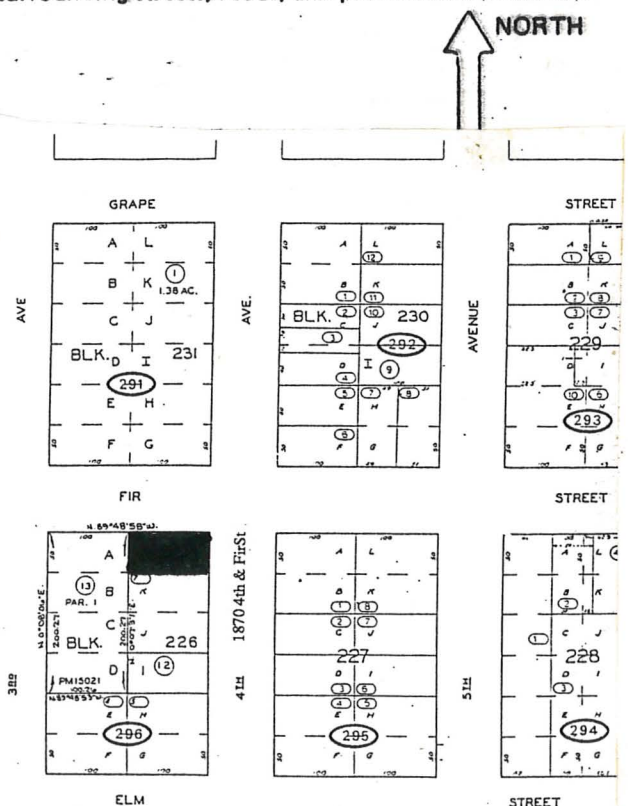
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

From 1924 to 1927, Mrs. Elizabeth S. Howland (widow of Carver Howland) and Jeanette Howland, a stenographer for the Chamber of Commerce, lived at this address. For many years afterwards, it was used as a doctor's or dentist's office. Today it is used for both residential and commercial purposes. The structure is an example of the early commercial Spanish Colonial style which was gaining popularity in the 1920's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

- Common name: Bon Air Apartments
- Historic name: None
- Street or rural address: 1915-1921 Fourth Avenue  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-292-05
- Present Owner: James Stewart Address: 4625 Calavo Dr.  
City La Mesa, CA Zip 92041 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Residential Original use: Residential

### DESCRIPTION

- Architectural style: Prairie with Craftsman Influence
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 230 Lot E Horton's Add Lockling

This rectangular three-story building with a one-story front section is L-shaped and stucco-sided, and sits on a raised foundation. The one-story portion of the building has a flat roof with a parapet; the main section has a flat roof with bracketed overhanging boxed cornice. A large rectangular extension atop the one-story roof is capped by a boxed cornice and stick balustrade. Over each of the two entryways is a three-tiered open porch, one with overhanging wood rafters. The building is approached by five steps and each entry has a front stoop. Most of the windows are double-sash, but some are single. There are diamond-shaped leaded windows in the extension and in the front facade. A brick chimney protrudes from the roof. Alterations include a metal fire escape at the front entry, metal railing at the second floor porch, and a third floor porch roof.



- Construction date: Estimated 1910 Factual \_\_\_\_\_
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1147
- Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Fire escape, metal railings, third floor porch roof
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

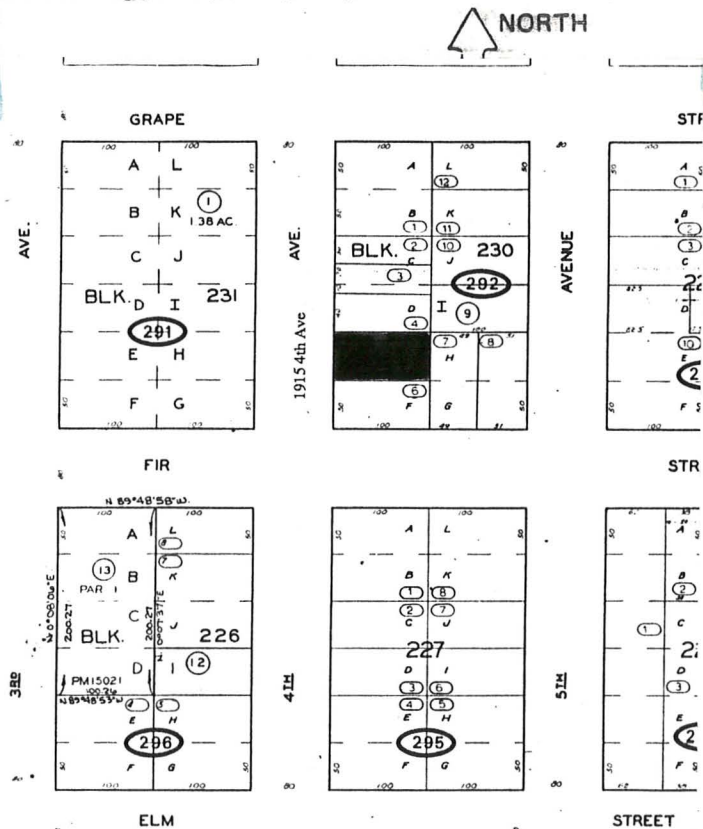
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 1927-1929 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-292-04
5. Present Owner: Benjamin Baltic & Douglass Scott Address: 1292 Fourth Ave. #B  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial/Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Colonial Revival Legal D; Blk 230 Lot D S 40 ft Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story rectangular building, with a basement has a medium-pitched hipped roof with asphalt shingles and overhanging eaves and sits on a concrete block foundation. The building is sheathed in clapboard. There are two square corner bays on the second story and two two-story bays on the south side with double-hung windows. The upper story contains dual glass-panel doors, which open to a cantilevered balcony with a worked balustrade. On the north side of the building, stairs lead to a stoop with a single pillar. The entry door, probably an alteration, is wood framed with leaded glass and an unusual doorknob. This house was probably moved to the site. A single-story storefront addition, capped by a turned balustrade, encloses a large patio.



8. Construction date: Estimated \_\_\_\_\_ Factual 1893
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 40 Depth \_\_\_\_\_  
or approx. acreage .0918
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Single-story storefront addition with balustrade and lower casement windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? X Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure was probably moved to this site due to the appearance of the lower level storefront and casement windows. In 1890, a sewer permit for this address was issued to G.W. Stewart for the former structure.

In 1910, Mrs. Helen Eaton (widow of George C. Eaton), lived at this address for two years. The property may have been owned by T.G. Eaton, a local attorney.

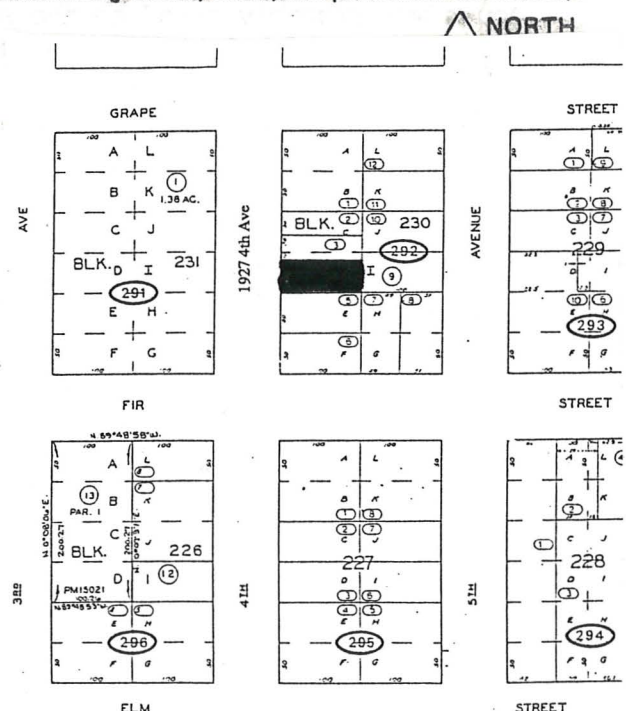
From 1923 to 1927, the home was inhabited by Mrs. C.A. Nye (widow of R.A.) along with several other renters. The structure has continued to be utilized as rental income property housing various people through the years. The home is a good example of Colonial Revival architecture with exception of the lower level alterations.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. <u>5A</u>	SHL No.	NR Status <u>6</u>
UTM:	A			C	
	B			D	

### IDENTIFICATION

1. Common name: Sharp-Rees Stealy Building
2. Historic name: Sharp-Rees Stealy Medical Clinic
3. Street or rural address: 2001 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-205-03
5. Present Owner: Rees-Stealy Co. (The Corp.) Address: 2001 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Art Deco/Egyptian Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 242 Lot D Horton's Add Lockling

This late 1930's addition to the Sharp Rees Stealy Medical Center is attached to the original building to the north, on Fourth Avenue. It is an Art Deco building of the Egyptian Revival style, rectangular in shape with a flat roof, decorative parapet, and U-shaped projection on the rooftop. The three-story stucco-sided building features vertical pilasters which rise the full height of the building and is capped with Egyptian Revival lotus-like capitals. Between the pilasters are recessed vertical panels with pairs of casement windows and lower horizontal hopper windows and decorative fluting between floors. The building has corner pilasters. Art Deco ornamentation consisting of three horizontal shelves is featured at the base of the pilasters. This addition has no door. A security light on the north side is an alteration. A small court is located within the structure's interior.



