

HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	5A5D	SHL No.	NR Status
UTM:	A			C	
	B			D	

IDENTIFICATION

1. Common name: ---
2. Historic name: John S. Hawley Residence
3. Street or rural address: 205 Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-093-01
5. Present Owner: Violet Vanhorne Address: P.O. Box X-1013
City San Diego Zip 92112 Ownership is: Public --- Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: Blk 279 Lot B Lot A N 15ft. Horton's Add Lockling

- 7a. Architectural style: 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 two story stucco building, with a full basement, sits on a raised foundation. It has a flat roof with low, stepped truncated gable parapets on the east and west sides, both with geometric groups of vents below. A flat band of wood coping runs around the structure. A second story square bay with stepped, massive corner corbeling protrudes from the west facade over a large arched, half circles segmental hinged wood window centered on the facade. Bands of hinged wood windows, most with transoms run along each floor level, some grouped, forming a geometric pattern on each facade. The east-facing main entry is recessed behind an arch, centered between two wrought iron light fixtures. The four-foot-wide door is solid oak with a large glass upper. A side entry is accessed from a private garden area on the south, one wall of which helps to form a three-car garage with a flat roof, once a carriage house. A stucco and wood wall lines the east property line, part of an original front garden enclosure now removed. Alterations include some first floor interior security screens, a cement floor in the private garden, and the removal of the original garden enclosure.



8. Construction date:
Estimated --- Factual 1911
9. Architect Richard Requa
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 165 Depth ---
or approx. acreage .1493
12. Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

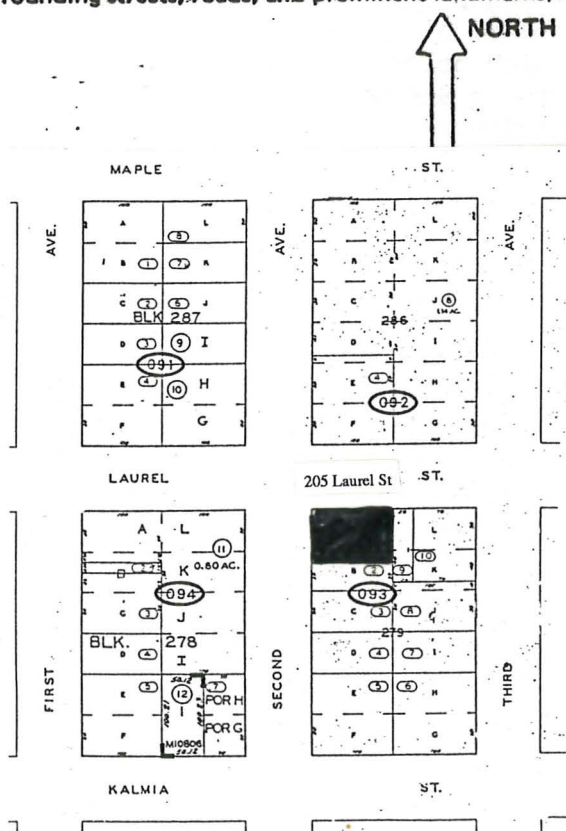
This building was designed by Richard Requa in 1911 as a home for J. S. Hawley. It was built for \$10,000. There is no record of Hawley having lived in the house. Requa was a prominent San Diego architect who practiced in San Diego for 34 years and designed over 200 buildings. He was known for his integration of house and garden; this is evidenced in the original plans for the Hawley House which show an arcaded wall surrounding a large garden. Requa was Director of Architecture for the 1935 California-Pacific International Exposition in Balboa Park and helped design the San Diego County Administration Building.

The Hawley Residence is now apartments, possibly converted in the mid-1930's. The interior of the building features many built-ins and large closets with skylights. This structure is important as a contributor to the historic fabric of the area and also as a well-preserved example of the architecture of Richard Requa.

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).
15. (Architectural Drawing AD 1001-1 SD Historical Society)
17, 18, 20. (3-7-11, p. 16)

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: Louis Strahlmann Residence
3. Street or rural address: 211 W. Laurel & Front Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-084-09
5. Present Owner: Dennis Turner Address: 211 W. Laurel Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

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

This one story irregular shaped home has rough stucco siding and multiple rooflines. Near the street corner is a medium pitched red tile cross gable with a rounded roof section which connects to a western large rectangular section with a flat roof. The windows and doors are deeply recessed within the stucco siding. Beneath the Laurel Street gable end is a large fixed arched pane flanked by two multi-pane hinged windows with wrought iron bars. Along the front L-shaped patio are three arched windows in a palladian formation with multi-paned quoining. To the south of the windows are french double doors while to the north is the main entry with its heavy arched wooden doors, large exposed hinges and small upper pane with wrought iron bars. The patio is reached by three curving steps within the curving stucco retaining wall. To the west of the home is an attached two-car garage and a rear entry. The home is very unusual with its large arched openings and mature landscaping.



8. Construction date:
Estimated _____ Factual 1927
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 X Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

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

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

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

18. Related features: _____

SIGNIFICANCE

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

This property was owned by Frederick Kreamer from 1889 to 1920. In 1927, Dr. Louis Strahlman and his wife Delores purchased the property and built this attractive Spanish Colonial Revival home. Dr. Strahlman was a dentist who was related to Edward Strahlman, co-owner of Strahlman-Meyer Drug Company. Dr. Strahlman resided here for over 20 years and died in 1972.

The design of this home is well suited for this site and incorporates a balance of detailing in an asymmetrical manner. The structure original architecture remains intact and it serves as an excellent 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 _____

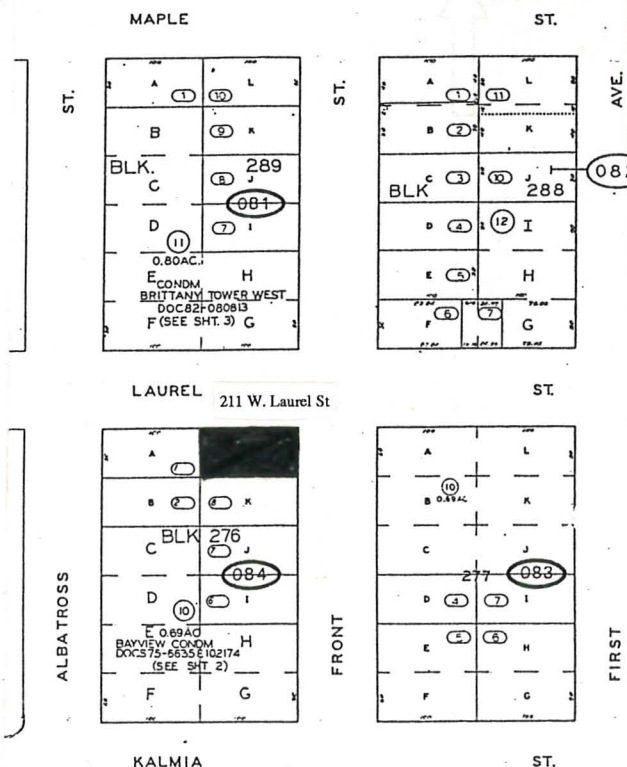
21. Sources (List books, documents, surveys, personal interviews and their dates).

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

- Common name: ---
- Historic name: Cunningham Offices
- Street or rural address: 239 Laurel Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-093-10
- Present Owner: 239 Associates Address: 3949 Clairemont Dr. #6
City San Diego Zip 92117 Ownership is: Public --- Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION Legal D: Blk 279 Lot L E 75ft of N 40 Lot K & E 75ft Horton's Add. Lockling

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: This 2-story rectangular stucco building sits on a corner and has a flat roof with a parapet topped by coping. A dropped cornice runs around the building and angles to form a vertical window surround at the SE corner. A protruding horizontal band is located below the 2nd floor windows. Bands of windows are metal pane casements with 2-pane transoms. The 1st floor windows are recessed in a rectangular panel and 2nd floor windows wrap around the corners. 4 brick steps with planters to the sides lead to an entry porch accented by a curved fluted hood and narrow fluted pilasters. The door is recessed solid wood with multi-pane frosted glass side panels. The east side of the building has a large 1st floor opening with a molded surround which serves as a driveway and leads to a parking area behind. South of the opening, 8 steps with a metal rail lead to a 1st floor wooden entry door. Behind the opening & to the north are opposing cement stairways. The west facade has a stairway with a stucco bannister which leads to a 2nd floor walkway with a stucco balustrade. A garage with a metal door is located below the 1st floor on the SE corner. The building has circular canales at fan level.



- Construction date:
Estimated --- Factual 1946
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 165 Depth ---
or approx. acreage .1549
- Date(s) of enclosed photograph(s)
June 1990

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

SIGNIFICANCE 1

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

The large commercial structure was built in 1946 for Dr. Clyde R. Cunningham, a local dentist. The structure has served as office space for various physicians and dentists throughout the years.

The structure's horizontal orientation and bands of windows are typical of the 40's Modern architectural style. It serves as a good example of the simple commercial architecture of the 1940's.

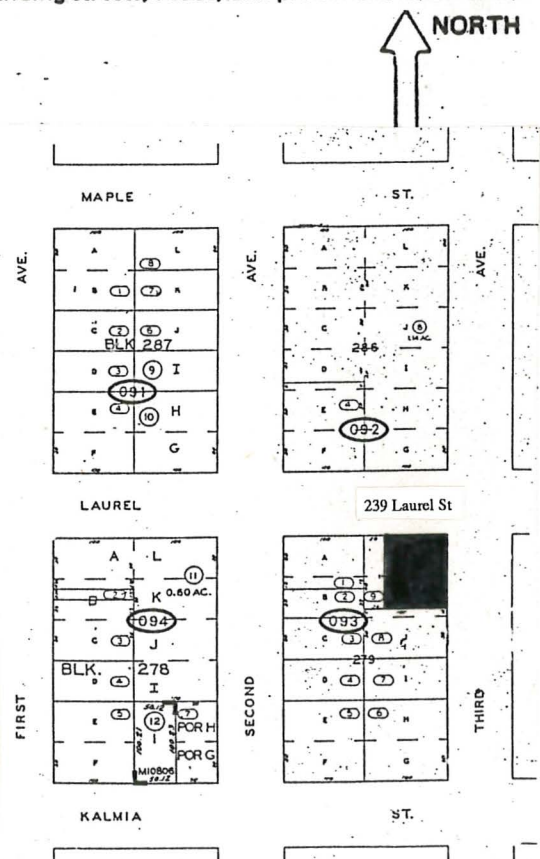
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 305-311 Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-01
5. Present Owner: Robley Baskerville Address: 317 Laurel Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

7a. Architectural style: Italian Renaissance

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal D: Blk Lots A & B E $\frac{1}{2}$ Lots A & B W $\frac{1}{2}$ Hortons Add Lockling

This two story rectangular structure is one of two nearly identical commercial buildings. The roof is flat, slightly stepping from the center with square posts at the corner, a lower visor surrounds the street facades of the structure with worked brackets and plain frieze below. The symmetrical window and door placements are recessed within stucco sheathing. The windows are tall three sash multi-panes with iron balconettes. The side windows are multipaned double-hung as are the small two paned twin windows above the entry. Some windows have been altered such as the north-west corner which is now a three-sashed single pane and aluminum sliding windows on the west and south facades. The entry is arched with a quoin surround, an iron security gate and recessed doorway. Two curving steps with an iron banister lead to the curved awning covered entry. To the east of the structure is a decorative wrought iron gate over the driveway leading to a rear parking lot. Alterations include the iron gate security door, replaced windows awning and recent stuccoing which covers the arched niches above the first story three-sash windows.



8. Construction date:
Estimated _____ Factual 1925
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: Awning, fixed pane windows, aluminum sliding windows, iron gate & door
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☐ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☐ Private development ☐ Zoning ☒ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

SIGNIFICANCE

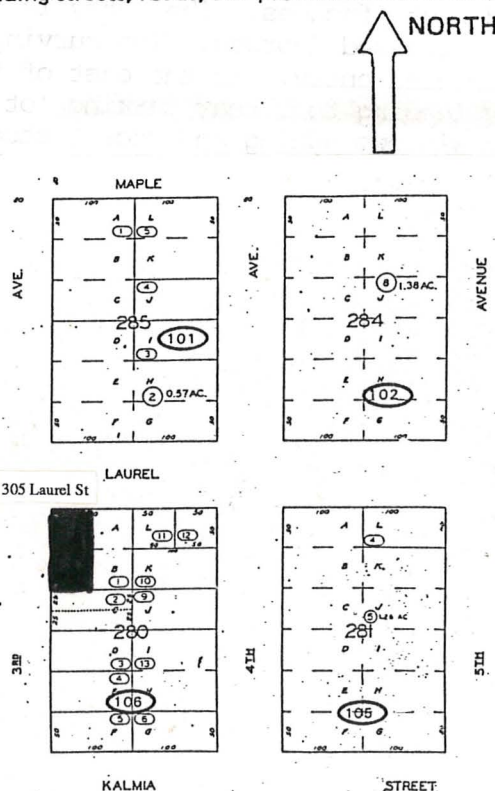
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
This Italian Renaissance structure is one of two nearly identical buildings originally built as residential investment property with four units each. It was constructed in 1925 for Mrs. Edith G. Johnson, who lived in the neighboring building for almost 20 years. Mrs. Johnson was the widow of G.G. Johnson, the proprietor of the New Palace Hotel.
Today, the property is utilized for commercial purposes. The structures' original architecture remains intact, with subtle differences between them. The Italian Renaissance facades are symmetrical and are quite striking with their large multi-paned picture windows which echo each other in balanced harmony.

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 313-319 Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-01
5. Present Owner: Robley Baskerville Address: 317 Laurel Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italian Renaissance With Mission Revival Influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 280 Lots A & B W 1/2 Hortons Add Lockling

This two-story rectangular structure is one of two nearly identical commercial buildings. The roof is flat with a stepped parapet and corner curving Mission-style posts. A visor with worked brackets and plain frieze below surrounds the street facade and slightly wraps around the corners. The symmetrical window and door placement along the street facade is echoed on the accompanying structure. The windows are tall three sash multi-panes with iron balconettes. The side windows are multi-paned double-hung as is the center two-paned second story window above the main entry. The main entry is arched with protruding stucco pilasters and red tile gable roof. A curving canvas awning and an iron security gate have been added to the entry. The entry has two steps from the sidewalk with an iron bannister. To the west of the structure is a driveway with a later addition of a decorative wrought iron gate. Alterations include metal casement windows along the east facade, the entry way and iron security gates. A recent stuccoing has masked the arched niches above the first story Laurel Street windows.



