

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Anderson Apartments
2. Historic name: Anderson Apartments
3. Street or rural address: 1747 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-303-02
5. Present Owner: Electronics Capital Corp Address: P.O. Box 2429
City San Diego Zip 92112 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc: Hortons Add Lockling Blk 215, W70 Ft. Lot B, W 70 Ft Lot C

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:

The Anderson Apartments at 1747 Fifth Avenue is a symmetrical 3-story rectangular building of the Mission Revival Style. The siding is stucco; the roof is flat with a parapet, which is stepped at the corners with dual full-length pilasters. Five steps with iron handrails lead to a rectangular entryway with a central recessed door which is wood framed with a single glass panel, brass doorknob, and double-paned transom. Original light fixtures and name plaques are on each side of the entryway. A bracketed 2nd story balcony with wood railing forms a hood for the entryway. The 3rd story balcony, directly above, has a decorative wrought iron railing. An open stairwell provides balcony access. Windows are double-hung pairs on the 2nd and 3rd floors, and central fixed panes with double-hung side panels on the 1st floor. Third floor windows near the corners feature a fixed-pane central window with semi-elliptical transom and double-hung side panels. Two horizontally-grated roof vents are symmetrically placed near the roofline. A fire escape exists on the south side.



8. Construction date:
Estimated _____ Factual 1922
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .1606
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.)

The Anderson Apartments were built in 1922 for William B. Anderson. They are typical of the Mission Revival Style Apartments buildings of the time and are a good example of Mission Revival architecture. The building has been maintained well and possesses no apparent alterations.

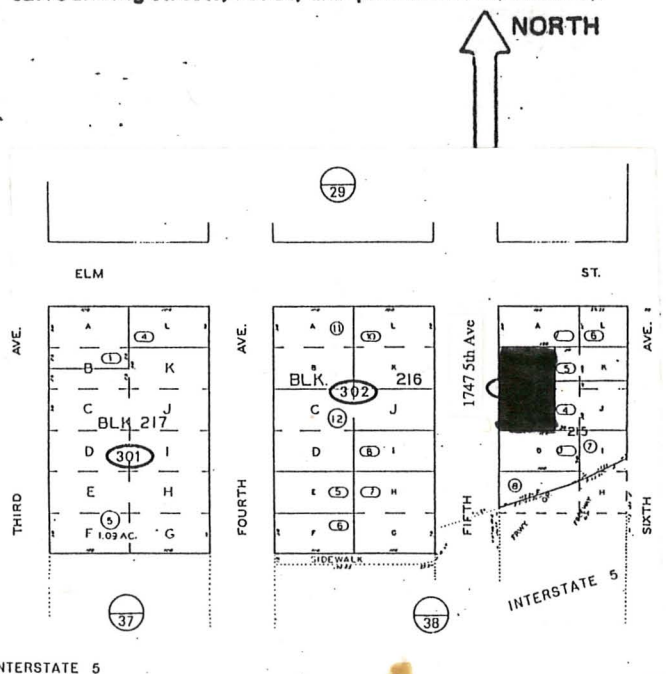
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: Burn-Manor Apartments
3. Street or rural address: 1752 Fifth Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-302-08
5. Present Owner: Opal Novotney Address: 1732 Fifth Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Monterey Legal D: Blk 216, 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:

A two-story L-shaped building in the Monterey style, this ten-unit apartment complex at 1732 Fifth Avenue frames a half courtyard. The building has stucco siding and a low-pitched hip roof with red tile, overhanging eaves, and exposed worked rafters. Articulated stairways, with wrought iron railings, lead to two second-story balconies, one at the corner of the L. These are covered by red tile roof extensions, which are supported by wooden posts. Wrought iron balustrades surround the balconies. Windows include horizontally-paned central panels with double-hung sashed side panels, many covered with iron bars. Doors have four horizontal wood panels with wood trim. The building exhibits original light fixtures. Security screens on the doors are alterations.



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, 1147
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Security doors
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.)

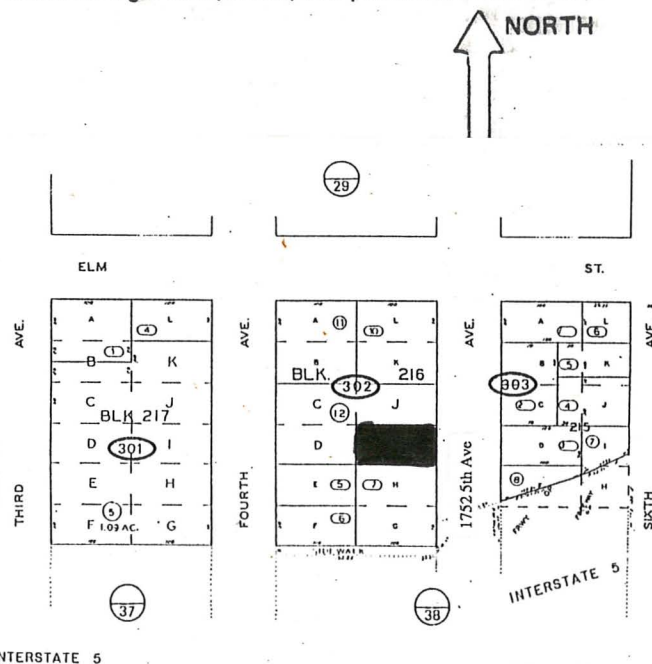
Built as rental property in 1938 for Catherine Burn, this apartment house is one of very few Monterey style buildings in the Uptown area. Another Monterey style apartment building, also built for Catherine Burn, is located at 2254 Fifth Avenue. This structure's original architecture remains fully intact and serves as a good example of the Monterey 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 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: none
3. Street or rural address: 1801-1867 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-294-01
5. Present Owner: Killeen Ruben J. Park Reine Address: P.O. Box 33076
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Modern Commercial Stucco Box
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Leg Desc.-Blk 228 Lots A-F W 62ft Hortons Add Lockling

This single story one part commercial block is broken into five stepped sections and has a canvas awning also stepped, which emphasizes the horizontality of the block. The flat roof has a raised parapet and dentiled entablature with corbelled corner. Brackets at each step of the building and at each end. An expanse of plate glass windows runs across the front of the building, typical of 1920's commercial development. Many entry doors have been replaced with wood framed glass doors. Some windows have also been replaced using aluminum frame signage across the facade is an alteration.



8. Construction date:
Estimated _____ Factual 1913
9. Architect Unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 424 Depth _____
or approx. acreage .4269
12. Date(s) of enclosed photograph(s)
May 1990

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

14. Alterations: windows, doors, signage

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: None

SIGNIFICANCE

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

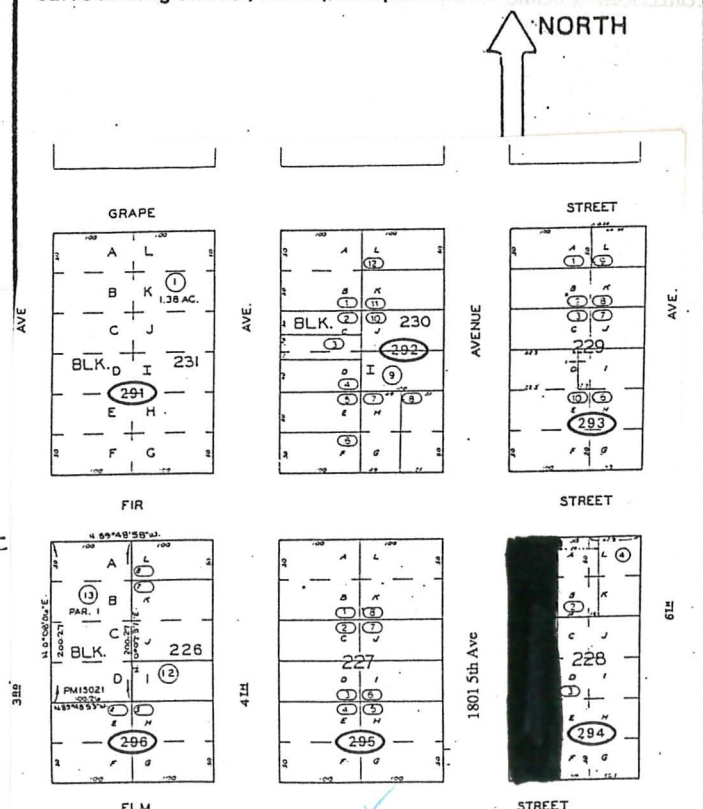
The one-story commercial building at 1801-67 Fifth Avenue was built in 1913 and has been in continuous use by a variety of businesses since then. It is significant due to its architecture and its size (it runs the length of the block). The stepped nature of the building, the treatment of the parapet, and the large expanses of glass are outstanding features.

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

IDENTIFICATION

1. Common name: Lanson Apartments
2. Historic name: Willida Apartments
3. Street or rural address: 1964 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-292-12
5. Present Owner: Dunham & Greer Fifth Avenue Address: 5075 Shoreham Pl. #240
City San Diego Zip 92122 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Modified Mission 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 230 Lot L Hortons Add Lockling

This three story, rectangular shaped apartment building is clad with stucco over pressed brick on a cement foundation. The south facing entrance facade is separated into three sections. Two corner square towers rise one story above the center areas and form covered porch areas and fourth floor living area on the iron balustraded roof garden. The recessed center section contains an arched, multi-paned window on the third floor flanked by projecting, triangularly shaped, multi-paned bay windows to either side. This pattern repeats on the first floor with a recessed, central arched entry between the two triangular $\frac{1}{2}$ bay side panel windows. Above the entry four massive wrought iron balustrade. Sliding glass doors (alterations) now lead out to the balcony. A projecting cornice surrounds the building, broken at the tower sections where vertical sections containing the windows project out. The remaining windows consist of various multi-paned casement groupings. Palms line the building along the street. An exterior light fixture is located just south of the entry and a freestanding lap post is located on the corner of 5th and Grape. Alterations include; The stucco facade, enclosure of tower sections, window and door replacements and exterior light fixtures.



8. Construction date:
Estimated _____ Factual 1911
9. Architect Quayle Bros.
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: Metal Window, door frames, 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: Foundation planting, street palms

SIGNIFICANCE

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

This four-story Mission Revival structure was built in 1911 and designed by the Quayle Brothers. The property was owned by William Libin, a real estate agent for Blumberg and Libin. The cost of construction was approximately \$32,000. The exterior facade was previously pressed brick and has a unique design with triangular bay windows and a roof garden complete with pergolas. The structure contains 24 apartments, each with two- three bedrooms (with disappearing beds), hardwood floors, panelled walls, and modern conveniences.

The Willida Apartments were constructed as investment property intended to house visitors of the 1915 Panama-California Exposition. The Quayle Brothers were prominent San Diego architects who designed such notable buildings as Balboa Stadium, the Savoy Theater, and the Elks Club Building, for which they won honor awards for exceptional architectural merit in 1933.

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

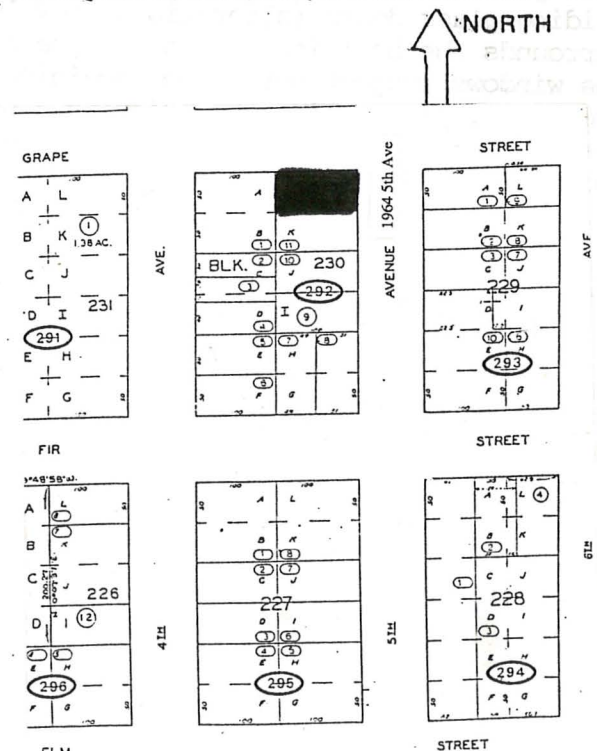
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18
20; 9/24/1911 p.6
1/01/1912 6:2

22. Date form prepared Dec 1990
By (name) Office of the City Architect
Organization City of San Diego Planning
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: Classic Reprographics
- Historic name: None
- Street or rural address: 1985 Fifth Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-293-01
- Present Owner: Paul Berendt and Glen Holt Address: 521 Grape Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION

- Architectural style: 30's Modern Legal D: Blk 229 Lot A W 6 in Lot L and All Horton's Add
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its Lockling original condition:

This two-story rectangular commercial building has stucco siding and a flat roof. The parapet is slightly recessed with grated roof vents below. Along Fifth Avenue are two angled recessed entries and one entry between, which opens directly to a set of stairs to the upper level. The windows and doors are large glass panes with aluminum frames and the corner windows wrap around the facade. Mortared flagstone lies below the southern windows, while a cantilevered canopy shelters the northern windows and entry. The second floor facade contains a band of multi-pane casement windows with a continuous sill. Alterations include the elements of an airplane added to the roof and forming the canopy.



- Construction date:
Estimated 937 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1147
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Roof decoration, canopy, first story windows
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 _____ Vandalism X
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 commercial building was erected in approximately 1937 as a car repair garage. It remained a garage until 1947, when it housed miscellaneous commercial uses. Presumably, some alterations to the building occurred at that time. Despite the alterations, the building is typical of a 1930's commercial structure. It is somewhat of a landmark due to the addition of the airplane on the roof. Its importance is enhanced by its corner location.

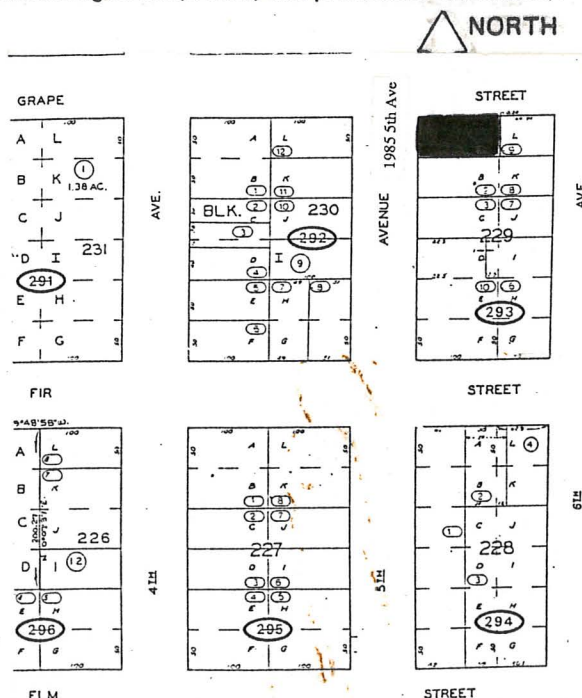
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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 <u>3</u>
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: O'Rourke Apartments
2. Historic name: O'Rourke Apartmetns
3. Street or rural address: 2125 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-203-02
5. Present Owner: Katz, Harold & Florence L; Fitzgerald, C/O Bruce Burke
wanda M; Salisbury, Anna B. Address: 7801 Mission Center Ct.
City San Diego Zip 92108 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 244 Lot D exc N LY 44 5 ft/Lot C & ALL Horton Add Lockling

This 5 story stucco clad rectangular building it constructed of brick and concrete and contains a basement used for parking. A flat roof with solarium sets behind the espadana parapet with stepped sides and central ornamental flag pole. The windows are three sash on the facade with a fixed central panel and wooden casement side panels. Casement windows are used throughout the remainder of the building except where replaced by metal framed. The entry is centered on the facade and approached through a recessed semi-circular arch with 3/4 columns to either side and arched side niches. Brick quoining frames the entry. Recessed centred balconies of molded, flat arches with round corners are located on the second and fourth floors. On the top floor a semi circular full length arched balcony with rod iron railing is supported by a corbel bracket. Ownings over first floor windows and entry and security entrance are alterations as are the aluminum framed windows.



8. Construction date:
Estimated _____ Factual 1923
9. Architect Louis J. Gill
10. Builder Ja nicholson
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: awnings, 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: none

SIGNIFICANCE

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

The O'Rourke Apartments were built in 1923 for Patrick F. and Maud O'Rourke. The architect, Louis Gill, was a prominent San Diego architect and nephew of nationally recognized Irving Gill. This building exhibits the simplified Mission style typical of Louis Gill. It was considered one of the finest and most modern San Diego apartment building when it was built and still has an original Otis elevator. O'Rourke, born in Ireland, was the editor and owner of the P.F. O'Rourke Iconoclast and Independent Enterprise, a local publication. O'Rourke was active in civic affairs and he took special interest in the controversies surrounding bringing water to San Diego. He also advocated consolidating the San Diego area into one government. He and his wife, Maud, founded the O'Rourke Zoological Institute, later called the O'Rourke Institute of Science. The Institute was located in Balboa Park and offered free children's classes in natural history. O'Rourke was also associated with local theater.

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 2

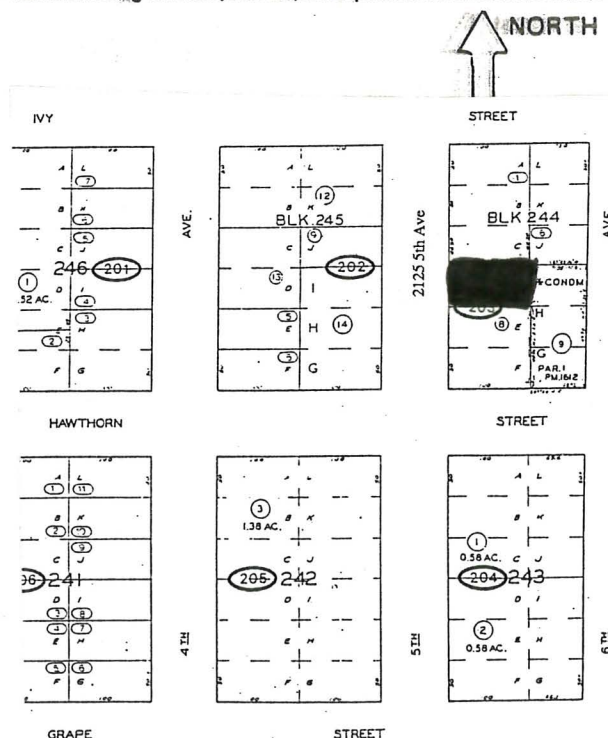
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18
20; 4/28/35
6/17/28; 5
2/20/27

interview with Anna Ayres Spring 1990

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			C	6
	B			D	

IDENTIFICATION

1. Common name: 5th Avenue Apartments
2. Historic name: Iris Apartments
3. Street or rural address: 2142 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-202-09
5. Present Owner: Kuhn & Thefeld (Ptnrsp) Address: 1450 Frazee Rd #700
City San Diego Zip 92108 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 245 Lot J Horton's Add Lockling

- 7a. Architectural style: Stripped down Mission with Craftsman infl.
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This is a three-story stucco-clad building with a flat roof, unelaborated roofwall junction and symmetrical facade, sitting on a raised block foundation. Windows are three sash consisting of a fixed-pane center panel with multi-pane transom and narrow double-hung side panels. The south-facing side entry is reached from 12 plain steps leading from the street through an iron gate into a covered, boxed entry porch. Two cloth awnings cover both the porch opening and 1st floor window. Recessed balconies are centered on each floor with boxed planter balustrades and French entry doors. Signage and awnings are alterations.



8. Construction date: Estimated Factual 1911
9. Architect Unknown
10. Builder Carter Construction Company
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 _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Signage and awnings
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 apparent

SIGNIFICANCE

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

The Iris Apartments were built in 1911 for Chas F. and Emma D. Reynolds who lived there as the proprietors until 1915. The apartments are an example of multi-family housing built in anticipation of the 1915 Panama-California Exposition in Balboa Park. The building complements the Mission Revival Style O'Rourke Apartments across the street at 2125 Fifth Avenue.

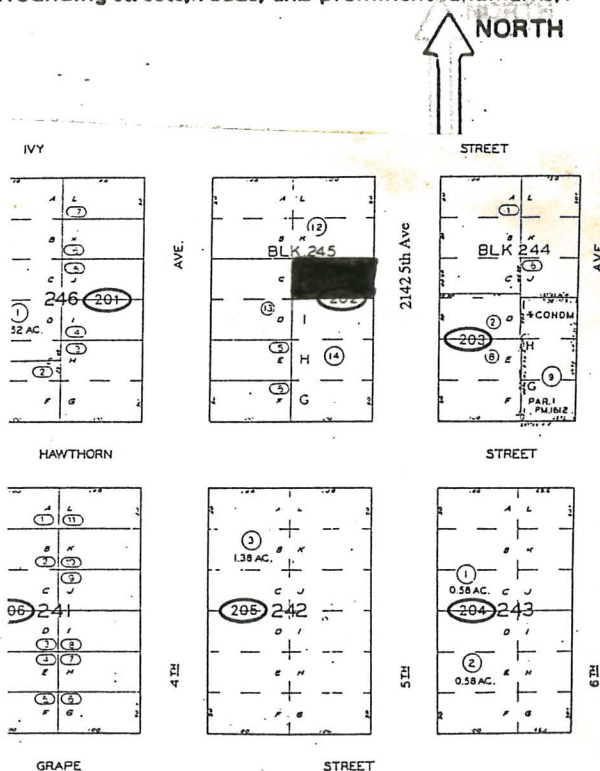
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18
20; 11-5-19 pg 15

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: Gallery Florist
2. Historic name: Western Surgical Supply Co.
3. Street or rural address: 2200 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-05
5. Present Owner: Gallery Florist, Inc. Address: 2200 5th Avenue
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ x
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

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

Gallery Florist is a one-story rectangular structure with a red stretcher bond brick facade. The flat roof has a stepped parapet at the rounded corner and a wide rounded cantilevered canopy below over the windows and entry. The windows are large recessed picture windows with a brick slipsill. The entry is recessed with a wood framed glass panel door and a wrought iron screen. Large neon signage extends above the roofline and down the street facade. The Ivy Street facade reveals the concrete foundation which slightly rises to account for the gradual slope. A rolling aluminum garage door provides loading access on the south facade.



8. Construction date:
Estimated 1949 Factual
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 150 Depth
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
March 1990

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: 2214-2220 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-06
5. Present Owner: Edward Anderson and Arthur Osuna Address: P.O. Box 1509
City San Diego Zip 92112 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Prairie Legal D: Blk 259, Lot H 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, raised rectangular structure is sheathed in smooth stucco and has a low hipped roof. The roof is covered with asphalt shingles and features a plain brick chimney, boxed cornice, and wide overhanging eaves. A hipped dormer on the street facade has clapboard siding which was the original siding for the entire structure. The windows are double-hung, some with a fixed central pane between them with a transom above. A two-story bay with deeply recessed windows is on the southern facade, while a similar one-story bay is situated on the northern facade. The stepped entry has been substantially altered and features two offset doorways surrounded by brick pilasters and a shelf hood. Brick skirting continues from the pilasters and slightly wraps around the facade corners.



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)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Stucco siding, entries, 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.

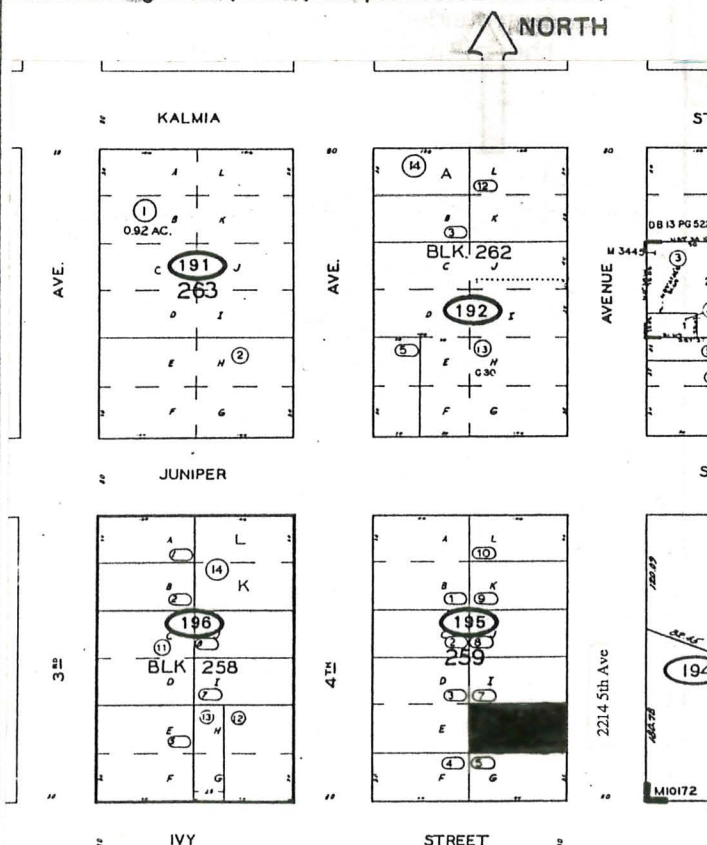
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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

IDENTIFICATION

1. Common name: The Carrol House
2. Historic name: Edmund C. Mayer House
3. Street or rural address: 2240 Fifth Avenue
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-08
5. Present Owner: Havenstein, Denise J; Gilmore, Thomas G. Address: 2240 Fifth Avenue
- City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Blk 259 Lot J Horton's Add Lockling

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

This large, 2 1/2 story building on a raised stone basement foundation is raised above the street level by an ashlar stone retaining wall. The medium pitched hip roof has a wide eave overhang with decorative rafters as do the shed roofed dormer windows on the south and east sides. The porch is open with a flat roof that serves as a 2nd story balcony. Two sets of paired Corinthian columns support the porch entablature with exposed rafters. The balcony above has a spindled wood railing across the front, freestanding columns and canvas awning all appear to be alterations. Second story oriel bay windows are located to either side of the porch with fixed pane center sashes with leaded glass transoms and double-hung side bay windows. Beneath fixed pane with leaded glass transoms and shelf caps. The siding is clapboard as is the solid balustrade extending across the front facade. The wooden entry has a glass oval panel. The carpet on front steps and porch is an alteration.



8. Construction date: Estimated _____ Factual 1903
9. Architect Will Hebbard & Irving Gill
10. Builder C. W. Hunter
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: Awning, commercial signage, carpet on steps. & 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: Ashlar stone retaining wall

SIGNIFICANCE

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

This home was built in 1903 for Edmund C. Mayer, a druggist who came to San Diego from Germany in 1886 and lived in the city until his death in 1953. Mayer was the nephew of E.E. Strahlman. The two men owned and operated the Strahlman-Mayer Drug stores at 5th and C and 4th and D (now Broadway) from 1888-1928. Edmund and his wife Olga, lived in the house at 2240 Fifth Avenue until 1938. The home was designed by Will S. Hebbard and Irving Gill, two of the most prominent architects in San Diego history. They worked together from 1897 to 1907, but both were well-known in their own rights. Hebbard was active in professional organizations, a founding member of the California State Board of Architects. Irving Gill designed many notable residences in San Diego, including the Klauber House. He was known as an architect who was ahead of his time-the originator of a simplified Mission Revival style an innovator of interior conveniences. The Mayer house has some outstanding features. The porch treatment, windows, and ashlar block retaining wall are especially noteworthy. This home is significant historically and architecturally. It is an interesting contrast to Irving Gill's later work at 2264-70 Fifth Avenue (two buildings to the north).

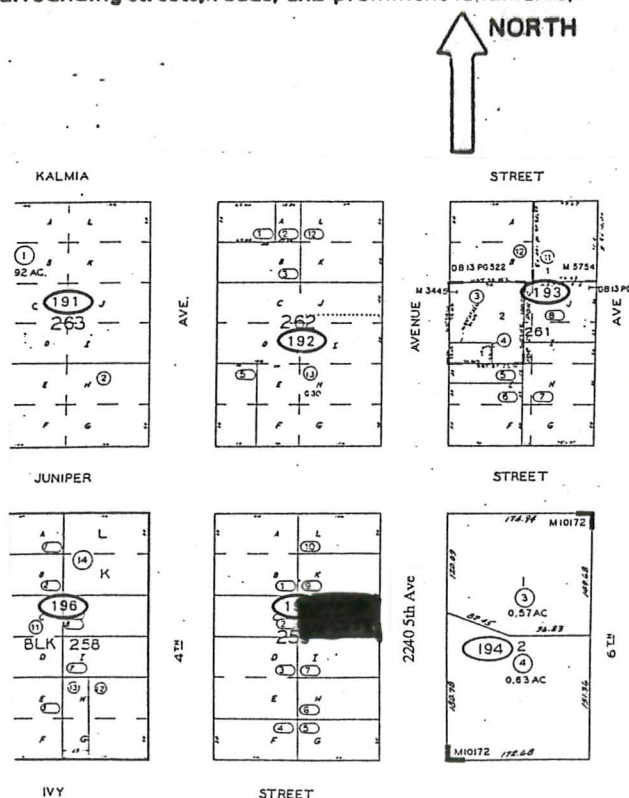
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18, 20; 3/4/53; 4; 1
4/16/04 p.5
11/7/03

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: _____
- Historic name: El Virilou Apartments
- Street or rural address: 2254 5th Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-195-09
- Present Owner: Stribling, Joseph W Tr Address: 212 Ocean Street
City Solana Beach Zip 92075 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Monterey (Spanish Colonial Revival)
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 259 Lot K Horton's Add Lockling

The L-shaped apartment building at 2254 5th Avenue has a low-pitched, red tile hip roof with a shallow overhang exposing wooden brackets. Three sash window groupings line the south facade, each tripartite containing horizontally-paned fixed-center sashes and double-hung side sashes. Windows on 5th Avenue facade are horizontally double-hung with wooden shutters. The stuccoed, wood-framed structure is raised off the street with a stuccoed cement retaining wall. Eight steps with metal pipe railing lead up to the maturely landscaped courtyard where 1st floor entrances face the south. Straight reversed steps lead to the overhanging second-story balcony entrances covered by an overhanging roof, supported by simple wooden posts. This serves as a hood for the entrances below. Wrought iron railing lines the stairs and balcony and a stepped out second story on the 5th Avenue facade is supported by brackets.



- Construction date: Estimated _____ Factual 1938
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .1148
- 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.)

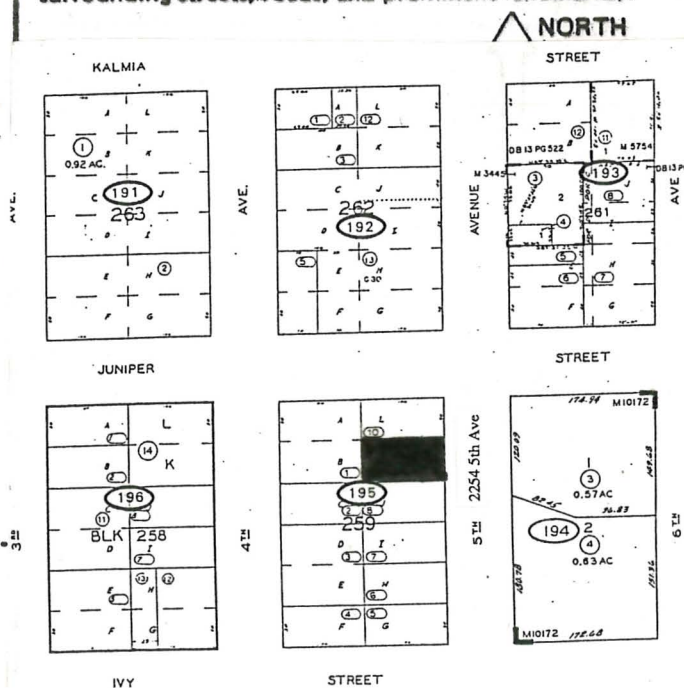
☒ Built as rental property in 1938 for Catherine Burn, this apartment house is one of the few Monterey Style buildings in the Uptown area. A second Monterey Style apartment building, also built for Catherine Burn, is at 1732 Fifth Avenue. The structure's original architecture remains fully intact and serves as a good example of the Monterey 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 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

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

IDENTIFICATION

1. Common name: Darst Flats
2. Historic name: Annie B. Darst Flats
3. Street or rural address: 2264-2270 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-195-10
5. Present Owner: Gois, John F & Sharon L. Address: 2266 Fifth Avenue
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Blk 259 Lot L Horton's Add Lockling

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

The Darst Flats consist of a group of 3 rectangular buildings of 2 stories and a basement, all of concrete construction with a flat roof, plain parapet and stucco siding. The open V-shape is interrupted by the first floor, 5th avenue entry. Three plain steps lead up to the open projecting porch with entablature supported by 4 tuscan columns and a solid balustrade. Recessed vertical panels mark the 5th avenue and Juniper facade.

Windows are three sash, wood framed with easement side panels and transom over center fixed sash. Plumbing pipes are exposed on the Juniper facade. Alterations consist of new stucco over entire complex and new plastic signage on 5th avenue facade.



8. Construction date:
Estimated _____ Factual 1908-09
9. Architect Irving Gill
10. Builder W. W. Harris
11. Approx. property size (in feet)
Frontage 150 Depth 1148
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: restuccoed, signage
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: Courtyard joining buildings

SIGNIFICANCE

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

The Darst Flats are significant because they were designed by Irving J. Gill, a nationally prominent San Diego architect. Gill (1870-1936) designed several buildings in the Uptown area. He was known as an architect who was ahead of his time - the originator of a simplified Mission Revival style and innovator of interior conveniences. His clear lines and arches are distinguishing features of his buildings. Gill designed the Darst Flats for Annie B. Darst in 1908-09. They are outstanding for their simple lines and strong classical entryways. It is interesting to contrast this later building of Gill's with the 1903 Edmund C. Mayor house at 2240 Fourth Avenue.

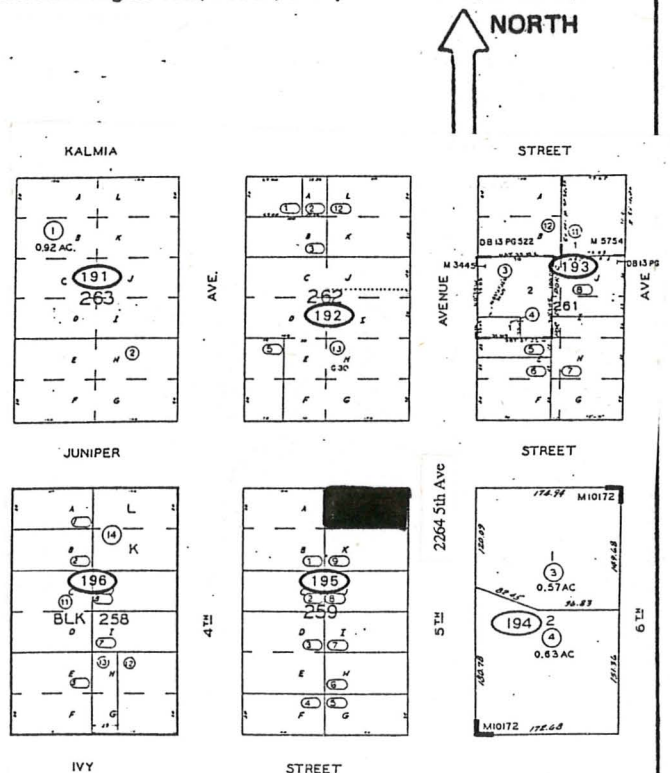
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal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

13, 17, 18

Ferris; Helen McElfrosh; Irving John Gill; Journal of San Diego History; Fall 1971, 17:4.

