

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: 1916-1926 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-251-05
5. Present Owner: Robert Mellis Address: P.O. Box 2248
City San Diego Zip 92073 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's/50'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 235 Lots G through I POR Horton's Add Lockling

This two-story apartment building with basement contains four dwelling units and additional storage/living space below. The roof is a low-pitched side gable with horizontal roof vents at the gable ends and widely overhanging eaves. The windows along the street facade are now aluminum-framed; however, the original three-sash multi-pane metal casements still exist on the northern and southern facades. The window and door placement within the stucco siding is very symmetrical. Apartment entries are located on each corner of the eastern facade and are reached by floating concrete stairs with simple iron bannisters. The small cantilevered stoops lead to a wooden door with a two-pane metal-framed upper. The raised concrete block porch is entered from the south by a concrete stairway. Also, to the south is a parking area and an entrance to the basement level with an aluminum awning and double wooden doors.



8. Construction date:
Estimated 1940 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 124 Depth _____
or approx. acreage .1199
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE

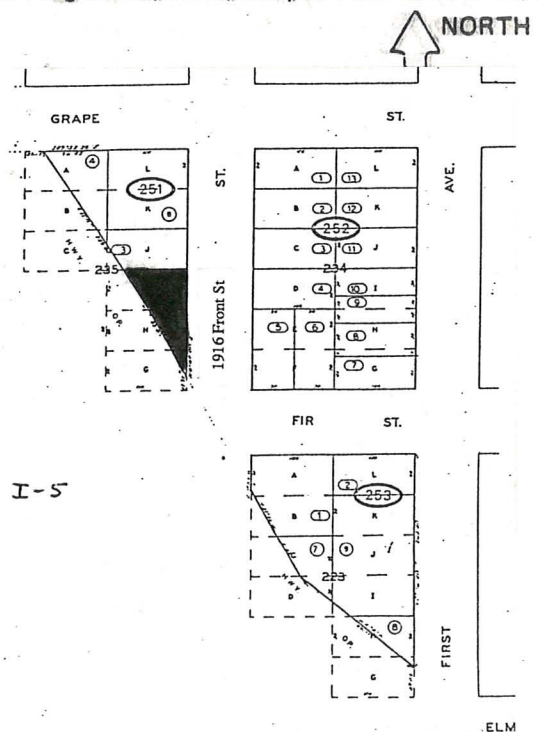
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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 fo the City Architect
Organization City of San Digeo 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	Lo 5, 5D	Ser. No.	SHL No.	NR Status
UTM: A			C		
B			D		

IDENTIFICATION

1. Common name: Joseph F. Mumford Residence, #100
2. Historic name: Joseph F. Mumford Residence
3. Street or rural address: 1929 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-04
5. Present Owner: George & Evelyn Anderson Address: 5330 Mt. Alifan Dr.
City San Diego Zip 92111 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal Desc: Block 234, Lot D Horton's Add. Lockling

7a. Architectural style: Queen Anne

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story Queen Anne style house with a basement in front due to the slope of the lot, has a steep multi-gabled asphalt shingled roof with overhanging eaves and exposed rafters. Siding is clapboard on the 1st story and fishscale on the second, with corner boards, a vertically panelled band between the first and second floors, and a watercourse between the 1st & 2nd floors on the north facade. Stucco sheaths the foundation and latticework is located under the stairway. Windows are predominantly double-hung, but in the bay, there are fixed pane windows with transoms of unusual geometric designs. Windows have wood surrounds and some are flanked by spindled pilasters which act as cornerboards. The house is reached from cement steps at street level, then wooden steps with a spindled bannister and square wooden posts lead to an iron gate at the entry to a small porch. The porch has double wooden doors with rectangular glass uppers. A full story gabled overhang with narrow double-hung windows and spindled ornamentation in the gable peak covers the porch. The most striking feature of this house is a full-length square bay, angled on the southwest corner and covered by a gable roof with ornamentation similar to that in the gable above the porch. A basement entry door, with wood surrounds and lintels is located in the bay. A vine-covered carport is to the south. Historic Site #100.



8. Construction date:
Estimated 1880's Factual _____
9. Architect Unknown
10. Builder John Sherman
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE 1

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

John Sherman developed the entire south half of Block 234, Horton's Addition Lockling, including the house at 1929 Front Street in approximately 1888. These homes, erected with all modern conveniences were intended to provide middle class housing for a growing San Diego population. They were built for approximately \$970-1130 each. John Sherman looked upon them as investments. John Sherman was a prominent builder whose most well-known structure is the Sherman-Gilbert House, now in Heritage Park. He lived in San Diego from 1887-1895. He was active in St. Paul's Episcopal Church, served as president of the Winona Library, and secretary of the Escondido Land and Town Co. The house at 1929 Front Street is a good example of a modest Queen Anne style house. Its significance is enhanced by its context in the cluster of Victorian houses in the block. The orientation of the house to take advantage of a view of the harbor is noteworthy.

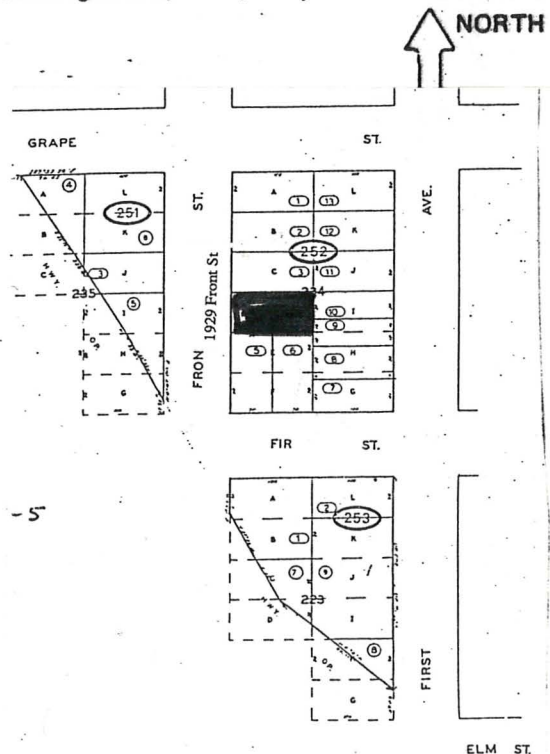
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17
City of San Diego Historic Site Files #
100, #129

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1939 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-03
5. Present Owner: Olin, Revel K. Grinchuk Robert A. Address: 1345 28th Street
City San Diego Zip 92102 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Blk 234 Lot C Horton's Add Lockling

7a. Architectural style: Italianate

- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This rectangular flat-roofed Italianate house sits at the rear of the lot and is partially obscured by a Spanish Colonial/Mission Style apartment building at the front. It is 3 stories high, but only the upper two are visible from the street. A boxed cornice and overhanging eaves shelter decorative brackets, lintelwork, and a plain frieze. Siding is tongue and groove with endboards. Windows are paired double-hung with shelf surrounds. A shuttered window is visible on the 3rd floor. A full length square bay rises on the south side of the front facade. Both the 2nd & 3rd floors feature balconies, each with an open wood balustrade. The 2nd floor balcony has wooden posts with decorative gingerbread work and worked brackets which support the 3rd floor balcony. A stairway which intersects the balcony leads from the 2nd to the 3rd floor. Bamboo surrounding the 3rd floor balcony is an alteration.



8. Construction date:
Estimated 1880's Factual _____
9. Architect Unknown
10. Builder John Sherman
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Bamboo surrounding 3rd floor 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: Mission Style Apartment in front of lot

SIGNIFICANCE

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

John Sherman developed the entire south half of Block 234, Horton's Addition Lockling, including the house at 1939 Front Street in approximately 1888. These homes, erected with all the modern conveniences, were intended to provide middle class housing for a growing San Diego population. They were built for approximately \$970 - \$1330 each. John Sherman looked upon them as investments. John Sherman was a prominent builder whose most well-known structure is the Sherman-Gilbert House, now in Heritage Park. He lived in San Diego from 1887-1895. He was active in St. Paul's Episcopal Church, served as President of the Winona Library, and secretary of the Escondido Land and Town Co. The house at 1939 Front Street was once adjacent to Front Street, but was moved to the rear of the lot when a Mission Revival style home was built in the front in 1909.

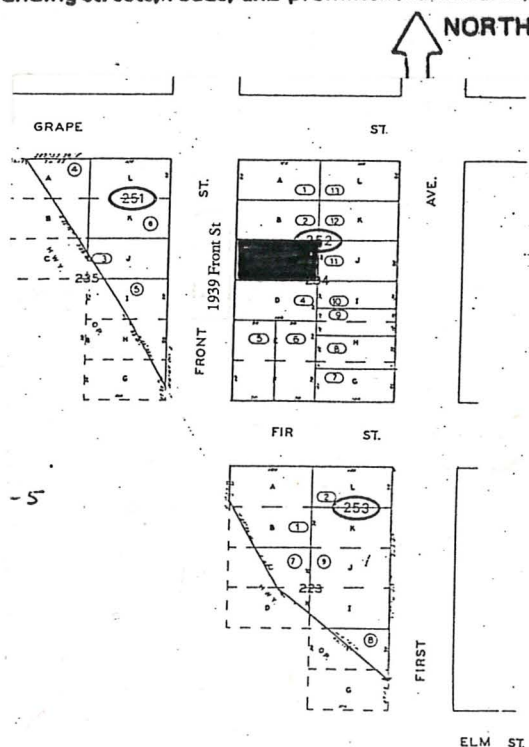
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

City of San Diego Historic Site File
104,129
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 _____

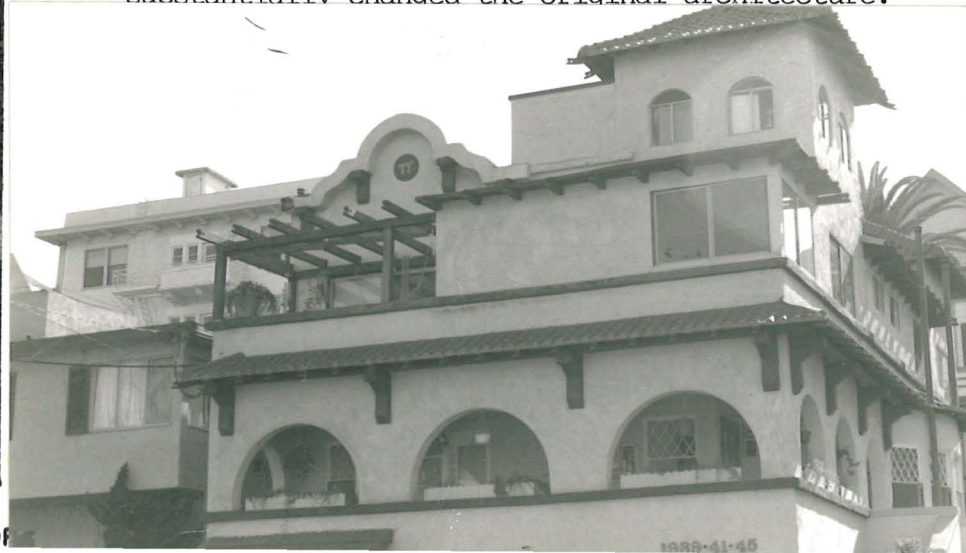
IDENTIFICATION

1. Common name: _____
2. Historic name: Marsh Residence
(1939 behind)
3. Street or rural address: 1941-45 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-03
5. Present Owner: Olui, Revel K Grinchuk, Robert A. Address: 1345 28th St
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal Desc: Blk 234, Lot C Horton's Add. Lockling

- 7a. Architectural style: Spanish Colonial Revival with Mission influence
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: This 3 1/2 story rectangular stucco-sided apartment building has elements of Spanish Colonial Revival and Mission style architecture. The south-west corner of the building has a square tower (originally with open arches) capped by a red tile hipped roof and solid triangular finial. To either side of the tower are multiple flat rooflines and to the north on the front facade, a Mission Style parapet. Beneath the parapet, a worked pergola covers the north portion a 3rd story balcony which extends the full length of the building and wraps around the corner. The balcony has a solid stucco balustrade with coping. Beneath the balustrade, a red tile hipped visor with worked brackets and exposed rafters runs around the building and continues to cover a semi-circular 2nd story bay, on the south facade. A 2nd story Spanish Colonial style arcaded porch with a solid balustrade and coping shelters the entry doors. These are reached from an articulated stairway with solid bannister to the south. On the first floor, at street level, an arched porch with 1/2 height built-in planters houses, 2 stepped entries. The 1st floor facade is interrupted by large square pilasters capped by a horizontal band of stucco. A pent hood with worked brackets and exposed rafters covers a single hung window with multi-paned upper north of the entry porch. Original windows on the 2nd floor are double-hung with diamond paned uppers. Doors are French and multi-paned with 2 panel glass uppers. Many alterations have substantially changed the original architecture.



8. Construction date: _____
Estimated _____ Factual 1909
9. Architect O. M. Warner
10. Builder F. M. Powell
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: gate at entry, windows, first floor entrances, enclosing of pergola on south facade, additions to tower
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: 3-story Italianate residence on rear of lot

SIGNIFICANCE ¹

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

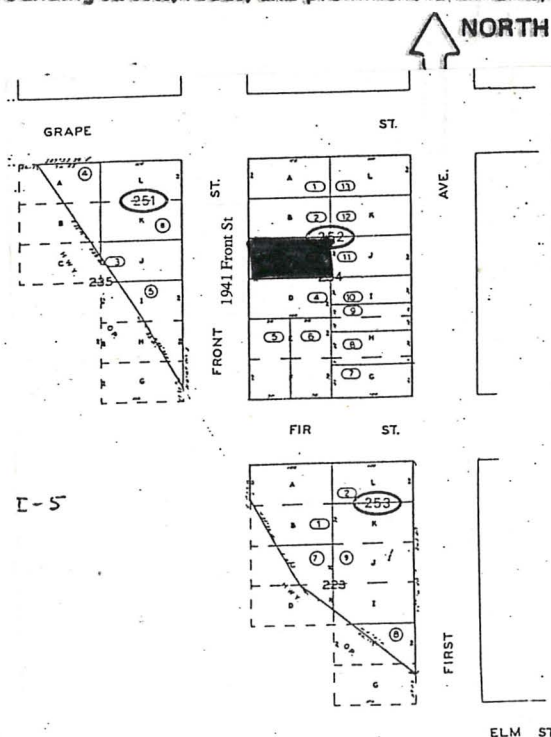
This home was built for \$7000 in 1909 for Mrs. A. E. Marsh and her husband, Harry by local builder F. M. Powell. The architect was O. M. Warner. Harry Marsh was the owner of the real estate and loan company, Harry Marsh and Sons. He lived in the house at 1941 Front Street until 1935. In the mid-30's, the home was divided into several apartments. When the house was built, it was considered a palatial residence and a showpiece of the Uptown neighborhood. The exterior Moorish elements were echoed in an interior Moorish style fireplace. Wainscoting and built-ins were included in the interior as well. The lower level was originally a garage; there were two stories above and an open tower capping the corner. Although the many alterations have obscured the original architecture to some extent, the building remains significant as part of the Front Street streetscape with its unusual grouping of a variety of historical architectural styles.

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

13, 17, 18
20; 9/9/09

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: John J. Schleimer House
3. Street or rural address: 1946 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-251-03
5. Present Owner: Anderson, George and Evelyn Address: 5330 Mt. Alifan Dr.
City San Diego Zip 92111 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 235, Lot J/ EXC FWY OP/ Horton's Add Lockling

This rectangular, 1½-story Craftsman bungalow sits above street level on an ashlar block foundation. It is sided in shiplap and flared at the foundation level. A high-pitched, side-gabled roof with diamond-shaped composition roofing material extends to cover a central front porch and front square bay south of the porch. Widely overhanging eaves shelter sharply pointed rafters in the gable and knee brackets. A central shed dormer, also with overhanging eaves and pointed rafters, contains a band of multi-paned windows. Other windows, all with shelf surrounds, are predominantly double-hung, with leaded glass uppers featured north of the porch. Fifteen molded concrete steps with an ashlar block bannister lead to the large front porch. A boxed shiplap balustrade, stepped on the corners and columns, support the roof. A central two-panelled wooden door contains a large oval bevelled glass upper. On the north facade, there is a single-story bay with a shed roof. An ashlar block retaining wall surrounds the property and a concrete garage with a wood door abuts the sidewalk to the south.



8. Construction date: Estimated _____ Factual 1908
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage, .1078
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: Garage

SIGNIFICANCE

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

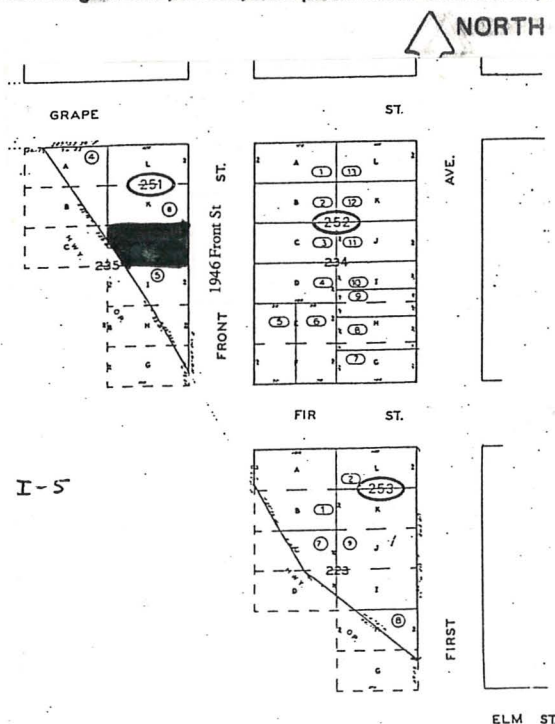
This home was built in 1908 for John J. Schleimer and his wife Nellie who lived there until 1948. Schleimer was president of Ingersoll Candy Co., located at 836 Fifth Avenue. The home is well-sited above street level, at the termination of an ashlar stairway. Its scale is consistent with other historic buildings in the area. The home is located among an unusual variety of historical buildings and is a contributing structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ 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 S.D. 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: 1967-69 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-252-01
5. Present Owner: Benedict George & Rainey D. Herman Trust Address: 4261 Arista Dr.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal D: Blk 234 Lot A 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 two-story irregularly-shaped house with shiplap siding and a medium-pitch pyramidal hipped roof. A boxed cornice with widely overhanging eaves shelters a plain frieze and architrave. Windows are double-hung with wide wood surrounds. On the north side of the front facade, a two-story wide-angled bay rises under the eaves. The porch which abuts the sidewalk, is on the south side of the front facade, and is flanked by a shiplap balustrade and Tuscan columns, two of which are engaged. A wide entablature above supports the second floor balcony with its shiplap balustrade and wood-panelled door with rectangular glass upper and wood surround. Two doors, one of which is identical and the other of which has been altered open on to the porch. The south side of the house is on a raised cement foundation to accommodate the sloping lot. The south facade protrudes slightly halfway to the rear of the house. On the north facade are two angular geometric leaded glass windows, and a vine-covered fence. Alterations include the entry door and new screens on doors and windows.



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

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Entry door, new screens on doors and 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: None

SIGNIFICANCE

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

This Neoclassical box was probably built in the 1910's. It was moved to its present site in 1951 and has been rental property since that time. The house contributes to the streetscape in the area; however, preliminary research indicated minimal historical significance. Further research may reveal facts which bring significance to the structure.

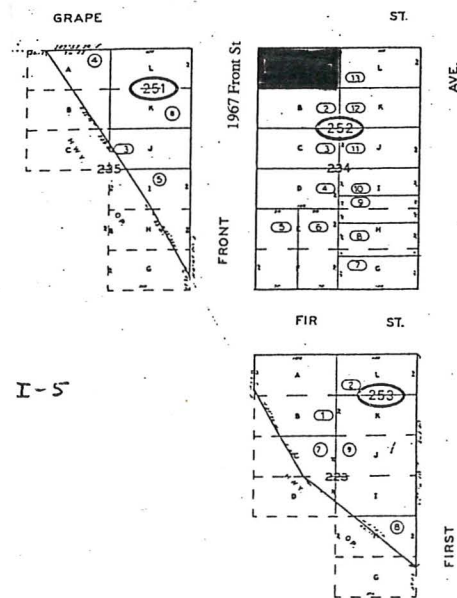
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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

13, 17, 18, 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. <u>5A</u>	SHL No.	NR Status
UTM: A				C	
B				D	

IDENTIFICATION

- Common name: none
- Historic name: Adella Court Apartments
- Street or rural address: 2011 Front Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-176-05
- Present Owner: Benedict, George: Rainey D Herman Trust Address: 4261 Arista Drive
City San Diego Zip 92103 Ownership is: Public ☐ Private ☒ X
- Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style:

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

This stucco sided irregularly shaped Spanish Colonial Style apartment building is three and half stories in height and sits on a sloping corner lot. It has a flat roof with a parapet covered by coping and stepped in the center, and a pyramidal hipped roof to the rear. Below the parapet, a protruding horizontal band with square brackets runs across the front facade and wraps around the corners. Windows, all with narrow wooden surrounds, include double-hung with vertical multi-pane uppers, multi-paned wooden casements, and three sash with central fixed panes with vertical multi-pane transoms and narrow double-hung side panels. Door are french, some in pairs. A stepped cement wall with horizontal panels and large square posts extends across the south 2/3 of the front facade. Behind, a straight south facing stairway with metal rail leads to a porch which has three entry doors and is covered by a third story corner extension. On the southwest corner, behind the stairs is a third story balcony with plain wood balustrade and large wooden posts which continue as pilasters to street level. The south facade features an arched entry with a large niche, small third story square bay sit on arched balcony. The building has square vents at ground levels and a chimney.



- Construction date: Estimated _____ Factual 1916
- Architect unknown
- Builder unknown
- Approx. property size (in feet)
Frontage 175 Depth _____
or approx. acreage .1721
- Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent X 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 X Industrial _____ Commercial _____ Other: _____

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

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

18. Related features: none

SIGNIFICANCE

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

The Adella Court Apartments were built in 1916 in the Mission Revival style, popular at the time. This apartment building is significant for its large size and its many facade planes. It contributes to the historic fabric of the area as part of a cluster of Mission style apartments houses.

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

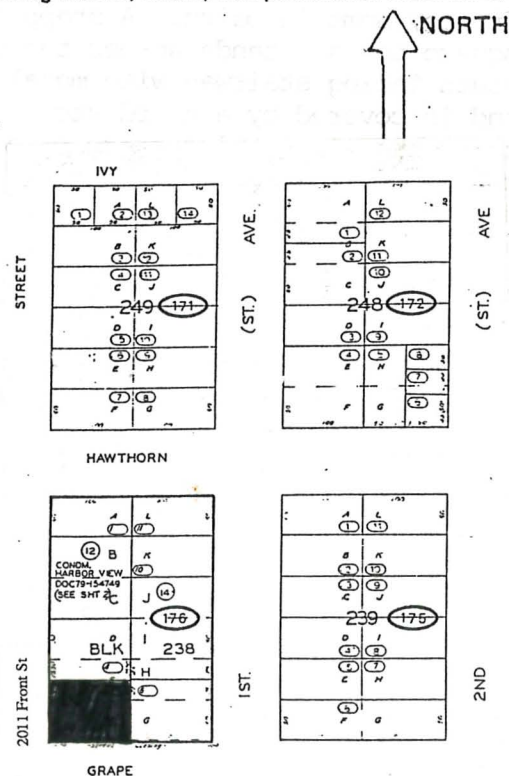
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
13, 17, 18

22. Date form prepared Dec 1990

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2018-22 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-08
5. Present Owner: Principato, Angelo and Sadie Address: 3505 Kite Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Prairie with 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 237 (ex W25 ft) Lots G & H Horton's Add Lockling

This is a two-story, rectangular, stucco-sided apartment building which sits on a raised foundation. The roof, a medium-pitch hip with composition shingles and a red tile spine, has a boxed cornice and widely overhanging eaves. Windows are double-hung and fixed with horizontal transoms, one with a leaded glass fan pattern. Two two-story wide-angle bays, one at the south corner of the front facade and one on the south facade, are covered by hipped roofs. A cement walkway leads to a raised entry with a metal bellcast entry hood supported by decorated wrought iron posts. Doors are solid wood with aluminum kickplates. A small door on the south facade opens into a basement storage area. The entry hood and posts are possible alterations.



8. Construction date:
Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 175 Depth _____
or approx. acreage .1721
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ____ Good ☒ 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.)

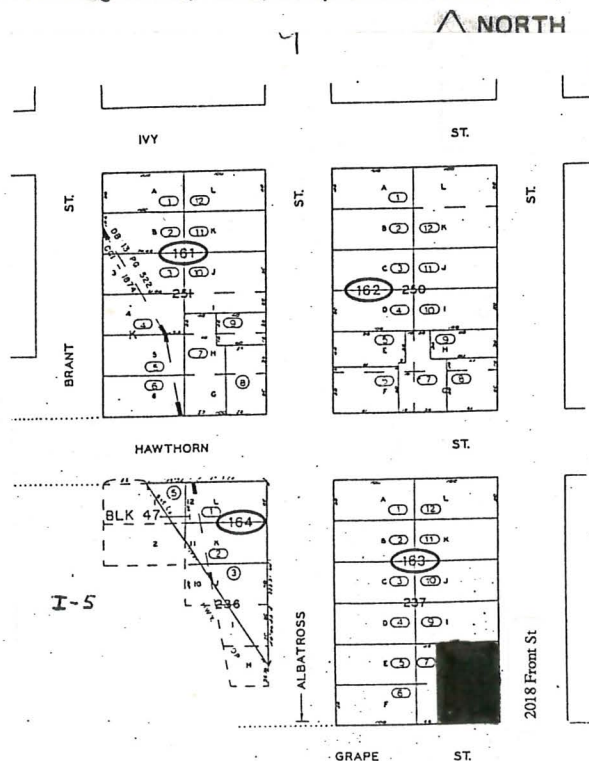
Architecture 1 Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

13

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Westwinds Apartments
2. Historic name: None
3. Street or rural address: 2027 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-176-04
5. Present Owner: Benedict George & Rainey D. Herman Trust Address: 4261 Arista Dr.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 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 238 Lot E, Lot D /EXC S 24.5 ft Horton's Add Lockling

This two-story rectangular apartment building is on a raised foundation which accommodates the sloping terrain. The siding is smooth stucco which compliments the symmetrical Mission architecture. The flat roof has a stepped parapet with a plain stucco coping. Large horizontal roof vents are below the roofline and matching crawlspace vents are situated in the raised foundation. The horizontal bands of wide double-hung windows alternate with three-sash windows with a fixed center pane and a multi-pane transom. The central element is the deeply recessed entry with a long staircase from the street. The single French door has multi-pane side panels and a small marquis hangs above the entry. Directly above is a second story balcony with a solid stucco balustrade and large brackets below. A shallow decorative hood with twin brackets lies above the balcony's recessed French door. Along the northern facade is an unpaved driveway leading to a one-car garage.



8. Construction date:
Estimated 1922 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 25 Depth _____
or approx. acreage .1733
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: One-car garage

SIGNIFICANCE

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

This early 1920's Mission Revival Style apartment building was built during the building boom of that era and is typical of the rental housing of the time. It was built for Gertrude A. Kahle.

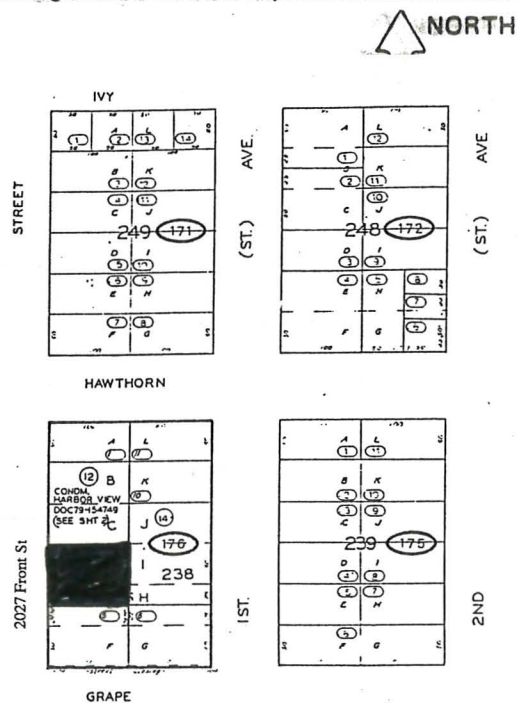
Its excellent condition and lack of alterations help make it a significant structure. It is located within a cluster of three Mission Revival Style buildings.

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

13, 17, 18

22. Date form prepared Dec. 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 525 "B" Street, Suite 2002
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: 2048 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-10
5. Present Owner: Marie Sanders Address: 2048 Front Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 237, Lot J in Horton's Add
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Lockling

This one-story rectangular Victorian home is situated on a high raised foundation with a large crawlspace providing storage below. The large crawlspace vents are covered with screens and a small wooden door provides access along the southwestern facade. The roof is high-pitched crossed gables with a slight overhang and a plain frieze. The altered siding is now asbestos shingle and the roofing is asphalt shingle. A square bay is situated below the front gable end with a truncated hip roof and narrow double-hung windows. The remainder of the windows are also narrow and double-hung with the exception of the windows on the back addition with a pent roof. On the southeast corner is a tall, wooden stairway which leads to the front porch. The balustrade is clapboard with two turned posts and a multi-pane glass enclosure near the doorway. One post is now a plain beam. The porch is sheltered by a truncated hip roof and contains two doorways, one being an alteration.



8. Construction date:
Estimated 1887 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: Screens, siding, asphalt roof, front stairway, back addition
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

This home, probably built in 1887, was rental housing. Despite its alterations, it retains a degree of architectural integrity and contributes to the historic fabric of Front Street. Two other Victorian homes are nearby. This home is unusual because it is situated below street level. It was originally a single-family home, but was converted to apartments in 1947.

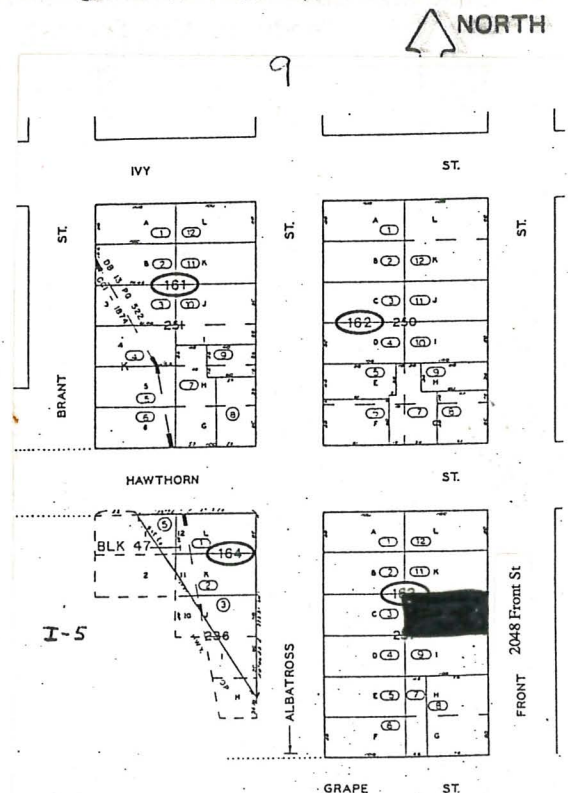
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: Thomas and Nellie Furlong Residence
3. Street or rural address: 2060 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-11
5. Present Owner: Brian Raines, Mervin and Merlienne Croker Address: 2060 Front Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal D: Blk 237, Lot K in 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:

2060 Front Street is a one-story rectangular home on a raised cement block foundation. The medium-pitched hip roof has wide overhanging flared eaves with worked exposed rafters and a plain frieze. Two brick interior chimneys are located to the west of the structure. The siding is clapboard and flares slightly near the foundation. Square oriel bays are on the north and street facades with three-sash windows with a fixed center pane, leaded transom, and double-hung side panels. An angled oriel bay is on the south facade with double-hung windows on each side. The remainder of the windows are double-hung with shelf surrounds similar to the bay surrounds. Four Ionic columns (two engaged) support the hip roof over the offset portico entry. The porch is boxed with a clapboard balustrade and is reached by three concrete steps. The wide wood panel door has a glass upper panel, wood-framed screen and shelf surround. A later addition on the rear has a pent roof and wide clapboard siding.



8. Construction date:
Estimated 1917 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 _____ Deteriorated _____ No longer in existence _____
14. Alterations: Addition on rear facade with shed roof
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

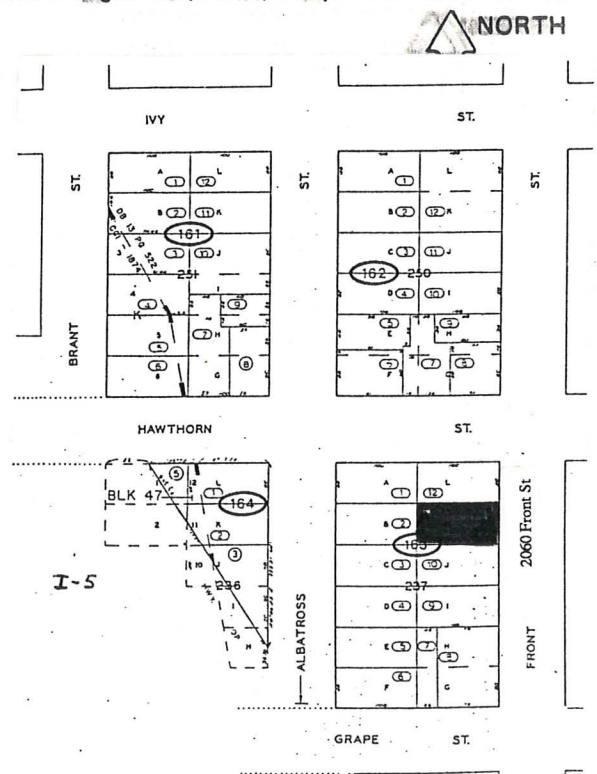
This home was built in approximately 1917 for Thomas and Nellie Furlong. Furlong was supervisor for the Prudential Insurance Co. of America. He later became a salesman and was involved in real estate. The Furlongs lived here until 1953. This home is a good example of a small scale Neoclassical home. It is located between two Victorian homes, and 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 ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: Maginnis Home
3. Street or rural address: 2068 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-12
5. Present Owner: Alexander Chidichimo Address: 2068 Front Street
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 237, Lot L Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story irregularly-shaped Queen Anne Style house has a high-pitched hipped roof with multiple gables and composition shingles. Pent roofs enclose the gables. Siding is clapboard with fishscale in the gables and endboards. A horizontal band runs between the foundation and first floor. A plain frieze is sheltered by a boxed cornice and overhanging eaves. Windows are predominantly double-hung with shelf surrounds. A fixed-pane window with a transom is located on the south side of the front facade. The door, also with a shelf surround, has a double wood panel with a small oval glass upper. Five cement steps with a low cement bannister lead to a wooden porch on the north side of the front facade. The porch, with an open wood balustrade and square posts, has columns which support a plain entablature and hipped roof with overhanging eaves and boxed cornice. The house sits on a raised brick foundation which is highest on the south and west sides to accommodate the slope of the lot. The foundation features latticework and latticed vents. On the south side, there is an oriel bay with corbel and hipped roof. The north side has a full-length square bay. There is an attached garage at the northwest corner. Alterations include windows and a balcony on the rear. The north section of the porch has been enclosed.



8. Construction date:
Estimated _____ Factual 1896
9. Architect Charles A. Logan
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: North section of porch has been enclosed, latticework over windows balcony at rear.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ 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 house was built in 1896 for E.B. Maginnis, who lived there with Miss Rose Maginnis until 1903. The home was designed by Charles A. Logan, who maintained an office in San Diego until 1900. The home is a good example of the simplified Queen Anne Style and contributes to the historic fabric of the neighborhood. Two other Victorian homes are in the immediate area.

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

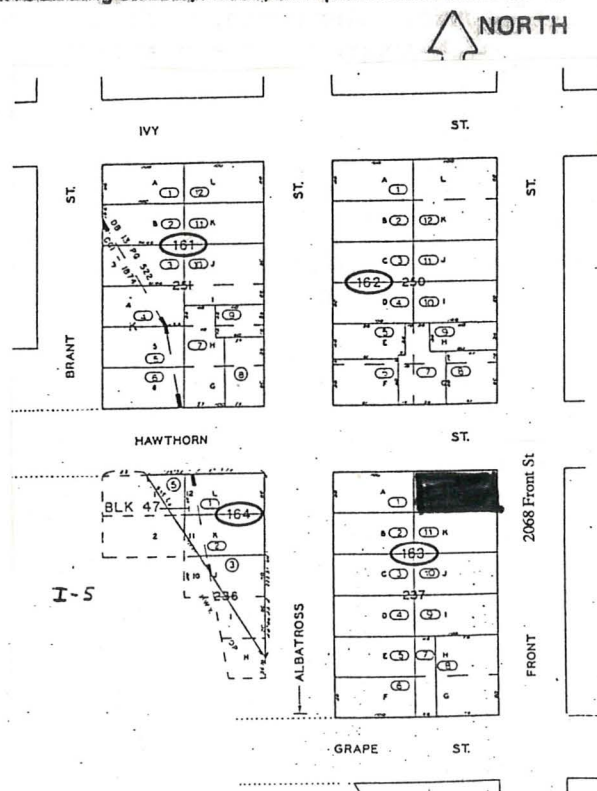
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

2, 13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: ---
2. Historic name: Amy Strong Cottage # 1
3. Street or rural address: 2104 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-08
5. Present Owner: Joan Kauffmann Address: 9545 Jiola Way
City La Mesa Zip 92041 Ownership is: Public --- Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc: Blk 250 Lot H E 61 Ft of Lot G & S 14 Ft of E 61 Ft Hortons

7a. Architectural style: Add Lockling

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

This 1-story cottage is rectangular in shape and has multiple flat rooflines widely overhanging eaves, exposed rafters, and a wide fascia board. The shingle siding is a recent alteration. The cottage features square bays to the south and southwest. Many of the original windows have been replaced with aluminum frames. The cottage sits high above street level and a story-high stucco retaining wall surrounds the property. The cottage is reached from a stairway with a wrought iron rail and security gate at the southeast corner of the property. A pergola faces east. Alterations include aluminum windows, shingle siding, ironwork on pergola.



8. Construction date:
Estimated 1910 Factual ---
9. Architect Irving Gill
10. Builder possibly
Louis Geisler
11. Approx. property size (in feet)
Frontage 125 Depth ---
or approx. acreage .0976
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: windows, shingle siding, ironwork on pergola
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: 3 other dwellings designed by Irving Gill

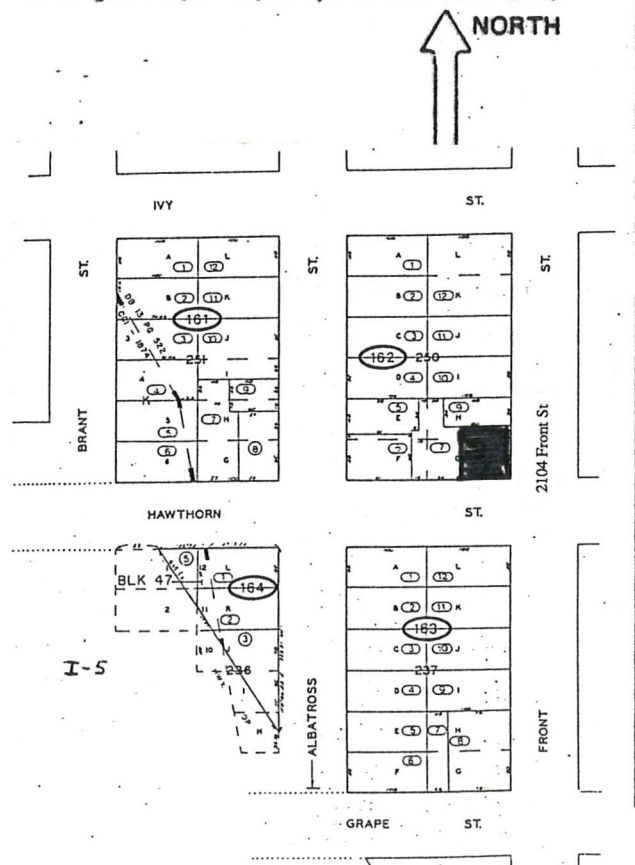
SIGNIFICANCE

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 dwellings, including this one, were small cottages, probably some of Gill's experiments with affordable housing. The fourth is an apartment house. 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. The property at 2104 Front Street was owned by Irene Amy Strong but leased to members of her family, the Schlinks. 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 used ideas drawn from all over the world. The home at 2104 Front Street was occupied by Margaret Schlink in 1911. She subsequently moved to another of the cottages at 220 W Hawthorn. This cottage is significant as a member of this important architectural group. Its integrity has been diminished by alterations.