8. Construction date:
Estimated _____ Factual 1925
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: awning, signage, security door, entry gable, 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: Nearly identical structure to the east

SIGNIFICANCE

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

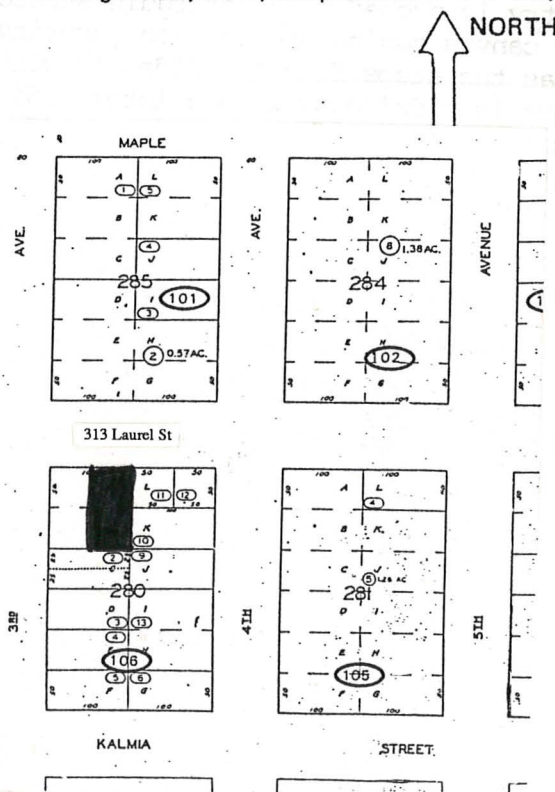
This Italian Renaissance structure is one of two nearly identical buildings built as residential investment property with four units each. It was constructed in 1925 for Mrs. Edith G. Johnson, the proprietor of the New Palace Hotel. Today, the property is utilized for commercial purposes. The structures' original architecture remains intact with subtle differences between them. The Italian Renaissance facades are symmetrical and are quite striking with their large multi-paned picture windows which echo each other in balance harmony.

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

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: 345 Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-106-12
5. Present Owner: John Morgan Address: P.O. Box 1017
City La Jolla Zip 92038 Ownership is: Public _____ Private X
6. Present Use: Commercial/Residential Original use: Residential

DESCRIPTION Legal D: Blk 280 Lot L El/2 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 2 1/2 story Craftsman Style corner house is rectangular in shape and stucco sided. It has a low pitched front gable roof with composition shingles, overhanging eaves, exposed rafters, and knee brackets. Windows are 3-sash with fixed center panes, casement side panels, and hinged multi-paned transoms with shutters and lugsills. A 2 sash casement window is located on the gable peak. An arcaded wing wall with a wooden gate is on the SE corner of the house and 2 full-length square pilasters are featured on the east facade. There is an interior chimney. The entry has been altered. Arched brick work surrounds a wood frame door with a large multi-paned glass panel. Flanking the door, 2 massive columns support an enclosed 2nd story porch which protrudes to shelter the entry way. Other alterations include signage and a light on the west facade.



8. Construction date:
Estimated _____ Factual 1910
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 ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Entry, columns & 2nd floor porch, signage; light on west facade.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE 2

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

This home was built in approximately 1910 for Nelson Investment Co. as a rental property. Now used for commercial and residential purposes, it has undergone some alterations, particularly in the entryway. Although it retains its Craftsman lines, the home is probably not eligible for individual historic designation. It does, however, have features that contribute to the ambiance of the neighborhood.

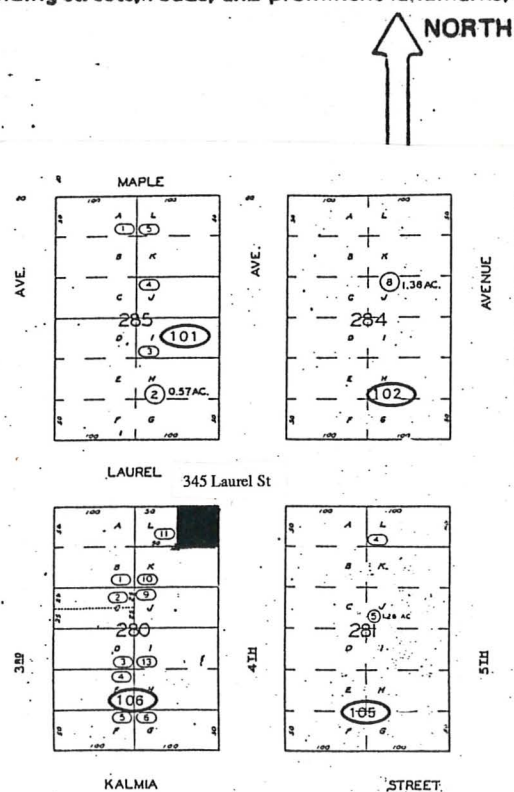
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13., 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: _____
2. Historic name: _____
3. Street or rural address: 529 West Laurel Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-01
5. Present Owner: Laurel-Union Street Investment Group Address: 1905 Hidden Springs Dr.
City El Cajon Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

Legal D: Blk 71 Lot 1 Middletown

- 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: This 1-story rectangular-shaped home is situated on a rise which exposes the basement to the rear. The roof is a medium-pitched red-tile hip with slightly overhanging eaves and exposed rafters. Square canalis are hidden within the eaves and the stucco sheathing. The windows are horizontal, multi-paned, and double-hung, often in sets of two. The entry is located at the northwest corner beneath a pent roof extension. A small stoop is reached by stairs from the east with a wrought iron banister and balustrade with metal pole supports. The door is solid wood panel with an aluminum screen door cover. The only apparent alterations are the metal security bars over the windows.



8. Construction date: Estimated _____ Factual 1943
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
June 1990

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

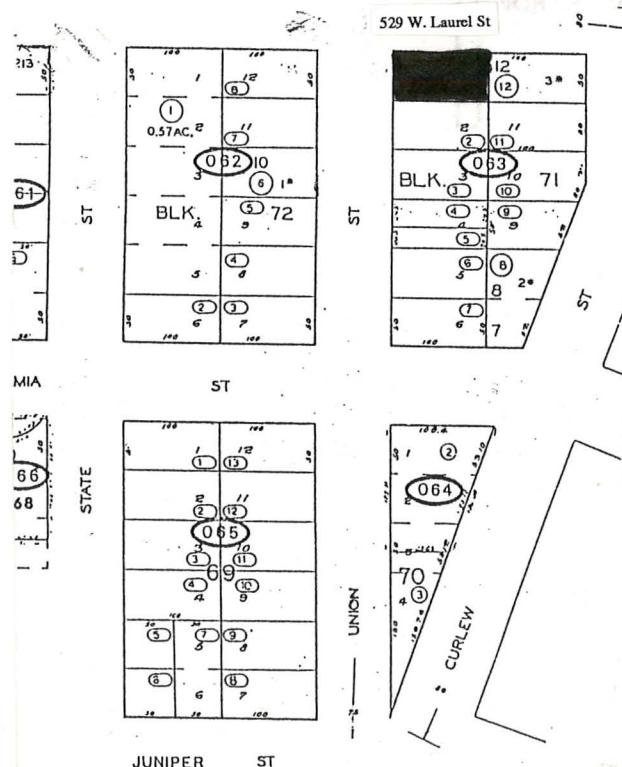
This structure was built in 1943 for N. F. Sanchez. The structure exhibits features of the 40's Modern architectural style with the influence of Spanish Colonial Revival. It serves as a contributor to the context of the neighborhood.

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 Dec 1990
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Address: 525 "B" Street, Suite 2002
City San 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

- Common name: Clayton Residence
- Historic name: Clayton Residence
- Street or rural address: 545 Laurel Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-104-06
- Present Owner: Vista Hill Foundation Address: 3420 Camino del Rio North
City San Diego Zip 92108 Ownership is: Public _____ Private X
- Present Use: None Original use: Residential

DESCRIPTION

- Architectural style: Prairie with Craftsman influence
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: bkl 282 Lots J thru L, Hortons addition Lockling
The large 2 1/2-story home has a medium pitched hip roof with overhanging boxed eaves and a plain frieze. Within the roof are two massive cobblestone chimney and several hipped dormers with composition shingle siding and multi-paned pairs of windows. The siding is clapboard with dentil-like brackets below the second story overhang and a cobblestone skirting which rises to form one story pilasters at the corner and near the entry. The windows are often in pairs of double-hung sashes with multi-paned uppers. Between the first story windows, the siding changes to wooden panels. A few windows have been altered including large fixed panes on the southeast facade and northeast corner, a louvered window on the northwest facade and three multi-pane casement windows in the rear. Four concrete steps lead to the main entry with a half-dome hood and wooden gate extending from the east facade which surrounds the south garden and guest house. Several alterations have occurred on the western and southern facades. Floating concrete stairs have been added to access the second story and new basement entry with patio is located along the western facade. A large fountain and fish pond were added with an articulated stairway behind providing additional outside access to the second story. Presently the house has been gutted and awaits sale.



- Construction date: Estimated _____ Factual 1907
- Architect Hazel Waterman
- Builder William Pefley
- Approx. property size (in feet)
Frontage 2837 Depth 50
or approx. acreage 232
- Date(s) of enclosed photograph(s)
1990 and 1915

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

14. Alterations: Windows, outer second story stairways, dormers

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

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

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

18. Related features: Guest house

SIGNIFICANCE

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

This attractive home was built in 1907 for William Clayton who resided here until 1934. William Clayton was a prominent citizen who became Vice President and Managing Director of the California Electric Railway Co. and elected to the board of directors for Arizona Eastern Railway and First National Bank. His active role in the Chamber of Commerce brought him notoriety for his involvement with the 1915 Panama California Exposition and the development of Balboa Park and Southern California Water Co.

The Clayton Residence was designed by Hazel Waterman, one of the first female architects in San Diego. Hazel Waterman studied architecture under the direction of Irving Gill, who is credited with giving San Diego a unity of style. The influence of Gill on the Clayton Residence can be seen in the sensitivity to balance and relationship to the landscaped grounds. The home has significant architectural and historical significance to the area.

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

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

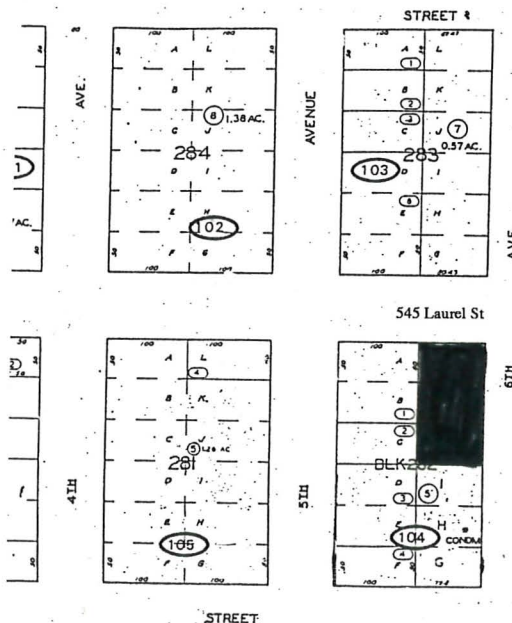
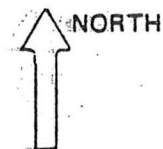
21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Historic Site
Board file # _____

22. Date form prepared July 10, 1990

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address 525 "B" Street, Suite 2002
City San Diego Zip 9210
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: Chidgey & Sons Metalsmiths
2. Historic name: _____
3. Street or rural address: 2311 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-06
5. Present Owner: Jack & Doris Chidgey Address: 2311 State Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 69 Lot 6 W1/2 of Middletown

This 2-story commercial building is situated on a corner and is rectangular in shape. The roof is flat with square capitals at the corners, twin square canalis, and decorative tile work. Between each square capital are red tile visors with a wide lentil and pairs of square brackets below. To the east, the structure becomes 1-story with a stucco boxed patio above (alteration). A 1-car garage is below with an aluminum door and an aluminum sliding window to the east. The windows are double-hung in pairs on the 2nd story. The main entry is recessed on the southwest corner and is sheltered by an unusual stepped corner formation. The double wooden doors have a security screen as do the large panes which flank the entry. Signage appears above the windows with tile work below. The 1st story has few windows, however, two wooden doors are along the northwest corner.



8. Construction date:
Estimated _____ Factual 1926
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: Security bars, doors, garage
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X 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 1

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

This 2-story Mission Style structure was built in 1926 for Caesar D. Madalena. He was a cement worker who also built a residence at 524 W. Juniper and a Mission Style apartment court at 2315-17 State Street. The building was used as a hat manufacturing and cleaning facility until 1943-44 when it became a restaurant. This building contributes to the streetscape which contains several historic buildings of varying styles. It blends particularly well with the apartment court to the north, mentioned above.

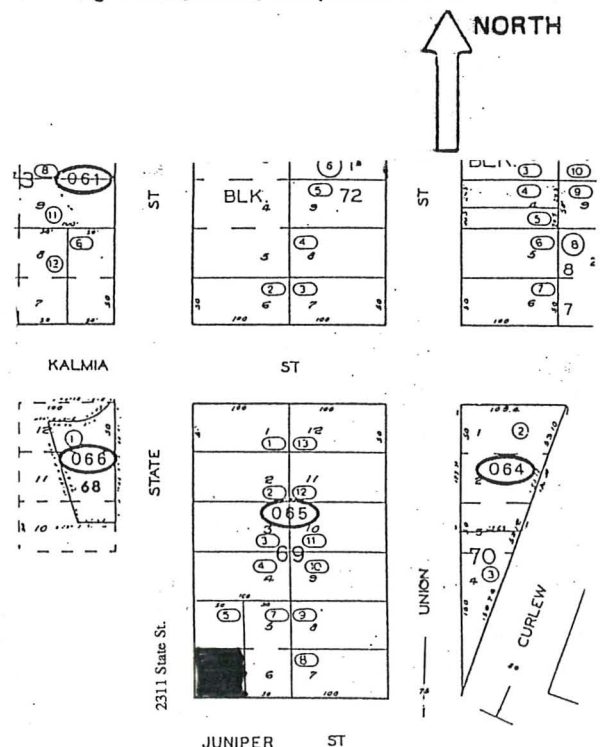
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

17, 18

22. Date form prepared 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: Cesar D. Madalena Apartment Court
3. Street or rural address: 2315-17 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-05
5. Present Owner: Perman, Larry Morris, John Hartman DA Address: 1501 Brooks Avenue
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 69 Lots 4 W1/2 of Middletown

These two nearly identical Mission Style apartment buildings sit side by side with a driveway between them. The buildings are symmetrical, stucco-sided, and rectangular shape and have flat roofs with parapets which are stepped at the corners and curved at the centers. Rectangular roof canals are evenly spaced on the front and side facades. Centrally located entries with small entry porches surrounded by wrought iron balustrades are reached from the straight cement stairways from the driveway. The entries are sheltered by pedimented red tile hoods with massive stucco brackets and a single ogee arch. Within the arches are decorative lamps. The entry doors are wood frame with multi-pane glass in unusual designs. Windows are double-hung with multi-pane uppers and wood surrounds. The S. side of the S. building and the N. side of the N. building feature arched and stepped wing walls. The northern one is solid. Side entries facing the driveway have small stucco hoods and are reached from cement steps. A low stucco retaining wall is located in front of the building.