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

IDENTIFICATION

1. Common name: Park Regency Hotel
2. Historic name: Kirkland Apartments
3. Street or rural address: 2309 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-193-06
5. Present Owner: Richard G. Lewis Address: 2309 Fifth Avenue
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
6. Present Use: Residential/Hotel 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: Leg. Desc: Blk 261 Lot F W 0- Ft Of 5 1/2 Lot E & W 90 Ft Horton's Add Lock

A square wood framed four-story building, the Park Regency Hotel at 2309 Fifth Avenue has a flat roof with a widely overhanging eaves supported by decorative brackets in the Italianate style. Two deep vertically stepped insets are located centrally on the north and south sides. A garden and penthouse are located on the roof. Central recessed balconies with metal railing, fire escapes are located on each floor above the main Fifth Avenue entrance. Flat decorative cement pillars rise the full height of the building. The arched entry is recessed with an awning projecting out over the sidewalk, and two marble steps leading to the double glass pane aluminum framed doors. The windows are symmetrically placed in double hung single pane pairs.

Alterations include: on the Juniper facade an inset enclosed sun porch with multi paned windows and wooden rafters projecting out. Also, signage has been added to the south west corner and security bars have been placed over some First Street floors Juniper Street windows. Side panels at Fifth Street entry have been covered with marble.



8. Construction date:
Estimated _____ Factual 1912
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 165 Depth _____
or approx. acreage .1549
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Interior remodeled, security bars, enclosed porch covered side panels at entry
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: Street Palms

SIGNIFICANCE

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

The Kirkland Apartments were built in 1912 for Mr. Brown and Mr. Kirkpatrick. As part of the building boom which occurred in the area in anticipation of the 1915 Panama-California Exposition in Balboa Park, these apartments were some of San Diego's finest. They afforded an excellent view of downtown, the harbor, and Balboa Park. Their importance is enhanced by their corner location and their large size.

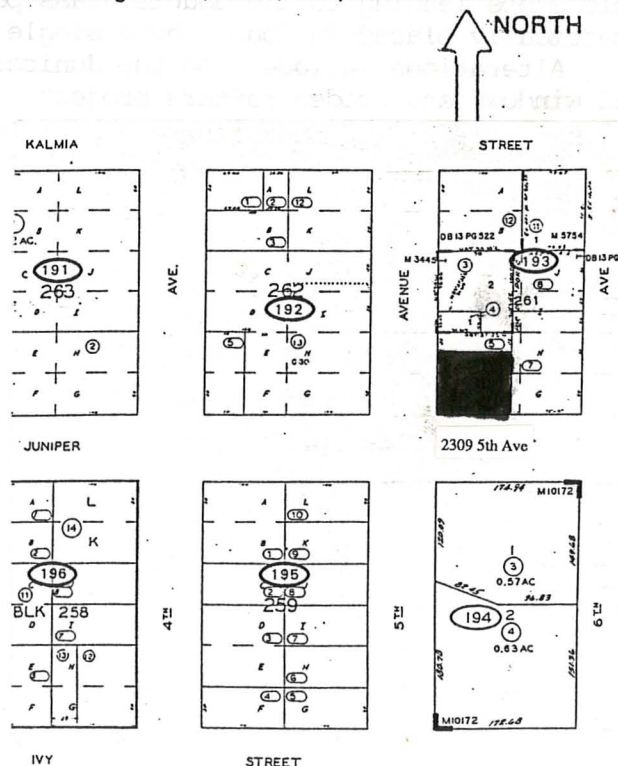
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18
20; 2/20/27 Dev. Sec. :1

22. Date form prepared Dec 1990
By (name) Office of the City Architect
Organization City of San Diego Planning
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: Lone Star Bar-B-Que
2. Historic name: _____
3. Street or rural address: 2321 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-193-05
5. Present Owner: Froehlich, Arnold J & Gemma A Trs Address: 1015 Pepper Drive
City El Cajon Zip 92021 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: Leg Desc: Blk 261 Lot E w 90ft of N 1/2 Horton's Add Lockling
This one-story Mission Revival Commercial building at 2321 5th Avenue has a flat roof and stucco siding. A medium-high gabled parapet extends across the facade with a chimney-like step to the north. A conical recessed porthole is centered within the center extended facade panel. Another smaller porthole sits to the south above an arched side alley entrance with vertical wooden panel door. An awning stretches across the facade with 3 large single-sash windows and a single glass-panel entry door below. Neon signage, lighting and a public telephone are alterations.



8. Construction date: Estimated _____ Factual 1914
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 25 Depth .0926
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: neon signage, lighting, public telephone
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 Mission Revival Style commercial building was built in 1914 for Clark Leach who owned the building and operated a grocery store there until 1918. Subsequently, the building changed hands several times, but it remained a grocery store until 1958. The roofline and portholes of the building are quite unusual. It is a contributing structure to the historic fabric of the area.

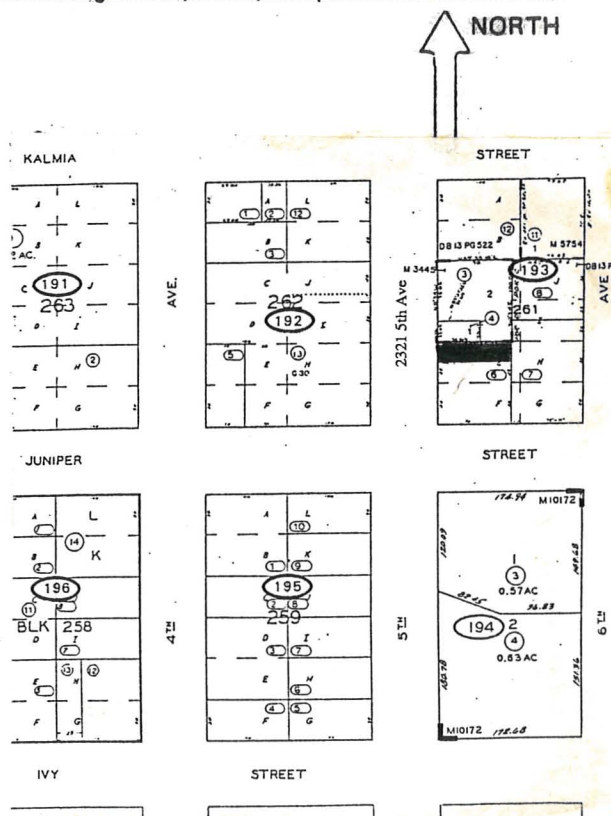
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial 2 Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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 6
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Pratt Gallery
2. Historic name: -
3. Street or rural address: 2323 Fifth Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-193-04
5. Present Owner: Clair Lugo Address: 3411 Zola Street
City San Diego Zip 92106 Ownership is: Public _____ Private X
6. Present Use: None Original use: commercial/residential

DESCRIPTION Legal D:Blk 261 Lot 1 Hortons Add Lockling

7a. Architectural style: Commercial Utility

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

This narrow 2-story building with a flat roof was originally Italianate, but has been severely altered. The roof is slightly stepped at the corners between the 1st & 2nd floors. The front facade is stuccoed; the north and south facades have shiplap siding on the second floor and the north side first floor is cement block. The 1st story of the front facade is angled creating a recessed area. This includes a glass door with aluminum framing and double-pane glass transom and a protruding horizontal display window below four horizontal windows with wood mullions. A utility box is on the north facing wall. The recessed area is covered by an awning. The 2nd floor features 2 French doors with iron balconets. On the north side of the building, a wooden gate leads to a narrow stairway with an iron bannister which culminates in a 2nd floor entrance. Windows on the north facade are double hung with ironwork. Many of the features of this building are alterations including the awning, stucco siding, angled entry, door and window box.



8. Construction date:
Estimated 1903 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 25 Depth _____
or approx. acreage .0296
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ____ No longer in existence X
14. Alterations: Awning, stucco siding, door, window box, angled front.
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 2

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

This building was built in approximately 1903 for Nathan Watts who was in the real estate business. It has been extensively remodeled and retains little of its historic architectural integrity. It does, however, have an interesting character which contributes to the urban fabric of the neighborhood.

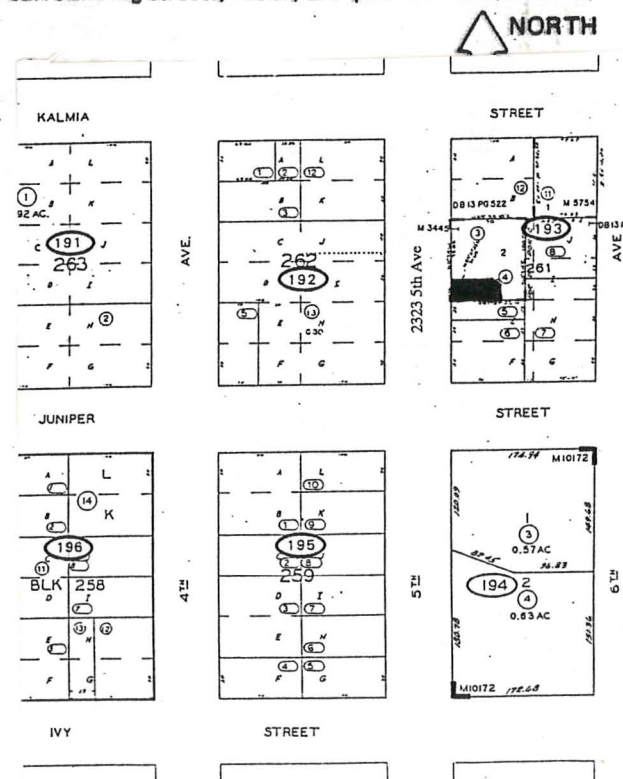
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

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: Alex's Brown Bag and Miki San
2. Historic name: _____
3. Street or rural address: 2400-2424 Fifth Avenue & 444 Kalmia Street
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: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: 30's-40's Modern/Commercial
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Part of Blk 281 Lots (G-I) Horton's Add Lockling

This large commercial structure is primarily 1-story with a 2-story southern facade which connects to a lower 2-story Spanish Colonial Revival extension at 444 Kalmia Street. The siding is stucco with flat, multiple level roofs in front and a flat roof with a boxed red-tile shed on the back extension. Large pane windows are on the 5th Street facade along with fixed panes with transoms and side panels at the rounded northern corner. The three entries are angular and recessed with wide angular overhanging eaves over the 1st level. Flagstone decorates the lower 5th Street facade and covers a tall pilaster and planter in the center entry. The back extension has multi-pane casement windows, some with aluminum awnings. Ionic pilasters decorate the upper level and recessed panels line the street level.



8. Construction date:
Estimated _____ Factual 1946
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: 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 block of 5th Avenue was first developed as single-family homes in the 1890's and 1900's. In the 1920's some businesses and multi-family dwellings began replacing these homes. In 1927, 2 buildings were erected on the property at the corner of Fifth and Kalmia. One, on Kalmia Street, remains as the Kalmia Street facade of the present structure. The other, a circular auto laundry from 1927-45, is no longer in existence. In 1946, the building at 2400 Fifth Avenue which fronts on Fifth Avenue was built for Joseph B. Jennings of JB Jennings Co., a real estate and property management firm. Jennings also owned all of the property on the 4th Avenue side of this block. 2400 Fifth Avenue has been used for a variety of commercial uses including a beauty shop, an optical center, and currently a market. From 1950-59, the Charles C. Dail Insurance Co. was located here. Dail, a city councilman (1944-55) and mayor (1955-63), initiated the Yokohama Sister City Project, the Metropolitan Sewage System, and the Seawater Conversion Plant at Point Loma. The present day community concourse and a memorial gate in Balboa Park are named for him. 2424 Fifth Avenue, originally the Valle Restaurant, has retained that use under different names. The Exotica elements of this building are quite unusual in this 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).

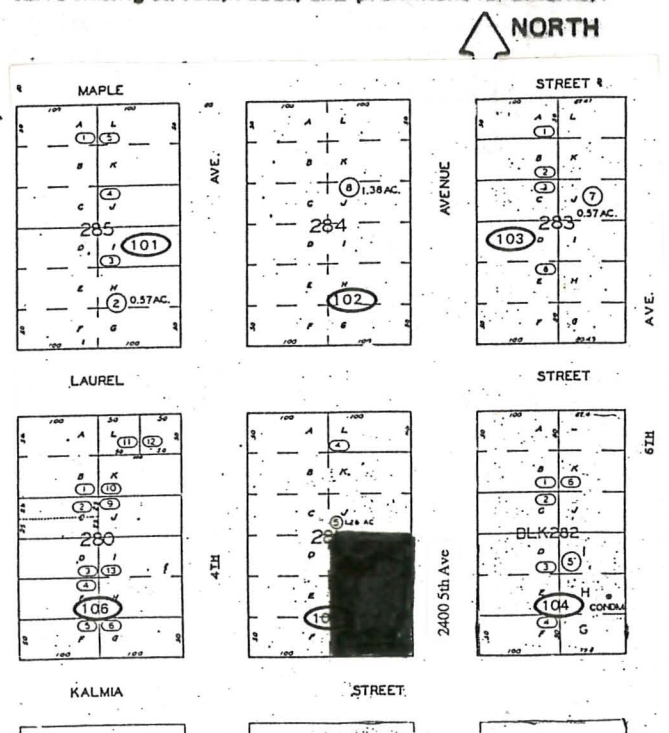
13, 17, 18

20; 4-13-69

6-14-68

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 <u>3</u>
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Hebbard Residence Apartments
3. Street or rural address: 2417-2431 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-104-03
5. Present Owner: Maxed, Donald, & Jan E Address: 1515 W. Lewis St.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

Legal Desc; blk 282 Lots D & F

Hortons Add Lockling

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:

This Spanish Colonial Revival Court apartment complex at 2417 - 2421 5th Avenue consists of three - two story stucco buildings two along the street, one rectangular and one L-shaped and the other behind is rectangular. The red tile roof are hipped with shallow projecting eaves with exposed dentil like brackets. The windows are three-sash wood framed with a central fixed pane and multi paned casement side panels. The second story windows have shutters though one set is missing.

The raised north entrance is reached from straight double stairs covered by a red tile pent roof three arches across the front. The center arch extends to the street level separating the entrances and all have a metal railing. The entry doors are wood framed multi paned french. Stucco chimneys rise a top each building. The narrow court to the south is also raised off the street by six steps with entrance to either side and mature landscaping. A dryer vent below the eave is an alteration.



8. Construction date:
Estimated _____ Factual 1916
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: dryer vent window eave
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: Mature land saping in court and along street

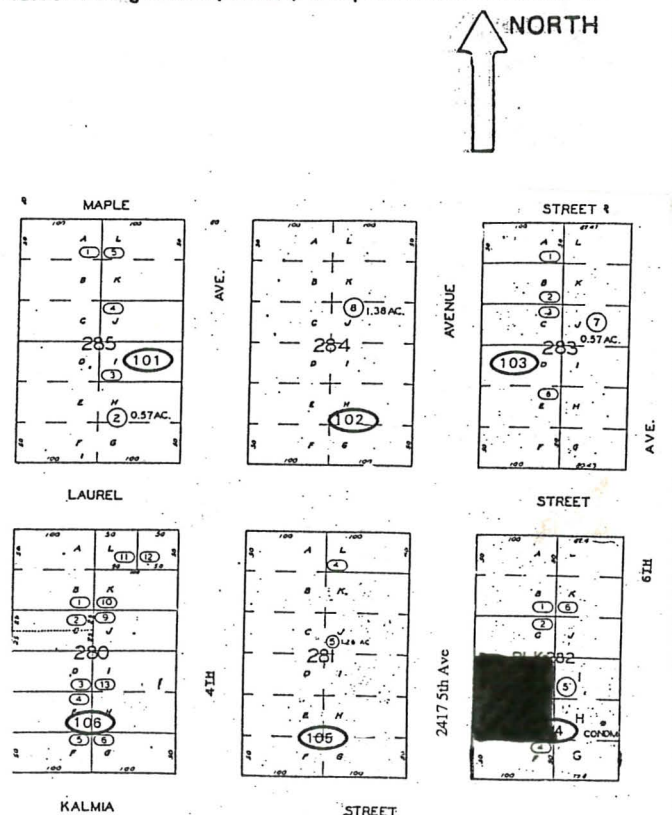
SIGNIFICANCE

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

The Hebbard Residence Apartments, designed by the prominent and prolific architect, William S. Hebbard and built in 1916, were some of the last San Diego structures designed by Hebbard. Hebbard himself lived here from 1915-16. Alice Klauber, artist and sister of Melville Klauber, lived here in 1927 and in 1934-35. Hebbard is best known for his early use of Mission Revival style, his use of wood in building interiors, his ability to create efficient lighting and ventilation systems, and his association with Irving Gill from 1897-1907. Hebbard was active in professional organizations. He was a founding member of the California State Board of Architect, President of the Board of Architects, President of the Board of Architecture of Southern California, and a founding member of the San Diego Architectural Association in 1910. His civic endeavors included membership in the San Diego Chamber of Commerce, service on the Civil Service Commission, and a term as President of the University Club of San Diego. Hebbard travelled to San Francisco to view the damage done by the 1906 earthquake and recommended use of steel and reinforced concrete. The Hebbard residence Apartments at 2417-31 Fifth Avenue is a fine example of articulation of the Fifth Avenue entrance is particularly outstanding. The massive office building to the north detracts from the ambiance of this building.

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, 17, 18
Flanigan, Kathy; William Sterling Hebbard:
Consummate San Diego Architect Journal of
San Diego History, 1986
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: Bi-Rite Market
2. Historic name: none
3. Street or rural address: 2442 5th 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: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: 30's Modern/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 Lot J Hortons Addition Lockling

Bi-Rite Market is a rectangular one-story commercial building with a flat roof and tall, flat parapet. The stucco facade has been scored and has recessed panels with a low flagstone skirt decorating the front facade. A tall stucco tower element is now plain while a small marquis is situated below. The street facade features large fixed pane windows with aluminum frames and two sliding wood framed door with a folding metal security gate. Sheltering the street facade is a low cantilevered canopy with added rod supports above.



8. Construction date:
Estimated 1937 Factual
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 850 Depth
or approx. acreage 1.2626
12. Date(s) of enclosed photograph(s)
May 1990

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

14. Alterations: Signage, security door

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: driveway to the south with parking in back

SIGNIFICANCE

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

This block of Fifth Avenue was first developed as single family homes in the 1890's and early 1900's. In the 1920's, some businesses and multi-family dwellings began replacing these homes. In approximately 1937, the building at 2442 Fifth Avenue was built. It has been used as a market since its construction. This building is important as a contributor to the commercial character of this block. The buildings blend well with one another, giving continuity, yet variety to the streetscape. The streamlined tower element and the original awning are 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 _____

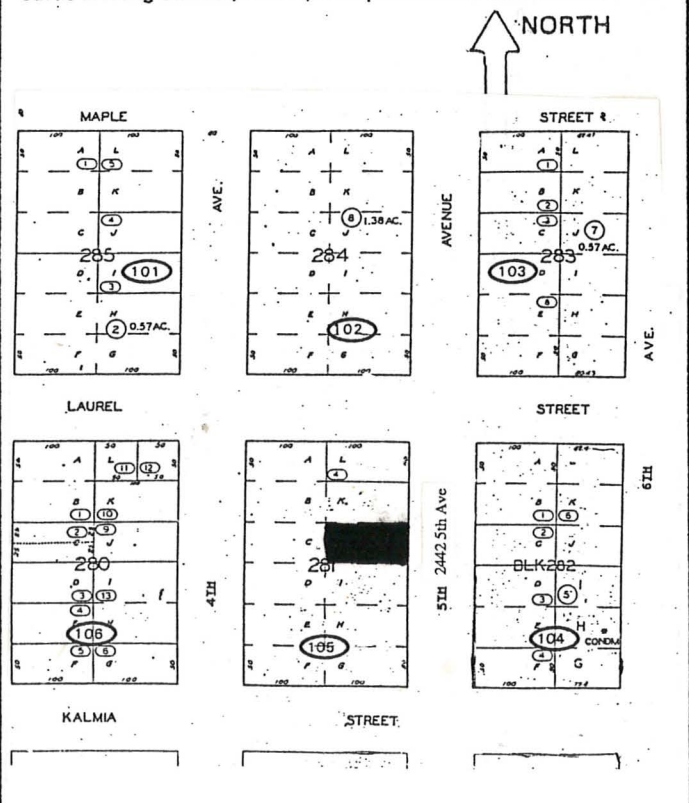
21. Sources (List books, documents, surveys, personal interviews and their dates).

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: _____

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: _____
- Historic name: _____
- Street or rural address: 2456 Fifth Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-105-04
- Present Owner: Rancon Financial Corp Address: 27720 Jefferson Avenue
City Temecula Zip 92390 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Residential

DESCRIPTION

7a. Architectural style: 30's Modern/Commercial

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 281 Lot K Hortons Add Lockling

This 3-story rectangular building, stepped at the 3rd story on the SE Corner, has a flat roof with slightly overhanging eaves and a plain frieze. Siding is stucco with ornate stepped flagstone brickwork covering much of the 1st story. The NE corner on the third floor has a rounded recessed fixed-pane window, in sections, within the square corner of the building. Other windows include large fixed pane, fixed pane with casement side panels, and one mirrored window group on the 2nd floor. Second floor windows are deeply recessed. The building houses 2 commercial spaces. One is accessed from a stoop surrounded by flagstone brickwork and reached via 3 flagstone steps. Three entry doors of various types (both wood & metal frame) open onto the stoop. A secondary entrance door to the south is glass with aluminum frame and louvered transom. An arch with radiating bricks and keystone decorates the mailbox. Alterations include windows, a panel between the 1st and 2nd floors for signage, and wood railing around the stoop.



- Construction date: Estimated 1920 Factual _____
- 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

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Windows, panel between first and second floors, railing around stoop
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 block of 5th Avenue was first developed as single-family homes in the 1890's and 1900's. In the 1920's some businesses and multifamily dwellings began replacing these homes. In approximately 1920, the building at 2456 Fifth Avenue was built. It was used as apartments until approximately 1958 when commercial establishments began to use the ground floor. A women's clothing store and a doctor's office were the first commercial uses.

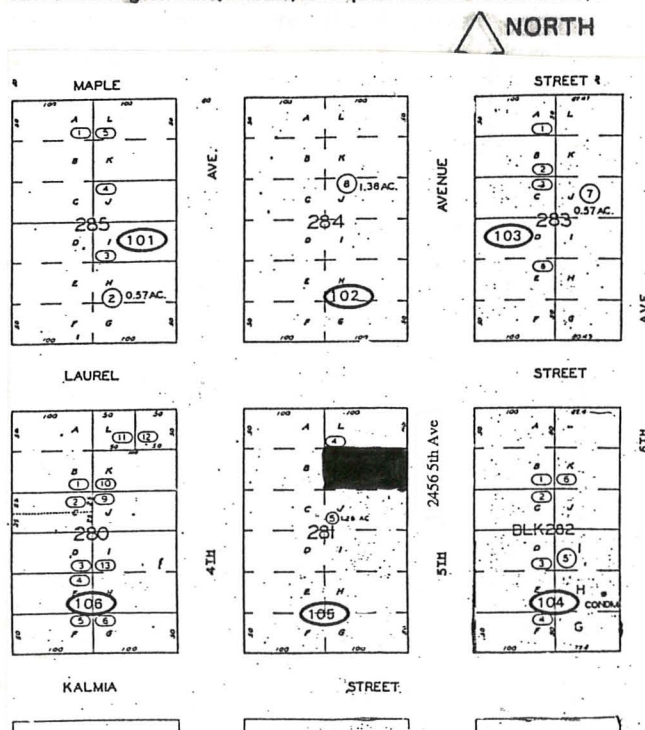
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 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: Cafe de Paris
- Historic name: None
- Street or rural address: 2464 Fifth Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-105-04
- Present Owner: Rancon Financial Corp. Address: 27720 Jefferson Ave.
City Temecula Zip 92390 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION

- Architectural style: 30's Modern/Commercial Legal D: Blk 281 Lot L Horton's Add Lockling
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:
This one-story commercial building occupies the corner of Fifth Avenue and Laurel Street. It has a flat roof with a high flat parapet topped by coping. Vertical tongue and groove siding is evident on the Fifth Avenue facade, and wraps around the corner. The siding on the Laurel Street facade is stucco. Seven fluted capped pilasters at uneven intervals extend the length of the building and are broken by a visor, curved at the bottom, which is located above the level of the windows and doors. Arched awnings are attached to the visor and cover the windows and doors. The entryway, at the truncated corner, contains double glass doors. Windows are large, deeply-recessed fixed panes. A ribbon of shutters is located on the Laurel Street facade. Signage decorates the parapet and two small projecting signs are featured as well. Exterior light fixtures on either side of the doors are alterations, as is the siding above the awnings.



- Construction date:
Estimated 1926 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 150 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: Light fixtures, 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 3

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

This block of 5th Avenue was first developed as single-family homes in the 1890's and 1900's. In the 1920's some businesses and multi-family dwellings began replacing these homes. In 1926, the building at 2464 Fifth Avenue was built. It has been used for a variety of business enterprises including a beauty shop, a bakery, a malted milk shop, and a dressmaker's shop. It is probable that major alterations were made to the building in 1945. The structure represents the type of commercial architecture which occurred during this era.

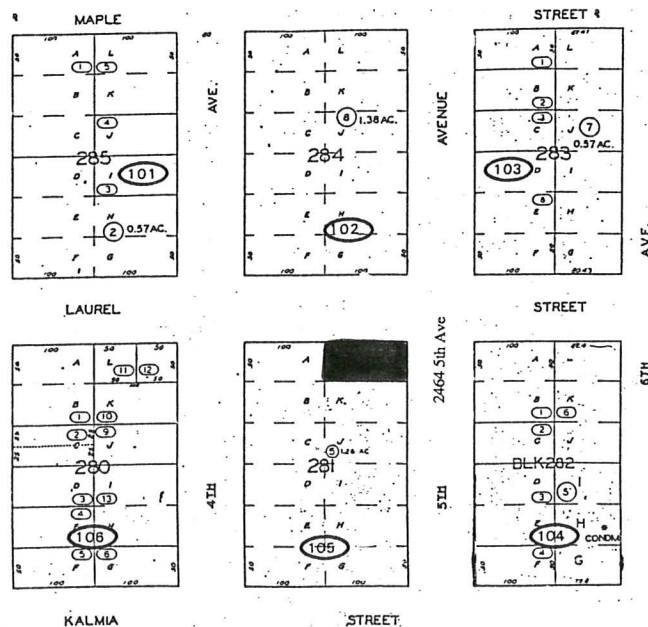
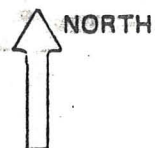
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial 2 Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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: The Park Apartments
2. Historic name: The Alma Apartments
3. Street or rural address: 1758 Sixth Avenue
City San Diego Zip 92109 County San Diego
4. Parcel number: 533-303-05
5. Present Owner: Grendahl, Mary K. Address: 2270 Juan 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 Desc: Blk 215 Lot K N 40ft of E 30ft Lot B &/
Exc S 10ft/Horton's Add Lockling

A rectangular three-story, wood-framed structure, this apartment building at 1758 6th Avenue sits on a raised foundation. A flat roof is faced with a red tile low-hip visor roof which cantilevers out the width of the facade with a overhanging boxed eave. The symmetrical facade consists of a central entry window on either side. Each 3-sash group of windows is capped with a red tile pent hood and divided by upright wooden bars. The center sash is fixed with a multi-panel transom, the side panels are double-hung. The centered, arched and recessed entry is repeated in the balconies of the floors above. Five plain steps lead to the first floor entrance where a single-panel glass door with a brass kick plate exists between narrow glass side panels. A side entrance is located left of this door. The two projecting boxed balconies above are supported by exposed rafters with an arched entry behind leading to recessed French doors. Mature shrubbery flanks the stucco siding adding to this Mission Style apartment house. Alteration: sign on south side.



8. Construction date:
Estimated 1922 Factual _____
9. Architect Liggett & Stelzer
10. Builder Liggett & Stelzer
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .0275
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Sign on southeast side
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: Balboa Park to the east
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: Other Mission Style structures on block

SIGNIFICANCE

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

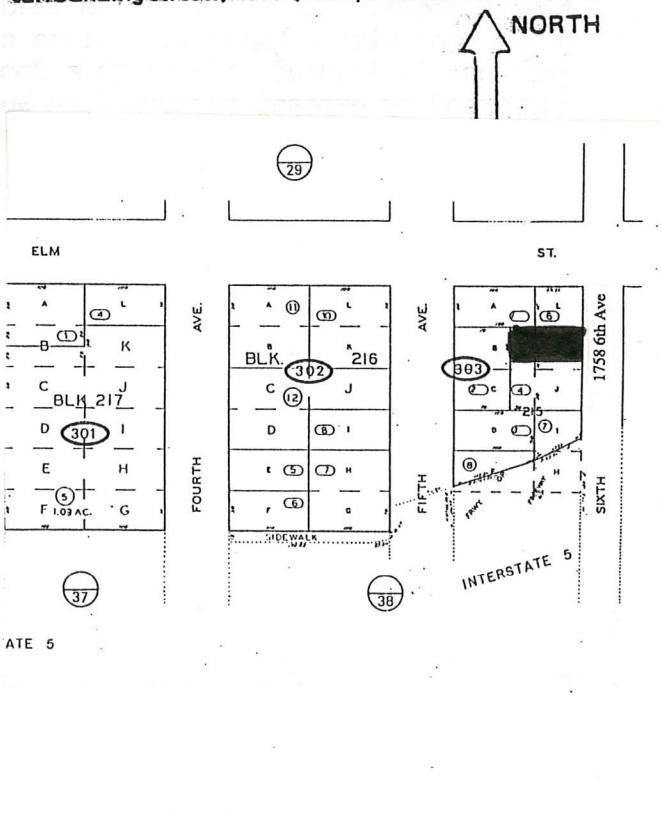
This Mission Revival Style apartment building was constructed in the mid twenties by Liggett and Stelzer, local building contractors. They were constructing various apartment houses in the area, often in the Mission style. Two of these apts. are located on Curlew Street -- 2239 and 2265-71 Curlew. There was an increasing demand for temporary housing at this time due to San Diego's increasing prosperity. Also, there were plans to make 6th Avenue the principal entrance into San Diego from the north. This building has retained much of its architectural integrity and contributes 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).

17, 18, 20 (9-14-21=14;22)

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

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Charles H. Rippey Duplex
3. Street or rural address: 1762 - 64 6th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-303-06
5. Present Owner: Electronics Capital Corp Address: P.O. Box 2429
City San Diego Zip 92112 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc. Blk 215, Lot L 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 single-story rectangular duplex is flat roofed with a curving, stepped parapet. Entry porches are located on either side of the facade with dropped red tile shed roofs. The stucco facade contains 2 symmetrically placed double-hung windows with recessed blind fanlight transoms containing diamond pattern reliefs within. Above are decorative cylindrical tile vents. To either side of the facade are porches reached from three plain curved steps. Semi-elyptical arches lead into the covered area where arched, solid wood side entry doors are located with large fixed-pane windows facing the street. Corner buttresses are located under side arches on each porch. This duplex located at 1762-64 Sixth Avenue, with mature palms framing it, characterizes the Mission Revival Style well.



8. Construction date:
Estimated 1909 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 109 Depth _____
or approx. acreage .0681
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 ___ Industrial ___ Commercial ___ Other: Balboa Park across street
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.)

Chas H. Rippey, a local attorney, built this Mission Style duplex in 1909, for use as a rental property. Its Mission Revival detailing and structural integrity make it an attractive structure. The structure serves as a contributor to the historic fabric of the area.

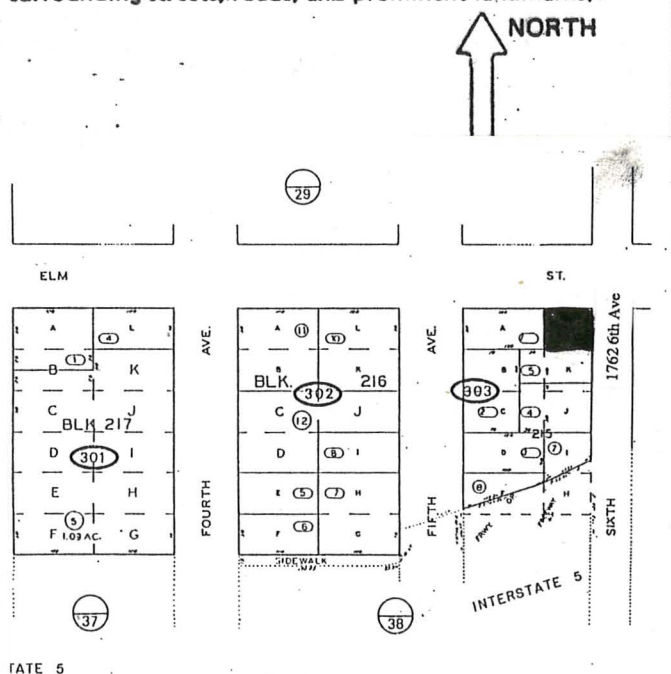
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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):



DATE 5

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: "La Maison" Apartments
2. Historic name: "Antoinette Apartments"
3. Street or rural address: 1818 6th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-294-03
5. Present Owner: Balanich, John A. Jr. Address: 646 A Street #101
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: French Eclectic
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Leg. D: Blk 228 Lots G-J exc W 62ft lots C-F & all Hortons Add Lockling
The "La Maison" Apartments at 1818 6th Avenue is an example of the French Eclectic style.
A three story rectangular building with three towers, it has a bellcast mansard roof over the main structure with high pitched bellcast hip roof over the towers. Red tile spines run throughout. The towers are placed symmetrically on the stucco facade two corner towers and one, larger central tower all with finials at the hip ends. The windows throughout are multi-paned double hung which are placed in horizontal rows with a horizontal top molding above the second story row and paned slip sash on the first floor.
The central tower contains the entrance consisting of a two story recessed area of three geometric steps. To either side are two story vertical areas of glass block. The entrance is reached from four plain slips on the ground floor below a cantilevered marquee which serves as a second story balcony. Entrance doors are single pane glass french doors with multi-paned side panels. A dormer like vent sits centered in the the central tower roof while the sidetowers have shuttered, arched vents on the third level. Entrance lanterns and metal balcony balustrade are alterations. Palms line the facade.



8. Construction date:
Estimated _____ Factual 1938
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 38 Depth 100
or approx. acreage .1744
12. Date(s) of enclosed photograph(s)
March 1990

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

14. Alterations: entrance lanterns, metal balcony balustrade

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: Balboa Park to the east

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 grand scale French Eclectic apartment building was built for Eugene and Lillian Normile in 1938 as investment property. Mr. Normile was the president and general manager of the Agua Caliente Turf Club and general manager of Southern California News Bureau. Prior to this, he had managed heavyweight boxing champion Jack Dempsey.