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, 14, 17, 18, 20, 4/8/34
Ferris, Helen McElfrosh John Irving Gill;
Journal of SD History Fall 1971; Vol XVII
4 Kamerling, Bruce Irving Gill: The Artist as Architect, Journal of SD History Spring 1979 Volume XXV # 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):



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: Rosemont Apartments
3. Street or rural address: 2117 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-06
5. Present Owner: Delores Hodge Address: 710 M Avenue
City National City Zip 92050 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival Legal D: Blk 249, 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 is a three-story rectangular Mission style apartment building with garages serving as the first story. It is stucco-sided and symmetrical with a flat roof and a parapet, stepped at the corners. A red tile visor with boxed cornice and rectangular brackets is featured above the third story, and red tile pent hoods with boxed cornice and curving brackets extend above the second floor windows. Windows are three sash with a central fixed pane with a multi-pane transom and double-hung side panels with multipane uppers. Second floor windows have iron balconets. Windows on the north and south facades are double-hung. The central section of the building features a third floor balcony with solid balustrade and brackets below an elliptically arched recessed entry with French door and multi-pane side panels. Directly below, an elliptically arched entry with quoins shelters a one-story cement stairway with iron railing. The stairway terminates in a deeply recessed second floor entry, which has a wide French door, multi-pane side panels, and a multi-pane transom. On either side of the entryway are two, two-door side-hinged garages with small rectangular windows. Alterations include a small shingled penthouse, carpeting on the stairs, and window tinting.



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: Penthouse, carpeting on stairs, window tinting
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 1

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

The Rosemont Apartments were built in 1929 in the popular Mission Revival Style. The story-high stairway is an unusual feature. The building contributes to the historic fabric of the area. There are many historic buildings on this block, including several in the Mission Revival Style.

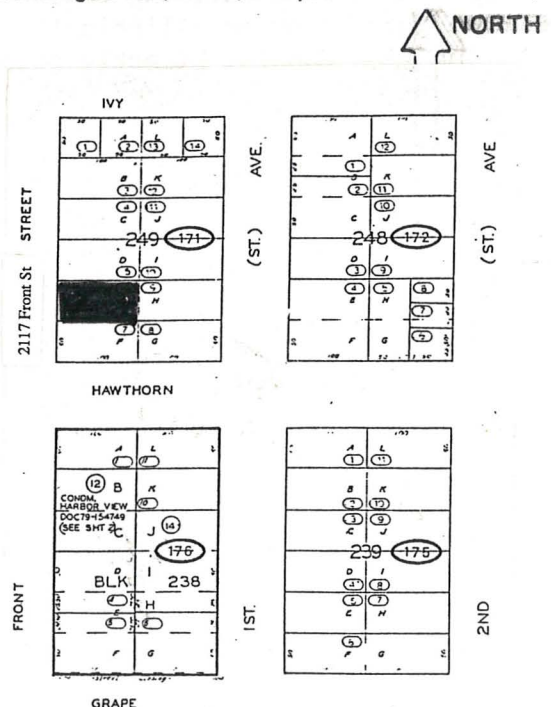
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

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: Anna S. Porter Residence
3. Street or rural address: 2126-30 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-10
5. Present Owner: Avik, Hans and Frances, Trustees Address: 2124 Front Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal D: Blk 250, Lot I Horton's Add.
- 7b. 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 residence sits on a concrete block foundation and has a truncated hipped roof with boxed cornice and plain frieze. The siding is shiplap with a horizontal band which runs between the first and second floors. Windows are predominantly double-hung, some have shutters, and the northern first floor window is fixed pane with a multipane transom. Doors are two panel wood with glass uppers. Cement steps lead from street level to foundation level and four wooden steps lead to an entry porch on the south side of the front facade. The porch, which is the dominant feature of the house, has a spindled balustrade and square paneled piers interrupted by pairs of turned posts at midpier. The porch roof features a spindled frieze and dentilwork under a roof which serves as a second floor balcony. The balcony has an open wood balustrade. The house is surrounded by a cement retaining wall and has a brick chimney. Alterations include a second story rear balcony and staircase.



8. Construction date: _____
Estimated _____ Factual 1895
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 story rear balcony and staircase.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

This home was built in 1895 at a cost of \$1,500 for Anna S. Porter, a school-teacher. She and/or Leslie Sweeney, also a schoolteacher, lived in the house until 1940. The semicircular porch with its elaborate spindlework is reminiscent of Victorian styles and is quite striking. The house blends well with the historic homes on both sides of Front Street and is a significant contributor to the streetscape. It is a nice companion to the home directly north at 2140-42 Front Street.

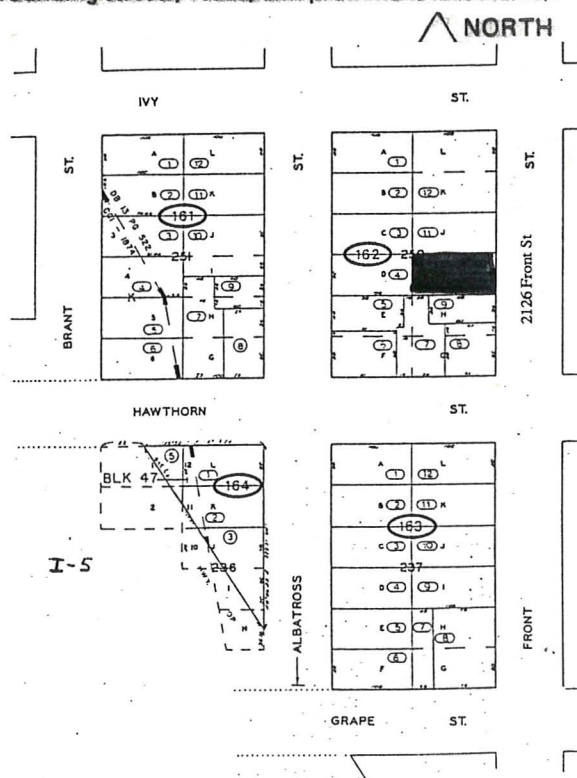
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: E. A. Woodard Home
3. Street or rural address: 2140-2142 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-11
5. Present Owner: Demetre Louis Address: 4444 Capekay Avenue
City San Diego Zip 92107 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: Blk 250 Lot J Hortons Add Lockling

This Neoclassic duplex home is a 2 ½ story rectangular structure on a raised concrete foundation. The hipped roof is medium pitched with wide overhanging boxed eaves and hipped roof dormers on each facade. A plain frieze is situated below the cornice. The siding is clapboard and is slightly flared at the foundation. Square oriel bays with hipped roofs, overhanging eaves and brackets underneath are situated along the southern first stories. The bays have three-sash windows with a fixed center pane, multi-pane transom and altered louvered side-panels. The remainder of the windows are double-hung and fixed center panes with multi-pane transoms with shelf surrounds on the lower level. Above the entry is a small double-hung stained glass window. The offset portico entry is surrounded by a solid clapboard balustrade with four Doric columns. A large gable roof covers the portico with a wide entablature and scrollwork in the pediment similar to that of Robert Adam. Four wooden steps to the porch lead to two doorways which are wood panel with and upper glass panel. A recent addition of a detached garage is situated to the southwest corner of the home.



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

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: detached tow-car garage, 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: garage

SIGNIFICANCE

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

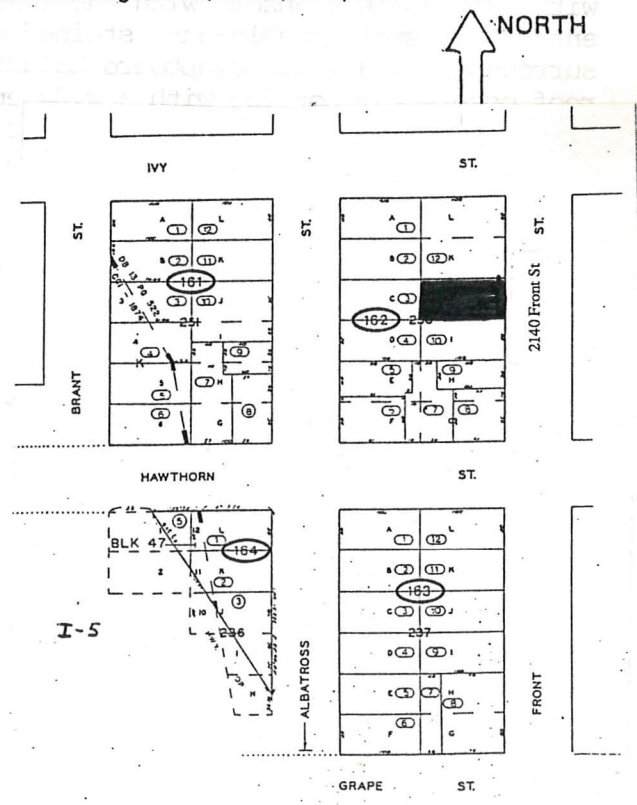
This Neoclassical home was built in approximately 1912 for E. A. Woodard, Deputy County Recorder, and Lotta B. Woodard, his wife. The Woodards occupied the home until 1946. The porch, particularly the unique scrollwork in the pediment, is a significant element of the home. The building blends well with the historic homes on both sides of Front Street and is a significant contributor to the streetscape. It is a nice companion to the home directly south at 2126-30 front Street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government 2 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: Fulton Residence
3. Street or rural address: 2141 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-04
5. Present Owner: Felix Kruger Address: 1501 Torrey Pines Rd.
City La Jolla Zip 92037 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman with Alterations Legal D: Blk 249 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 1 1/2-story Craftsman home has had many alterations. The roof is a high-pitched gable with flared overhanging eaves and worked rafters. Shed dormers with exposed rafters and shingle siding are on the north and south facades and three additional dormers were added later along the south facade. These additions have aluminum sliding windows and clapboard siding. The front gable end is half-timbered in stucco with an open porch below. The porch is surrounded by a cobblestone balustrade with posts and continues to form a skirt around the entire structure and sheathing the northern chimney. The porch is sheltered by a shed overhang and has been enclosed on the southwest corner with wood paneling and aluminum sliding windows. The entire facade above the cobblestone skirt has been covered with wood paneling and a second alteration is situated to the north of the porch with original large fixed panes and louvered side panels. Above the porch is an added balcony with aluminum sliding doors. Some original windows remain which are double-hung. The front door is now wood with an aluminum framed glass upper. A cobblestone retaining wall and a white picket fence surround the raised lot.



8. Construction date:
Estimated _____ Factual 1906
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated X No longer in existence _____
Porch enclosed, siding, windows, addition to north of porch,
14. Alterations: door, fence
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: One-story building in rear with gable roof and clapboard siding

SIGNIFICANCE 2

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

This home was built in 1906 for Julia Fulton. Marguerite Fulton, a student, lived there in 1907. Due to the many alterations and lack of important historical associations, this home is not a contributor to the historic fabric of the neighborhood. However, it still retains some design features, such as extensive use of cobblestones, exposed rafters with worked ends, that when added with the scale and mature landscaping of the site add to the charm of the neighborhood. With some restoration work, the house could still be a contributor to the historic character of the area.

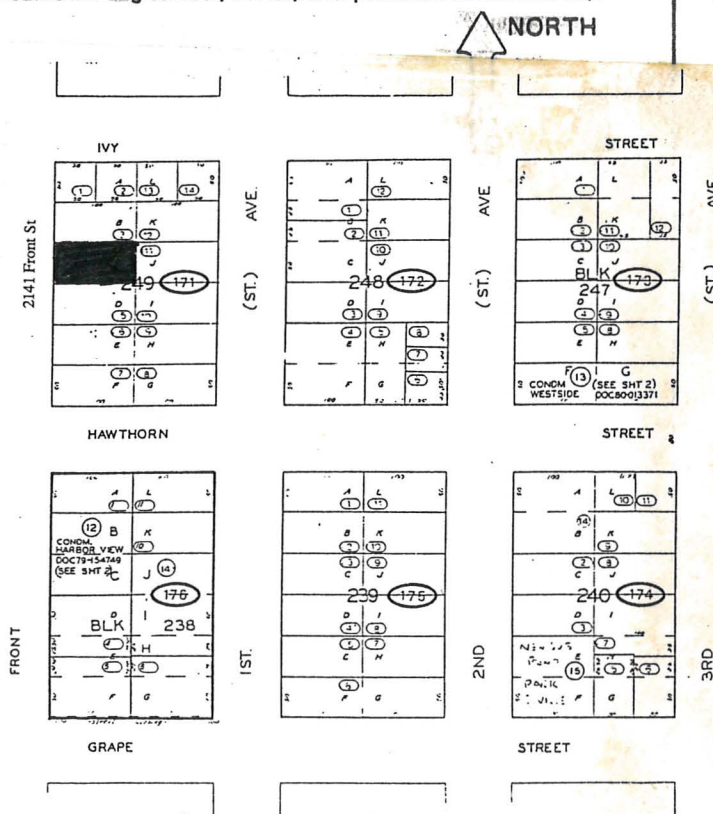
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

22. Date form prepared 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: 2149-59 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-03
5. Present Owner: Bruce White & Barbara Mathewson Address: 530 B St. #910
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 249 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 L-shaped Monterey style apartment building has a medium-pitched red tile hipped roof with overhanging eaves. It is two stories in height but appears to be three stories in front due to front-facing garages below the first story. Windows are double-hung with multi-pane uppers and narrow lugsills. Doors are French. Six cement steps lead from the street to a sidewalk from which two additional cement stairways, one with wrought iron railing, rise to first floor entrances. One entrance has a south-facing stoop and two entrances at the corner of the "L" share an entry porch. Straight reversed steps lead to a second floor balcony with apartment entrances, which serves as an overhang for the first floor. A shed roof supported by metal poles shelters the balcony and a wrought iron balustrade continues to form a railing for the stairway. A cement retaining wall is located in front of the property. Three one-car garages with wooden doors project from the front facade and are covered by a red tile shed roof.



8. Construction date:
Estimated 1946 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 ☒
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.)

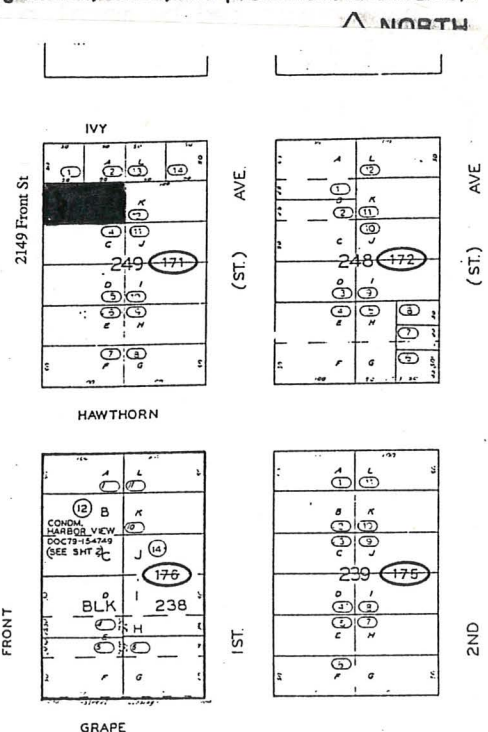
This apartment building was built during the postwar building boom in 1946. It provided much needed rental housing to the workers in the industries which moved to San Diego during WWII. The building, in Monterey Style, has 1940's railings, poles and cantilevering, but retains the Monterey form. It blends well with other buildings on the block and contributes to the character of the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
- Economic/Industrial 22 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: Del Mar Apartments
2. Historic name: Parker Apartments, Haleiwa Apartmetns
3. Street or rural address: 2172 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-12
5. Present Owner: San Diego Unified Port District Address: 3165 Pacific Highway
City San Diego Zip 92103 Ownership is: Public X Private
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 250 Lots K & L Hortons Add Lockling

This U-shaped apartment building is three stories in height with a penthouse and a fourth story to the rear due to the slaping lot. It has a flat roof with a boxed cornice which protrudes on the front facade and wraps around the corners. Egg and dart dentilwork runs below the roofline and above the plain frieze. The brick walls on the front facade feature a series of evenly spaced vertical recessed panels with square pilasters capped by Ionic capitals. These alternate with rows of recessed double hung windows surrounded by three story arches which are topped by decorative keystones. Side facades display plain arches over rows of windows. Quoins mark the corners. The interior of the "U" serves as a long narrow courtyard flanked by paired windows and terminating in a porch with oak entry doors with long vertical glass panels, 3/4 side panels surrounded by marble with transoms. Above the entry, a curving espadana-style parapet serves balustrade for a second floor balcony. A third story balcony has an open metal balustrade and metal brackets. An open metal railing crosses the roof and a flat roofed penthouse rises to the northwest. A large arched entry is located on the west side of the north facade. Alterations include a gated entry to the courtyard area with security phone and flood lights.

Attach Photo Envelope Here



8. Construction date:
Estimated _____ Factual 1912
9. Architect Quayle Bros. & Cressey
10. Builder unknown
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 X Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: gated entry to courtyard with security phone and floodlights

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

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

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

18. Related features: none

SIGNIFICANCE

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

This elegant apartment building was built in 1912 for \$70,000 for Edwin M. Parker, and attorney who lived in the building until 1919. Parker was the son of Edwin E. Parker who was a Superior Court Judge and State Assemblyman. The architect of the building the Quayle Bros. and Cressey. The Quayle Brothers (Charles and Edward) were prominent San Diego architects who designed theaters, business blocks, apartment, and homes from 1906-39. In 1933, they won honor awards for their design of the Elks Club Building at 350 Broadway. Other notable buildings include the Knights of Pythias Building, the Savoy Theater, the Sprigg Apartments (in the Uptown area) and Balboa Stadium (with Charles Cressey).

The building dominates the corner of Front and Ivy Streets and is an important contributor to the historic fabric of the area. Several othe Neo-classical buildings are nearby, but the Greek elements of this building are quite unusual.

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 _____

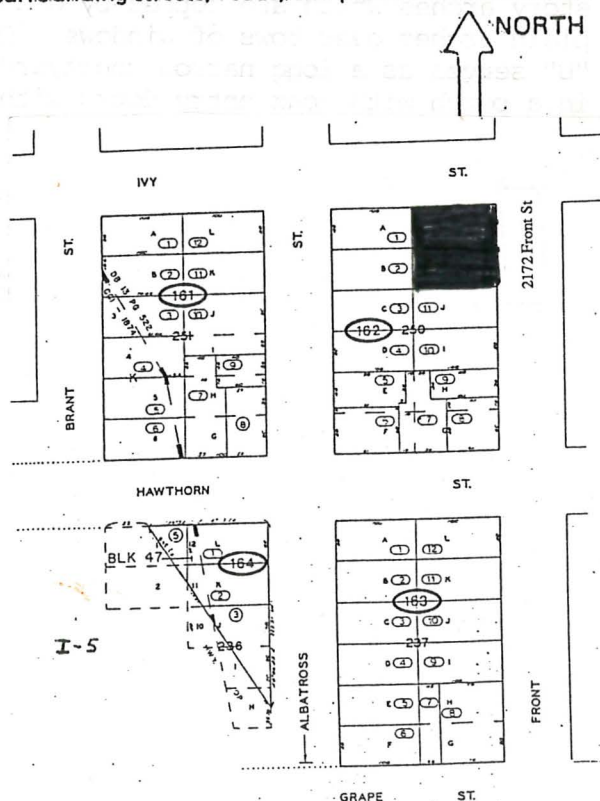
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18
20; 3/16/60
9/29/1912 36;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: None
3. Street or rural address: 2215 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-05
5. Present Owner: Field Tooley Address: 2215 Front 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 255 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 two-story apartment complex contains two buildings, the front building almost obscuring the rear building from view. The front building is L-shaped with a medium-pitched truncated hipped roof and a pyramidal hipped roof over the front part of the L. The roof is asphalt shingled with overhanging eaves and exposed rafters. Siding is stucco with vertical shiplap on the south side of the second floor front facade. Windows are multi-paned double-hung, some with shutters. Doors are panelled wood. A cement stairway with an iron railing rests on an arched platform. It crosses the front of the building and leads to the second floor entrance balcony. This is covered by the main roof which is supported by wooden posts. On the south side of the front facade, a straight stairway leads to a first floor entry porch with an iron balustrade. Beneath two of the windows on the front facade are massive-looking rounded stucco shelves with brackets. The back building features deeply recessed first floor garages. Cement stairways on the northwest and southwest corners exhibit wood and stucco banisters and lead to second floor side entrances.



8. Construction date: Estimated _____ Factual 1937
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 ☒
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.)

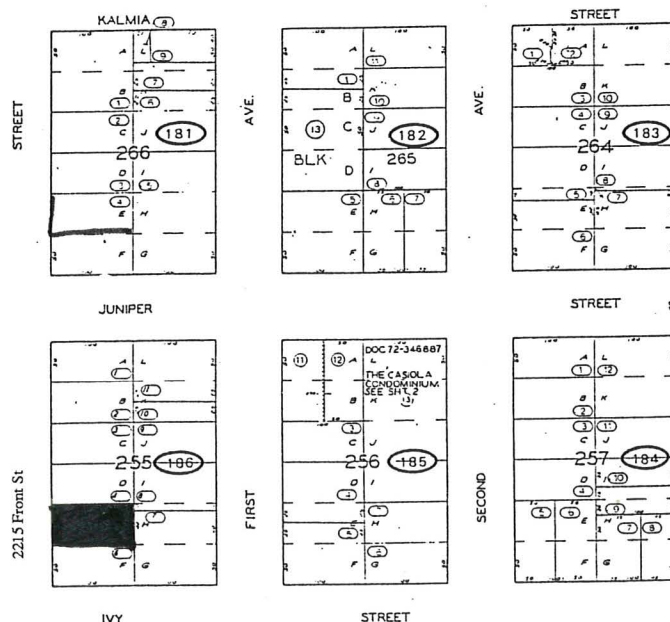
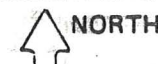
This apartment was built in 1937. It is well-maintained and adds to the historic character of the neighborhood. The bracketed shelves and arching front stairway are particularly noteworthy.

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

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: Talbot Home
3. Street or rural address: 2220-2222 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-08
5. Present Owner: Frank and Linda Jerd Address: 1761 Hotel Circle S. #120
City San Diego Zip 92108 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 254 Lot H N 40ft 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 1½-story Craftsman bungalow with a basement has a two-story addition in the rear. It has a medium-pitched, composition shingled, hipped roof and a front gable over an enclosed porch. Overhanging eaves shelter worked rafters and a plain frieze. There are knee brackets in the gable. Siding is clapboard. Windows are varied and include double-hung with multi-pane uppers, hoppers, four-pane casements, three-sash with fixed central panel with multi-pane transom and double-hung side panels, and in the gable peak, a pair of fixed multi-panes with brackets below. The front-facing door has a wooden screen and ½ side panels. Doors and windows feature wood surrounds. Windows in the front facade have been added and are fixed pane with multi-pane transoms. The porch is reached from a single cement step. It has been enclosed and features Tuscan columns, which are now engaged. There is a brick chimney to the north and a smaller chimney on the west. Other additions are a wide-angled bay on the south side, mailboxes, and an added basement. The two-story addition to the rear blends well with the main portion of the building.



8. Construction date: Estimated _____ Factual 1906
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 40 Depth _____
or approx. acreage .0918
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE 1

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

This home was built in 1906 for Raymond B. and William O. Talbot. William was manager of RG Dun and Co., a mercantile agency and later became Secretary of the Merchants Association of San Diego. Raymond was involved in the railways as assistant to the general manager of the San Diego Lines and Superintendent of the Los Angeles and San Diego Beach and Railway Co. William continued to live in the home until his death in 1935. Thereafter, members of his family resided there until 1975. The home was divided into two apartments in 1941 and subsequently divided further. Despite its alterations, it remains a good example of Craftsman architecture. Its importance is enhanced by its location near a cluster of Craftsman houses across the street.

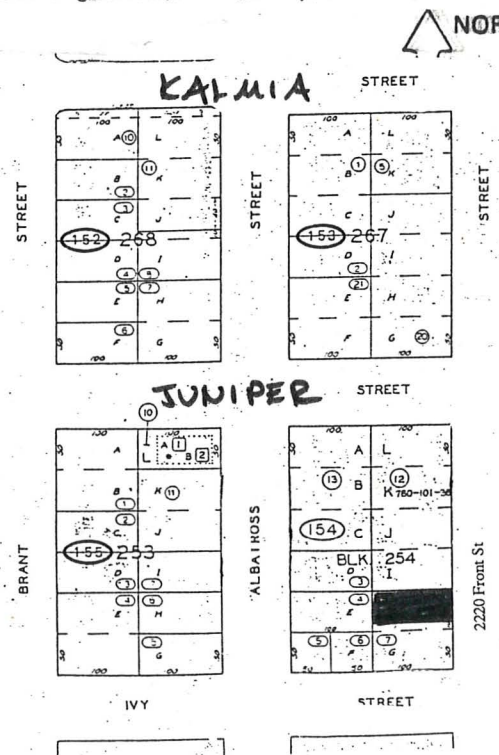
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Thayer Hall Consulting Engineers
2. Historic name: Helen S. Johnson House
3. Street or rural address: 2233 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-04
5. Present Owner: Judith, William & Ann Peters Address: 1919 Grand Ave, #H
City San Diego Zip 92109 Ownership is: Public ☐ Private ☒ X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal D: Blk 255 Lot D Hortons Add Lockling

- 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:

This Craftsman Cottage is 1-story in height with a medium pitch front gable roof with overhanging eaves, exposed rafters, and a fascia board. The eaves are slightly flared. A brick chimney with decorative brick work rises on the front facade. This house has been greatly altered. The entryway on the south facade with cement steps framed by brick walls has been altered. Brick skirting, windows, and a shed roofed addition with lattice work has also been added.



8. Construction date:
Estimated 1906 Factual
9. Architect Irving Gill
10. Builder Ernest Pefley
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage, .1148
12. Date(s) of enclosed photograph(s)
November 1990

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Brick skirting, windows, entryway, S. 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

2

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

Due to its alterations, this house has lost much of its architectural integrity. Its importance stems from the fact that it was designed by Will S. Hebbard and Irving Gill, two of San Diego's most prominent architects. They worked together from 1887 to 1907. Hebbard was active in professional organizations - a founding member of the California State Board of Architects and charter member of the American Institute of Architects. Irving Gill designed many notable residences in San Diego, including the Klauber house. This building is typical of his style in the middle years, before he developed his simplified Mission 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 _____

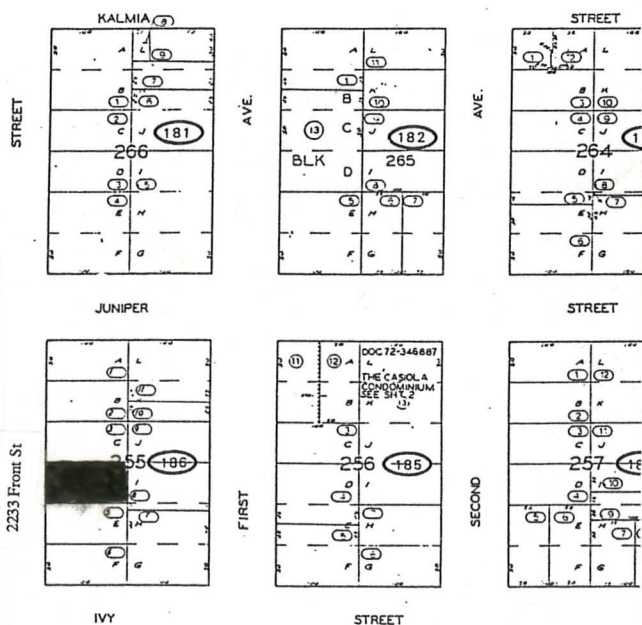
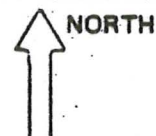
21. Sources (List books, documents, surveys, personal interviews and their dates).

13
20; 1/9/06 p.17

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					5A
B			C		
			D		

IDENTIFICATION

1. Common name: Christmas Cottage
2. Historic name: Edward Grove Residence
3. Street or rural address: 2243 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-03
5. Present Owner: Robert Waller & Penny Wing Address: 2243 Front Street
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc: Block 255 Lot C Hortons Add Lockling

- 7a. Architectural style: Craftsman with Tudor Influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 1 1/2 story Craftsman Style house has a high pitched cross gable roof with an additional gable which protrudes below the main gable to cover the south facing porch. The roof flares at the ends and has worked rafters, wide overhanging eaves, and asphalt shingles. Siding is clapboard on the 1st story and half timbered stucco in the pediments. The fan and interior chimney are cobblestone. A water course runs between the fan and the 1st floor. Windows are varied; some are fixed pane with multi-pane casement side panels and multi-pane uppers. Others are pairs of single panel wooden casements. A pair of multi-pane casements sits above a front facing oriel bay with knee brackets below and shed hood with exposed worked rafters. The house is reached from a curving walkway which leads to steps to an enclosed porch. The porch features a cobblestone balustrade and posts. On the north side, a square bay covered by a gabled roof houses and screen porch.



8. Construction date: Estimated Factual 1901
9. Architect Will Hebbard & Irving Gill
10. Builder H. Drury
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: None apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

This large home was built in 1901 for Dr. Edward Grove, a physician who lived here until 1904. 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 and charter member of the American Institute of Architects. Irving Gill designed many notable residences in San Diego including the Klauber House. This building is typical of the style in his middle years, before he developed his simplified Mission style.

The home is a significant contributor to the streetscape on this block and blends well with other Hebbard and Gill homes on the east side of the street. The Tudor influence is unusual in the area.

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

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

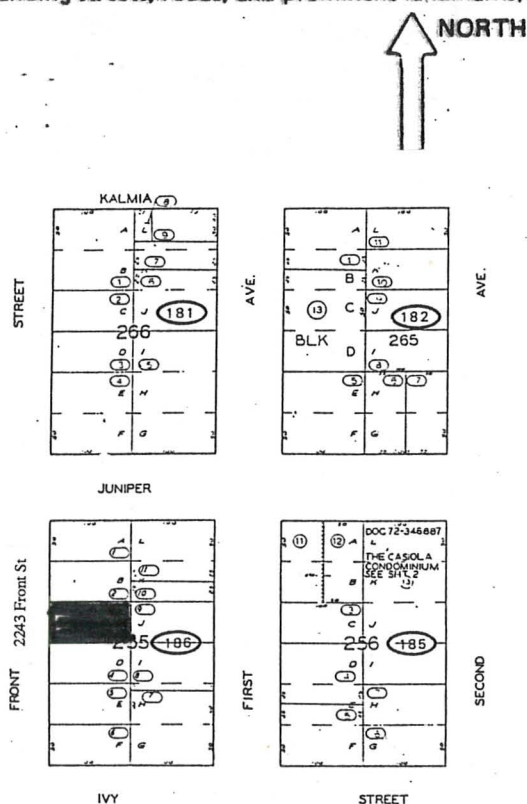
21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories Water Utilities
13,17,18,20;1-9-06 p.17

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					5
B					

IDENTIFICATION

1. Common name: ---
2. Historic name: Judge Monroe Anderson House
3. Street or rural address: 2257 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-02
5. Present Owner: Joan Estep Address: 2257 Front Street
City San Diego Zip 92101 Ownership is: Public --- Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Blk 255 Lot B Horton's Add Lockling

- 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: This irregularly shaped 2 1/2 story Craftsman style home has a cross gable roof flared at the ends with widely overhanging eaves and exposed rafters. Both gables feature triangular brackets and plain, wide bargeboard. Siding is wide clapboard on the 1st floor and shingle on the 2nd & 3rd floors. A rake overhang above the first floor is supported by worked brackets. The foundation is granite laid in a random ashlar pattern. Windows are double-hung on the 2nd story with small multi-pane casements in the attic. The 1st floor features fixed pane windows with multi-pane casement side panels. The door is French with multi-pane side panels. The house faces south. Four wooden steps lead to a south facing porch with boxed clapboard balustrade. Massive wooden piers and exposed rafters and lintel support a 2nd floor porch overhang below the cross gabled roof. A prominent element of the house is a 1st story bay which projects at the southeast corner under a sheltering hipped roof. A massive centrally located brick chimney on the west facade rises above the gable end. There is a 1-story rectangular bay east of the porch. A driveway on the south leads to a garage. This is historic site # 199



8. Construction date: Estimated --- Factual 1904
9. Architect Will Hebbard & Irving Gill.
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

SIGNIFICANCE

1

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

The Monroe Anderson House is historically significant for its first and third owners and for its architects. Judge Anderson, who had the house built in 1904, was well-known in the legal community. He acted as a police judge from 1898 until his death in 1909. In addition, he acted as assistant to City Attorney W. H. Fuller from 1892-93. Anderson was much respected by the legal community. The third owner of the house, Carlton W. Wiggins, lived in the house from 1920-39. Wiggins was an important member of the San Diego community and helped bring electricity to the town in his capacity as superintendent of the electric production for San Diego Gas and Electric Co.

The Monroe Anderson House 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 and a founding member of the California State Board of Architects and charter member of the American Institute of Architects. Irving Gill designed many notable residences in San Diego including the Klauber House. This building is typical of his style in the middle years, before he developed his simplified Mission style. The location of this house next to another Hebbard and Gill enhances its significance. Notable features are

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

20;1-9-06 p.17

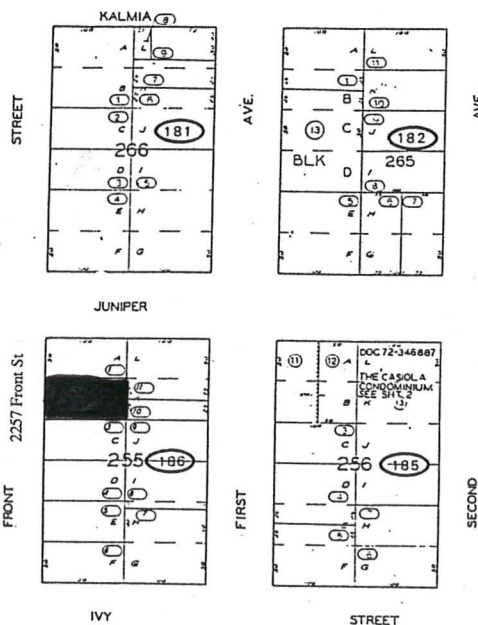
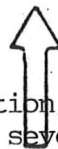
City Of San Diego Historic File #199

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):

bracketed eave supports, decorative use of exposed structural elements, porch treatment and granite foundation. The home is in an area which contains several homes with Craftsman elements.



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: Will C. and Maria Topping Building
3. Street or rural address: 2265-71 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-01
5. Present Owner: Dorough Patrice B T R Address: 1650 Collingwood Drive
City San Diego Zip 92109 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: leg Des Blk 255 Lot A Hortons Add Lockling

This 2 ½ story rectangular house has a medium pitched hipped roof with flared ends, boxed cornice, overhanging eaves, craftsman style worked brackets plain frieze. Siding is clapboard with bands of wide tongue and groove at foundation level and at the bottom of the second floor. A horizontal band with molding runs between the first and second floors. Windows on the front facade are fixed with angular geometric leaded glass transoms, double-hung side panels, and shelf surrounds. Other windows are double-hung, also with shelf surrounds. The house is symmetrical with a central element consisting of a hipped dormer; second floor balcony with spindle balustrade and double french doors; and a classical open entry porch. The porch features two doors with shelf surrounds. It is reached via seven cement steps with central metal rail. Second story, wide-angle oriel bays are supported by worked rafters and flank the balcony. The south facade has two one story square bays with hipped roofs and worked rafters. A detached garage exhibits a gabled roof with hipped ends.



8. Construction date:
Estimated _____ Factual 1903
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: 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: detached garage

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 Will C. and Maria Topping who lived here until 1908. Topping owned a saddlery, horse clothing, boot, wagon, carriage business. This home is a significant contributor to the historic streetscape of the area. Its importance is enhanced by its corner location and by its placement in a row of three buildings with Craftsman elements.

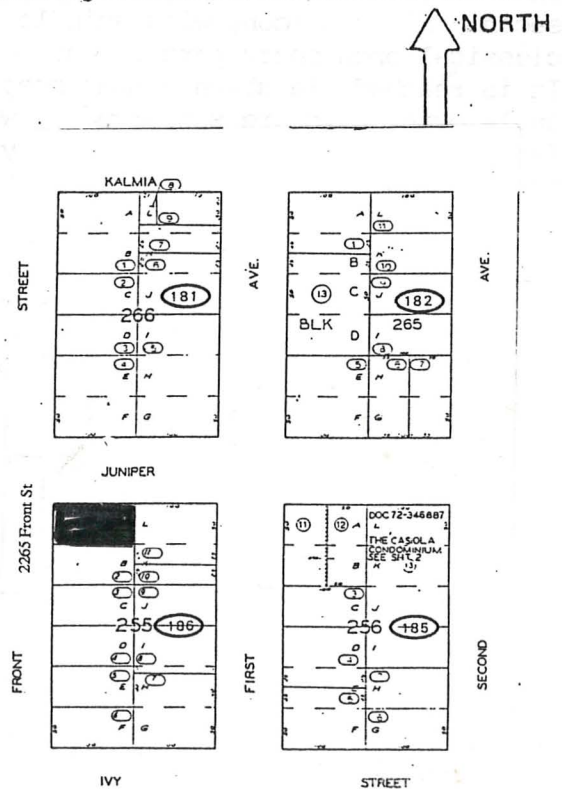
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: Henry K. Heffleman Home
3. Street or rural address: 2343 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-181-02
5. Present Owner: Creative Properties, Inc. Address: 3482 Bayside Walk
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman with Tudor 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 266 Lot C Horton's Add Lockling

This two-story irregularly-shaped Tudor-style house is sided in narrow clapboard. It has a high-pitched cross-gabled roof with multiple front and side gables at varied pitches and composition shingles. Overhanging eaves shelter Craftsman-style worked rafters. Windows are bands of single-pane casements with shelf surrounds. The door is wood panelled with narrow horizontal glass uppers and a shelf surround. A cement walkway and five wide wooden steps lead to the entry porch on the north side of the front facade. The porch has a clapboard balustrade and square wooden posts which support a gabled pediment. The pediment features horizontal half-timbering, triangular brackets, and an additional horizontal timber which projects at the apex of the brackets and helps to support the roof. A 1½-story bay supported by triangular brackets and covered by a gabled roof with projecting brick chimney distinguishes the south facade. An additional chimney is in the rear. A two-story addition is also in the rear.



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

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

SIGNIFICANCE 1

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

This home was built for attorney Henry K. Heffleman in 1900. He lived there only until 1901, when he sold the house to Laura B. Anderson. The home, although in the Craftsman style, has a Tudor influence which is unusual in the survey area. The roofline, very widely overhanging eaves, and half-timbering are all notable features. The house is a contributor to the historic fabric of the neighborhood.