8. Construction date: Estimated \_\_\_\_\_ Factual 1937
9. Architect Louis Gill
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 1000 Depth \_\_\_\_\_  
or approx. acreage .3774
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Security light
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Rees-Stealy structure abutting south wall

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Art Deco-Egyptian structure was an addition to the existing Spanish Colonial Rees-Stealy Medical Clinic to the south of this structure. It was also designed by Louis John Gill and was constructed in 1937 to accommodate additional physician offices. The structure was the largest clinic building ever erected in San Diego up to that time and the largest structure funded by private interests built in San Diego during the depression years.

Dr. Clarence E. Rees graduated from the University of Southern California in 1914 and began his practice in San Diego. He was co-founder of the Rees-Stealy Medical Clinic in 1923 and served as president for the following: surgical section of the California Medical Association, and Southern California Chapter of the American College of Surgeons. He was elected Chief of Staff at Mercy Hospital and helped establish the accreditation of hospitals. Rees pioneered in lung surgery techniques and is well-known in the medical profession. The structure holds significance due to the following reasons; the architectural style is unusual to the area and it is associated with a prominent architect, Louis Gill.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

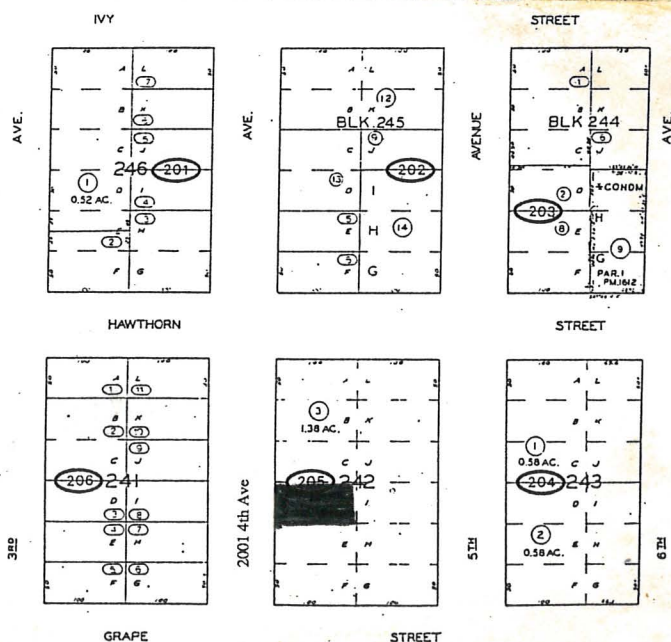
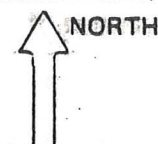
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18, 20: 8/1/63 30: 1-3  
Kroll, Rev. C. Douglas. "Louis John Gill: Famous But Forgotten Architect," Journal of S.D. History, Summer 1984.

22. Date form prepared Dec. 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5A	Ser. No.		SHL No.		NR Status	3
UTM:	A			C					
	B			D					

### IDENTIFICATION

- Common name: Sharp-Rees-Stealy Medical Building
- Historic name: Rees-Stealy Clinic
- Street or rural address: 2001 Fourth Ave  
City San Diego Zip 92101 County San Diego
- Parcel number: 533-205-03
- Present Owner: Henry G. Ingersoll MD, Inc. Rees-Stealy co. Address: 2001 4th Ave.  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
- Present Use: Commercial Original use: Commercial

### DESCRIPTION

Legal Desc. Block 242  
lots E & F Hortons add locking

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The dominant feature of this rectangular, stucco-sided, 2 1/2 story building is its moorish influenced round tower at the corner of Fourth and Grape. The tower is 3 stories in height, is topped by a cylindrical cap, and features recessed casement multipane palladian windows on the second floor and a curved fixed-pane central window with multipaned casement side panels on the third floor. The building itself has a truncated hipped red tile roof. The half story penthouse behind the tower has a double hipped red tile roof with corbelling and windows similar to the third story tower building. Windows on the remainder of the building include triple panel multi paned casement windows and a picture window with double side sashes over the entry on Fourth Ave. A gabled red tiled portico with buttressed glass side panels and curving lintels leads to the door on the Fourth Ave. side. The Grape St. side has niches with iron balconettes and French doors with molding. The corner may have once housed the main entry.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1926
- Architect Louis Gill
- Builder Unknown
- Approx. property size (in feet)  
Frontage 1000 Depth 1.3773  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Corner may have been a main entry; new light aluminum windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Structures of the north

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Rees-Stealy Medical Clinic was designed by Louis John Gill and constructed in 1926. It was originally one story in height and was said to be one of the most modern and best equipped medical clinics in the west at the time it was built. The construction cost was \$30,000 and equipment cost an additional 40,000. Drs Clarence E. Rees, C L. Stealy, J.J. McClendon, and William Cook were the first doctors at the clinic. By 1934, the clinic had grown to include 11 physicians including Dr. Clarence Rees's son, Charles. In 1937, Louis Gill designed the present day four story structure, concrete and wooden form.

Louis Gill was the nephew of Irving John Gill, a nationally known San Diego architect. Louis Gill became a fine architect also. He was a partner of Irving Gill and designed numerous churches and O'Rourke Apartments, also in the Uptown area.

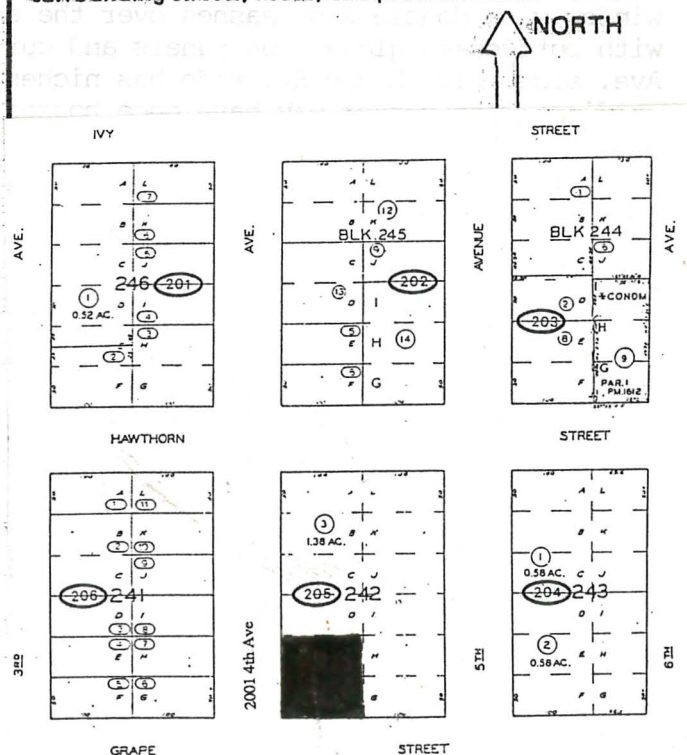
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Kroll, Rev. C Douglas; Louis John Gill:  
Famous but forgotten Architect Journal of San Diego Histoy Summer '84  
20, 6/12/26 - illus  
13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Rees-Stealy Medical Clinic Offices
2. Historic name: Judge Van Arman Residence
3. Street or rural address: 2004 4th Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-06
5. Present Owner: Rees-Stealy Co., The Address: 2001 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Neoclassical/Italianate
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal - Blk 241 Lot G Hortons Add Lockling

2004 Fourth Avenue is a two-story rectangular frame house with a truncated hipped roof with overhanging boxed cornice and decorative brackets on a plain frieze. The siding is shiplap except on the second story front facade and south side where it is fishscale. The front entry is covered by a gabled pediment with a cornice and decorative wood panel below. The double front doors have square glass uppers and a wide transom. Windows are double hung; the pair above the entry porch is framed with colored glass panel. The window surrounds include ledges and lugsills. A perforated fan decoration is on the pediment. Alterations include a brick walkway and brickwork on the foundation.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1887
9. Architect possibly  
John Sherman
10. Builder possibly  
John Sherman
11. Approx. property size (in feet)  
Frontage 150 Depth \_\_\_\_\_  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: Brick walkway, brick work on foundation facade

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_

16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: Rees-Stealy Clinic Across the street

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In the late 1880's this property was purchased by Judge William Van Arman and his wife, Amanda, who built a home here in 1887 gained prominence in San Diego while presiding over several murder trials late in his career. He died in April of 1890 and his wife Amanda resided in this home until 1903. From 1904 until 1938 James O. Bradish, a salesman for San Diego Lumber Co., lived in the home; he rented out several rooms in the 1920's and 1930's.