Originally called the Antoinette Apartments, this building contributes to the historic fabric of the neighborhood due to its grand scale the uniqueness of the French Electric style of the area. It also is a contributing structure to the group of residential complexes lining Sixth Avenue and Balboa Park.

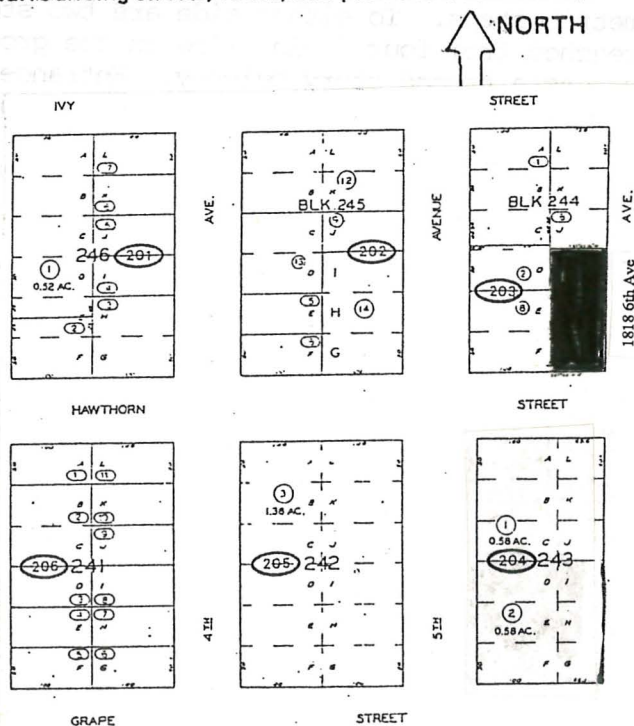
In 1950 the Antoinette Apartments were sold to a San Diego syndicate for approximately \$200,000.

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).
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) 533-5400

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		C		
			D		

IDENTIFICATION

1. Common name: "Park View Manor"
2. Historic name: "La Manida Court"
3. Street or rural address: 1938-54 Sixth Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-293-02
5. Present Owner: Metzger, Reinhold D & Karen P Address: PO Box 6681
City San Diego Zip 92106 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 229 Lora B,C, J&K Horton's 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 apartment court consists of four stuccoed buildings, one single story and three two story in a row. Flat roofs have irregular stepped parapets, some with red tile spines. Red tile pipe-like drains are placed throughout. The complex or court stretches from 6th to 5th Avenue, with iron gates placed at the various court entrances. A iron-railed balcony serves as a bridge over the main 6th Avenue entrance and joins the one-story building to one of the 2-story buildings. Another iron balcony stretches across the facade of another building and turns to the north side. Various 1st floor apartments have overhanging porches serving as second story balconies. The windows are three sash multi-paned wooden casement, some with red tile pent hoods. Alterations include an iron gate section added to the upper portion of the main gate and security bars placed on various 6th Avenue windows as well as the entire 2nd floor. Street palms and mature courtyard plantings are located throughout.



8. Construction date:
Estimated 1925 Factual _____
9. Architect John Seibert
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth 163
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: New gates
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: Balboa Park to the east.
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: Complex extends from 5th to 6th Avenue.

SIGNIFICANCE

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

In approximately 1925 Maurice M. & Minnie May Ryan built this Mission Revival Bungalow Court as one story. In 1927 the property was sold to the California Land Buyers Syndicate for \$50,000. August A. Doughty obtained new utilities at this time. Architect John Seibert contributed to the design of the building. He was one of the founding members of the San Diego Architectural Association and helped to create a uniform building code for San Diego. He was active in civic affairs. Originally known as Palm Court, the name changed around 1936 to Buena Vista Court. The Court, which already spanned a city block, was expanded during the 30's and a second story was added. It was thought by many, around 1930, that 6th Avenue would become the principal entrance into San Diego from the north.

This large scale Mission Revival Court was altered by the addition of the second story. However, its pleasant courtyard design and location near the park make it a contributing factor to the neighborhood.

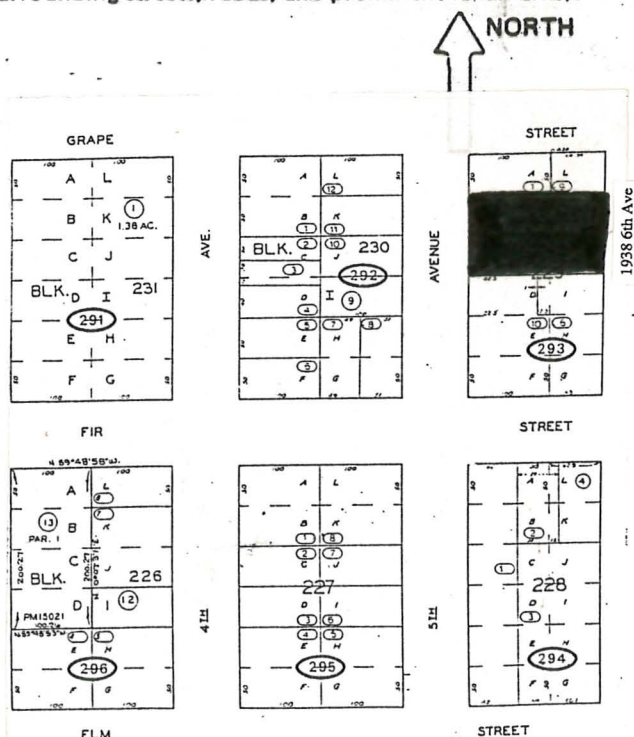
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

2, 17, 18
20 (7/10/1927, Page 5)
(5/18/30 Page 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 6
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2002 - 2032 6th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-204-02
5. Present Owner: Creative Properties 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 243 Lots D through I Hortons Add Lockling

- 7a. Architectural style: 30's - 40's modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This group of garden apartments consists of six one-story buildings with composition, medium-hipped roofs and wooden frames. The windows consist of multi-paned casement sashes with some windows that wrap around the corners of the buildings in the art moderne fashion of the 30's and 40's. The siding is two part: stucco on the lower half, one-foot wood clapboard for the upper portions. Entrances consist of overhanging boxed hoods with tubular metal railings and posts below. Entries are reached from two plain cement steps. These lead to plain wooden doors. The complex extends from 6th to 5th Avenue with the buildings enclosing an inner central courtyard with cement sidewalks and mature landscaping including potocarpus.



8. Construction date:
Estimated _____ Factual 1942
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 466 Depth 200
or approx. acreage 58
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: Balboa Park to the east
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: Balboa Park

SIGNIFICANCE

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

This large scale residential court was built in 1942. The corner wrap windows and open garden/court configuration contribute to the housing phenomenon of the 30's and 40's. It was built in the midst of a population increase in San Diego after the second California-Pacific International Exposition of 1935. This court complex has retained its architectural integrity and symbolizes the transition of architecture to meet the housing needs of the City.

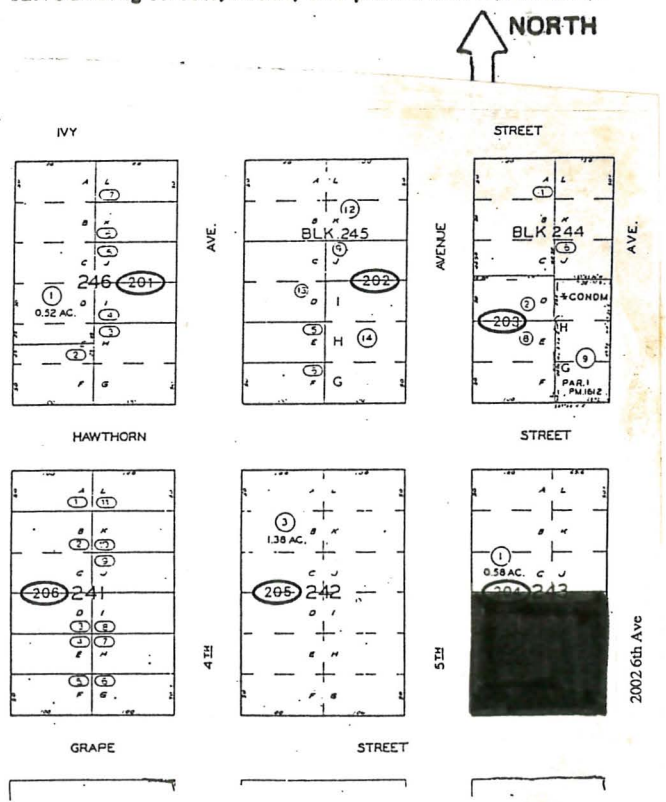
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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 <u>6</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: Dr. Seiffert Residence
3. Street or rural address: 2015 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-05
5. Present Owner: George and Stamatka Poppoff Address: 5365 Kiowa Dr.
City San Diego Zip 92042 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 237 Lot E 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 Craftsman home is on a raised foundations and rectangular in shape. The roof is a low-pitched gable with wide overhanging eaves and knee brackets supporting the gable ends and peaks. A second lower offset gable shelters an enclosed porch with narrow wood-framed hinge windows surrounding the porch. The street facade features a large three-sash window with a fixed center pane, multi-paned transom and hinged side panels. The porch entry is reached by six cement steps from the north and a stepped solid stucco bannister with wooden caps. The north-facing door is now covered with a metal security screen and some windows have iron security bars over them. The siding has been altered with new stucco also. The home has a brick interior chimney and a driveway to the south which leads to a wooden two-car garage.



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, 1.147
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Stucco facade, security screens over windows and 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: Detached garage in the rear

SIGNIFICANCE

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

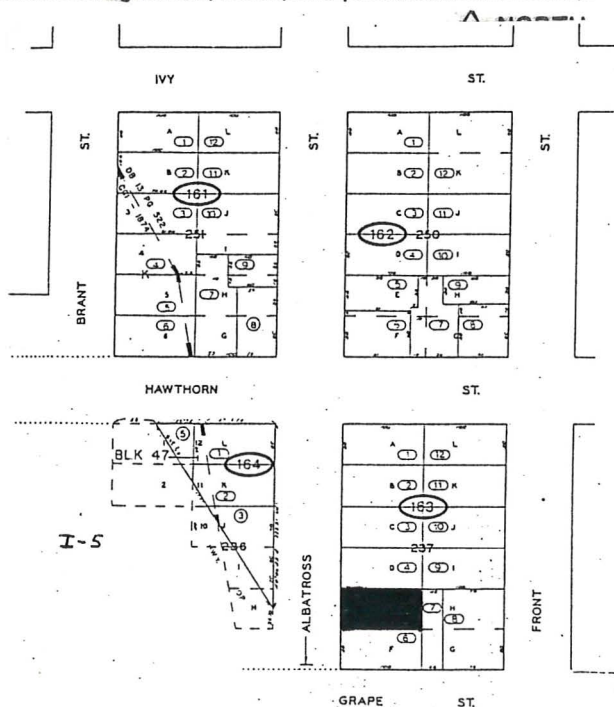
This Craftsman cottage was built in 1913 for Dr. John Seiffert. The home features broad overhanging eaves, an enclosed porch, and plenty of windows to allow natural lighting within. The Craftsman style originated in southern California around 1905 and grew in popularity due to its practical, comfortable design with the feel of hand craftsmanship. This home is one of several Craftsman and California Bungalow residences in the area. Although several alterations have occurred on the home, the Craftsman architecture remains 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 _____ 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: 2035 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-04
5. Present Owner: Wilcoxson, Walter G. & Virginia V. TRS. Address: 1830 Sunset Blvd.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal Desc: Blk 237 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 California Bungalow is a one-story rectangular building with shingle siding, flared at foundation level. It has a low-pitch double-gabled composition roof, overhanging eaves, and exposed rafters. The house sits above street level, behind a retaining wall. A cement stairway leads to a walkway at foundation level. Then three cement steps terminate in an entry porch with shingled balustrade on the south side of the front facade. Elephantine columns and a lintel support a flat porch roof with overhanging eaves and exposed rafters. The porch is enclosed by fixed-pane windows with multi-pane transoms on the south and west sides. Other windows are double-hung, and fixed with multi-pane transoms and double-hung side panels. All windows have narrow wooden surrounds. The door is wood panel with a small rectangular glass upper. A wooden lattice vent is located in the main gable peak. The south facade features a flaring brick chimney and an oriel bay. Alterations include a wooden and crimped wire fence and wooden gate, which surround the property, a mailbox, and a stucco garage at street level, which partially obscures the view of the house.



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)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Wooden and crimped wire fence, wooden gate, garage
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: Stucco 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.

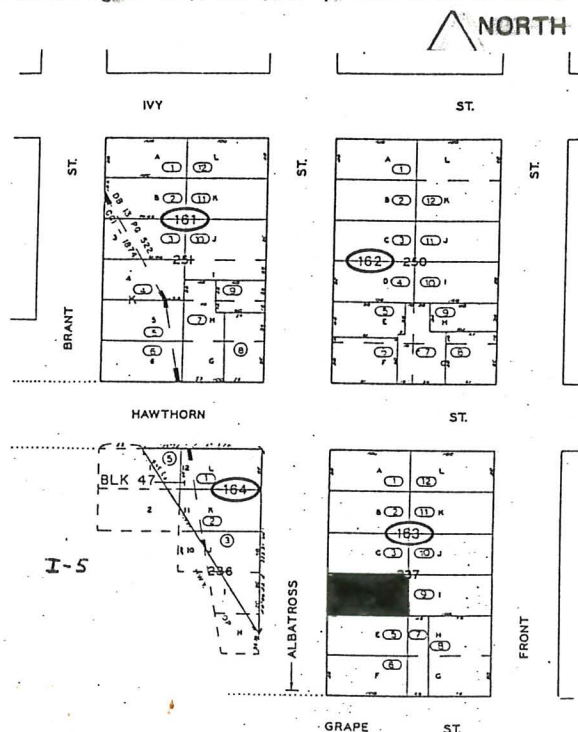
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Nicholas Power Residence
3. Street or rural address: 2039-43 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-03
5. Present Owner: Russell, Kahler V & Nancy L Address: 409 N. Cedar Drive
City Covina, CA Zip 91723 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 237 Lot C Horton's Add Lockling

This 2-story irregularly shaped Craftsman style house sits on a raised foundation behind a vine-covered retaining wall. It has a low-pitched, front-gabled roof with overhanging eaves and worked rafters. Siding is shingle, flared at foundation level. The front facade features a horizontal band above the 2nd story, half timbering in the pediment, and wooden grill-work over a vent at the gable peak. Windows are single pane hinged with wood surrounds. The door, flanked by globe lights, is wood paneled with diamond-paned upper, wood surround, and narrow opaque glass side panels. From street level, eleven cement steps with a metal rail lead to a walkway. Straight south-facing stairs, again with metal rail, lead to the entry porch where a shingled balustrade rises to form piers at the corners. Groups of 4 square-worked posts and massive lintel support a gable roof with shingled pediment, overhanging eaves, and worked rafters. A single-story extension on the south side of the house features a double-gabled roof and band of multi-pane windows. Alterations include windows, and a wooden stairway on the south side which leads to a 2nd floor entry with overhanging roof and front floodlight.



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 .1147
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: windows, stairway to south, floodlight
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 2-story Craftsman home was constructed in 1913 for Nicholas J. and Isabel Power. The Powers moved away in 1920 when the property was sold to Nelson S. & Hattie M. Snyder. Nelson S. Snyder was the district manager of Southern Service Company, a laundry conglomerate. As the years passed, Nelson passed away and left his wife, Hattie, to rent out a portion of the home.

Although many of the original windows have been replaced, the home is an attractive example of Craftsman architecture.

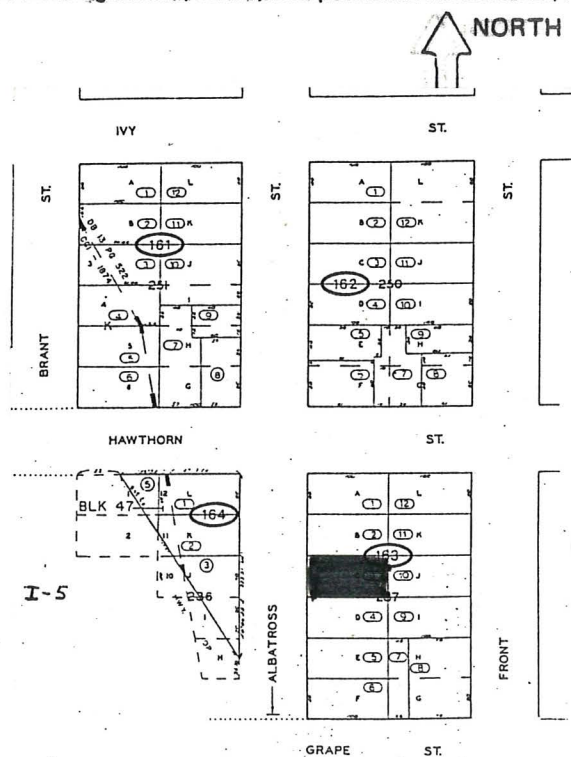
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

22. Date form prepared 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 _____
Loc _____	SHL No. _____
NR Status <u>6</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2052 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-164-02
5. Present Owner: William Parker, Jr. Address: 2052 Albatross Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 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: Legal D: Blk 236 (Ex Hwy op) Lot 11 Blk 47 in ccl-1874 & Lot k in Horton's Add Lockling

This 1-story Victorian home has a medium-pitched cross-gable roof with a truncated hip to the north. The boxed cornice has a plain frieze below. The front pediment covers the cornice and diamond-shaped shingles. The pediment covers the square bay with a decorative window hood, dentils and fancy crown. The bay windows have been altered and are now 3-sashed with a fixed center pane and louvered side panels. A large shed-roofed 2-car garage has been added to the street facade which completely hides the main entry. A truncated hip roof is visible which possibly sheltered a small porch south of the bay. The siding is shiplap with endboards. A wooden gate serves as the main entry and concrete sidewalk along the southern facade provides access to the rear apartments.

Albatross
25



8. _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 1072
or approx. acreage .1072
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: 2-car garage structure, 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: garage

SIGNIFICANCE 1

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

This Queen Anne cottage was built in approximately 1897 when Sarah W. Inness owned this property. There is no evidence that Mrs. Inness lived in the home; it was most probably rental property.

The fact that a garage has been placed in front of this home detracts from its significance. At the present time, it does not contribute to the historic character of the neighborhood.

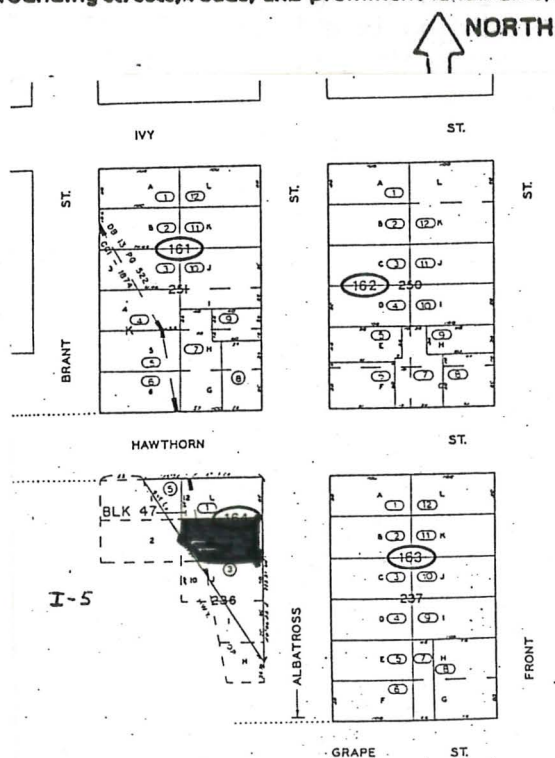
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2119-2123 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-05
5. Present Owner: Bowden Properties, Inc. Address: 1925 Spindrift Dr.
City La Jolla Zip 92037 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 250 Lot E N 39ft. of W 90ft. & S 5ft. of N 44ft. of W 81ft. Hortons

- 7a. Architectural style: Mission Revival/Modern 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 structures have flat roofs and stucco siding. The structure to the west is situated along Albatross Street and is 2 stories in height on a raised foundation with storage space below. The west facade rises up next to the sidewalk with a board & batten door and symmetrically placed windows. The main entry is reached by concrete stairs set within the stucco retaining wall which continues south from the structure's facade. The entry faces south within a boxed stucco porch with large arched openings (Gill's trademark) with the stepped porch entry from the east. Two wood paneled doors face south to provide access to the 2 flats within. Above the porch is a pent roof addition with overhanging eaves and exposed rafters. The siding is wood paneling with aluminum framed windows which wrap around the southwestern corner. The original structure's windows were 2-sashed wooden hinges with a hinged transom above, some still remain in the rear. The majority of the windows are now aluminum framed with a few louvres interspersed. The rear structure is nearly identical to the 2-story front structure, with exception of the west facing main entry, the 1-story height and a few window security bars.



8. Construction date: Estimated 1911 Factual _____
9. Architect Irving Gill
10. Builder UNKNOWN
11. Approx. property size (in feet)
Frontage 44 Depth _____
or approx. acreage .0899
12. Date(s) of enclosed photograph(s)
May 1990

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

14. Alterations: pent roof addition over porch, window

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: 3 other dwellings designed by Irving Gill

SIGNIFICANCE

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

This is one of a group of four dwellings designed by Irving Gill from 1910-1913. Three of the dwelling were small cottages, probably some of Gill's experiments with affordable housing. This dwelling is the fourth of the group, a multi-family residence.

Irving Gill (1870-1936) was a nationally prominent San Diego architect who designed several buildings in the Uptown area. He was known as an architect who was ahead of his time- the originator of a simplified Mission Revival style and innovator of interior conveniences.

This property at 2119-2123 Albatross Street was owned by Irene Amy Strong, but sewer permits were pulled by Charles and Margaret Schlink, Amy's brother and mother, 1910 and 1911. Strong is important as the builder of a unique residence six miles west of Ramona (called Mt. Woodson Ranch) which was built of native materials and drew on ideas from all over the world. The Schlinks did not live in this building, but instead occupied the adjacent cottages. This apartment house is significant as a member of an important architectural group. The simple lines and arches are typical of Irving Gill. Alterations have diminished the architectural integrity 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 ____

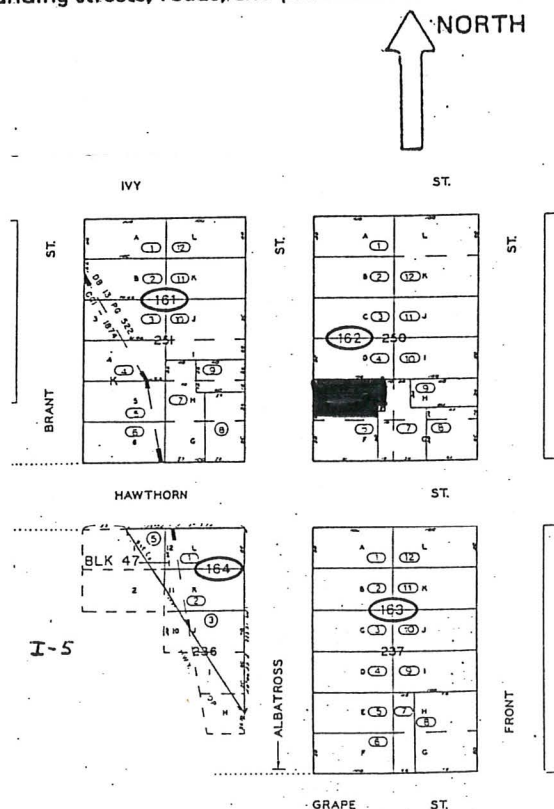
21. Sources (List books, documents, surveys, personal interviews and their dates).

7, 11, 13, 14, 17, 18, 20; 4/8/34

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: 2126 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-09
5. Present Owner: Robert and Ingrid Gales Address: 2315 Wilbur Ave.
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's-40's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 251 Lot I E 60 ft of N 15 ft. Lot H & E 60 ft. of S 25 ft. Horton's Add Lockling

This one-story rectangular building has a low-pitched, asphalt shingle hip roof with a narrow overhang with exposed rafters. Windows consist of horizontal two pane double-hung sashes with wood screens. Doors are four panel wood with the upper two of glass. The entry doors have a gable hood above, one with clapboard and a square vent with narrow side panels to either side of the door. The siding is stucco. A metal-railed walkway leads down the south side where a multi-pane Craftsman appearing door with a wooden screen is located. The stucco siding curves inward at the doors and windows--a possible alteration. Other alterations include window shutters and pedimented entry surround.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 40 Depth _____
or approx. acreage .0826
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Shutters, block pedimented entry surround and 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: _____

SIGNIFICANCE

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

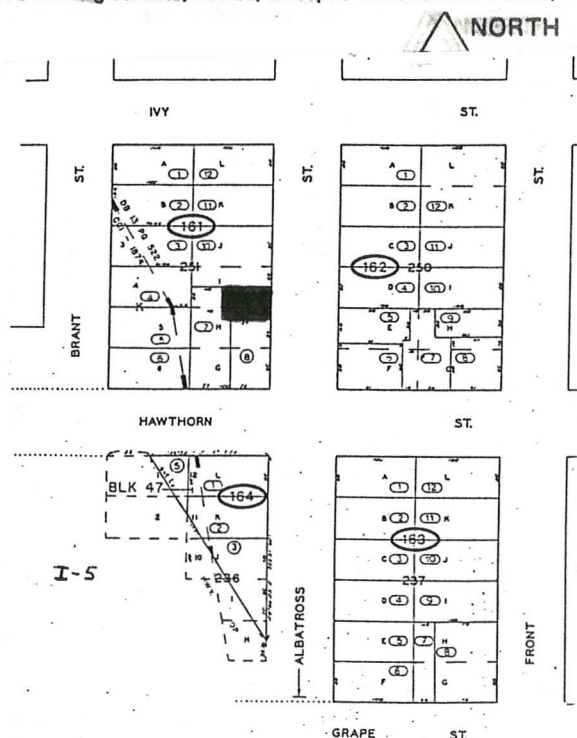
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

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

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

IDENTIFICATION

1. Common name: Eugene Daney Sr. House
2. Historic name: Eugene Daney Sr. House
3. Street or rural address: 2131 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-04
5. Present Owner: Bowden Properties, Inc. Address: 1925 Spindrift Drive
City La Jolla Zip 92037 Ownership is: Public ☐ Private ☒
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 D: Blk 250 Lot D Hortons Add Lockling

This 2 ½ story home rests on a high curving ashlar foundation reached by a south stairway with matching ashlar bannister and retaining wall. The roof is a low-pitched hip with a slight bellcast and overhanging boxed eaves. Hipped dormers with horizontal windows are on each facade and an unusual brick pattern is on the tall northwestern chimney. The siding is clapboard which flairs at the foundation. The dominant feature of the house is the curving veranda along the southern lower facade. Ionic columns support the hipped roof over the veranda and rest on the solid clapboard balustrade. The western portion of the veranda is enclosed and has pairs of double-hung windows which match the majority of the windows. Three sash windows surround the wide-angled two-story bay on the western facade. The central pane is fixed with a plain transom and double-hung sidepanels. A square bay is situated above the veranda and an addition with exposed rafters is on the southern two-story facade, over the veranda.



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 .1148
12. Date(s) of enclosed photograph(s)
May 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.)

Eugene Daney, Sr. moved to San Diego in 1887 at the age of 27 to begin his legal career. He formed a partnership with Therston L. Lewis. Daney and his wife, Alma, resided at 2331 Albatross Street from 1904 until 1918. Eugene Daney, Sr. organized the Bar Association of San Diego in 1899 and become its first president. In 1915, he was named president of the California Bar Association and in 1920, served as first president of the Lawyer's Institute of San Diego. Mr. Daney was named a Judge of the Superior Court and served in the absence of sitting jurists. However, he was denied a permanent appointment. He devoted much time and energy to establishing standards and code of ethics for the legal profession in California.

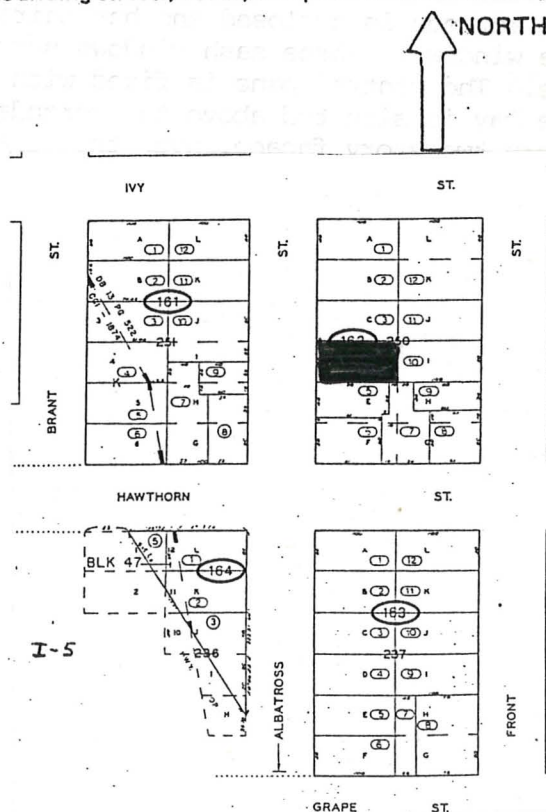
The Daney house has been well-kept and is a fine example of Colonial Revival architecture with its curving veranda and ashlar foundation.

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
10/24/1934
20; 11/07/1932

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 _____

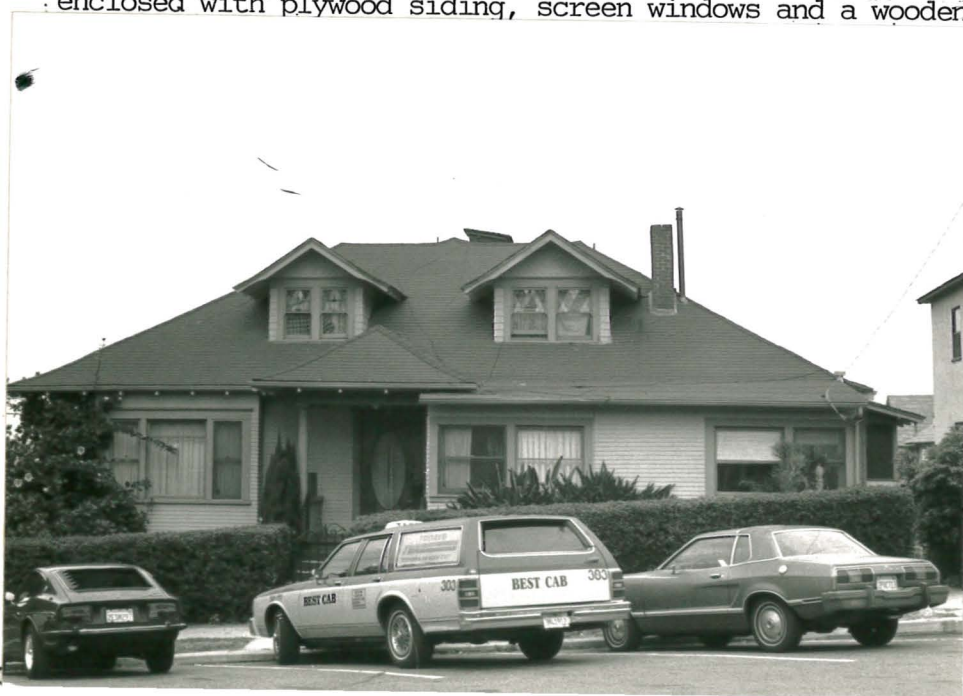
IDENTIFICATION

1. Common name: none
2. Historic name: Charles Freericks Residence
3. Street or rural address: 2132 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-10
5. Present Owner: James & Sonya Georggin Address: 656 Fourth Avenue
City Chula Vista Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical 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 251 Lot J N $\frac{1}{2}$ of E 100ft Lot I & E 100ft Hortons Add Lockling

This 1½ story rectangular home with basement has been converted to apartments. The high pitched hip roof is slightly bellcast with overhanging eaves and worked rafters, characteristic of craftsman architecture. Two gable dormers are situated along the street facade with fishscale shingles in the pediments, twin double-hung windows with shelf surrounds and diamond shaped leaded glass in the uppers. An interior brick chimney is situated to the north of the dormers. The siding is clapboard which may be fairly new since the front addition's siding blends well. The addition has a shed roof extending from the main roof, no rafters and adjacent double-hung windows. To the south is the front porch with a bellcast hip roof, exposed rafters, and two tuscan columns. Five steps with an iron bannister lead to the stoop and front door which is wooden with a large oval pane and a shelf surround. On the southeast corner is a square oriel bay with a three sash window, a fixed center pane with a leaded transom and double-hung sidepanels. A similar wide angle bay is on the southern facade. A small porch on the northern facade has been enclosed with plywood siding, screen windows and a wooden door.



8. Construction date:
Estimated _____ Factual 1906
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 75 Depth _____
or approx. acreage 1607
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: front addition, enclosed porch on northern facade
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 home was built in 1906 for Charles and Cecilia Freericks. Charles Freericks owned the Eagle Drug Co which in 1913, became the Hillcrest Drug Co. In 1914 the Freericks moved to the Oxford Hotel at 4074 Hillcrest and became the hotel's proprietors. The Ownership of 2132 Albatross is lost until 1920, when Edward B. and Jennie J. Hall purchased the property. They resided there for over 20 years.

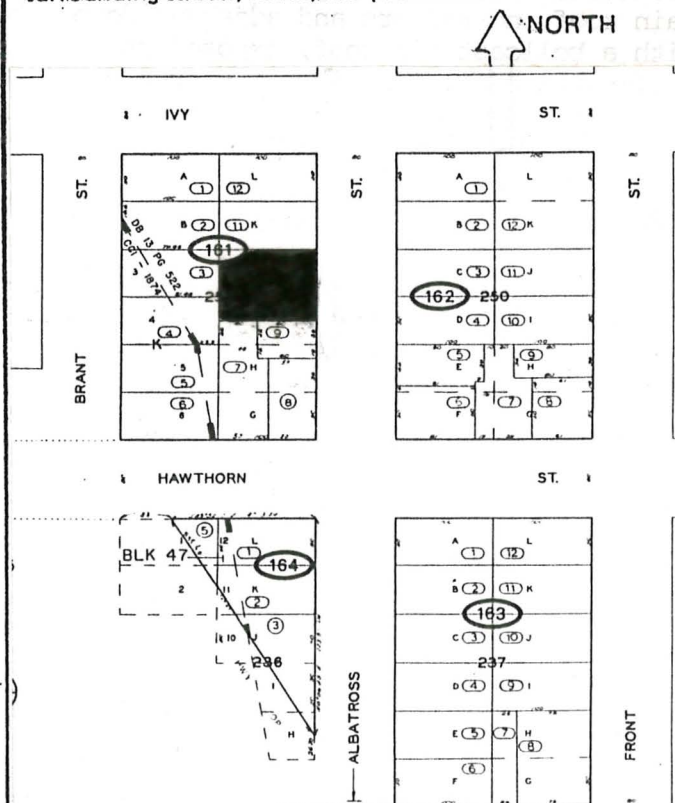
Although the home has been slightly altered along the street facade, it retains the original architectural character. The flared eaves and leaded windows are unusual and attractive elements of the Neoclassical and Craftsman residence.