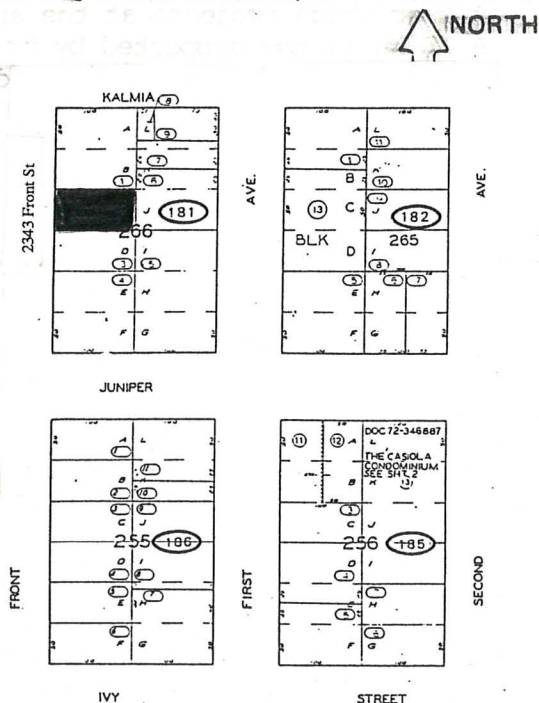
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: D F Garrettson House
- Historic name: D F Garrettson House
- Street or rural address: 2366 Front Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-153-05
- Present Owner: Thomas & Sherry Ryan & Ryan Knoll Address: 2366 Front St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Residential

DESCRIPTION

- Architectural style: Colonial Revival with Craftsman Influence
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: leg. desc. blk 267 lots K & L Horton Add lockling

This rectangular 2 1/2 story house with a basement sits on a raised foundation. The roof is medium pitch hipped, slightly flared at the ends and has overhanging eaves which shelter massive worked rafters and a plain frieze. Siding is narrow shiplap with vents decorated with iron work in the brick foundation. Windows are fixed pane with leaded glass transoms in geometric designs and double hung side panels some with diamond paned uppers. Other windows are double hung. A palladian window with an adjacent oval window is featured on the 2nd story of the north facade. The wide deeply recessed door is multi-panelled oak with ornamental trim. All windows have wood surrounds; shelf surrounds decorate the first floor windows and door. Fenestrated shed dormers are centrally located on each of the four sides. There are three brick chimneys with slightly tapered tops, one on the n. facade. The front facade is symmetrical except for an open porch which extends from the central doorway to the s-e corner. The porch reached from a series of molded cement steps has a plain wood balustrade, columns some of which are engaged, square piers, semi-elliptical arches with key stones, and a shelf with dentil work above the arches. There is a rounded bay on the s. facade and a secondary entrance on the sw corner. A low cement retaining wall abuts the sidewalk and wraps around the corner rising on the n. side. A cobblestone driveway to the west has an iron gate. To the s. is a driveway and garages. Attach Photo Envelope Here and a mature camphor tree. Historic site #149.



- Construction date: Estimated _____ Factual 1896
- Architect LA Curtis & Son
- Builder James Shera
- Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
- Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Sign above porch 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: garages to south

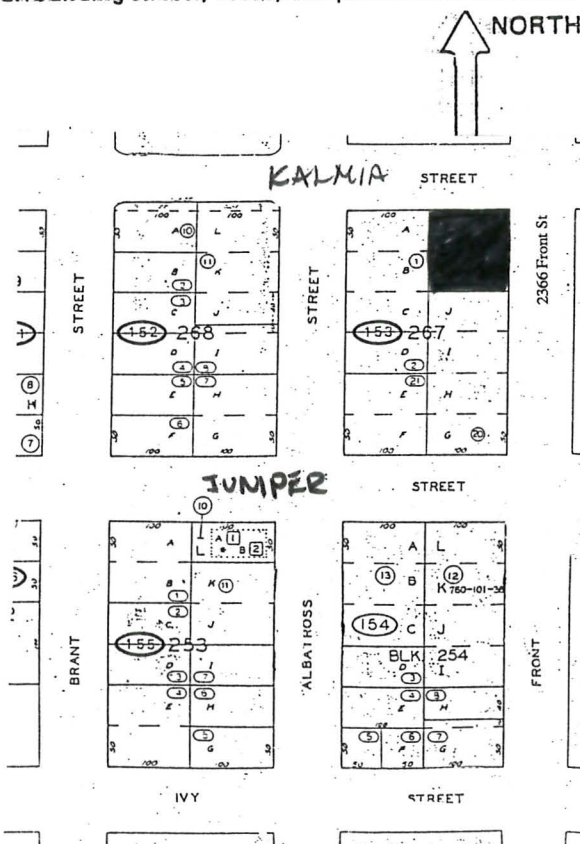
SIGNIFICANCE

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

The D. F. Garretson house is significant as one of the residences which comprise Bunker's Hill. D. F. Garretson and his family were very prominent in both business and cultural circles in San Diego. David Garretson was a director and president of the First National Bank, founded by his family in 1893. He also served on the City Park Improvement Committee which focused attention on Balboa Park and the Board of Directors of the Panama-California Exposition. Garretson and his wife, Mary Wilson Acheson Garretson, lived at 2366 Front St. until their deaths from an automobile accident in 1932. In 1933-36 "The Barnplayers, a theater group, put on performances in the barn" at the Garretson house. The Barnplayers became the basis of the actors' group at the Old Globe theater. The Garretson house itself, because of its size and fine condition contributes significantly to the historic streetscape 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).
19; vol 7, no 1 68
5-13-1896 p.1
City of San Diego Historic Site
file #149
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: 2428-2432 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-084-06
5. Present Owner: Thomas Bridie Address: 2432 Front Street
City San Diego 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 Desc: Blk 276, Lot I Horton's Add Lockling

This two-story home has been converted to several apartments with many alterations. The roof is a medium-pitched hip roof with overhanging eaves and exposed worked rafters characteristic of Craftsman architecture. Two brick chimneys, one on the northern facade and the other on the southern facade, protrude from the roofline. The windows are double-hung in adjacent pairs with a shelf surrounds giving it a Neoclassic style. A balcony on the second story street facade corner wraps around to the north and is boxed below with a patterned metal balustrade. It is sheltered by a roof extension and the boxed siding is now asbestos clapboard, as is the rest of the house. Below is the porch entry which is boxed with four Tuscan columns connecting to the plain entablature. To the south of the main entry is a cement stairway which has been added to access the upper apartment. A portion of the southeast upper balcony has been enclosed with metal casement windows. A detached addition is to the rear with a garage below, and living quarters above.



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: Cement stairway, enclosed balcony on southeast facade, casement 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: Detached addition with garage below and apartment above.

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.

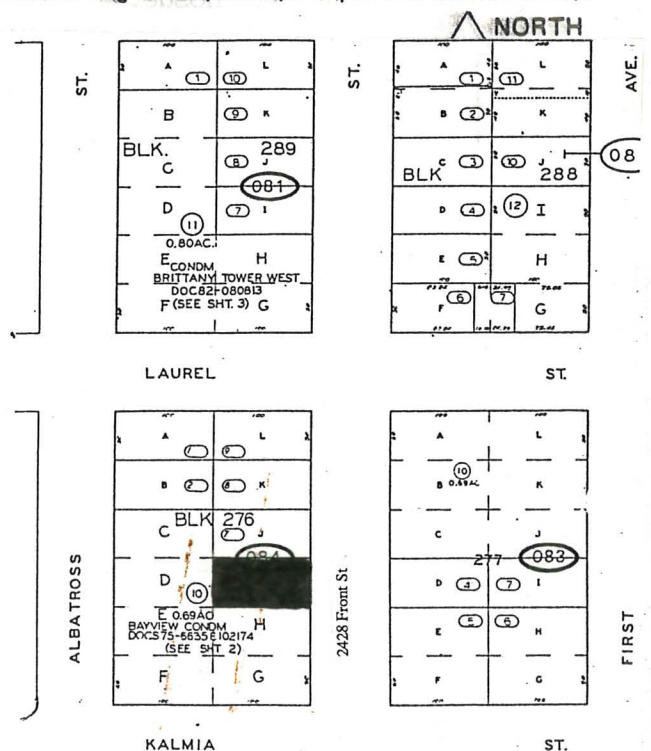
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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 S.D. 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: 2431-2435½ Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-083-04
5. Present Owner: Gwen Phillips Address: 2433 Front 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 277, 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:

These two-story 40's Modern apartments have a flat roof with two stucco bands wrapping around it, below the cornice line. The siding is smooth stucco. The windows are double-hung and multi-pane fixed on the first story street facade with aluminum awnings. A second story angled oriel bay is over the main entry with a fixed center pane and double-hung side panels sheltered by an aluminum awning. The stepped entry has a metal banister and leads to a wood paneled door with a metal screen. Along the north wall is a driveway and a stucco balustrade staircase leading to the upper apartment. The stoop is sheltered by a small cantilevered overhang. To the rear are two additional structures. One is a later addition to the main structure with a flat roof and wooden shingles on the upper story. The other structure houses a two-car garage below with living quarters above.



8. Construction date: _____
Estimated _____ Factual 1945
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: Windows, metal awnings, 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: Two two-car garage with apartment above.

SIGNIFICANCE ¹

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

This building was erected as rental property in 1945. Its outstanding features are stucco bands at the roofline and an oriel bay above the front entry. It does not significantly contribute to the historic fabric of the area; however, it may in future years.

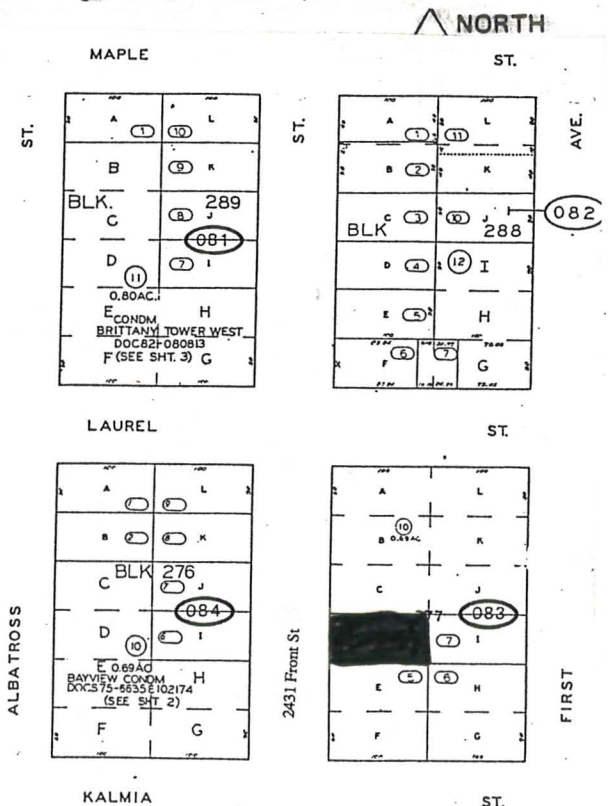
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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: Kreamer Residence
3. Street or rural address: 2450-2452 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-084-08
5. Present Owner: Milan and Diana Kiser Address: 2452 Front Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 276 Lot k Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story Queen Anne home has had several alterations. It is difficult to determine what is original, but it appears that two major additions have been built on the original structure. The multiple roof lines are hip, gable and even flat in some areas. The rear portion has a 2-story square bay with a boxed cornice, decorated frieze, and extremely tall, narrow double-hung windows. The central portion has matching shiplap siding; however, the roofline and windows are less decorative. The most recent addition is the entire street facade with clapboard siding and new aluminum-framed double-hung windows, which are much shorter and wider than their counterparts. A large pediment decorates the street facade with patterned shingles, decorative brackets, and two smaller pediments flanking it. Below the large pediment on the first level is an extension with a flat roof and a three-sash window with a center fixed pane, transom, and double-hung side panels. On either side are entries with aluminum awnings. The northern entry is stepped with an old wood-paneled door with a single-pane upper, and 3/4 side-panels. The southern entry is stepped from the side with an iron bannister, wood panel door with multi-paned upper and large side panels.



8. Construction date:
Estimated 1898 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: Windows, entire front facade, iron gates on sides
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 back

SIGNIFICANCE

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

This Victorian home was constructed around 1898 for Frederick Kreamer. The entire street facade is an addition attempting to remain consistent with the older original architecture visible to the rear. The original character and integrity of the architecture has been altered and holds only minor significance; however, the building scale and decorative features add to the overall ambience of the area.

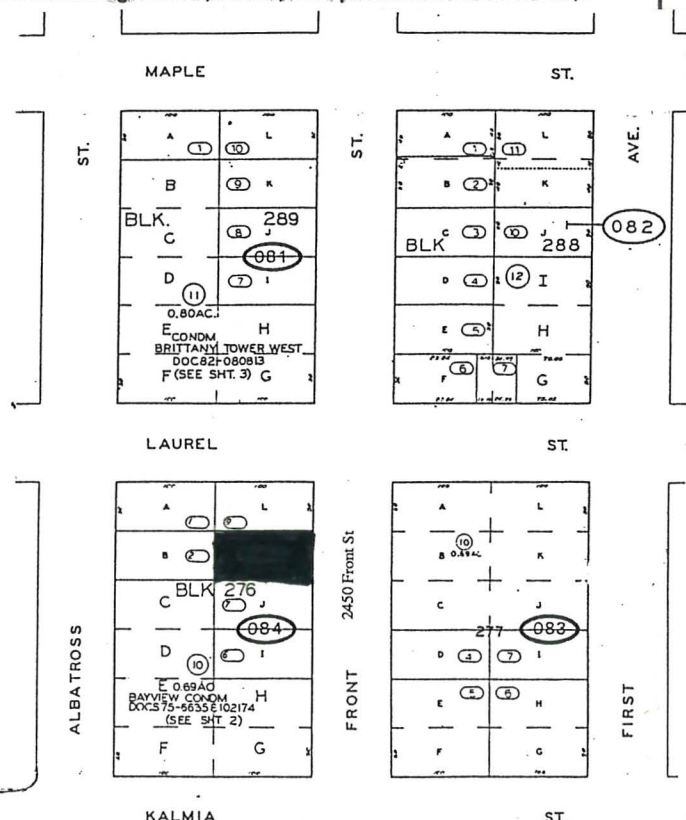
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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

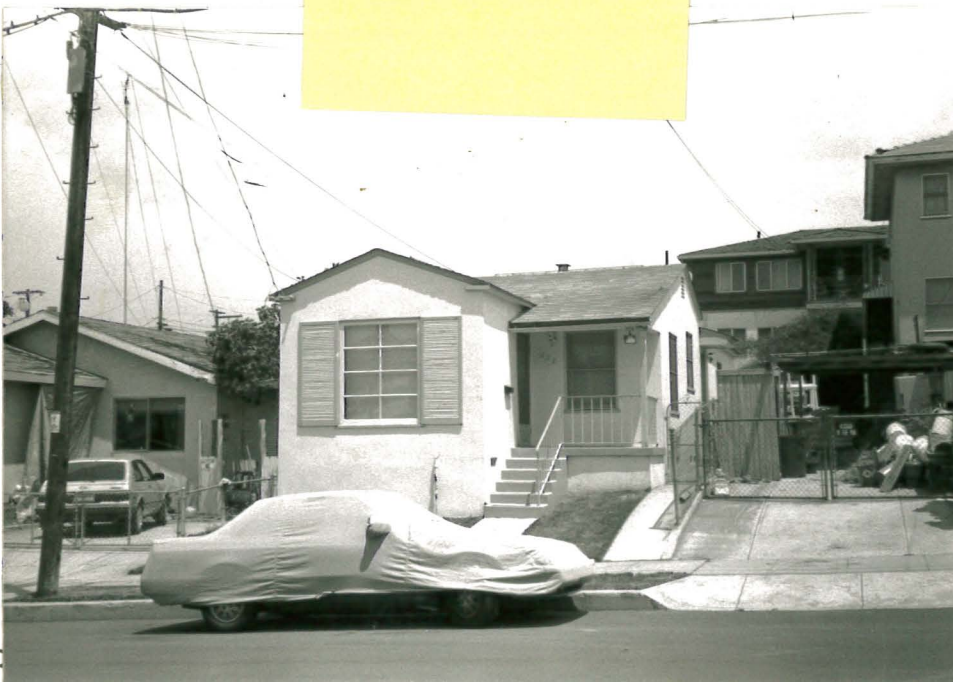
1. Common name: None
2. Historic name: None
3. Street or rural address: 222 West Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-07
5. Present Owner: Sadie Principato, John & Pete DeMaria Address: 3505 Kite Street
City San Diego Zip 92103 Ownership is: Public _____ Private 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 237 Wly 25 ft Lots G & H in Horton's Add Lockling

222 West Grape Street is a one-story home on a raised foundation. The roof is a medium-pitched cross gable with slightly overhanging eaves and a raking cornice on the front gable end. Horizontal roof vents lie within the stucco sheathing of the side gable ends. The side gable extends to shelter the open front entry porch with square posts and an iron balustrade. A shed roof shelters the east facade entry. The windows are wide and double-hung with exception of the fixed multi-paned window with wooden shutters on the front gable end. The porch is reached by concrete stairs and the door is solid wood panel with an aluminum screen. The siding is smooth stucco.

Original
Page



8. Construction date:
Estimated 1940 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 25 Depth .0573
or approx. acreage _____
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.)

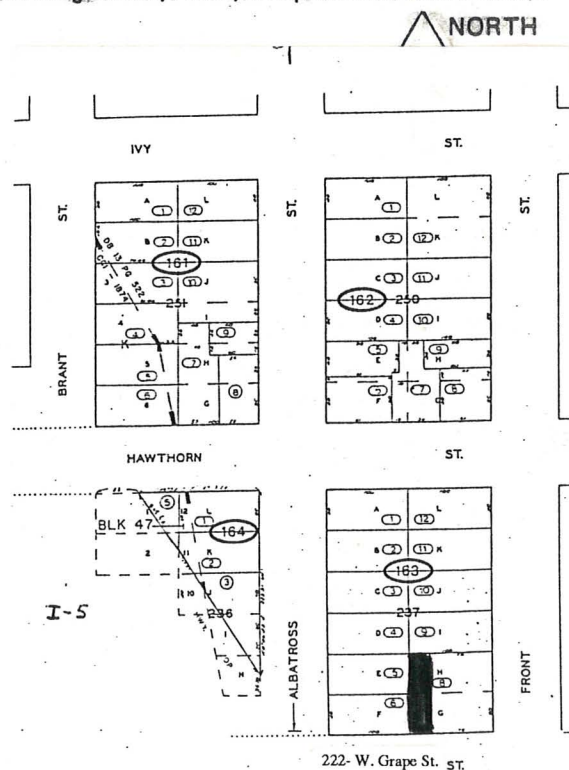
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ 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
None
2. Historic name: _____
3. Street or rural address: 230 West Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-06
5. Present Owner: Sadie Principato, Pete & John DeMaria Address: 3505 Kite Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal D: Blk 237 Lot F in 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 L-shaped stucco-sided house is one story in height on a raised foundation. The roof is a medium-pitched double front gable with asphalt shingles, overhanging eaves, and exposed rafters. Windows have been altered and are now aluminum sliders. The door, also altered, is hollow core wood. Six cement steps with wrought iron railing lead to a porch, which fills the area under one of the gables. The porch has a wrought iron balustrade and wrought iron posts. On the west side is a stepped entry with wrought iron railing, covered by a metal awning. An additional entry is located on the east side. A driveway to the east leads to a parking area. Alterations are many. They include the windows and door, new stucco, the wrought iron balustrade, posts, and railings. Also, a pergola has been added at the rear, a fence to the east of the house, and a chain link fence across the front. An alarm box has also been added.



8. Construction date: Estimated 1925 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1147
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE

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

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

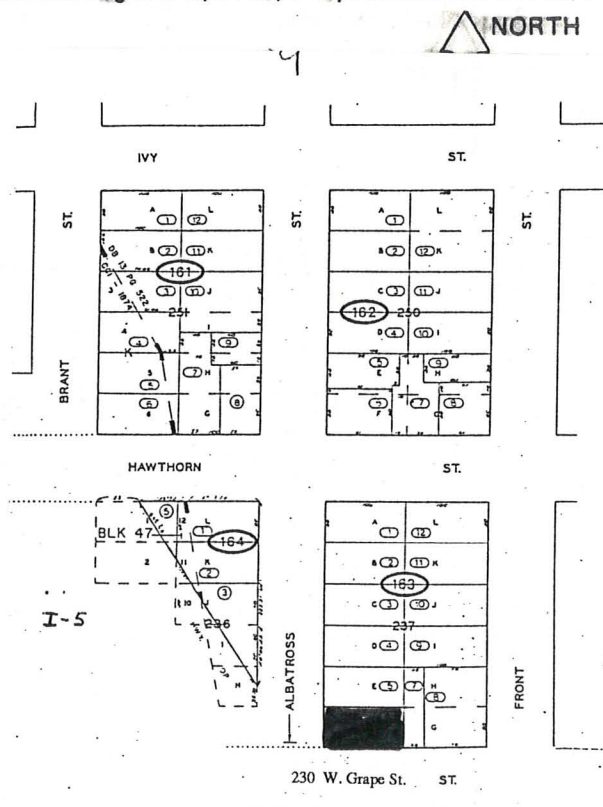
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13

22. Date form prepared Dec. 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 52 "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: 230 Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-05
5. Present Owner: Thomas Wong Address: 4350 Randolph Street
City San Diego Zip 92103 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 240 Lot H Wly 50ft Lot G Wly 50 ft Hortons Add Lockling

The 1½ story Queen Anne home has a basement below and is situated high above the street level with an ashlar block retaining wall. The home is gable with overhanging eaves. The front gable end has diamond patterned shingles and a center small hinged door. The windows are narrow and double-hung with half-timbering surrounds on the street facade.

A mansard roof covers the square bay to the east of the main entry. The entry porch has a tall stairway leading from the yard with a solid shiplap balustrade. A mansard roof with diamond shaped shingles square posts and curving decorative brackets shelter the open porch. Within the porch is a fixed flashed glass window and two solid wooden doors; one is a replacement of the original while the other may have been a later addition. The porch roof running along the western wall, continues to the rear after being interrupted by the crossing side gable. Alterations include the boxing of the front porch, replacement of the original stairs and the two front doors.



8. Construction date:
Estimated 1890's Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .0878
12. Date(s) of enclosed photograph(s)
April 1990

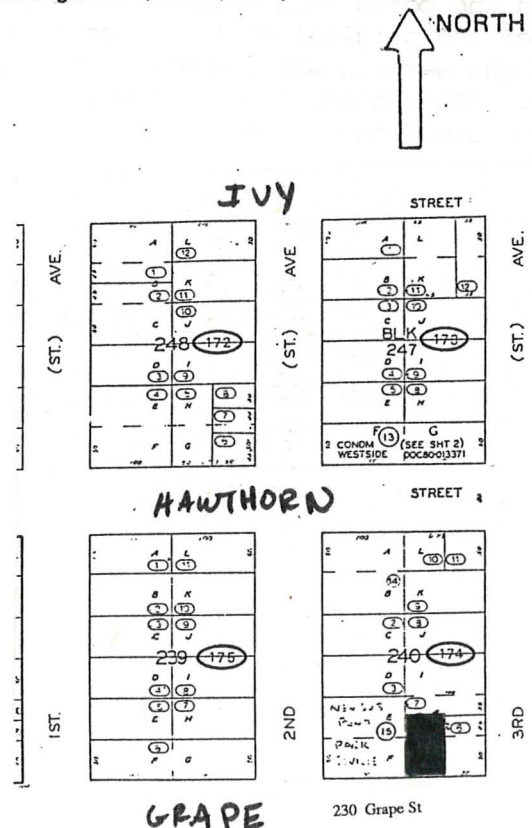
13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: boxing of front porch, replacement of front stairs, front doors
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential 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? _____ Moved? X Unknown? _____
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This Queen Anne Cottage was probably built in the 1890's and later moved to this site. It is a typical Queen Anne Cottage but sits awkwardly on this property. The Italianate home to the east was also probably moved to this side. The home is one of the group of historic houses on this block, but due to the alterations (which may be reversed) and possible relocation, the structure retains only partial significance 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).
17, 18
22. Date form prepared Dec 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

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



HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A	B	C	D		510

IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 244 Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-06
5. Present Owner: Tim & Katherin Tom Address: 2029 3rd Avenue
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

Legal D:blk 240 Lot H ely 50 ft of Lot G
& ely 50 ft of sly 1/2 Horton Add Lockling

DESCRIPTION

7a. Architectural style: Italianate

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

This two story rectangular building is raised off the street by a high ashlar block retaining wall, raising to a story high on the north east orner. The roof is a trunkated hip with a molded cap or parapet with wide overlining eaves with worked craftsman style rafts and a narrow vertical ship-lap beneath. Windows are narrow double-hung with articulated shelf caps on the first level and plain wood surround on the second level. Many windows are located in pairs. The building steps out in a large square bay on the east side. The siding throughout is a wide ship-lap. The entry is reached from the south east corner where seven curving cement steps lined with ashlar block lead to another seven wooden steps which reach the hip roofed entry porched which wraps from the south to the west. A lintel with molding above and the same vertical frieze above that is supported by square wooden posts. The door is two panel wood with a large rectangular glass upper.

Alterations include an enclosed balocony above the porch with wood siding and wooden single pane sliding windows. Also a flat roof one story addition is located on the north side with a ladder leading to the roof of the main building. The foundation is skirted with narrow vertical shiplap with a horizontal molded band above. The wooden steps and porch are enclosed in vertical tongue and groove siding. Westside of porch enclosed in four single pain windows.



8. Construction date:
Estimated _____ Factual 1900
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 125 Depth _____
or approx. acreage, .0860
12. Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

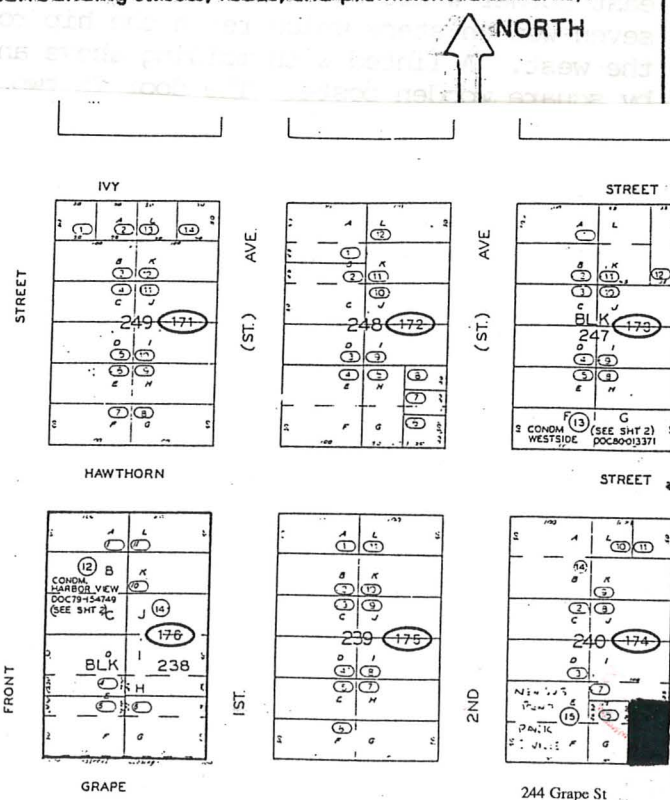
This home was constructed in 1900 for Hulda Jenkins who occupied it until 1913.

The home adds variety to the historic character of the block, but due to its alteration, it is not an outstanding example to the Italianate 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. <u>5</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: The Moreton Bay Fig
2. Historic name: Florence Hotel Site
3. Street or rural address: 300 Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-291-01
5. Present Owner: Hospital Affiliates International, Inc. Address: P.O. Box 796847
City San Diego Zip 75379 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

Flora

- 7a. Architectural style: Legal D: Blk 231 A-L Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This Moreton Bay Fig Tree is San Diego Historic Site #53. It grows centered between lots A and L near Grape Street. A broken low retaining wall is located to the east and west a sidewalk is located to the north of the tree and the parking lot surrounds it on the east west and south sides.



8. Construction date:
Estimated 1875 Factual _____
9. Architect N/A
10. Builder N/A
11. Approx. property size (in feet)
Frontage 1000 Depth _____
or approx. acreage 1.3774
12. Date(s) of enclosed photograph(s)
July 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: parking lot
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: Original site of Florence Hotel

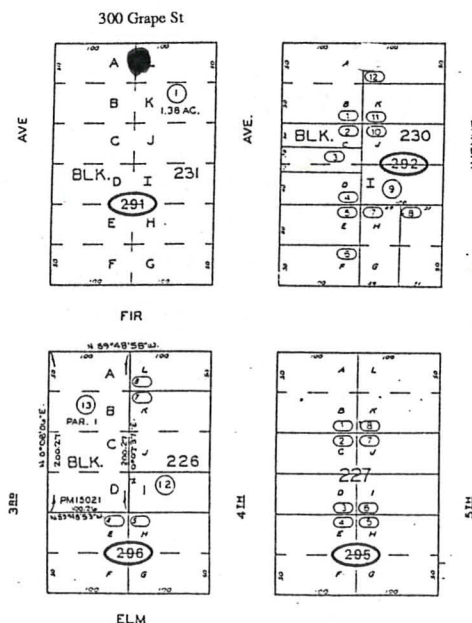
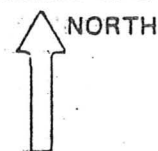
SIGNIFICANCE

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

This Moreton Bay Fig Tree (*ficus macrophyllia*) was planted in approximately 1875. It was the focal point of a garden for the Florence Hotel, built in 1884. For many years, the Hotel was the finest in San Diego. It became the Hotel Robinson in 1908 and the Casa Loma Hotel in 1918. In 1947, the hotel was razed, but the tree remained. In 1965, the tree was suffering from neglect. A citizens' group Citizens Coordinate, mobilized and community to save the tree. It responded well to special care and in 1971 was valued at \$110,000-\$140,000. One of only three comparable specimens in San Diego, this tree has an extremely well-developed root system and can be expected to live for another 100 years. It is historically an aesthetically significant.

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).
20. (2/14/67, 2/13/65, 2/18/65, 6/29/47)
City of San Diego Historic Site Board File #53
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: _____
- Street or rural address: 300 - 326 Grape Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-206-05
- Present Owner: White Family Trust Address: 1906 D Avenue
City National City Zip 92050 Ownership is: Public _____ Private X
- 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 Desc: Blk 241 Lot F Hortons Add Lockling

These 2 apartment structures are 2 stories in height on a raised foundation. The roof is flat with wide overhanging eaves and a boxed cornice. The siding is stucco which may be a later alteration of the existing siding. Wide double-hung windows form bands around the structures and surround the 2-story bays on each building corner along Grape Street. The facades are symmetrical with a pair of windows above each cantilevered entry overhang with a flared stucco support below. Each entry is stepped from the sidewalk with a simple iron railing and square posts. Each square recessed porch contains 4 doors. The western structure's doors are solid wood with multi-pane uppers while the eastern structures are single pane. Flanking the entries are 2 small multi-paned windows. Alterations include aluminum-framed windows along the western facade, aluminum awnings over the rear entries (1st & 2nd levels) and the stucco siding.



- Construction date:
Estimated _____ Factual 1911
- 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 _____ Deteriorated _____ No longer in existence _____
14. Alterations: Windows, awnings, siding, railings
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

These apartments were built in 1911 as part of the building boom in anticipation of the Panama-California Exposition in Balboa Park in 1915. Alterations have compromised the architectural integrity of these apartments. Still, they remain significant as an example of Prairie Style apartments in a block which has a variety of architectural styles.

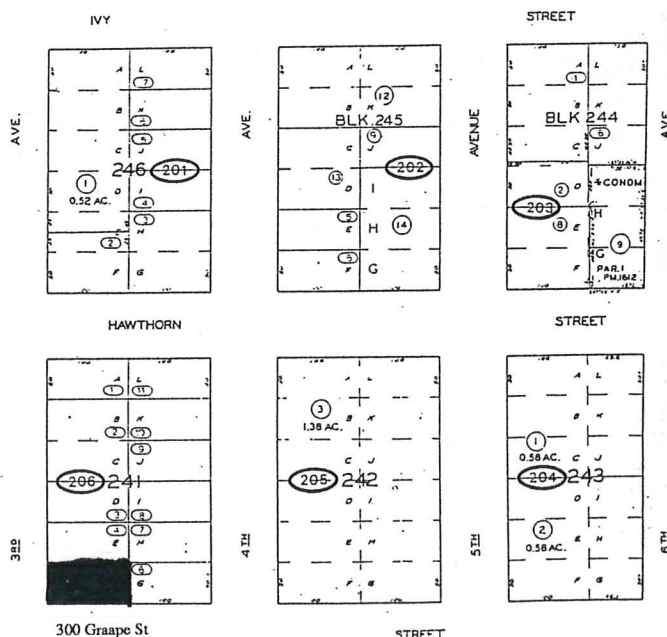
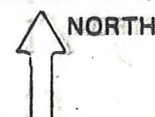
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: _____
2. Historic name: _____
3. Street or rural address: NW corner Grape & 5th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-205-03
5. Present Owner: Rees - Stealy Company Address: 2001 4th Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Parking Lot 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 Desc: 242, Lots G & H, Hortons Add Lockling

This architectural remnant has a 6 ft. cement block retaining wall which is covered by dense vegetation. Articulated stairways appear on 5th Avenue and Grape Street with a third side stairway at the northeastern corner. The stairway along Grape Street is still utilized to access the upper parking lot. It is covered by mature vines on a decorative pergola made of wooden beams. Along the stairway are solid rough concrete planters with an open concrete banister which continues along the southwestern boundary of the parking lot. Beneath the banister and to the west of the stairway is a large 2-door hinged garage with similar rough concrete siding. The doors are wooden with louvres above and diagonal shiplap panels below. A mature palm is at the upper stair landing. Sidewalks contain the following: Jennings 1907, JC Brockway DS Warstad 1908, and Joseph Kelly Contractor in cement office 864 5th Street.



8. Construction date:
Estimated _____ Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2290
12. Date(s) of enclosed photograph(s)
March 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 X Other: _____
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

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

This architectural remnant was previously the site of the G.M. Tutton Residence. It was constructed for approximately \$2000 in 1894 and designed by John Stannard.

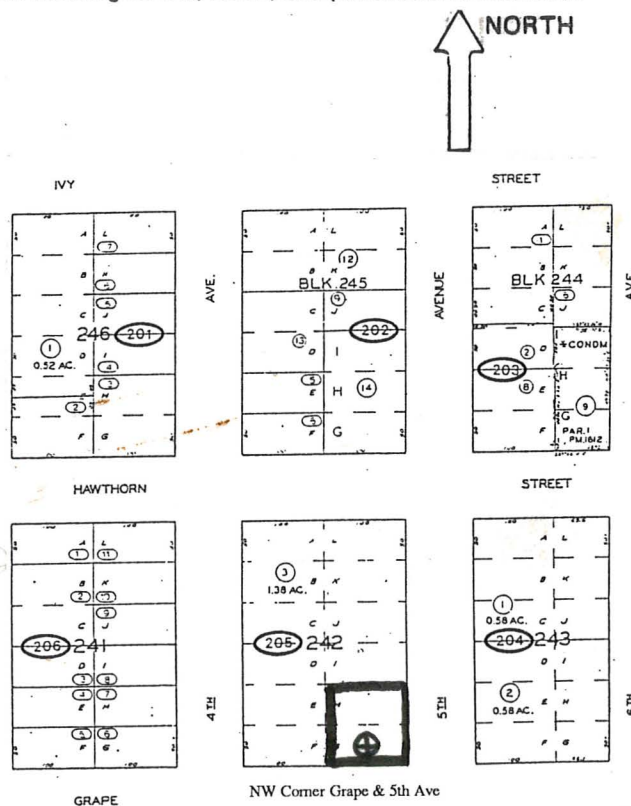
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13,
Southwest Builder & Contractor,
Vol. 4, #96, 12/26/1896

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					5D
B					

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 328 Grape Street & 2004 4th Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-06
5. Present Owner: Rees-Stealy Company Address: 2001 Fourth Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal Desc: Blk 241 Lot G Hortons Add Lockling

7a. Architectural style: Neoclassical

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

This small neoclassical box is rectangular-shaped on a cement foundation w/shiplap siding and a horizontal band at foundation level. The high-pitched, asphalt-shingled hipped roof which flares at the eaves has a boxed cornice, widely overhanging eaves, and a wide plain frieze. On the front facade, west of the porch, a square oriel bay sheltered by the main roof contains a 3-sash window with a central fixed pane w/a leaded angular geometric transom and narrow double-hung side panels with leaded angular geometric uppers. On the side facades are double-hung windows. All windows have wide shelf surrounds. A porch covered by the main roof and reached by 3 cement steps is located on the east corner of the front facade. An east-facing door is multipaneled wood. The porch balustrade is shiplap, an extension of the house wall. One Corinthian column at the corner supports a lintel which is an extension of the plain frieze. There is a central brick chimney. Alterations include a fence to the west and a shed-roofed addition to the rear.



8. Construction date:
Estimated 1910 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage, .1147
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: fence, shed-roofed 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: None

SIGNIFICANCE

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

This neoclassical cottage was moved on to this site prior to 1926. The porch and window surrounds are typical of the Neoclassical Style. This structure is in good condition and contributes to the historic streetscape 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 _____

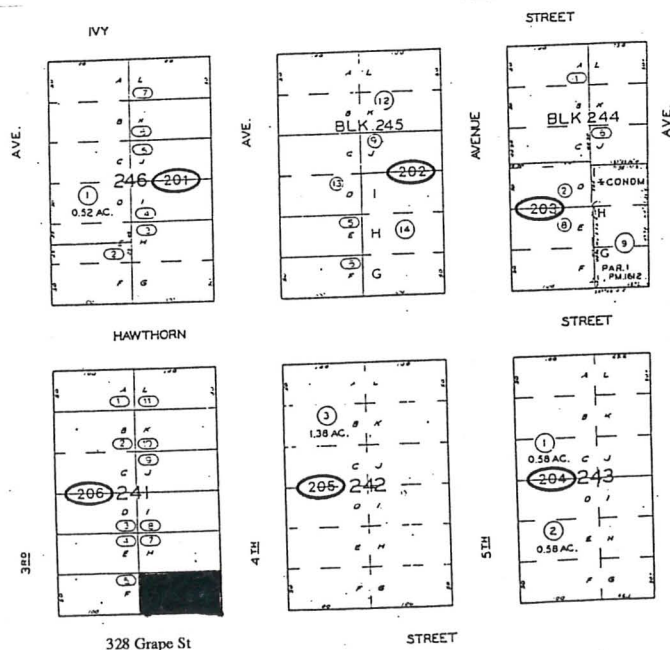
21. Sources (List books, documents, surveys, personal interviews and their dates).

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):

 NORTH



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 401 - 421 Grape St. & 1963 4th Ave
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-174-01
5. Present Owner: John & Dorothea Helm Address: 4872 Butternut Hollow Lane.
City Bonita Zip 92002 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION Legal D: Blk 230 Lots A& B 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 rectangular stucco commercial structure is primarily 1 story and becomes 2 story to the east. The roof is flat with horizontal roof vents above each window. The entire 1st story has been remodeled with a vertical shiplap siding which covers the original architecture. To the rear within the parking lot, the original windows are bands of large multi-paned windows with a pivoting center. The 2nd story windows are 3-sash with a fixed center pane and multi-paned double-hung narrow side panels. Metal awnings cover the southern 2nd story windows. Various commercial entries line the 1st story facade with some brick and some concrete stairs. Some entries feature arbors above, while the extreme east entry has glass block windows to the west. It appears that 2 remodels have been performed on the structure; one occurring in the 1940's and the second occurring in the 1960's or early 1970's.