The mixture of Neoclassical and Italianate architecture, sensitively combined with fine craftsmanship and balance is evident in this building. The structure is rather unique and may have been designed by John Sherman, an architect and contractor who constructed several buildings in the Uptown area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared \_\_\_\_\_

By (name) \_\_\_\_\_

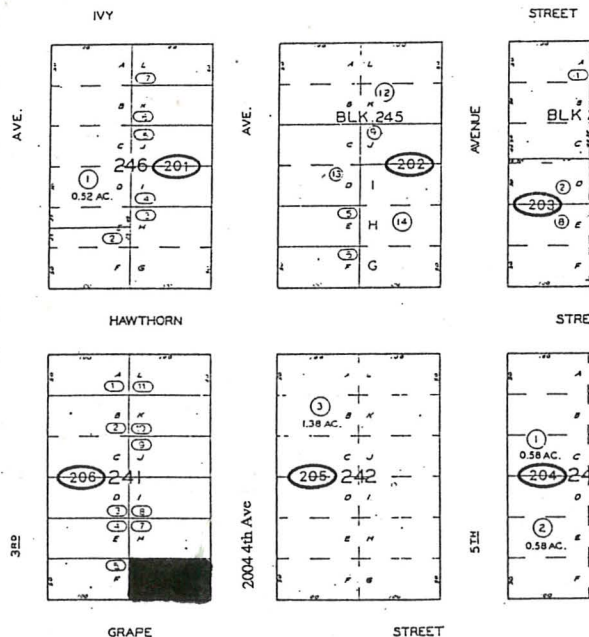
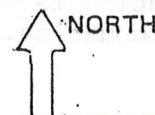
Organization \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5A	SHL No.	NR Status
UTM:	A			C	
	B			D	

### IDENTIFICATION

1. Common name: none
2. Historic name: F. E. Parrish Home
3. Street or rural address: 2042 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-09
5. Present Owner: Rees-stealy Co. The Address: 2001 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Italianate Legal desc blk 241 Lot J Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two story frame structure on a raise foundation, has a flat roof with a shingled roof overhang and large scrolled brackets on a deep, plain frieze. The siding is clapboard with fishscale shingles on panel between floors. Windows are double-hung. Two identical square bays rise up the front from foundation to roof. The entry is approached by seven steps to a porch with two separated front facing doors, each wood panelled with large single pane uppers and transoms. The porch is covered by a second floor balcony supported by turned posts across the front the brick veneer foundation is an alteration.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1886
9. Architect unknown  
possibly John Sherman
10. Builder unknown  
possibly John Sherman
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage 1147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: brick veneer foundation
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☐ Private development ☐ Zoning ☒ Vandalism ☐  
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This property was sold by Alonzo Horton in 1885 to F. E. Parrish who had this home built in 1886. F.E. and D.R. Parrish were carpenters who resided here until 1887. From 1887-1900, Mrs. Alice B. Stevens, widow of William A. Stevens, resided at this address with Miss Alma, W. E. (law student), and Nellie S. (retired) Stevens. Alice B. Stevens then moved to 2056 Fourth Avenue and lived with Parry A. Stevens for several years.

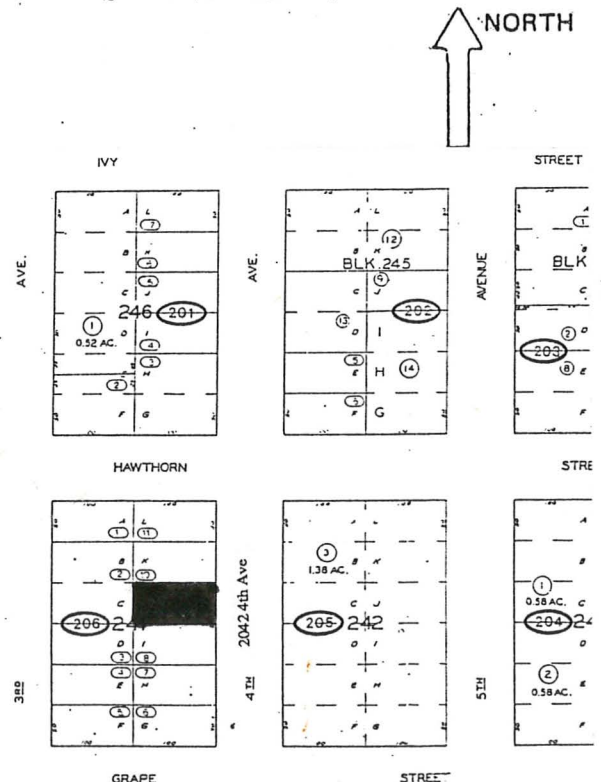
The structure has been utilized as a rental investment property for many years. This early Italianate architectural style is rare for Southern California and this building is a fine example which has been well-preserved.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure ☐  
Economic/Industrial 2 Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18  
20; 3-3-87 pg 5

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: J.E. McDonough Building
3. Street or rural address: 2052 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-10
5. Present Owner: James and Elizabeth Hildreth Address: 2052 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial/Residential Original use: Commercial/Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival/Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 241 Lot K Horton's Add Lockling

This symmetrical two-story Mission Revival building is sided in rough adobelike stucco. It is rectangular in shape with a flat roof and square canalis under the roofline. The central element of the building consists of a recessed, arched entryway. On the first floor a stairway leads to two street-facing doors and two doors which oppose each other. An awning covers the entryway. Directly above, there is a recessed balcony covered by a red tile pent roof with brackets and a wooden lenthil. This slightly overhanging balcony has a turned balustrade and is reached via glass-panelled, wood-framed double doors with multi-pane sidepanels. The second story windows, symmetrically placed, are triple panel horizontally-paned casements. On the first floor, there are pairs of double-hung sash windows surrounded by semielliptical arches. These windows have wrought iron screens. Lanterns on either side of the doorway appear to be additions.



8. Construction date: Estimated \_\_\_\_\_ Factual 1928
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage 1.147
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Lanterns, awning
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, constructed for J.E. McDonough in 1928, was used for commercial and residential purposes. Mr. McDonough operated a furniture store and/or lived on the premises until 1941.

The structure retains its architectural integrity. It is significant as one of many examples of Mission Revival style buildings in the area. Located between two Victorian structures, it provides an interesting contrast to these other buildings.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

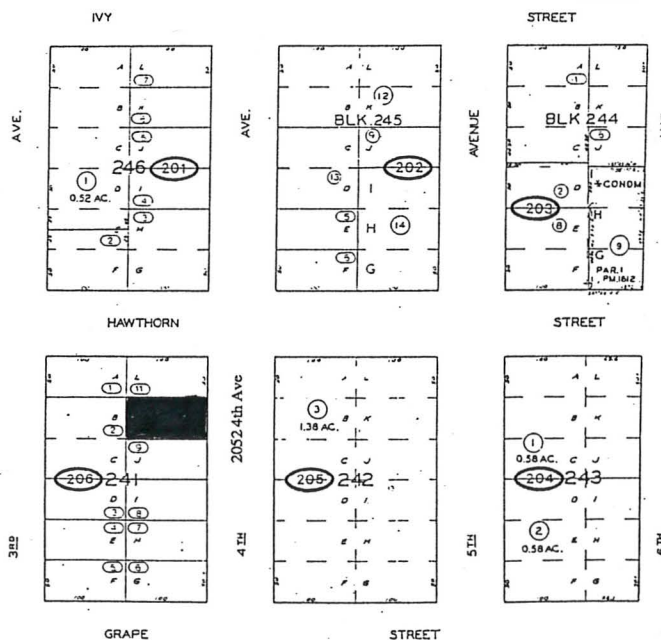
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

▲ NORTH





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: Sansevain Residence
3. Street or rural address: 2066 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-11 #284
5. Present Owner: Murray Millander Address: 7244 Camino Degrazia  
City San Diego Zip 92111 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Italianate Legal D:Blk 241 Lot L Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This irregularly-shaped two-story apartment building on the corner of Fourth Avenue and Hawthorne Street is in the Italianate Style with eight units. The entire front section is a recent addition in a similar style. The rooflines are flat, with a hipped overhang wrapping around corners, deep cornice, and paralleled frieze. Siding on the original building is shiplap, with endboards. Original windows are narrow double-hung with classical wood surrounds and decoration below the sills. The addition has second floor fishscale siding, worked brackets, and squeezed pediments above first floor windows. The entry, which is part of the addition, is recessed and covered by a gabled overhang with a sunburst pattern.



8. Construction date: Estimated \_\_\_\_\_ Factual 1885
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Entire front section of building
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development X Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was originally built for Mrs. P.M. Sansevain for \$5,000 in 1885. It was recognized as one of the premier residences in the area. An 1891 addition was done by architect John B. Stannard, a well-known architect who designed the Cole Block at Fifth Avenue and "F" Street, and a fire station at Broadway and 25th Street. Peter Sansevain lived in the home until 1890, when the home was sold to J.H. Braley, an American pioneer and educator. Although this home has been greatly altered, the addition has been sensitively designed to appear historical. It is one of several historic buildings in the area and its corner location adds to its importance to the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 15, 17, 18

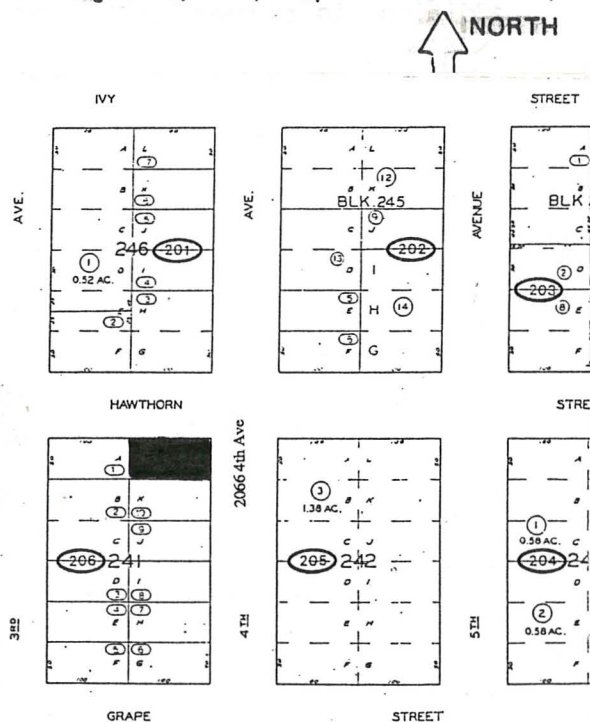
Union Title Insurance Co. Title Files

Hunt, Rockwell D: Personal Sketches of CA  
Pioneers I have Known; Stockton, UOP, 1962