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

- Common name: _____
- Historic name: Edwin Woodard Residence
- Street or rural address: 2141 Albatross Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-162-03
- Present Owner: Lester & Jeanette Doorheim Address: 2141 Albatross Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Craftsman
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 250 Lot C Horton's Add Lockling

This 1-story, L-shaped Craftsman style house has clapboard siding and sits high above street level on an ashlar block foundation. It has a medium-pitched hipped roof with asphalt shingles and a front gable on the S. side. Overhanging eaves shelter exposed worked and pointed rafters. Under the front gable, a ribbon of fixed-pane windows with multi-pane transom dominates the facade. Other windows are double-hung, some with multi-pane uppers. The door is 2 panel wood with a multi-pane transom. Windows and door have shelf surrounds. The porch, on the north side of the front facade, is hidden from view by a story-high garage with wood doors. An ashlar block wall retains the remainder of the property. Both the wall and the garage are ivy-covered. South of the garage, a wooden gate leads to a stairway which rises to the porch. The house has two brick chimneys and several bays -- single square bays on the west & north facades and a wide-angle bay on the south facade. The gable peak features a square vent with a shelf surround. Alterations include the gate and a fixed-pane window on the west bay.



- Construction date:
Estimated _____ Factual 1911
- 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

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: gate, window in west bay
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 Craftsman cottage was built in 1911 for Edwin A. Woodard, the Deputy County Recorder. He resided here for only 2 years with the succeeding residents unknown until 1918, when Harry & Marie Cox purchased the property. The Cox's lived in the home until 1933 when the home may have been utilized as investment property in the following years.

The cottage has been well-maintained with its original architecture fully intact. It serves as a good example of Craftsman architecture, although it does not contain common elements of this style such as elephantine porch columns and roof brackets.

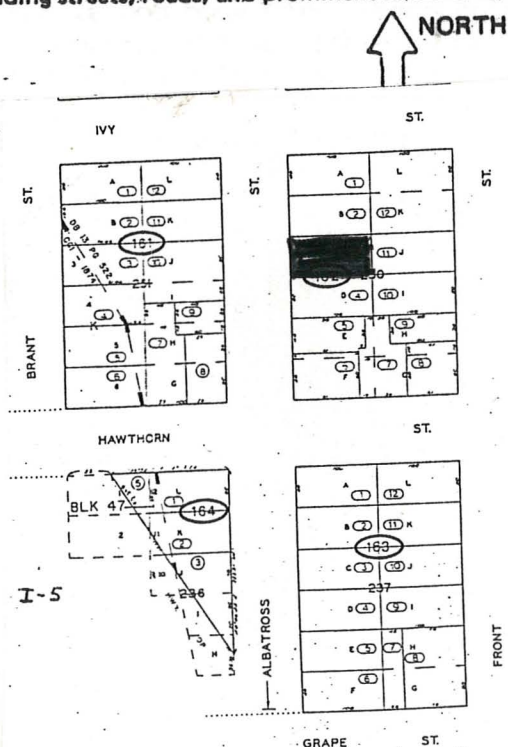
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

22. Date form prepared 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 _____ 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: 2148-54 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-11
5. Present Owner: Eva Emrich Address: 3740 Riviera Dr. #A
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's Modern Legal Desc: Blk 257, 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 stucco-sided rectangular two-story apartment building with a basement sits on a steeply sloping lot. The low-pitched hipped roof has composition shingles, overhanging eaves, and worked rafters. Windows are double-hung, multi-horizontally paned, some in pairs and with shutters, particularly on the front facade. The doors are wood frame with four horizontal glass panes. A dominant feature on the front facade is an articulated stairway with a solid bannister, which is located on the north side of the front facade. This stairway leads to second floor entries and a small balcony with a worked wooden balustrade and posts supporting a roof extension. Directly below, the first floor entry doors and stoop are covered by the balcony, which is supported by square wooden posts. This stoop is reached from a walkway from the sidewalk and from a stairway from the north side driveway. The building features an interior brick chimney.



8. Construction date: Estimated 1930 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 _____ 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 ☒ 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.

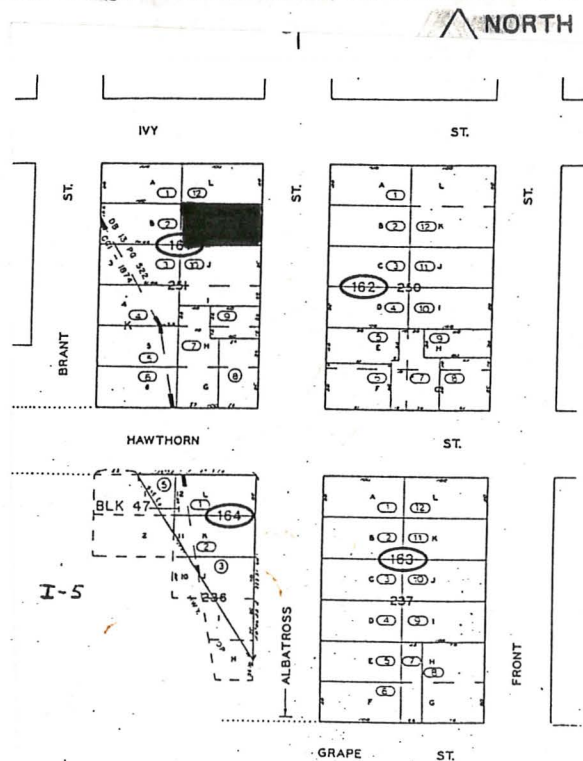
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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
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 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-02
5. Present Owner: Burzotta, Ascencio and Serafina Address: 3144 33rd Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal Desc: Blk 250 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:

This two-story rectangular Italianate style apartment building sits above street level behind an ashlar block retaining wall. It is stucco-sided, and has an asphalt-shingled, medium-pitched hipped roof with boxed cornice, widely overhanging eaves, and plain frieze. Windows are predominantly double-hung; many have shutters. The main window on the first floor front facade is fixed with a three-pane transom. The building features a full-length wide-angle bay on the south side of the front facade, which is covered by the main roof. Below the second story window is an iron window box supported by worked brackets. A porch on the north side of the front facade is reached via four cement steps with central railing from street level, then a walkway and straight south-facing stairway. The porch, with a wrought iron balustrade, which continues to form a railing for the stairway, has wooden posts and is covered by a hipped roof. The two entry doors, facing south and west, are wood paneled with rectangular glass uppers. The building has an interior brick chimney and a second floor balcony with shed roof, wood balustrade and worked posts on the east side. A driveway to the south leads to a two-story 40's style apartment with garages on the first floor. Alterations include a floating stairway on the northeast corner, new stucco, and possibly the shutters.



8. Construction date: 1910
Estimated _____ 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 ___ No longer in existence ___
14. Alterations: Floating stairway on northeast corner, new stucco, and possibly shutters
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: 40's style apartment building to rear.

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.

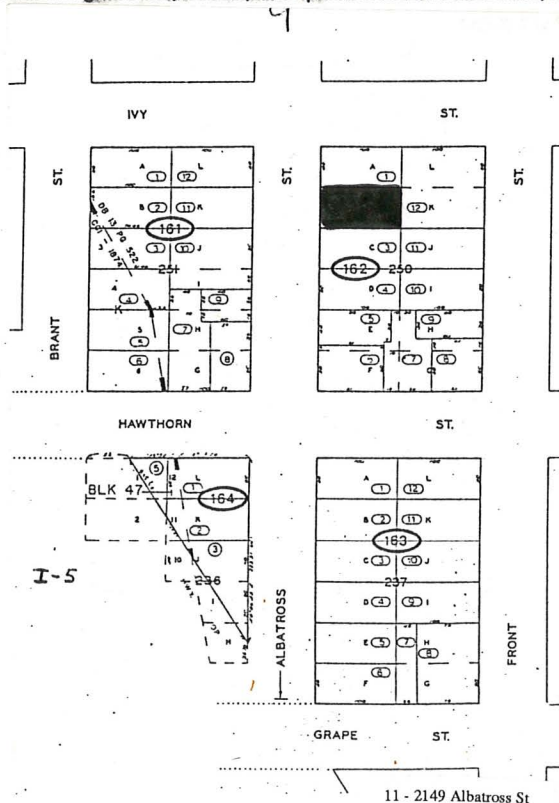
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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 <u>6</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2164 Albatross Street & 325 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-12
5. Present Owner: Wayne Julien Address: P.O. Box 81284
City San Diego Zip 92138 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: Legal D: Blk 251 Lot L Horton's Add Lockling

These 2-story apartments with basement are rectangular in shape with smooth stucco siding. The low-pitched hip roof has wide overhanging eaves, exposed rafters and square canalis below. Pairs of double-hung multi-pane windows are placed symmetrically on the structure and two smaller solo windows with iron grillwork are at the 2nd story corners. A water-course surrounds the structure just below the 2nd story windows. The stepped entry is recessed with large fluted pilasters on either side of the door. Above the wood-paneled door with a diamond-paned upper, is a leaded transom and curved crown with dentils. To the rear of the structure is a 2nd story cantilevered balcony with square posts and decorative wood balustrade. It is sheltered by an extension of the roof. The driveway to the rear leads to the basement access and an accompanying 2-story apartment building. Below is a row of 5 garages with wooden doors while a stairway with a wrought iron banister leads to the upper apartments.



8. Construction date:
Estimated _____ Factual 1939
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
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: 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 1

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

This Prairie apartment building was constructed in 1939 as an investment property for Mrs. Veda Turrentine. Mrs. Veda Turrentine lived at 325 West Ivy Street and managed or owned the Hotel Ambassador on 1st Avenue, in addition to 4 units at 2164 Albatross Street.

The symmetrical facade seems to combine elements of other architectural styles, however, the primary style is 1930's Prairie. The structure's significance lies in its symbol of transition within the Uptown area.

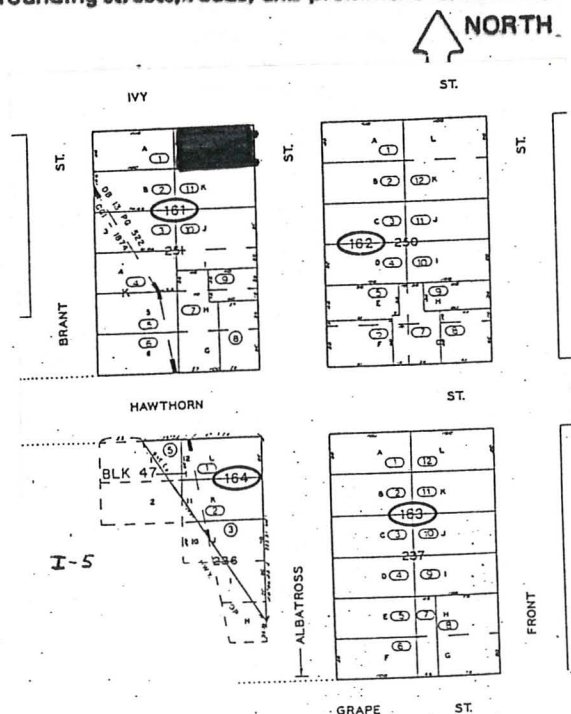
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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

IDENTIFICATION

1. Common name: None
2. Historic name: Max Mayer Residence
3. Street or rural address: 2165 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-01
5. Present Owner: Larry Trouba Address: 2165 Albatross
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 250 Lot A Hortons Add Lockling

This one-story craftsman home has an irregular roofline with two central medium-pitched hip and gables over the entry and bay. The wide overhanging eaves have exposed worked rafters, knee brackets & stickwork decorate the front pediment. A tall brick chimney is situated along the north wall and connects to the ashlar foundation which rises near the front due to the grade and forms the stepped porch entry and balustrade. The porch is sheltered by the front gable which has a wide plain entablature and is supported by Doric columns which connect to ashlar post. The gable end has horizontal roof vents flanking a small square window. The door is wooden with a single oval pane. To the south of the door is a fixed pane window with a leaded transom. To the north of the porch is a square oriel bay with brackets below and three-sash windows with leaded transom and side panels wrapping around the corner. An angled bay is on the north wall below the gable. The remainder of the windows are double-hung with a shelf surround, except for an altered window on the north facade which has a plain wooden surround. The siding is narrow clapboard which flairs near the foundation.



8. Construction date:
Estimated 1911 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)
June 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: window
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: an ashlar garage with a wooden door along Front St

SIGNIFICANCE

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

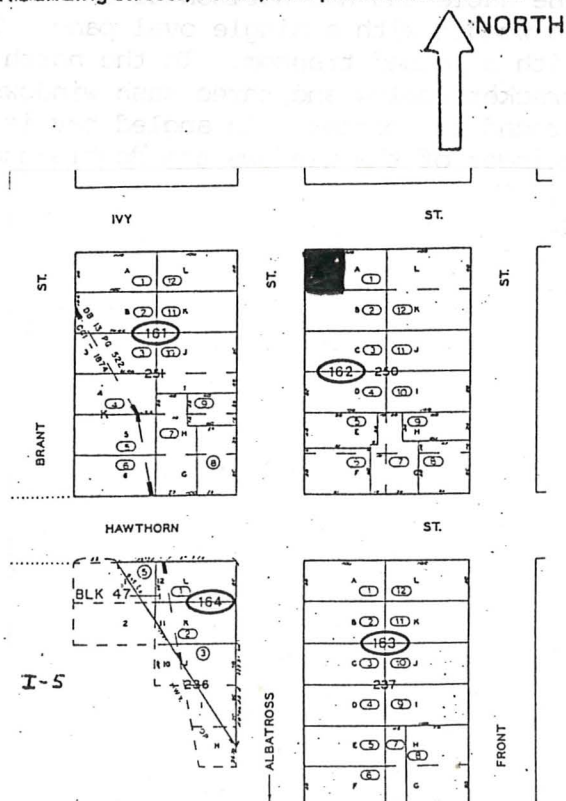
This home was built for Max Mayer, probably in 1911. Mr. Mayer, the proprietor of the Mercantile Restaurant and also a worker for the Union Cigar Store, lived here with his wife, Anna, until 1953. Max Mayer was related to the prominent druggist Edmund Mayer, co-owner of Strahlman-Mayer drugstore and resident of the home at 2440 Fifth Avenue.

The ashlar block foundation, stairway, and balustrade are outstanding features of this structure and very similar to the ashlar block treatment at 108 Ivy Street. The home is a contributor to the historic character of this street. It is in the midst of a large number of historic structures of varying 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 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
- 13, 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 _____	SHL No. _____	NR Status <u>6</u>
UTM: A _____				C _____	
B _____				D _____	

IDENTIFICATION

1. Common name: ---
2. Historic name: Fannie McKoon Residence
3. Street or rural address: 2204-06-08 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-05
5. Present Owner: Nelson, David E. Address: 2206 Albatross Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal Desc: Blk 253 Lot G Horton's 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 2 1/2 story split level Spanish Colonial Style building is irregularly shaped, flat roofed, and stucco sided. Windows are recessed and include pairs of hinged windows with awning transoms and double-hung windows. Some have decorative ironwork. The door is not visible from the street. Instead, a front facing screen door with decorative ironwork and a plain fanlight serves an enclosed entry porch on the south side of the building. A sidewalk with an arcaded wing wall and 5 steps lead to a north side entry. There is a retaining wall with stucco posts on the south side. The building has been greatly altered: an articulated stairway crosses the front facade and rises to a 2nd floor apartment entrance. The stairway covers a large arch on the south facade. The first floor porch has been enclosed and many of the windows are new. A second story addition surrounding a rear roof balcony with Craftsman style pergolas also appears new. There is a garage on the south west corner.



8. Construction date:
Estimated _____ Factual 1910
9. Architect Irving Gill
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 X Deteriorated _____ No longer in existence _____
14. Alterations: Enclosed porch, windows, 2nd story addition surrounding roof balcony 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 _____ 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.)

In 1909, Fannie M. McKoon contracted this attractive home to be built for herself and her son, Henry M, a clerk at Western Metal Supply Co. Fannie was the widow of Hosmer P. McKoon. Hosmer and Jessie M. McKoon resided in the home from 1920-29. From 1930 until the 1950's, Mrs. Jessie Temple owned the property.

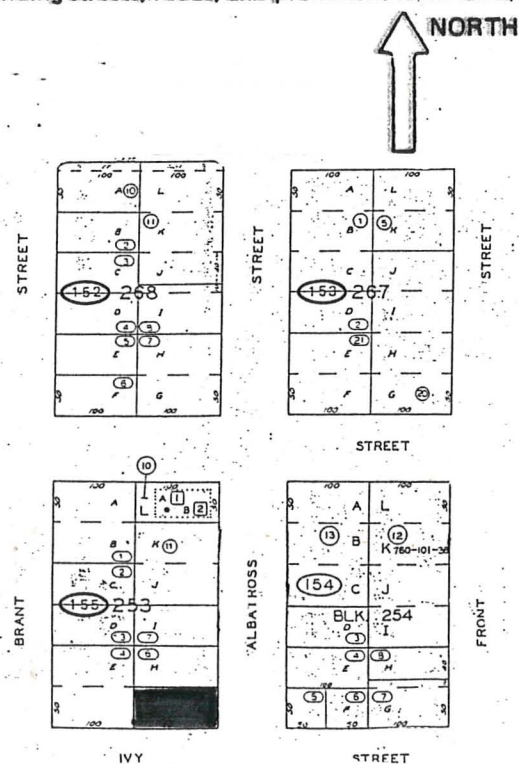
The simple architecture incorporating arches and flat roofs indicate the style developed by Irving Gill. Irving Gill was an innovative architect who established his own individual style, a simplified Mission Style which drew upon cubes and arches. He is famous for his designs in Southern California and Rhode Island.

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

IDENTIFICATION

1. Common name: none
2. Historic name: Hebbard Residence Apartments
3. Street or rural address: 2218-2224 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-06
5. Present Owner: O'Connor James D Address: P.O. Box 182124
City Coronado Zip 92118 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 appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc - Blk 253 Lot H Horton's Add Lockling

This rectangular, symmetrical Mission style apartment building is two stories in height with a basement in the rear necessitated by the slope of the lot. Siding is stucco; the roof is flat with a boxed cornice and rectangular brackets. A parapet, stepped at the corners and with coping, rises above the roof. The windows are both double-hung and three-sash with fixed central pane, multi-pane transom and narrow double hung side panels. Doors are single panel with three narrow vertical uppers and decorative door handles. Both doors and windows have narrow wood surrounds. From street level eight cement steps with iron railing lead to a porch with a solid stucco balustrade and posts. Door are recessed, two facing the street, flanked by the windows and tow opposing each other on the north and south sides of the porch. The porch is covered by a hipped roof with boxed cornice and rectangular brackets. A second floor recessed balcony with solid balustrades thick wooden posts, and worked lintel supporting a craftsman style worked wood pergola is directly above. Balcony doors open to the north and south. The north and south facades each feature shallow, square two-story oriel bays. There is an entry on the south side.



8. Construction date:
Estimated _____ Factual 1913
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: none apparent
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.)
William Sterling Hebbard designed this apartment building in 1913. It contains five flats. William, his wife Jessie, and two children, William, Jr. and Dorothy J., resided in the building for one year before moving to another apartment building which Hebbard designed on fifth Avenue. Hebbard is known for early Mission Revival designs, wood interiors with efficient lighting and ventilation, and his association with Irving Gill from 1897-1907. He was active in professional organizations and was a founding member of the California State Board of Architects, president of the Board of Architectural Examiners, charter member of president of the American Institute of Architects of Southern California, and founding member of the San Diego Architectural Association in 1910. His civic endeavors included membership in the San Diego Chamber of Commerce, the Civil Service Commission, and the University of San Diego.

The structure is a fine example of Mission revival architecture with Craftsman influence. There are no apparent alterations. The building is a balanced and attractive example of multi-family design.

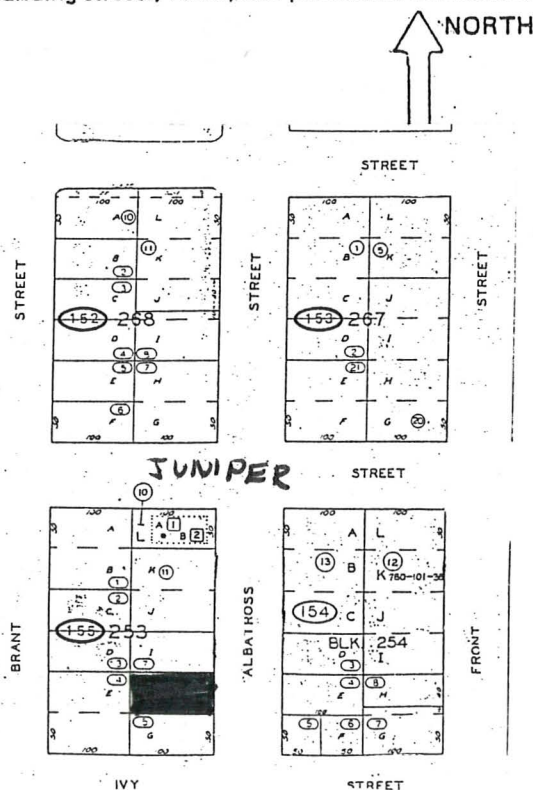
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

6, 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 _____ SHL No. _____ NR Status 6
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2219 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-04
5. Present Owner: Lisa Gardner Address: 2231 Albatross Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal Desc: Blk 254 Lot E 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 bungalow is situated high above the street level with a tall retaining wall, and a two-car garage along the street level. Steps are along the wall, which lead to a gate over the garage which has wood doors with hinges and multi-paned uppers. The bungalow has a low-pitch side gable with a wide overhang and exposed rafters. The siding is wood shingle with an enclosed porch on the north-west street facade. On the enclosure, the windows are large fixed panes with multi-pane uppers and a stepped entry is on the southwest side. The remainder of the windows are twin wooden hinged with single glass panes. A mature camphor tree shades the yard and bungalow.



8. Construction date:
Estimated 1920 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: _____
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.)

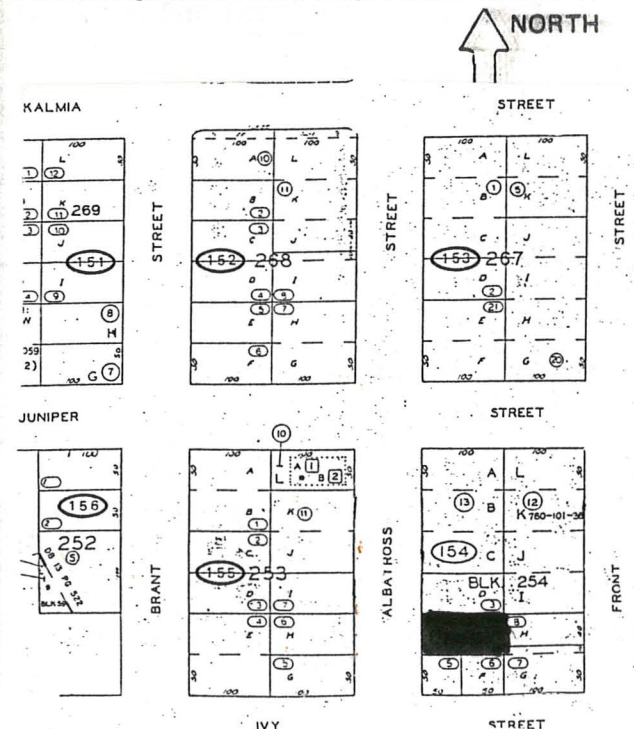
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

- Common name: _____
- Historic name: De Luxe Apartments
- Street or rural address: 2230 Albatross Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-155-07
- Present Owner: Carole Sobke & Joan Beckley Address: 233 A Street #1460
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Mission Revival
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:
Legal D: Blk 253 Lot I Hortons's Add Lockling
2230 Albatross Street is a 2-story rectangular apartment building. It rests on a slope which allows for a rear basement with an entry along the southern facade. The roof is flat and the siding is smooth stucco. Little ornamentation exists beyond the entry which is the central element. It consists of a wide 2-story rectangular frame around the recessed door and 2nd story balcony. Four steps lead to the door with a curving iron railing. The double doors are wood framed with a single glass pane and 3/4 side panels which are echoed above on the balcony. The windows are 3-sash on the street facade with a center fixed pane and double-hung side panels. The remainder are adjacent pairs of double-hung windows.



- Construction date: Estimated _____ Factual 1913
- 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

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: _____

SIGNIFICANCE 2

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

The De Luxe Apartments were constructed in 1913 in the Mission Revival architectural style. The simple symmetrical facade indicates the Modern Movement in architecture and the trend toward the anti-ornament, utilitarian-style construction.

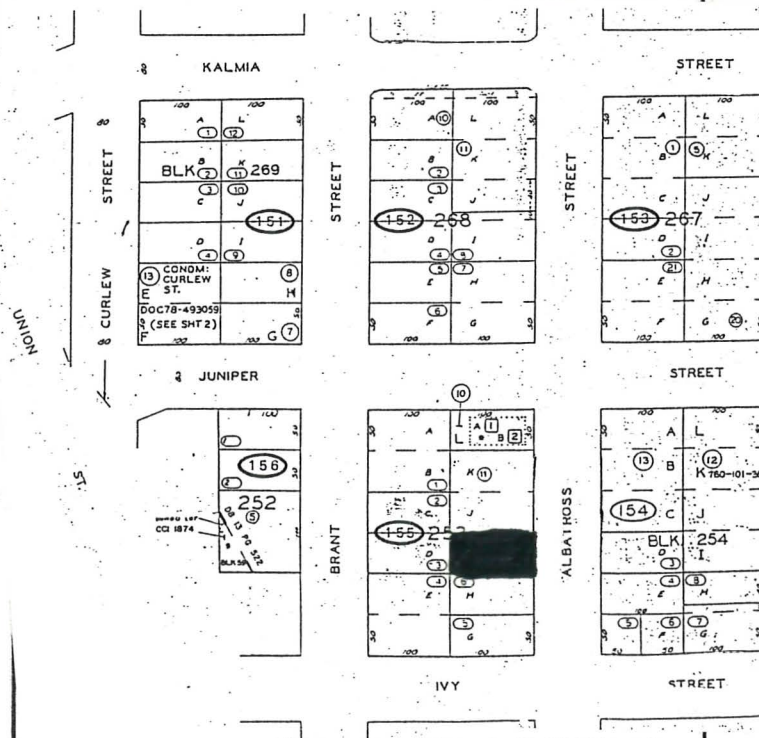
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys,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

13, 17, 18

22. Date form prepared 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):

NORTH



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Verner Residence
2. Historic name: Dr. Alexander L. Verner Residence
3. Street or rural address: 2231-2231½ Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-03
5. Present Owner: Lisa Gardner Address: 2231 Albatross Street
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 254 Lot D Hortons Add Lockling

This rectangular three-story home has a flat roof with a molded cornice. The wide overhang eaves have decorative brackets and a wide molded frieze below. An exterior chimney protrudes from the northern facade and is sheathed in stucco as is the rest of the house. The windows are multi-paned and either double hung or hinged in a smaller version. Above the north facing entry with a beautifully landscaped yard are three tall vertical hinged windows with multi-paned transoms. Below the windows is the entry with a large arched overhang with decorative brackets and a center keystone. The door is wood panel with a glass upper. The street facade has decorative wrought iron window boxes on the third story and a fixed center pane below. A two-story addition with a flat roof is lower than the original roofline and is situated along the southern facade. A band of multi-pane windows surround the addition which may have been an original enclosed porch on the first level. A two-story building has been added to the rear with a flat roof, clapboard and stucco siding and double-hung multi-pane windows. The lower level serves as a garage.



8. Construction date:
Estimated _____ Factual 1911
9. Architect W.S. Hebbard
10. Builder possibly-Otto Wolfe
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: two-story addition along southern facade

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: two story structure in rear with garage below

SIGNIFICANCE

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

Dr. Alexander Verner's Italianate villa was designed by William S. Hebbard and constructed in 1911. Dr. Verner and his wife resided in the home until 1921, when it was purchased by John C. Johnson, president and manager of Home Supply Co., and his wife, Mathilda. The Johnsons resided in the home for over 30 years.

William Sterling Hebbard is known for this work in establishing the architectural profession in San Diego. His endeavors include service as president of the Board of Architectural Examiners, charter member and president of the American Institute of Architect of Southern California, and founding member of the California State Board of Architects and San Diego Architectural Association. Hebbard was a partner of Irving Gill (1897-1936) and made significant contributions to San Diego as a notable architect.

Verner Residence was designed to take advantage of the views of downtown and the harbor. The house was built on a grand scale with the entrance on the south side, facing a landscaped garden. There is a grand marquee above the door. The Verner Home and the Jackson home (directly north) relates well to one another and exemplify the array of fine homes built in the Uptown area for San Diego's prominent citizen.

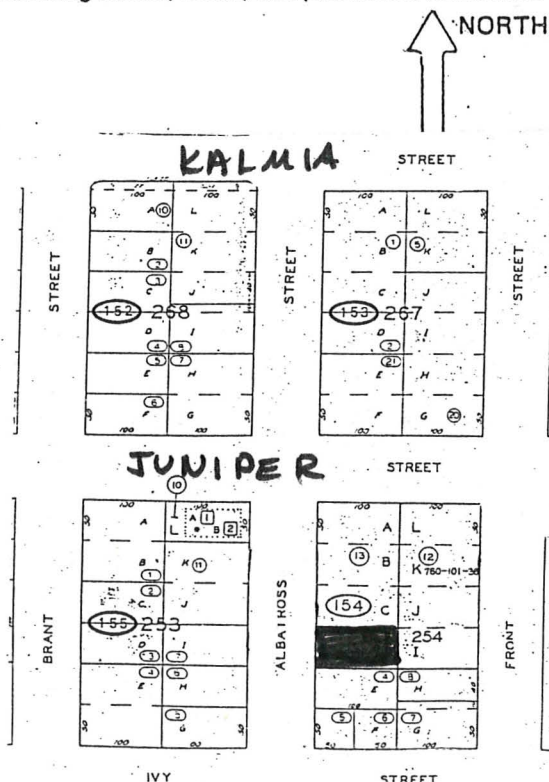
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

7,13,17,18

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 _____ NR _____ SHL _____ Loc 5A
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: None
2. Historic name: F. W. & Mary Jackson Home
3. Street or rural address: 2275 Albatross Street & 233 West Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-13
5. Present Owner: Alice Miller & Phillip Kaluber Address: 4239 Palmetto Way
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italian Renaissance with Prairie 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 254 Lots A thru C Hortons Add Lockling
This large two-story rectangular home situated on a slope and has a basement below. The roof is flat with a dropped cornice, wide overhanging eaves and a decorated frieze with a greek key pattern. The windows have a horizontal orientation and are in various sizes such as wide double hung with multi-paned uppers, very narrow four paned hinged, and multi-paned sliders along the second story. First story windows along the street facade consist of large fixed panes with multi-paned transoms. The central feature of the symmetrical stucco facade is the large veranda along the western facade. It is high above the street level due to the slope and has four Doric columns supporting an ivy-covered pergola. The balustrade is solid stucco topped with a heavy wooden cross beam pattern. The porch entry are double french doors with a wide stucco surround. Above is a small stucco balconette courtyard while the northern facade has a driveway, single car garage and grand pergola which suggests the primary entrance.



8. Construction date:
Estimated _____ Factual 1911
9. Architect possibly
W. S. Hebbard
10. Builder possibly
H. Eckhardt
11. Approx. property size (in feet)
Frontage 250 Depth _____
or approx. acreage .3443
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

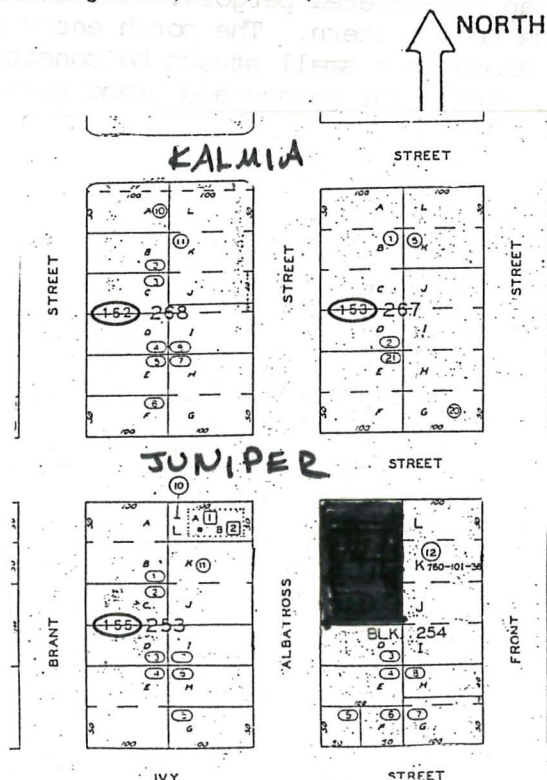
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This handsome Italian Renaissance home was built in 1911 for Fred W. and Mary Jackson. Fred W. Jackson was a prominent citizen in San Diego and was Vice President of the First National Bank as well as treasurer for the 1915 Panama-California Exposition. He was also a member of the prestigious Cuyamaca Club. In 1917, Fred W. Jackson Passed away and his wife, Mary moved to another home. The occupancy of the home is lost until 1927 when Laurence M. Klauber purchased the home. Laurence Klauber was married to the former Grace Gould from the prominent Gould family. He worked at San Diego Gas and Electric as an engineer beginning in 1911 and eventually became President (1946-49) and Chairman of the Board (1949-54). In addition he served as director for the following organizations: Klauber-Wangeheim Co., Solar Aircraft Co., Founders Insurance Co., and the California Chamber of Commerce. He died in 1968 after many years of serving San Diego.
- The extraordinary architecture of the home and its surrounding landscaping are quite striking and were probably designed by a skilled architect such as Will S. Hebbard who designed the unusual neighboring home to the south.

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
San Diego Tribune 1/17/68
Makers of the Exposition Vol II

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: 2330 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-08
5. Present Owner: Dorothy Milbourn Address: 2330 Albatross Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Horton's Add Lockling

7a. Architectural style: Mission Revival Legal Desc: Blk 268 Lot J Lot I & S 10 ft.

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

2330 Albatross Street is a rectangular two-story apartment house in the Mission Revival style. The roof is medium-pitched with a truncated hip and boxed overhang. The original three-part windows consist of two multi-pane hinged and single-pane hinged with transoms. A porch on the southeast corner has been enclosed with aluminum sliding windows, a flat roof, and stucco sheathing, as the entire structure is sheathed. The semi-elliptical porch entry has a stucco balustrade and two Tuscan columns, which have been covered with stucco. The recessed door is wood framed with a single glass pane and 3/4 sidepanels. A stucco stairway runs along the street facade (possible addition), and is entered from the north with a wrought iron bannister. It leads to the second floor balcony and door, which is wood framed with horizontal panes. A garage is situated to the north with a flat roof and gated security entrance. Alterations include the second-story window security bars, aluminum windows, and enclosed porch.



8. Construction date: Estimated 1915 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)
May 1990

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Windows, enclosed porch, security bars, light fixtures.
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.)