8. Construction date: Estimated _____ Factual 1927
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)
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: Interstate 5
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE ¹

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

This Mission Style apartment court was built in 1927 for Caesar D. Madalena as rental property. Madalena also built the 2-story Mission Style structure at 2311 State Street and Juniper Street and the California Bungalow at 534 West Juniper Street. These apartments contribute to the original streetscape which contains several historic buildings in the Mission Revival Style, Spanish Colonial Revival, and California Bungalow styles. It blends especially well with the previously mentioned corner building.

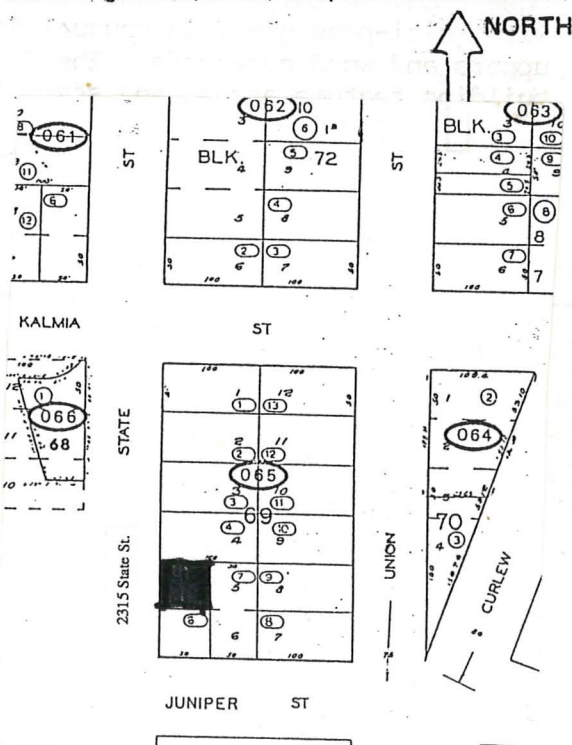
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

- Common name: None
- Historic name: None
- Street or rural address: 2329-31 State Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-065-04
- Present Owner: Crivello, Frank and Rosalia Address: 3043 Dove Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Spanish Colonial Revival Legal Desc: Blk 69, Lot 4 Middletown
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story duplex is irregularly shaped and is situated high above the street level. The roof is primarily flat, stepping down slightly to the north and becoming a red-tile shed roof to the south. The two street facade entries are arched and recessed, sheltered by a red-tile gable and extension to the north and a red-tile shed roof which becomes a gable at the southwest corner sheltering a larger extension. Two round roof vents are situated below the roofline along the street facade. The windows have been altered and are now aluminum sliding, one sheltered by an aluminum awning. The duplex entries are wood framed French doors. A front patio extends the length of the structure with an iron balustrade, which also surrounds a larger patio above the two-car garage. The garage doors are wooden with diamond-shaped upper panes. A tall concrete and stucco retaining wall is situated at the street level with a tall stairway leading to the northern patio and entry.



- Construction date: Estimated 1930 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
- Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

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

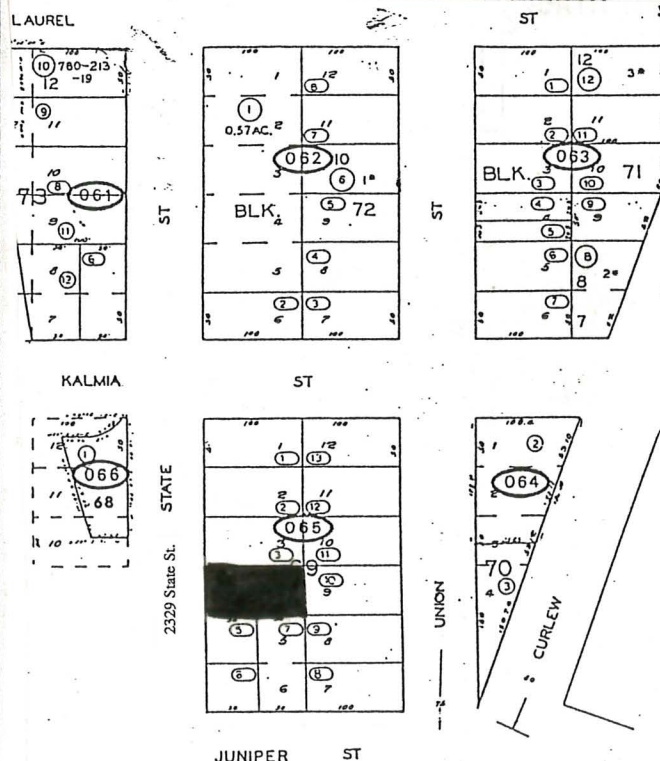
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13

22. Date form prepared Dec. 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 525 "B" Street, Suite 2002
San 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: 2333-2335 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-03
5. Present Owner: Mussolemi, Josephine D., Dangelo, Nick Address: 2335 State Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Folk Victorian with alterations Legal Desc: Blk 69, Lot 3, 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 rectangular home rests on a raised foundation high above the street level with a tall concrete block retaining wall. The medium-pitched truncated hip roof has an extending front gable with horizontal roof vents. The roof has a red-tile spine, boxed cornice and slightly overhanging eaves. The siding has been altered and is now rough stucco. The windows have also been altered and are now sliding aluminum framed with ornate iron security bars. Below the extending front gable is a wide-angled oriel bay with a flat roof. The entry is stepped from the street with an iron bannister leading to the offset southern porch. The porch is sheltered by a hipped roof with a wrought iron corner support. The door is not visible due to the addition of a metal security screen. An addition to the northwestern wall exhibits a different architectural style with its wide overhanging eaves and exposed rafters. To the rear is an L-shaped home similar to the front structure with the same alterations. The address is 2333 State Street.



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

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

SIGNIFICANCE

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

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

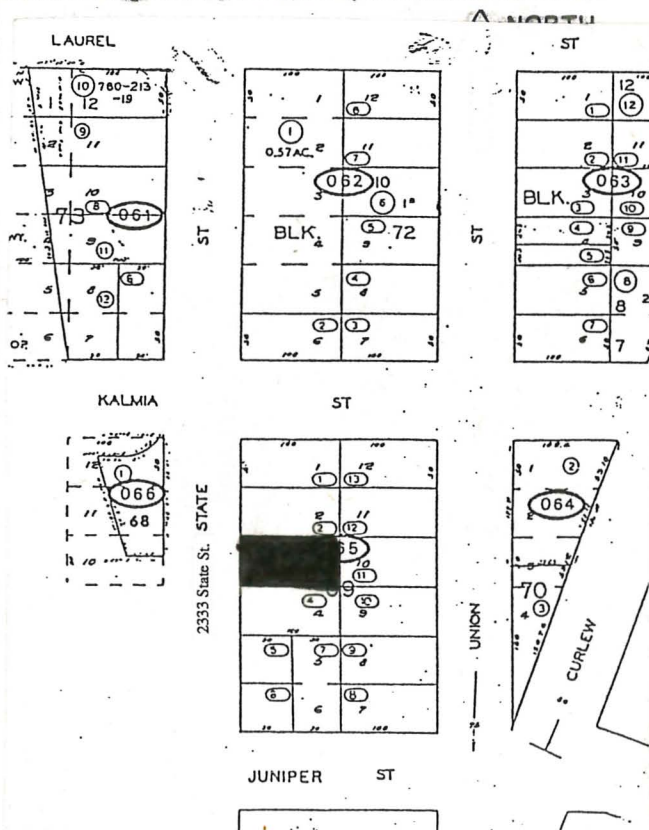
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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 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

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

IDENTIFICATION

- Common name: _____
- Historic name: Hickish Residence
- Street or rural address: 2371 State Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-065-01
- Present Owner: Walters R & D Enterprises Address: 18825 Hicrest Rd. POB 1120
City Glendora Zip 91740 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: California Bungalow
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 69 Lot 1 Middletown

This 1-story California Bungalow sits on a corner lot behind a cement retaining wall and split rail fence. It is high above street level on a raised cement foundation. Siding is clapboard with endboards; paneled shiplap covers the porch. The roof is medium-pitched front-gable with overhanging eaves and patterned bargeboard. A hipped roof with exposed rafters covers the porch. Windows are double-hung, with leaded glass uppers on the front facade. They feature iron bars and plain wood surrounds. Eleven cement steps lead from the sidewalk to a wooden stairway with a wood rail and lattice work below. The stairway leads to a porch which has been enclosed with a multi-pane window on the NW corner. Engaged columns rise from a shiplap balustrade and support a lintel and the hipped roof. An original entry door faces west and is 2-panel wood with a rectangular glass upper. A square bay and a stepped entry with a gabled hood are located on the S. facade. There is a stucco chimney on the N. side. Alterations include the S. side entry, a water heater shed, bars on the windows, false door, roof over porch and enclosure of porch. A 1-story dwelling with a gable roof is to the east.



- Construction date:
Estimated _____ Factual 1916
- 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 _____
14. Alterations: Porch has been altered, S. side entry, water heater shed, bars on window, False 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: 1-story dwelling to the east

SIGNIFICANCE 2

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

This California Bungalow was constructed in 1916 for Hilda Hickish. The Bungalow architectural style is closely related to the Craftsman style which originated in southern California around 1905. This area of Uptown contains several California Bungalows and Craftsman homes. With several alterations to the original architecture, this home serves as a contributor to the area rather than an individually significant site.

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

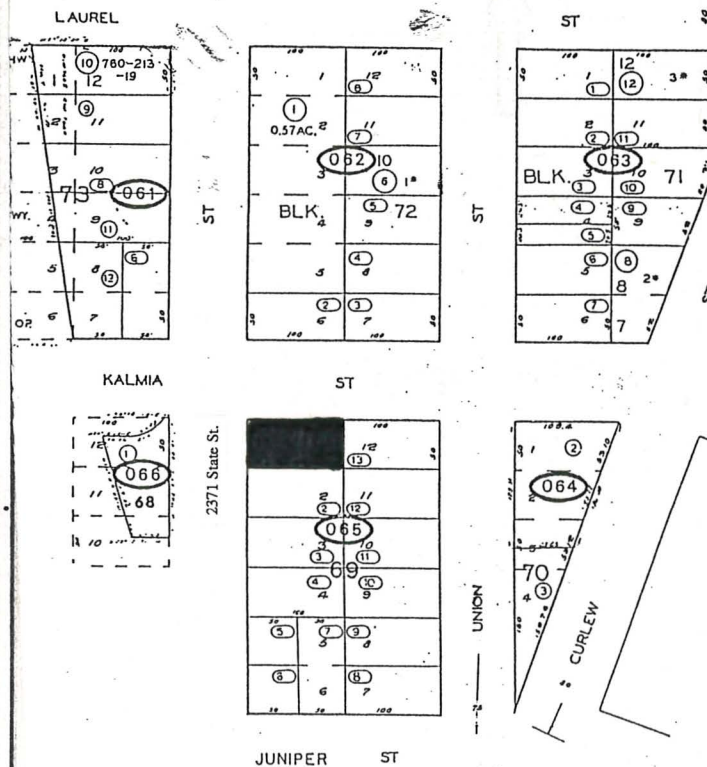
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13, 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: None
2. Historic name: None
3. Street or rural address: 2420 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-061-06
5. Present Owner: Carlo, Maria, & Dora 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: 50's Modern Legal Desc: Blk 73, Lots 7 & 8, E 1/2 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

2420 State Street is a one-story home sheathed in stucco. The roof is a medium-pitched hip roof with a red-tile spine, overhanging eaves, and exposed rafters. A hipped extension protrudes on the southwest corner. The windows are very wide with a wooden double-hung frame; some are double-sashed. The entry is located within a rectangular recessed porch reached by one step with a wrought iron balustrade. The door is now covered by a metal security screen and is no longer visible.



8. Construction date:
Estimated 1952 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: _____
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 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):

LAUREL

2420 State St.

ST

BLK. 4

ST

BLK. 6

UNION

CURLY

JUNIPER

ST

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Dale St. Denis & Associates Architects
2. Historic name: Joseph Gist Residence
3. Street or rural address: 2440-2442 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-061-08
5. Present Owner: Dale St. Denis Address: 2442 State Street
City San Diego Zip 92101 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 73 Lot 3 & Lot 10 Doc 91319 Rec 68 in Middletown

2442 State Street is a 1-story Queen Anne home with a high-pitched front gable connecting onto 2 truncated hips as the structure stretches to the rear of the property and finally becomes flat with exposed rafters and clapboard siding over a later addition. The shiplap siding has been stripped of paint, including the vertical shiplap along the foundation and the molded horizontal band separating the two. The windows are tall and narrow double-hung with various features such as ornate shelflike crowns, squeezed pediments and lower wooden paneling. The rear addition windows are wide & double-hung. Within the front gable are patterned shingles with a sunburst at the peak and roof vents below. A pair of narrow windows lie below. The entry has a latticed gate from the street with a brick walkway (both are alterations). Two entries are within the courtyard. One faces south along the wall of the front gable with tall double wooden doors and brick steps. The second faces the street and is an alteration with a new wood-paneled door, brick steps and pediment. A wide-angled bay with segmented hip roof separates the two entries. The front garage has been converted to office space.



8. Construction date:
Estimated 1889 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 1446
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: Widow's New porch, widow's walk removed, new siding, new entry, foundation was brick until the house was moved.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
 Residential X Industrial _____ Commercial X 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? X 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 home was built around 1889 and originally stood with a "sister" house near the northwest corner of 7th & Ash. It is a good example of the modest Queen Anne homes of the time. In 1920, the house was moved to its present site at 2442 State Street by Joseph Gist, mail carrier, and his wife Alice. The Gists lived in the house until approximately 1942, when Peter Battaglia, the new owner, moved in. Mr. Battaglia resided there until 1972 when Dale St. Denis remodeled the building so that it could house an architectural firm. St. Denis has taken an interest in this historic structure and continues to occupy the house while looking for the "sister". If found, he hopes to move it to adjacent vacant lot.