8. Construction date:
Estimated 1925 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth 100
or approx. acreage .2295
12. Date(s) of enclosed photograph(s)
July 1990

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ☒ No longer in existence _____
14. Alterations: 1st story facade, arbors, brick steps
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 2

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

The original Mission Revival Style apartment building was built in approximately 1925. Since that time, two remodels have been performed on this building, one in the 1940's and one in the 1960's or 70's. The result is a modern 1-story building which surrounds an older 2-story building. Although an interesting juxtaposition, it does not contribute to the historic character of the area, and serves as a reminder of the transition of architecture.

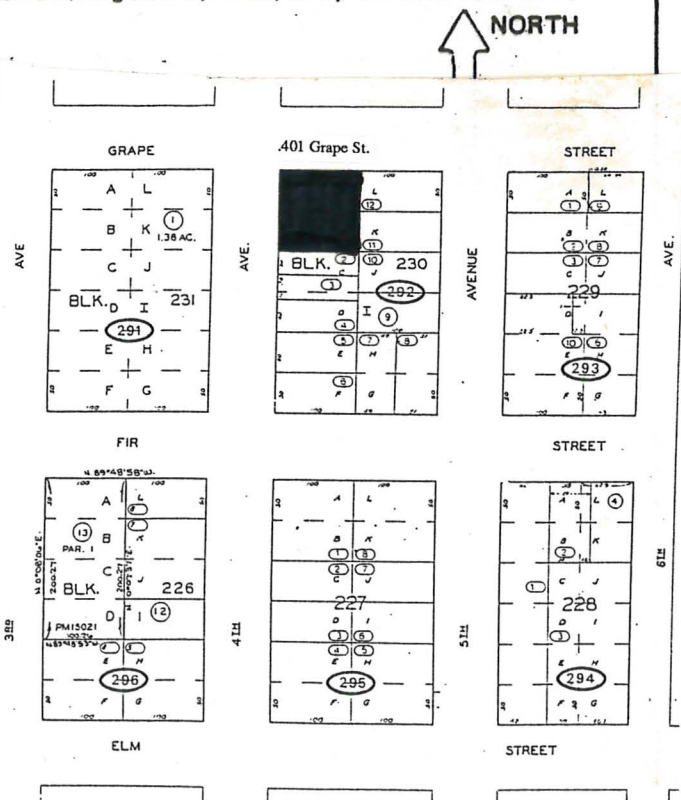
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys,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

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: _____
2. Historic name: Huldah Heikisch
3. Street or rural address: 233 West Grape Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-251-04
5. Present Owner: Stephen Ferrier Address: 237 W. Grape 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 w/30s Moderne 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 235 Lots A thru C Horton's Add Lockling

This two-story, irregularly-shaped stucco building has a flat roof except for a red tile hipped section on the north side with exposed, massive cylindrical rafters under overhanging eaves. The windows include double-hung, some of which are two horizontal pane, and three sash with a large fixed center pane and very narrow two pane double-hung side panels. Most windows have shutters. A second story projection facing the north, supported by massive worked brackets, forms a hood for the main entry. The entry door, reached from three irregularly scored cement steps, is vertical paned wood with three large wrought iron hinges. Two additional entries are located on the west side of the building, one is reached through an irregularly shaped arch formed by a staircase to the second floor entry with a stepped boxed stucco balustrade. The entry door below is wood with a narrow horizontal pane and matching paned side panels. A large fixed-pane window is located on the second floor to the west. Canals run just below the roof along the flat section and an interior chimney, within the red tile roof section, has an elaborated top with arches and red tile gable roof.



8. Construction date:
Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 77 Depth 1042
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: West stairs, large fixed pane window on west
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: Interstate 5
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: none

SIGNIFICANCE 1

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

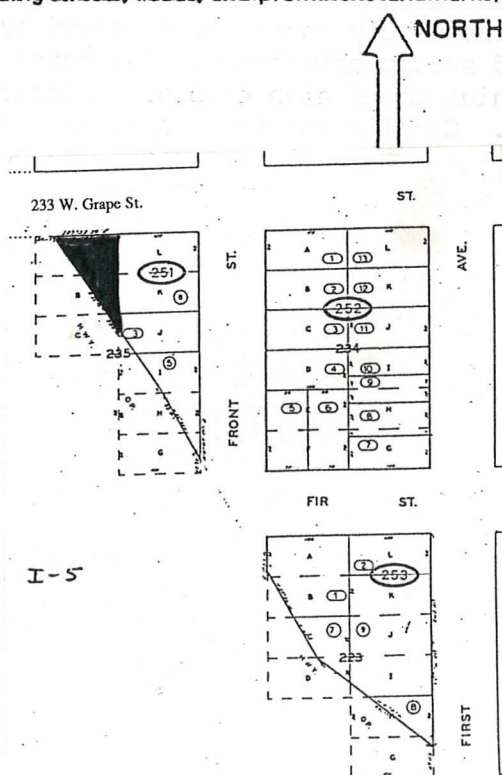
This building was built for Huldah Heikisch around 1930. She and her family lived here until 1960. The structure, with its red tile roof and chimney top, is a good example of the Spanish Colonial Revival style of architecture. Its importance is enhanced by its proximity to other similar buildings in the area.

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

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					6
B					

IDENTIFICATION

- Common name: _____
- Historic name: Dr. John H. Seiffert Apartments
- Street or rural address: 240-248 West Grape Street (combined w/ 230)
City San Diego Zip 92101 County San Diego
- Parcel number: 533-163-06
- Present Owner: Sadie, John & Pete Demaria Address: 3505 Kite Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
- 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 237 Lot F in Hortons Add Lockling

This symmetrical 2-story Mission Style apartment building is rectangular in shape and stucco sided. It has a flat roof with a parapet which is gabled in the center. Windows, all w/narrow wood surrounds, are double-hung or 3-sash with central fixed pane w/glass transoms and double-hung side panels. One window on the west facade and many on the north facade are decorated w/iron work. Six cement steps flanked by a low curving stucco wall lead to a recessed entry porch with four wooden doors, each w/3 small square panes in the upper portion. Two doors face front and two oppose each other. Directly above the porch is a protruding balcony w/a solid stucco balustrade w/coping supported by stepped stucco brackets. Two doors are recessed behind a semi-elliptical arch. A prominent feature of the building is a protruding horizontal band w/decorative brackets which extends almost the full length of the south and west facades below the parapet. The west facade has rectangular roof vents at foundation level. There is a driveway to the east. The rear of the building has two entry doors on each floor and rectangular vents in rows. Alterations include rear doors, a massive stairway to the 2nd floor in the rear, a utility box, a fence on the north side, and a utility shed on the east.



- Construction date: 1923
Estimated _____ 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 ^X _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: rear doors, stairway at rear, fence, utility box, utility shed
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ^X _____
Residential ^X _____ Industrial _____ Commercial _____ Other: Interstate 5
16. Threats to site: None known ^X _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ^X _____ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

This Mission Style apartment building was built around 1923 for John H. Seiffert, a physician, and his wife, Nellie. They lived there until 1939 with Dr. Seiffert practicing medicine in the structure during the 1920's. This building is a fine example of the Mission Revival style apartment buildings which were popular at the time. It is very similar to the apartment buildings at 141-147 and 127-133 West Ivy. This building is significant as an early Mission Revival apartment building. It stands out as being bulkier and more massive than the smaller Craftsman and California Bungalows surrounding it.

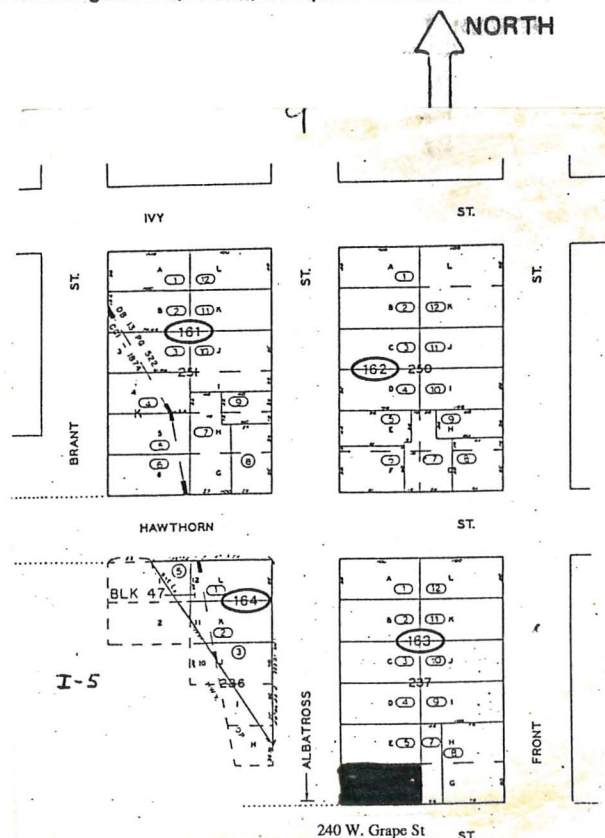
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

- Common name: _____
- Historic name: Brentmore Apartments
- Street or rural address: 105 - 117 Hawthorn Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-175-01
- Present Owner: Brighton Company Address: P.O. Box 790
City Solana Beach Zip 92075 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: This three-story building with a basement to the west is rectangular in shape with a stepped parapet formed at the corners and on the north facade where four three-story balconies project out. A flat cornice visor projects just below the parapet around the entire building, boxed with narrow shiplap with exposed decorative brackets beneath. Windows are double-hung, some three sash with fixed center panels and vertical five-pane transom. There are two main entry pergolas, both formed of plain post and lintel wood with ivy growing up. These lead to two recessed double-door wood entries. Each projecting balcony structure has a balcony on each floor with a square north-facing opening with a built-in wooden planter box and openings to either side. A door leads to each balcony. The facade is stucco and mature landscaping lines the building. Alterations include a security gate on the southwest alley, metal screens and security screens along the basement windows.



- Construction date: Estimated _____ Factual 1928
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1147
- Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: security gate, metal screens, security screens along basement 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.)

The Brentmore Apartments were constructed in 1928 as an investment property. Carl A. Booten, a grocer, and his wife Ardis R. Booten resided on the lot adjacent to the structure and were the likely owners. In the 1930's the property was purchased by J.B. Wells.

The Brentmore Apartments have retained their original architecture with only minor alterations. The large apartment building is an unusual example of this style and contributes to the area's historic and diverse character.

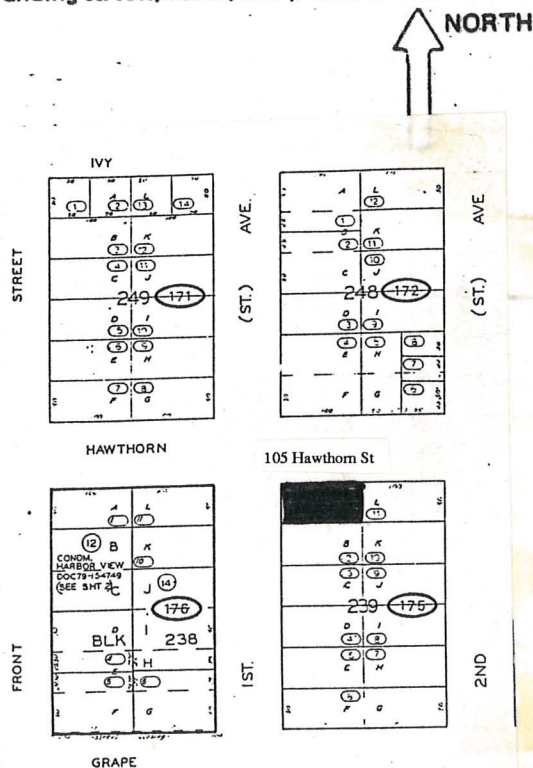
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: _____
2. Historic name: Myers Residence
3. Street or rural address: 125 West Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-176-11
5. Present Owner: John Griffig Jr Address: 681 I Street
City Chula Vista Zip 92010 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: 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 238 Lot L Hortons Add Lockling

This one-story rectangular California Bungalow sits on a raised cement foundation which is very high in the rear due to the sloping lot. The medium pitched front-gabled roof of composition shingles has overhanging eaves, exposed rafters which are worked at the gable ends, and a plain frieze. Siding is narrow clapboard with endboards; a shed dormer on the east side has shingled siding and a window flanked by horizontal wooden strips. The house has 2 sq. oriel bays, one on the front facade w/a pent roof and exposed rafters, and one on the east facade sheltered by the main roof. The front bay features a 3-sash window w/a central fixed pane and hinged side panels, all with angular geometric upper panes. Other windows, w/shelf surrounds, are varied; some are fixed pane; some have angular geometric designs. Three cement steps w/a single pipe rail lead to a porch on the east side of the front facade. The porch is sheltered by the main roof and has a clapboard balustrade, sq. posts, and a lintel. The door is wood panel. East of the house a lattice fence and a gate leads to steps which descend to a side yard. The security screen door is an alteration.



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

13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: security screen 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: none

SIGNIFICANCE

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

This California Bungalow was constructed around 1907 for Mrs. J. Myers according to the San Diego Water Permits. The California Bungalow style closely followed the rise of Craftsman architecture which also originated in Southern California around 1905. This bungalow exhibits features of Craftsman architecture with its leaded windows and clapboard siding and is a good example of this architectural style.

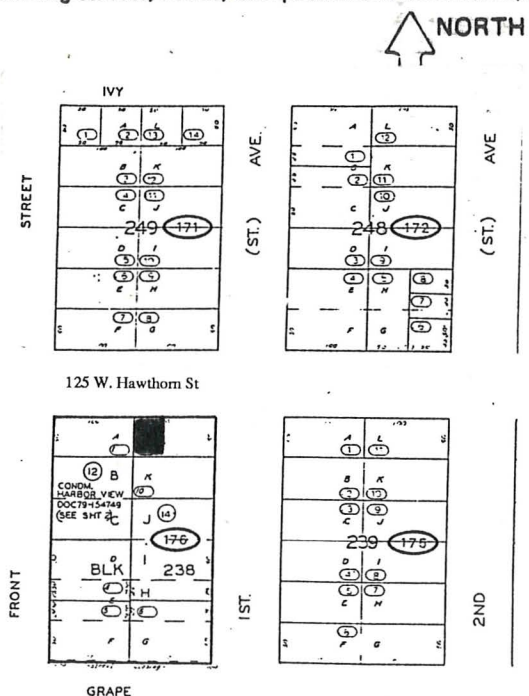
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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)533-4500

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: 140 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-06
5. Present Owner: James Gregg Address: 140 Hawthorn St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: Blk 248 Lot G S 40 ft of E 50ft. 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:

140 East Hawthorn Street is a simple rectangular apartment building with a flat roof. The structure is two stories in height, situated on a rise to the rear which accommodates a 2-car garage along the street level. The doors have been altered and are now latticed wood with wood backing in 3 panels with the center opening as an entry door. The stucco siding contains canalis along the west and east facades. Two wide double-hung windows are situated above the garage doors; one has two vertical upper panes with a decorative iron balconet and wooden surround while the other has two horizontal lower panes with the decorative accents removed. Tall concrete stairs run along the eastern facade with a wrought iron banister. The recessed apartment entries face the east and have large glass panes set within a wooden frame door. The structure faces a similar structure to form a narrow courtyard between. Alterations include the garage door conversions and street facade windows.



8. Construction date:
Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 90 Depth _____
or approx. acreage .0457
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Garage doors, 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: Similar structure to the east

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 1920 as rental housing. Although it is small in scale and lacks distinguishing features, it is a contributing structure to the cluster of historic buildings in the area.

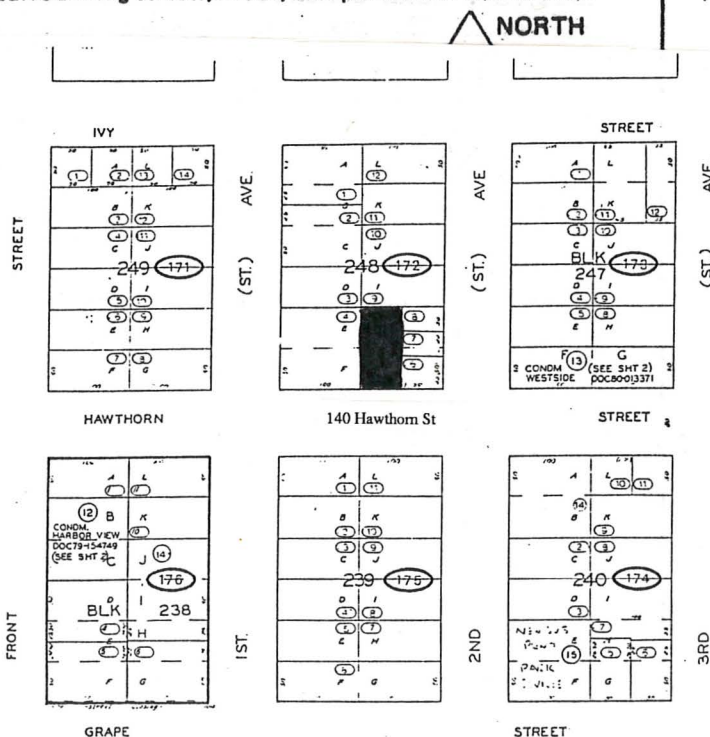
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Raoul R. Quintero Home
3. Street or rural address: 146 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-06
5. Present Owner: James Gregg Address: 140 Hawthorn St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 248 Lot G S 40ft of E 50ft Horton's Add. Lockling

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This one story irregularly shaped building has a flat roof with a stepped parapet. Windows are single and double-hung, some in pairs. The entries are reached from the south and east. Red tiled entry hoods rest on Massive curving worked brackets. The east facing door has geometric multi-pane large panel with a wooden screen. The south entry is reached from multiple wooden steps encased within a high stucco boxed balustrade and entry stoop. A small half door is located at the foundation level on the east side. Siding is stucco with a low stucco planter box on the south wall. Painted canales run just below the roof line. Alterations include a metal security screen door and aluminum window screens.



8. Construction date: Estimated _____ Factual 1924
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 90 Depth .0457
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE 2

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

This modest Spanish Colonial Revival style home was built in 1924 for Raoul V. Quintero and his wife Eleanor. Mr. Quintero was in the Navy; Mrs. Quintero was a phone operator. The Quinteros lived in this home until 1946.

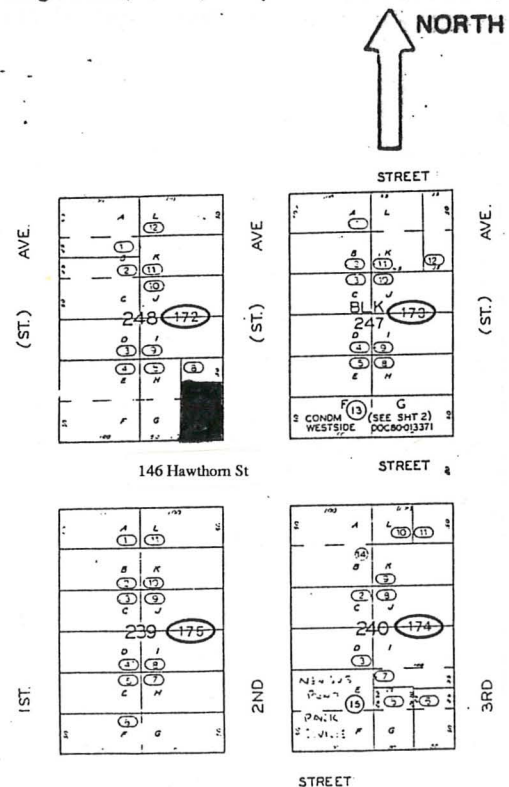
This home, with its bracketed hood over the doorway and its canales, is typical of Small Scale Spanish Colonial Revival homes. It is significant as one of a group of historic homes on this block of Hawthorne and 2nd Avenue.

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).

City Directories
Water Utilities

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: 304-306 Hawthorn Street and 2107 Third Avenue
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-201-02
5. Present Owner: Martin and Edita Koke Address: 306 Hawthorn Street
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 246 Lot F, S $\frac{1}{2}$ Lot E and all Horton's Add Lockling
This two-story, rectangularly-shaped office building is situated on a rise to the east, which covers the eastern lower level. The roof is a low-pitched hip with overhanging eaves, plain frieze, and boxed cornice. A small square turret rises from the center of the roof with a copper pyramidal roof and finial. The structure is sheathed with ashlar brick on the first level, which becomes asbestos shingle above. The windows are multi-paned metal casements with wooden shutters, with the exception of the fixed windows on the shallow curving bays, which flank the open porch. The bannister, posts, and balustrade are ornate wrought iron and the porch is sheltered by a roof extension. Two doorways within the porch are solid wood panel with a large multi-paned window between.
The Third Avenue first level entry has a curving metal canopy with a decorative wrought iron lintel and posts. Two wooden doors lie within with multi-paned uppers. To the rear of the structure is a wooden staircase and a large parking lot.



8. Construction date: Estimated 1945 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 175 Depth .1722
or approx. acreage _____
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.

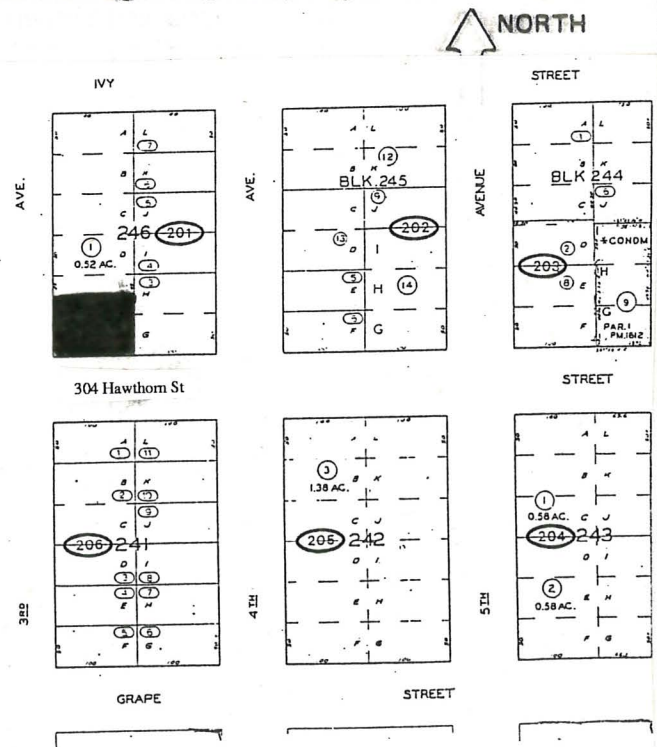
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: 311-317 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-01
5. Present Owner: Tim & Katherine Tom Address: 2029 3rd Avenue
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 241 Lot A Hortons Add Lockling

This rectangular 2-story apartment building has lower level garages and storage on the S. & W. sides necessitated by a steeply sloping lot. The building is stucco sided. Near the roofline is a wide horizontal band which encloses rectangular roof vents. This is surrounded by narrow recessed horizontal bands. A flat roof is capped by a fluted parapet. The windows are bands of paired hinged multi-panes and 3 sash windows with fixed central panes and multi-pane hinged side panels. A cement stairway with an iron railing leads from the east to an off-center porch surrounded by an iron balustrade which is a continuation of the railing. The porch is sheltered by a rounded roof supported by 4 poles in pairs. The door is wood-framed with a large rectangular glass pane and multi-paned side panels, interrupted by a mailbox on the east. Above the porch, a narrow door opens on to a small balconet with an iron railing. East of the porch is a cement planter and glass blocks are featured on the West & South facades. There is a door on the west side. On the south facade are 4 entry doors and a wrought iron fire escape. An overhang supported by large timbers shelters two lower level garages with wooden doors and an entry door between. West of the garages is another entry door. A driveway to the south leads to a parking area and the garages. Alterations include the fire escape, rain gutter and door on west facade. Another building with a stepped shape abutted this one on the west side at one time.

Attach Photo Envelope Here



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

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

SIGNIFICANCE

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

This large apartment building appears in the City Directories in 1950. It seems to have been constructed as an investment property since the owner was not listed in any of the four flats.

The simple 40's - 50's modern architecture has been well-maintained and is quite attractive and balanced. The lack of historical data obtained has clouded the historical significance of the structure, although further research could unveil important facts.

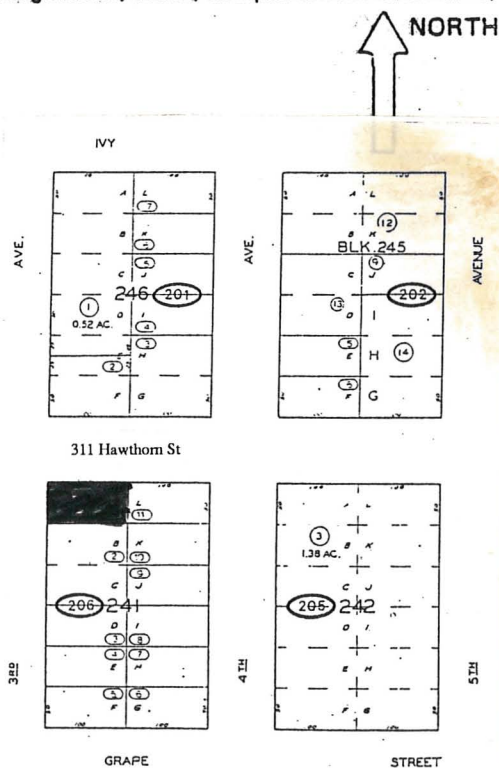
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

16, 17, 18

22. Date form prepared 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

- Common name: _____
- Historic name: J. C. Brodeur Apartments
- Street or rural address: 332-342 West Hawthorn Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-161-06
- Present Owner: James & Sonya Georggin Address: 2170 First Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: 30's / 40's Moderne
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 25' Lot G/Exec E 100 Ft/Lot G Blk 251 in Hortons Add Lockling.

This two-story apartment complex consists of two buildings, one rectangularly shaped, the other L-shaped, both with flat roofs. The placement of the buildings, with the L-section of the west building projecting south and the rectangular building projecting beyond, lends a prominent stepped effect to the structures. Also, the projecting L-section roof rises above the other section. Windows are double-hung, horizontally-paned wood with fixed "wrap around" sashes at the corners. Doors are plain wood. Square vents are centrally located on each stuccoed facade near the roofline. Entries are reached from boxed stuccoed staircases with boxed balustrades at the porches. Three stepped one-car garages are located on the southeast side, the second floor cantilevered over them. Horizontal crawlspace vents run along the foundation area of the stucco facades. Alterations include aluminum entry door screens and a SW entry of the east building enclosed with lattice and corrugated plastic with a balcony extension to the north.



- Construction date: Estimated 1940 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage, .1148
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
 Aluminum door screen, lattice entry enclosure balcony
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 ¹

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

This large set of apartments was built in the 1930's - 1940's in the Modern architectural style. J.O. Brodeur was the owner who also managed the apartments.

This style of architecture was often used for the apartments and commercial structures from 1920-1940. This area of Uptown contains several Modern and Art Moderne structures.

Although this structure is not individually significant at this time, it contributes to the context of the neighborhood.

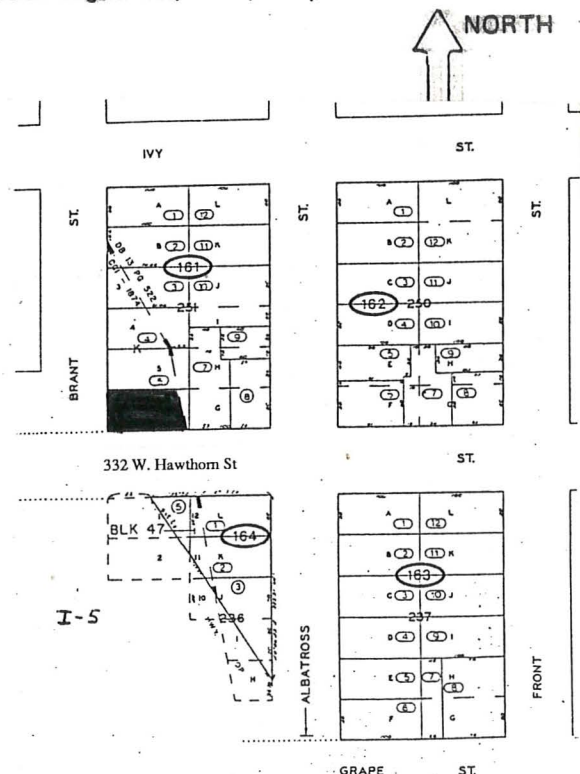
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

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

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: 347 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-206-11
5. Present Owner: Murray Willander Address 7244 Camino Degrazia # 284
City San Diego Zip 92111 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 241 Lot L Hortons Add Lockling.

This one-story rectangular house sits on a raised cement foundation and has a high-pitched hip roof of composition shingle. The overhanging eaves are boxed with a plain frieze below. The front bay window is three sash with narrow double-hung side panels with abstract leaded-glass uppers and a fixed center pane with the same leaded glass in the transom. Other windows are double-hung with exception of one awning window of leaded glass in the square west-facing bay. The entry door is four-panel wood with a large glass upper. Eight steps lead to the entry door which is covered by a recessed porch supported by a narrow column resting on a boxed clapboard balustrade. The siding is also clapboard. The foundation is skirted with narrow vertical paneling and faced with brick along the north side. A scored concrete retaining wall raises the building above the street level. Alterations include a lattice fence and gate to the east of the entry, and a shed-roof addition to the south with vertical tongue and groove siding and double-hung wood windows.



8. Construction date:
Estimated 1900 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Fence, addition in 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? _____
Large apartment building on same lot to east
18. Related features: _____

SIGNIFICANCE 1

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

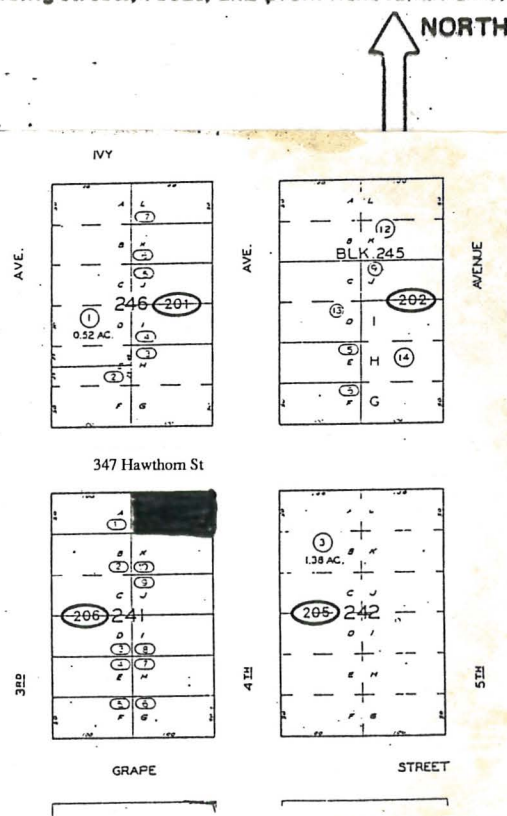
This small structure, built in approximately 1900, shares the property w/a larger structure at 2066 Fourth Ave. It is in excellent condition and is located in the midst of a variety of historic buildings. The structure's significance is partially credited to the related structure to the east which is historic, although severely altered.

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

17-18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: The Markeen Apartments
2. Historic name: B. W. Weinrick Apartments
3. Street or rural address: 404-16 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-202-06
5. Present Owner: Jan and Anna Rosciszewski Address: 5022 Hastings Road
City San Diego Zip 92116 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Prairie

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D - Blk 245 Lot F Hortons Add Lockling

The Markeen apartment building is an irregularly shaped, stucco sided two story apartment building on a raised ashlar block foundation. It is closely related to the apartments at 2115-21 Fourth Avenue, directly to the north. Four nearly identical elements, stepped back and up from the west to east comprise the building. Each element is capped by a hipped roof, flared at the ends, with widely overhanging eaves, a boxed cornice, and a windowed hipped dormer, also with flared eaves. Each elements also contains an open recessed porch reached by a cement stairway with metal railing and surrounded by a stucco balustrade. Doors are wood and have glass uppers with dentil work below. Above the porches are protruding stucco balconies supported by square piers, lintels, and scrolled or square brackets. Three sash window grouping alternately to the east and west of the porches and balconies on both floors feature fixed central panes and narrow double hung side panels with tri-partite glass transoms. Intermittant long narrow stairways with metal or wood rails led from street level to first and second floor apartments entrances. On the west facade, a square two story oriel bay rises below a hipped dormer. Four hipped dormers face north. Side windows are predominantly double-hung with glass transoms. The north or rear facade contains porches which are reached from wooden stairways. Stucco siding may be an alteration.

Attach Photo Envelope Here



8. Construction date:
Estimated _____ Factual 1906
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 X Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: possibly stucco siding, railings

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: separate matching apartment building to the north

SIGNIFICANCE

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

This apartment building was constructed in 1906 for Mr. and Mrs. B. W. Weinrick. It is one of the older apartment buildings in the area. Two years later, the Weinrick built the related smaller structure at 2115-21 Fourth Avenue. The building's architecture, including its stepped nature and its many dormers make it distinctive. It is a significant contributor to the historic fabric of the area.

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

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

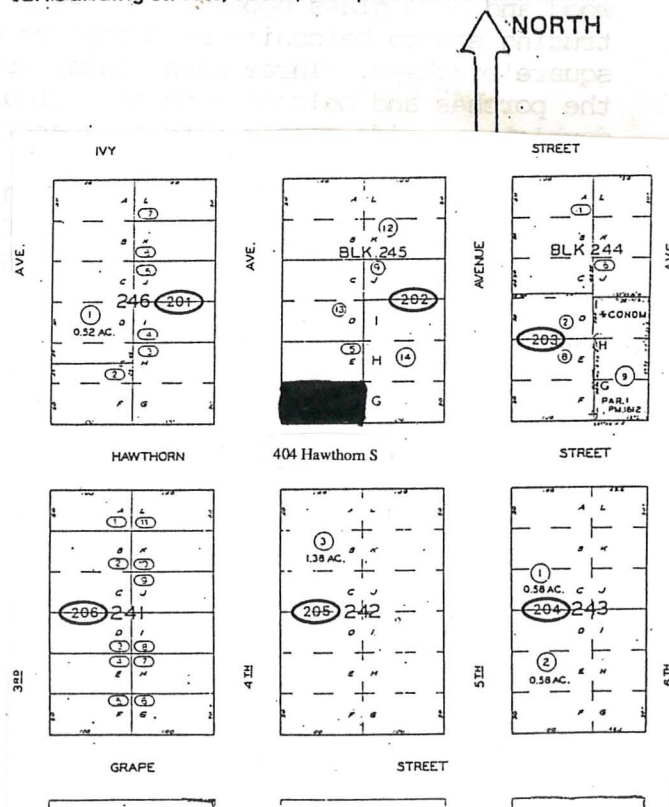
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 517 - 525 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-204-01
5. Present Owner: Creative Properties Inc. Address: 3482 Bayside Walk
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: 50'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 243 Lots A, B, L & K Hortons Add Lockling
This 1-story commercial building covers the entire block of 500 Hawthorn Street. The low-pitched hip roofs have overhanging eaves and step down to the rear due to the slight grade of the property. A large low-pitched front gable covers the center block entry to a commercial court with mature landscaping. A full-height geometrically-latticed gate covers the court entry. The windows are placed high within the stucco facade in bands with horizontal half-timbering surrounds along the east and west facades. The northern facade contains the main entries with awnings covering the western restaurant entry and the large single-paned windows. The double doors are 2-paneled wood with 3/4 single upper panes and fixed single-paned transom. A second set of double doors are aluminum-framed glass panes.



8. Construction date:
Estimated _____ Factual 1949
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 250 Depth _____
or approx. acreage .3443
12. Date(s) of enclosed photograph(s)
July 1990

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

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The commercial structure was erected in 1949 and was first used as the Hawthorne Clinical Laboratory and Pharmacy. Several physicians had offices in the building. Currently the building includes a restaurant as well.
Due to its relative youth, this building does not contribute to the historic fabric of the area, but it retains most of its original architectural features and is a typical example of its style for the late 1940's. In a few years it could be considered historic and present a link in the progressive changes the neighborhood has undergone.

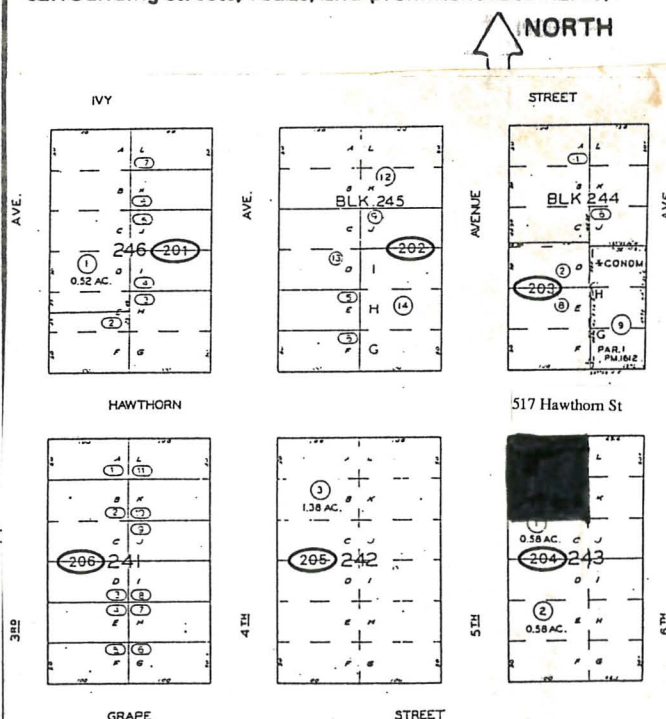
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

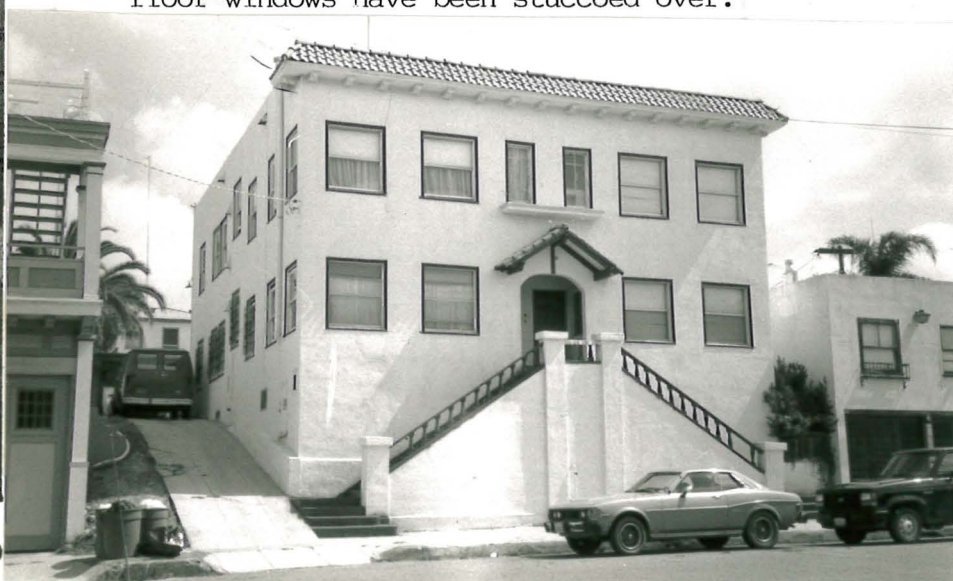
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 126-32 Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-05
5. Present Owner: Orville Mailloux Address: 132 E. Hawthorn St.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 248 Lots H & G W 50ft 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 rectangular, stucco-sided symmetrical Mission Revival style apartment building is 2 stories height; but sits on a story-high foundation in the front due to the slope of the lot. It has a flat roof with a parapet; a hipped red tile overhang with elaborately molded leaflike brackets below extends the length of the front facade and wraps around the corners. Windows, recessed and with narrow wood surrounds are double-hung and symmetrically placed on the front facade. Some with side windows feature ironwork. Front facing curved cement stairs flank a story high straight reversed cement stairway with turned bannister & stucco siding, which leads to a first floor porch. The stairway has massive square posts at either end; 2 square posts extend from the porch to street level forming square pilasters. The entry porch is recessed beneath a semi-elliptical archway decorated with a gabled red tile visor supported by worked brackets. There are 2 front-facing and 2 opposing French entry doors, some with wooden screens. Above the visor are 2 multi-pane windows with a shelf below. The building has a slight protrusion near the bottom on the front west facades which extends to the east property line & has lattice work below. On the west facade are square vents at foundation level. A driveway to the west rises steeply to a wooden garage. Alterations include new stucco, gabled visor & brackets, windows, & new tile on hipped overhang. Arches & surrounds above 1st floor windows have been stuccoed over.