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

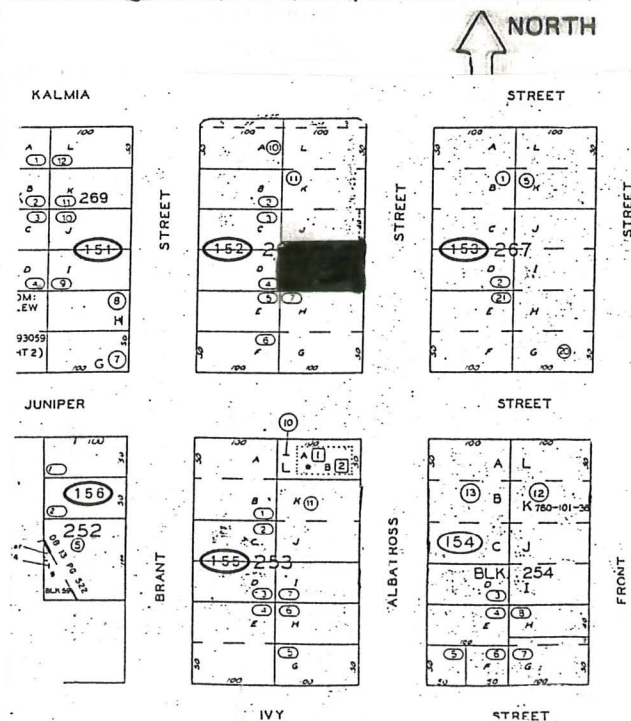
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

IDENTIFICATION

1. Common name: none
2. Historic name: Elwyn B. Gould Residence
3. Street or rural address: 2333 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-153-02
5. Present Owner: Peter Meyer Address: 2333 Albatross Street
City San Diego Zip Ownership is: Public Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Tudor 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 267 Lot Hortons Add Lockling

This 2 ½ story Tudor home has a high-pitched cross gable roof with overhanging eaves and massive worked knee brackets. A large brick interior chimney protrudes on the southern side of the roof. The first level is sheathed in brick with brick pilasters while the upper levels are stucco with decorative half-timbering. The house is situated above the street level with a large brick retaining wall and a sloped driveway to the south sheltered by a large arbor supported by thick beams and square brick piers below. The windows are multi-paned in double-hung and casement varieties. Along the first level of the street facade are fixed single panes with multi-paned transoms. The second story has a centered balcony with a solid stucco and timber balustrade and recessed opposing doors with a center window. Below the balcony are large worked bracket, a plain frieze and small square brackets under the second story overhang. The recessed porch entrey has large brick pillars and pilasters with a solid wooden door.



8. Construction date:
Estimated Factual 1913
9. Architect Probably Will S. Hebbard
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50 Depth
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

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.)

Elwyn B. Gould, Jr. was a busy capitalist in San Diego who purchased the Gordon Eagle Hardware Co., in 1907 and renamed it the Hazard-Gould Co. In 1912, he and his wife, Marian Commissioned this attractive Tudor Revival home to be built. Elwyn G. Gould's successful career involved the purchase of the Pioneer Truck Co. of San Diego and the Pacific Hardware Steel Co. of San Francisco in 1913. He founded Lyon Van and Storage Co. which conducted business in three western states and was charter member of the Rotary Club. In addition, he served as president of the Chamber of Commerce (1921-23) and director of San Diego Trust and Savings (1942-70). The Goulds both lived in this home until the late 1930's when Elwyn Gould moved to a separate residence. However, Marian lived in the house until her death in 1962. The home is a fine example of Tudor Revival architecture and seems to have remained unaltered to this day.

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

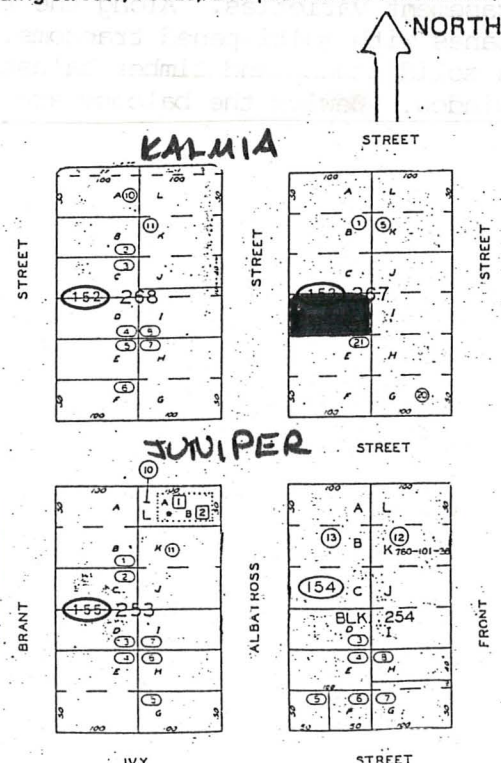
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 15, 17, 18
1/17/68

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 <u>3</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: Harbor View Chateau Guest House
- Historic name: Henry J. Schnell House
- Street or rural address: 2360 Albatross St.
City San Diego Zip 92101 County San Diego
- Parcel number: 533 152 11
- Present Owner: Haborview Chateau, Inc. Address: 2360 Albatross St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: private non-commercial Original use: residential

Legal D=Blk 268 lots K & L N 40ft of lot J & St clsd adj & Horton add locing

DESCRIPTION

- Architectural style: Italian Renaissance
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This ornate, three story brick house is irregularly shaped with a trunkated hip roof of mission style red tile. A shallow overhang has exposed, decorative brackets which form along with flower shaped medallians, an elaborate cornice with a dentil like bond below. Windows include double full length arched, some with keystone in reverse-u cap. Entrance is arched with wide surround and entablature above. Arched entry door has transom and side panel which follow the curve of the arch. Wooden spindle balconette faces one window grouping, another has a massive bracketed lugsill. The facade is brick with corner quoining and a stepped brick wall surrounds the entire property. Quoined post with globes atop are placed in intervals along the wall, some with the wall curving up to the globe.

Alterations include a semi-circular, flat roofed hall like addition on the new corner with a continuous ribbon of lg, single pane fixed windows, brick siding on 2nd floor and stucco on the first floor. Also the garage has been converted to living space. Both alterations sensitively constructed in cooperation wiht the main building.



- Construction date: Estimated _____ Factual 1927
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 250 Depth _____
or approx. acreage. .3444
- Date(s) of enclosed photograph(s)
7-90

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: home apparent
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: home

SIGNIFICANCE

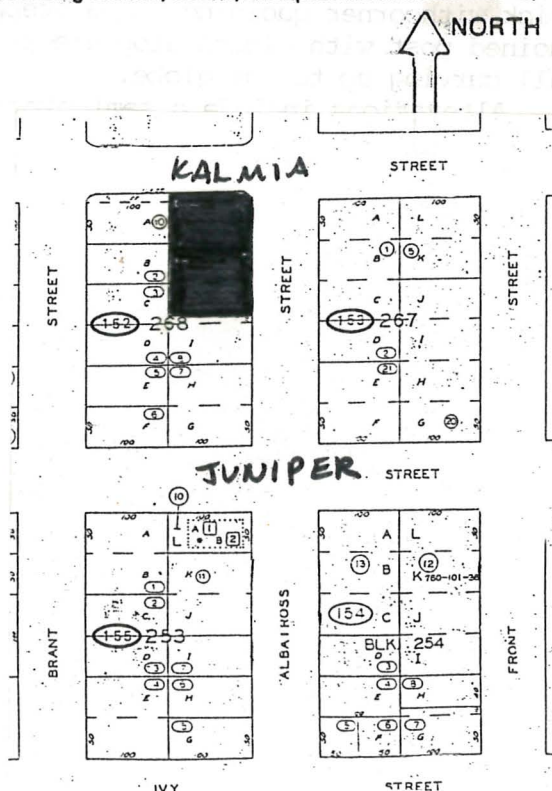
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This stately home was built in 1927 for Harry F. Schnell, and his wife Charlotte. The schnells lived in the home until 1948. Harry Schnell came to San Diego from Minnesota in 1888. He began a dairy business at 6th & K and in 1937 founed the Dairy Mart Farms in San Ysdro. Schnell was a pioneer dairy man in the Tijuana Valley. He used modern methods in his business and was very interesting in maintaining sanitary conditions. He operated a creamery and milk handling plant in San Diego. In the 1950's this residence was coverted to the DeBoer Manor Rest and Guest Home and, in 1961, it became the Harborbiew Chateau, a facility which cares for patients with Alzheimer's Desease.

This building is well situated on the property, surrounded by a large garden area, and endowed with a spectacular view of the San Diego Bay. Its architecture and historic significance make it an important building in this 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 3
21. Sources (List books, documents, surveys, personal interviews and their dates). 13, 17, 18
20; 11/13/67 5; 3
Black Samuel History of San Diego County
Vol II p340-42
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: Roberts House
2. Historic name: Roberts House
3. Street or rural address: 2440 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-074-09
5. Present Owner: Dominic Calabrese Address: 2440 Albtross Street
City San Diego Zip 92101 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 D: Blk 275 Lot J Hortons Add Lockling

This 2½ story home is rectangular in shape and rest on a slop which allows for 3½ stories to the rear. The roof is a low-pitched multi-hip with a red-tile spine. The widely overhanging boxed eaves are bellcast and a plain frieze wraps around the home below the cornice. Hipped domes project from each facade with horizontal windows. The second-story windows are three-sashed and hinged with multi-paned uppers which are echoed on the first story in a larger version. The remainder of the windows are double-hung with multi-paned uppers. The open entry porch is reached by two wooden steps. Tuscan columns are situated at the corners of the porch, the southern column is engaged within the first story extension while a hip roof with a red tile spine covers them both the entry is recessed with a wide solid wood panel door, original brass fixtures and ½ sidepanels. Above the porch is a small balcony with a stick balustrade and multi-paned french doors. Along the first story of the southern facade is a round bay with a conical roof. To the west is a later addition with a flat roof and exposed rafters. The home is sheathed with clapboard and surrounded by lush landscaping and brick and wrought iron gate.



8. Construction date:
Estimated _____ Factual 1906
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 X 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 X
Residential X Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development _____ Zoning X Vandalism X
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.)

Edward M. Robers and his wife, Lillian contracted with Thomas Jobbitt for the construction of this home in 1906. Edward M. Robers, of E. M. Roberts & Company, owned the Walkover Boot shop. In 1918, The Robers family moved and the resident of the 2440 Albatross Street is unknown until 1925, when Paul N. and Agnes Nunn purchased it. They occupied the home for over 20 years.

Although its architect is unknown, the home exhibits a sense of individuality in the Neoclassical architectural style with its flared eaves and attractive multi-paned windows. Mature landscaping partially obscures the symmetrical 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 _____

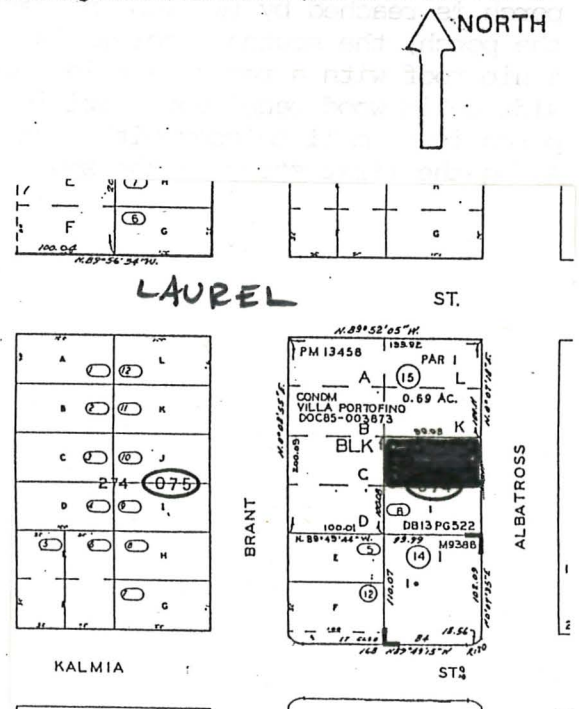
21. Sources (List books, documents, surveys, personal interviews and their dates).

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: 2445 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-084-02
5. Present Owner: Thomas & Marilyn Spillane Address: 4345 Hortensia Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Architectural remnant
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 276 Lot B Hortons Add Lockling

This predominately vacant lot is an architectural remnant which contains mature landscaping and a small structure along the southern boundary. The 1-story structure is very narrow and appears to be in the Craftsman style. The roof is flat with exposed worked rafters. The siding is clapboard and the windows are narrow multi-paned hinged. Along the street level is an ashlar block retaining wall and a stucco 2-car garage with a wooden door.



8. Construction date: Estimated _____ 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)
July 1990

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

SIGNIFICANCE 2

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

This lot appears to be the remnant of a former residence. The narrow wooden structure to the south, the high ashlar retaining wall and the garage indicate that the property was previously utilized as a residence. Preliminary research could not locate historical significance. The decorative wall, however, is the type of street enhancement that should be retained and encouraged.

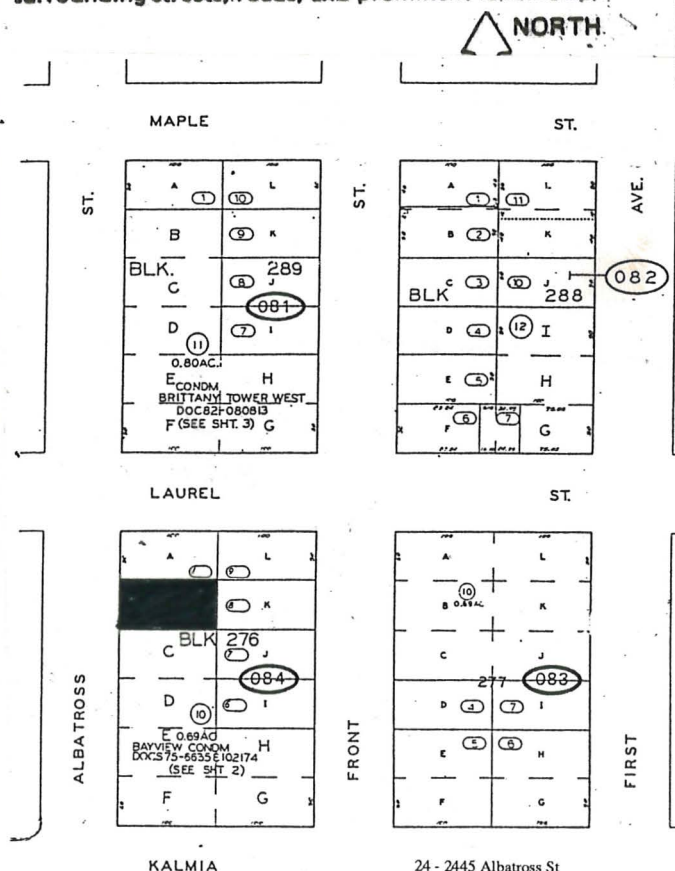
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: none
2. Historic name: Leslie S. Everts Residence
3. Street or rural address: 2465 Albatross Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-084-01
5. Present Owner: Dennis Turner Address: 211 West Laurel Street
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 276 Lot A Hortons Add Lockling

This two story Italianate home is on a raised foundation and is situated high above the street level. The low-pitched hip roof has a red-tile spine, wide overhanging eaves and exposed worked rafters. The siding is stucco which covers the large chimney along the northern facade. Along the second story the windows are wide and double-hung with multi-paned uppers with two altered windows which are now large fixed panes. The lower windows along the street facade are hinged and multi-paned with an unusual fan-shaped mural above the centered entry is accessed by a long stairway from the street. The wide wood framed front door has multi-panes above and carved wooden sidepanels. Above is an eyebrow pediment with a wide entablature, dentils, heavy carved brackets below and a wrought iron balconette above. A tall cement block retaining wall surrounds the yard with an iron gate opening to the front stairs. A square bay is along the northern facade with a three sashed window. Alteration include two flat roofed addition and entrance along Laurel Street, iron window security bars and the large fixed windows. Mature cypress and ficus trees surround the home.



8. Construction date: Estimated _____ Factual 1924
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: some windows, small entry addition
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 attractive Italianate home was built for Leslie S. and Jessie P. Everts in 1924. Leslie S. Everts co-owned Vreeland Everts & Co., a CPA firm located in downtown San Diego. In 1932, the home was rented to E.M. Lang for one year and subsequently to William Templeton Johnson, an Architect who resided here until 1936. Leslie S. Everts moved back to his original home in 1936 and lived there until 1940 when it was sold to A.F. Keller.

The home is very striking with its tall stature, grand entry, and mature landscaping. It is a fine example of Italianate architecture.

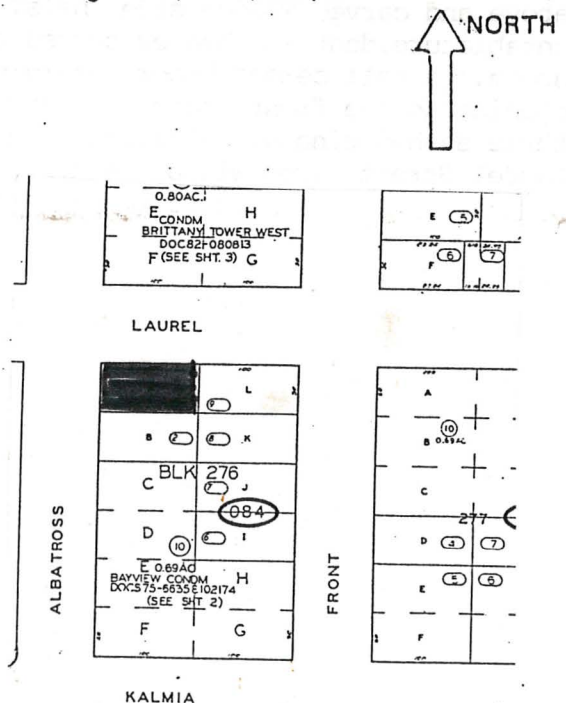
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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
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: 2115-2121 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-05
James and Sonya Georggin
5. Present Owner: George and Virginia Georggin, TRS, et al Address: 656 Fourth Avenue
City Chula Vista Zip 92010 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 K Lot 5 /EXC 100 ft/ Lot H Blk 251 Horton's Add Lockling and Middletown

These three bungalows form a quaint center courtyard. The wing units are L-shaped facing inward and the back structure is a shallow U-shape. They are one-story on a raised foundation with clapboard siding. The roofs are low-pitched hips with a slight overhang and exposed rafters. A gable extends to form the L-shape on each wing. The windows are double-hung with vertical multi-pane uppers, some in pairs, and two along the street facade with shutters. Two angled oriel bays with knee brackets below and a multi-pane window with hinged multi-pane side panels face the inner courtyard. They have flat roofs with scalloped edges. Wooden stairs with a wooden banister lead to each entry. The doors are wood panel with a multi-paned upper. Similar entries are on the north and south facades of the wings with new aluminum-framed screen doors, which are the only apparent alterations. A concrete sidewalk and sparse landscaping are within the courtyard.



8. Construction date:
Estimated 1936 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: Aluminum screened back 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 ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE 2

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

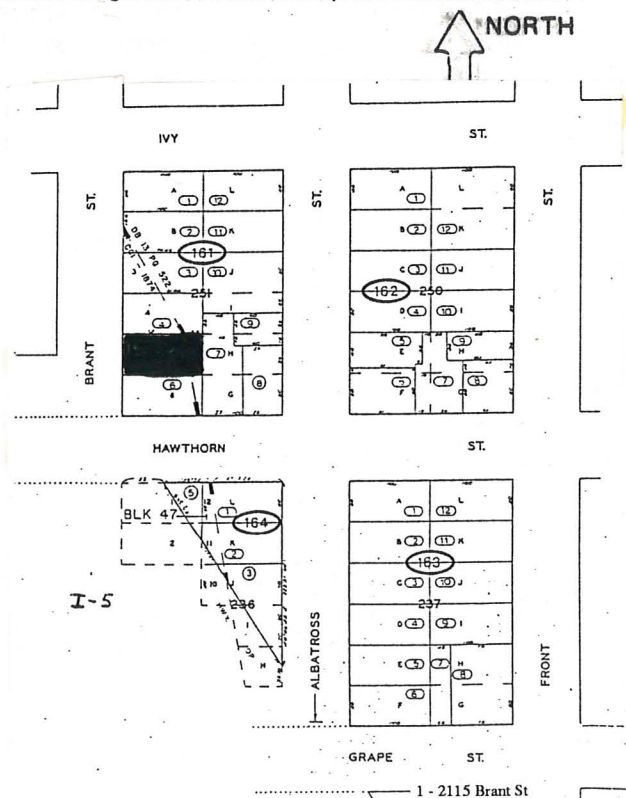
This residential court was constructed in 1935 for Mrs. Grace Devine as an investment property. The simple and modest design is indicative of the construction during the Depression to house working class families in the Uptown area. The structures are examples of late California Bungalows.

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 5A SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: Julius Zolezzi Residence
3. Street or rural address: 2408 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-07
5. Present Owner: Pennbrook Development Co. Address: 745 NW Wall Street
City Bend, Oregon Zip 97701 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: Blk 274 Lot G Hortons Add Lockling

This stucco-sided, irregularly shaped spanish colonial house is one story in height with a basement in the rear due to the slope of the lot. The southeash section of the house has a medium pitch, red tile, side gabled roof with exposed rafters. The west and northeast sections have flat roofs with stepped and gabled parapets. Windows include a palladian window with multi-panes at the periphery of the central fixed window louvered side panels, and a continous luguill on the north side of the front facade. Other windows are double hung, some with vertically paned uppers and three sash with a central fixed pane and louvered side panels. South of the porch the window group is topped by a semi-elliptical fan light which encloses an elaborate winged emblem. Doors are french on the south entry and wood with three stepped vertical glass uppers on the east or main entry. This main entry is reached from sidewalk and three steps which terminate in an entry porch with a wrought iron balustrade which extends to the southeast corner of the house. The entry area is sheltered by an extension of the roof and surrounded by espadana style arches, enclosed on the north side. Original light fixtures flank the fron facing arch. A south entry porch also with wrought iron balustrade, is reached from an articulated stairway with a stucco bannister. A red tile pent hood with exposed rafters, corner brackets, and linted covers the entry door.

Attach Photo Envelope Here

Additional entries are located on the north facade and south-west corner. The house has canales; the south facade features a chimney and quatrefoil vent. A driveway to the south leads to a two-car garage. Alteration include a metal screen door at main entry.

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)
April 1990



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

14. Alterations: metal screen 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 _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____

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

18. Related features: garage

SIGNIFICANCE

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

This attractive Spanish Colonial Revival home was constructed in 1926 for Julius Julia Zolezzi. Julius Zolezzi was an Italian who worked as a fisherman off the San Diego coast. He was known as the "Rock Cod King". Zolezzi pioneered market fishing, founded the People's Fish Market, and was a charter member of the Native Sons of California. He and his family operated one of the largest tuna fleets on the west coast.

From 1931 until 1941, Stephano and Palmira Massa, also in the fishing trade, resided in the home after purchasing the property from the Zolezzis. This neighborhood in Uptown contains many Italian families, as does the neighborhood of Harborview which is in close proximity.

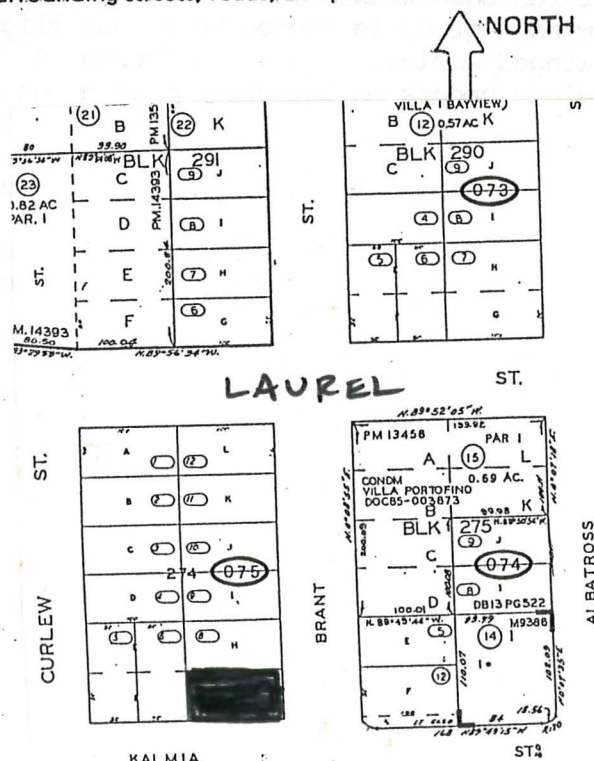
The Julius Zolezzi Home was sensitively designed for this corner lot. It attractively combines elements of Spanish colonial Revival architecture. It is situated among other Spanish Colonial Revival and Mission Revival homes located in the area.

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
20; 7/7/64; 7/14/88

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 <u>6</u>
UTM: A _____					C _____	
B _____					D _____	

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2418 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-08
5. Present Owner: Joseph & Pauline Busalacchi Address: 2418 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Modern Legal D: Blk 274 Lot H 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 irregularly-shaped home has a low-pitched red tile hip roof with overhanging eaves and exposed rafters. The home is built on a raised foundation and has a basement to the rear due to the slope of the property. The siding is now rough stucco with the original flagstone skirting to the north and new brick skirting to the south along the street facade. The windows are double-hung along the side facades, while the street facade features a wide-angle bay with a fixed center pane and hinged side panels. Six flagstone steps with a decorative iron bannister lead to the porch sheltered by an extension of the roof. The door faces south and has a metal security screen, which is a recent alteration. A second entry is along the south facade with a tall stairway leading to the sheltered stoop. The door is wooden with a diamond-shaped upper pane. Items of mention are the brick chimney along the north wall and a porthole window between the bay and the entry.



8. Construction date: Estimated _____ Factual 1949
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 _____ No longer in existence _____
14. Alterations: Brick skirting, second south entry and steps, security door, 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: _____

SIGNIFICANCE

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

This structure was built in 1949 for Joseph Kelley as an investment property. Joseph Busalacchi resided in the home after its completion. The 40's Modern architecture has been slightly altered. However, it is recognizable by the flagstone skirting, windows, porthole, and general shape. Several homes in the area were built in the Modern architectural style.

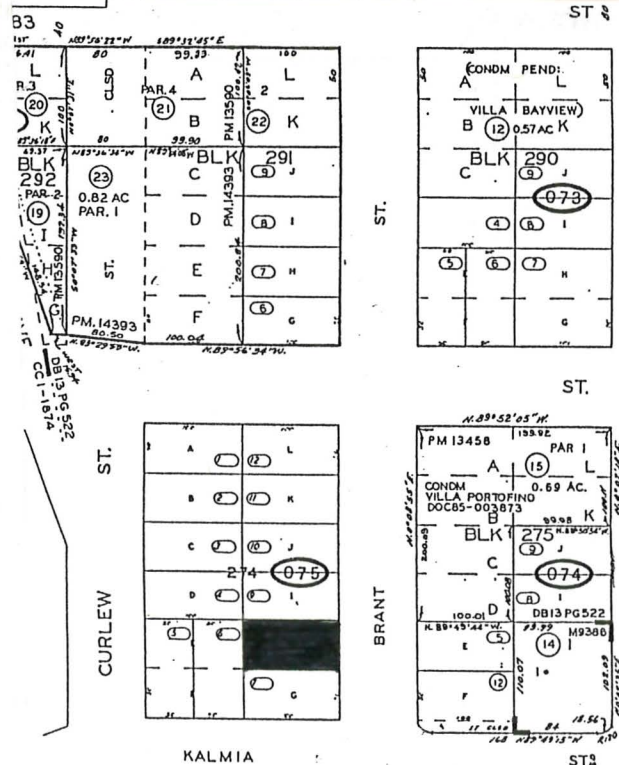
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 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: Von Briesen Residence
3. Street or rural address: 2421 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-074-05
5. Present Owner: Henry Warm and Robert Schreiner Address: 2421 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Tudor 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 275 Lot E Horton's Add Lockling

This large two-story home is situated on a rise and becomes one story in the center and becomes two stories again in the rear. The steeply pitched cross-gable roof is bell-cast with asphalt shingles and dentil-like brackets. The siding is stucco and covers the large chimney on the southern facade. The front gable features a roof vent which is a pointed arch as in the Gothic style. Below is the main entry and porch with supporting beams and lentil with corner brackets. The open porch is surrounded by a wrought iron balustrade which provides a banister for the brick articulated stairway from the street level. The door is now covered with a metal security screen. Below the porch is a basement entrance with a French door and 3/4 multi-pane side panels. To the south are two garage doors of multi-paneled wood. Directly above them is a square oriel bay projecting slightly from the facade with massive dentil-like brackets below. Six recessed panels line the lower half of the bay with various carved emblems within them. The large picture window is flanked by leaded side panels and is sheltered by an aluminum awning (alteration). A similar smaller bay is on the northern facade without the carved panels. It is sheltered by a shed roof with exposed rafters and stained glass. Two windows along the northern facade are now louvered and have iron security bars.



8. Construction date:
Estimated _____ Factual 1932
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 X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Entry below porch, aluminum awning, security bars and 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 X Zoning _____ 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.)

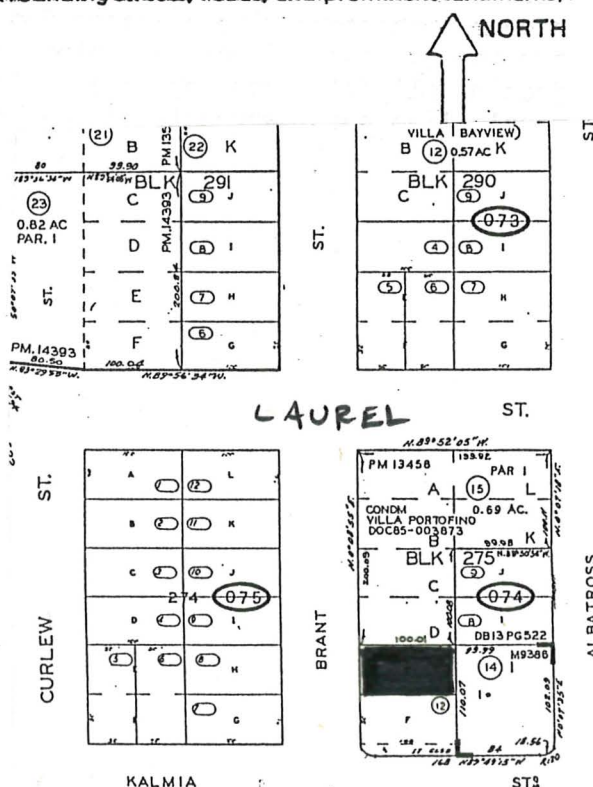
This large Tudor home was constructed in 1932 for Harold and Alice Von Briesen. Harold Von Briesen was the co-owner of Drydent and Von Briesen, a furniture manufacturing company. The Von Briesens owned Lots E and D, and built this home after living at 2429 Brant Street from 1922-1932. The Von Briesens lived at 2421 Brant Street until 1949, when it was divided into two units and perhaps utilized as investment property. The Tudor architectural style was executed in a modest manner with stucco rather than masonry wall cladding. However, the Tudor elements were attractively combined with unmistakable Tudor features including the steeply pitched cross gables and multiple groups of leaded glass windows. It serves as a contributing structure to the historical context 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).

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):



22- 2421 Brant St

HISTORIC RESOURCES INVENTORY

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: 2428 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-09
5. Present Owner: Joseph and Anna Berardino Address: 2428 Brant Street
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Modern Legal Desc: Blk 274 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 home was built on a slope allowing visibility of the first level along the southern facade. The home is rectangular in shape with a low-pitched roof, a red-tile spine, asphalt shingles and overhanging boxed eaves. The siding is smooth stucco. The windows are wide and double-hung with a three-sash window with a central fixed pane near the main entry. Six steps with a decorative iron bannister lead to the main entry and porch, which extends south along the street facade. The main doorway is sheltered by an extension of the roof supported by decorative iron posts. A metal security screen now covers the front door. To the south is a second minor entry, which is a more recent alteration. The solid wooden door is covered by an aluminum screen. On the southeast corner, below the porch, is a two-car garage situated slightly below the street level due to the slope of the property.



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)
April 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Second door on porch, garden window
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 a lack of historical significance.

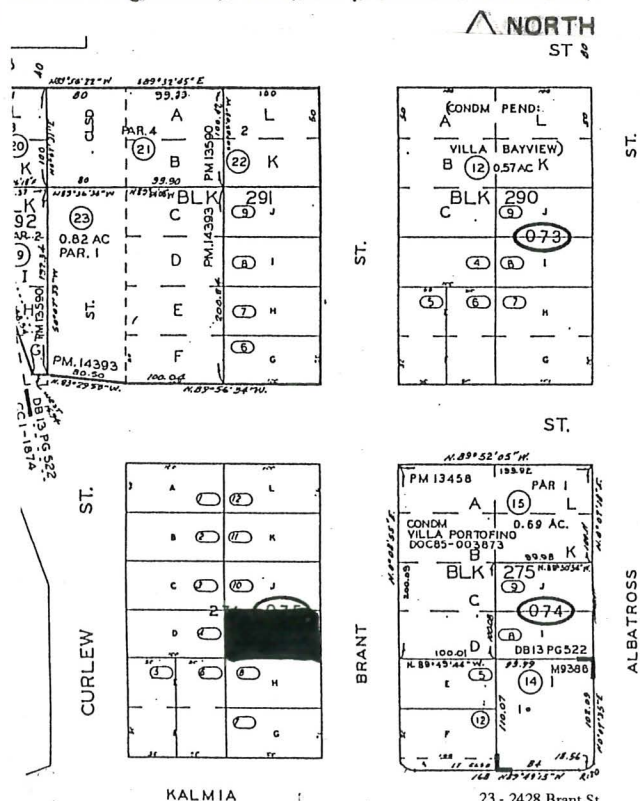
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☐ 1 Arts & Leisure ☐
Economic/Industrial ☐ 2 Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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: 2137-2145 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-04
5. Present Owner: Stephen and Linda Oggel Address: 101 W. Broadway #1500
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

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: Legal Desc: Blk K Lot 4/Exc E 100 ft/ Lot I Blk 251 in Horton's Add Lockling

This two-story irregular-shaped structure contains five apartments. A row of four garages with a flat roof provides for a patio along the street facade, enclosing a small courtyard opening to the north. The back section of apartments is two stories in height and steps down to one story, stepping down again to the garages. The roofs are extremely low-pitched hips with a plain boxed cornice and stucco siding. The windows are metal-framed multi-paned casement with multi-paned transoms, some wrapping around the northwestern corners, as in the 1930's style. A few of the windows are large glass panes, which appear to be alterations. To the north of the garages is a sidewalk which leads to the courtyard and apartment entries. An articulated concrete stairway with a decorative iron bannister leads to the second story apartments which face west and have a small stoop. A second story balcony to the south is now enclosed with large picture windows and louvered side panels. The center section faces north and is one-story with a tall crawlspace below. The apartment entries are recessed with solid wood-paneled doors.



8. Construction date: Estimated 1930 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 _____ No longer in existence _____
14. Alterations: Louvered windows, enclosed balcony
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.)