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).
Interview with Dale St. Denis 9/90
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
 Phone: (619) 533-4500

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

NORTH

The sketch map shows a grid of streets. The vertical street is labeled 'STATE' and the horizontal street is labeled 'KALMIA'. A diagonal street is labeled 'LAUREL'. The site is located at the intersection of State St. and Kalmia St., marked with a black rectangle and labeled '2442 State St.'. Surrounding areas are labeled with numbers and names like 'BLK 2', '0.57 AC.', '0.66', '0.65', and '0.69'. A north arrow points upwards.

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: 2451 State Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-01
Slayen Lawrence F TR & Slayen Jacqueline J TR
5. Present Owner: Baron Shery LB Address: 250 B Street #3120
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: 30's Moderne
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 72 Lot 1 through 5, Middletown

This large 1-story industrial building is rectangular in shape with a curving north-west corner indicative of the 1930's architecture. The roof is flat with a large vaulted curving wooden truss in the center with multi-pane windows on each end. Along the northern facade is a large garage for loading purposes with a cement driveway. The windows are metal framed hopper style with 3 horizontal translucent panes forming a horizontal band around the structure. Some windows have center fixed panes. The main entry features 3 cement steps to the stoop and solid wooden door with a wooden side panel, large square transom and metal hood suspended by guy wires above. Originally, the door was aluminum-framed glass with a glass side panel. To the south of the door is a second large garage with a metal pull-down door. The siding is stretch-bond with small vents along the foundation.



8. Construction date:
Estimated 1951 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 350 Depth _____
or approx. acreage, .5739
12. Date(s) of enclosed photograph(s)
May 1990

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2131-33 Union Street; 2132 Brant Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-133-07
5. Present Owner: Maria Ingrande Address: 2132 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: 30's-40's Modern Legal Desc: Horton's Add Lockling Blk 58 (Ex Hwy OP) Lots 4 & 5

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

This two-story stucco-sided apartment building is irregularly shaped and has a medium-pitched hipped roof with asphalt shingles, a boxed cornice, and overhanging eaves. The building faces Union Street, but extends the width of the lot to Brant Street, where a second story entrance is at street level. Windows are wide double-hung with wrought ironwork and two balconets on the second floor. The two main entry doors face south. They are sheltered by a flat roof supported by square wooden posts. Entry porches are one step above ground level. A second floor entry is located on the south facade, and is reached via cement steps supported by square wooden posts, and displaying an iron bannister. The Brant Street entry, also on the second floor, has a porch with an iron balustrade and square wooden posts, which support an extension of the main roof. The first floor is located below the porch. There is a driveway on the south side. Alterations include a corrugated overhang on the south facade, and possibly the stuccoed exterior.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 145 Depth _____
or approx. acreage .0746
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Corrugated overhang
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 of the original architecture, deterioration, and/or lack of historical significance.

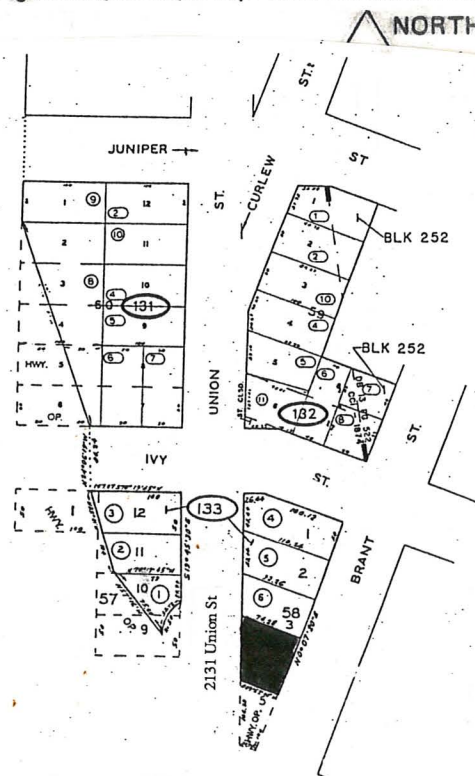
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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
San 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

- Common name: _____
- Historic name: _____
- Street or rural address: 2141 Union Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-133-06
- Present Owner: Phillip Busalacchi Address: 2143 Union Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: Neoclassical with Addition
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 58 Lot 3 in Middletown

This dwelling is a 1-story irregularly-shaped wood-frame structure on a 1/2-story cement foundation on the north side attached to a single-story addition with stucco siding on the south side. The north side structure is a Neoclassical box with clapboard siding and a high-pitched hipped roof with composition shingles and boxed shallow overhanging eaves with a plain frieze below. Windows are double-hung with wood surround. South of the porch, a wide-angle bay has a large central fixed-pane window with double-hung side panels. The door is multi-panel wood. Six cement steps lead from street level to a sidewalk which leads in turn to 13 cement steps with stucco bannister rising to a covered porch. The porch features a clapboard balustrade & two narrow Tuscan columns. Built on to the south side of this dwelling is a lower structure with a low hipped roof and composition shingles identical to the main structure. A stepped north side entry has a shed hood and a door with a single glass pane. Windows are two and three sash multi-pane casements. A secondary entrance is located on Brant Street. A stuccoed block wall surrounds the property. Alterations include the entire south side structure.



- Construction date: Estimated 1897 Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 103 Depth _____
or approx. acreage, .0952
- Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated X No longer in existence ____
14. Alterations: A south side addition, new foundation.
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 2

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

On August 24, 1897, A.C. Younkin received a sewer permit for 2141 Union Street. Younkin was a local attorney who lived on 22nd Street in 1897 until he moved away from San Diego by 1901.

This Neoclassical cottage has been altered and possibly moved to this site. The addition was poorly designed and the home is in need of maintenance, however, it serves as an example of the early Neoclassical box.

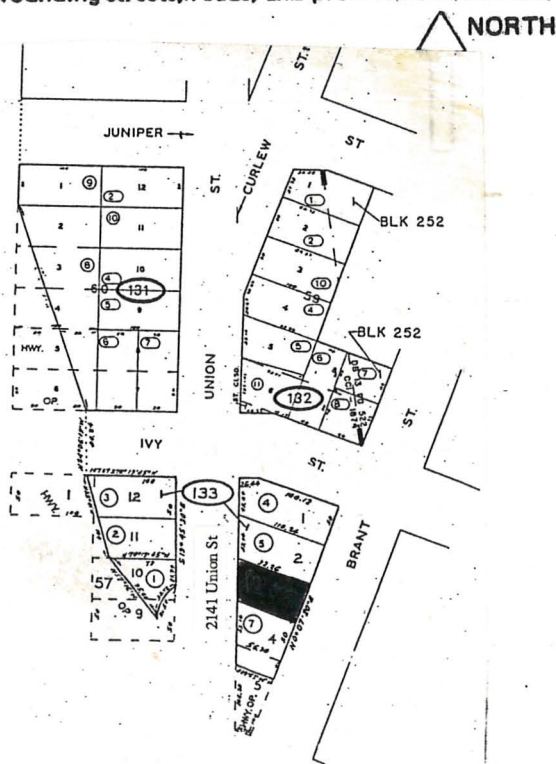
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2154 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-133-02
5. Present Owner: Joseph and Austra Contasti Address: 9763 Flinn Springs Rd.
City El Cajon, CA Zip 92021 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 30's-40's Modern Legal Desc: Blk 57 (Ex Hwy Op) Lot 11 in Middletown
- 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 house is one story in height with a basement in the rear to accommodate the steeply sloping lot. The medium-pitched multihipped roof has wood shingles with a red tile spine, boxed cornice, and overhanging eaves. A band of horizontally-paned double-hung windows wraps around the southeast corner of the building. On the north side of the front facade a single window features shutters and a metal awning decorated with scallops. All windows have decorative ironwork. A sidewalk and two cement steps lead to a porch and wood panel door. The porch extends to the southeast corner of the house and features a pipe balustrade and decorative iron and square wooden posts, which support a flat roof with scalloped bargeboard. The roof projects below the level of the main roof and shelters the corner of the porch. A hipped roof extension covers the remainder of the porch, including the entryway. A rear entry is reached via a stairway with a stucco bannister. There is an interior brick chimney and driveway to the south. Alterations include the flat porch roof, balustrade, and posts.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .0998
12. Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

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

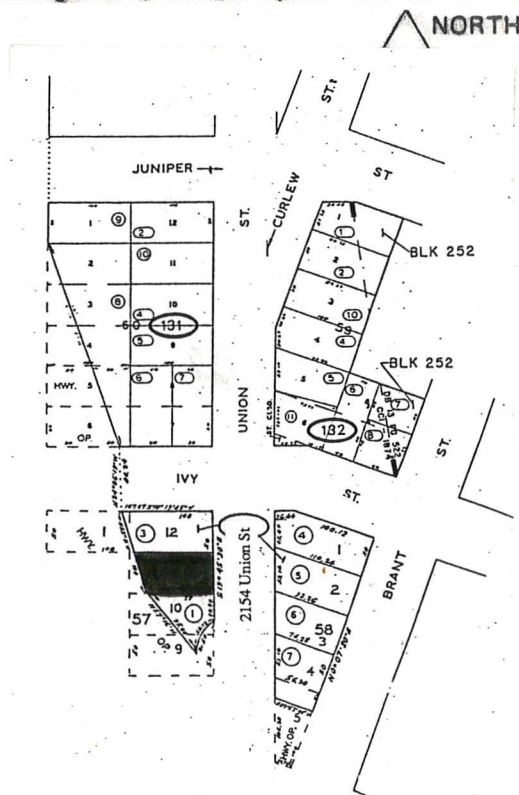
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13

22. Date form prepared Dec. 1990
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 525 "B" Street, Suite 2002
City San 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: 2165 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-133-04
5. Present Owner: Mary Guidi Address: 3265 Goldfinch Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neo Classical With Remodeling Legal Desc: Blk 58, Lot 1 in Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: _____

This irregularly-shaped, one-story building has a high-pitched pyramidal roof with cross gable and a flat-roofed addition to the north-east. The roof is composition shingle with a red tile spine. Windows are single-pane double-hung, except on west facing bay beneath a front gable, where a central pane with a leaded glass, pointed arched transom between double-hung panels. Another bay is located on the north side, a possible addition. Ten steps lead from a raised foundation level with a stucco retaining wall on the west side. Metal railing lines the steps and porch, where square wooden posts support a shed roof. A brick chimney is located on the north side, and a square vent rests high in the front gable. Alterations include the flat sliding window on the addition, metal screen door, stucco siding, possibly a classical column was once located where a square post currently is standing.



8. Construction date: Estimated 1910 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 193 Depth _____
or approx. acreage .1471
12. Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

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

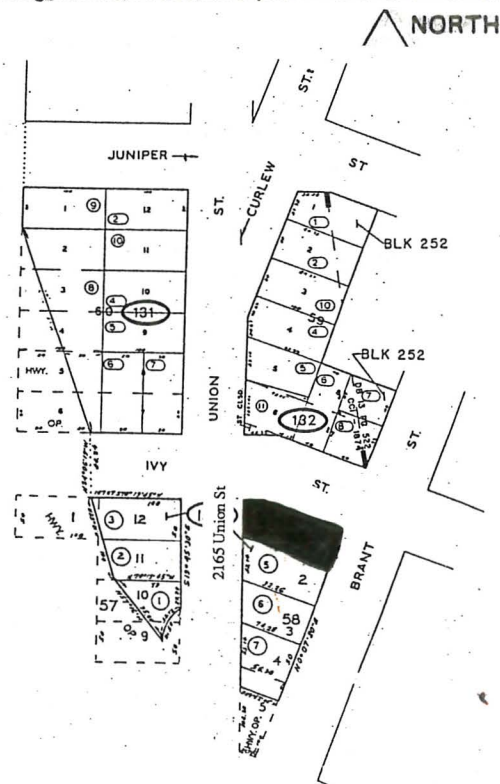
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

13

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2166-68 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-133-03
5. Present Owner: Joseph and Mary Berardino Address: 2428 Brant Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

(ex Hwy op) Middletown

7a. Architectural style: 30's Modern Legal Desc: Blk 57, Lot 12 Doc 321856 Rec 72 Lot 1

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 apartment building is one story in height with a basement in the rear to accommodate the steep slope of the lot. The medium-pitched multiple-hipped roof has asphalt shingles and a boxed cornice with overhanging eaves. A band of horizontally-paned double-hung windows crosses the front facade and wraps around the corner. A shutter is located on the south window of the front facade and the east window of the north facade. There are two deeply recessed wood panel entry doors, one facing east and one facing west. The doors are reached from separate sidewalks, and two steps which terminate in stoops partially covered by roof overhangs. The front facade of the building is quite irregular. Rectangular vents are located at the foundation level on the north facade. A rear entry is reached via a wooden stairway with a pipe railing. The dwelling at 519 Ivy Street is a companion. It is a two-story, hip-roofed apartment building, with three garages on the first floor. A horizontal band runs between the first and second floors, and a cement stairway on the west leads to a second floor entrance.



8. Construction date: Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 160 Depth _____
or approx. acreage .1182
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: Dwelling at 519 Ivy Street

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.

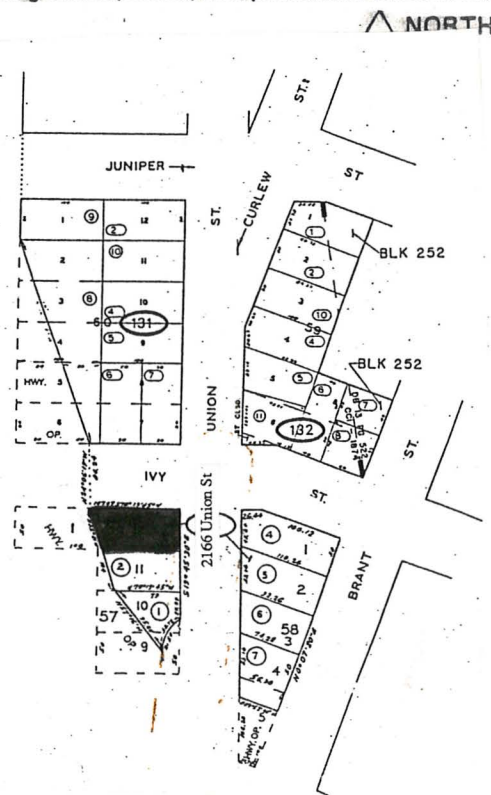
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: McKerman Residence
3. Street or rural address: 2210 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-07
5. Present Owner: George & Rainey Benedict Address: 4261 Arista Drive
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: Legal D: Blk 60 E H of Lots 7 & 8 in Hortons Add Lockling
This 1-story stucco-sided irregularly-shaped house is in the Craftsman style. It has a high-pitched cross-gable roof with flared ends, asphalt shingles, overhanging eaves, and worked rafters. The front gable which covers the porch is lower than the main gable, but both gables have rectangular roof vents. Prominent additions appear on the N & S sides of the house. The original house has recessed 3-sash windows with central fixed sashes, narrow double-hung side panels, and diamond-paned transoms above all 3 sashes. Some windows are double-hung with extended lugsills. The door, behind a wood-framed screen is wood paneled with a square glass upper and diamond-paned 1/2 side panels with extended lugsills. The front porch with its boxed stucco balustrade with coping is reached from two descending steps and a walkway which leads to the S. side of the porch. Two stucco posts support the gabled porch roof. South of the porch an oriel bay with triangular brackets below wraps around the corner. The house has an interior brick chimney. The addition to the north has a shed roof, multi-pane hinged windows and a stepped entry. To the south, the addition includes a gabled roof which ends before it joins the main roof, double-hung windows and a porch with a shed roof overhang.