22. Date form prepared 8/22/42; 1/1/1891 Dec. 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS		HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A		B		C		D

### IDENTIFICATION

1. Common name: None
2. Historic name: Automobile Club of Southern California Inter-Insurance Exchange
3. Street or rural address: 2100 and 2120 Fourth Avenue (Formerly 2102 and 2100)  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-201-03
5. Present Owner: Hayetito, Inc. Address: 2942 Harding Street  
City Carlsbad Zip 92008 Ownership is: Public ☐ Private ☒ X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 246, Lots G & H, Horton's Add Lockling

This stucco-sided, irregularly-shaped single-story building, split level on the south side, has a tall section on the southeast corner. The building is side gabled with a medium-pitch roof on the Fourth Avenue side, and has a pent roof with overhanging eaves in front of a raised parapet on the Hawthorne Street side. Roofs are of red tile with raised spines. Dominant features of the building are large, fixed, semi-elliptical multi-pane windows surrounded by decorative pilasters on the tall section of the building, and a central arched entry. The panelled wooden door has a single-pane upper, hopper transom with ironwork, and wood side panels with single-pane uppers. Two steps with wrought iron bannisters lead to the entry. The building also features a French bay with a sloping base, a second recessed entry with pilasters on either side, shuttered windows, decorative window ironwork, canals, a planter, cobblestone retaining wall, and a chimney with a curvilinear cap. Alterations include louvered windows and a handicap ramp on the south side.



8. Construction date: Estimated \_\_\_\_\_ Factual 1937
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 200 Depth \_\_\_\_\_  
or approx. acreage, .2296
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Louvered windows and ramp on south side, light above secondary doorway
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning ☒ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Additional office space to north

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This office complex was built for Dr. Thomas Burger in 1937. Dr. Burger located his office at 2120 Fourth Avenue along with Dr. A.E. Moore. Physicians continued to occupy this office space for many years.

2120 Fourth Avenue was utilized by the Auto Club of Southern California and the Inter-Insurance Exchange from 1937-1957.

The structure is an example of low density commercial office space pleasantly designed in the Spanish Colonial Revival style. It is a contributing factor to the small Spanish Colonial Revival grouping along Fourth Avenue.

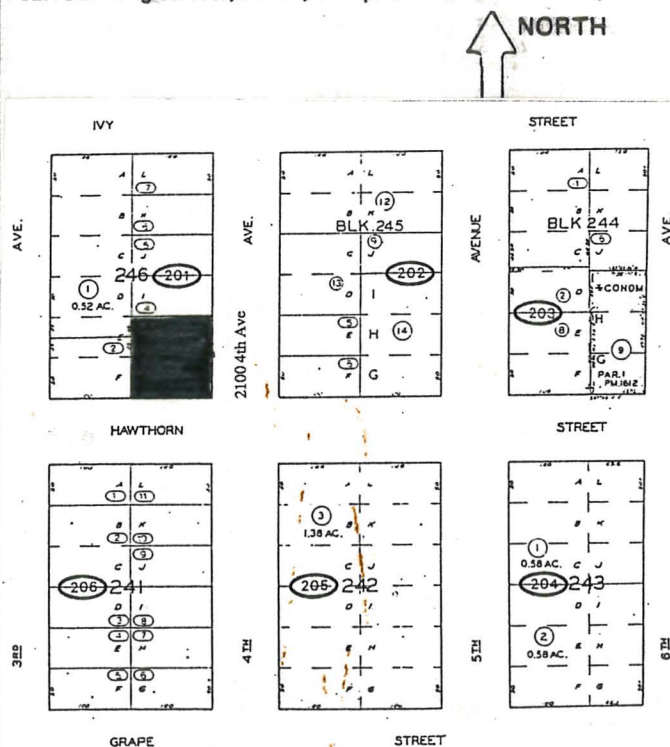
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5A	SHL No.	NR Status
UTM: A				C	
B				D	

### IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 2115-2121 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-202-05
5. Present Owner: Jan J. & Anna K. Rosciszewski Address: 5022 Hasting Road  
City San Diego Zip 92116 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Leg Des. Blk 245 Lot E HOrtons Add Lockling

This rectangular, Prairie style apartment building, on a raised ashlar-faced cement block foundation, is two stories in height. It has a flared hipped roof with wide overhanging eaves and a boxed cornice and flared hipped roof ventilation dormers. The building is symmetrical. A central recessed wide entry porch contains four doors, two facing front and flanked by small multi-paned windows, and two opposing. Doors are wood framed with upper glass panels. Directly above the entry way is a protruding balcony supported by brackets and surrounded by a solid balustrade. Tri-part windows, all double hung and with transoms are placed on each side of the recesses on both stories. Straight double steps lead to the entry porch. There is wrought iron railing in front of the porch and along the stairway. The stucco siding may be an alteration. A driveway to the south separated this building from a larger, related apartment building.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1908
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: possibly stucco siding

15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_

16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: large apartment building to the south

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment building was constructed in 1908 for Mr. and Mrs. W. B. Weinrick. Two years earlier, the Weinricks had built the larger building at 404-16 Hawthorn Street. This building is a significant contributor to the historic fabric of the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

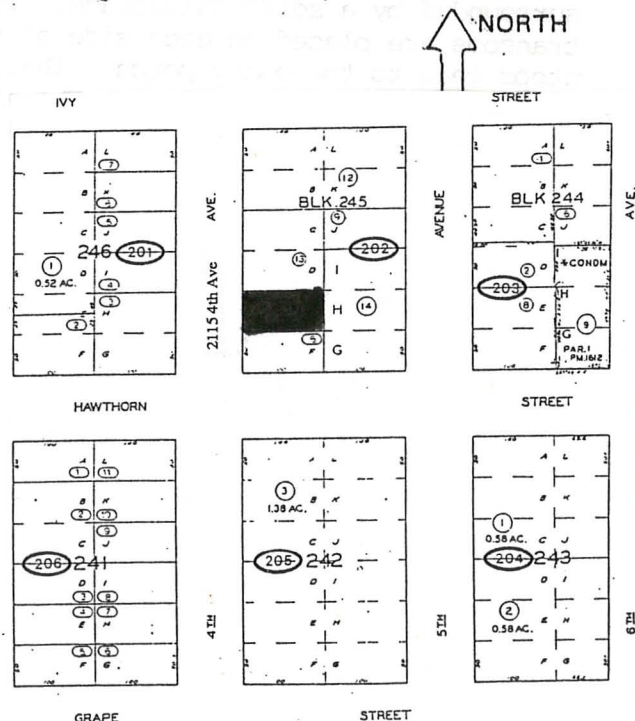
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2130 Fourth Avenue
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-201-04
5. Present Owner: Mary J. Crosby Address: 2408 Evergreen Street
- City San Diego Zip 92106 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc; Blk 246 Lot I Horton's Add Lockling

The single-story rectangular, asymmetrical building at 2130 Fourth Avenue is in the Spanish Colonial style. The building has stucco siding, red tile roof with offset gables and a raised spine, and overhanging eaves with exposed worked rafters. At both gables are molded eaves made to simulate curving roof tiles. The front gabled portion of the building contains an arcaded entryway with molded capitals and three canals near the peak of the gable. Windows, multi-paned with lintels, are covered with ironwork. There are roof vents in pairs on the sides of the house, some at basement level. Access to the crawl space is through an opening on the north side. There is a chimney with a tentlike red tile spark arrester. The wood paneled hollow core door is an alteration.



8. Construction date: Estimated \_\_\_\_\_ Factual 1938
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet) 100  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s) March 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: Wood panelled hollow core door

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☐ Private development ☐ Zoning ☒ Vandalism ☐  
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

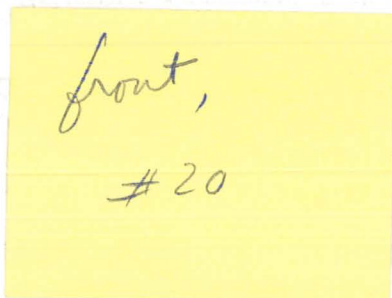
18. Related features: Additional office space to south

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This office complex was built in 1937 for Dr. Thomas Burger. Dr. Burger located his office at 2120 Fourth Avenue along with Dr. A.E. Moore. Various physicians and dentists occupied both 2120 and 2130 Fourth Avenue for many years.

The complex is an example of low density commercial office space pleasantly designed in the Spanish Colonial Revival style. This structure is a contributing factor to the small Spanish Colonial Revival grouping along Fourth Avenue.