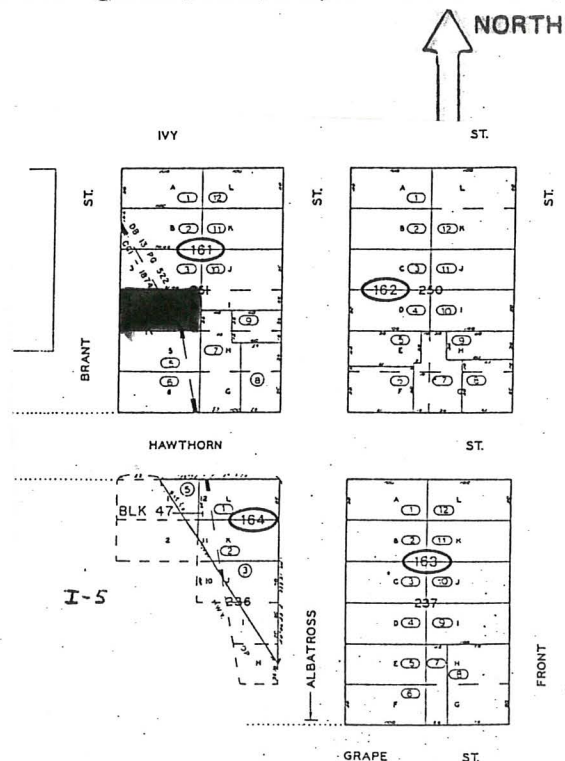
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 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: 2147-53 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-03
5. Present Owner: Stephen and Linda Oggel Address: 101 W. Broadway #1500
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk K, Lot 3/EXC E 100 ft/ Lot J Blk 251 in Horton's Add and S 50 ft Middletown

2147-53 Brant Street is two one-story rectangular buildings arranged in an L-shape around a courtyard. The front building has a low-pitched hipped roof and the rear building displays a low-pitched pyramidal hipped roof. Both roofs have asphalt shingles with red tile spines, overhanging eaves, and exposed rafters. Bands of horizontally-paned hinged windows, some three sash, wrap around the corners of the buildings. Four wide-angle bays with corbels, metal hoods, and scalloped sill molding are located at the corners. The entries to the apartments face the courtyards. Each is reached from straight stairways and has a small covered porch with flared metal roof, open metal balustrade, and small wooden posts. Doors are wood panelled. The front of the property features a rock terrace and rock retaining wall. Cement steps lead from street level to the courtyard. On the north side, a walkway leads to stepped entrances.



8. Construction date: Estimated _____ Factual 1940
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 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 ____ 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 2

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

This L-shaped residential structure was built in 1940 for Angie F. Varney. She worked as a matron at the San Diego Police Dept. and resided at 2145 Brant Street. The 40's Modern architecture is exhibited in the windows which wrap around the structure's corners, and the low-pitched hip roof. Several Modern style structures are located in the area, and represents the type of architecture which occurred following the 1930's Depression.

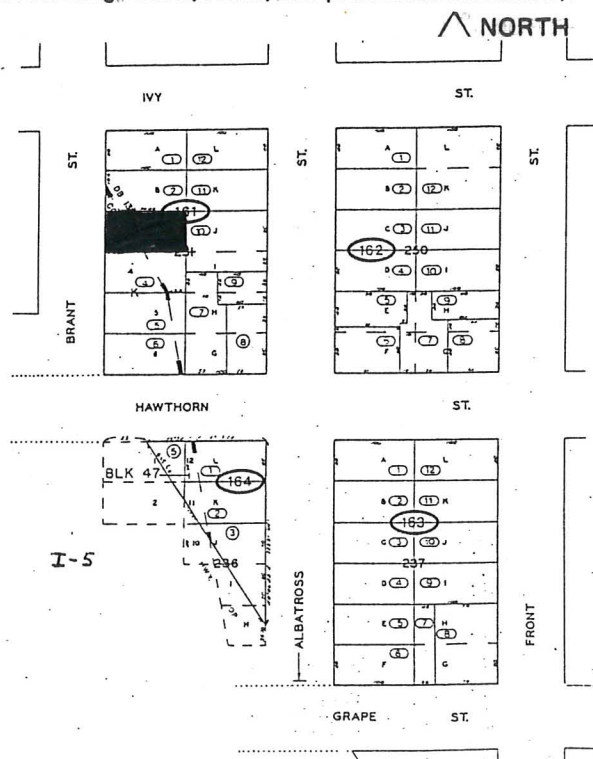
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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: George Leovy Residence
3. Street or rural address: 2163 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-02
5. Present Owner: Nicholas and Catarina Bologna Address: 2163 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 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: Legal D: Blk 257 Lot B N 30 ft Lot 3 Blk K Middletown
Horton's Add Lockling

This 2½-story Folk Victorian house with a basement has an irregular shape and a high-pitch multiple cross gable roof with composition shingles and overhanging eaves. The front gable has a gable return with decorative brackets. Windows are double-hung, many in pairs, and fixed pane with single-pane transoms. A front-facing window south of the door is fixed with a multi-pane transom with flashing and square windows are centrally located in the gables. All windows have wood surrounds. Doors are two panel wood with double-hung uppers. A front porch features an open wood balustrade, three turned posts, and an open spindle frieze and molded cap. Above, a boxed balustrade surrounds a second floor balcony. South of the porch is a wide angle bar. The south-facing second floor entry is reached from an articulated wooden stairway with an open wood railing. A cobblestone retaining wall, covered by planting, fronts the property. A cement stairway with pipe rail is to the south. To the north is a cement garage with 2 wooden doors. Alterations include asbestos siding, a louvered window and the wooden stairway to the second floor.



8. Construction date: Estimated _____ Factual 1890
9. Architect Richard Spohr
10. Builder J.R. Boughton
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 ___ No longer in existence ___
14. Alterations: Asbestos siding, louvered window, 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: None

SIGNIFICANCE

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

This Folk Victorian home was constructed in 1890 for George J. Leovy for \$5,000. George J. Leovy was an attorney for Leovy and Humes, located in the First National Bank Building. The architect was Richard Spohr, a well-known and popular professional who designed many fine residences in San Diego, including the George Keating residence, and the Judge George Puterbaugh residence. In addition, he designed the College Hill Land Office and the College of Letters.

The Folk Victorian style is characteristic of the architecture which was popular in the 1890's. Although minor alterations have been performed on the structure, the original character remains 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).

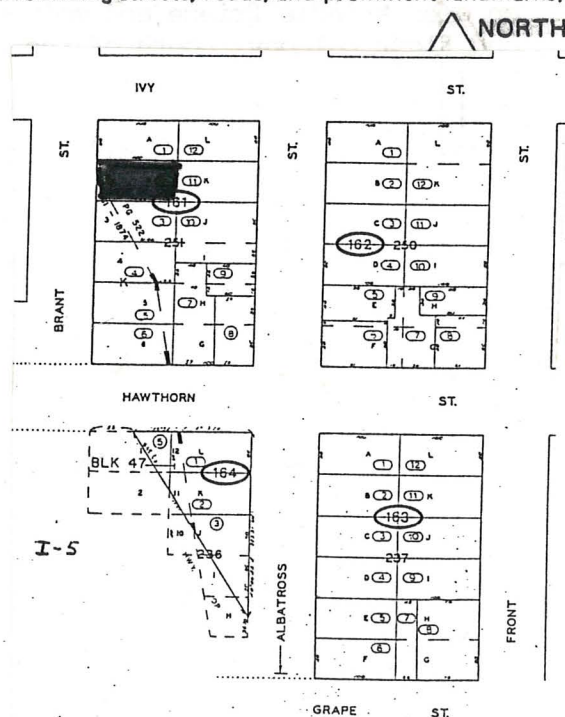
13, 17, 18, 20

3/12/1888 p. 3

2/27/1888 p. 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

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: Mrs. G. McDonald Residence
3. Street or rural address: 2169 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-01
5. Present Owner: James T. Butler Address: 2169 Brant Street
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 Desc. Blk 251 Lot A HOrtons Add Lockling

This two-story home with basement is irregular in shape and is situated on a tall cobblestone foundation above the street level. The high pitched side gable roof is bellcast with a boxed cornice, wide overhanging eaves and a plain frieze. Curved brackets decorated the eaves at the corners. The siding is clapboard with a cobblestone skirting which surrounds the front porch and continues down the front stairs forming the banister and retaining wall at the street level. The original windows are double-hung with multi-pane uppers and a shelf surround.

A two-story-wide angled bay projects from the gable roof with a hipped segmented roof. To the south is a shed roofed dormer with altered louvred windows flanking a fixed center pane. Below is a porch which has been enclosed with multi-pane windows and a wood framed door with a horizontal multi-paned upper and louvred sidepanels. Another alteration is an addition on the south facade with an arbor and porch. The windows are aluminum sliding and the addition has an iron gated entry. A first story angled bay is on the southern facade and the northern facade has a shallow square oriel bay with hip roof and brackets below.



8. Construction date: Estimated _____ Factual: 1911
9. Architect H.H. Preibisius
10. Builder H.H. Preibisius
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 X Deteriorated _____ No longer in existence _____
14. Alterations: enclosed porch, aluminum sliding windows, addition to south
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

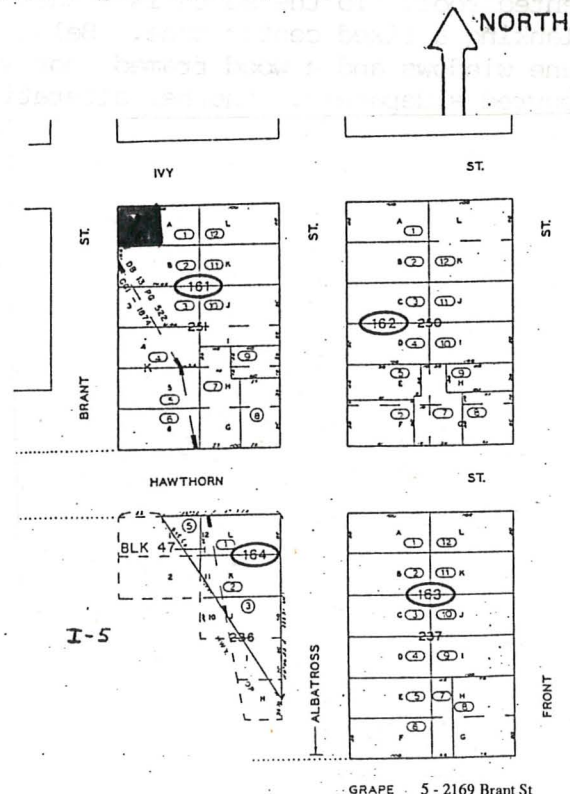
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This two story-craftsman home was built in 1911 for Mrs. G. McDonald. Thomas B. McDonald pulled the water permit, but could not be located in the City Directories. The cost of the home was approximately \$5,000. The home contains a basement, five bedrooms and hardwood floors. The design and construction was performed by Henry Harms Preibisius, an architect from Germany and Ohio. He arrived in San Diego in 1904 and built homes for several prominent San Diegans including George W. Hazard and John Mckie. His most famous work was the new St. James Hotel, completed in 1914 at a cost of \$300,000. At the time, it was the tallest building in San Diego.

Although altered, this home retains the architectural flavor of the original home. The cobblestone retaining wall and meandering stairway are 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).
12, 13, 17, 18
20; 5/7/1911 (photo)
10: 1-3
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: Amy Burleigh Residence
3. Street or rural address: 2214 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-07
5. Present Owner: Joseph and Dolores Salini Address: 3001 Chauncy Dr.
City San Diego Zip 92123 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

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:

Legal D: Blk 59 Por Blk 252 in DB13 PG 522 (EX W 40 ft) N 45 ft
Lot 8 Horton's Add Lockling and Middletown

This 2½-story Gothic Revival home is situated on a hillside with the 2½ stories apparent from the rear. The high-pitched offset gable roof has overhanging eaves and finials at the gable ends. A shed-roofed dormer faces the south with altered louvered windows. The original siding has been replaced with sheets of asbestos imitation brick. The windows are tall, narrow and double-hung with a wooden surround. The raised open porch has wooden steps and railing supported by wooden beams below. Two doors serve as entries; the original is a tall, narrow wood-paneled door, while the other is a wide wood-paneled door with plywood surrounding the doorway. Two other doors are on the first level below the porch and appear to be original. A driveway to the south of the house leads to a one-car garage with a room above (alteration). A square oriel bay with a flat roof and brackets below adorn the street facade. Below is a flashed-glass window. A structure was added in the backyard with a gable roof, exposed rafters and clapboard siding.



8. Construction date: Estimated _____ Factual 1893
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 45 Depth _____
or approx. acreage 0.619
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Windows, door, siding
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: Garage addition and rear structure (house)

SIGNIFICANCE

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

In 1893 Mrs. Amy Burley (also Burleigh) signed the sewer permit for 2214 Brant Street. Amy Burley worked as a bookbinder at the Public Library when her husband, William, passed away at an early age. Amy Burley resided in this home until 1924 when Mrs. Jennie Rogers acquired the home and resided here until 1930.

The Gothic Revival cottage maintains its original character, although it is in a state of disrepair with several alterations. This architectural style is somewhat rare in the San Diego area.

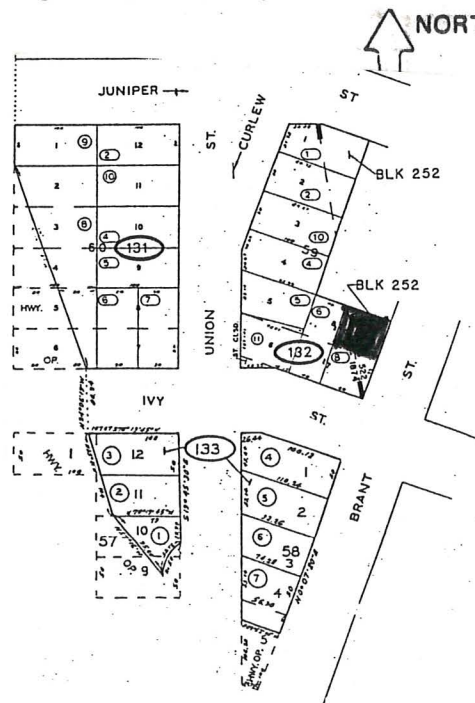
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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: 2247 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-02
5. Present Owner: Calvin and Lois Park Address: 7527 North Ave.
City Lemon Grove, CA Zip 92045 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman Legal Desc: Blk 253 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 irregularly-shaped Craftsman style house is 2½ stories with a basement. It has board and batten siding with stucco over the basement and clapboard beneath the window in the middle of the south facade. Horizontal bands run between floors on the front facade. The roof is high-pitched, cross-gabled, flared at the ends with asphalt shingles, overhanging eaves, and a boxed cornice. There are many other rooflines due to additions to the house. Original windows in the first story wide-angled oriel bay in the front facade and sporadically placed elsewhere are double-hung with multi-pane uppers. Other windows are aluminum sliders, which are alterations. The entry porch is on the south side and is reached by a wooden stairway. The south side second story slightly overhangs the first story, and is supported by worked rafters. A driveway to the south leads to a garage. This house has been greatly altered. The porch has been enclosed; a wrought iron gate leads to the porch and wrought iron railing flanks the steps. A pergola has been added over the entry stairs and porch. There have been second story additions on the north and south sides and a second floor balcony supported by galvanized pipes has been added on the north side. There is an addition to the rear and a first story addition on the north. Most windows are new, and some surrounds are new. The door is new wood panel. There is a new roof balcony and a gate to the driveway.



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

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: Fitzgerald Home
3. Street or rural address: 2251 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-01
5. Present Owner: Will and Dorothy Rudd Address: 3916 Alameda Place
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Folk Victorian Legal D: Blk 253 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: This 2½-story Folk Victorian house on a wood foundation is irregularly shaped and has a high-pitched cross gable roof with composition shingles. The side gable, with its front-facing windowed shed dormer, extends to the floor level of the second story above the porch. Pent roofs enclose the gables. Siding is predominantly shiplap with endboards. A fishscale pattern is located in the front gable, between the first and second-story windows on the front facade, and surrounding the dormer. A plain horizontal band extends between the second and third floors and above the porch. Windows are predominantly recessed double-hung, frequently in pairs, many with shelf surrounds. One window on the south facade features flashing. A one-story hip-roofed bay with four narrow double-hung windows faces south. The house is reached from three wooden steps which lead to a porch on the southwest corner, recently enclosed. The porch now exhibits multi-pane fixed windows, a wood panel door with multi-pane upper and multi-pane half side panels, and a shallow pent overhang. A secondary entrance is on the south facade. A driveway to the south leads to garages. Alterations include the enclosed porch and a square third story window, and surrounding siding on the side gable.



8. Construction date: Estimated _____ Factual 1894
9. Architect Unknown
10. Builder Palmer Construction Company
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: Enclosed porch, square third story window, and surrounding siding on south side.
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: Garages

SIGNIFICANCE

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

This large Folk Victorian home was constructed in 1894 for Ed Fitzgerald, a foreman. Along with Ed Fitzgerald, Leo and Mary Fitzgerald also resided here until 1902. In 1917, the Klindt family resided here until 1928.

The structure is unusually large for a Folk Victorian home and was one of the first structures in this neighborhood.

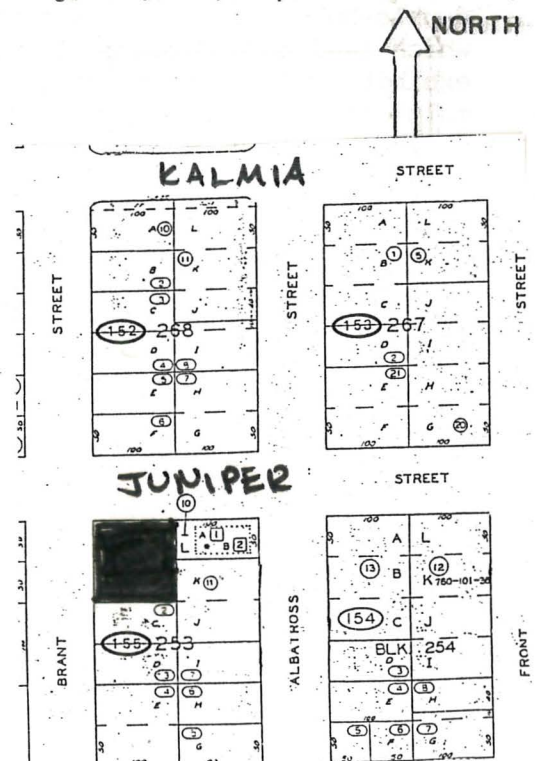
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 16, 17, 18

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: Raveret Property
3. Street or rural address: 2252-2254 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-156-02
5. Present Owner: Michael Lukich Address: 2252 Brant Street
City San Diego Zip 92101 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 252 Lot K S 50 ft of N 100 ft of E 100 ft.
Horton's Add Lockling

This two-story rectangular apartment building with basement has a flat roof with a red tile pent overhang along the street facade. The facade has stucco siding and is very symmetrical. The windows are double-hung, some in pairs along the street facade. The first floor street facade windows are sheltered by red tile visors, while the second floor windows have a wide plain lintel. The center entrance is a semi-circular arch with a quoin surround and center keystone. A security gate has been added to cover the open stepped entry. Inside are wood paneled doors for the first floor apartments and stairs leading to the upper level. A sloped driveway to the south leads to a detached two-story structure with a flat roof and stepped parapet with espadana Square three-part roof vents are along the roofline as those on the front building. A small garden separates the two structures. Alterations include the metal security gate and one set of aluminum sliding windows along the street facade.



8. Construction date: Estimated Factual 1929
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 X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding window, metal security gate
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 building in back

SIGNIFICANCE

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

This apartment building was constructed in 1929 for Augusta and Daisy Raveret. Augusta Raveret resided in the structure until 1940 and worked as a printer.

The simple Mission Revival style was well-designed with practicality in mind. The alterations have not compromised the original architecture and the property offers scenic views to the bay. The structure represents the type of multifamily housing which served those who worked in the downtown and harbor area.

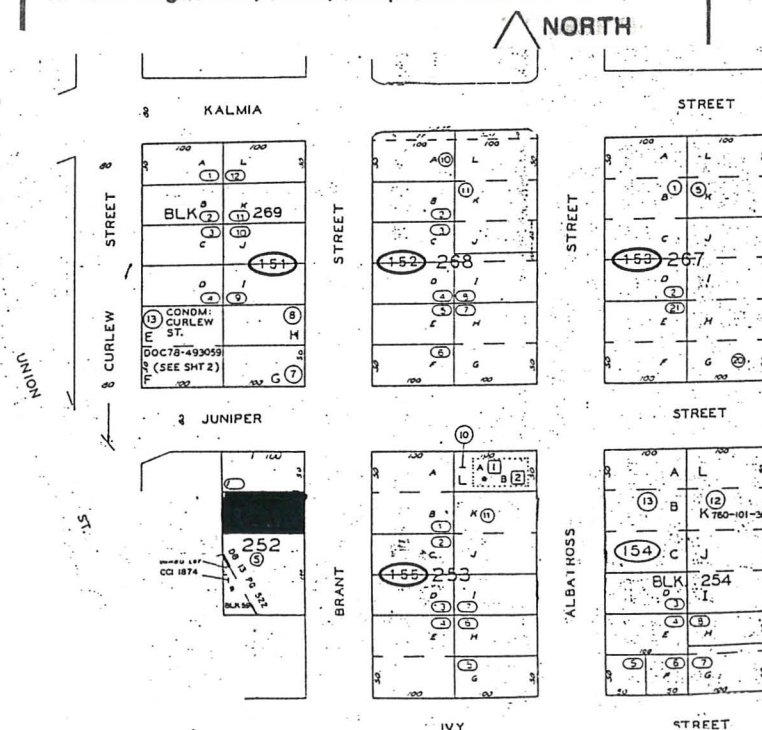
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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 _____ 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: 2301-2323 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-06
5. Present Owner: Roger Brown and Patricia Judd Address: P.O. Box 1146
City Alpine, CA Zip 92001 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 50's Modern Legal Desc; Blk 268 Lots E & F 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 2½-story apartment buildings form an inner courtyard, which is reached by a tall concrete stairway from the street level. The structures are situated high above the street level on a slope and both face to the south. Along the street level, on either side of the stairway are three wood-doored single-car garages with a flat roof providing a balcony above with iron railing. The roofs of the buildings are low-pitched hips with red-tile spines and overhanging boxed eaves. The windows are multi-paned metal casement, some with a large center fixed pane. The apartment entries are solid wood-paneled doors sheltered by roof extensions on the second story, and second story stoops shelter the lower entries. The second story is accessed by a concrete stairway and balcony with an iron balustrade on the southern facades. The upper northern facades are accessed by a wooden stairway and are not sheltered. The courtyard contains palms and landscaping.



8. Construction date:
Estimated 1950 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)
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: _____

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

- 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):

NORTH

Map 1: Brant St & Curlew St

STREET 80 CURLEW STREET

80 KALMIA

BLK 269

15-1

CONDOMINIUM CURLEW ST. (SEE SHT 2)

DOC 78-493059

Map 2: Brant St & Juniper St

80 JUNIPER

BRANT

15-2

252

Map 3: Brant St & Albatross St

ALBATROSS

15-3

254

BLK 254

10 - 2301 Brant St

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: Robbins Residence
3. Street or rural address: 2306 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-151-07
5. Present Owner: Arthur N. Hill Address: 2448 Laverne Ave.
City Clovis, CA Zip 93612 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal D: Blk 269, Lot G 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:

2306 Brant is a one-story rectangular home on a medium grade which allows for a basement with a rear outside entry. The low-pitched side-gable roof has wide overhanging eaves and exposed rafters boxed in by a plain bargeboard. The siding is clapboard which flares at the concrete foundation. Vertical roof vents decorate the gable ends and a large brick chimney extends down the western facade along the driveway. Some of the original double-hung windows have been replaced with aluminum siding and louvred; all have a wide wooden surround. The southwest corner has been altered to contain large picture windows to view the bay. Aluminum awnings cover this window and several others on the southwest facade. The deeply recessed entry near the southeast corner has three brick steps leading to the stoop and a solid wooden door with a metal security screen. The driveway along the west facade leads to an attached one-car garage with a wood door and multi-pane upper. A small door along the driveway allows access to the basement. Security bars have been added to cover the windows.



8. Construction date: Estimated _____ Factual 1923
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 X Deteriorated ___ No longer in existence ___
14. Alterations: Security window and door treatments, 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: ___

SIGNIFICANCE

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

This simple California Bungalow was constructed in 1923 for Ira A. and Margaret Robbins. Ira A. Robbins worked at the A.R. Robbins Marine Engine Works, a family-owned business.

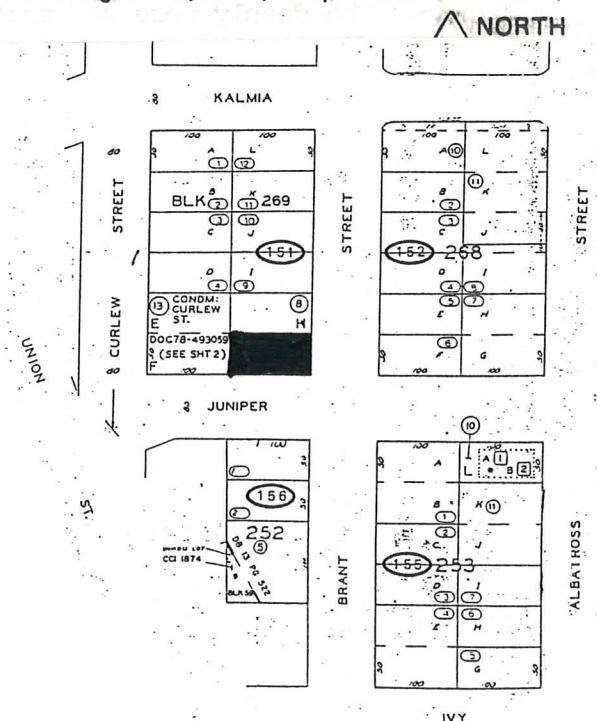
This home is an example of a very simple, less ornate California Bungalow. It is one of several homes in the area in the Bungalow and Craftsman architectural styles.

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 ___ 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: Fogt Residence
3. Street or rural address: 2320 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-151-08
5. Present Owner: Schow, Harvey, Davidson, Kenneth Address: 88 Birchwood Rd.
City Manchester, NH Zip 03104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow LegalD: Blk 269 Lot H 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 rectangular California Bungalow on a concrete foundation is one story in height with a second story to the rear due to the slope of the lot. The composition shingled roof is medium pitched and side gabled with a front gable over the protruding porch. Overhanging eaves shelter exposed rafters. Rectangular brackets are located in the gable ends. Siding is clapboard with vertical wood strips at the vents in gable peaks. Windows are double-hung and the door is wood with a multi-pane rectangular upper. Both have wood surrounds. The front entry porch extends almost the full length of the front facade. It is reached from a straight south-facing stairway and has a clapboard balustrade and four elephantine columns which support a clapboard pediment which wraps around the corners under the porch roof. A driveway on the south side leads to garages. There is a detached wood frame dwelling to the rear.



8. Construction date: Estimated _____ Factual 1924
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: 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: Garage, detached dwelling to rear

SIGNIFICANCE

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

This California Bungalow was built in 1924 for A.C. and Amelia Fogt. A.C. Fogt was a carpenter. The architectural design of the home is attractive and well-balanced with distinctive features, such as the elephantine columns, exposed rafters, and wide overhanging eaves. These features and the absence of alterations make this home a fine example of California Bungalow architecture. Several bungalows are located in this area of Uptown.

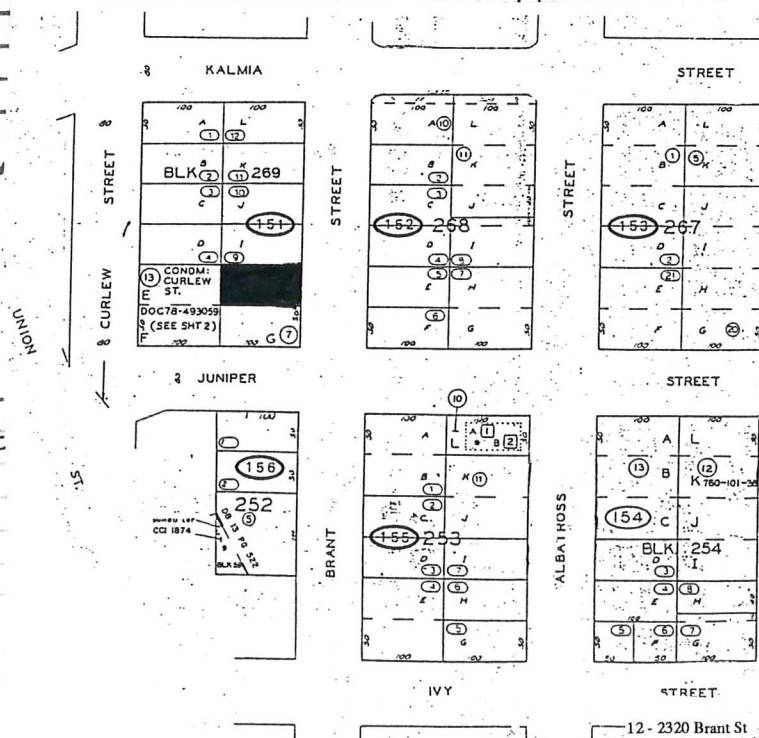
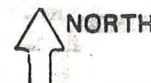
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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):



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: Flannigan Residence
3. Street or rural address: 2328 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-151-09
5. Present Owner: Francesco & Francesca Battaglia Address: 2328 Brant Street
City San Diego Zip 92101 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 Desc: Blk 269 Lot I Horton's Add Lockling

This one-story Mission Style home is irregularly shaped with a flat roof. The southeast corner of the structure is taller than the main structure and has a red tile shed overhang to the north which covers the entry. A chimney is situated along the northern facade and is topped with a red tile gable. Three horizontal roof vents line the southern roofline. The windows are double-hung; some are altered and are now aluminum sliding. A three-sash window is along the street facade with iron security bars and a red tile shed overhang with boxed eaves. To the south is an arcaded porch entry with a decorative lower corner which connects onto a solid stucco balustrade surrounding a small open porch. The porch entry has curving steps which lead to the metal security screened door. A driveway to the south leads to a small detached garage. The siding is rough stucco.



8. Construction date: Estimated _____ Factual 1924
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: Security screens over door and windows, aluminum sliding framed windows, rear addition
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 driveway

SIGNIFICANCE 2

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

This Spanish Colonial Revival home was constructed in 1924 for Augusta Flannigan. The simple and practical design became popular in the early 1900's as traditional architecture was considered too "ornamental."

Several Spanish Colonial Revival homes are located in the area and were constructed as Uptown grew in popularity and prominence.

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

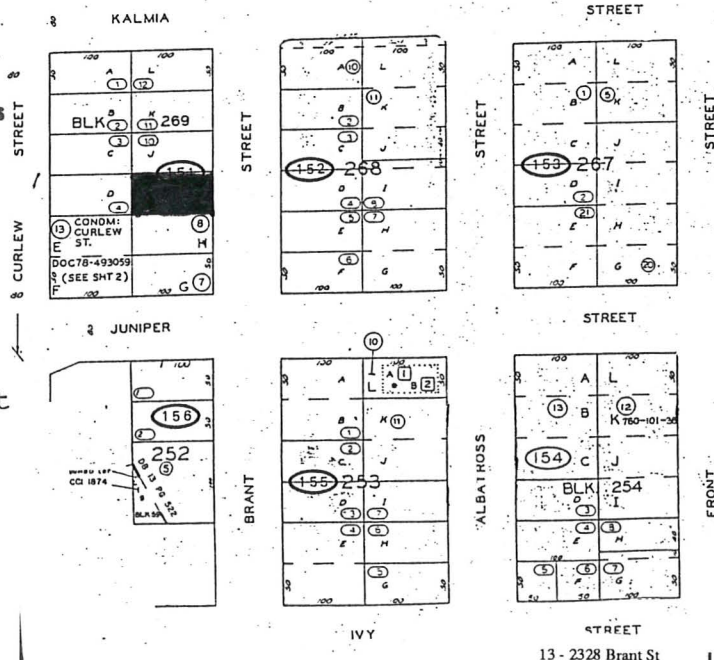
Architecture 1 Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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: 2339 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-03
5. Present Owner: Francesco & Frances Lococo Address: 2341 Brant Street
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 Desc: Blk 268 Lot C Horton's Add Lockling

This California bungalow is tightly situated to the rear of another home, high above the street level. A tall concrete stairway leads to the home between the retaining wall and a one-car garage at the street level. The bungalow has a front gable roof with a second lower gable over the porch entry. The roof has wide overhanging eaves with exposed rafters and vertical roof vents at the gable peaks. The siding is clapboard which boxes in the porch with narrow beams to support the molded entablature and gable with board and batten in the pediment. The windows are double-hung in pairs with a wide wooden surround. The door is wood paneled with a wood-framed screen and wide surround.



8. Construction date: Estimated _____ Factual 1921
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)
July 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ 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: One-car garage at the street level

SIGNIFICANCE

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

This home was built in 1921 for Paul Kelley, a cashier at Security Commercial and Savings Bank, and his wife Paula. Joseph Kelley resided in the home located in the front of Paul Kelley's home. Paul and Paula resided in this home until 1930, when it was inhabited by John N. Kelley, a fireman. In the 1940's the property was purchased by Pietro Lococo.

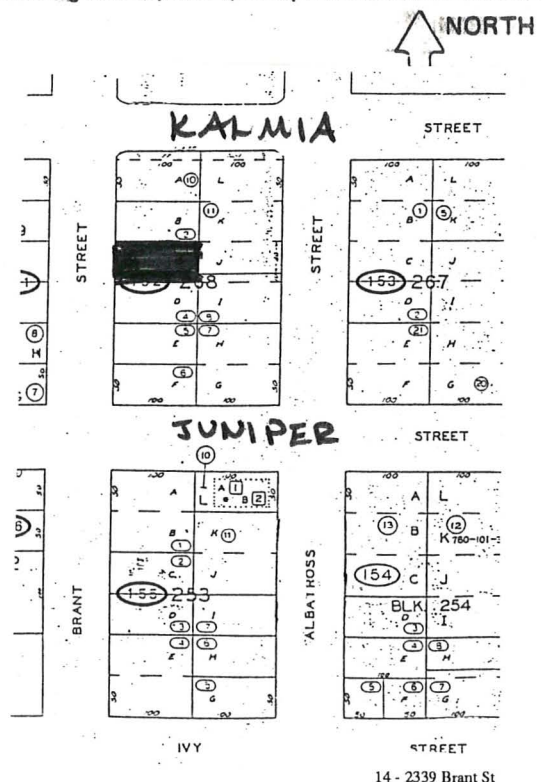
The structure is somewhat hidden by its accompanying home in front. However, it appears to retain all of its original architecture. It serves as a contributor to the historic fabric of the neighborhood.