8. Construction date: 1906
Estimated _____ Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 130 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: N & S 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 _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? X
18. Related features: _____

SIGNIFICANCE

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

This large Craftsman home was constructed in 1906 for J. E. McKerman. The home features large leaded glass windows & a large, high-pitched side gable roof with flared eaves and worked rafters commonly seen on Craftsman & Tudor Revival homes. This home is an early example of the architectural style which was built from 1905 until the 1920's, originating in southern California.

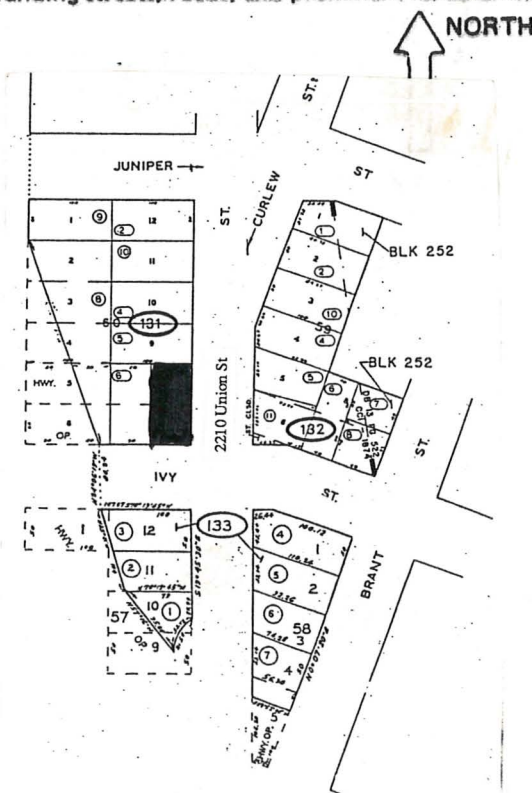
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

- Common name: _____
- Historic name: Migley Residence
- Street or rural address: 2217 Union Street
City San Diego Zip 92101 County San Diego
- Parcel number: 533-132-05
- Present Owner: Guidi, Louis TR Guidi, Agostino TR Address: 3265 Goldfinch Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: California Bungalow
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Blk 59PDR Lots 5 in Middletown

This one story, rectangular building has a low-pitch, front-gable roof of composition shingle with overhanging eaves and exposed rafters. The windows are double-hung with wood surrounds. A three-sash window with a fixed, recessed center pane and double-hung side panels is located on the street facade. The building sits on a concrete foundation and has clapboard siding. The south-facing entry is reached from five, curving cement steps with a wrought iron balustrade which extends around the entry stoop. The entry door is plain wood with a wooden screen and surround. A mature cactus garden is located on the north end of the property. Alterations include the partial picket and chicken wire fence.



- Construction date:
Estimated 1920's Factual _____
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 53 Depth _____
or approx. acreage .0835
- Date(s) of enclosed photograph(s)
May 1990

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

SIGNIFICANCE 2

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

This simple California Bungalow was moved onto this lot for Frank Migley. The modest design exhibits the architectural style of the 1920's workers' housing. The structure's original character remains intact. Its design does not characterize the typical California Bungalow in California, but rather the influence of the style on common low-income housing.

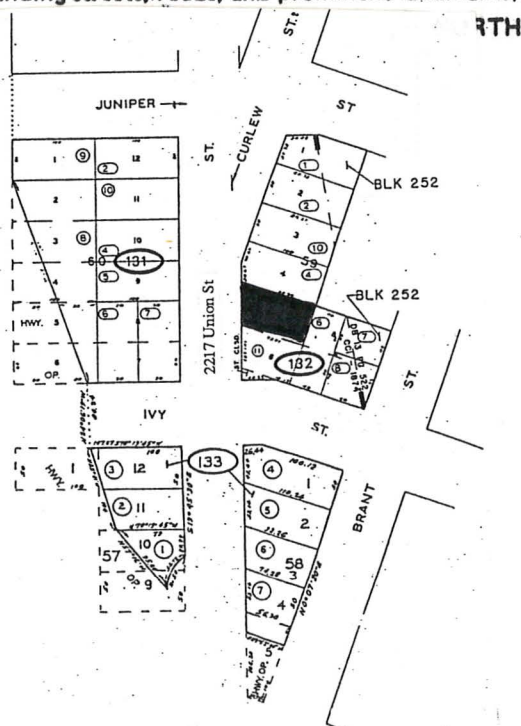
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: None
2. Historic name: None
3. Street or rural address: 2233 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-132-04
5. Present Owner: DeSalvo, Pietro and Cecelia Address: 3531 Ray Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Neoclassical Legal Desc: Blk 59, Lot 4 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This building is one story in the front and two stories in the back due to the slope of the lot. Rectangular in shape, the building has a medium-pitch hip roof of composition shingle with overhanging eaves and exposed rafters. Windows are recessed double-hung. The building is raised above street level by a block retaining wall. Seven steps lead from the street to this level, then eight steps lead up to a covered porch with a stucco-covered balustrade extending to the foundation, two square wooden posts and two recessed multipanel entry doors with glass uppers. A square recessed entry is located on the south side, below the front porch, and has a wood paneled entry door, entry and door recessed below ground level. A south driveway leads to a two-car garage.

Alterations include the cementing over of the raised front yard area in front of the entry porch and a two car garage with flat roof with stepped parapet on the southeast corner.



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 .1142
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Stucco over raised front yard.
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.)

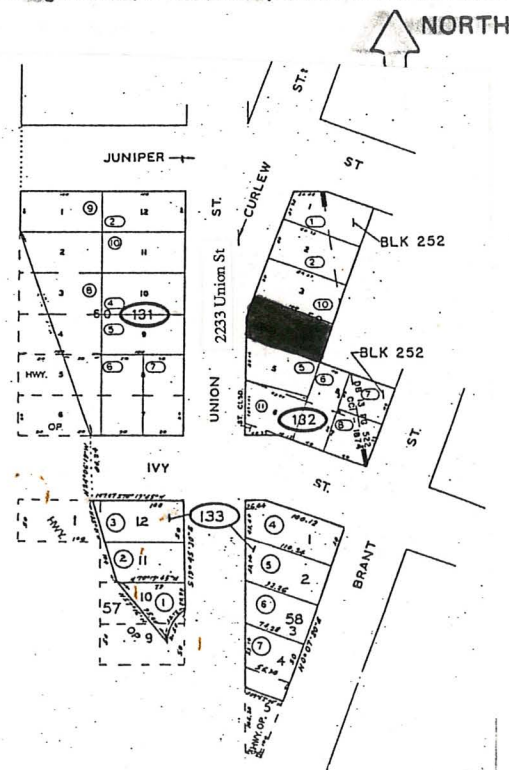
This is a non-contributing structure due to alterations to the original architecture, deterioration, and/or lack of historical significance.

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 6
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 2244-46 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-04
5. Present Owner: Jennie Contasti, Francis Guidi Address: 2244 Union 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 Desc: Blk 60, Lot 10 Middletown
- 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 building is two stories in height with a basement in the rear due to the slope of the lot. It has a medium-pitched hipped roof with overhanging eaves and worked rafters. Windows are double-hung with narrow lugsills. Some are wide, with horizontal panes and many are decorated with wrought iron. One of the windows on the north facade has a multi-vertical paned upper. Doors are multiple panel wood. The second floor door has a glass upper and a metal overhang. The building has been greatly altered by the addition of a front cement stairway with an iron railing. The stairway, which is straight and then north-turning, leads to the upper-floor entry and covers the northern half of the front facade. The lower portion of the stairway is curved and forms a roof for the first floor entry porch. A segmented arch with massive posts supports the roof. On the north side of the porch is a wrought iron balustrade. Other alterations are new stucco, metal screens over the doors, and a shed roof and balustrade of open wood and corrugated plastic surrounding a west-facing balcony. To the south, a driveway leads to a one-story house with a multi-hipped roof.



8. Construction date:
Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage 1148
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Stairway, stucco, screen, roof and balustrade for 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: Multihip roofed one story house

SIGNIFICANCE

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

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

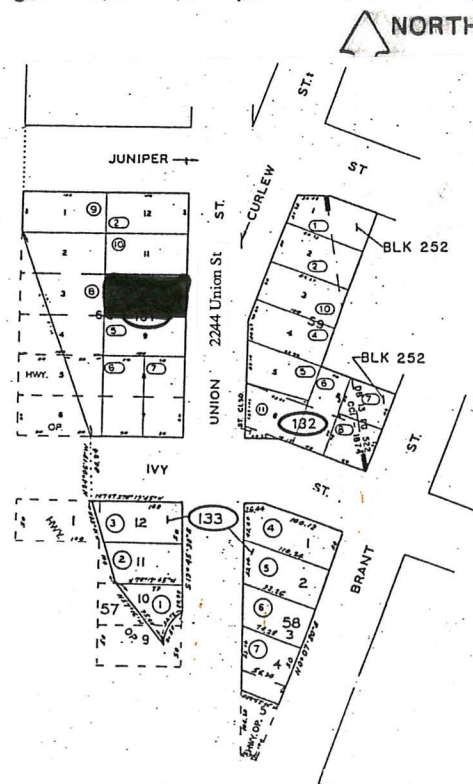
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

13

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: None
2. Historic name: Salsberry Duplex
3. Street or rural address: 2254-56 Union Street
- City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-10
5. Present Owner: Savior, Grace, Carini, Susanna Address: 2254 Union Street
- City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Colonial Revival Legal Desc: Blk 60, Lot 11 Middletwon
- 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 duplex is situated on a rise with a basement below. The clapboard siding flares slightly at the concrete foundation. The medium-pitched hip roof has wide overhanging eaves and exposed pointed rafters with a plain frieze below. The windows are double-hung with wooden surrounds; however, sliding aluminum replacements are on the two-story bay along the street facade and along the southern facade bay. To the north of the front bay is the entry porch with a balcony above. The balcony is boxed with a clapboard balustrade which opens in the center with a stick railing. The door is wood framed with horizontal panes and horizontal multi-paned side panels. Below the balcony is the open entry porch with a boxed balustrade and square posts to support the balcony above. Within the porch are two entries with wood-paneled doors, glass uppers, and wide wooden surrounds. A tall brick interior chimney intersects the hip roof and a narrow driveway runs along the southern wall. To the rear is a recent addition of a two-story apartment with a low hip roof, exposed rafters, and stucco siding, and aluminum sliding 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)
May 1990

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

SIGNIFICANCE 2

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

In 1912, a sewer permit was drawn for this property. Elda B. and Dora Salsberry resided in this attractive Colonial Revival duplex; however, the true owner was not verified during the research process. The altered windows along the street facade detract from the original architecture; however, the character remains intact. The structure may have been built in anticipation of the Panama-California Exposition in 1915. It is a contributing structure to the historical context of the neighborhood.

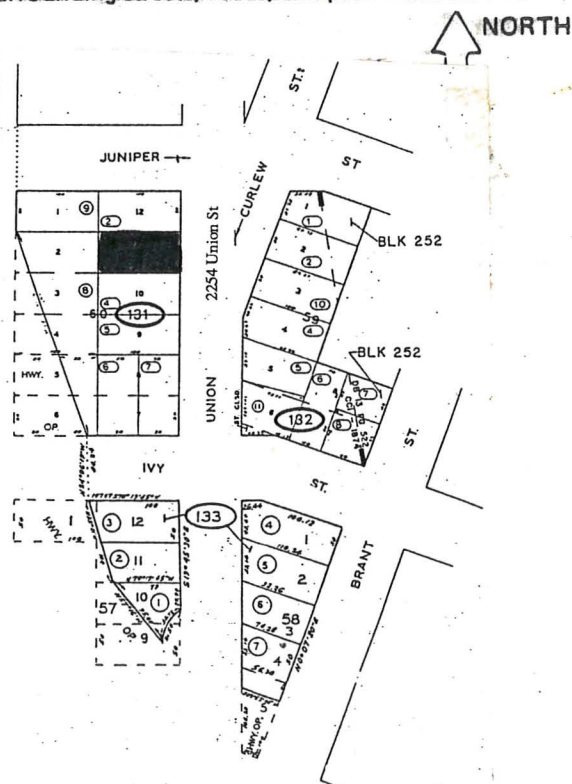
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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: Schaneil Brothers Property
3. Street or rural address: 2272-74 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-131-02
5. Present Owner: Pederson Properties/Laura Lewis Address: 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 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 two-story home with basement is rectangular in shape on a slight grade rising to the east. The roof is a high-pitched front gable with wide overhanging eaves, a boxed cornice, and plain frieze. The gable completely encompasses the second story and a hipped dormer extends from the southern and northern facades. The windows are narrow and double-hung with a three-sashed row within the front gable with shelf surrounds. Some panes are fixed with a leaded transom. The door is wood paneled with a glass upper, which has been replaced with an aluminum frame. Surrounding the door is a molded lugsill and shelf surround with dentils. The front porch is sheltered by a hipped roof with exposed rafters, wide lenthil and square posts separating the wrought iron balustrade. The siding is clapboard with corner boards. Alterations include a hip-roofed addition on the western facade a shed-roofed bay between two original square oriel bays on the southwestern facade, and a stairway with access into the northern second floor dormer.



8. Construction date:
Estimated 1907 Factual _____
9. Architect Unknown
10. Builder Schaneil Bros.
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: Stairway and access to north dormer, additions on west and southern facades.
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: Gable-roofed garage to the west

SIGNIFICANCE

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

This home was built as rental property around 1907 by the Schaneil Brothers, a contracting firm owned by Peter and Nicholas Schaneil. Peter Schaneil owned this property and rented it to the Schlegel family.

The Schaneil Brothers worked in San Diego from approximately 1902-1911. Peter Schaneil was a member of the Board of Public Works in 1906.