20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

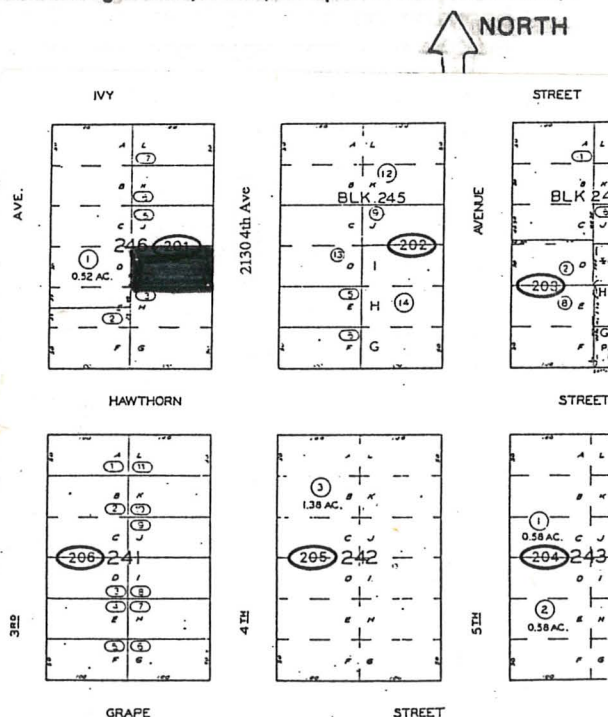
Architecture 1 Arts & Leisure ☐  
Economic/Industrial 2 Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: Rainford Flower Shop
3. Street or rural address: 2140 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-201-05
5. Present Owner: Anthony Deutsch & James McCabe Address: c/o James V. Parziale  
2140 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 246, Lot J Horton's Add Lockling

Spanish Colonial Revival in style, this one-story, L-shaped building with a symmetrical facade is stucco sided and has a low red tile side-gabled roof with a raised spine and overhanging eaves with worked brackets. Windows are recessed, multi-pane casement with wrought iron security bars and wooden surrounds. Molding near the eaves simulates curving tile. There are triple canals on the north side. Alterations include plywood siding on the front facade, a recessed wood-paneled door with an oval glass pane and awning above, a door on the parking lot entry facade, and signage.



8. Construction date: Estimated \_\_\_\_\_ Factual 1938
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Plywood siding, door, awning, security bars
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Spanish Colonial Revival structure has been altered but retains much of its original style. It was built in 1938 by Alice Rainford, who formed the Rainford Flower Shop, Inc. The structure remained Rainford Flower Shop for over 20 years. The remodeling was not sensitive to the original architecture. However, it is fairly easy to reverse and the building is a contributing factor to the small Spanish Colonial Revival grouping along Fourth Avenue.

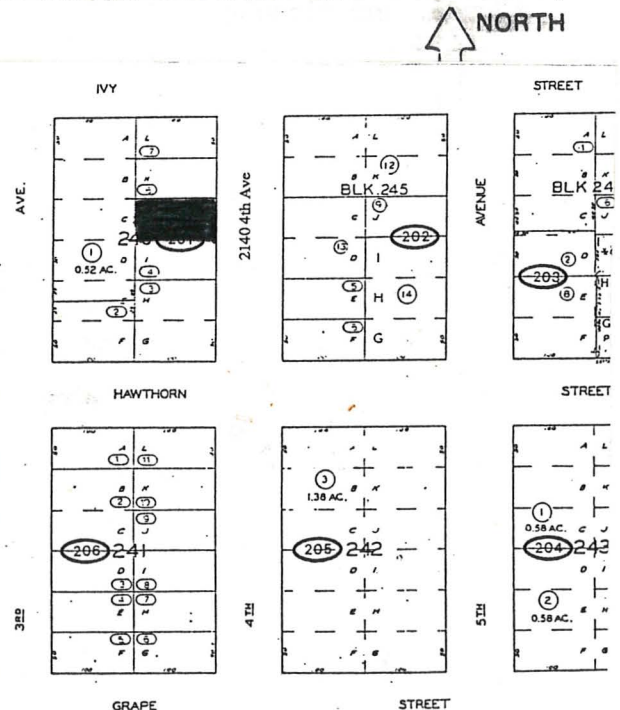
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 6  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2150 Fourth Avenue  
City San Diego Zip 92111
4. Parcel number: 533-201-06
5. Present Owner: Francis X. Jr. & Molly Scheidel avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_ X
6. Present Use: Commercial Original use: Commercial

*front + back  
#20*

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 246 Lot K Horton's Add Lockling  
This is a modified L-shaped stucco structure with a single-story original section in the front and a two-story addition to the rear, which is reached by a tile stairway on the south side. The original building has a gable roof of red tiles that wraps around the front of the addition shed style. Arched entries with tile floors lead to multi-paneled, awning-covered wooden doors at ground level. An oriel bay with a metal roof projects from the gable end. Windows exhibit variety. Wrought iron signage and well-established foundation planting are on the grounds. The two-story addition has a flat roof with a terra cotta trimmed parapet and windows covered by awnings and/or iron bars. Its front facade blends well with the Spanish Colonial Revival style of the building.



8. Construction date: Estimated 1942 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Two-story additon to rear
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Surrounding Spanish Colonial structures

# SIGNIFICANCE 1

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This commercial building was constructed in the early 1940's and housed the dental offices of Dr. R.L. Blancheri. The structure remained dental offices for many years.

With its flat roof, red tile accents and stucco siding, this structure is a good example of commercial Spanish Colonial Revival architecture.

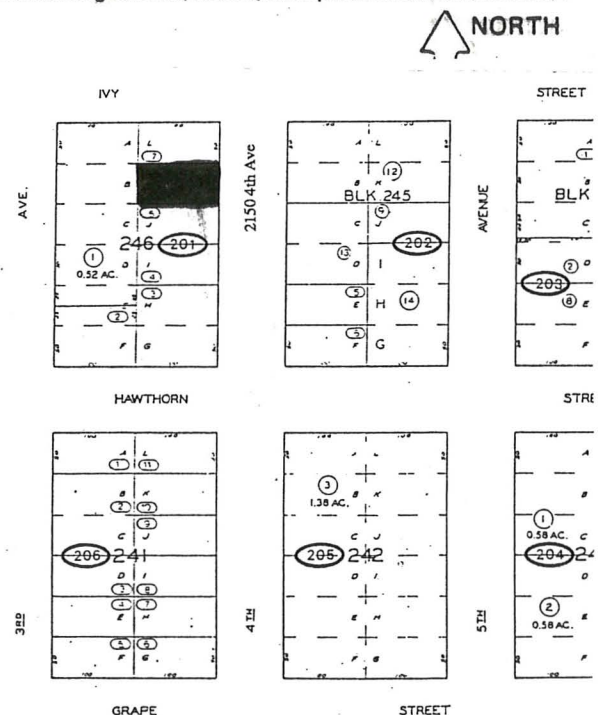
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	SHL No.	NR Status	6
UTM:	A		C		
	B		D		

### IDENTIFICATION

1. Common name: First American Title Insurance Co.
2. Historic name: None
3. Street or rural address: 2170 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-201-07
5. Present Owner: PDS Associates Address: 7902 Dagget Street  
City San Diego Zip 92222 Ownership is: Public Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Commercial/Utility Legal D: Blk 246 Lot L Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story front and two-story rear commercial building sits on a steep rise. The rectangular building has a flat roof and cantilevered boxed overhang on the facade and around the north corner. The stucco veneer has been scored to resemble large blocks. A brick skirting (alteration) wraps around the facade and north corner extending upward into a column to the right of the entry.

The recessed entry at the north corner has been altered to include the double wood-paneled doors with brass fixtures. To the right of the doors are three vertical glass panes with thick wood mullions, which may also be alterations.

The facade is dominated by a band of three horizontally-placed recessed windows with wide surrounds. The lower pane is fixed with awning windows above. Large picture windows on the north side of the building begin a horizontal band of windows along the side street.



8. Construction date: Estimated 1930 Factual Unknown
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Brick skirting doors and fixtures, panes to right of entry
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

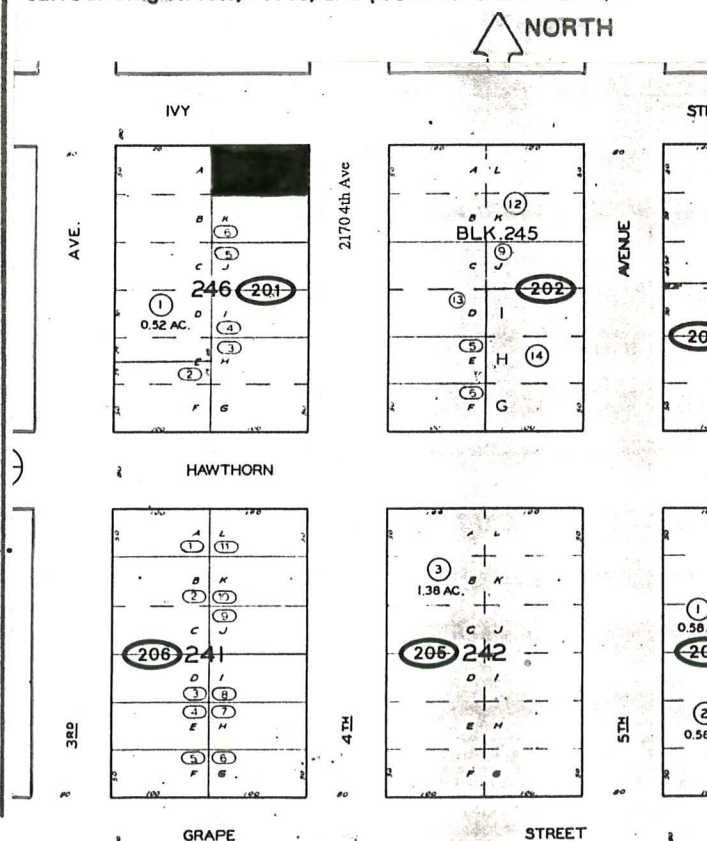
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2230 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-196-07  
Lawrence & Patricia Jacobs
5. Present Owner: Sidney & Henrietta Wexler Address: 10088 Sierra Vista Ave. #47  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 258 Lot I Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story rectangular building with a basement has a medium-pitch asphalt-shingled gable roof with flared ends and wide overhanging eaves. The front facade has a boxed cornice supported by large worked brackets at the gable peak and ends. The house has been greatly altered from the original Craftsman Style. Original elements include horizontally-grilled roof vents near the peak of the gable, stucco siding on the north and south sides, a concrete brick chimney on the north side and side casement windows with multi-paned leaded transoms, some covered by iron bars on the north side. Alterations include shingle siding on the front facade, a two-story bay with pent roof and large fixed-pane windows, a green house window, an iron gate on the north facade, which leads to the basement, and signage. Also altered are the entries. One, recessed with a wood panelled door, is reached via steps with an open wood bannister. The other, to the south, is an iron gate which leads to a stairway serving the second floor entrance.