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).
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.	SHL No.	NR Status
UTM:	A				6
	B				

IDENTIFICATION

1. Common name: None
2. Historic name: Kelley Residence
3. Street or rural address: 2341 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-03
5. Present Owner: Francesco and Frances Lococo Address: 2341 Brant Street
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 Desc: Blk 268 Lot C Horton's Add Lockling

This one-story rectangular California Bungalow sits high above street level behind a stucco retaining wall. The asphalt shingled roof is medium pitch cross gable with two front gables, overhanging eaves, and exposed rafters. Siding is patterned clapboard with shingles below the window level and latticework in the gable peaks. Windows are double-hung on the north and south facades. Fixed-pane windows have been added to the front facade. The door is not visible behind a security screen, which is an alteration. The house is reached via a wide articulated cement stairway which leads to a gabled porch on the south side of the front facade. The porch has decorative iron posts and an iron balustrade which continues as the railing for the stairway. Both are alterations. The house has a square oriel bay on the north facade and a square pedimented bay on the south facade. A stucco chimney is located on the south side. A garage is on street level to the south and a narrow south side stairway leads to a rear house. Alterations include windows, posts, balustrade, and railing and security screen.



8. Construction date:
Estimated _____ Factual 1921
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)
June 1990

13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Windows, security screen, posts, balustrade, and 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: Garage, rear house

SIGNIFICANCE

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

This attractive California bungalow was built in 1920 for Joseph C. Kelley, a carpenter, and his wife Julia. Joseph passed away the same year and Julia Kelley moved in and resided in the home until 1929. The property was subsequently sold to C.E. Yearn, who sold it in the 1940's to Frank Lococo.

The home is a fine example of 1920's architecture and is a contributing factor to the grouping of moderate income housing in the area, which includes several California bungalows.

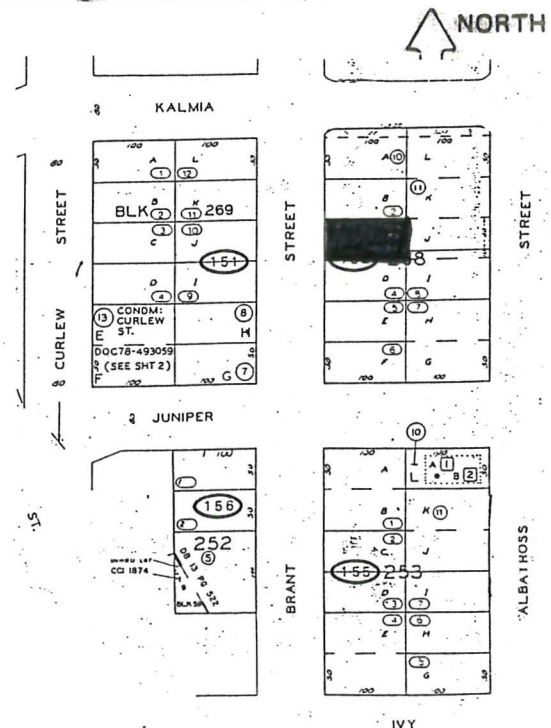
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13, 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: None
- Historic name: Fred S. Bregante Residence
- Street or rural address: 2354 Brant Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-151-11
- Present Owner: Fred S. Bregante Address: 2354 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

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 269, Lot K Horton's Add Lockling

This irregularly-shaped stucco-sided Spanish Colonial style house is one story in the front with a rear basement necessitated by the steep slope of the lot. The roof is red tile, low pitched, double hipped with slightly overhanging eaves and exposed rafters. To the rear, the roof is flat with red tile coping. Windows in the front facade are large multi-pane fixed with lintels. Wrought iron and shutters decorate the window on the north side of the front facade. Side windows are multi-pane double-hung with single pane double-hung to the rear. The door is wood with a small rectangular upper. A stepped entry with curving wrought iron railing leads to an entry porch which extends across the front facade to the southeast corner of the house. The railing continues to form a balustrade on the east and south sides of the porch. The north side is enclosed by one of the walls of the house. A small overhang, which is a continuation of the roof, shelters the entryway and is supported by turned posts and a lintel. The house features canalis under the eaves and a brick retaining wall. A driveway to the south leads to a one-car garage with a flat roof with red tile coping.



- Construction date: Estimated _____ Factual 1938
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
- 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: Garage

SIGNIFICANCE

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

This Spanish Colonial Revival home was built in 1938 for Fred S. Bregante. He resided here for over 20 years.

The home serves as an example of 1930's Spanish Colonial Revival architecture and is situated within the group of moderate income housing in the area, which contains numerous Spanish Colonial Revival examples.

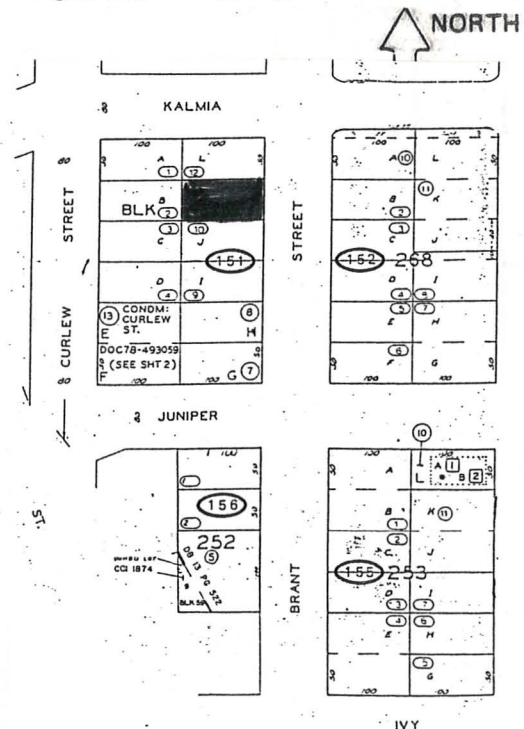
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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: Serafano Parmigiani
3. Street or rural address: 2355 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-02
5. Present Owner: Serafino Parmigiani Address: 2355 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's Modern Legal D: Blk 268 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:

This irregularly-shaped one-story house with a garage below has a flat roof with rounded coping. Siding is primarily stucco, but the garage and stairway are sheathed in decorative rock on the front facade. Windows are predominantly double-hung, four-pane horizontals, with a fixed-pane window south of the entry door. On the north facade is a metal casement window and a small porthole window is located on the south facade. The door is solid wood. Decorative iron-work is evident on many of the windows and on the screen door. A stucco retaining wall surrounds the property and is interrupted by a wide driveway to the south side of the property and a red tile stairway to the north. The stairway turns as it reaches the corner of the house and crosses the front as it rises to the entry porch above the two-car garage. The porch has a decorative iron balustrade which continues to form a railing for the stairway. A rounded cantilevered roof covers the entry area. An awning supported by iron poles shelters the porch windows. A rounded chimney with a decorative chimney pot rises on the south facade and horizontal roof vents are located on the north and south side.



8. Construction date: Estimated _____ Factual 1939
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: Decorative rock 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: None

SIGNIFICANCE

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

This 1930's-1940's Modern home exhibits the trend of streamlining the architecture, with its horizontally paned windows and curving cantilevered entry shelter. The home was built in 1939 for Serafino Parmigiani, who resided at this address for many years.

The structure lies within a grouping of moderate income homes, which were constructed to accommodate the large number of people moving to San Diego.

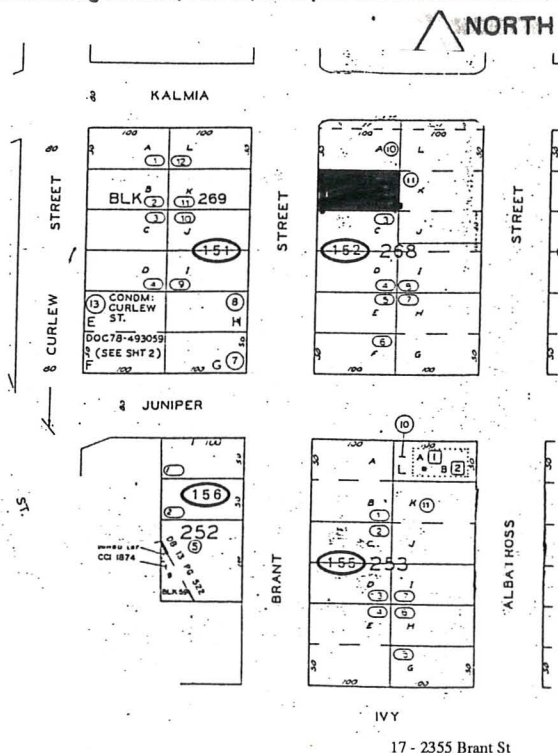
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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
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: 2366 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-151-12
5. Present Owner: Rose Emry Address: 2366 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40'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 269 Lot L Horton's Add Lockling

This two-story stucco-sided apartment building is L-shaped with a curving southeast corner. The roof is medium-pitched cross hipped with a boxed cornice, overhanging eaves, and canalis near the roofline. Windows are two and three-sash hinged with multiple horizontal panes, double-hung, and some portholes, one with keystones. Shutters flank some window groups on the second floor. Doors are vertical tongue and groove with square glass uppers and a wide protruding shelf surround on the first floor. Three cement steps lead to a stoop and entry on the front facade. Above, a second floor balcony with a stucco balustrade extends to the southeast corner. North of the first floor entry, a north-facing cement stairway with metal railing crosses the front of the building and rises to a second floor entry. A chimney and a bay with a scalloped frieze are featured on the south facade. Two single-car garages with recessed wooden doors face north below a slightly protruding second story. Metal light fixtures, lighted metal address panels, and mailboxes are original. A companion building with a walkway between faces north and features a cement stairway to a second floor entry, a west-facing balcony, and two garage doors on the west side of the north facade. Alterations include a shed roof over the balcony on the main building, an awning over a first floor window on the front facade, and louvered windows on the south facade.



8. Construction date:
Estimated _____ Factual 1940
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 ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Shed roof over balcony, awning over window, louvered 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: Companion building to the west

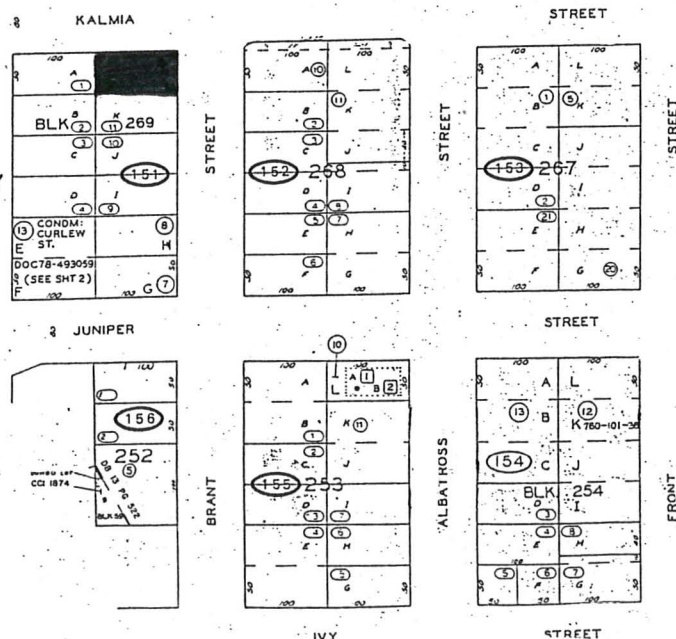
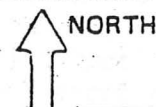
SIGNIFICANCE ²

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

This structure was built in 1940 and possibly maintained as an investment property by Mrs. Vera McDonough. D.B. Coleman resided here in 1940, while J.R. Dancy resided in the structure in 1941.

The 40's Moderne architectural style was the latest in architectural styles. This structure is very unusual in shape and style and is surrounded by several similar Moderne-style structures. It represents the style of architecture which followed the 1930's Depression.

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



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 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

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: 2371 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-152-10
5. Present Owner: Pietro and Christina Busalacchi Address: 2371 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 268 Lot A St Clsd Adj Horton's Add Lockling

This two-story irregular-shaped home is situated on a rise to the rear to accomodate two visible stories on the street facade. The roof is a low-pitched red tile hip with slightly overhanging eaves and exposed rafters. The main hip extends on the southwest corner to shelter the front extension and entry stoop. An articulated concrete stairway with a wrought iron bannister leads to the second story main entry. The small stoop is sheltered by the corner of the front extension roof with a metal pole for support. The door is now covered by a metal security screen. To the south is an extending balcony with a wrought iron balustrade and sliding glass doors, which are alterations. Below is a two-car garage. To the north of the main entry is a large fixed-pane window, which seems to wrap around the north corner. The outer corners of the pane window are multi-pane casements with a multi-pane transom, as are the remainder of the windows. The siding is stucco matching the retaining wall near the sidewalk. The original driveway along the southern facade is now a walkway with steps and a front garden.



8. Construction date:
Estimated 1940 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage: .1357
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Sliding glass doors and windows, two car garage, 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 _____ 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 structure, deterioration, and/or lack of historical significance.

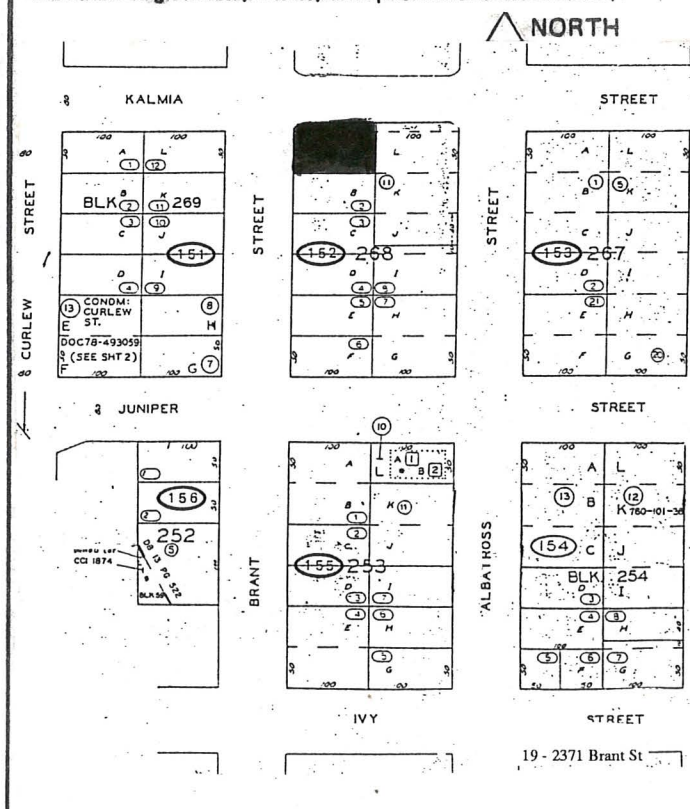
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2239 Curlew Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-10
5. Present Owner: Milla Corp Address: 2375 E. Tropicane Street
City Las Vegas, Nevada Zip 89119 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: Blk 59 For Blk 252 in DBI 3FG522 & Lot 3 in Middletown & Hortons Add Lockling

This three-story rectangular-shaped building has a flat roof with a red tile hipped hood across the front facade with a boxed cornice and decorative brackets below. The height to the rear, on the north side, is two stories due to the slope of the lot. The windows are double-hung on the sides and hinged on the front, south facade with geometric patterned panes and elaborately decorated surrounds with corner pieces and stuccoed fan lights on the second level. The center area of the third level has a heavy moulded shelf with decorative brackets. A story high, straight, double stairway with massive square pilasters and a turned wood balustrade with metal pipes above is reached from four steps on either side with iron pipe railing. This leads to a segmental arched entry porch with four French doors, two of which face the street. Alterations include a gable hood of red tile with three supporting brackets over the main entry and abutting against the third level center shelf, a shed to the southeast, and various windows replaced in aluminum sliders.



8. Construction date: Estimated 1925 Factual _____
9. Architect Liggett & Stelzer
10. Builder Liggett & Stelzer
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
June 1990

___ Fair ☒ Deteriorated ___ No longer in existence ___

ood, aluminum sliding windows

f necessary) Open land ___ Scattered buildings ___ Densely built-up ☒
nmercial ___ Other: Interstate 5

Private development ___ Zoning ___ Vandalism ___

r: _____

___ ☒ Moved? ___ Unknown? ___

Style apartments buildings adjacent

tural importance (include dates, events, and persons associated with the site.)

val apartment building was built in the mid twenties by
building contractors, who were constructing various Spanish
on Style multi-unit residences in San Diego at the time.
ter this building was completed another apartment house was
stelzer just two doors down from this one on Curlew. The mid
n the demand for temporary housing as San Diego prospered.
val Apartment House contributes to a group of three Spanish
Apartment Houses situated in a row on Curlew Street.

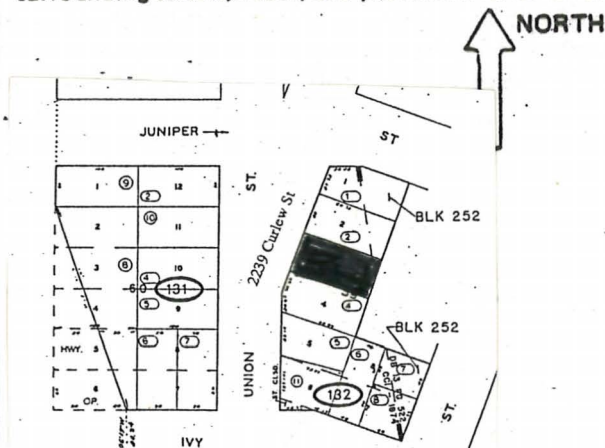
If more than one is
ce.)

are _____
Settlement _____

ation _____

ays, personal interviews

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: _____
2. Historic name: _____
2251-57 Curlew Street
3. Street or rural address: _____
City San Diego Zip 92101 County San Diego
533-132-02
4. Parcel number: _____
5. Present Owner: Mike & Anna Fiorentino Address: 3239 Horton Avenue
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 D: Blk 59 Por Blk 252 in DB 13PG522 & 211 Lot 2 Middletown

This rectangular building is three stories in height on the front and two on the back, due to the slope of the lot. The flat roof has a centered espadana parapet of curving steps with similar steps at the corners and red tile shed hood sections between. The windows are wide, double-hung, some with three sash with a fixed central pane. The doors are French at the entrances and a multi-panel wood basement door to the north. The entry is covered with a front gable red tile roof projection with a pointed segmental arch on the front and semi-circular arches to the sides, below the gable. The porch is reached from double straight one story high steps with three additional steps from the street. A heavy, open turned wood balustrade runs up the staircase and across the front arch. Alterations include partially covered wide window surrounds on the front facade, new high-texture stucco, aluminum window screens, a shed on the south east corner of the property, possibly the entry gable projection.



8. Construction date: Estimated _____ Factual 1926
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: Partially covered wood surrounds on windows, high texture stucco, aluminum screens, shed, possibly the entry gables..
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? _____
 None
18. Related features: _____

SIGNIFICANCE

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

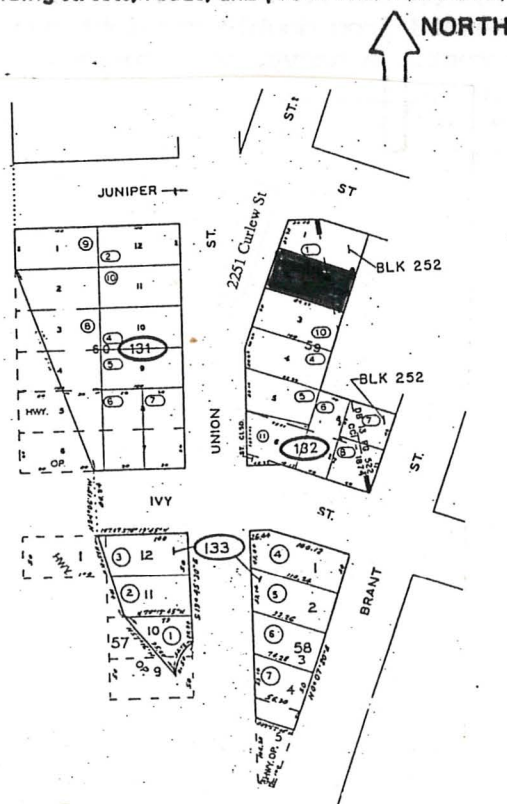
This apartment building was built in 1926 for D.A. Deacon as rental property. It is a good example of the popular Mission Style apartment structures prevalent in the Uptown area. This building is flanked by similar apartment buildings.

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2265-71 Curlew Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-01
5. Present Owner: Harold & Florence Katz,
Raymond & Roseanne Birno Address: 8390 Miramar Place, #13
City San Diego Zip 92101 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: Blk 59 (ex E 100 FT) N 50 ft Blk 252 in DBL 3PG522 & Lot 1 in Middletown & Hortons Add Lockling

This building, located on a corner is three stories on the front and two stories on the back, due to the slope of the lot. The flat roof has two medium-pitched front-gable parapets with moulded, wood coping running along the top of them and decorative stucco flower patterned rounds beneath. The windows include multi-pane hinged wood, three sash with a fixed center pane and multi-pane hinged side panels and large single-pane fixed, all with lugsills. Doors are single-paned French. The north entrance of the front facade is reached from side-reversed story-high steps with an S-curve wrought iron railing and stucco boxed base with a small multi-paned wood storage door on the north at street level. A small red tile gabled hood with decorative corner knee brackets and segmental arch below acts as the entry to a covered porch with a front-facing arch with the same wrought iron S-curve balustrade within, and a moulded surround with spiral pilasters. A heavy lugsill is located beneath this arch and under the windows. A chain link fence and block retaining wall are located to the south.



8. Construction date:
Estimated 1927 Factual _____
9. Architect Liggett & Stelzer
10. Builder Liggett & Stelzer
11. Approx. property size (in feet)
Frontage 134 Depth _____
or approx. acreage, .1035
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent ___ Good X 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 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? ___ Moved? ___ Unknown? X
18. Related features: Next to other Mission Style Apartment Buildings.

SIGNIFICANCE 1

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

This Spanish Colonial Style Apartment Building was built in the late twenties by Liggett and Stelzer. These local building contractors constructed various apartment buildings at the time in San Diego. This period saw an increase in the demand for temporary housing as San Diego prospered.

This building contributes to a group of three Mission/Spanish Colonial Revival Style apartment houses situated in a row on Curlew Street, one other of which was built by Liggett and Stelzer.

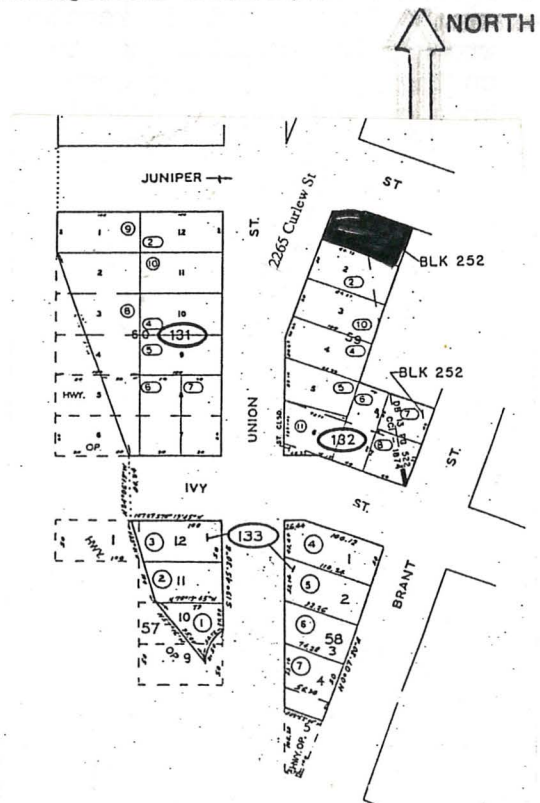
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

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

IDENTIFICATION

- Common name: Dickerson Apartments
- Historic name: Curlew Apartments
- Street or rural address: 2329 Curlew Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-151-04
- Present Owner: Richard Dickerson Address: 2329 Curlew Street #4
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
- Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Neoclassical with Craftsman alterations

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 269 Lot D Hortons Add Lockling

This large 2-story home with basement is high above the street level with a row of four wood-doored garages with flat roofs lining the street facade. The roof is a low-pitched front gable with wide overhanging eaves, exposed rafters and a lower front gable covering the 2nd story square bay. Vertical roof vents are situated at the gable peaks with curved brackets at the gable ends. The siding is clapboard with endboards except for the 2nd story square bay on the north facade which has flared shingle siding. The main entry faces the north along the northern facade and has a shed roof with exposed rafters and curving brackets. Concrete steps along the northern facade lead to the entry. The 2nd story street facade has Craftsman additions including the center square bay and a square bay on the northwest corner which is apparent by the double-hung windows and vertical roof vents. The entire roof has the Craftsman influence also. The remainder of the windows are narrow and double-hung. The central feature is a large veranda with a hip roof wrapping around the west and northwestern facade. It is now enclosed and has large fixed panes, some with leased transoms, while others are double-hung. The wooden balustrade is now enclosed and has square posts with Doric columns above connecting onto a molded cornice. A pediment decorates the northwestern corner of the veranda. The home has not been maintained and many alterations have changed the original character.



- Construction date: Estimated 1910 Factual _____
- 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

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: 2nd story, sq. bay on N. facade, enclosed porch, balustrade, garages added 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: None

SIGNIFICANCE

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

This heavily altered home was probably built in approximately 1910. It is first listed in the City Directories as the Curlew Apartments in 1928. Presumably, alterations including the addition of front garages took place before that time.

The architectural integrity of this building has been severely compromised rendering it of little historical significance, however the leaded glass transoms, classical columns and original siding give the building some original integrity and it may, someday, be restored to an earlier appearance.

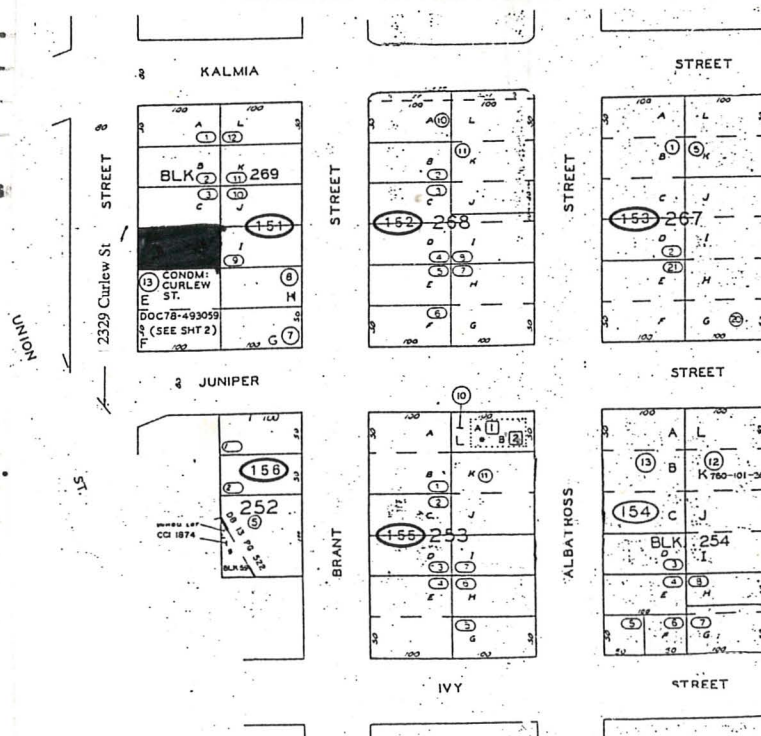
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

22. Date form prepared 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: _____

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: Zolezzi Residence
2. Historic name: _____
3. Street or rural address: 2341 Curlew Street
City San Diego Zip 92101 County San Diego
533-151-03
4. Parcel number: _____
5. Present Owner: Rose Zolezzi Address: 2341 Curlew Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's - 40's Modern
7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 269 Lot C Hortons Add Lockling

This stucco-sided, irregularly-shaped dwelling is 1-story in height with a basement on the S. side and sits high above street level on a raised foundation. A red tile pent roof with slightly overhanging eaves and exposed rafter caps is located in front of a flat-roofed rear section with a parapet. The front facade has a fixed multi-pane window with a metal awning on the N. side and a fixed-pane window with louvered side panels on the S. side. Other windows are double-hung and some feature decorative iron work. The door is not visible through a security screen. The house is reached via an articulated red cement stairway with an iron railing. There is no porch, but remnants of worked posts are evident where the original porch was enclosed. On the S. facade a red tile pent-roofed bay is located above an entry to the basement. A stepped entry with a pent overhang is also located on the S. side. The N. side features a stucco chimney with decorative chimney pots and a stepped walkway. Canals are located on the N. & S. facades. A retaining wall fronts the property and an iron railing surrounds the N. & S. sides. Brick skirting on the N. end of the front facade wraps around the corner. A driveway is to the south. Alterations include the enclosed porch, the pent-roofed section, and an addition in the rear.



8. Construction date: Estimated _____ Factual 1939
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

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: _____
- Historic name: Debusk Residence
- Street or rural address: 2365 Curlew Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-151-01
- Present Owner: Michael Bono Address: 2365 Curlew Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: 30's - 40's Modern
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 269 Lot A Hortons Add Lockling

This 1-story rectangular home rests on a raised foundation and has rough stucco siding. The low-pitched hip roof has a red-tile spine and slightly overhanging boxed eaves. The windows have horizontal multiple panes in pairs of double-hung frames. In addition, the front street facade features a fixed center pane with horizontal multi-paned side panels located to the south of the door. The door is reached by stairs along the facade with a wrought iron bannister heading south. The solid wooden door faces north and is sheltered by the corner of the roof overhang. The southwestern facade protrudes to accommodate the north-facing door. A detached 2-car garage along Kalmia Street has a hip roof with matching red-tile spine and stucco siding. The backyard is enclosed by a concrete brick fence. Alterations to the house include new stucco, the wrought iron bannister, and possibly a remodeled entry.



- Construction date: 1935
Estimated _____ Factual _____
- 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 ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: New stucco, bannister, possibly a new entry
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: 2 car detached garage

SIGNIFICANCE 2

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

This home was built in 1935 for Mr. DeBusk.

It is significant as part of a group of 1930's housing built in the neighborhood and as such it contributes to the historic character of the area.

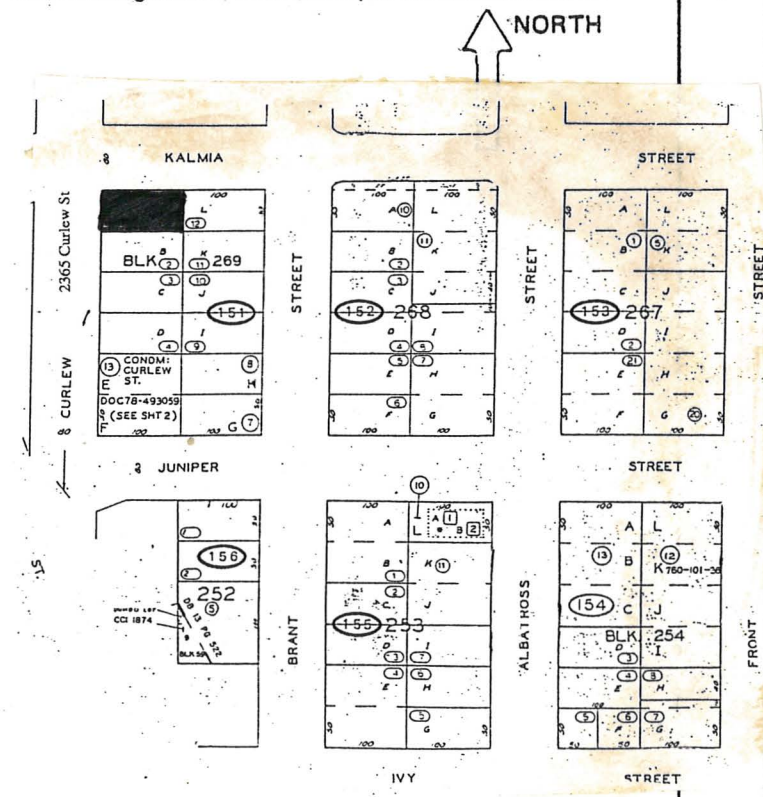
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

22. Date form prepared 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

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2415 Curlew Street (on 448 W. Kalmia lot)
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-05
5. Present Owner: Manuel & Margaret Terzoli & Phylis Daquisto Address: 1430 Pennsylvania Ave.
City San Diego Zip 92101 Ownership is: Public Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal Desc: Blk 274 Lots E & F W 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:

This is a small rectangular one-story structure with board and batten siding, and a medium-pitched side-gable roof with asphalt shingles, exposed rafters, and overhanging eaves. Windows are double-hung multi-paned featured in pairs, and with wooden surrounds. The door, with wood surrounds, is four-panel wood with four vertical rectangular glass uppers located above a horizontal shelf. A roof extension supported by triangular brackets shelter a front stoop. There is a secondary entry on the south side. A garage with a flat roof is on the north. Alterations include a louvered window and a covered patio to the rear. The building is an accessory to 448 Kalmia.



8. Construction date:
Estimated 1920 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)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Louvered window, covered patio.
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? _____ Moved? _____ Unknown? X
Garage on north, residence at 448 Kalmia.
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.

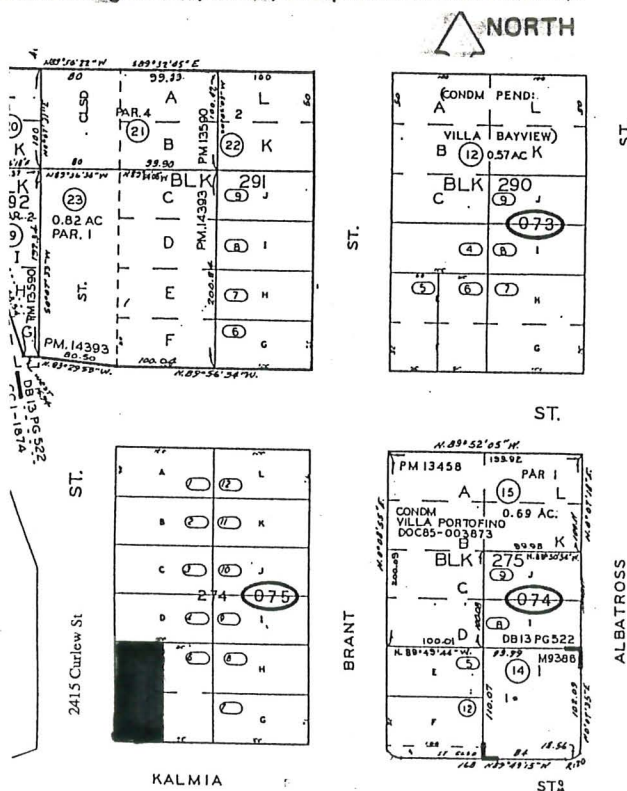
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: 2428 Curlew Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-09
5. Present Owner: Guiseppe Sanfilippo Address: 2428 Curlew Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal Desc: Blk 71 Lot 9 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

2428 Curlew Street is a one-story rectangular bungalow with basement. The roof is a low-pitched gable with a red-tile spine, wide overhanging eaves, and exposed rafters which are boxed by a plain bargeboard. A second gable roof is offset to the south and shelters the front porch. Within the gable end are vertical roof vents and brackets. Several alterations have occurred on the house, most significantly the windows are now aluminum sliding. The siding has also been altered and is now stucco. Five steps lead to the porch, which has large square brick posts, and decorative iron balustrade and elephantine columns at the outer corners. A security screen now covers the front door. A driveway runs along the northern facade and leads to a small detached garage with a gable roof, stucco siding and wood paneled door with a multi-paned upper.