Attach Photo Envelope Here



8. Construction date: Estimated _____ Factual 1925
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: New stucco, gabled visor & brackets, new tile on overhang, arches & windows surrounds have been stuccoed over.
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: garage

SIGNIFICANCE 1

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

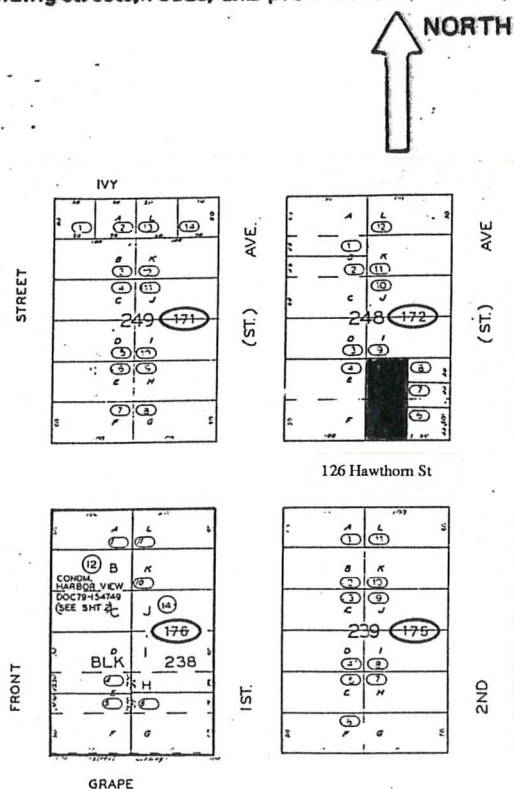
This two-story apartment building was constructed in 1925. It was maintained as an investment property containing four rental units. The Mission Revival architecture has been slightly altered from its original form. However, the alterations have not changed the original character. The structure is a contributing factor to the cluster of Spanish Colonial Revival and Mission Revival styles in the Uptown area.

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

Hawthorn Studio Apartments

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 134 West Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-07
5. Present Owner: Neil & Sandra Tabachki Address: 13855 Amber Sky Lane
City San Diego Zip 92129 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 249 Lot F Hortons Add Lockling

This 3-story rectangular Mission Style apartment building has a flat roof with a parapet and a dropped cornice supported by square rafters. It is stucco-sided and features a protruding horizontal band between the first and second floors. The building is symmetrical with a central recessed entry way with 10 recessed steps enclosed in a segmented arch with buttressing. A recessed panel above the arch contains the building's address. A flat roofed red tile visor with building brackets is located directly above. Double entry doors with rectangular glass panels have wooden side panels with rectangular glass panes, wood surrounds, and dentilwork on a wood transom. Rain gutters are evenly spaced on either side of the entry. On the west facade a control entry with articulation similar to that of the main entry, but more subdued, is reached from 4 cement steps. The recessed entry porch has a front-facing, double-hung window and wood doors which oppose each other. Windows on the building are in bands with narrow wood surrounds. Most have been altered & are now aluminum sliding windows. There is a secondary wood door west of the main entry and an entry door on the east side. Alterations include a security gate on the W. entry, new stucco below the dropped cornice, windows, carpeting on the porch and stairs, floodlights, and mailboxes. A shed-roofed utility shed has been added on the east side.



8. Construction date: Estimated 1911 Factual _____
9. Architect Unknown
10. Builder Morgridge
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 _____
Security gate on W. entry, new stucco, windows, carpeting on stairs and porch, floodlights, shed-roofed utility shed on E. side.
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: NONE

SIGNIFICANCE 2

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

These apartments were built in approximately 1911 as part of the building activity preceeding the Panama-California exposition in Balboa Park in 1915.


Due to the alterations to the building, much of its architectural integrity has been lost. It blends well with the Mission Style apartment building to the north, and adds to the overall character of the neighborhood.

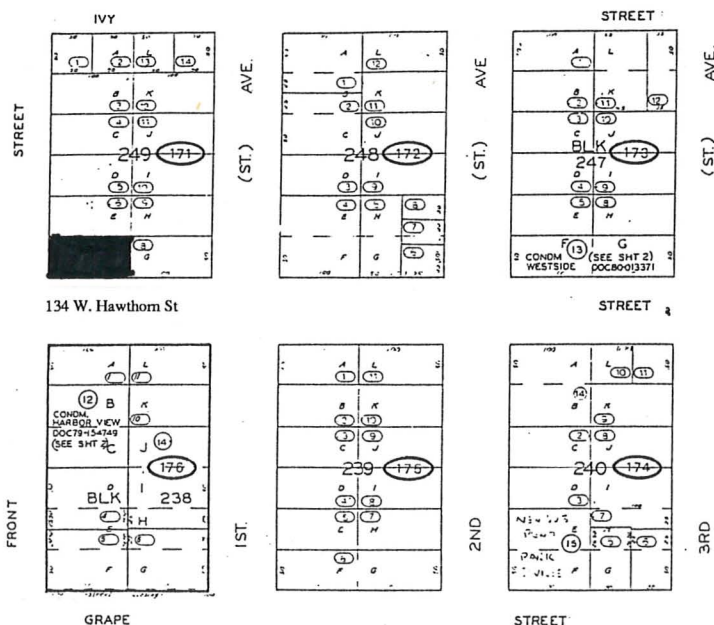
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys,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

13, 17, 18, 20

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

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: 135 West Hawthorn Street & 2067 Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-176-01
5. Present Owner: Ismael Bojorquez Address: 135 W. Hawthorn St
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 Desc: Blk 238 Lot A Hortons Add Lockling

135 West Hawthorn Street is a 3-story Victorian home with a basement below. The home is covered with thick vegetation consisting of large rubber trees and ivy which make it difficult to view. The roof is a steeply-pitched cross gable with a raking cornice at the gable ends. The remainder of the cornice is boxed with a plain frieze. Two tall brick chimneys intersect the roofline. The windows are double-hung with wide wooden surrounds while squared palladian style windows decorate the gable ends. Window alterations include iron bars over the first story windows and aluminum sliding windows on the northwest and east facades. The siding has also been altered and is now asbestos shingled while a shed-roofed addition along the east facade has vertical board and batten siding. The original entry along Front Street is now boarded up with latticework. Wooden steps lead to the entry porch with Tuscan columns and a stick balustrade. The recessed wood-paneled door has a glass upper and metal security screen. Above the porch is a large balcony. The secondary side entry is utilized and has wooden steps leading to a small stoop sheltered by a small steep gable with square posts and an open stick balustrade. Curving brackets are attached to the posts and the door is now covered by a heavy security screen.

8. Construction date:
Estimated 1893 Factual _____

9. Architect Unknown

10. Builder Unknown

11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1147

12. Date(s) of enclosed photograph(s)
May 1990



13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: siding, windows, security screens, addition on east 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.)

A sewer permit was pulled by L. C. Wood for this property in 1893. However, there is no evidence that Wood ever lived here.

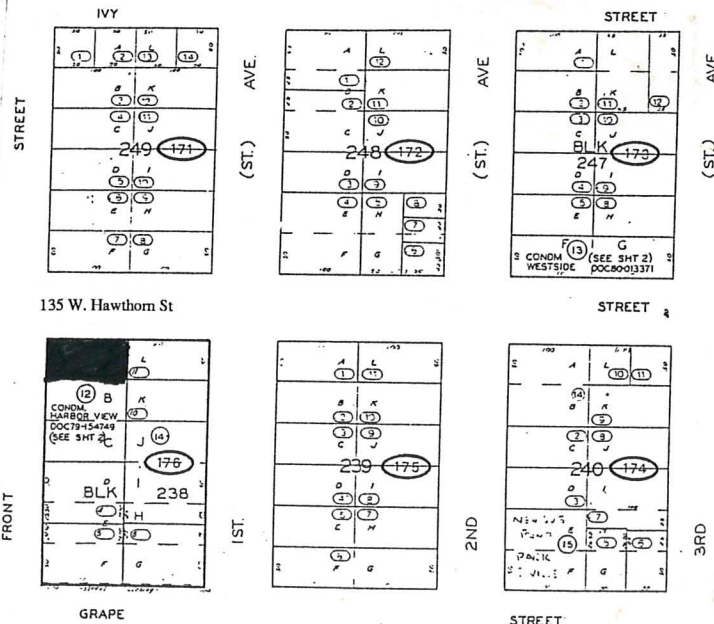
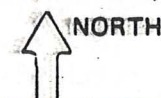
This home, due to its alterations and the dense landscaping which obscures the structure, is not a significant contributor to the historic character of the area, but is a strong candidate for restoration and could become a contributor if returned to an earlier appearance.

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Amy Strong Cottage # 3
3. Street or rural address: 212 West Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-07
5. Present Owner: Hans & Francis Avik Address: 2124 Front Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc: Blk 250 Lots E thru H POR Hortons Add Lockling

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

The visibility of this structure is impaired by the lush landscaping and height above the street level. It is a 1-story L-shaped home in the Prairie style. Situated high above the street, the home has a high stuccoed retaining wall which has an articulated stairway to the west and a sliding wooden 1-car garage door to the east. The roof is flat with wide overhanging eaves and exposed rafters which are boxed in some areas. The windows are large fixed panes, some with hinged side panels and some with wooden shutters. Along the street facade is a large porch, now enclosed along the west facade with glass panes and an original pergola overhead. The balustrade is solid vertical board and batten which also sheaths the entire home.



8. Construction date: Estimated _____ Factual 1912
9. Architect Irving Gill
10. Builder possibly Louis A. Geisler
11. Approx. property size (in feet)
Frontage 58 Depth _____
or approx. acreage .1013
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: pergola over porch, enclosed porch
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: 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 dwellings, including this one, were small cottages, probably some of Gill's experiments with affordable housing. The fourth is an apartment house. 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 was owned by Irene Amy Strong but leased to members of her family, namely her mother, Margaret Schlink. 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. Erwin Schlink, a student, lived in the cottage from 1914 to 1916. This cottage at 212 West Hawthorn is significant as a member of this important architectural group. It is also significant as an example of Irving Gill's concern for the social aspects of architecture.

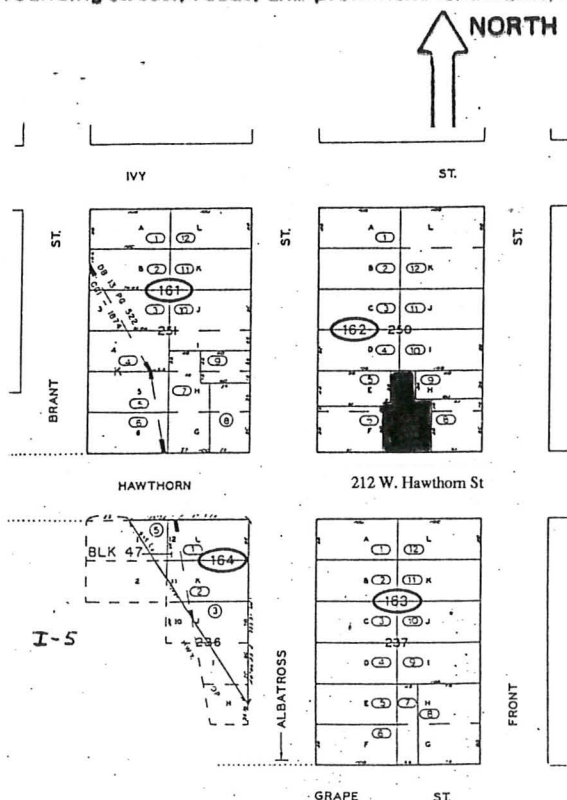
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

7, 11. (p.4), 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. 6 SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Amy Strong Cottage # 2
3. Street or rural address: 220 West Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-162-06
5. Present Owner: Joseph O'Toole & Frank Stiriti Address: 220 West Hawthorn Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc: Blk 250 Lot E W 81 Ft of Lot F & S 6 Ft of W 81 Ft. Hortons Add Lockling

7a. Architectural style: Stripped Mission Revival/Modern

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This one story flat roofed building is irregularly shaped with stucco siding. A red tile hipped parapet has been added to the street facade which significantly alters the original architecture. The cornice is boxed and the eaves have a wide overhang. The street facade features 2 rectangular projections with arched 6-sectioned hinged windows. The southeast corner projection is enclosed and also features 2-sashed rectangular hinged windows with metal security bars (alteration). The 2nd offset projection contains the main entry with arched openings to the south and east and an arched 6-section window on the western facade. To the west of the entry are large rectangular windows which wrap around the corner with rolling aluminum security panels above, indicating that this section is a later addition. A stucco interior chimney is visible to the rear. The home is situated high above the street level with a stuccoed retaining wall and tall hedge. Cement steps lead to the home at the southeast corner of the retaining wall with a stucco banister.



8. Construction date:
Estimated _____ Factual 1911
9. Architect Irving Gill
10. Builder Louis A. Geisler
11. Approx. property size (in feet)
Frontage 137 Depth _____
or approx. acreage .1042
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent ____ Good ____ Fair ☒ Deteriorated ____ No longer in existence ____
14. Alterations: addition to the west, red tile hopped parapet, 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: 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 dwellings, including this one, were small cottages probably some of Gill's experiments with affordable housing. The fourth dwelling is an apartment house. 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.

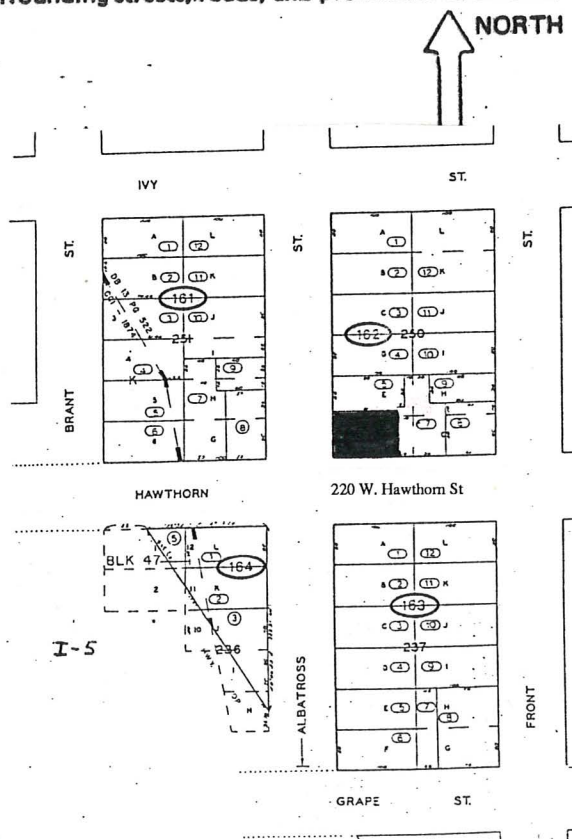
The property at 220 West Hawthorn was owned by Irene Amy Strong but leased to her family, namely her mother Margaret Schlink. Strong is important as the builder of a unique residence six miles west of Ramona (called Mt. Woodson Ranch) which was built of native materials and drew upon ideas from around the world. Charles L. Schlink who was in the real estate business occupied this dwelling in 1913. He was joined by Ethylwyn and Margaret Schlink (widow of Joseph) in 1914. Margaret lived in the home until 1927. This cottage at 220 West Hawthorn is significant as a member of an important architectural group. Its integrity has been diminished by 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).

7, 11. (p4), 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 <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: The Granite Cottage
2. Historic name: The Granite Cottage
3. Street or rural address: 237 West Hawthorn Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-163-01
5. Present Owner: Donald & Joyce Krutop Address: 237 Hawthorn Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 237 Lot A Horton's Add Lockling

- 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:

The Granite Cottage is a rectangular 1 1/2 story residence in the Tudor style. The steeply pitched side gabled roof is shingled with widely overhanging eaves, a boxed cornice, and a plain frieze. A lower front gable shelters the entry. The most striking features of the house are the rough hewn granite walls. The gable ends are half-timbered. Windows are hinged multi-panes, some in pairs, many with decorative ironwork. Nine cement steps, enclosed by a stone wall and posts lead to the open front entry porch. The gabled roof is supported by large posts and brackets and a lintel. The house has 2 granite chimneys, a wrought iron fence with massive square granite posts and a granite planter surrounds the property. There is a driveway and garage to the south. Alterations include new shingles on the roof, the boxed cornice, flower boxes under some windows, wrought iron on the windows, a security screen on the door, a chain link fence, iron fencing and a gate between the house and the garage. The yard has been paved with stones and the garage has been topped with a gabled parapet. A shed roofed addition is at the rear.



8. Construction date: Estimated _____ Factual 1900
9. Architect Irving Gill & Will S. Hebbard
10. Builder Armstrong & Pefly
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 ☒ Fair _____ Deteriorated _____ No longer in existence _____
 Shed roofed addition at rear, gable above garage, new shingles on roof, boxed
 14. Alterations: cornice, wrought iron on windows, window boxes, chain link fence, iron gate &
 fence, paving in yard, security screen on 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: None

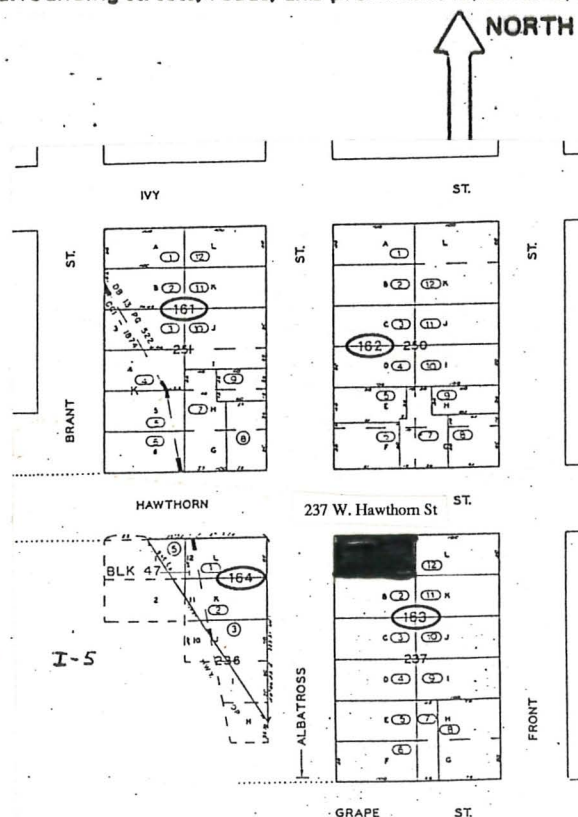
SIGNIFICANCE

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

The Granite Cottage was designed by Irving Gill and Will S. Hebbard and built for Hazel and Waldo Waterman, the son of the 17th Governor of California. It was constructed of granite and redwood in 1900 by Armstrong and Pefley & served as the Waterman home until 1924. After Waldo's death in 1903, Hazel Waterman studied architecture and drafted for Irving Gill becoming a fine architect in her own right. Her designs include the Clayton Residence, restoration of the Estudillo House (Romana's Marriage Place), and three of the 7th Avenue Houses. Her son, Waldo D. Waterman, became an aviation pioneer and made significant contributions to the field of aviation. The Granite Cottage went before the Historical Site Board on February 3, 1978. However, designation was postponed until the Board saw the interior. Subsequently, the property owners withdrew their nomination; thus the site was never designated. Several alterations have been performed on the home. However, 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 _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
 17., Krutop, Joyce, Historic Site
 Nomination Report
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		
	B		D		

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 300 block of West Hawthorne Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-164-05
5. Present Owner: William Parker Address: 2052 Albatross Street
City San Diego Zip 92101 Ownership is: Public ☐ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Legal Desc: Blk 47, Lots 1 and 2 Middletown
- 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 rectangular in shape with a flat composition roof. The wide overhanging eaves have simple exposed rafters. Two brick chimneys intersect the roofline; one is a smaller interior chimney while the other is larger and is along the western facade. The windows are wood-framed multi-paned hinge with wide wooden surrounds. A three-sash window adorns the street facade with multi-paned uppers. The entry is situated at the northeast corner with a shed roof supported by a lentil and square posts which connect onto a cross-beam open balustrade. The wooden door is vertical board and batten with a vertical multi-paned upper. A wide-angle oriel bay is along the western facade and a corrugated plastic and aluminum shelter has been added to the eastern facade. The siding has been altered and is now asbestos shingle.



8. Construction date: Estimated 1915 Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 47 Depth
or approx. acreage .0396
12. Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE

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

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

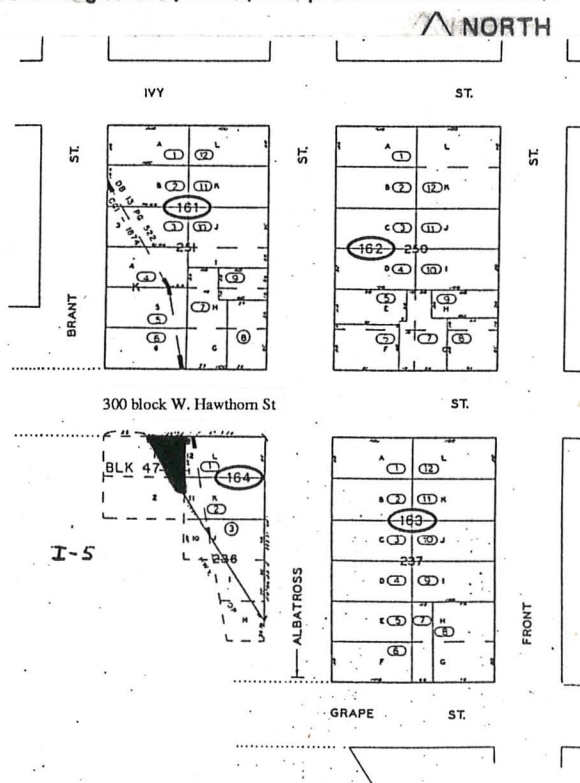
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- | | | | |
|---------------------|----------|------------------------|-------|
| Architecture | <u>1</u> | Arts & Leisure | _____ |
| Economic/Industrial | _____ | Exploration/Settlement | _____ |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

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

13

22. Date form prepared _____
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: 304 West Hawthorn Street
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-08
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: Neoclassical Legal D: Blk 251 Lot H E 50 ft of Lot G/EXC N 15 ft/
very altered E 50 ft Horton's Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This three-story home is rectangular in shape and has been altered to provide several apartments. The foundation is brick and concrete and is situated on a rise, which covers the lower east facade. The low-pitched hip roof has slightly overhanging eaves with a boxed cornice, while the third story addition along the street facade has a shed roof with exposed rafters. A tall brick interior chimney intersects the northeastern roofline. The windows are tall and double-hung with vertical multi-panes on the first story. Some windows have been altered and are now large fixed panes or wide double-hung. The front porch extends the length of the first story Hawthorn Street facade. The boxed balustrade has aluminum clapboard siding, which is an alteration on the entire structure. Square beams support the flat porch overhang. Within the porch are three entries. The center entry is original wood panel with narrow 3/4 twin panes. Flanking the center entry are two doors, which are solid wood and wood panel. Two entries are situated along the western driveway on the first level. The home is surrounded by mature landscaping.



8. Construction date: Estimated 1915 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 135 Depth _____
or approx. acreage .0975
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good x Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Third story addition, windows, siding, entry additions
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.

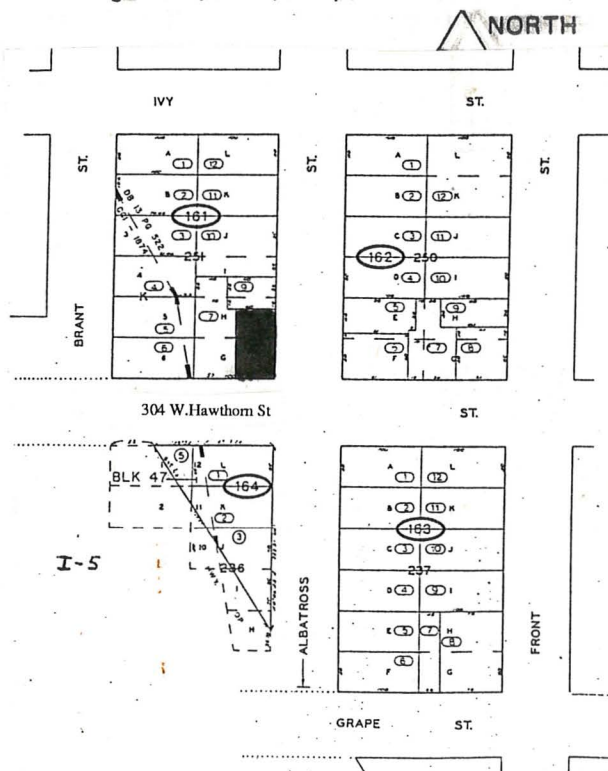
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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 S.D. 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. 5A5D SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Forward House
2. Historic name: John Forward House
3. Street or rural address: 108 Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-185-05
5. Present Owner: Forward House Address: 108 Ivy Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

Legal D: blk 256 Lot F 5 1/2 Lot E & All
Hortons Add Lockling

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:

This imposing two story neoclassical house has an ashlar block foundation. It is irregularly shaped and features a high pitched hipped roof with flared ends, asphalt siding, widely over hanging eaves with decorative worked brackets and a plain frieze with a horizontal band below. A hipped corner with flared ends and roof treatment identical to the main roof is centrally located on front facade. Siding is narrow clapboard with endboards, windows are double-hung with shelf surrounds some in pairs. First floor windows have leaded angular geometric uppers; the corner window is 3-sash with a central fixed pane and narrow double hung side panels. A series of molded cement steps flanked by a low curving ashlar wall leads to a veranda which once extended the entire length of the front facade. An open ashlar block balustrade, tuscan columns, and a lintel support a hipped roofed overhang with a central decorative gabled pediment with recessed scrollwork. The entry door, located directly below, is wood with a square bevelled glass upper and 3/4 etched glass side panels. The wood surround has dentil work. East of the door is a one story wide angled bay. The east and west sides of the porch have been enclosed. The house has a square bay on the west facade and ashlar block chimney on the east and west. Alterations include second floor additions on the northeast and northwest corners and a wooden stairway with a wooden railing on the east which leads to the second floor.



8. Construction date:
Estimated _____ Factual 1905
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 175 Depth _____
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
 porch has been enclosed on east and west corners, second floor addition
 14. Alterations: at ne & nw corners, wooden stairway to the east
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.)

This home was built in 1905 for John Forward, Sr. Forward was County Recorder, Republican Mayor of San Diego from 1907-09, Foreman of the Grand Jury in 1915, and Park commissioner during the panama-California Exposition in 1915. As Mayor, Forward oversaw an aggressive public works and street grading program. He was founder and president of Union Title and Trust Co. which later became Union Title Insurance Company and Union Trust Company.

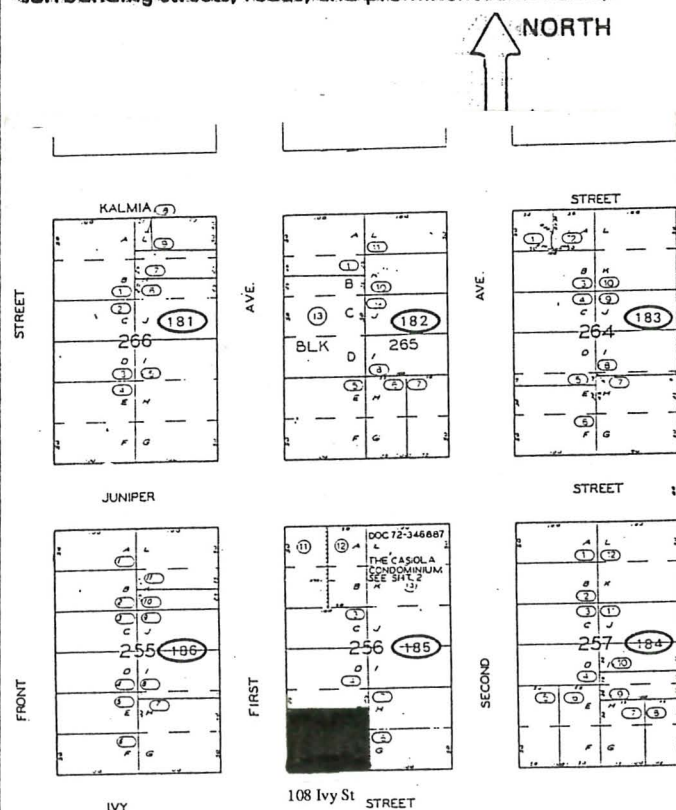
Forward live in the house with his wife, Ella until his death in 1926. Ella continued to occupy the house until 1934. She rented out portions of it from 1931-1934. The Forwards' son John Forward Jr. was also prominent in San Diego affairs. He served as Mayor from 1932-34.

The architecture of this house has some outstanding features, including ashlar block balustrade, pediment with scrollwork over the entry, and flared roofline. It is very significant historically and architecturally.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government 2 Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
12, 13, 17, 18,
20; 12/25/26

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 115 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-13
5. Present Owner: George Pearn Address: 2331 2nd Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: Blk 249 Lot L W 1/2 Horton's Add. Lockling

7a. Architectural style: 30's Moderne

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

This 2-story rectangular apartment building is situated on a rise which reveals a basement to the rear. The roof is flat with a stepped center parapet which forms 2 pairs of pilasters down the structure to the ground level framing the centered entry. The siding is stucco which has 3 scored bands around each level near the windows. Watercourses top each level directly above the windows. The street facade windows are 3-sash wood hinged with horizontal multi-panes. Some center panes have been replaced with louvred windows and some windows now have iron security bars. Two narrow windows within the central element above the entry have been painted over. The side windows are wood hinged horizontal multi-panes. The center entry is deeply recessed with concrete stairs leading to the 1st story stoops with opposing doorways and continuing on to the 2nd-story apartments. An iron security gate has been added to the main entry.



8. Construction date:
Estimated _____ Factual 1936
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
July 1990

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

SIGNIFICANCE

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

This apartment building was constructed in 1936 for Hazel Beiger. Although not eligible for individual historic designation, this building contributes to the historic streetscape of the area. It exhibits some interesting features of 30's Modern architecture. Particularly noteworthy are the stepped parapet and pairs of pilasters which rise the full length of the building.

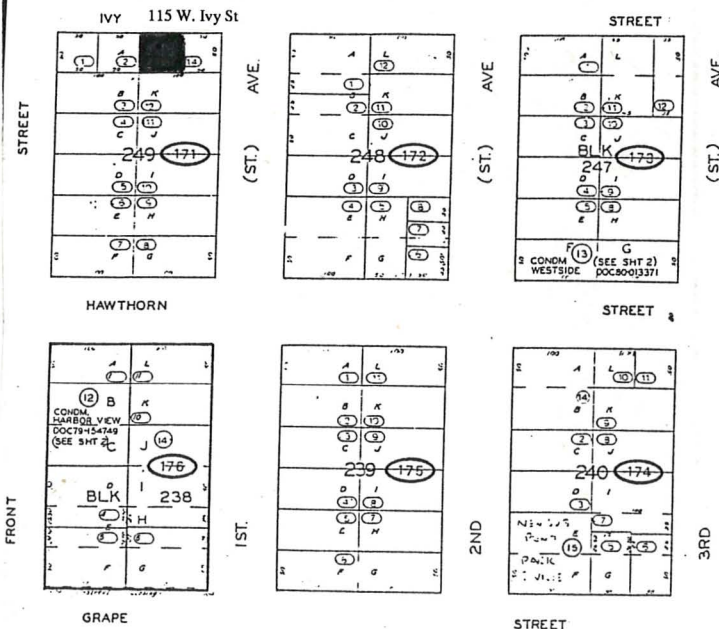
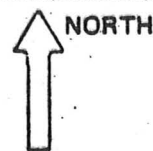
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13
17
18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 121 Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-172-01
5. Present Owner: First & Ivy Associates Address: 2169 First Ave.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal D: Blk 248 Lot B & A & N 1/2 Hortons Add. Lockling

7a. Architectural style: Neoclassic/California Bungalow

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This one story rectangular building sits on a concrete foundation and has a low pitched front gable roof of composition shingle with overhanging eaves and exposed rafters. A second front gable forms the entry porch. The windows are double hung, some horizontally oriented, some vertical. The siding is clapboard. Two rounded concrete side steps lead to the entry porch where the gable is clapboard and rests a top two tuscan columns. A side entry on the south west is reached from three concrete steps and stoop. A flat roof one car garage is located to the north with vertical tongue and groove siding and a driveway leading from the street.



8. Construction date:
Estimated _____ Factual 1920
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 175 Depth _____
or approx. acreage .1722
12. Date(s) of enclosed photograph(s)
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 1

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

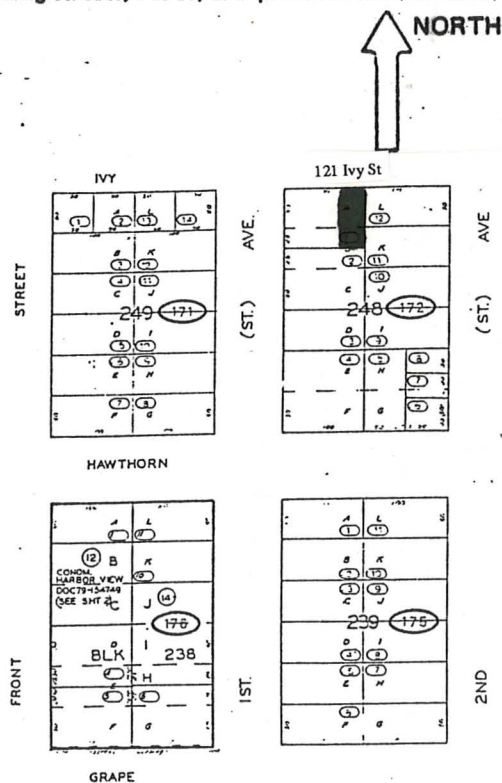
This structure appears to have been built in approximately 1920 to accompany the Frederick T. Nason House at 2169 First Ave. The structure exhibits both Neoclassical and California Bungalow architectural styles and may have been constructed as guest house or servants' quarters. It serves as a contributing element to the historical buildings along First Avenue.

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

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: _____
2. Historic name: _____
3. Street or rural address: 127 -33 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-02
5. Present Owner: White, Bruce D Mathewson Barbara TR Address: 530 B Street #910
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: Block 249 Lot A E 1/2 Hortons Add Lockling

This Mission Style apartment building sits on a sloping lot. It is 2 stories in height w/a rear basement, stucco sided, and rectangular in shape. The flat roof has a parapet which is gabled in the center. The building is symmetrical w/a central recessed entry porch reached via 4 cement steps. The doors, 2 facing and 2 opposing each other are wood panel with 6 small rectangular glass panes in the upper portion. 3/4 glass side panels flank the front-facing doors. Directly above the entry porch is a protruding balcony supported by stepped brackets and featuring stucco balustrades w/coping. One French door and one wood frame door w/a large glass pane serve the balcony. Flanking the central element on both floors are wide 3-sash windows with central fixed panes, narrow glass transoms, and double-hung side panels. Other windows are double-hung. A striking feature of the building is a protruding horizontal band with 4 decorative brackets which runs almost the full length of the first facade below the parapet. Wooden stairways at the rear lead to the 1st floor entrances w/latticework above. Alterations include some doors and the iron security gate in front of the entrances. This building is almost identical to the building at 141-47 West Ivy, directly to the west. The two buildings are connected with an iron fence which is an alteration.

8. Construction date:
Estimated _____ Factual 1922
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
May 1990



13. Condition: Excellent ___ Good ☒ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: doors security gate, iron fencing
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: nearly identical building at 141-147 West Ivy Street 240-48 West Grape

SIGNIFICANCE

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

This Mission Revival apartment building and the identical structure to the west were constructed in 1922 for Thomas B. and Grace MacDonald. The apartments were maintained as investment properties.

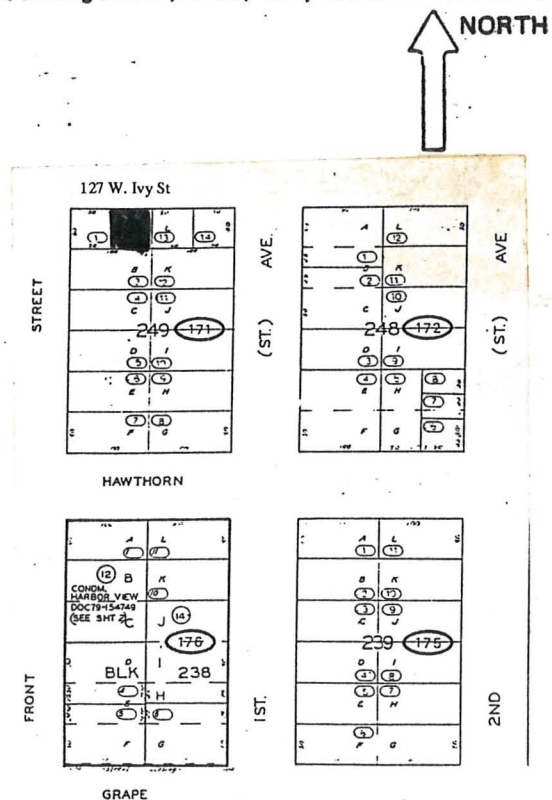
The attractive Mission Revival architecture is very symmetrical and serves as an excellent example of this style which gained popularity in the 1920's.

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 130-144 Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-185-06
5. Present Owner: Marjorie McBride Address: 3729 Fenelon Street
City San Diego Zip 92106 Ownership is: Public _____ Private ☒
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: Blk 256 Lot G Horton's Add Lockling

7a. Architectural style: Spanish Colonial Revival

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

Four rectangular 2-story Spanish Colonial structures are situated on this lot with the center 2 slightly recessed. The structures are on raised foundations and have stucco siding. The end units are large apartment buildings while the interior units are recessed providing garages on the 1st level and 2nd story apartment on the west unit and a 2nd story patio with pergola on the east unit. The roofs are flat with a red-tile hip roof, overhanging eaves and lintel-like brackets along the street facade end units. The center apartment has a flat roof with square posts at the corners and a red-tile shed roof between them. Round canales decorate the sides of the buildings. Many of the original 3-sash multi-paned wooden hinged windows have been replaced with single pane metal case-ment windows. The opposing apartment porch entries are stepped from the sidewalk with a stepped stucco banister leading to the stoop with an iron balustrade. Red-tile shed roofs shelter the entries with boxed cornices and large curving brackets. The doors are wood framed multi-paned some with iron security screens. Mature cypress trees surround the apartments.