This home, although not outstanding architecturally, is a contributor to the variety of historic homes in the immediate area.

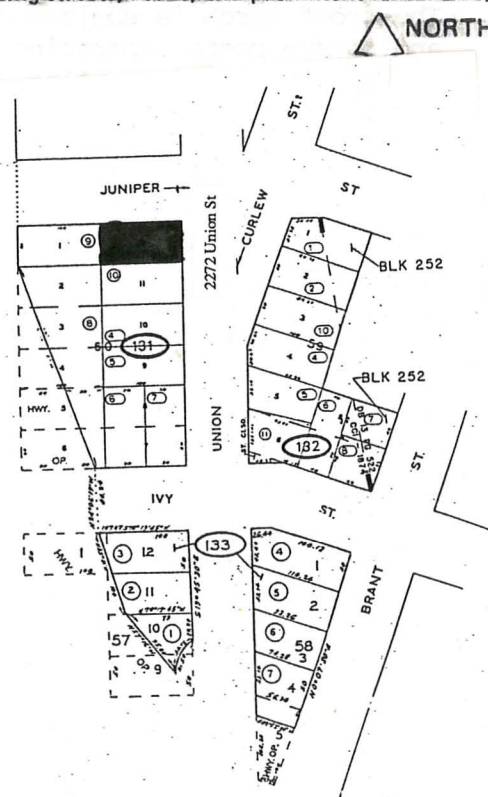
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

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: Samuel Carrao Home
3. Street or rural address: 2306 Union Street & 512-514 Juniper Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-08
5. Present Owner: Carrao, Andrew TR Address: 514 West Juniper Street
City San Diego Zip _____ Ownership is: Public 92101 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 69 Lot 7 Middletown

2306 Union Street is a one-story rectangular home in the Mission Revival Style. The stucco facade is symmetrical. The roof is primarily flat with a red-tile side gable along Union Street. The home is situated on a rise which slopes to the rear exposing a basement below. The windows along Union Street are large palladian-style with double-hung side panels. The side windows are various styles due to alterations and include double-hung, 3-sashed multi-pane hinged, fixed, louvered and aluminum sliding, some with decorative pedimented crowns. The front entry is stepped from the side with a curving iron banister leading to an arcaded porch sheltered by a red-tile gable extending from the main gable. Within the gable ends are roof vents covered by curving iron grills. The wooden door is arched with three vertical stepped panes. The side entry on the southern facade has wooden steps with a solid stucco balustrade leading to a small stoop. The wooden door is sheltered by an aluminum awning. To the rear is an accompanying building added later with a flat roof, stucco siding two-car garage below and apartment above.



8. Construction date:
Estimated _____ Factual 1928
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: Windows, aluminum awning, iron security bars
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: accompanying two-story apartment structure

SIGNIFICANCE

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

This home was built in 1928 for Samuel Carrao who lived there until 1969. Subsequently members of the Carrao family occupied the home and have continued to do so until the present time. The addition at 512-514 W. Juniper was added around 1950. The home is an excellent example of a Mission Revival style home. The arched porch and palladian windows are noteworthy features. This building contributes to the historic fabric of the neighborhood, particularly the group of Mission Revival & Spanish Colonial Revival buildings in the immediate area. The home blends nicely with the Castillian Apartments across Union Street (which were built in 1927).

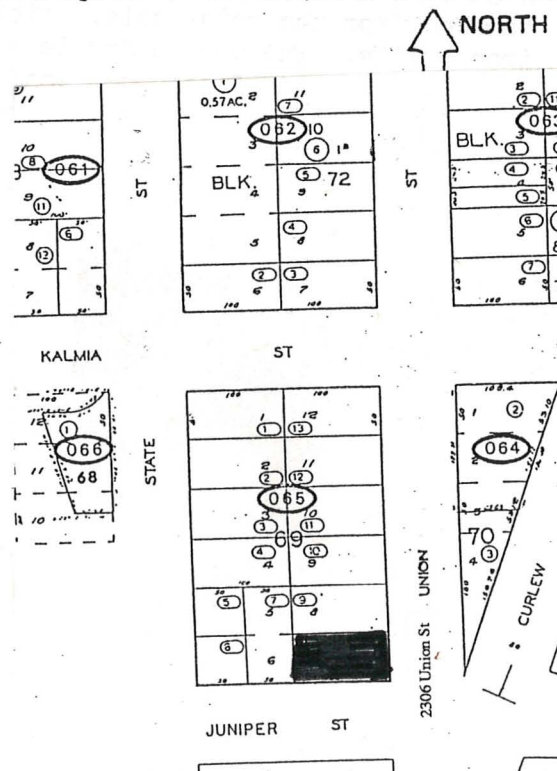
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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: 2318-20 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-09
5. Present Owner: Mary Peccolo Address: 2318 Union Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 69 Lot 8 Middletown

This L-shaped, two-story building has a medium hipped roof of composition shingle, overhanging eaves and exposed worked rafters. An east-facing front gable is capped in red tile with a deeply recessed square vent high in the gable. The windows are single-pane and double-pane double-hung, and multi-pane. The main arched entry door with a vertical glass upper is recessed behind a metal screen door with a wide surround and pediment cap. Straight, south-turning stairs with a boxed, stuccoed balustrade, lead to a second floor entry porch with a square front opening and arched entry. Siding is newly textured stucco with rounded corners and edges. A stuccoed chimney is located to the north with an elaborated brick and tile top. A decorative diamond pattern vent is located just north of the first floor entry beneath the stairs. Worked, exposed brackets support the slightly projecting second floor beneath the gabled section. A flat roof, two-car attached garage on the south side has a red tile shed hood and horizontal wood-plank doors. Alterations include metal window screens, louvered windows, and the new stucco.



8. Construction date:
Estimated _____ Factual 1928
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Metal window, entry screens, louvered windows, new stucco.
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.)

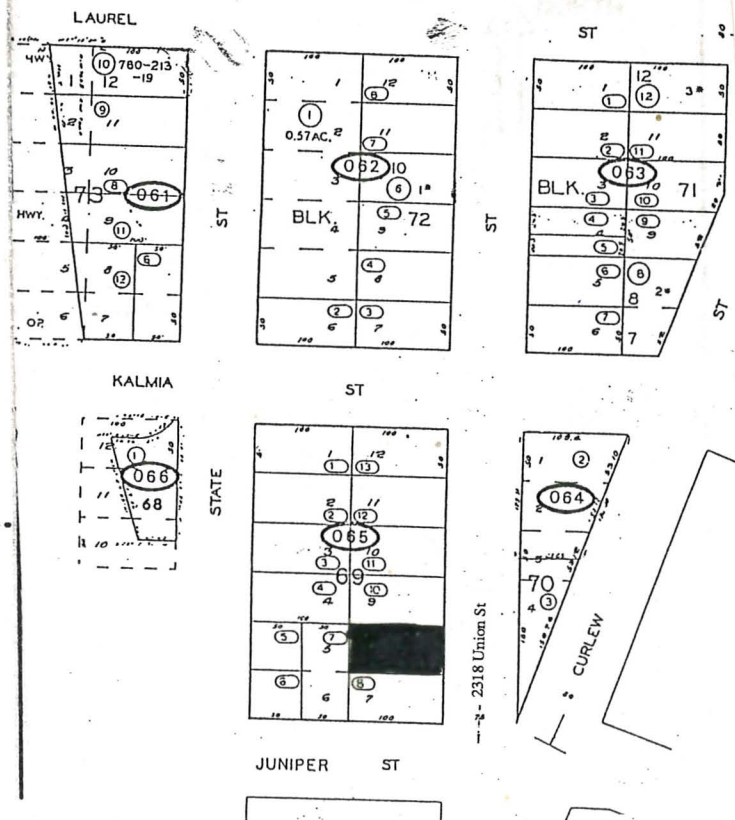
This 2-story structure was built in 1928 for Joe Carroa as an investment property. The architectural design is asymmetrical in the Spanish Colonial Revival Style. This building is typical of the style made popular by San Diego's Panama-California Exposition in 1915. The style spread all over the country and was one of the most popular styles for houses in the 1920's.

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

13, 17, 18

22. Date form prepared 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: None
2. Historic name: Staples Apartments
3. Street or rural address: 2330 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-10
5. Present Owner: Donald and Jan Maxted Address: 1515 W. Lewis Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Colonial Revival Legal D: Blk 69, Lot 9 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This three-story Colonial home has a steeply-pitched pyramidal roof with large gabled dormers facing east and south, and two shed dormers facing north. The overhanging eaves feature a boxed cornice with a plain frieze below. One shed dormer is sheathed with shingles, while the other is a later addition with shiplap siding and an aluminum sliding window. The two gabled dormers have a raking cornice and three-sashed $\frac{1}{2}$ -circular windows with multi-paned side panels and a center fixed pane, which serves as a door along the street facade balcony. The balcony is semicircular in shape with a simple wood balustrade and large square posts with a metal bar above (alteration). Below is a classical entablature with a decorative frieze supported by Tuscan columns, which surround the semicircular entry porch. The porch is reached by four curving cement steps with an added iron bannister. The door is wood paneled with a glass upper and wide shelf surround. A second more simple door has been added to the north. The windows are primarily hinged, some with leaded transoms, and some altered, now aluminum sliding. Concrete stairs along the northern facade lead downward to the first story apartment entries. A metal stairway leads upward to provide access to the third story apartments. The siding is clapboard and a large brick interior chimney intersects the hipped roof.



8. Construction date:
Estimated 1913 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 X Fair ___ Deteriorated ___ No longer in existence: ___
14. Alterations: Shed dormer, some windows, metal stairway and railing, and door
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up: X
Residential ___ Industrial X Commercial ___ Other: ___
16. Threats to site: None known ___ Private development ___ Zoning: X Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? X Unknown? ___
18. Related features: ___

SIGNIFICANCE

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

This property was owned by W.B. Benton from 1907 until 1911, according to City of San Diego lot books. Lot books also indicate that improvements were performed on this property in 1913 and 1915, when it was owned by H.W. Wilcox. Mr. Wilcox never lived in this structure, which was moved onto this site. In 1917 Howell A. and Minnie L. Staples, grocers, bought the property. The Staples lived here until 1951 with Mrs. Staples managing the apartments.

This building, with its prominent porch and elaborate window treatments, stands out as a good example of Colonial Revival architecture. It is located among a group of Mission Revival and Spanish Colonial Revival buildings, and thus adds interest and variety to the streetscape.

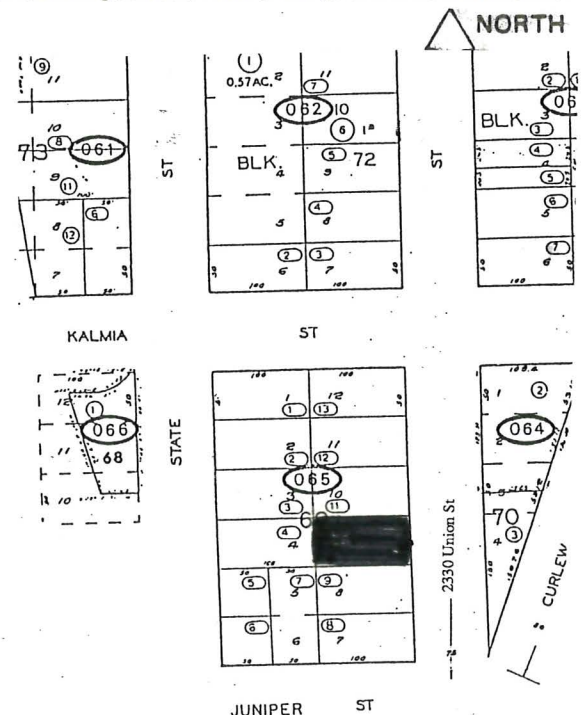
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

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

14, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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: 2340-2346 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-11
5. Present Owner: Mathews Winston E. Barbara J. MTRS Address: 3450 Second Avenue #34
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: Block 69 Lot 10 Middletown

This 2-story apartment building is situated on a rise becoming 3 stories in the rear. It is rectangular in shape and has stucco siding. The roof is flat with a stepped parapet which rises at the corners and center along the street facade. The street facade windows are 3-sash with a fixed center pane, transom and double-hung side panels which are symmetrically placed. The remainder of the windows are double-hung, however, some have been replaced with louvered and aluminum sliding windows. The central element features 2 double-hung windows on the 2nd story with a red-tiled shed roof supported by knee brackets below. The entry is deeply recessed with four wooden doors with single-paned uppers providing access to the apartments. Two small hinged windows flank the recessed entry. Steps along the southern facade lead to the lower apartment entries. Alterations include the windows, a rear balcony with a wooden balustrade and patio below.



8. Construction date:
Estimated _____ Factual 1916
9. Architect Unknown
10. Builder Geo. A. Heuermann
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: Windows, rear balcony & patio
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known 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 Revival style apartment building was built in 1916 to provide housing for San Diego's growing population. Its parapet is quite unusual; otherwise it is typical of the symmetrical Mission Revival apartment buildings at the time. This building contributes to the historic fabric of the area by virtue of its location in a row of 3 Mission Revival style apartment buildings.

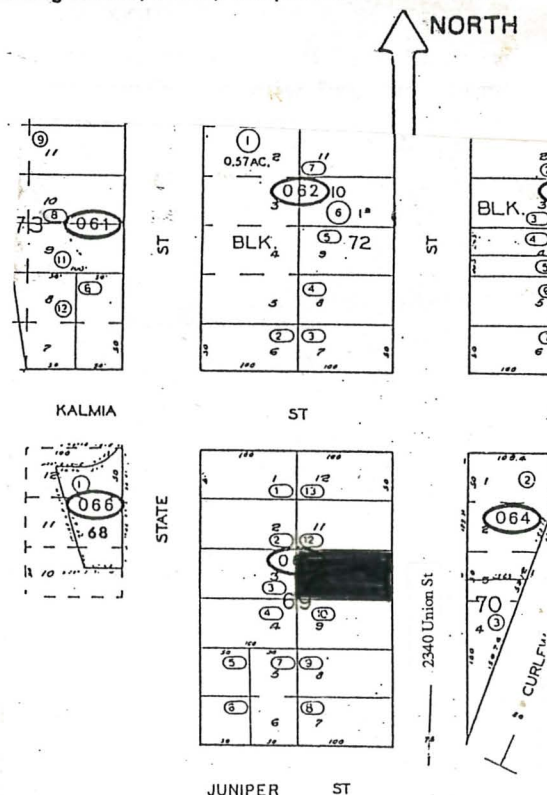
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Castilian Apartmetns
2. Historic name: Castilian Apartments
3. Street or rural address: 2345 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-064-02
5. Present Owner: William Layson Address: 2411 32nd Street
City San Diego Zip 92104 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 70 Lot 3 Por Middletown

The Mission Style Castilian Apartments occupy the triangular block bounded by irregularly Kalmia, Union and Curlew Streets and face south. Apartment building is irregularly shaped and two stories in height with a garage below which serves as a third story. The hip roofed tower with exposed rafters a cylindrical red tile cap, and canales is located in the center of the building and is flanked by lower flat roofed elements with red tile coping. Siding is stucco with lattice like designs, most prominently on the rectangular tower. A circular crest-like decoration also apperars on the surface of the building. Two single-story arcaded walkways are stacked in the central tower element. The side elements feature deeply recessed fixed-pane arched picture windows and, on the outer edge deeply recessed hipped windows with red tile pent overhangs with exposed rafters. The overhangs are supported by triangular brackets and lintels. Some of the windows have decorative iron work. The south side of the building features a large patio located above the garages, surrounded by an open stucco balustrade with decorative metal screening, painted urus above, and decorative rafters below. The seven arched and recessed garage doors have vertical wood panels. The entry to the patio area is via cement steps from the east and west sides. The west side steps have a stucco bannister. The north

Attach Photo Envelope Here
facade has decorative roof vents. South of the main building, a two story rectangular auxiliary apartment building in a similar style displays a flat roof and some red tile overhangs.