8. Construction date:  
Estimated 1910 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated X No longer in existence \_\_\_
14. Alterations: Siding, bay, windows, entrances, gates
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

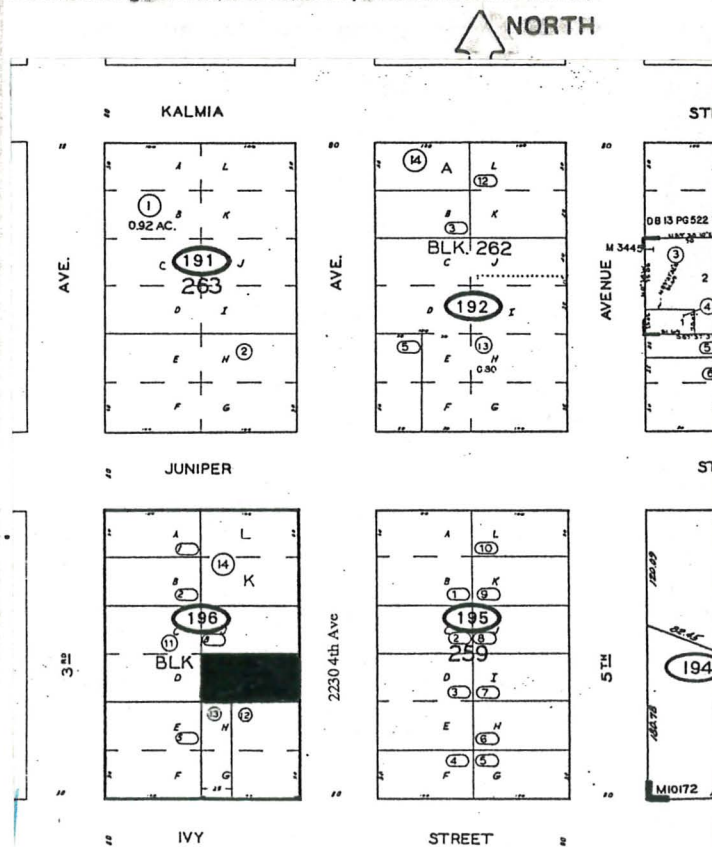
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept.  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc 5A _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: none
2. Historic name: Ineva Apartments
3. Street or rural address: 2240-2246 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-196-14
5. Present Owner: Fourth & Juniper Associated, Ltd. Address: 2250 Fourth Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Mixed Commercial & Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival with Craftsman influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 258 Lot K, Horton's Add Lockling

This two story rough stucco building is asymmetrical in shape and originally contained four flats. It is primarily Mission style, but exhibits other styles such as craftsman and spanish colonial Revival. The flat roof is interrupted in three areas by red tile pent roofs giving the roof an upwardly flared column-like appearance. The central element of the building is an espadana at the roofline with a decorative quatrefoil. A brick skirting runs the length of the street facade.

The widely overhanging pent roofs are supported by exposed rafters and worked brackets. An arcaded entry steps to a multi-paned wooden door and a second entry to the north. Above the entry is a recessed and boxed balcony with a shed overhang. The door is multi-paned with multi-paned sidepanels set in an archway.

The windows have multi-paned uppers and heavy wood surrounds which reflect craftsman influence. Spanish Colonial influence is apparent in the asymmetrical facade and bracketed pent roofs.



8. Construction date:  
Estimated 1910 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
March 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: none apparent

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Ineva Apartments were constructed in approximately 1910 for the Anderson sisters, Clara, Eva, and Inez. The structure contained four flats which were managed by the Anderson sisters.

The attractive Mission Revival/Craftsman architecture was well-conceived. The neighborhood contains several Mission Revival and Craftsman structures which have been well-maintained, as is this structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ☐

Economic/Industrial 2 Exploration/Settlement ☐

Government ☐ Military ☐

Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 15, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect

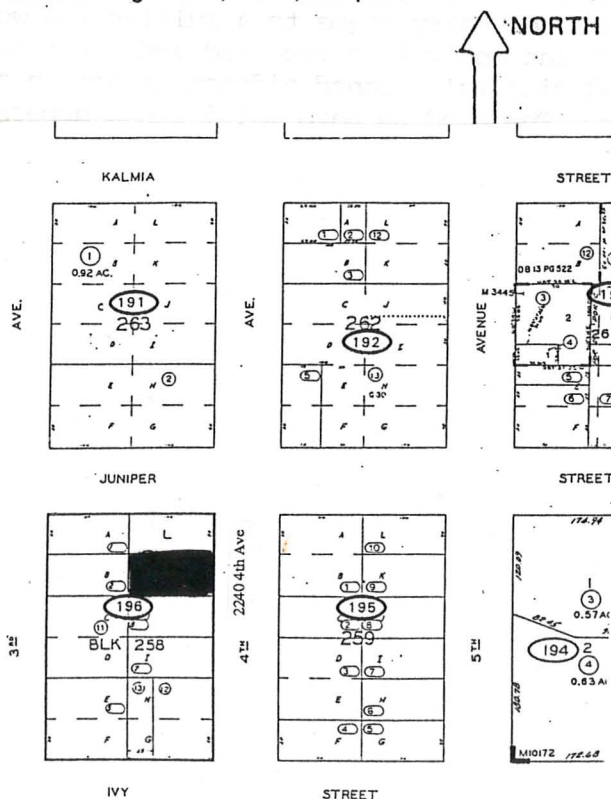
Organization City of San Diego Planning Dept

Address: 525 "B" Street, Suite 2002

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: Park Lane Apartments
2. Historic name: Pleasant View Apartments
3. Street or rural address: 2241 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-03
5. Present Owner: Park Lane Ltd. Address: P.O. Box 127664  
City San Diego Zip 92112 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc-Blk 259 Lot C Hortons Add Lockling

This rectangular four-story apartment building has a flat roof and red tile pent overhangs with exposed rafters over the second and fourth floors. The smooth stucco siding contains decorative canales under the rooflines. The first and second floor facade is slightly stepped outward from the third and fourth floors. The most striking architectural features of the building are the multi-paned palladian windows on the first and second floors and the six perforated arches serving as windows along the first floor. The third and fourth floor windows have a fixed center pane with multi-pane transom and multi-pane casement sidepanels. Two arched symmetrical entries form an arcade with open street access. Decorative arch surrounds of molded stucco form false quoins.

The central element consists of recessed balconies on the second and fourth floors. The second floor balcony sheltered by decorative pent overhang, has a wooden surround with bracketed corners and plain wooden balustrade. The third and fourth floors are not sheltered and have iron balustrades.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1912
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: Windows & Screens on side of buildings

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☒  
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: two story extension to the north built after the structure

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Pleasant View Apartments were built in 1912 for Ella Everts, widow of Edward L. Everts. Ella lived in the building along with various proprietors through the years until 1921, when she moved to 145 W. Ivy Street. She was a member of the National League of Pen Women, Women's Press Club and served as treasurer for the Writer's Club. She wrote the booklet "A Tip to the Tourist."

In 1935 the name of the Pleasant View Apartments was changed to Park Lane Apartments, owned by Frank Applestein.

The structure is in the Mission Revival Style with a buttressed facade giving the appearance of a bell tower. The four-story height was very unusual for a multi-family residential building in 1912 and the architecture is attractive with detailing to add visual interest.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

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

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18  
20; 1/26/42, A:4:1

22. Date form prepared Dec 1990

By (name) Office of the City Architect

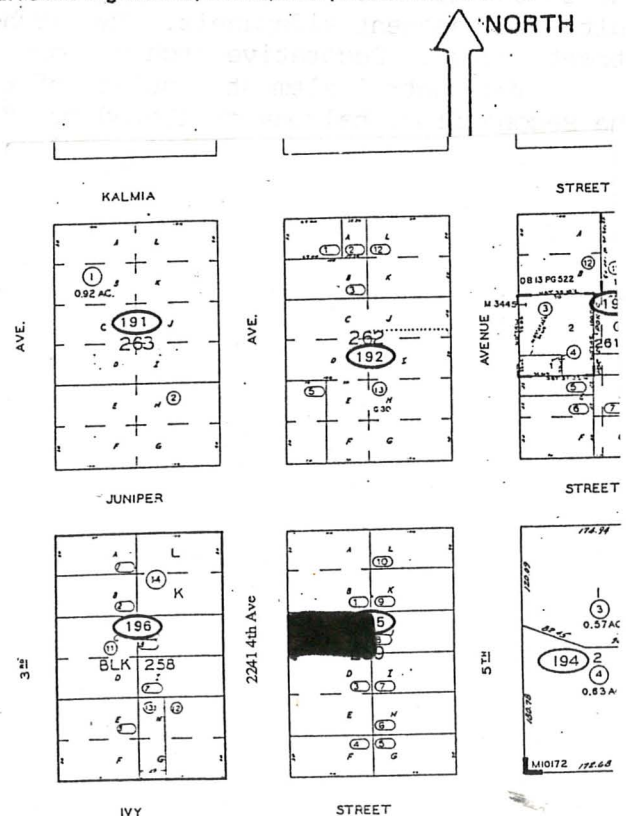
Organization City of San Diego Planning Dept

Address 525 "B" Street, Suite, 2002

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No. 5A	SHL No.	NR Status
UTM: A				C	
B				D	

### IDENTIFICATION

1. Common name: Park Lane Apartments
2. Historic name: Juniper Terrace
3. Street or rural address: 2257-69 Fourth Avenue & 401-421 Juniper  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-01
5. Present Owner: Park Lane Ltd. Address: P.O. Box 127664  
City San Diego Zip 92112 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Des.—Blk 259 Lots A & B Hortons Add Lockling

This building shares the same fourth Avenue address as the adjacent building, Park Lane Apartments, however it is a separate building. The red tile truncated hip roof has a stepped facade with curving parapet and red tile visor. Situated on a hill, the two story front and one story rear building has a symmetrical stucco facade. The first floor serves solely as a street level arched entry with solid walls which house storage space. The entry is a flat arch with molded stucco forming a stepped radiating decoration and leads to opposing stairways leading to the second story porch.