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

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

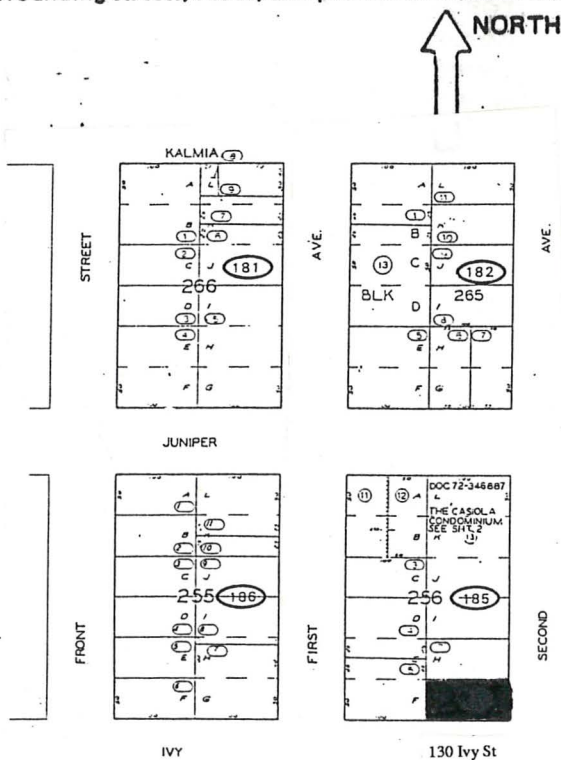
SIGNIFICANCE 2

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site).
This group of Spanish Colonial style buildings was erected in approximately 1926 for Augustus E. and Minnie Lofling. The Loflings lived at 132 Ivy St. until 1935. The remainder of the property was rented. These structures contribute to the historic fabric of the neighborhood. They occupy one corner of an intersection in which all four corner properties are historic. The alterations, however, diminish the architectural integrity of the buildings.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ 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: 130-132 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-186-06
5. Present Owner: Virginia Brunson Address: P.O. Box 6482
City Beverly Hills, CA Zip 90212 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's/40's Modern Legal Desc: Blk 255, 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 L-shaped, two-story building has a low-pitched hip roof of composition shingle. The shallow overhanging eaves are boxed. Windows are double-hung, horizontally-paned in pairs constructed of wood, and doors are multi-panel wood. The first floor entry is reached from six plain cement steps lined with a double, open wrought iron railing. The stairs and stoop for the second floor entry serve as a hood to the first floor entry. This stepped, turning staircase leads to the second floor entry covered with a shed hood supported by curving, boxed, stuccoed brackets. The remainder of the building is also stuccoed. A plain wood door is located beneath the staircase. Alterations include brick skirting on the staircase and one window minus the horizontal panes.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Brick skirting, window minus horizontal pane
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: Newer apartment building on lot

SIGNIFICANCE

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

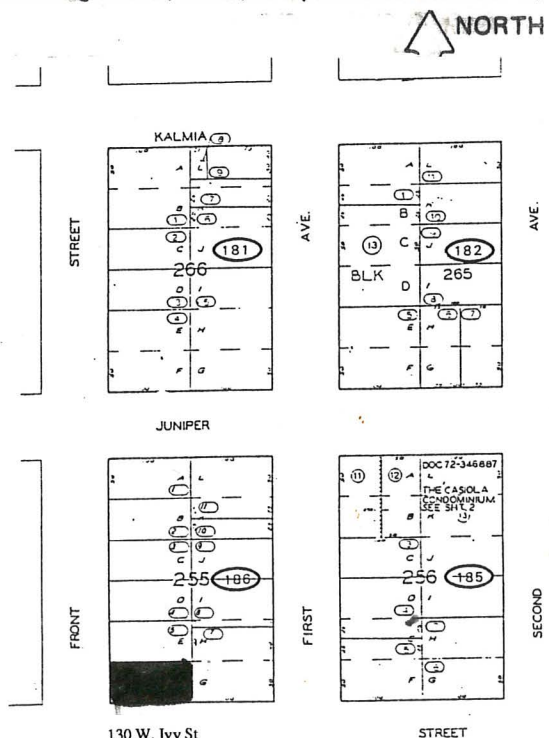
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

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: _____
2. Historic name: _____
3. Street or rural address: 141-47 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-171-01
5. Present Owner: White, Bruce D. & Mattewson Barbara TR Address: 530 B Street, #910
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 D: Blk 249 Lot A W 1/2 Horton's Add Lockling

This Mission Style apartment building sits on a sloping corner lot. It is 2 stories in height w/a rear basement, stucco sided, and rectangular in shape. The flat roof has a parapet which is gabled in the center. The building is symmetrical w/a central recessed entry porch reached via 4 cement steps. The doors, 2 facing front, 2 opposing each other, are wood panel w/6 small rectangular glass panels in the upper portion. 3/4 glass side panels flank the front facing doors. Directly above the entry porch is a protruding balcony supported by stepped brackets and featuring stucco balustrades w/coping. A French door and a large double-hung window serve the balcony. Flanking the central element on both floors are wide 3-sash windows with central fixed panes, narrow glass transoms, and double-hung side panels. This window grouping also occurs on the west facade. Other windows are double-hung. A striking feature of the building is protruding horizontal bands w/four decorative brackets which run almost the full length of the front and west facades below the parapet. Wooden stairways at the rear lead to 1st floor entrance w/latticework above. The west facade has rectangular vents at the foundation level. Alterations include some doors, the iron security gate in front of the entrances, and a fence and gate on the SW corner. This building is almost identical to the building at 127-33 West Ivy, directly to the east. The two buildings are connected w/an iron fence which is an alteration.



8. Construction date:
Estimated _____ Factual 1922
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Some doors, security gate in front of entrances, iron fencing and gate
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: nearly identical building adjacent to structure

SIGNIFICANCE

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

This Mission Revival apartment building and the identical structure to the east were constructed in 1922 for Thomas B. & Grace MacDonald. The apartments were maintained as investment properties. The attractive Mission Revival architecture is very symmetrical and serves as an excellent example of this style which gained popularity in the 1920's.

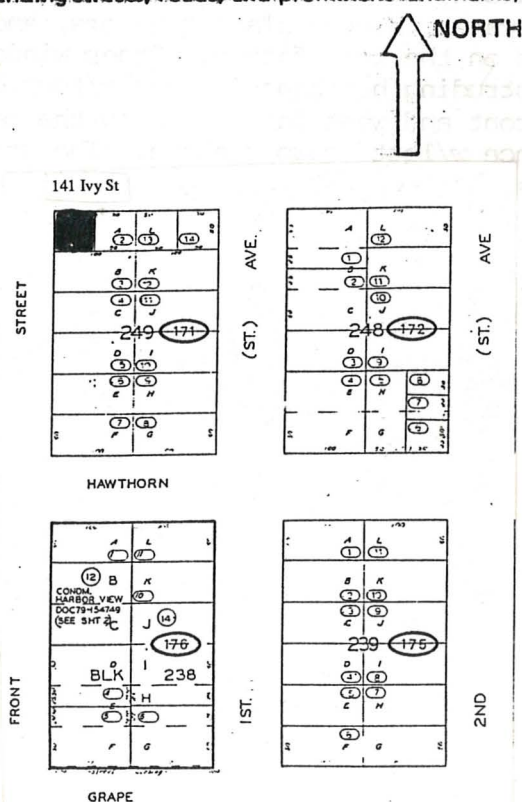
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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				6
	B		C		
			D		

IDENTIFICATION

1. Common name: _____
2. Historic name: Edmund Parmelee Residence
3. Street or rural address: 202-204 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-07
5. Present Owner: Nancy B. Morris Address: 204 West Ivy Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 254, Lot H, Lot G & S 10 ft. Horton's Add Lockling

- 7a. Architectural style: Craftsman severely altered
- 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 home has been severely altered. Originally, the structure was stucco with decorative half-timbering above the bricked 1st story. The siding today is textured stucco. The windows were wooden framed with hinges and multipanes, some with fixed center panes and transoms which have been replaced with aluminum sliding windows and doors. The medium pitched gable roof had a shed roofed dormer and exposed rafters all of which have been removed. Three bays on the southern 2nd story still exhibit their original form. Below is a porch addition which is enclosed to the west. Balconies have been added to the eastern upper levels which are reached by a wooden stairway. The large 2nd story balcony is above the rectangular eastern 1st story addition. The gable ends contain board & batten siding, replacing the decorative stucco & half-timbering.



8. Construction date:
Estimated _____ Factual 1906
9. Architect Irving Gill &
William Hebbard
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 160 Depth _____
or approx. acreage .1377
12. Date(s) of enclosed photograph(s)
October 1990

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ☒ No longer in existence _____
14. Alterations: Siding, windows, security bars, 1st & 2nd story addition.
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 3

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

This structure was built in 1906 for Edmund F. & Esther B. Parmelee. The original Craftsman architecture was designed by Irving Gill, a nationally famous San Diego architect. Irving Gill is credited with the establishment of a unique style of architecture in San Diego which has been described as Mission Revival/Modern. Edmund F. Parmelee was the business and advertising manager for the San Diego Union and Tribune. The Parmelees resided here until 1937.

Several of Gill's Craftsman homes are located in this area of Uptown. Unfortunately, the alterations on this residence have erased much of Gill's attractive design and reduced its architectural significance.

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

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

The San Diego Union, 8/10/86, F:3.
X111.,

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

KALMIA

JUNIPER

IVY

202 W. Ivy St

ALBAI ROSS

BRANT

STREET

STREET

STREET

STREET

FRONT

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: _____
- Historic name: Ida D. Chappell Flats
- Street or rural address: 227-29 Ivy Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-173-11
- Present Owner: Leonard & Christine Dale Address: P.O. Box 4166
City Wellsboro, PA Zip 16901 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

Legal D:Blk 247 Lots L & K W 65ft. Horton's Add. Lockling

7a. Architectural style: Colonial Revival

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

This 2-story rectangular house on a raised cement foundation has a high pitched hipped roof with asphalt shingles, a boxed cornice, widely overhanging eaves, and a plain frieze. It has clapboard siding and a horizontal band which runs around the house between the foundation and the 1st floor. A prominent porch, typical of Colonial Revival homes, is located on the eastern 2/3 of the front facade. It is reached from 5 cement stairs. The porch has a clapboard balustrade with coping. Three square wooden posts and a wide lintel supports a 2nd floor balcony with open wood balustrade and square posts. 2 front-facing doors are panelled wood with rectangular glass uppers and shelf surrounds. West of the porch, a 2-story wide angled bay is covered by the main roof. Windows are double-hung and fixed pane with leaded angular geometric transoms. Two chimneys, one interior, are located on the west side of the house. There is a driveway to the west. Alterations include a wrought iron gate and railing in front of the house and a wood fence surrounding it.



- Construction date: Estimated 1903 Factual _____
- Architect Irving Gill
- Builder Unknown
- Approx. property size (in feet)
Frontage 65 Depth _____
or approx. acreage .1493
- Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE

1

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

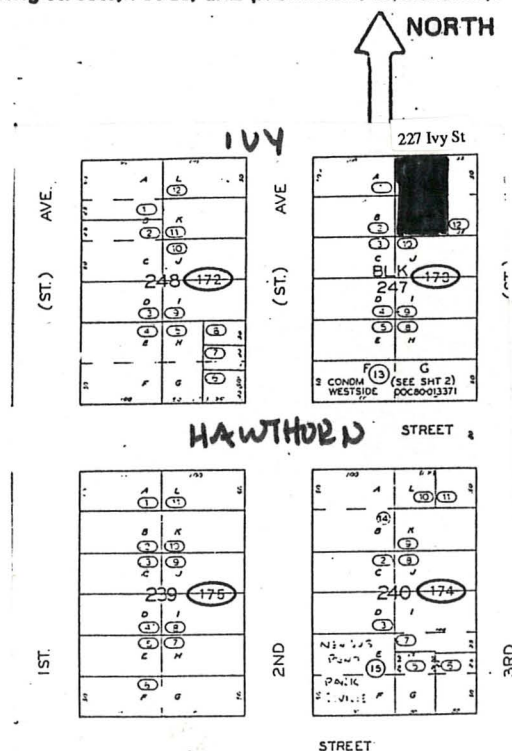
This Colonial Revival flats were constructed in approximately 1903. Research indicates that they were built for Ida D. Chappell as investment property and designed by Irving John Gill. Gill was a prominent San Diego architect who has gained national recognition. He is credited with developing a simplified Mission Revival/Modern architectural style. This structure's architecture is typical of Gill during his early years as a professional architect. Gill began developing his individualistic style several years later. This structure is in excellent condition.

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).

7, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

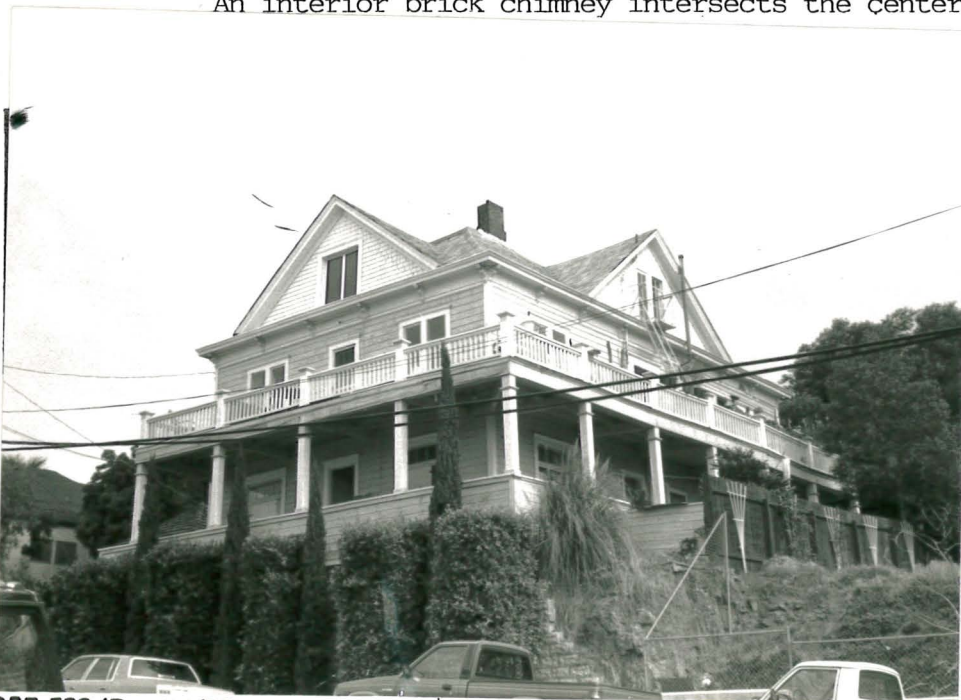
HABS	HAER	Loc	Ser. No. 5D	SHL No.	NR Status
UTM: A				C	
B				D	

IDENTIFICATION

1. Common name: Miramar Apartments
2. Historic name: Ephriam Kellogg Residence
3. Street or rural address: 230 Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-184-07
5. Present Owner: Karen Scarborough Address: 2229 Del Mar Scenic Parkway
City Del Mar Zip 92014 Ownership is: Public ☐ Private ☒ X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 257 Lot H W 55ft Lot G & W 55ft of S 30ft. Horton's Add. Lockling

- 7a. Architectural style: Italianate with Queen Anne Influence
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: 230 Ivy Street is a large 2 1/2 story home which rests on a raised foundation high above the street level. It is rectangular in shape with shiplap siding and endboards. The steeply pitched hip roof has 4 large gabled dormers along each facade with fishscale shingles and 2-sashed multi-paned windows. The entire roof may have been added onto a flat Italianate roof with its boxed cornice, carved brackets and plain frieze. A large 2nd floor balcony wraps around south & west facades with square posts and a stick balustrade. Below is a large 1st story porch which also wraps around the facades with square posts and a solid shiplap balustrade. The windows along the 2nd floor are in pairs of wood-framed double-hung frames with shelf surrounds. The 1st floor windows are large fixed panes with hinged transoms also with shelf surrounds. The porch is reached by concrete stairs on the southwest corner beside the ashlar block retaining wall. An interior brick chimney intersects the center roofline.



8. Construction date: Estimated 1889 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .1010
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence: ___
14. Alterations: roof ? some windows, stairway, 2nd floor 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 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 ¹

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

This home was built in approximately 1899 for Ephraim T. Kellogg a physician and his wife Hattie. The Kelloggs live in this home for only one year. In the early 1920's, the home was converted to apartments and presumably changes were made to the building at that time.

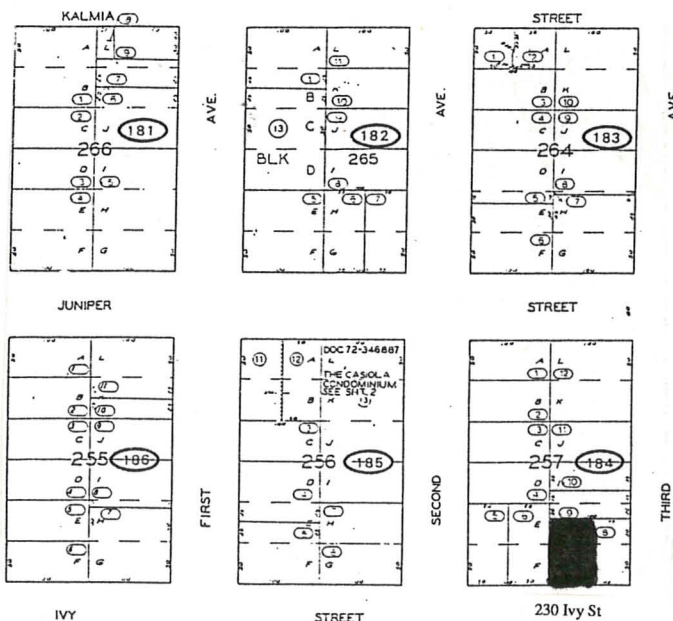
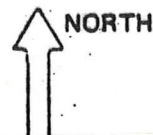
Although this building has lost much of its architectural integrity due to the alterations, it does have features which contribute to the historic character of the neighborhood.

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 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: 232 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-06
5. Present Owner: Frank Stiriti & Joseph O'Toole Address: 220 West Hawthorn Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 254 F & 50ft Hortons Add Lockling

- 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: 232 West Ivy Street is a California Bungalow with alterations. The 1-story structure with basement is on a raised foundation and has smooth stucco siding. The medium-pitched front-gable roof has overhanging eaves and exposed rafters. A lower offset gable along the street facade extends to cover the main entry facing west with a row of 4 hinged windows with a brick lintel surround facing the street. The unusual brick surround is echoed on a 2nd extension on the western corner. The extension has a flat roof which flares from below and flares again down the sides giving the appearance of elephantine columns. The 3-sash extension window has a fixed center pane with narrow hinged sidepanels. The structure's side windows are wide & double-hung. The open front porch is stepped from the sidewalk with an iron banister. Centered between the 2 front extensions is a large brick chimney flanked by multi-paned hinged windows. The door is covered by a new metal security screen. Alterations include the front porch, the west corner extension and aluminum sliding windows on the east and west facades.



Construction date:	Estimated _____	Factual <u>1911</u>
Architect	<u>Unknown</u>	
Builder	<u>Unknown</u>	
Approx. property size (in feet)	Frontage <u>50</u>	Depth _____
or approx. acreage	<u>.0574</u>	
Date(s) of enclosed photograph(s)	<u>June 1990</u>	

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence: ___
14. Alterations: Front extension, porch, windows.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? 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 home was built in 1911 by R.B. Talbot, vice president and treasurer of the LA and SD Beach Railway Co. Talbot later became manager of the Los Banos Batus. He lived in the home until 1918.

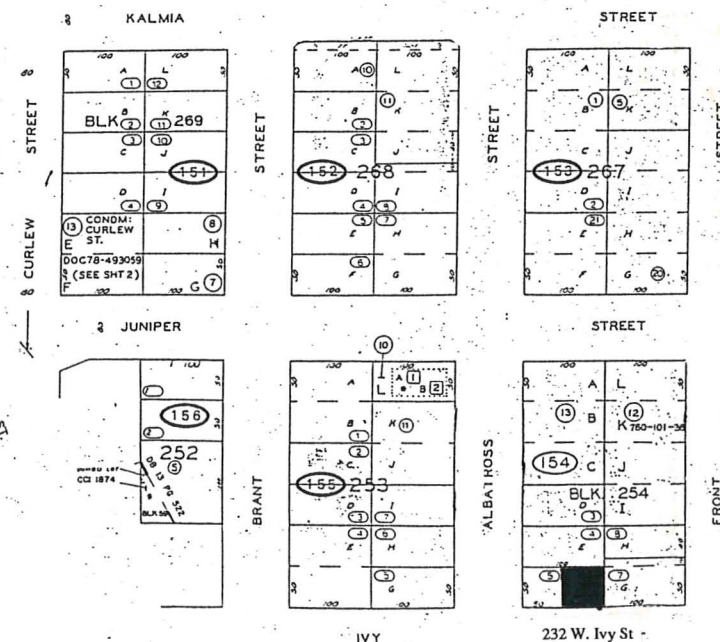
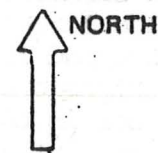
Due to its alterations, this home is not a significant contributor to the historic fabric of the neighborhood, however, serves as an example of the modified California Bungalow.

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

13., 17., 18

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

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



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	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: 241 Ivy Street and 2158 2nd Avenue
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-173-12
5. Present Owner: Rudi and Patricia Stockalper Address: 241 Ivy Street
- City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal Desc: Blk 247 Lots K & L E 35 ft Horton's Add
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its Lockling original condition: This two-story Neoclassical home is situated on a rise to the west which covers the western and northern first level. The roof is a high-pitched hip with overhanging eaves and exposed worked rafters. A plain frieze surrounds the home which is now sheathed with asbestos shingle on the second story flaring slightly and becoming stucco on the first level. A tall brick chimney runs up the western facade. The windows are wide and double-hung with wide wooden surrounds and iron security bars on those that are accessible. The lower level windows are in pairs with a small wooden surround. The Ivy Street facade features a three-sash window with a fixed center pane and louvered side panels, which were originally multi-paned hinged windows matching those in the rear. The entrance is stepped from the sidewalk with an iron bannister leading to a small porch on the northeast corner. The porch is boxed with asbestos shingle and a square beam provides support for the roof corner. The door faces east and is solid wood with an iron security screen. Along Second Avenue is another entry with a cantilevered overhang and wood paneled door. Diagonally above is a square oriel bay on the southeast corner.



8. Construction date: Estimated 1915 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 135 Depth _____
or approx. acreage .0803
12. Date(s) of enclosed photograph(s)
June 1990

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

SIGNIFICANCE

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

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

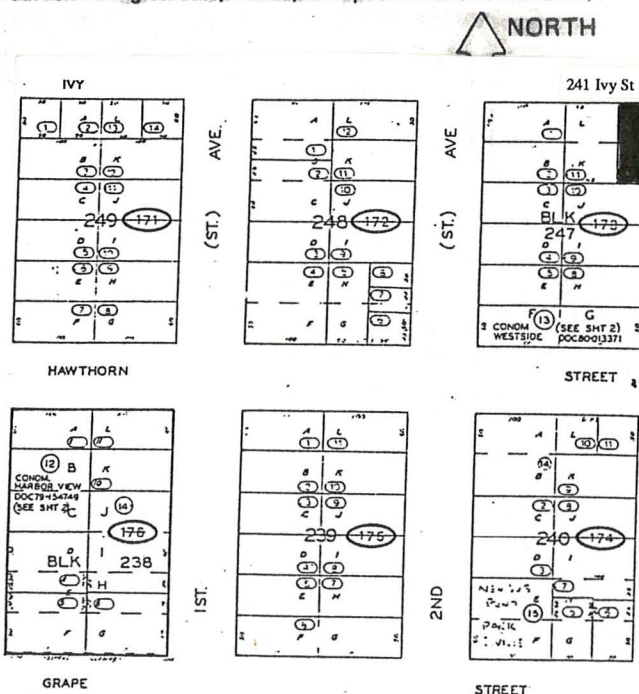
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 244-46 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-154-05
5. Present Owner: Giacalone Mathew J. & Debra L. Lynn Address: 3625 Curlew Street
David J. & Patricia A.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Desc. Block 254 Lot F W 50 Ft 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 rectangular stucco-sided Mission style house is two stories in height with a garage which acts as the first story in the front. It has a flat roof with a parapet and canalis near the roofline. Original windows on the first floor are hoppertype; second floor windows have been altered and are aluminum sliding windows, some with security bars. Doors, original on the 1st floor, are wood paneled with rectangular glass uppers. The two 2nd floor doors which are alterations are wood paneled. The front facade features a straight double stairway with stucco posts and wrought iron balustrades which rises to the 2nd floor entry porch. The porch is arcaded and covered by a red tile pent roof. A garage with new doors is directly below. Original wood window surrounds have been stuccoed over. Pent hoods are located above some of the windows. Cement stairways on the west and east sides lead to entries and stoops. Original garage doors on the west facade are wood paneled with rectangular glass uppers.



8. Construction date:
Estimated _____ Factual 1924
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Windows, New garage doors, window surrounds have been stuccoed over.
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 ¹

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

This duplex was built in 1924 for \$8500. It was investment property. The placement of the garages under the living quarters is quite unusual for this time period. The home is a contributor to the streetscape of the area as it is located in the midst of buildings of a variety of styles. The structure is featured in an early newspaper photo.

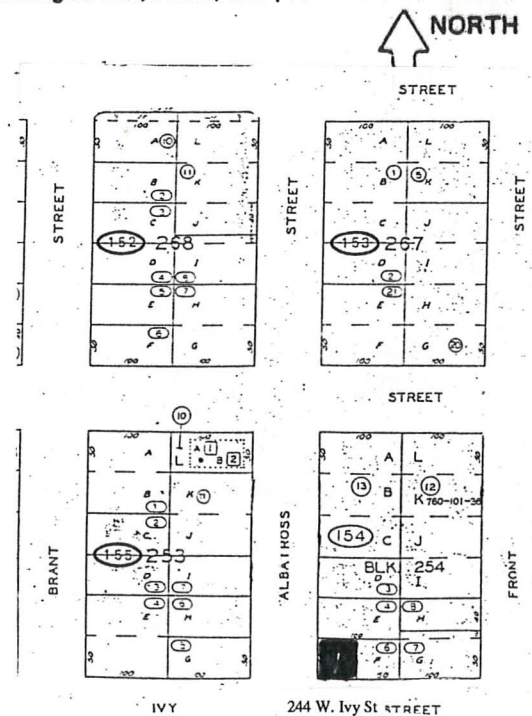
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

17, 18, 20; (12/28/24)

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: La Morada Apartments
2. Historic name: La Morada Apartments
3. Street or rural address: 304 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-04
5. Present Owner: Robert & Karen Bowden Address: 1925 Spindrift Drive
City La Jolla Zip 92037 Ownership is: Public _____ Private x
6. Present Use: Residential Original use: residential

DESCRIPTION

- 7a. Architectural style: 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 253 Lots E & F Hortons Add Lockling

This three story stucco apartment building is situated on a rise to the east. A four story round turret with a red tile conical roof has been added and is visible from within the center courtyard. The red tile roof has slightly overhanging eaves and exposed rafters and has various shapes including hip, pent and gable with a latticed round roof vent. The stucco facade has various decorative features such as protruding walls with massive lentils and brackets below exposed rafters between levels and turned half timbering in recessed arches above the first story band of one car garages along the western facade. The windows are hinged multi-panes in various sash sizes and numbers. Some windows are arched or have curvilinear shapes with curving wrought iron balconettes, massive wooden balconettes with turned balustrades and shutters also providing ornamentation. The center courtyard is reached by a concrete stairway with a stucco banister and curving wrought iron sign above. The entry is arched with a half-timbered upper of worked balusters. Two entries on the southern wings are reached by stuccoed stairways from the east with iron banisters. Alterations include the center turret with aluminum sliding windows, ironwork and possibly the southwestern facade stairway and entry.



8. Construction date:
Estimated _____ Factual 1928
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: turret addition, metal slider windows, iron work, stairs & entry
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.)

In 1928, Lloyd B. and Eleanor W. King pulled a water permit for this property and constructed a large apartment building, naming it "La Morada". Lloyd B. King was an agent for Franklin Insurance Service Corporation. The Kings managed La Morada Apartments for over 20 years. The architecture is very unusual, yet features many details often exhibited by the Spanish Colonial Revival style. The variety of elements include spindlework, curving balconettes and unusual curved window treatments set in an attractive courtyard design.

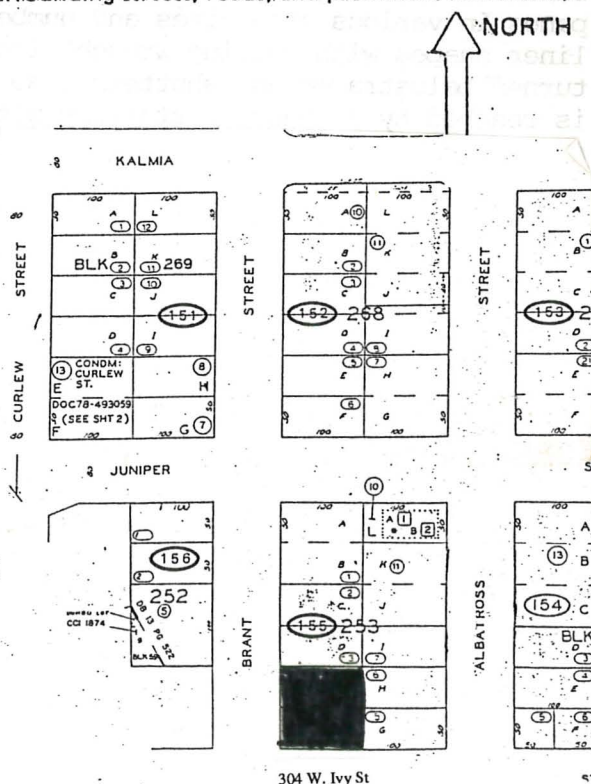
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 333-335 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-161-01
5. Present Owner: James Butler Address: 2169 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 251 Lot A 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 2-story L-shaped apartment building is situated on a rise which slopes to the west. The siding is stucco and the foundation rises from the ground level to the west with rectangular crawl space vents. The roof is a low-pitched cross gable with slightly overhanging eaves and exposed rafters. At the peaks of the gable ends are sections of shiplap siding with horizontal roof vents within. The windows exhibit 30's architecture with their horizontal multi-panes which are double-hung, with wooden shutters along the street facade.

An iron gate has been added to the main entry along West Ivy Street and opens to the apartment entries which face west along the western facade. Articulated stairs lead to the 1st story solid wood panel door with a shed roof overhang, boxed cornice and solid worked brackets. The steps continue from the 1st story stoop to the 2nd story apartment entry which is not visible from the street. The banister is solid stucco with a small narrow hinged window at the 1st stair landing. The gated entry is shared with the rear entry of 2169 Brant Street.



8. Construction date:
Estimated _____ Factual 1936
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 X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Iron 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: None

SIGNIFICANCE 2

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

This apartment building was built in 1936. It is in good condition and represents the building style of the time. Notable features are the bands of shuttered windows and the wood siding on the gable ends. This structure contributes to the variety of historic homes on this block of Ivy Street.

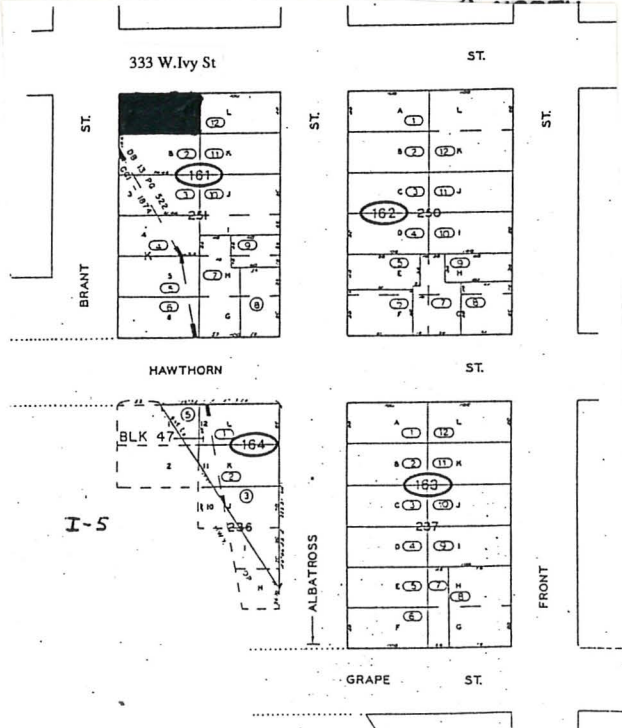
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

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: James W. Stoddard Residence
3. Street or rural address: 404 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-08
5. Present Owner: Seraphine & Angelina Frontiero Address: 404 W. Ivy Street.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

Legal D: Blk 59 POR Vlk 252 in DB13 PG522 & POR Lot 7 & POR Lot 8 In Middletown.

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: This irregularly-shaped California Bungalow is 1 story in height with a 2nd floor on the west side due to the slope of the lot. It is stucco sided and flared at foundation level, with a stepped brick skirting. The roof is low-pitch multi-cross-gabled of composition shingles with overhanging eaves and exposed rafters. Gable peaks contain decorative angled wood strips. Windows have been altered and are louvered, aluminum sliders, and aluminum casements, some with decorative ironwork. The door, also altered, is hollow-core wood. A series of cement steps leads to a porch with a stucco balustrade which wraps around the southeast corner of the house. Massive elephantine posts, square brick columns and a lintel support the side-gabled porch roof. A windowless square bay is located on the east porch facade. The house has a brick chimney; a driveway is to the north. Alterations include a shed-roofed addition to the north, the brick skirting, brick columns, windows, door stucco siding, mailbox, and porch light fixtures.



8. Construction date:
Estimated _____ Factual 1912
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 115 Depth _____
or approx. acreage .0739
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Shed-roofed addition, brick skirting, brick columns, windows, door, stucco siding, mailbox, porch 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 _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE 1

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

This California Bungalow was constructed in 1912 for James W. and Lulu H. Stoddard. James W. Stoddard was a barber. The Stoddards resided at this address for almost 30 years until the property was purchased by Seraphine Frontiero in the early 1940's.

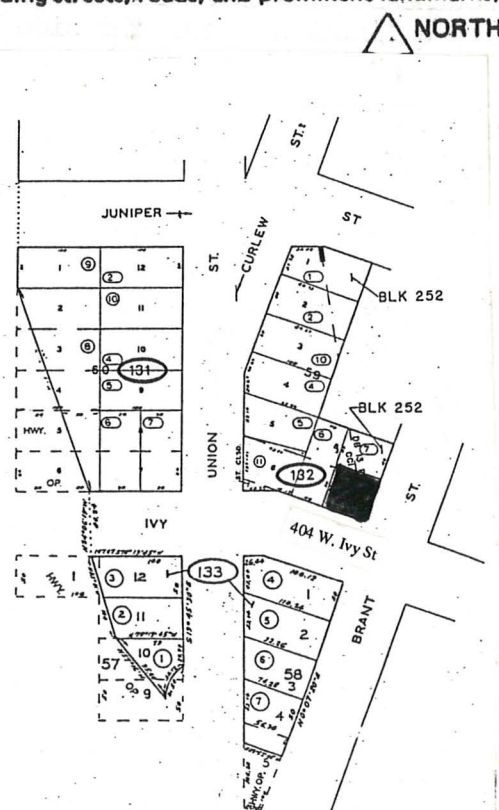
The structure is an example of the classic California Bungalow which attained considerable popularity in Southern California from 1903-1930. It is characterized by broad overhangs, gabled roofs with exposed rafters and open porches. These affordable homes became the American dream combining comfort, efficiency and simplicity.

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: None
3. Street or rural address: 411 Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-202-12
5. Present Owner: Commerce Service Corp. Address: 1777 N.E. Loop 410 #1250
City San Antonio, TX Zip 78217 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 40's/Colonial Revival Legal D: Blk 245 Lots A,B,K,L Horton's Add Lockling
- 7a. Architectural style: _____
 - 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-shaped commercial structure covers the entire block of Ivy Street. The center two stories have a low-pitched truncated hip roof with a gable over the main entry. The eaves slightly overhang with molding, dentilwork and an enormous frieze below. The center two stories step down to one story on both sides with a patio above. The patio balustrade is open stickwork with turned posts. The windows are tall multi-paned metal casements with transoms and wooden shutters. The two-story recessed entry porch is sheltered by the front gable with a spindled fanlight within the pediment. Fluted pilasters on pedestals flank the entry porch and are echoed at each corner of the structure. The double wood-paneled doors have multi-paned sidepanels and a fanlight above with spindels and a large golden eagle statue in the center. The siding is brick with a cement block foundation. Wide bands similar to the upper frieze wrap around between the first and second floors and again near the foundation. The structure is surrounded by landscaping with a garden to the east and a parking lot to the south.



8. Construction date: Estimated 1940 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 400 Depth _____
or approx. acreage .4591
12. Date(s) of enclosed photograph(s)
July 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 is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

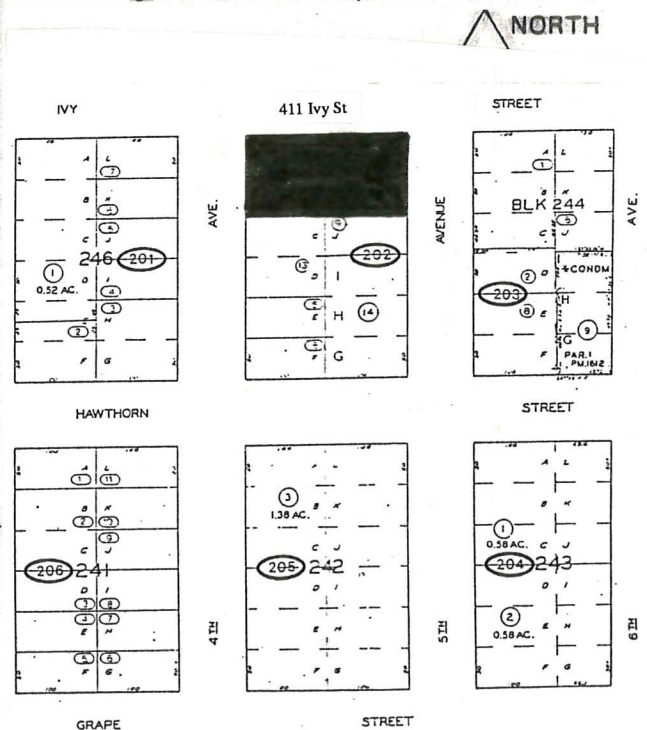
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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 Dep
Address: 525 "B" Street Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

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



HISTORIC RESOURCES INVENTORY

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: 418 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-06
5. Present Owner: Joseph Dolphin Address: 4655 Ruffner Road #10
City San Diego Zip 92111 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 59 W40 Ft Lot G in Middletown

This 1-story rectangular-shaped home rests on a raised foundation with a basement below. The roof is a medium-pitched hip with an extension of the hip sheltering the front porch. The wide overhanging eaves have exposed rafters. Double-hung windows with wide wooden surrounds are placed among the clapboard sheathing and surround a wide-angled oriel bay along the western facade. The center window of the bay is fixed with a multi-paned transom. A large 3-sash window along the street facade has been replaced with an aluminum sliding window. The main entry is stepped from the sidewalk and leads to the front porch. The porch is boxed with a solid clapboard balustrade and has two square posts supporting the hip-roof extension and wide clapboard entablature. The solid wooden door faces east from inside the porch with a wide wooden surround, metal security screen and small vertical pane covered with iron bars. A narrow driveway to the west leads to a newer 2-car wood-doored garage with an apartment upstairs. The windows are aluminum sliding which supports the assumption that the rear structure is a later addition.



8. Construction date: 1910
Estimated _____ Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 40 Depth .0918
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
Aluminum sliding windows, security doors
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? _____
Rear structure with garage below and apartment above
18. Related features: _____

SIGNIFICANCE

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

This modest neoclassical dwelling home was built in approximately 1910 by G. H. Arnold. It retains its architectural integrity and contributes to the group of historic buildings on this block of Ivy Street.