8. Construction date:
Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 52 Depth _____
or approx. acreage .1010
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Stucco siding, aluminum sliding windows, 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 ___ 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

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.

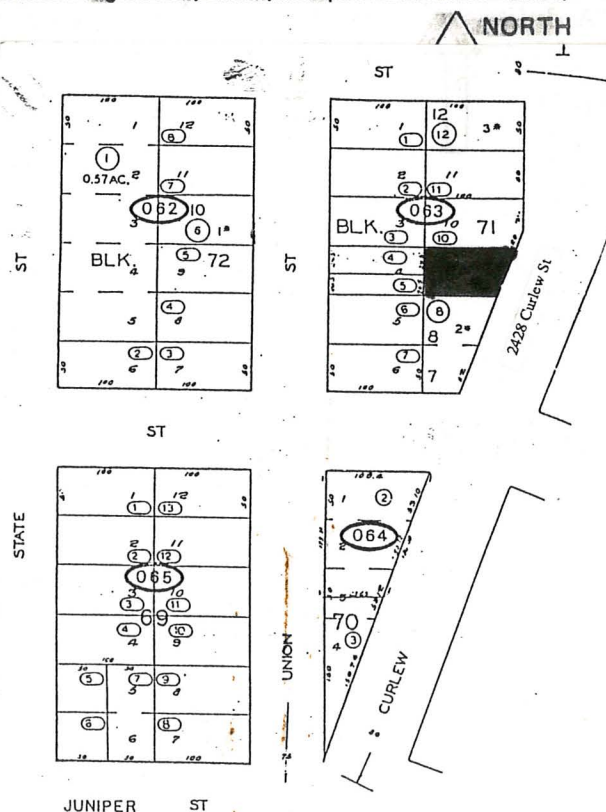
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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 6
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2440-44 Curlew Street
City San Diego Zip 92101 County San Diego
533-063-10
4. Parcel number: _____
5. Present Owner: Francesco, Antonia, and Alfredo Carini Address: 2440 Curlew Street
City San Diego Zip 92101 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: Blk 71 Lot 10 Hortons Add Lockling

This 1-story, L-shaped Spanish Colonial Style house has stucco siding with tilework on the front facade. The flat roof features a parapet, stepped at intermittent intervals and rising on the front facade to form a gable surrounding a curving chimney with two decorative chimney pots. Windows are deeply recessed with ironwork on the north facade. The doors are not visible behind security screens. The building has two main entrances on the south facade, one facing south and one facing east. The entrances, reached from straight front-facing stairways, have small porches with solid stucco balustrades. Red tile pent hoods supported by massive curving stucco brackets and lintels shelter the entrances. A narrow walkway on the N. side leads to a secondary entry. Spindled vents are located at foundation level. A driveway to the south leads to a garage which has been altered. Other alterations include the windows which are louvered or sliding.



8. Construction date: Estimated 1927 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .1089
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Garage, 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: Garage

SIGNIFICANCE ¹

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

This 2-unit residence was built in approximately 1927 as rental property. It is one of a group of small-scale houses in this neighborhood and blends well with its surroundings. It is a particularly nice complement to the Spanish Colonial Revival Style home to the north. This home is a contributor to the historic fabric of the neighborhood.

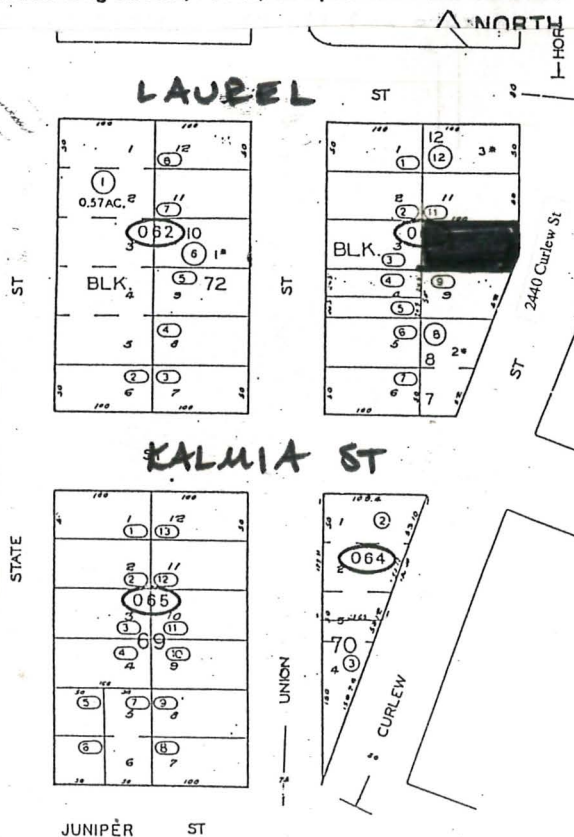
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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

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: 2450 Curlew Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-11
5. Present Owner: Vera Anfuso Address: 2450 Horton Avenue
City San Diego Zip 92101 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: Blk 71 Lot 11 Middletown
This L-shaped Spanish Colonial Style dwelling is 1 story in the front with a second story behind due to the slope of the lot. The roof is flat with a stepped, low-pitched gabled parapet in front and to the rear, medium-pitched side gabled with red tile and slightly overhanging eaves. Windows are deeply recessed, 2 & 3 sash hinged with multi-paned and some fixed panes. The 2 windows groups on the front facade have iron balconets and are topped by tilework enclosed in semi-elliptical fanlights. The tiled entry porch which abuts the gabled section of the house is reached from steps decorated with ceramic and terra cotta tile which is an alteration. The south-facing entry doors are flanked by full-length multi-pane side panels and sheltered by a shed roof with exposed rafters. A front-facing wood door also opens on to the porch and is surrounded by quoins which are possibly alterations. A side entry projects on the N. facade and a driveway to the south leads to a flat-roofed garage with vertically panelled doors. Alterations include metal frame windows, a security screen door, quoins, tilework on the steps, and a fanlight over a window on the S. facade which has been enclosed.



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)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Metal frame windows, security screen door, tilework on steps, enclosed fanlight
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 X Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
Garage
18. Related features: _____

SIGNIFICANCE 1

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

This home was built in 1923 for David N. Thurnell who lived there until 1926. Thurnell was manager of the Thurnell Tile Company and much of the tilework on the exterior of the building was presumably crafted by him. This home is one of a group of small scale homes in this neighborhood and blends well with its surroundings. It is a particularly nice compliment to the Spanish Colonial Revival Style home to the north. This home is a contributor to the historic fabric of the neighborhood.

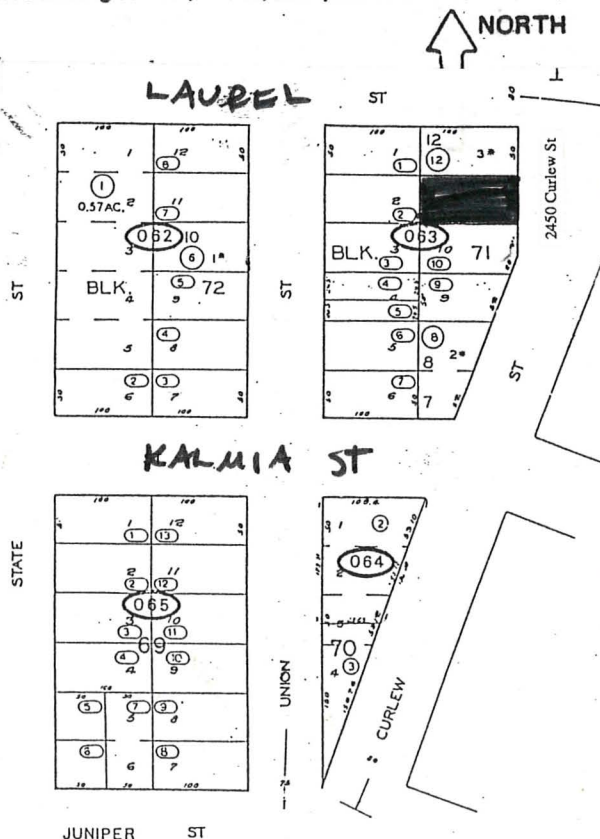
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2453 Curlew Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-02
5. Present Owner: Frank & Rose Amato Address: 2453 Curlew Street
City San Diego Zip 92102 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 274 Lot 13 Hortons Add Lockling

This 1-story rectangular bungalow is on a raised foundation. The roof is a low-pitched gable roof with overhanging eaves, exposed rafters and worked brackets at the gable ends. A second offset gable to the south shelters the front porch extension and has a large horizontal roof vent at the gable peak.

The windows are double-hung with large protruding sills. Within the porch entry is a 3-sash window with a fixed center pane, multi-paned transom and narrow, double-hung side panels. The porch is reached by 8 concrete stairs with a solid stucco banister leading to 2 large square posts. The porch is open to the south with a solid stucco balustrade and a large square post at the southwest corner resting on a square brick post. The southern porch balustrade is decorative open brickwork. The front door faces south from the enclosed north portion of the porch extension and is covered by a metal security screen. The home is sheathed in stucco and the southern facade features a brick chimney, a driveway, and an added cement block patio.



8. Construction date: Estimated 1920 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 _____ No longer in existence _____
14. Alterations: Security screen door, patio addition to the 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: 1- car detached garage

SIGNIFICANCE 1

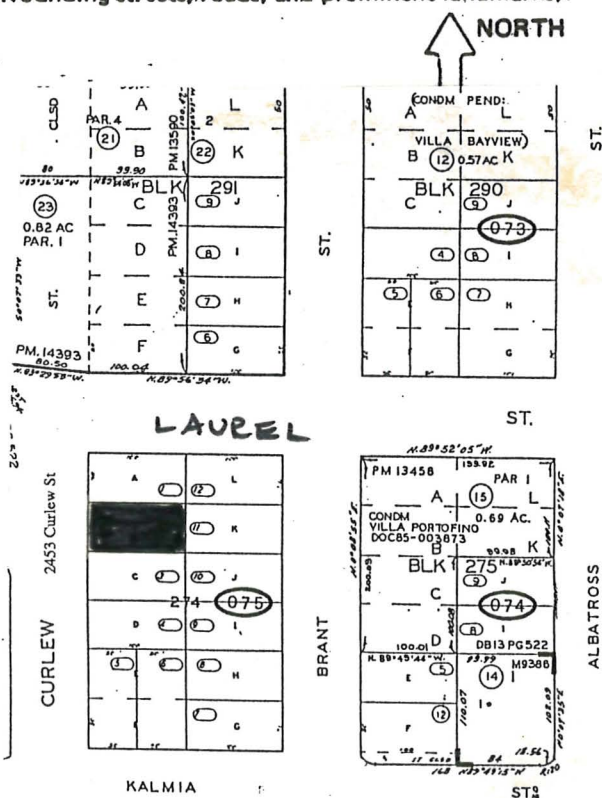
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This California Bungalow was built in approximately 1920 for investment purposes. It is one of a group of small-scale homes in this neighborhood and blends nicely with its surroundings. It is a 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 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

HABS	HAER	Loc	5A	Ser. No.	SHL No.	NR Status	6
UTM:		A	C				
		B	D				

IDENTIFICATION

1. Common name: none
2. Historic name: Hirte House
3. Street or rural address: 2465 Curlew Street & 427 Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-01
5. Present Owner: Catherine Marver Address: 2465 Curlew Street
City San Diego Zip 92101 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: Blk 274 Lot A Hortons Add Lockling

This rectangular home with basement is one story in height and rises to become two stories at the northwest corner. The two story corner has a low pitched red tile hip roof with overhanging eaves and exposed worked rafters. The one story roof is flat. The siding is stucco with decorative inlaid tile above the first story Curlew Street facade. Tile also surrounds the top of the two story chimney along the northern facade. The basement level is sheathed with bricks. The windows are primarily three-sashed along the first story with a fixed center pane and double-hung side panels. Along the west facade the windows have arched niche above and the sidepanels have been altered with louvred windows and iron security bars which also cover the basement windows and the remainder of the first level windows. Some windows have unusual curving iron bars. Along the first story with an arched transom and multi-pane side panels. A second entry is gated on the southwest facade with a red-tile shed roof supported by worked brackets and entablature. A second story balcony is situated above with a solid stucco balustrade.



8. Construction date: Estimated _____ Factual 1915
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
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: louvered windows, addition on south facade, security bars
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: one car garage to south, garage on 427 Laurel also

SIGNIFICANCE

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

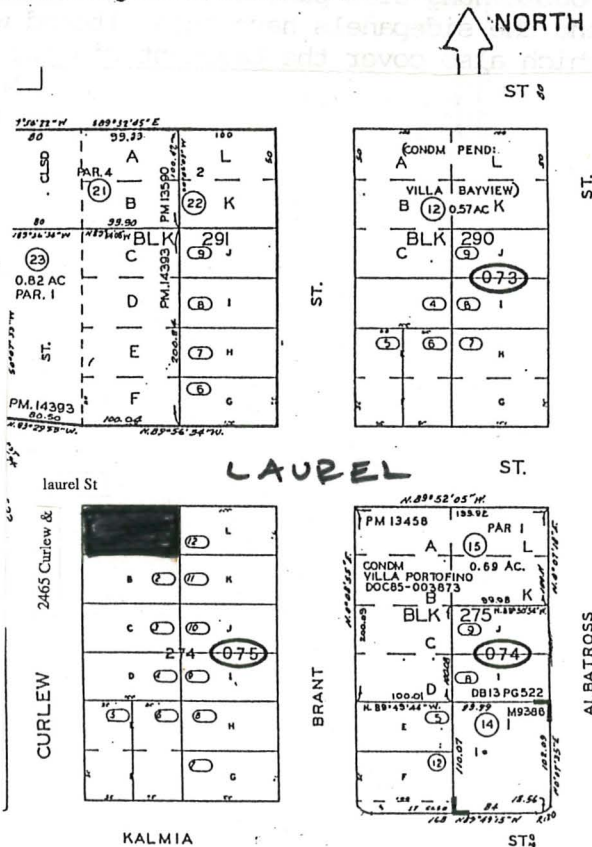
This imposing Spanish Colonial Revival home was built in 1915 for Hans F. and Mabel Hirte. Mr. Hirte was secretary of the W.J. Bailey Co., a wholesale and retail building material company located at Kettner and G. He later became president of the company. The Hirtes lived in the house until 1939. The importance of this house is enhanced by its large scale, its corner location, and its siting at the crest of a hill. It is a significant 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 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 5A SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: First Presbyterian Church of San Diego
2. Historic name: First Presbyterian Church of San Diego
3. Street or rural address: 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: Private Non-Commercial Original use: Private Non-Commercial

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: Legal D: Blk 217 Lot B, Lot C-K & 5½ of Hortons Add Lockling

This Gothic Revival church consists of two steeply pitched gabled elements connected by an arcaded walkway which surrounds a garth ten feet below street level. The building is accented by a square tower on the southwest corner of the eastern most gable. The front gables feature molded gable parapets topped by crosses. The eastern gable is four stories in height with three story side gables; the western gable is slightly lower again with lower side gables. The walkway is two stories in height; the tower rises to approximately six stories. Siding is flemish brick concrete and stucco. Deeply recessed windows are prominent on all facades. The church exhibits many Gothic characteristics including corner buttressing Gothic tracery, and stained glass acute arched windows. The western gabled element and the turret house the front entries reached by cement steps. Deeply recessed double doors with a wood panel between are wooden with glass on curving and angular designs. A secondary entrance on the south corner of the east facade is articulated with a one story brick turret with a formed concrete top, buttresses and arched. Alteration include formed concrete atop the main tower, a brick sign holder, pipe railing at main entrance, some brickwork flood lights, chain link fence on the west face. On the west face, some first floor windows have been filled in and a stairway has been added.



8. Construction date:
Estimated _____ Factual 1913
9. Architect Robert H. Orr
Supervising Arch: P.J. Duncan
10. Builder Kline & O'Byrne
11. Approx. property size (in feet)
Frontage 600 Depth .9179
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
formed concrete atop main turret, brick sign holder, brick wk, chain lind fence, floodlight
iron fencing on w. facade some windows ahve veen filled in and a stairway added.
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: Interstate % _____
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: Iglesia Presbyterian Hispana, Christian Education cont to the North

SIGNIFICANCE

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

The First Presbyterian Church has been a mainstay of San Diego Community since the begining of the city. The original church was founded in 1869 by the Reverend Thomas Fraser and occupied a site at the corner of 8th and Broadway. The present church at 302 Date Street was built in 1913 at a cost of \$100,000, designed to seat 1400 people. The church was designed by Robert H. Orr and supervised by architect P.J. Duncan. The First Presbyterian Church was the first State of California Corporation in San Diego and was responsible in establishing other churches in Pacific Beach, Old Town, and East San Diego. Many prominent leaders as G. Aubrey Davidson, Thomas Sefton, Grace Klauber, George Marston were early members of the Church and were active in its affairs. This church is a landmark of San Diego and is significant because of is architecture, history and its association with prominent San Diegans ,

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).

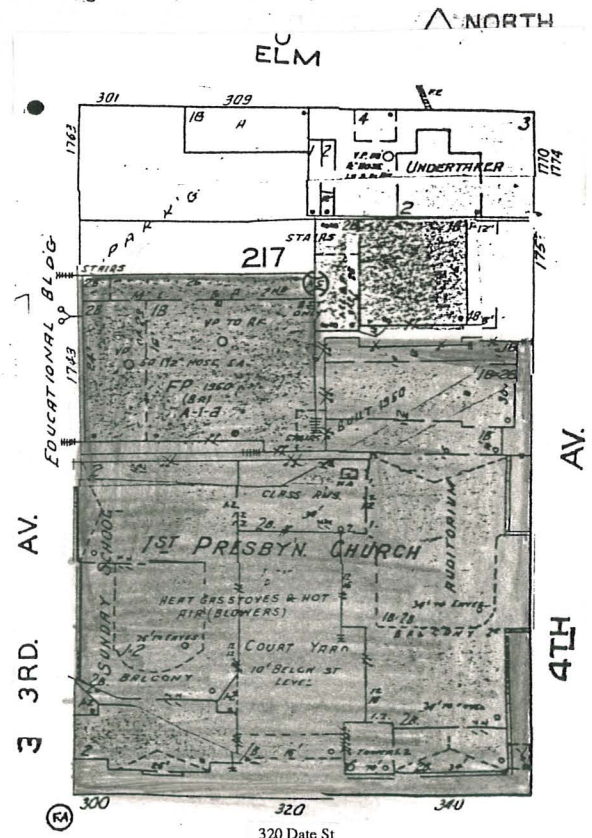
Interview with Gordon Shupe Bridal call, March 1921, Publications from Judson Studio

Publications of Church on 75th and 100th

Anniversaries

22. Date form prepared July 2, 1991
By (name) Kim Schoettle
Organization Office of the City Architect
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: 402 Date Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-302-06
5. Present Owner: Juanita Toomey Address: 457 Pescado Place
City Encinitas, CA Zip 92028 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Prairie Legal D: Blk 216 Lot F 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 home is on a raised foundation and has been altered partially due to the construction of the interstate to the south of the property. The roof is a low-pitched truncated hip with overhanging boxed eaves. A brick interior chimney intersects the roofline and a two-story extension to the home is along the eastern facade with a pent roof. The windows are double-hung on large fixed panes with a few three-sashed windows with a fixed center pane and double-hung sidepanels. A square one-story bay with a flat roof projects from the western facade. The original entry is recessed along the southern facade with concrete stairs and a wrought iron barnmaster. The rear entry along the northern facade is now used as the main entry, due to the highway. Surrounding the property is a stuccoed retaining wall and a chain link fence. The home has a recent stucco sheath, which may have altered the original siding.



8. Construction date:
Estimated 1920 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 _____ Fair x Deteriorated _____ No longer in existence _____
14. Alterations: Siding, additions, chain link fence, 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 _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? x
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 | <u>1</u> | 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):

↑ NORTH

ELM ST.

THIRD AVE. FOURTH AVE. FIFTH AVE. SIXTH AVE.

301

302

303

402 Date St

INTERSTATE 5

37

38

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: ---
2. Historic name: Knights of Columbus Hall
3. Street or rural address: 410 Elm Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-295-04
5. Present Owner: AA Referral Service Inc. Address: P.O. Box 15488
City San Diego Zip 92115 Ownership is: Public --- Private X
6. Present Use: Social Service Original use: Recreational/Commercial

DESCRIPTION Legal Desc: Blk 227 Lots E & F Hortons Add Lockling

7a. Architectural style: Mission Revival with Neoclassical influence

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

This 2-story stucco rectangular structure is on a raised brick foundation with a basement below. The roof is flat with large pent roofs centered within the east and west facades and large espadana parapets at the pent roof ends. The cornices of the pent roofs are boxed with a decorative molding and frieze. The large northern and southern espadanas contain a recessed area above the 2nd level. The windows are multi-paned, double-sashed and hinged, with multi-paned side panels and transoms below the pent roofs. Separating these larger windows on the second floor are pairs of square pilasters between the pent's frieze and the molded band below the windows. The symmetrical southern facade features 3 arched and columned openings reached by concrete stairs from the street forming the main entry which has been altered to allow access only through the western archway. The other 2 arches have been enclosed with stucco and aluminum-framed pane windows. Above the entry is a recessed panel with 2 windows which also steps down from the corners with a band of molding above. Two entries on each level of the western facade provide alternative accesses.



8. Construction date:
Estimated --- Factual 1923
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 X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: stuccoed window on southeast corner, entry, solar panels on roof stairway on west 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 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 1923, this large structure was built for the Knights of Columbus as a meeting hall. The Knights of Columbus met in this hall until 1939. Subsequently other groups moved in such as the I Am Sanctuary, the Sequoia Club & Catholic Daughters of America. In the 1940's the structure was utilized as an office for a group of physicians, and eventually became a hospital. According to an early photograph, the structure's unusual architecture is all original. The style is a mixture of Mission Revival with elements of Neoclassical architecture combined in an eclectic unbalanced manner. The structure contributes to the historic fabric of the area.

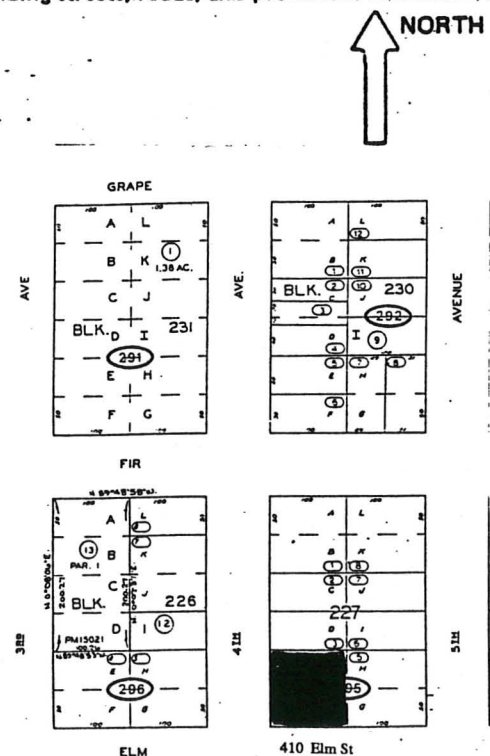
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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>60</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: _____
- Historic name: Beatrice Apartments
- Street or rural address: 424-440 Fir Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-292-07
- Present Owner: 440 Fir Ltd. Address: 3097 Dorsie Lane
City La Mesa Zip 92041 Ownership is: Public _____ Private X
- Present Use: Commercial & Residential Original use: Residential

DESCRIPTION

- Architectural style: 30's Modern
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 230 Lots G & H W 49Ft Hortons Add Lockling

These 2 stucco mixed-use buildings contain apartments on the 2nd & 3rd levels and commercial space on the 1st story of the street facade with basement space in the remainder of the 1st level. The 2 structures form an L-shape and have a low-pitched hip roof with slightly overhanging eaves. Over the 3rd story apartment entries, the roof extends with exposed rafters and curved brackets. The windows are multi-paned casements in various sash sizes, some wrapping around the corners of the structure. The apartment doors are solid wood panels. The 2nd floor entries are reached by concrete stairways with iron banisters which continue upward to access the 3rd level. The inner court contains mature landscaping and is reached by a concrete stairway with an iron security gate. Along the 1st level, the commercial entries are sheltered by a canvas awning. The facade is wood paneling with large fixed-pane windows and 2 solid wood-paneled doors. Alterations include the commercial facade, iron security gate, fire escape on the eastern facade and 2 double-hung windows.



- Construction date: Estimated 1941 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 49 Depth 100
or approx. acreage .1124
- Date(s) of enclosed photograph(s)
July 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Commercial facade, iron security gate & door, fire escape on eastern facade, 2 double hung 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 2

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

This apartment building was constructed in approximately 1941 for Newt House. The building is an example of housing built during WWII which was badly needed to shelter workers who came to San Diego for war-related jobs. The commercial facade was added at a later date.

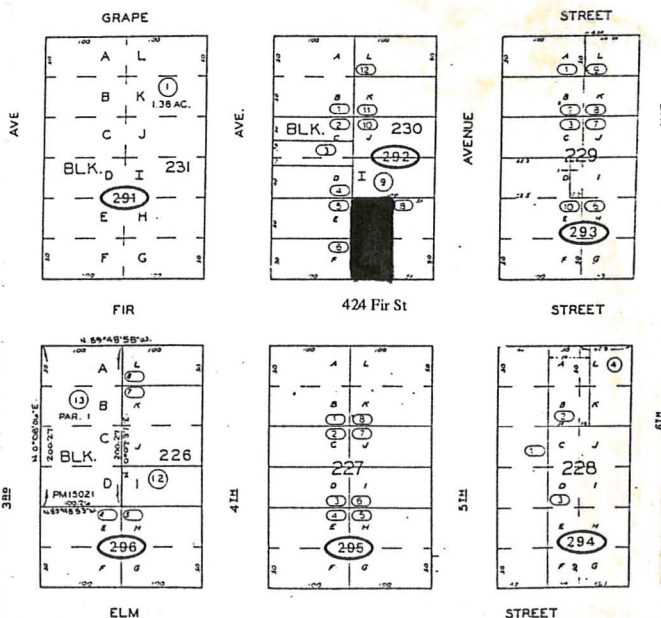
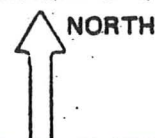
This building is not a contributor to the historic character of this area, but exhibits a scale and character that contributes to the ambiance of the area.

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 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

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

IDENTIFICATION

1. Common name: Brown Apartments
2. Historic name: Jenson Flats
3. Street or rural address: 125-139 West Fir Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-253-01
5. Present Owner: Brown Properties Address: 905 Broadway-P.O. Box 548
City Emmetsburg, IA Zip 50536 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 D: Blk 223 ½ int in lots A & B EXC hwy op Hortons Add Lockling

This three story, rectangular shaped building has a flat roof with projecting horizontal coping. On the east parapet at the roof. A flat cornice visor just below the roof line is boxed with exposed, worked brackets. The windows are double hung in horizontal rows. Some windows are fixed with angled curvilinear leaded glass on the north facade wide pairs of single pane hinged windows have the same leaded glass in full width transoms. The center section of the north facade project out the full three stories with two horizontal bands at the third story, the same cornice visor dividing the second and first stories and a wide segmental entry arch beneath supported by massive, story high elephantine pedestal with two horizontal bands at there capitals. A story high centered, concrete staircase, with wrought iron railing running inside a boxed balustrade, leads to the covered, arched entry porch with four solid oak entry doors, each with a large oval glass panel. Two side entries are located on the west facade. Alterations include fire escape on the east and west facades, one aluminum window, some windows replaced in 40s multi pane and one door on the west replaced in solid wood.



8. Construction date: Estimated Factual 1912
9. Architect San Diego Architectural Designs Co.
10. Builder unknown
11. Approx. property size (in feet)
Frontage 147 Depth
or approx. acreage .2120
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: fire escapes, some windows, one door
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: Interstate 5
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 1912 for Peter Jenson at a cost of \$8500. The five flats contain hardwood floors, mosaic tile and beamed ceilings. Of special note is the attractive arched entry to the porch and the unusual windows. The structure was designed in the Mission Revival style by San Diego Architectural Designs Co. It is situated near several Victorian homes and serves as an example of the transition of architectural styles which occurred during this time.

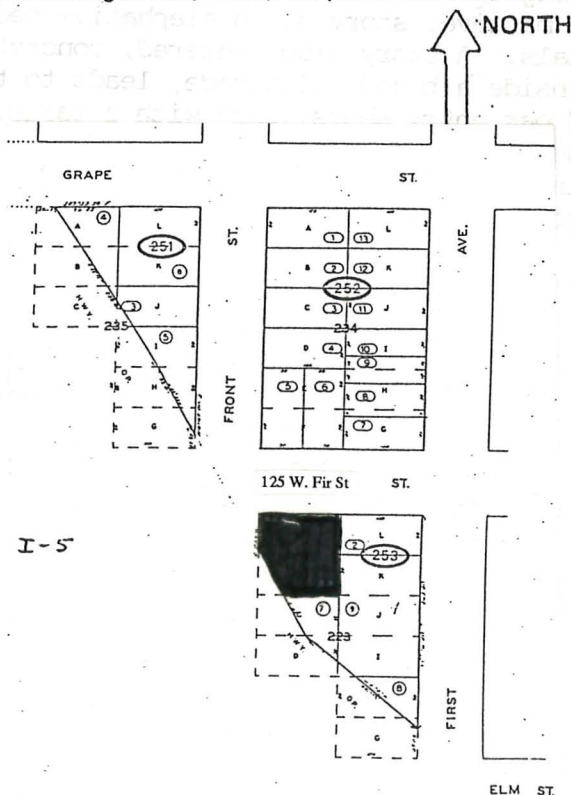
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

17, 18, 20. (9/29/12 33:2)

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 5D SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 126 West Fir Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-06
5. Present Owner: Vivian Saiko Address: 136 W. Fir St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 234 Lots F & E E 1/2 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: 126 West Fir Street is a property with 2 nearly identical Victorian row houses upon it. The western structure seems to have been moved onto the property and has been maintained better than the eastern row house. The structures are 2 stories in height with high-pitched front gables with overhanging eaves & worked exposed rafters. The siding on both homes has been altered and is now asbestos shingle. The side windows are narrow and double-hung while the front windows have been altered and are pairs of aluminum sliding or fixed on the west building & louvered on the east building. Wooden steps lead to each open front porch sheltered by truncated hip roofs. Wrought iron balustrades have corner posts which rise to the plain porch entablatures. The doors are deeply recessed along the interior sides of the 2 grouped structures with latticework separating the 2 entries. The wood panel doors have a flashed glass upper. Each structure has a square brick interior chimney.



8. Construction date:
Estimated 1890 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)
July 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Siding, windows, balustrades, bannister
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 2

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

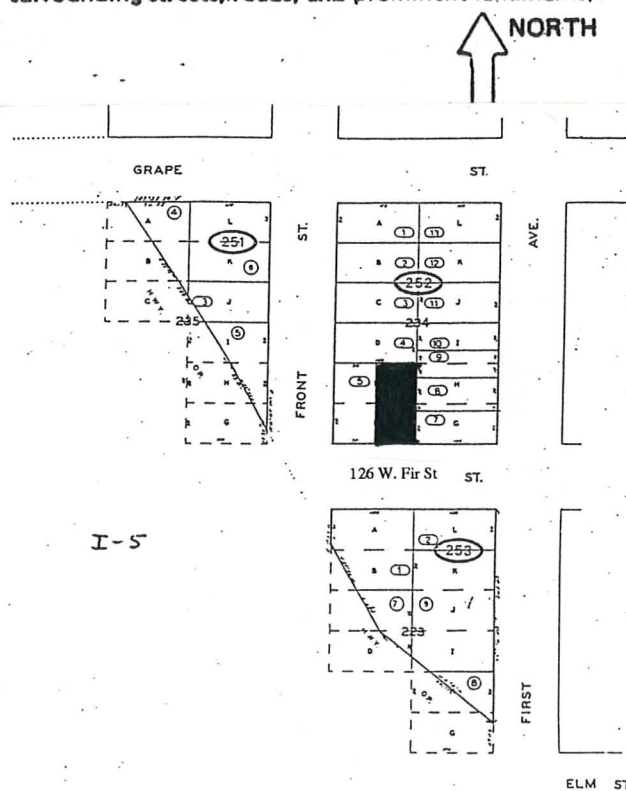
These homes date from the late 1800's, but at least one of them was moved on to the property. Due to their many alterations and lack of historic associations, they do not have individual historical significance. However, their scale and design contribute to the general ambiance of the surrounding area. It is possible that these homes were kit houses that were brought to San Diego via Cape Horn.

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, 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: Sherman-Doig House, #104
2. Historic name: John Rankin Doig Residence
3. Street or rural address: 136 West Fir Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-05
5. Present Owner: Saiko, Vivian L Address: 136 W. Fir Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Block 234, W $\frac{1}{2}$ Lots E&F, Hortons 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 $\frac{1}{2}$ story Queen Anne Style house on a raised cement block foundation is Historic Site #104. It sits high above street level behind a cement block retaining wall and commands views on the south and west sides. A steeply pitched hipped roof with multiple gables has roof cresting with turned finials, overhanging eaves, worked rafters and plain frieze. Trusswork ornaments many of the gable peaks. Two gabled dormers are located on the west facade. Siding is predominately shiplap with endboards. There is fish scale siding between stories on a west-facing gabled square bay, between stories on the south facade, and in some of gables. Windows are primarily narrow, double-hung with shelf surrounds, and decorated sill. Some are fixed with flashing or stained glass and some exhibit pent overhangs with decorative brackets. 14 molded cement steps lead a veranda which crosses the south facade and wraps around the west side. A stick balustrade with worked posts continues to form a railing for the stairs. The 2 entry doors off the veranda are wood panel with bevelled glass uppers, one with a stained glass transom. Entry roofs are decorated with horseshoe trusswork, supported by turned posts, and topped with false balconies surrounded by stickwood echoing the balustrade. A prominent feature is a 2nd story gabled oriel bay with panelling and stickwork, supported by worked brackets. On the west facade, north of the bay, a cement stairway leads to a porch with a hipped roof supported by turned posts. The roof wraps around the north side of the building and shelters 1st floor extension, the house has a brick chimney. Restored in 1975-76, has the following alterations the gable dormer, some windows, stained glass transom above west side porch, basement entrances, stairway, 1st floor extension on north side driveway and parking area on n. side.



8. Construction date:
Estimated _____ Factual 1887
9. Architect UNKNOWN
10. Builder John Sherman
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 _____
 Northside roof&1st floor extension, north side basement entrances, play area basement added, 2 gabled dormer,
 some windows stained glass transom
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 _____
 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 Sherman-Doig House was built by John Sherman in 1887 as part of his development of the south half of this block. Sherman erected several homes here. With all the modern conveniences, the homes were intended to provide modest housing for San Diego's growing population. John Sherman was a prominent builder who's 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 as secretary of the Escondido Land and Town Company. Sherman sold this home at 136 West Fir Street to John RankinDoig in 1888. RankinDoig was born in Ohio and, after service in the Civil War, he became a physician. RankinDoig came to San Diego in 1886 and practiced medicine but was not a prominent man within the community. Financial difficulties forced him to sell the Sherman-Doig House in 1892, during the period of national recession. This home 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).

City of San Diego Historic Site Board File #104

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):