The full width porch features stucco covered supports which form flat arches and join a solid stucco covered balustrade with a two iron balustraded protrusions. At the corner the porch is glass enclosed with multi-pane windows. Seven apartment doors line the porch with double-hung and screened windows. Along the Juniper Street facade are various sizes of double-hung windows. A second entrance with an added iron gate leads to a narrow courtyard of additional apartments.



8. Construction date: Estimated \_\_\_\_\_ Factual 1909
9. Architect John B. Stannard
10. Builder George Gallagher
11. Approx. property size (in feet)  
Frontage 200 Depth \_\_\_\_\_  
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: iron gate leading to apartments on Juniper

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☒  
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: Four story apartment building to the south

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure was erected in 1909 for Dr. Arthur S. Baker as an investment property. The structure was touted in The San Diego Union as the first introduction to the "terrace" concept to the city. The Union went on to say the building "promises to be the forerunner of many other buildings of its kind." Its original name was Juniper Terrace, but the name was changed to Juniper Apartments, the Corona Court and finally, Corona Apartments. The structure is sensitive to pleasant multi-family living with its terrace and inner courtyard. The interiors contain Craftsman-style built-ins with leaded glass, rough brick fireplaces, and spacious bathrooms. The architect, John B. Stannard, was a successful architect who designed many structures at the turn of the century. His work includes the Cole Block at Fifth Avenue and G Street.

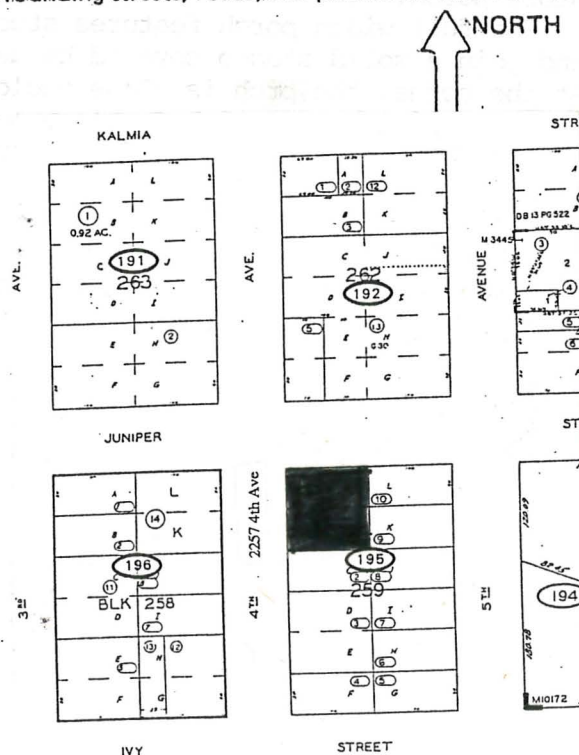
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure ☐  
Economic/Industrial 2 Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

1  
20; 4/1/1909  
13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: La Vana Apartments
2. Historic name: La Sara Apartments
3. Street or rural address: 2311 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-192-05
5. Present Owner: 2311 Fourth Avenue Associates Address: 1761 Hotel Circle South <sup>#315</sup>  
City San Diego Zip 92108 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Original use: Residential

### DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal blk 262 Lots E & F W<sub>2</sub> Hortons Add Lockling

La Vana Apartments is a three-story rectangular building with a flat roof and red tile coping. The center portion of the roofline is stepped up and features decorative canales in the smooth stucco siding. Arched corbeling appears above the corner windows on the facade just beneath the plain frieze and forms recessed rectangular panels around the second and third windows.

The entry is a recessed two-story compound arch with a rounded awning in the center and keystone at the peak. An iron balastrude appears above the awning. A second arch is above the entry which is a tall multi-paned window with an iron balconette.

Most of the windows have been altered and are now louvered and sliding aluminum. Iron grills and balconettes cover some windows and an iron fire escape is on the south side.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1928
9. Architect Possibly  
Richard Requa
10. Builder possibly  
San Diego Building Co.
11. Approx. property size (in feet)  
Frontage 150ft Depth \_\_\_\_\_  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: windows, awning
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

#### SIGNIFICANCE

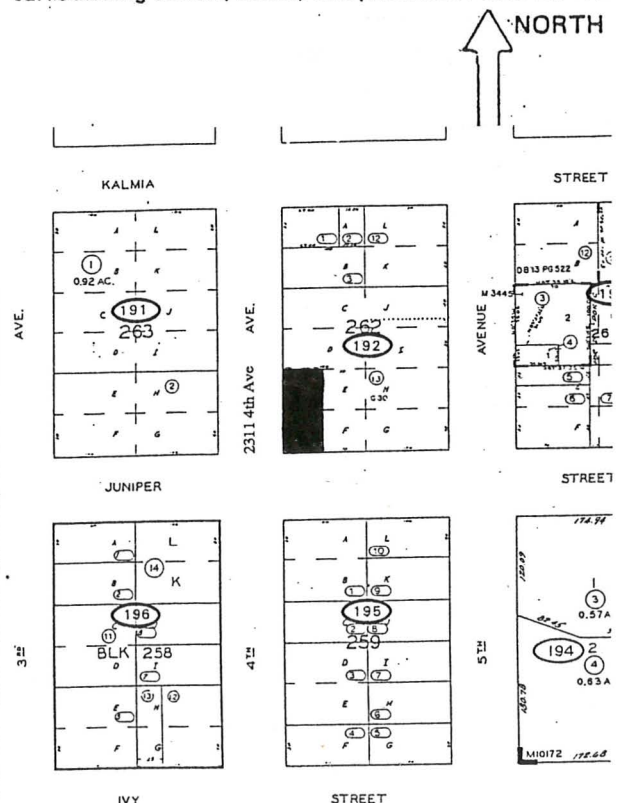
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This three story apartment building was constructed in 1928 by G. B. Bradshaw. It contains approximately 22 apartment units, one of which for a short time house the Internation News Service.

The attractive symmetrical architecture was designed in the Spanish Colonial Revival Style. It is balanced and dignified with characteristics of Richard Requa's architectural style. Richard Requa is known for his significant contributions to Southern California architecture and he worked with Irving Gill, Frank Mead, Hebert Jackson, and Samuel Hammill. Requa was named Director of Architecture for the 1915 Panama-California Exposition and was chosen as one of the three designers of the County Administration Building. With the exception of the replacement of some of the windows in this building, it is a fine example of Spanish Colonial Revival Architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
2, 13, 17, 18
22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc 5A \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status \_\_\_\_\_  
UTM: A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: Saint Germain Foundation
2. Historic name: Bennett House
3. Street or rural address: 2357 4th Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-192-03
5. Present Owner: The Saint Germain Foundation Address: 2357 4th Ave.  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Semi Public Original use: \_\_\_\_\_

DESCRIPTION Legal D: Blk 262 Lot B Horton's Add Lockling

- 7a. Architectural style: Neoclassical Box
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story rectangular wood frame building with clapboard siding has a truncated hip roof which extends to cover a large veranda on the west and south sides. The veranda has a plain entablature and is supported by square columns. It is reached by a long wooden stairway due to the raised level of the house. The porch balustrade has been altered and is now a simple iron style.

The street side has 2 entries; one maybe an alteration on a square bay which has leaded sidepanels and transoms, the other recessed with a small upper glass pane and transom. Square bays appear on the corners and sides with a fixed center pane and transom. A mature camphor tree is located at the front corner of the lot.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1903
9. Architect Edward & William  
Quayle
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50ft Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Light fixtures, wrought iron gate on corner of porch, porch railing northwest entry may have been a bay window.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This wooden frame home was built in 1903 for Arthur B. Bennett at a cost of \$2500. The attractive Neoclassical design was the work of William and Edward Quayle who designed many significant structures in Illinois and Colorado before moving to San Diego. The Quayles designed the Granger Building, Balboa Stadium, San Diego County Hospital, and the Elks Club Building for which they won honor awards for exceptional architectural merit in 1933. In 1914, Marcus L. and Mary H. Parrotte purchased the property and resided in the home until approximately 1945. The Parrottes were Christian Scientist Practitioners who may have added the second front door as an office entry.