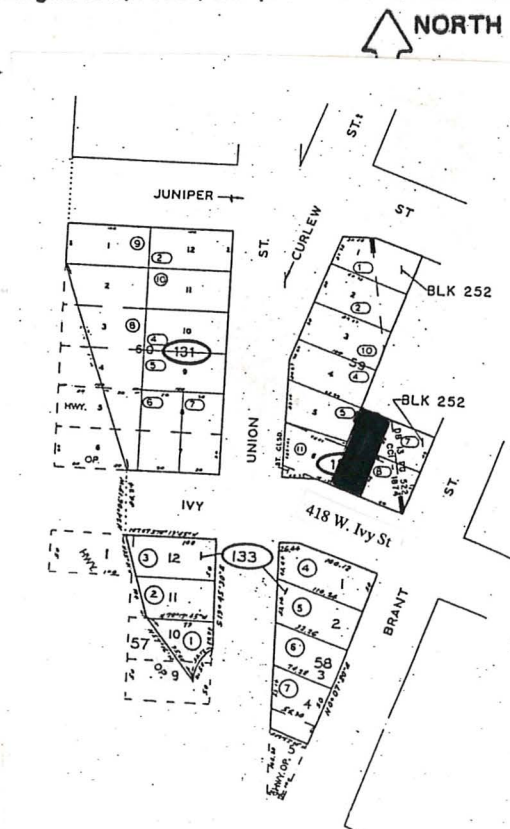
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

- Common name: _____
- Historic name: _____
- Street or rural address: 424 West Ivy Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-132-11
- Present Owner: Patti McWay Address: 424 West Ivy Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Folk Victorian
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 59 Lot 11 DOC 71151REC71 in St Clsd Adj & Lot 5 & Middletown

This irregularly-shaped Folk Victorian house sits on a sloping lot and is 1½ stories in height with a basement. It has a high-pitched cross-gabled roof with asphalt shingles, overhanging eaves, and a boxed cornice. An additional smaller gable is located over a square west-facing box. Siding is shiplap paneling with endboards. Fishscale and shingle siding with a protruding molding below is located on the 2nd story of a gabled bay on the west facade. Vertical shiplap, an alteration, covers the basement and a horizontal band, also an alteration, runs between the basement and the first floor. Original windows are narrow, double-hung. Altered windows include a protruding fixed-pane window with a hipped hood west of the entry way and some sliding windows. Wood window surrounds are alterations. The door is hidden by a security screen which is also an alteration. On the east side of the front facade, cement steps lead to a porch with a decorative open wood balustrade. Spindled posts support a porch roof. Of the porch elements, only the posts are original. On the W. side of the property, a cement retaining wall, a wooden gate, and a wooden fence are located. Alterations include the porch, windows, wood surrounds, siding, and security screen. The house was probably moved to the site.



- Construction date:
Estimated 1890 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 107 Depth _____
or approx. acreage .1030
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Porch, windows, window surrounds, security screen, 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 2

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

This Folk Victorian home dates from the 1890's and was moved to this site, probably in 1921. Charles and Frank Midgely of Midgely Auto Repair lived in the home for several years. The building retains many design features which add to the historic character of the neighborhood.

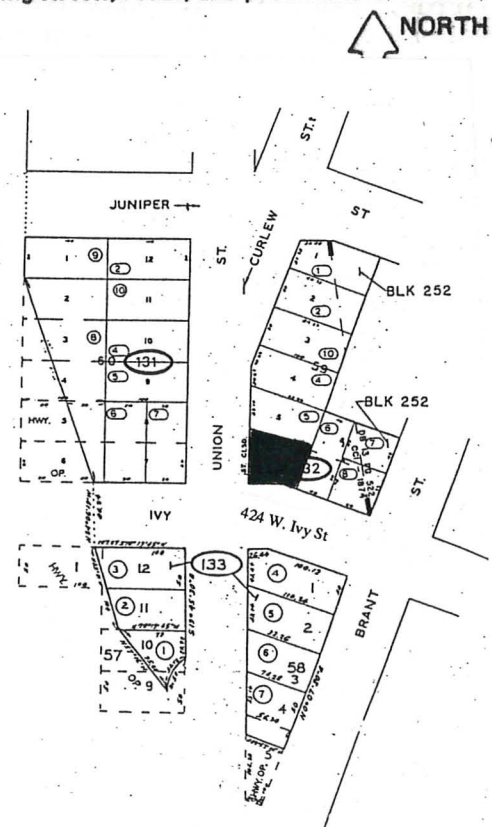
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Ivy Apartments
3. Street or rural address: 514 West Ivy Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-06
5. Present Owner: George & Rainey Benedict Address: 4261 Arista Dr.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 60 Lot 6 in Middletown

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 3-story rectangular apartment building is situated on a rise to the east. The stucco facade features symmetrical window and door placement with a flat roof. The windows are wood-framed and double-hung in pairs along the sides, however, the street facade windows have been altered. The 3-sash wood-framed windows are now metal casement with a fixed center pane. Centered between the windows is a massive 2-story entry and balcony surround which frames the recessed doorways. Both the 2nd story entry porch and 3rd story balcony have wrought iron balustrades & center doorways which are flanked by large fixed panes with glass transoms. The balcony contains double French doors while the main entry contains a wide wooden-frame door with a center pane. The main entry porch is reached by a tall carpeted stairway from the sidewalk with an iron banister. Two apartment entries are located along the west facade which are flanked by double-hung windows.



8. Construction date:
Estimated _____ Factual 1912
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: 3-sash windows are now metal casement
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: Interstate 5
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.)

The Ivy Apartments were built in 1912 as part of the building boom which preceded the Panama-California Exposition in 1915. The building's lack of ornamentation is unusual for the Mission Style. This may be an alteration or it could reflect the modern movement, of that period, toward lack of ornamentation.

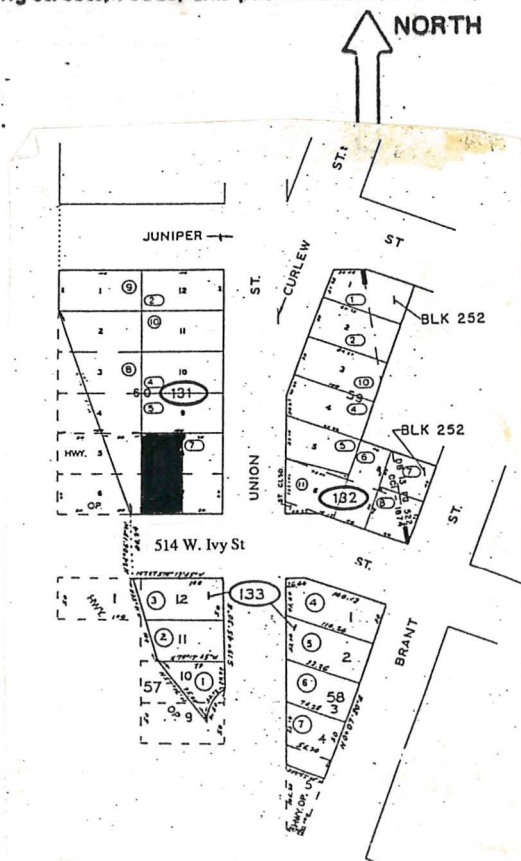
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

IDENTIFICATION

1. Common name: _____
2. Historic name: The A.N. Bradshaw Residence
3. Street or rural address: 110 Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-05
5. Present Owner: Patrick Catalano Address: 1 Maritime Plaza, Suite 2250
City San Francisco Zip 94111 Ownership is: Public _____ Private X
6. Present Use: Commercial 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 265 Lots E & F Hortons Add Lockling

110 Juniper Street is a beautiful Queen Anne structure which is 2½ stories in height on a raised foundation. The roof is a steeply pitched multiple gable with overhanging eaves and decorative brackets below. The southwest corner is a wide-angled bay sheltered by a front gable with an enclosed pediment and round porthole window. Below are curving spindlework brackets which square off the upper portion of the rectangular bay. The southeast corner is a second 2-story bay with a segmented hip roof. Two massive square brick chimneys oppose each other at the gable peak. The windows are tall double-hung wooden windows with a half-timbering surround, while the upper windows have multi-paned uppers. The siding is shiplap with half-timbering and a band of fish-scale shingles between levels and within the front pediment. From the street, a new brick sidewalk leads to the center entry between the two bays. The entry is stepped and recessed with square posts, decorative urns and columns (alterations) with globe light fixtures atop. The double doors are wooden with ¾ leaded sidepanels. Above is a balcony with a worked balustrade and double wooded recessed doors. A large addition extends from the rear with the same sheathing, large pane windows and a flat roof.

8. Construction date: 1896
Estimated _____ Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
June 1990



13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: extension on rear, brick sidewalk, lightposts
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 Queen Anne Style home was built in approximately 1896 for A.N. Bradshaw, a real estate agent and his wife, Sallie. The Bradshaws lived in the home until 1901 when they sold it to Ella J. Watts.

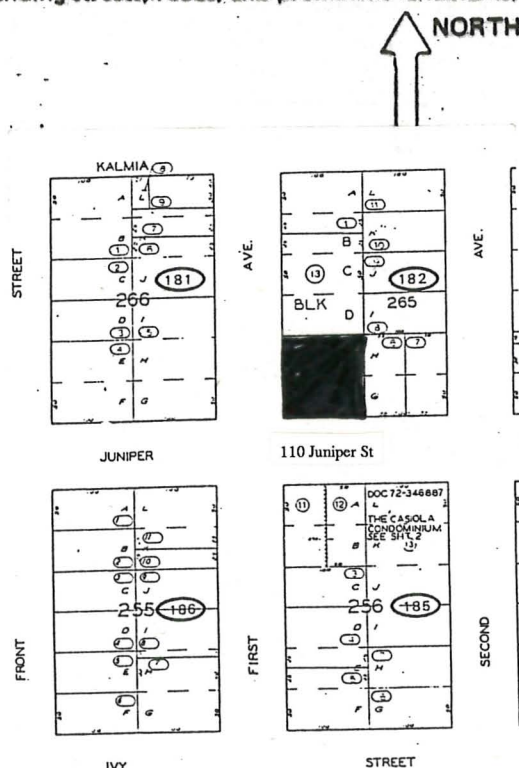
The house retains its architectural integrity. The siding, spindlework, roofline, and chimney elaboration are typical of the Queen Anne style and are good examples of these features. The location of this house at the crest of a hill enhances its significance.

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

14, 17, 18

22. Date form prepared December 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
City _____ Zip _____
Phone: (619) 533-4500

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 122-134 Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-06
5. Present Owner: Adele Pross Love Address: 3778 Curlew Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 265 Lots G & H W 1/2 Hortons Add Lockling

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 1-story rectangular apartment building has a stepped red tile hip roof with overhanging eaves and exposed rafters. Round and square canales are near the roofline along the stucco facades. The southeast corner protrudes slightly with an octagonal tower at the corner's edge which is repeated to the north within the hip roof. Portions of the roof extend to shelter the lintels. Many of the windows are louvred, which are possible alterations, while the remainder are double-hung. A courtyard to the east is faced by the apartment entries which are stepped with an iron banister leading to a single french door. An arched wing wall extends from the southern facade and is now covered with an iron security gate.



8. Construction date: Estimated _____ Factual 1937
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: Security gate
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE 1

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

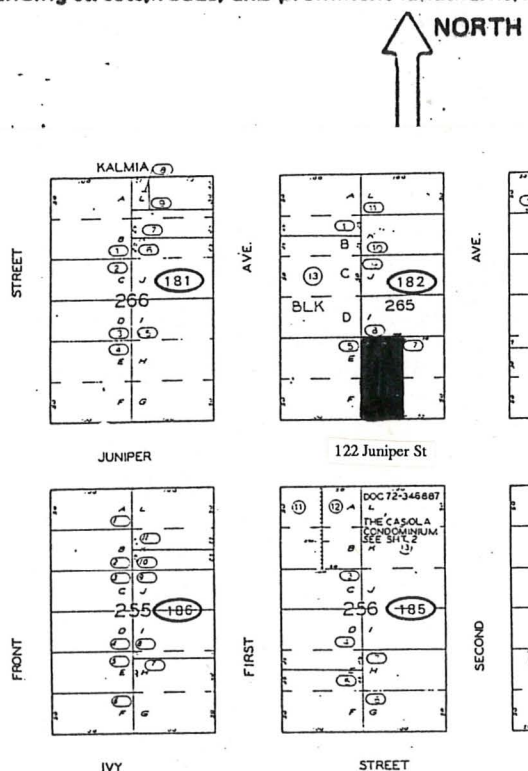
This Spanish Colonial Revival court was constructed in 1937 for Mrs. Anna Stone. It was maintained as an investment property with four apartment units and managed by Mrs. Stone who lived at 136 Juniper Street. Each apartment faces east onto a landscaped yard. The attractive court has been well-maintained with little alteration to the original 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).

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Elisha Swift Terrance Residence, Historic Landmark #94
3. Street or rural address: 136 Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-182-07
5. Present Owner: Clarence & Virginia Overaa Address: 2052 4th Ave.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne Legal D: Blk 265 Lots H & G E₂ Hortons Add Lockling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This 2½-story Queen Anne home is on a raised foundation with a basement entry along 2nd Street. The roof is a high-pitched hip with a gable roof and tall brick chimney at the peak and multiple hip with half-circle recessed porches or arched windows. The cornices are boxed with decorative friezes. The windows are tall and double-hung with bands of molding running above and below. Some are nearly square fixed windows with flashed leaded glass. The southern facade contains a 2nd story porch with turned posts, a boxed fishscale shingle balustrade, and a multi-pane wooden door within. Below is the main entry which is sheltered by a hip roof with a small center gable with decorative pediment. The wide ornate entablature is supported by turned posts which connect onto a stick balustrade. Wooden stairs lead to the porch with an altered banister and lattice work below the door is solid wood panel. Along the eastern facade is a second porch with a double-door entry. Bays are situated along the east and west facades, with paladian and curved double-hung windows. The siding is clapboard with bands of fishscale shingles and half-timbering.



8. Construction date:
Estimated _____ Factual 1890
9. Architect William Stannard
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: 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.)

136 Juniper St.

This home was built in 1890 at a cost of \$5000 for F.W. Ewing, an attorney. The architect was William Stannard. Ewing lived in the house for only one year. In 1893, Elisha S. Torrance, a judge on the Superior Court, bought the home. He lived there until 1925. Torrance came to San Diego in 1887. He practiced law with the firm of Luce, McDonald, and Torrance before being elected judge of the Superior Court in 1890. He served in that capacity for 18 years and was much respected. The home is in excellent condition and is one of the finest examples of Queen Anne style architecture in the area. Its importance is enhanced by its corner location and the cluster of historic homes (including three other Victorian homes) in the neighborhood. Since 1974, the building has been used for commercial purposes.

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

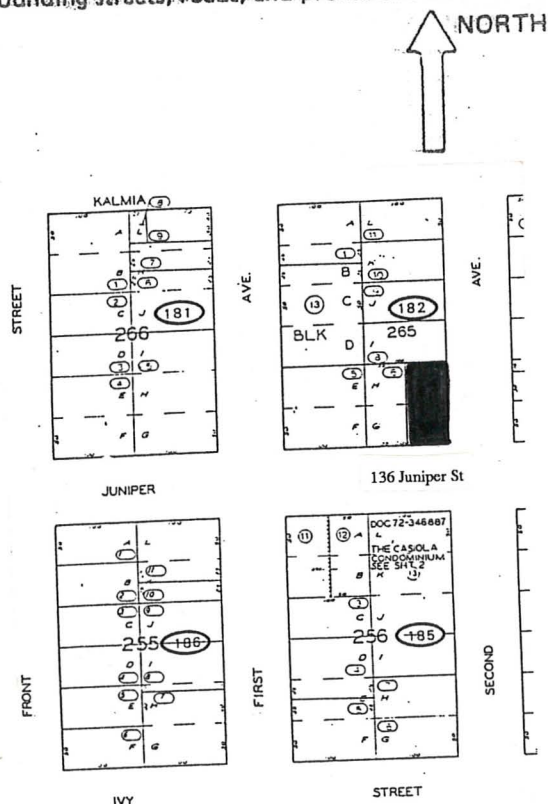
21. Sources (List books, documents, surveys, personal interviews and their dates).

20. (1/1/1891 pg. 9)

City of San Diego Historic Site Board file#94

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: _____
- Historic name: _____
- Street or rural address: 217-219 Juniper St. (accompanies 2265 2nd Ave)
City San Diego Zip 92101 County San Diego
- Parcel number: 533-184-01
- Present Owner: James D. O'Conner Address: 219 Juniper St
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Craftsman w/Colonial Revival influence Legal D: Blk 257 Lot A&25ft.
- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
Lot I Hortons Add Lockling

This 2-story structure accompanies the home at 2265 2nd Ave. The roof is a low pitched front gable with overhanging eaves and exposed rafters. The clapboard siding contains a latticed roof vent at the gable peak and flares slightly between the 1st and 2nd stories. The 1st story consists of 2 double door hinged garages with multi-paned uppers. The 2nd story is a possible 1915 Exposition addition to provide living space above. Indications include the wooden band just above the garage doors, the roof style and the 1st story windows placement along the edge of the cement stairway. The stairway leads to a small porch with 2 classical columns, plain entablature and extension of roof which provides shelter. The porch is boxed with solid clapboard. The windows are double-hung in pairs with wide surrounds over the front garage doors. Alterations include a louvred window along the east facade & the metal security screen over the entry.



- Construction date:
Estimated 1909 Factual _____
- Architect UNKNOWN
- Builder UNKNOWN
- Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: louvred window, metal security screen
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: accompanies home on 2265 2nd Ave.

SIGNIFICANCE

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

217-19 Juniper St.

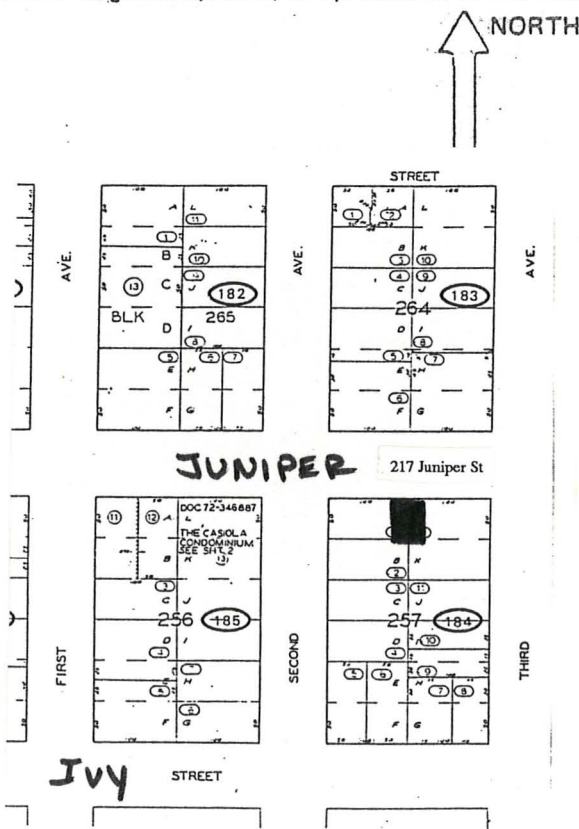
This home was built in approximately 1909 on the same property as a large home at 2265 Second Ave. It was used as rental property and garage space. It is significant as an adjunct to the larger home.

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

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: _____
2. Historic name: C. H. Howell Apartments
3. Street or rural address: 228-34 Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-07
5. Present Owner: Ann Widdows Address: 1446 Front St. Suite 201
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal Desc: Blk 264 Lot H Lot G & S 45ft Horton's Add. Lockling

7a. Architectural style: Spanish Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2 story Spanish Colonial Revival building has a medium pitch red tile hipped roof with slightly overhanging eaves and exposed rafters. It is L-shaped & stucco sided with rectangular vents at foundation level. Windows wrap the corners and are multi-pane double-hung, some with decorative wrought iron. Doors are multi-panel wood. A red tile stairway with a wrought iron railing leads to a front entry porch with 2 entry doors. Above the porch a balcony with a wrought iron balustrade & a red tile overhang is supported to a square wooden post. A lintel is located under the overhang. The west facade features a secondary entry with a cement stoop. The wooden stairway leads to the 2nd floor. Alterations include some aluminum sliding windows. A driveway to the west leads to a flat roofed garage. A related building to the east is connected by a wrought iron gate and fence.



8. Construction date:
Estimated 1941 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 195 Depth 100
or approx. acreage .2180
12. Date(s) of enclosed photograph(s)
November 1990

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

SIGNIFICANCE 1

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 C. H. Howell. It is related to an older similar building to the west. The structure was built in response to a need for housing for workers who came to San Diego for war-related jobs.

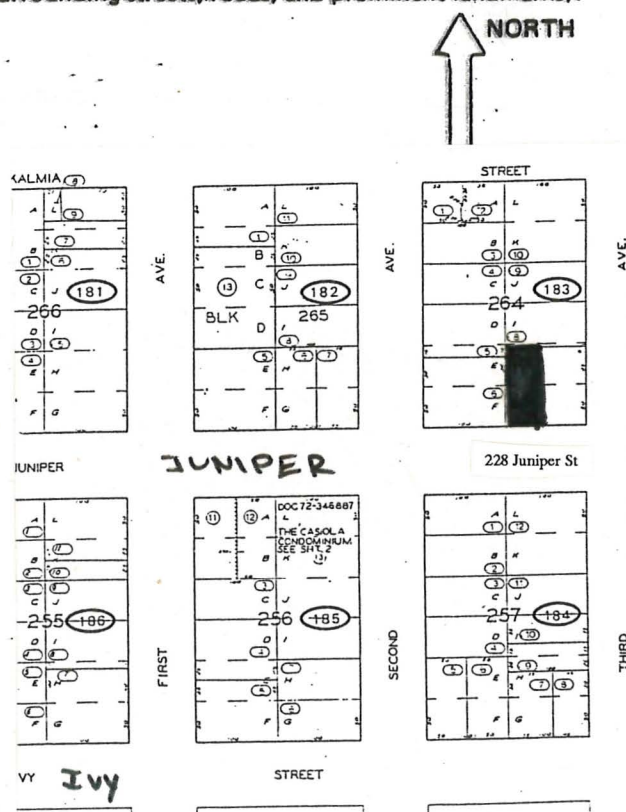
The size of this building and its relationship to the older building on the same lot make it a contributor to the historic fabric of the neighborhood. Its importance is enhanced by its location in a cluster of historic buildings in the immediate area.

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

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

IDENTIFICATION

- Common name: Barcelona Apartments
- Historic name: Barcelona Apartments
- Street or rural address: 324-326 Juniper Street & 2300 Fourth Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-191-02
- Present Owner: Kent Casady Address: 326 E. Juniper Street
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 263 Lots E,F,G, & H Hortons Add Lockling

The Barcelona Apartments is a four story structure in a symmetrical U-shape with angled inner corners. The roof is flat with decorative end units consisting of fenestrated balustrades, square posts and espadana parapets with quatrefoils and key shapes within the stucco sheathing. The windows are double-hung usually in pairs along with three sash windows with a fixed center pane, multi-paned transom and double hung sidepanels. Balconies line the end units and line the center section. The balustrade are decorative wrought iron with twin iron brackets below the balcony extensions. The recessed doorways on the wing balconies are wood framed with two glass panes flanked by hinged multi-paned windows. The center balcony doors are recessed also with three pairs of double french doors and multi-paned transoms. The main entry is stepped with an iron railing which leads to the pair of aluminum framed glass doors with glass sidepanels and transom. Fire escape stairs run down the wind balconies to the first level balcony which is enclosed by metal screen (alteration). Additional alterations include the pent-house on the roof, neon signage and aluminum sliding windows on the southwestern wing unit.



- Construction date:
Estimated _____ Factual 1923
- Architect Eugene Hoffman
- Builder UNKNOWN
- Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Penthouse, windows, signage, security screens
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 Barcelona Apartments were built in 1923 for Mr. and Mrs. James E. Collumb. The structure was designed by Eugene Hoffman, a San Diego Architect who is known for the design of the Savage Tire Plant, the San Diego Gas and Electric Power Plant, and Grand Central Market, and for the renovation of the Oxford Hotel.

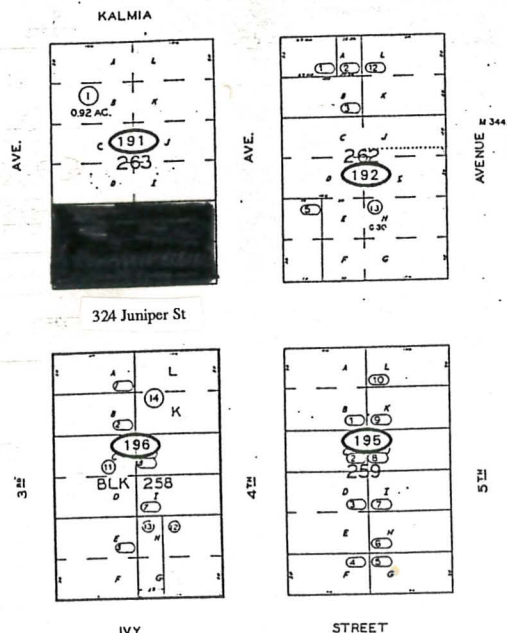
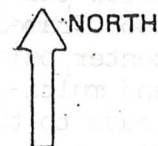
The Collumbs owned and managed the apartments for over 20 years. A fire recently destroyed a portion of the west wing and several minor alterations have occurred on the structure.

The Barcelona Apartments are a fine example of Mission Revival architecture with an attractive parapet and courtyard design. The structure exemplifies the building boom years of the early 1900's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
17., 18, 20. (5/6/23 p.10-11, 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: 345 West Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-155-01
5. Present Owner: Rudd, Will P. Jr. & Dorothy S Address: 3916 Alameda Place
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal Description: Block 253, Lots A & B Horton's Add Lockling

7a. Architectural style: Spanish Colonial Revival

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

This rectangular two-story flat-roofed building has a red tile hip visor surrounded with shallow boxed overhanging eaves. Five garages of horizontal panel wood form a third story on the westside due to the slope on the lot. Windows consist of double-hung, fixed and some three sash with fixed center pane and double-hung side panels faced with balconets of wrought iron. The north-facing entry is arched with spindle work in the upper arch section. The recessed entry door is multi-panel wood reached from two cement block steps. A wrought iron light fixture is centered above the entry and rectangular vents are placed just below the roof line. The building is fenced and gated with a side entry on the northeast corner.



8. Construction date:
Estimated _____ Actual 1926
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: fenced, gated side 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: _____

SIGNIFICANCE 1

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

This 3-story apartment building was constructed in 1926 for William Kettner. William Kettner was a California congressman (1912-21) who played a major role in bringing the Navy, including the Marine Corps Recruit Depot, Naval Training Center & Naval Hospital to San Diego. Kettner was a Democrat in a highly Republican Congressional District and was recognized for his accomplishments. He was active in local service organizations. He became vice president of Richards-Kettner-Stafford Co. Inc., an insurance brokerage firm, and director & vice president of Citizens Savings Bank.

Kettner purchased several parcels in the area to protect the view of the harbor from his future home (now demolished). He resided in the apartments until his death in 1930. His widow, Marian M., moved into the home which the couple had planned at 2266 Albatross St. west of the apartment building.

The Spanish Colonial Revival architecture of the apartments was popular in the southwest during the 1920's. Several of the surrounding properties are in the Spanish Colonial Revival or Mission Revival style.

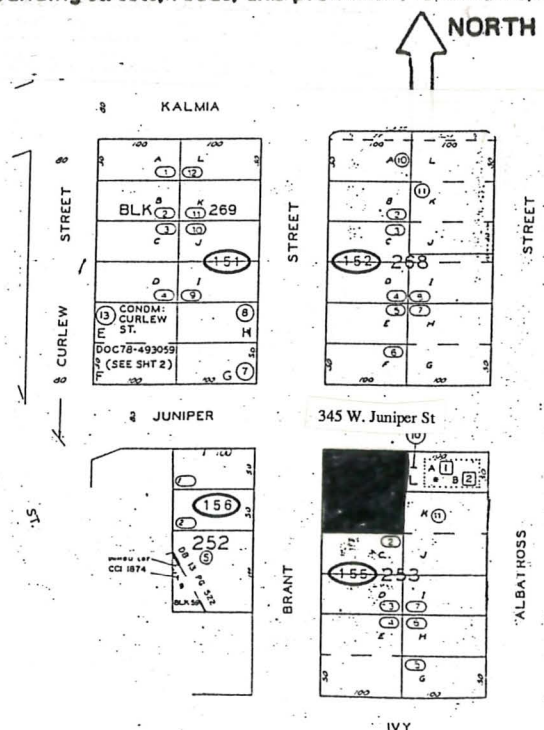
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: _____

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: 519 West Juniper/ 2274 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-02
5. Present Owner: Pederson Properties, Lewis, Laura A. Address: c/o Penny Realty
3803 Mission Blvd.
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Cottage Legal D: Blk 60, Lot 12 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story Neoclassical Cottage has a high-pitched hipped roof with asphalt sheeting, widely overhanging eaves, and shingle siding. The raised foundation on the west side is covered with plastic corrugated siding. Most of the windows have been altered and are aluminum sliding windows with wood surrounds. There are two unaltered hopper windows on the west facade. The doors, also altered, are hollow core wood in front and hollow core wood with a sliding aluminum upper on the east side. The slightly raised front porch has an open wood balustrade, square wooden posts, and lintel, which support a porch roof above extended exposed rafters. Alterations include windows, doors, and siding on the foundation. There is a driveway to the east.



8. Construction date:
Estimated 1925 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)
July 1990

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

14. Alterations: _____

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

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

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

18. Related features: _____

SIGNIFICANCE

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

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

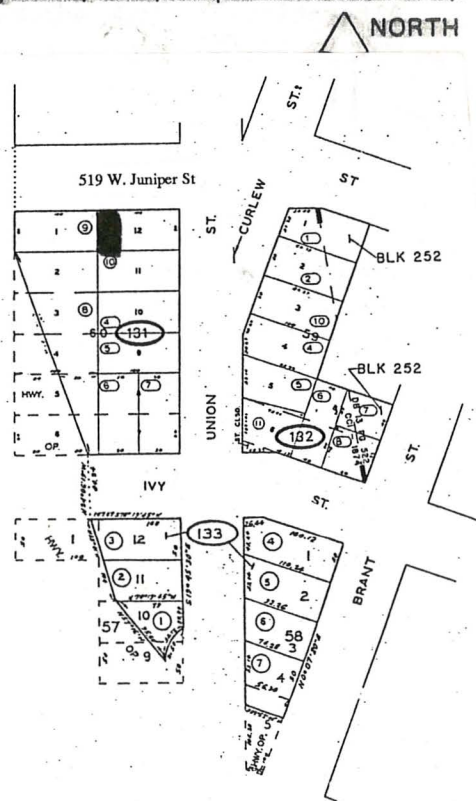
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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 S.D. 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: Cesar D. Madalena Residence
3. Street or rural address: 524 West Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-07
5. Present Owner: Francis Sledzinski Address: 3612 Nassau Dr.
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D:Blk 69 Lots 5 & 6 E $\frac{1}{2}$ Middletown

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:

This one-story, irregularly-shaped building has a medium-pitched, multi-cross gable roof of composition shingle with exposed rafters beneath overhanging eaves. A recessed front gable roof sits within a side gable roof recessed behind an eyebrow-shaped front gable at the south entry. Worked knee brackets join the gable to a wide stuccoed lintel area supported by massive, straight, capped columns separating two semi-elliptical arches. Four plain cement steps lead to the covered porch beneath, with boxed, stucco balustrade and multi-panel wood entry door. A smaller, west-facing entry porch has the same eyebrow-like gable above, columns and arches of the main entry. However, the door is French with multi-paned side panels -- the last two remaining original windows. All other windows have been replaced in aluminum sliders. Wide bands of vertical slotted vents run the width of the gables at the top. Alterations include new stucco, a metal gate on the east side and a small one-story shed-roof addition on the northwest side.



8. Construction date:
Estimated 1926 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___
14. Alterations: Stucco, metal slider windows, columns, gate, 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 California Bungalow was built around 1926 for Caesar D. Madelena who lived here with his wife, Mathilde, until 1934. Madalena was a cement worker. He also built the structures at 2311 State and 2315-17 State. This home has been altered so that it does not contribute significantly to the historic fabric of the area, however, possesses an unusually designed curving porch roof and is of similar scale and character of the housing in this area.

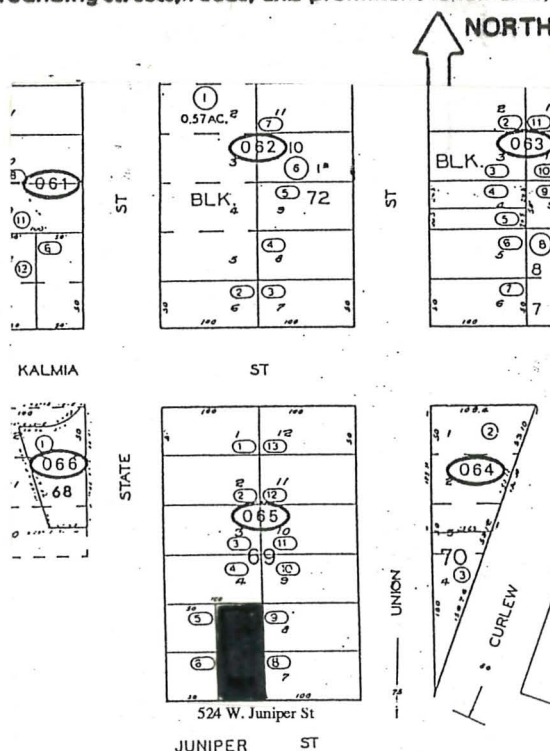
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 531 West Juniper
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-09
5. Present Owner: Degenhart, Donna K. Address: PSC2624 APO
City San Francisco Zip 96366 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: Blk 60, Lot 1 Middletown

This one-story rectangular building has a centered cross-gable roof of composition sheeting, wide overhanging eaves with exposed rafters and a plain frieze running beneath. The windows are double-hung with multi-pane uppers. Three cement steps lead from the street to a covered porch which forms the front gable. A boxed balustrade lines the steps and porch with square, wooden corner posts and lintel above. A plain wooden door with a multi-pane upper stands behind a wooden screen door with plain wide surround. The shingle siding flairs at the foundation and an interior chimney is centered behind the front gable. An alteration to the building is a single-car shed-roof garage on the east side of the building with shingle siding and center opening plain, hinged garage doors.



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

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

14. Alterations: Side 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: None

SIGNIFICANCE 2

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

This home was built in approximately 1912. It is a good example of a simple California Bungalow and is a contributor to the group of historic houses on this block of Juniper Street. While this building may not be eligible for historical designation, it contributes to the historic scale and character of the area.

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

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

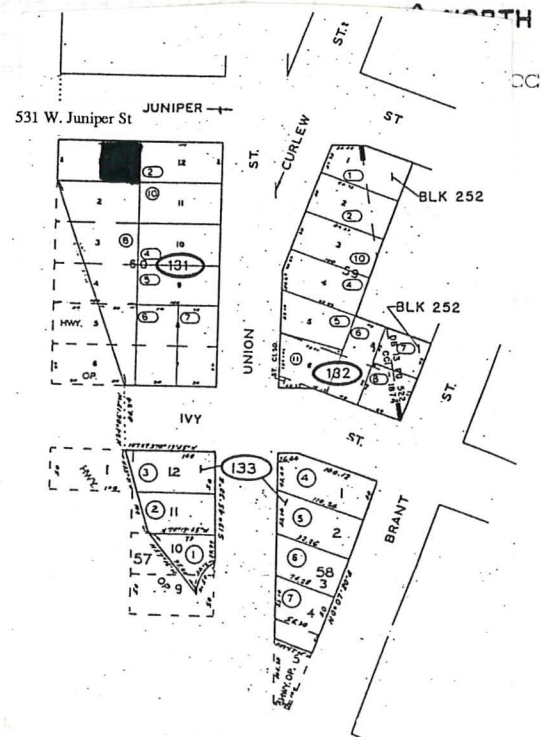
21. Sources (List books, documents, surveys, personal interviews and their dates).

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: _____
2. Historic name: _____
3. Street or rural address: 533 West Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-09
5. Present Owner: Donna Degenhart Address: PSC 2624 APO
City San Francisco Zip 96366 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 60 Lot 12 Middletown

7a. Architectural style: Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story Colonial Revival home previously faced State St. prior to the construction of Interstate 5 which is located directly to the west of the structure. The roof is a high-pitched belicast side gable with widely overhanging eaves, a boxed cornice, square brackets and plain frieze. The 2nd story is situated entirely within the gable roof and a large hip dormer with a 3 sashed window protrudes on the southern facade. The windows are double-hung with wide wooden surrounds. Paired windows are within the gable ends and a 4-sashed window with fixed center panes, transoms and double-hung side panels wraps around the northwest corner. The southern facade contains the original entry porch with a hipped roof, boxed clapboard balustrade, wide entablature and square posts. The wide door has wooden panels with a glass upper pane. The northern entry along West Juniper is an alteration and is reached by a tall wooden stairway which leads to a stoop between the 2 levels with a stick banister and balustrade. The door is wood paneled with a glass upper sheltered by a raised pent roof extending from the roof. The west facade features a square oriel bay with brackets below. The eastern facade features a 1920's-story hip roof addition with clapboard siding and recent roofing identical to that of the

main structure.

8. Construction date:
Estimated 1906 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990



13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: East addition, roofing.
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 2

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

This colonial home, built in approximately 1906, originally faced State Street and the facade which now fronts on Juniper was originally the rear of the building. After Interstate 5 cut through this area, State Street was closed to through traffic. This home, with its worked rafters & flared eaves, remains a good example of the Craftsman Style. It's significance is reduced by its reorientation on the site.

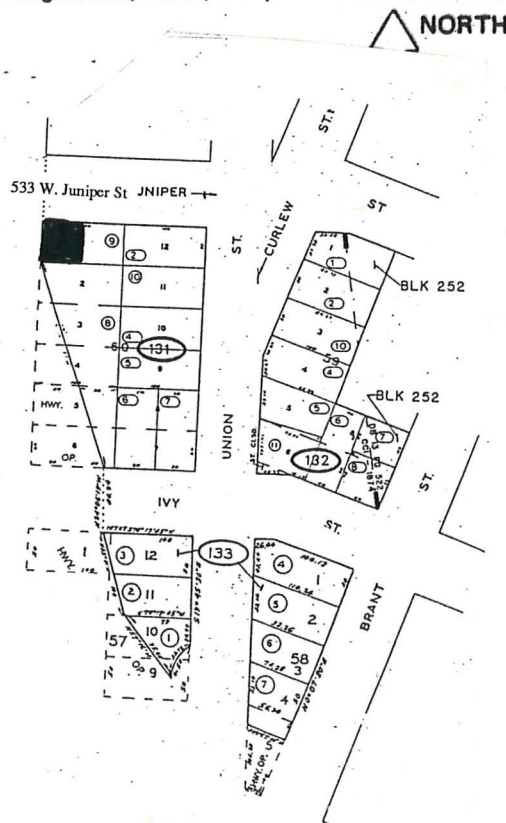
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13, 17, 18

22. Date form prepared Dec 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002 92101
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, 5D</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: The Farm House
- Historic name: none
- Street or rural address: 114 Kalmia (& 2415 -17-19-21 First Ave.)
City San Diego Zip 92101 County San Diego
- Parcel number: 533-094-05
- Present Owner: James & Georgianna Gales Address: 2425 First Ave.
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential
Legal D: blk 278 Lots E & F
Horton Add Lockling

DESCRIPTION

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

This 2½ story irregular shaped colonial revival building has an asphalt shingled gambrel roof with a cross gable peak and angled shingles over the recessed arches surrounding the porch. Windows are double hung, some with multi-pane angular geometric uppers, some with shutters, and some with bracketed shelves below. All windows have wood surrounds, cement steps and curving walkways which lead to three wooden steps which lead to an arcaded porch enclosed in the east and west sides. A shingled balustrade and shingled posts support a pent roof which extends over the first story from the northwest corner of the building to a second story cutaway bay, located under the gable. East of the bay, an articulated wooden stairway with an open wood railing leads to a second floor entrance. East of the stairway is a roofed addition with a second floor balcony. The west facade has a stepped entry with a stoop, which is sheltered by a second floor overhang. The house has an interior chimney. The north addition, a second addition with a gabled roof to the north, the enclosure of the second floor balcony on the north facade, and a stairway to the second floor, on the north.