8. Construction date: Estimated 1927 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 373 Depth _____
or approx. acreage .2531
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: auxiliary apartment building to the south

SIGNIFICANCE

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

The Castilian Apartments were built about 1927. The building is an unusually elaborate example of Mission Revival style apartments. Its setting on the crest of a triangular shaped lot is quite striking. Also noteworthy are the arcaded walkways, patio, window treatment, arched garages, and central tower. This building serves as an anchor for the neighborhood and is an essential structure in the historic fabric of the area.

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

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

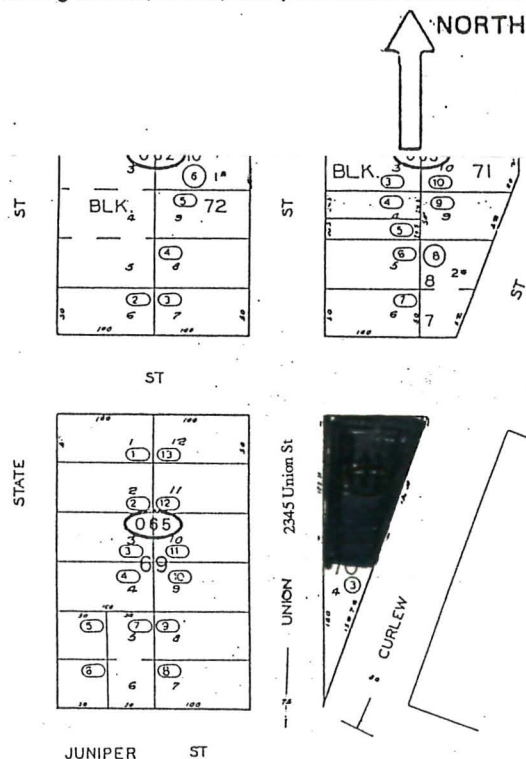
21. Sources (List books, documents, surveys, personal interviews and their dates).

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: Benjamin L. Squier Residence
3. Street or rural address: 2368 Union Street & Kalmia Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-065-13
5. Present Owner: Garry & Theresa Haggard Address: P.O. Box 35
City Julian Zip 92036 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 69 Lot 12 Middletown

This 1-story bungalow is irregular in shape and situated on a rise which accommodates a basement to the west. The roof is a medium-pitched hip with a red-tile spine, overhanging flaring eaves and exposed rafters. The siding is wood shingle with clapboard around the foundation and basement level. The windows are wide and double-hung along with a multi-paned band of hinged windows around the northern square bay with a shed roof. Two brick chimneys rise along the western facade, one being an addition. The main entry is on the southern facade and is reached by a wooden porch with steps from the eastern facade. The open porch is boxed by a shingle balustrade and the recessed doorways are wooden with a beveled 3/4 glass pane. A side entry on the western sidewall of the bay is reached by articulated wooden stairs. An accompanying building, 621 Kalmia Street, is a 2-story apartment with a 2-car garage below. The gable roof has a red tile spine and exposed rafters. The siding matches the original house, however, some windows are now aluminum framed. A mature oak to the south of the home shades much of the property.



8. Construction date:
Estimated 1902 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: One chimney, aluminum framed windows
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: Interstate 5
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE 1

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

This modest Craftsman style home was built around 1902 for Benjamin L. Squire, a teamster, watchman, and detective. Mr. Squire occupied the home until 1960.

The home is one of a row of historic buildings on Union Street and contributes to this group. The close proximity of Interstate 5, however, detracts from the historic character of this neighborhood.

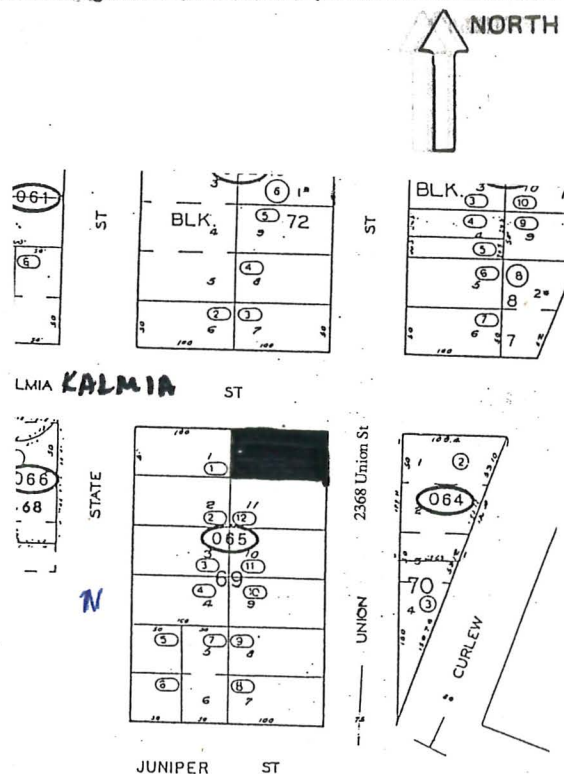
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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: None
2. Historic name: None
3. Street or rural address: 2404 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-03
5. Present Owner: Frank and Rose Alioto Address: 2404 Union Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's/50's Modern Legal Desc: Blk 72, Lot 7 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This corner located house is two-story to the east and three-story to the west and south due to the slope of the lot. The multi-hipped medium-pitched roof has a red tile spine and boxed overhanging eaves. The windows are double-hung, some in pairs, others single pane large fixed. One window on the east facade is an elongated octagonal fixed pane. The east entry is reached from cement side steps on a boxed stucco base with an open metal railing and post on the covered porch. The door has a security screen. An entry to the south has a red tile shed roofed hood with an open metal post. The wood door with metal screen is reached from four cement steps. Two wooden, stepped garage doors of vertical panel wood are located west of this entry as part of a two-story addition. Additional stucco boxed steps and balcony are located on the west facade, the balcony enclosed in glass. The siding on the house is stucco with security bars on some windows, an alteration. Other alterations include new exterior aluminum windows, a metal-gated side entry to the west, a stepped shed to the northwest of the property.



8. Construction date: Estimated 1940 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Southwest addition, security bars, metal gate entry, block wall.
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 is a non-contributing structure due to alterations to the original architecture, deteriorations, and/or lack of historical significance.

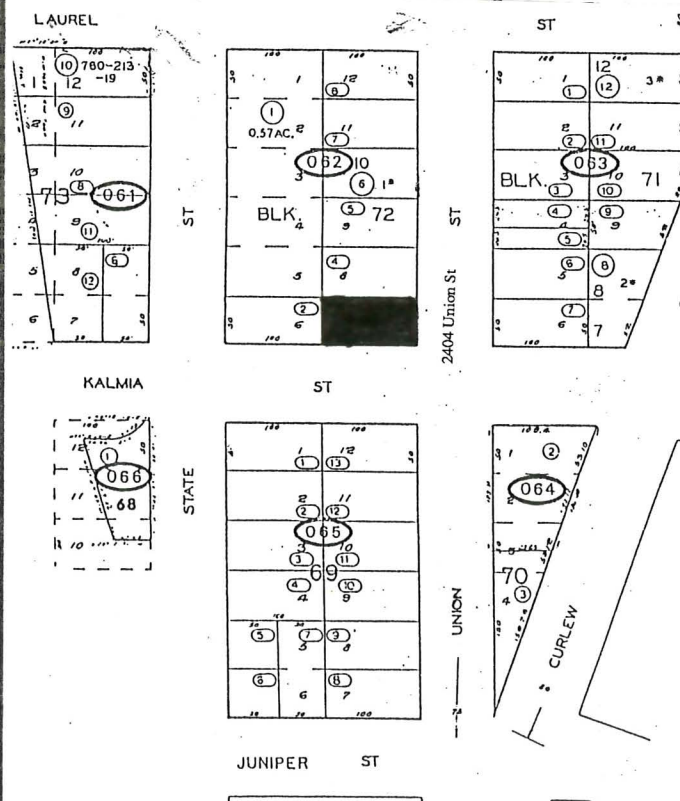
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: NONE
2. Historic name: Dr. Charles Remondino Residence
3. Street or rural address: 2405 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-07
5. Present Owner: Gertrude Hagblow & Joseph Zauri Address: 4420 Orchard Avenue
City San Diego Zip 02107 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 71 Lot 6 Middletown

This one story rectangular house has multi-hipped roof with asphalt shingles and a central hipped dormer. Overhanging eaves shelter exposed rafters with additional slats under the eaves and a plain frieze. The house is sided in heavily grained stucco with a wooden band at foundation level. The dormer and turret have shingle siding windows are double-hung hopper, or fixed with glass or colored glass transoms. Dormer windows are hinged with a band of multi-panes across the top. The door is wood frame with a large single glass rectangular pane and 1/2 side panels of diamond shaped colored leaded glass. Both doors and windows have wood surrounds. The house is divided into three elements. The central element consists of eight wide cement steps with metal rails which lead to a recessed entry flanked by moorish columns. A massive lintel supports the roof. A south element features a massive stucco wall with a large 1/2 circle arched opening to the porch which extends from the entry area. The wall flares outward in moorish fashion at the corners and the top of the wall forms a balcony which serves a turret typical of the shingle style. The turret has a finial and fanlight areas above the window which are enclosed in shingles. The north element is composed of a Mission Style espadana above a bay window. The window is enclosed in a massive decorative wooden surround with a shelf, a carved panel and an additional espadana. The house has two chimneys, two wide angled priel bays on the south side and one wide angled bay on the north six stairs. There is a second entry off of Kalmia Street. Both entries are marked by raised pedestals with urns. The house is surrounded by a concrete retaining wall. There is a driveway on the east side. Alterations include new stucco, some windows on the south side and metal railing. The main steps have been widened at each end



8. Construction date:
Estimated _____ Factual 1919
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: new stucco, some south side windows, metal rails, steps have been widened
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.)

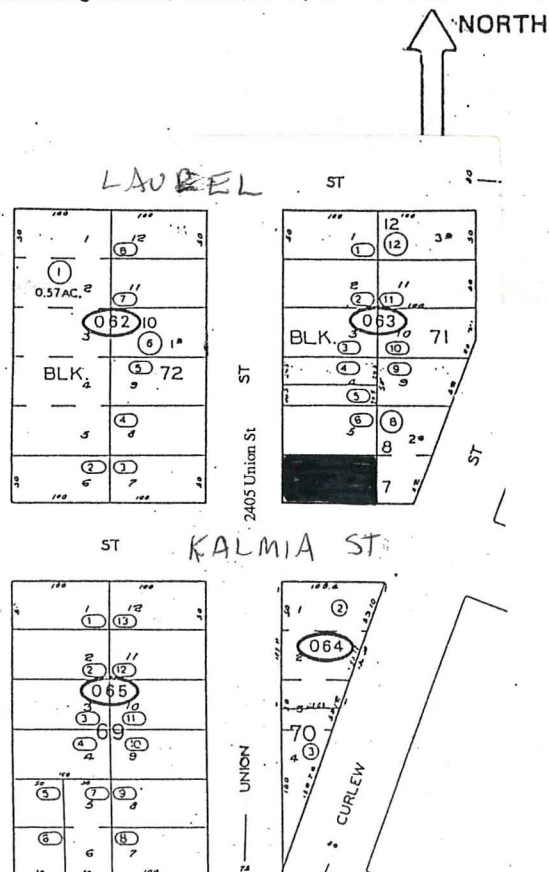
This structure was built in 1919. Chas. H.E. Remondino, a physician, and his wife lived here from that time until 1931. When Alex Zauri began residence here. The home is an interesting blend of Mission Revival, Moorish, and Shingle style architecture. Mission style espadanas, Moorish columns, and a Shingle style turret give this home an eclecticism which is quite unusual and which makes this a significant structure in the area.

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

13, 14, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: _____
2. Historic name: Rattray Residence
3. Street or rural address: 2415-17 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-06
5. Present Owner: Norman & Marion Dewitt Address: 4817 Hart Drive
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Colonial Revival

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc.: Blk 71, Lot 5, Middletown

This is a two-story rectangular Colonial Revival house on a raised cement foundation. The house sits above street level behind a scored concrete retaining wall. Siding is clapboard with endboards and full-length vertical bands flanking the bays and between windows in the bays. A horizontal band runs around the building at the foundation level. The low-pitched hipped roof with a front gable over the porch has widely overhanging eaves, exposed rafters and a plain frieze. The gable features a rectangular roof vent in its peak. A prominent porch covers the north half of the front facade and is surrounded by a clapboard balustrade. It features 3 Tuscan columns and a lintel which support a second floor enclosed porch with engaged Tuscan columns at the corners. The doorway is recessed and contains one south-facing and one west-facing entry door. The doors are wood framed with large rectangular bevelled glass panes and shelf surrounds. The west-facing door has narrow glass half-side panels. The porch is reached via an articulated cement stairway marked by urns on pedestals. Near the porch, the stairway has a clapboard bannister. Windows are double-hung or fixed pane with angular geometric transoms. All have shelf surrounds. Windows on the enclosed second story porch are a band of multipaned fixed windows which wrap the corners. The house features two 2-story angled oriel bays, one south of the porch on the front facade and one on the south facade. There is an interior chimney.