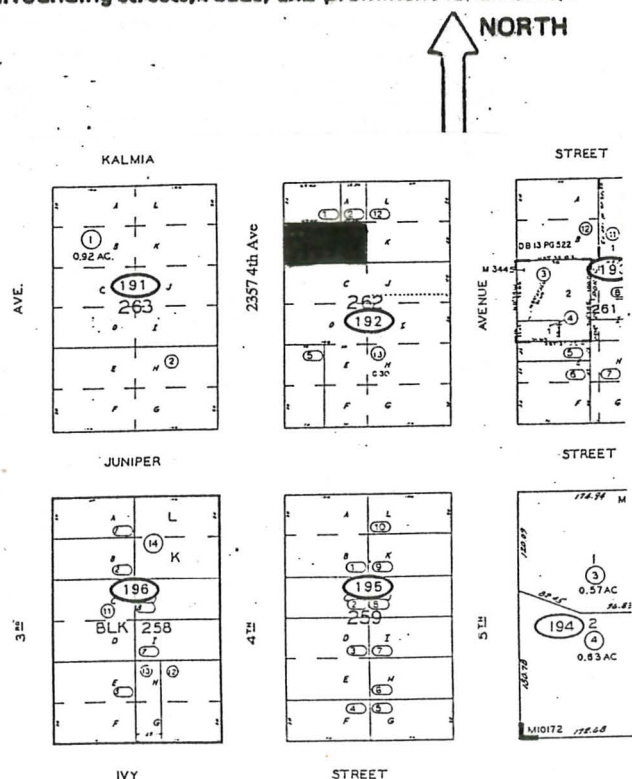
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18 20; 6/10/1903 3:1

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City (619) 533-4500 Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2405-09 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-105-05
5. Present Owner: Rancon Financial Corp. Address: 27720 Jefferson Avenue  
City Temecula Zip 92390 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: None Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: International/Commercial
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 281 Lots A through F Horton's Add Lockling

This is a one-story building on a large sloping corner lot. The foundation rises to accommodate the slope. The roof is flat, the siding scored stucco. Windows, in horizontal bands, are metal casements, wooden double-hung, and, around the corner entry, fixed with fluted vertical glass panes. The angled recessed entry, at the corner, is sheltered by a stepped concrete block wall and flat roof overhang. A second recessed entry, on the north side of the Fourth Avenue side, has pilasters at evenly-spaced intervals and metal poles supporting the entry porch roof. The door is of carved wood with a stained glass upper, which is an alteration. A stepped brick skirting at foundation level runs across the Fourth Avenue facade. Many of the windows are boarded up.



8. Construction date:  
Estimated 1949 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 350 Depth \_\_\_\_\_  
or approx. acreage 1.2626
12. Date(s) of enclosed photograph(s)  
May 1990

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated X No longer in existence \_\_\_
14. Alterations: Stained glass upper in door
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: X
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was built for Joseph B. Jennings of J.B. Jennings Co., a real estate and property management firm. It was originally a doctor's office building and pharmacy. The building is now vacant and has deteriorated. It is not a significant contributor to the character of the area.

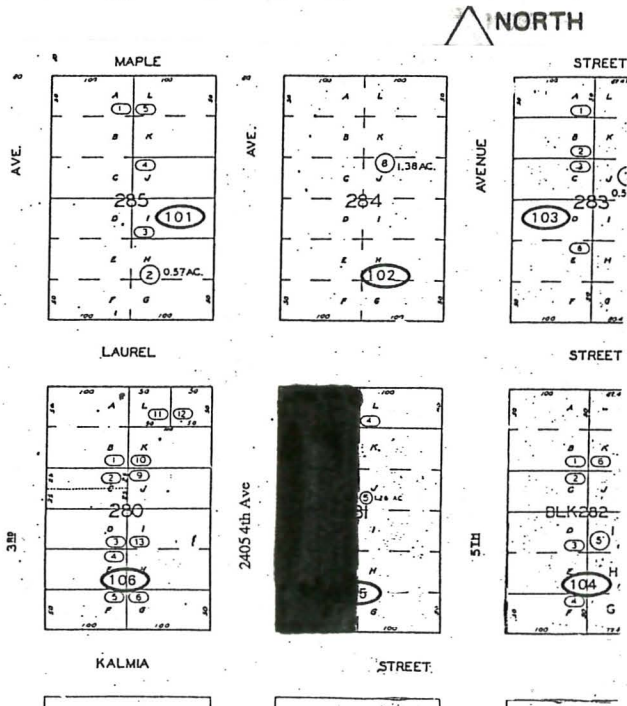
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec. 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc <u>6</u> SHL No. _____ NR Status _____
UTM: A _____ C _____	B _____ D _____

### IDENTIFICATION

1. Common name: W. J. Rice Co. Inc.
2. Historic name: Palomar Garage
3. Street or rural address: 2426 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-13
5. Present Owner: W. J. Rice Co., Inc. Address: 2426 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Commercial

### DESCRIPTION

- 7a. Architectural style: Italian Renaissance
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 280 Lot I Hortons Addition Lockling

This two-story structure has a flat roof with a parapet which wraps around the corners. The parapet, the dominant feature of this building has a red tile hipped roof with decorative entablature and corbelling. The front facade features six recessed arched niches, three on each side of the entryway. The entry is deeply recessed with a wide arched niche above. An awning supported by metal poles extends from the entry and out across the sidewalk. Below the parapet the structure is stucco sided; the remainder is concrete block. A brick planter is on the front facade there are no windows in the building. The building has been heavily altered. Originally it had large multi paned windows across the front facade. Only the parapet is unaltered.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1915
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 102 Depth \_\_\_\_\_  
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)  
April 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: entryway with awning, front facade including pilasters
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Attached building to the south

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was built in 1915 for Walter E. Walsh, a dentist. Originally the Palomar Garage, the structure maintained this use until 1941. During this time its name was changed several times. After a few years as a vacant building, it became a linoleum warehouse in 1948.

The corbelling on this building is quite elaborate and very unusual in the survey area. The alterations diminish the building significance.

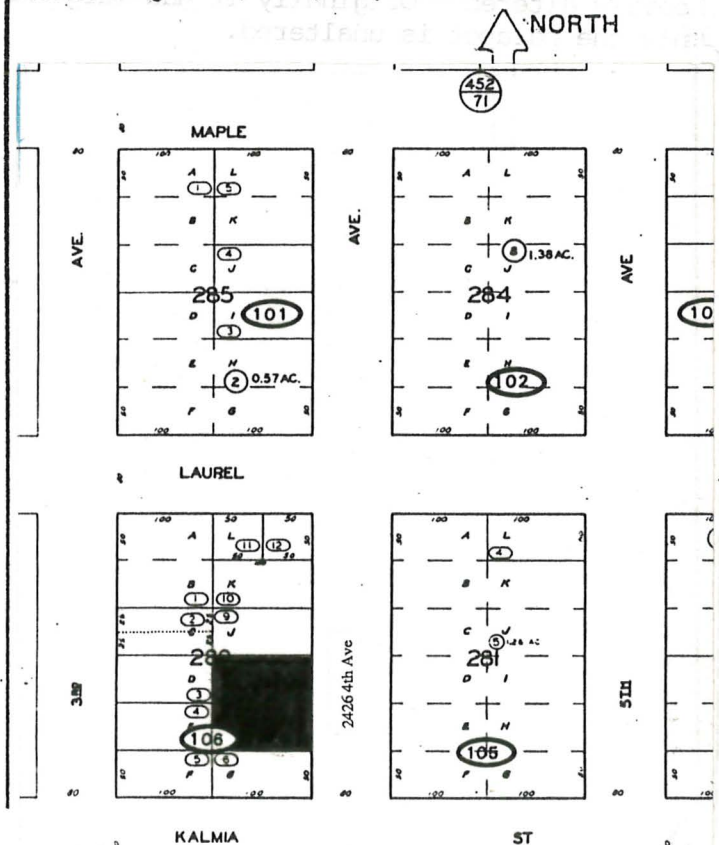
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18 Historical Society Archives

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
City San Diego Zip 92101  
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





## HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status <u>6</u>
UTM: A _____	C _____
B _____	D _____

### IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 2452-60 Fourth Avenue  
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-09
5. Present Owner: Golden Girls, Ltd. Address: 2442 Fourth Avenue  
City San Diego Zip 92101 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: \_\_\_\_\_ Original use: \_\_\_\_\_

### DESCRIPTION

7a. Architectural style: 30's Moderne

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 280 Lot K Hortons Add Lockling

This property consists of three stucco sided buildings configured in a V-shape around a central courtyard. The two-sided buildings are one story in height with flat roofs and a parapet which consists of a protruding band supported by three pilasters flared at the top. Windows are multi-pane. A series of glass blocks curve around the interior corners. Doors which open on the courtyard are multi-panel wood with wood surrounds. Two doors have shed roof overhangs. The back building is two stories in height with a flat roof and flat parapet. A red tile shelf is featured above the second floor windows. A central front facing door is multi-panelled wood. A protruding horizontal band runs above the courtyard and a pergola to the rear are all addition. Lamps, new stucco, some windows, and brick skirting are also alterations.



8. Construction date:  
Estimated 1915 Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 100  
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)  
November 1990

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_  
brick skirting, new stucco wrought iron gate, curving roof pergala,
14. Alterations: windows lamps
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: none

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure was originally used as rental housing. It was built in approximately 1915 for J.L. Belcher.

Due to the many alterations to his structure, it is probably not eligible for historic designation. The glass blocks at the rounded corners are noteworthy however, and the building adds to the urban character of the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
13, 17, 18

22. Date form prepared Dec 1990  
By (name) Office of the City Architect  
Organization City of San Diego Planning Dept  
Address: 525 "B" Street, Suite 2002  
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