- Construction date:
Estimated 1888 Factual _____
- Architect unknown
- Builder unknown
- Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
- Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
 14. Alterations: pent roofed addition to east, two story additions to north enclosure of second floor balcony on north, wooden stairwall to 2nd floor on the north.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
 Residential X Industrial ___ Commercial X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
 Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: none

SIGNIFICANCE

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

This home was built in 1888 for Wm. Neil King of King-Lawrie Co., investment brokers. King and his wife, Mary Horton King, lived here until 1900. In 1904, Iver N. Lawson, a rancher, and his wife, Evelyn, bought the property. The Lawsons were influential San Diegans and the parents of I. Norman Lawson, president of the San Diego Society of Natural History and parton of the arts and sciences. I. Norman Lawson built a seismographic station for the Natural History Museum.

This home remained in the Lawson family until 1929. They occupied the house until 1935.

In the mid-1940's, the home was converted to apartment, probably in response to the need for housing during and after World War II. It retains its architectural integrity and is a significant contributor to the historic fabric of the area. The roofline and the unusual pattern of siding is noteworthy.

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

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

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

17, 18, 20. (7/16/67)

Union Title Insurance Co. title files

22. Date form prepared Dec 1990

By (name) Office of the City Architect

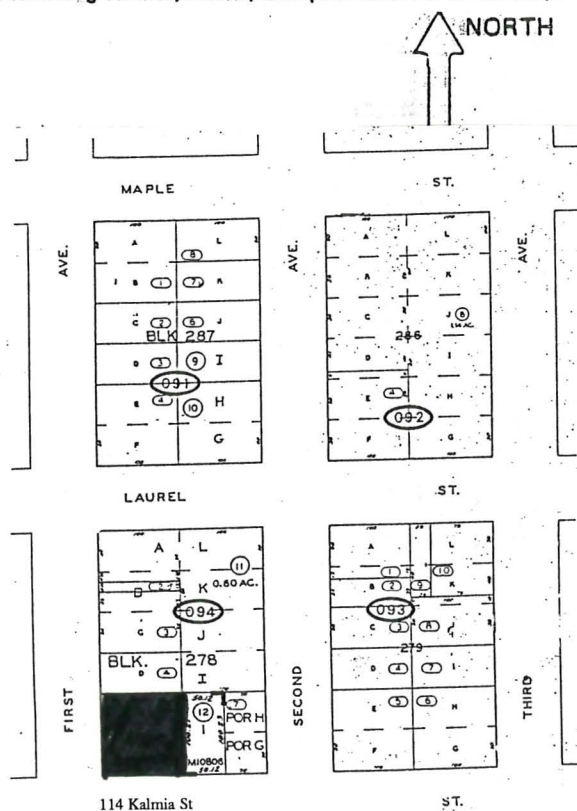
Organization City of San Diego Planning Dept

Address: 525 "B" Street, Suite 2002

City San Diego Zip 92101

Phone: (619) 533-4500

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Peter Anderson Apartments
3. Street or rural address: 128 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-094-12
5. Present Owner: Ely Court Address: P.O. Box 690
City Solana Beach Zip 92075 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: BLk 278 Lot 1 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: 128 East Kalmia Street is a 3-story stucco apartment building which is rectangular in shape on a raised foundation. The roof is flat with a low stepped curving parapet with a stucco coping. Three sash windows with a fixed center pane, multi-paned transom and multi-paned double-hung sidepanels are symmetrically placed along the street facade. The side windows are also double-hung in single, double and triple sashed varieties. Above the street facade windows are red-tile shed roofs with exposed rafters, lintels and knee brackets. The central element is a series of centered recessed balconies along the street facade. The balcony balustrades are solid stucco and extend outward from the facade, supported by large curving brackets. The balcony a Spanish-style arch. The main entry door is a wider variety of the balcony door which is stepped from the street with a metal banister and square stepped concrete posts. The structure is sheathed in stucco with recessed panels on the balcony balustrades and fire escape ladders extending down the facade through the balconies. Alterations include the 2nd story balcony door which is now a 2-paned wood framed door with 2-paned sidepanels.



8. Construction date: Estimated _____ Factual 1921
9. Architect Unknown
10. Builder Peter M. Anderson
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 X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: 2nd story balcony door
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: Small rear wooden garage reached by the east driveway.

SIGNIFICANCE

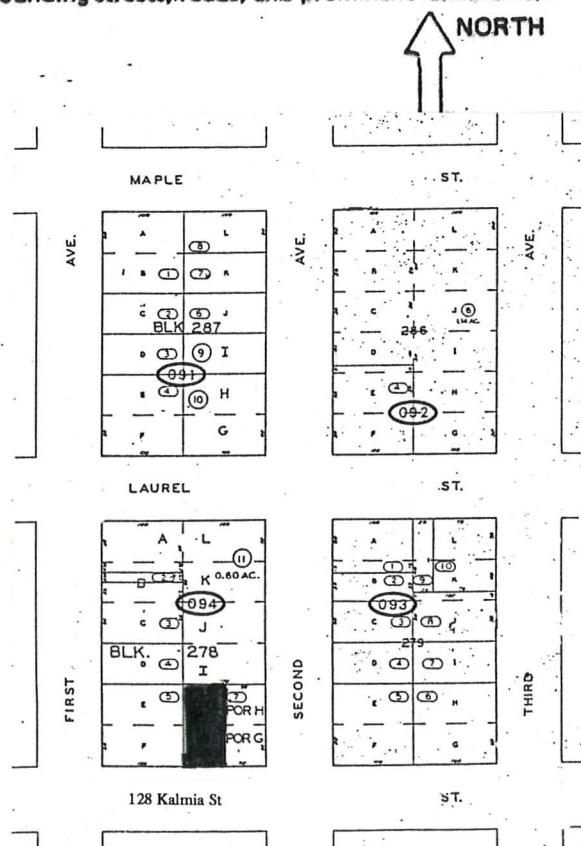
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, typical of the Mission Revival style apartments of the time, was built in 1921 by Peter M. Anderson who also owned the building. He lived here with his wife, Josie, until his death in 1932. Josie continued to reside in the building until 1951. The building contributes to the variety of historical architectural styles on this block of Kalmia Street. As such, it lends significance 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 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Hagaman Apartments
3. Street or rural address: 201-203 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-01
5. Present Owner: Marie Coppola Address: 2430 A. Street
City San Diego Zip 92102 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D:Blk 264 Lot A Por Horton's Add. Lockling

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

This irregularly shaped stucco sided Spanish Colonial apartment building is two stories in height. The roof is predominantly flat with a hipped red tile section in the front, which has widely overhanging eaves and wraps around the corners. Windows are varied. On the front facade, small multi-pane casements are featured to the east and to the west pairs of second story double-hung windows with multi-pane uppers are located above long multi-pane casement windows in recessed arches. The west facade has elliptically arched window groups with fixed central pane and multi-pane, double-hung side panels. Entryways are prominent. To the east, cement stairs lead to an entry porch deeply recessed behind a curving Spanish Colonial style archway and beneath a red tile pent roof. Near the center of the front facade, another stairways leads to a small entry porch with a wrought iron balustrade. The entry door is recessed in an arched and buttressed surround with a red tile hood. The door itself, flanked by light fixtures, is elliptically arched with a wood frame and glass panels. Other doors are wood panel and wood with rectangular glass uppers. The west facade has a square roof vents. A second floor entry is reached from a wood staircase on the east. A driveway to the east leads to a two-car garage with doors that roll horizontally to open. The garage roof serves as a balcony with a stucco balustrade. Alterations include new stucco and the wood stairway.



8. Construction date: _____
Estimated _____ Factual 1925
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
June 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: New stucco, wood 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: garage

SIGNIFICANCE 1

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

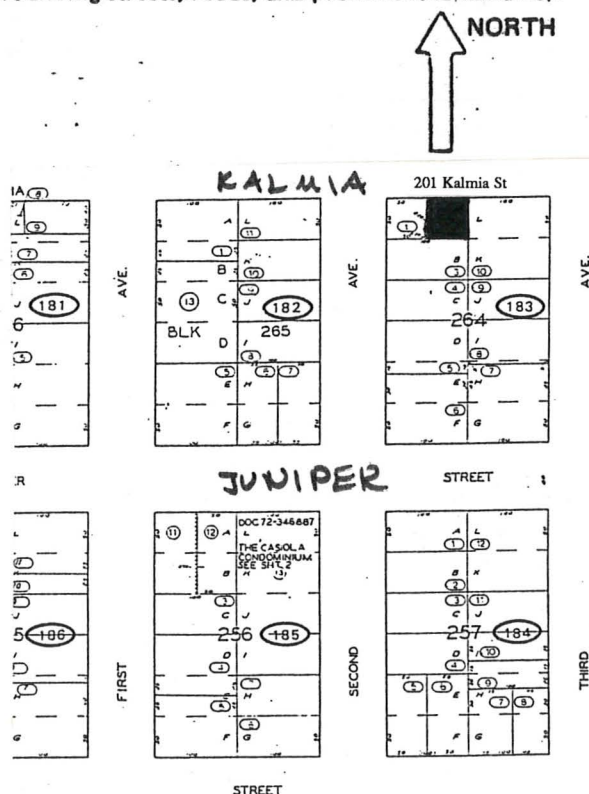
This apartment building was built in 1925 for Albert D. Hagaman an assistant general freight and passenger agent for the San Diego and Arizona Railway Co. and the Southern Pacific Co. Hagaman and his wife Alice M., lived in 203 in 1926-27 whereafter they moved to the building directly east. Built during the building boom of the 1920's, this apartment is an excellent example of the Spanish Colonial Revival style. It occupies its corner site well and blends nicely with the apartment building to the east (built for Hagaman in 1926) and the Mission Revival style apartments across the intersection.

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 219-221 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-183-02
5. Present Owner: James & Kathleen Kelley-Markham Address: 4281 Witherby St.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 264 Lot A por Horton's Add Lockling

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story irregular-shaped structure is situated on a raised foundation. The asymmetrical facade, stucco siding arched windows and entries are typical of the Spanish Colonial style. The roof is flat to the rear with a truncated red-tile hip roof with a boxed cornice on the front 1/2 of the structure. The flat portion of the roof rises near the hip roof and has pairs of canales along the side facades. The windows are primarily 3-sash with a center fixed pane, multi-paned transom and double-hung side panels with multi-paned uppers. Side windows vary from 1-3 sashes in the double-hung variety. The entry is arcaded and stepped from the sidewalk. The porch is sheltered by a red-tile shed roof and protrudes from the northeast corner. The porch contains a simple iron balustrade and 2 deeply recessed wooden framed doors with inner multi-paned arches. Above the entry are 2 narrow arched windows with multiple panes. To the east & west of the structure are 1-car garages with flat roofs and decorative wood-paneled hinged doors. The stucco sheathing features semi-elliptical niches above the 3-sash windows, square niches around the porch foundation and buttressing along the northern street facade corners.



8. Construction date: Estimated _____ Factual 1926
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .0574
12. Date(s) of enclosed photograph(s)
June 1990

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

SIGNIFICANCE

1

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

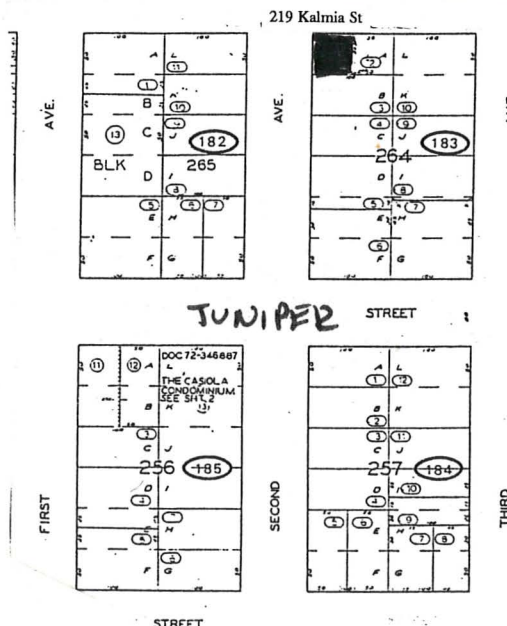
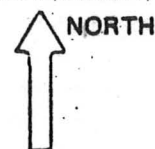
This apartment building was built in 1926 for Albert D. Hagaman, an assistant general freight and passenger agent for the San Diego and Arizona Railway Co. and the Southern Pacific Co. Hagaman and wife, Alice M., lived in 219 from 1926 until Hagaman's death in 1940. Alice lived there until 1965. Built during the building boom of the 1920's this apartment is an excellent example of Spanish Colonial Revival style. It blends nicely with the apartment building to the west (built for Hagaman in 1925) and with the Mission Revival style apartments across the intersection.

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Casa Arleta
2. Historic name: Asbury Apartments
3. Street or rural address: 236 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-093-06
5. Present Owner: Dunham & Greer Twin Projects Address: 5075 Shoreham Pl. #240
City San Diego Zip 92122 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D:Blk 279 Lots G & H Horton's Add. Lockling

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 3-story apartment court with basement is on a raised foundation with stucco siding. The building is U-shaped with a narrow landscaped center court leading to the main entry. The roof is flat with a decorative parapet consisting of centered espadan's with plaster shields and decorative bands of plaster leading to square corner posts topped by urns. The windows are placed symmetrically in bands of 3, 2 and single sash varieties. The original windows are multi-pane wooden hinged or double-hung many of which have been replaced with single fixed panes, louvred and aluminum framed. Above the 3rd story 3-sash windows are decorative fanlights. Arched windows line the center section while arched oriel balconies line each floor of the end units. The recessed balconies have stepped corbeling below with an iron balustrade and quoin surround. Flanking each 1st story balcony is an arched shelf of plaster. Within the balconies are arched multi-paned double doors. The center court is stepped from the sidewalk with a center statue of a woman holding a globe lamp. The main doorway consists of double french doors with an arched fanlight above. The center section is topped by a 4th story sunroom with a tower with red tile flat roofing.



8. Construction date: Estimated _____ Factual 1926
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth 150
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: Some windows replaced with louvered & aluminum
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 ¹

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

The Asbury Apartments were constructed in 1926 for Earle F. Farnsworth, the assistant cashier at San Diego Savings and Trust. He later became vice president of the bank. Farnsworth was a prominent San Diegan and served as director, treasurer, and senior vice president of the San Diego Chamber of Commerce. He was also the first president of the San Diego chapter of the American Institute of Banking and active in the San Diego Rowing Club, University Club, and Cuyamaca Club. Farnsworth resided at the Asbury Apartments until 1933 and retained the property as an investment. In 1938 the name, Asbury Apartments, was changed to Casa Arleta, perhaps during a change of ownership. The striking architecture in a courtyard design brings an abundance of natural light through the large windows. The attractive detailing on the parapet and balconies makes this structure a fine example of Spanish Colonial Revival architecture.

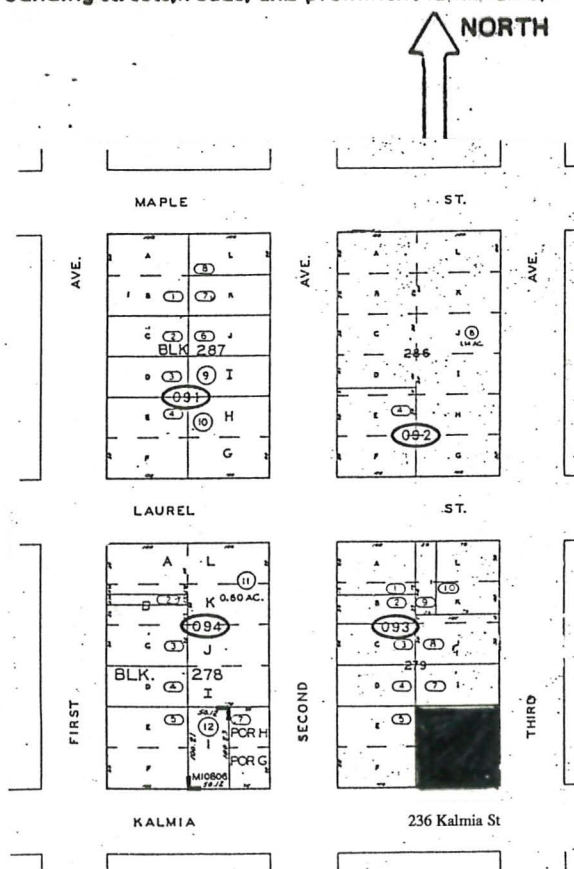
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ¹ Arts & Leisure
Economic/Industrial ² Exploration/Settlement
Government ___ Military ___
Religion ___ Social/Education ___

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

1, 17, 18, 20 (1-14-67)

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Caburn Residence
2. Historic name: _____
3. Street or rural address: 304 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-05
5. Present Owner: John & Cornelia Marin Address: 304 Kalmia Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION Legal D:Blk 280 Lot F Hortons Add Lockling

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:

This 2-story rectangular home is on a raised foundation with a basement below. The roof is a low-pitched side gable with a red tile spine, overhanging eaves, exposed rafters and knee brackets. Vertical roof vents are situated at the gable peaks which is often a characteristic of Craftsman architecture. The windows are usually in multi-panel double-hung pairs or 3-sashed with a fixed center pane and multi-pane casement side panels. Some windows are now covered with canvas awnings including the 3-sashed 1st story window near the entry with a semielliptical multi-paned transom. The central element contains 6 red-tile steps with a wrought iron banister leading to 2 carved wooden doors with twin-paned uppers. The doors appear to be an alteration. To the east is a later addition of an articulated stucco stairway with enameled tile inlays and wrought iron banister which leads to the 2nd story balcony over the main entry. The balustrade is boxed with stucco with an iron railing on top and massive square brackets below. The recessed balcony doorway lies beyond a semielliptical arch and has intricately carved wooden doors. The stucco sheathing is an alteration.

+ transom

8. Construction date:
Estimated 1913 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)
March 1990



13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Siding, windows, awnings, staircase, 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: None

SIGNIFICANCE 1

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

This home was built in approximately 1913 for Robert J. and Daisy Coburn. The Coburns lived in the home until 1920. This house has been significantly altered and has lost much of its architectural integrity, although could be restored to its original appearance in the future. It contributes to the historic character of the area.

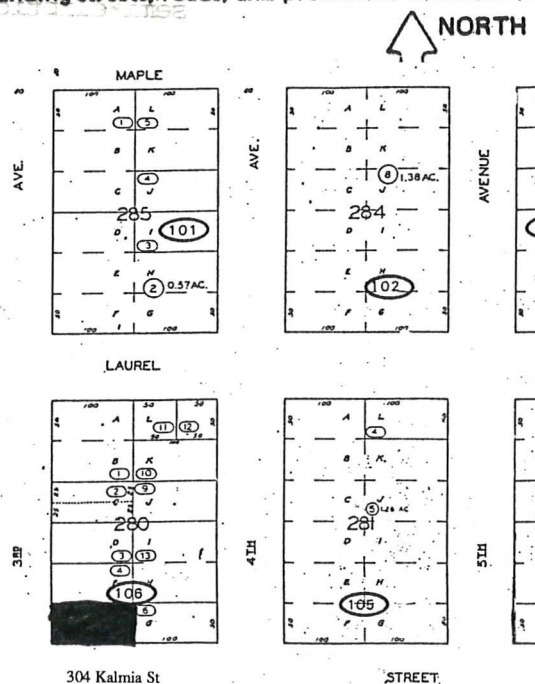
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

1, 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: 330-46 Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-06
5. Present Owner: Fourth and Kalmia Building Address: 2266 Fifth Ave.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival Legal Desc: Blk 280 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:

The property at 330-46 E. Kalmia Street contains two identical Mission style buildings which are two stories in height, stucco-sided, and symmetrical. Roofs are flat with flat parapets topped by coping. A dropped cornice extends around the buildings, except on the sides, which face each other. Four central cement steps with a central pipe rail lead from street level to a recessed porch sheltered by a shallow overhang. The four doors, two facing the street, and two opposing each other, are wood panel with narrow vertical bevelled glass uppers. Above the porch are two second story double-hung windows. Flanking the porch on both floors are large picture windows with wood surrounds. The vertical elements of the surrounds continue the length of the building to form half-timbering. On the side facades are double-hung and three-sash windows with fixed central panes, multi-pane transoms, and double-hung side panels. The east side of the east building displays half-timbering similar to that on the front facade. The rear of the buildings feature rows of rectangular vents and a central entry door. Alterations include new stucco, the half-timbering, and picture windows.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990

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

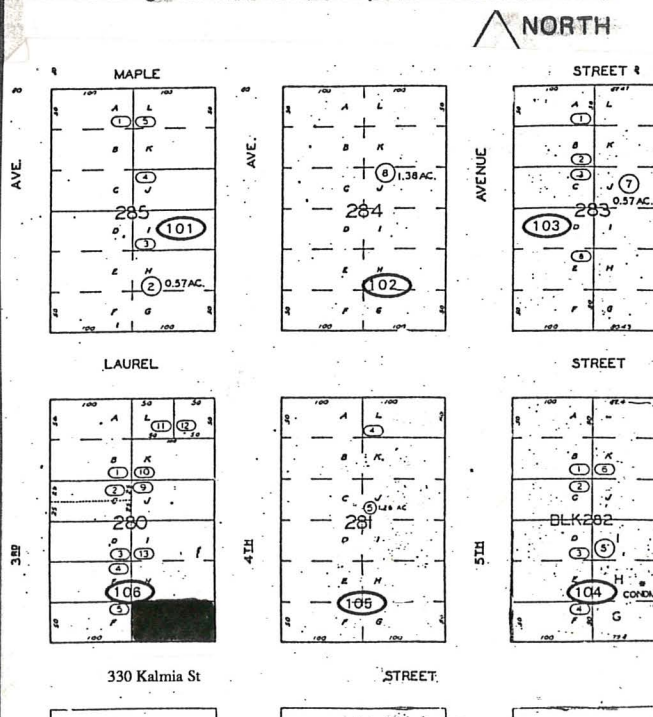
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

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: Ballentine House
3. Street or rural address: 135 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-181-09
5. Present Owner Creative Properties, Inc. Address: 3482 Bayside Walk
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Tudor Revival With French Eclectic
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal: block 266 Lot A & B Hortons Add Lockling

135 West Kalmia is a 2 ½ story structure with basement on a raised foundation. The structure forms a modified H-shape with its central hip roof and two front gables on either end. The roof is steeply pitched with overhanging rounded eaves and two massive brick chimneys at the central hip ends. The windows and their placement are asymmetrical with a variety of shapes and styles. The first floor western section features groups of multi-paned hinged windows with a semi-elliptical multi-paned transom. The remainder of the windows are various sizes of multi-paned windows with exception of the two diamond-shaped windows at the upper gable ends. These windows have a brick surround which is also used as a sill for the rest of the windows. The entry is reached with an arched latticed surround. A wide wood paneled door lies within with a beveled multi-pane upper and 3/4 beveled multi-pane sidepanels. Alterations include a fixed pane window on the northeast corner and corrugated plastic which shelters a two story balcony in the rear. A guest house is situated within the landscaped backyard with a flat roof, exposed rafters and narrow hinged windows.



8. Construction date:
Estimated _____ Factual 1911
9. Architect unknown
(possibly)
10. Builder J. E. Howell
11. Approx. property size (in feet)
Frontage 119 Depth 0.0725
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: Addition on the east facade, rear balcony shelter
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

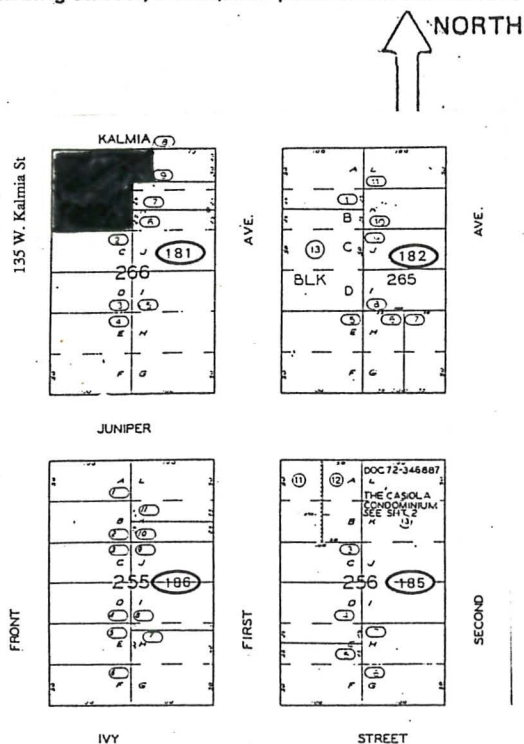
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in 1911 for retired army captain Arthur Balentine. Mr. Balentine and his wife, Kathleen occupied the home for many years and the property remained in the Ballantine family until 1963. In the late 1940's, the home was converted into apartments.

This home, although slightly altered, has been well maintained. It is beautifully situated on the corner lot with a view of the harbor. It is a significant contributor to the group of historic homes in the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
17, 18
Van Wormer, Stephen. Research for Creative Properties, Inc., 1989
22. Date form prepared Dec 1990
By (name) Office fo 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: 326 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-074-12
5. Present Owner: Hay, Barbara A. Address: 3482 Bayside Walk
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman Legal D: Blk 275 Lot F ST CLSD ADJ 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 rectangular, 1½-story Craftsman Style home with a basement on the west side due to the steep slope of the lot. The roof is steeply pitched and side gabled with a lower medium-pitched gable on the west side. The roofs have composition shingles, overhanging eaves, and exposed rafters; the upper roof has knee brackets. Siding is shingle. Brick skirting on the basement and wood panelling on the house are alterations. Windows, also altered, are aluminum sliding windows, louvered windows, or three-sash with central fixed panes and diamond side panels. The door is wood panel with vertical multi-pane glass uppers. A sidewalk leads to a cement and wood stairway flanked by brick posts and a low wall, which leads in turn to a deeply recessed entry porch with a lintel. The porch has been enclosed to the west and the remains of the original posts are visible. East of the door is a stained glass window. A tall gabled dormer located directly above the porch is an addition. North of the house is a driveway and cement block single-car garage with a wooden door. There is a wooden gate east of the house and a narrow stairway with a pipe railing south of the garage. Alterations include the windows, some siding, the dormer, and partial enclosure of the porch.



8. Construction date: Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 160 Depth _____
or approx. acreage, .1415
12. Date(s) of enclosed photograph(s)
May 1990

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Windows, some siding, dormer, porch enclosure.
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 is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

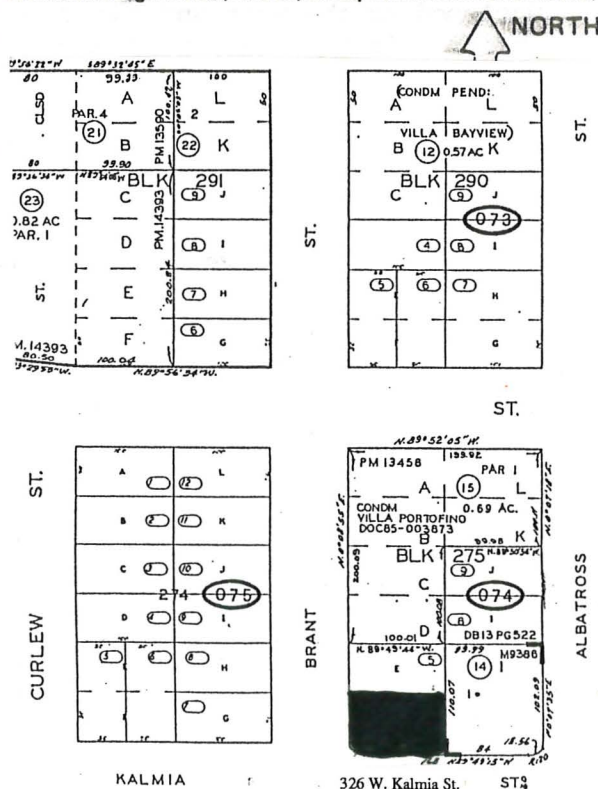
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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: 415-419 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-151-12
5. Present Owner: Emry, Rose M Address 2366 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal : Block 269 Lot L Hortons Add Lockling

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

original condition: This 2-story L-shaped apartment building contains 3 dwelling units. The roof is flat with square canalis in triplets which are set within the stucco siding. The 1st level consists of an apartment to the east and 3 single-car garages to the west. The second level is reached by an articulated concrete and stucco stairway with metal railing leading to the stoop for 2 apartments with a flat canopy supported by a thin pole. The doors are wooden with a single-pane upper and the screens are aluminum with exception of the metal security screen on the 1st level. The windows are wood framed and hinged with horizontal multi-panes & often 3 or 2 sashed. Above the far west garage is a balcony with a canvas awning and a solid stucco balustrade. Alterations include wooden shutters and a round porthole window along the street facade, the metal security screen, and aluminum sliding and louvered window along the side facades.



8. Construction date: Estimated _____ Factual 1938
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)
November 1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Windows, security screen, 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: None

SIGNIFICANCE

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

This apartment building was built in 1938, probably as housing related to war industries in the San Diego area. The building is a good example of 30's modern architecture with its simple design and porthole window.

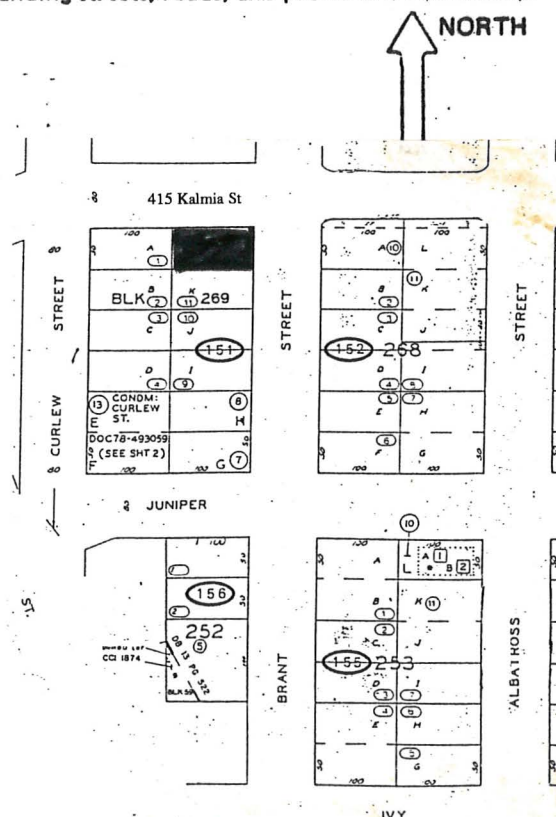
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial 2 Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 428 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-06
5. Present Owner: Richard & Anthony Cefalu & Mary Jones Address: 4501 Conrad Ave.
City San Diego Zip 92117 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 274 Lots F & E E $\frac{1}{2}$ Hortons Add Lockling

7a. Architectural style: Folk Victorian

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This 2-story L-shaped Folk Victorian house sits on a raised cement foundation. It has a steeply-pitched cross-gable roof with asphalt shingles, overhanging eaves, a boxed cornice, and a plain frieze. Siding is shiplap with end-boards. Fishscale is located in the pediments and wide shiplap covers the foundation. Windows are double-hung with wood surrounds and decorative bracketed sills. A 2nd floor front window is fixed with a multi-pane transom. A walkway leads to 7 cement steps with a wrought iron rail which lead in turn to a porch on the western half of the house. Doors are French; one faces west and one faces south. The porch has a shiplap balustrade and metal poles which support a 2nd floor balcony with a wrought iron balustrade. A west-facing French door opens on to the balcony. The house has an interior brick chimney and there are square vents at foundation level. A driveway to the west leads to a separate residence. The house has been greatly altered. A 1-story shed-roofed addition on the west side of the building has a panelled frieze. Fronting the driveway, an iron gate with brick imposts has been added. Other alterations include metal awnings over front windows, wrought iron railing and balustrade, iron work over some windows, a security screen door, and metal poles on the porch.

8. Construction date: Estimated 1898 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
May 1990



13. Condition: Excellent Good Fair X Deteriorated No longer in existence
14. Alterations: Addition on the west side, gate fronting driveway, awnings over front-facing windows, iron balustrade & railing, metal poles, iron work over windows raingutters.
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 Folk Victorian home was probably built in about 1898. Due to the major alterations, it does not retain its architectural integrity and therefore could not currently be a candidate for historic designation. It does, however, have features that enhance the neighborhood and could be restored to an earlier appearance.

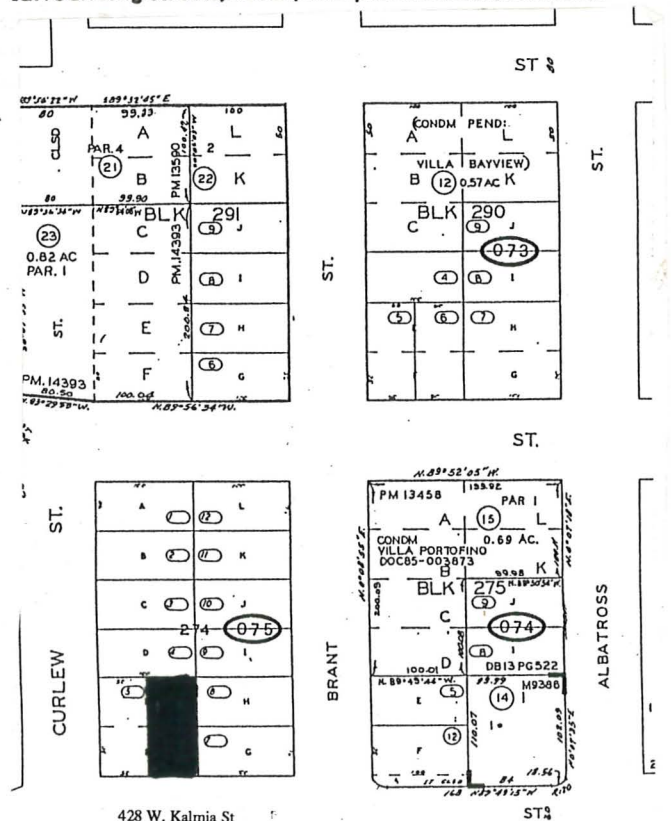
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education

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
UTM: A				6
B			D	

IDENTIFICATION

1. Common name: _____
2. Historic name: John B. Mannix Residence
3. Street or rural address: 448 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-075-05
5. Present Owner: Manuel & Margaret Terzoli, Hylis Dacquisto Address: 1430 Pennsylvania Ave.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION Legal D: Blk 274 Lots E & F W ½ Hortons Add Lockling

- 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: This 2-story irregular-shaped home is situated on a raised foundation with clapboard siding on the 1st level and shingle siding on the 2nd story. The medium-pitched cross-gable roof has wide overhanging eaves, exposed rafters, knee brackets and horizontal roof vents at the gable ends. The windows are double-hung primarily in pairs with wooden shutters. Three and two-sashed windows are situated along the 1st story with a center fixed pane with multi-paned transom and double-hung side panels. Below the large front gable is an enclosed porch sheltered by a lower gable roof with knee brackets and rafters. The entry is reached by concrete stairs and the French door is now covered by a metal security screen with multi-pane side panels. Multi-paned windows surround the porch with clapboard sheathing below. To the east of the main entry is an open porch which has been added to the portion of the home sheltered by the side gable. A new French door has been added to the porch. Above the open porch is a 2nd story balcony which is boxed with a clapboard balustrade. The narrow balcony French door is flanked by 2 double-hung windows. Additional features include a tall brick chimney along the northern facade, a small gabled extension along the western facade and a large rear 2nd story balcony which now has an outside stairway for access.



8. Construction date:
Estimated 1914 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: Stairs on east facade, French door on front porch, window on northern facade, metal security screen.
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
18. Related features: _____

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 built around 1914 for John B. and Katherine Mannix. John B. Mannix was an attorney in downtown San Diego and resided in this home until 1928. The property was subsequently sold to F.J. Fogerty, who worked at Golden State Oil Co. and resided here until 1940.

The original "high style" Craftsman architecture remains intact with minor alterations. This style gained popularity in Southern California and slowly faded from favor after the mid-1920's. The John B. Mannix Residence is a fine example of Craftsman architecture.

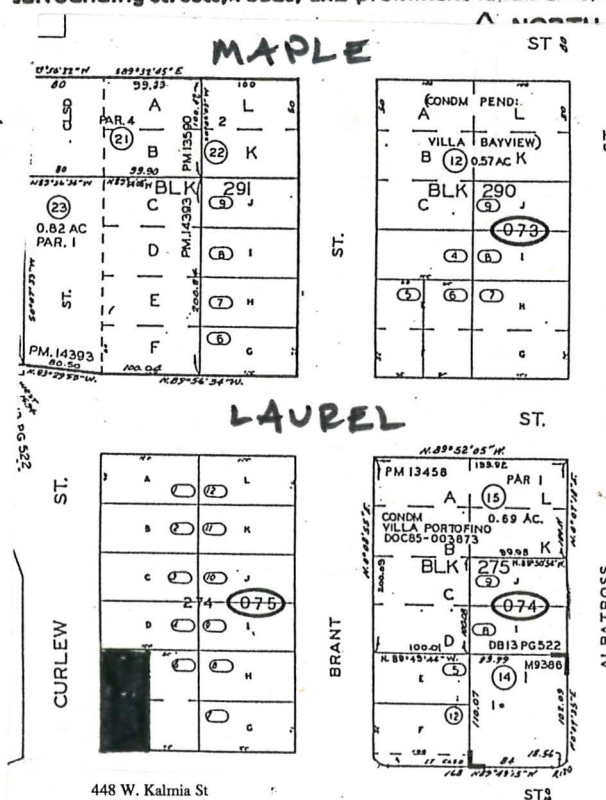
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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 92110
Phone: _____

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



448 W. Kalmia 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: None
3. Street or rural address: 706 West Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-061-06
5. Present Owner: Carlo and Maria Sanfilippo Address: 2420 State 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 73 Lots 7 & 8 E 1/2 Middletown

This one-story, rectangular building, with a medium-pitch side-gable roof of composition shingle with exposed rafters beneath overhanging eaves, sits on raised foundation of ashlar block. The windows are double-hung, some three-sash with multi-transoms above a fixed center pane. An oriel bay on the east facade has a hip roof. The centered south-facing entry is reached from five cement steps. Underneath the boxed, flat hood is a wood, multi-panel entry door with a wood screen and multi-pane 3/4 side panels. The siding is clapboard and an internal brick chimney is located on the east side. Alterations include a fully-cemented sand area, wrought iron railing on the entry steps, the entry hood, a shed-roof addition with an entry door on the northeast corner, a cyclone fence with gates, an enclosed porch to the west, and a one-car, flat-roofed garage on the southwest.



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)
June 1990

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated X No longer in existence _____
 Railing, hood entry, shed roof addition, fence, enclosed porch,
14. Alterations: one car garage
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
 Residential X Industrial _____ Commercial _____ Other: Interstate 5
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 3

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).

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22. Date form prepared Dec. 1990
 By (name) Office to the City Architect
 Organization City of San Diego Planning Dept.
 Address: 525 B" 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):