8. Construction date: Estimated _____ Factual 1912
9. Architect Unknown
10. Builder Maurice B. Adams
11. Approx. property size (in feet)
Frontage _____ 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: Porch has been enclosed, addition to the south
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 Colonial Revival building houses several living spaces and was originally built for Charles A. and Elizabeth Rattray. It was possibly built in anticipation of the Panama-California Exposition held in Balboa Park in 1915. Charles Rattray was the Deputy City Treasurer. The building is significant as part of a group of historic structures of varying styles on both sides of this block of Union Street. The minor alterations were performed with sensitivity to the original architectural design.

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

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

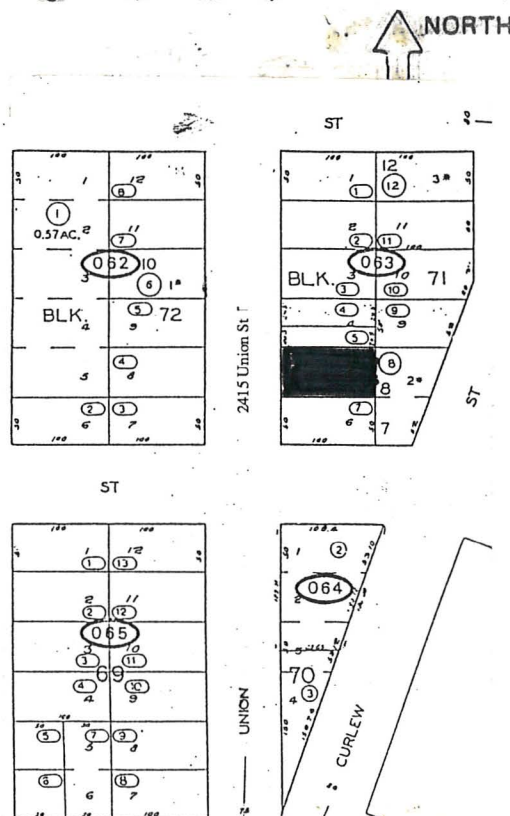
21. Sources (List books, documents, surveys, personal interviews and their dates).

17, 18

22. Date form prepared December 1990

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street, MS-8200
City San 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: _____
2. Historic name: _____
3. Street or rural address: 2416-18 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-04
5. Present Owner: Mary Sanfilippo Address: 2418 Union Street
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Modern
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 72 Lot 8 Middletown

This two-story building, one story from Union Street due to the slope of the lot, is rectangular in shape and has a medium-pitch hipped roof with a red tile spine over composition shingle. The windows are double-hung, each sash with two horizontal panels. A cantilevered, south-facing bay projects over an entry below. Like the northeast bay, it has a fixed center pane and double-hung, horizontal pane, side panels. The main entry is reached, from the south side of the east facade, from six plain cement steps with a wrought iron railing which continues onto a covered porch supported by one square post. The entry door is multi-panel wood with a mutual screen in front.



8. Construction date:
Estimated _____ Factual 1947
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

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

14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ 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 1947. The City Directories list Mariano Sanfilippo, an area fisherman, as the owner. The 40's Modern architecture exhibited by the structure's design was the primary architectural style utilized in the 1940's. This building is a typical example of this style.

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

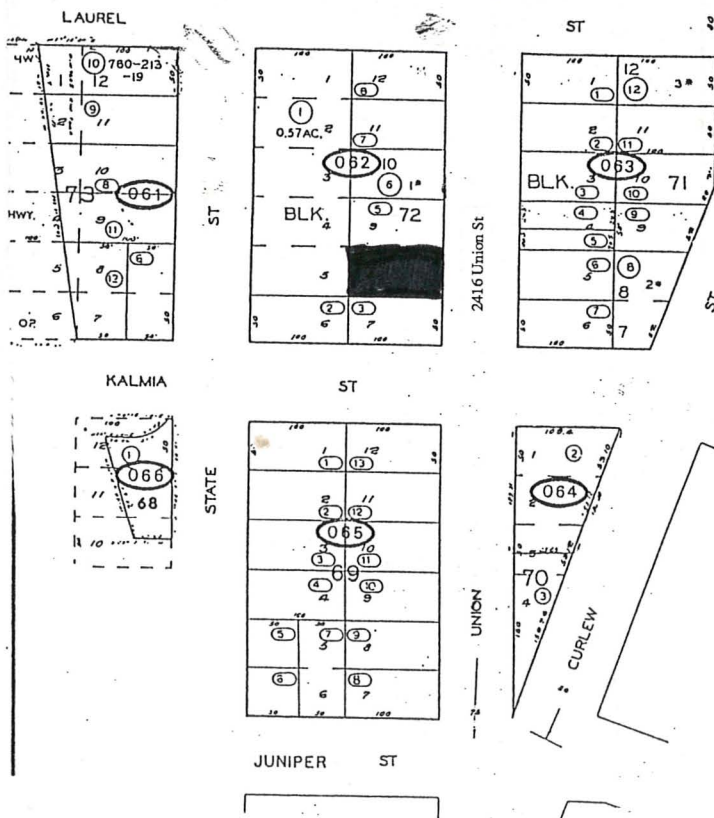
Architecture 1 Arts & Leisure _____
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education _____

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

13, 17, 18

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

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



HISTORIC RESOURCES INVENTORY

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: 2429 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-05
5. Present Owner: Gwen, Dennis, Janice, & Ellen Brown Address: 2317 Morena Blvd.
City San Diego Zip 92110 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: California Bungalow Legal Desc: Blk 71, Lot 4 S20 ½ ft. Middletown

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

This small two-story building has a flat roof with the addition of a red tile pent-roof porch across the west facade. Windows are large single pane and three sash with a large center pane and hinged side panels. On the south side are double-hung windows. The entry door is two-paned wood with a large glass upper and a wooden screen. The foundation is constructed of ashlar block, as is the retaining wall and stepped top half of the twelve narrow step boxed surround of concrete block. The porch is supported by narrow wooden posts with an open wooden balustrade and net surround. The porch floor consists of plywood, as are the last two of the twelve entry steps. Level with the street is a one-car garage with narrow vertical paneled doors, which open to the center and north of this horizontally-paneled window. Alterations include the entire porch and stairs. The building appears to have been relocated to this site.



8. Construction date:
Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 20 Depth _____
or approx. acreage .0471
12. Date(s) of enclosed photograph(s)
April 1990

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

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.

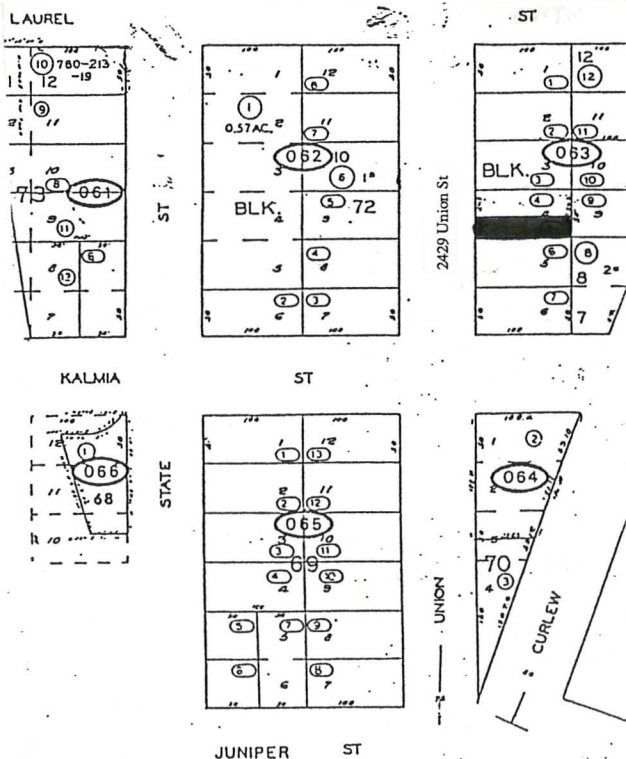
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

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: Bertha C. Kutter Residence
3. Street or rural address: 2430 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-05
5. Present Owner: Ritter Dorothy M. Ritter Arleen M. Address: 2430 Union Street
Burrows Stella M.
City San Diego Zip 92101 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Folk Victorian
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 72 Lot 9 Middletown

This 1-story L-shaped Folk Victorian house is on a raised foundation to the rear due to the slope of the lot. Siding is shiplap with endboards and a horizontal band at foundation level. The multi-hipped medium-pitched roof with a front gable on the north side has asphalt shingles, overhanging eaves, a boxed cornice, and a plain frieze. Windows are narrow double-hung with wood surrounds. The door is wood panel with a rectangular glass upper, a wood surround, and a double-paned glass transom. Two cement steps with an iron pipe railing lead down to a cement sidewalk which leads, in turn, to a porch on the south side of the front facade. Turned posts and a lintel with a scalloped decoration support a hipped porch roof. The south facade features a square bay with a hipped roof. There is an interior chimney.



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)
May 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning X 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.)

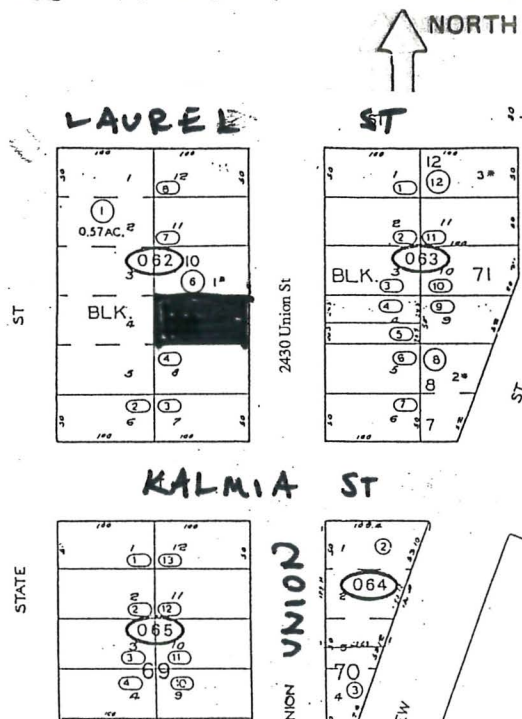
This Folk Victorian home, built in 1912 for Bertha C. Kutter, was probably one of the last homes of this style built in the area. Mrs. Kutter lived in this home until approximately 1946. Although the home is in disrepair, it could be rehabilitated to become a contributing structure to the historic character of 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).

17, 18

22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

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



HISTORIC RESOURCES INVENTORY

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: 2431 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-04
5. Present Owner: Salvador and Victoria Tocco Address: 2431 Union 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 71, Lot 4 N 29½ ft Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story home appears to have been moved to the site and has had significant alterations. The roof is a low-pitched hip with flared overhanging boxed eaves and a plain frieze. It rests on a raised concrete foundation and has clapboard siding, which has been replaced with a vinyl substitute along the street facade. Some windows and their placement have been altered, however. The original windows were wide and double-hung with wide shelf surrounds. An open recessed porch is on the northwest corner with a boxed clapboard balustrade and a square corner post. Wooden stairs lead to the porch with a simple iron bannister. The door is now covered with a metal security screen and a small fixed window is to the north. A two-story square oriel bay is on the southern facade with narrow multi-paned windows; some have been replaced with aluminum frames. To the rear is a one-story addition with a flat roof.



8. Construction date:
Estimated 1915 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 30 Depth _____
or approx. acreage .0677
12. Date(s) of enclosed photograph(s)
April 1990

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

SIGNIFICANCE

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

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

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

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

13

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

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

The sketch map shows a grid of streets. The vertical streets are labeled LAUREL ST, KALMIA ST, and JUNIPER ST. The horizontal streets are labeled CURLEW ST and 2431 Union St. The site is located at the intersection of KALMIA ST and CURLEW ST, marked with a circled number 061. Other landmarks include BLK. 72, BLK. 71, and BLK. 70. The map also shows a grid of numbered blocks (1-12) and a scale bar.

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: 2439-43 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-03
5. Present Owner: John Cornwell Address: 954 Harbor View Drive
City San Diego Zip 92106 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: California Bungalow Court Legal Desc: Blk 71, Lot 3 Middletown
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This U-shaped Bungalow Court is made up of two front buildings with hipped roofs, and a north building with a front-gabled two-story garage addition. The back building has a side gable roof with a pedimented front gable porch hood. The roofs are of composition shingle with exposed rafters beneath overhanging eaves. The windows, shuttered on the west facing front facades, are double-hung, some large and wide, some smaller double hinged and others of three sash with a fixed center pane and transom of four vertical panes and louvered side panels. The doors of these clap-board-sided bungalows are two panel wood with a large glass upper and wood screen, French in the back building with a raised open wood balustraded porch. The front south entry has a shed hood covering the entry with wooden side steps leading to the porch with wooden posts and boxed balustrade. The front north entry is reached from cement steps, which lead to a covered porch with metal pipe railing. The two west facing garage doors are vertical paned wood. Central cement steps lead past a block retaining wall from the street to the court. A brick retaining wall and chimney are located to the north.



8. Construction date:
Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
April 1990

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Northeast front addition, 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: _____

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.

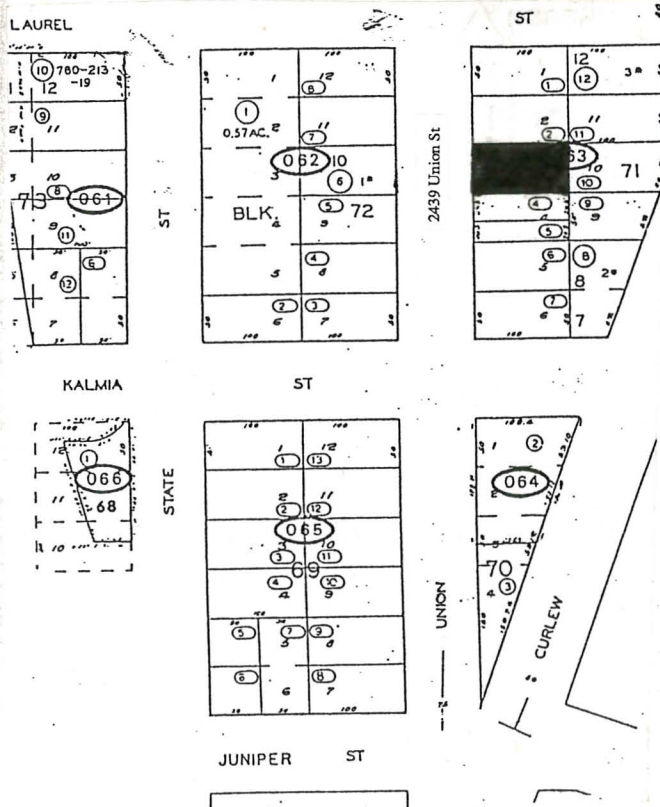
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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: _____
2. Historic name: John W. Collins Residence
3. Street or rural address: 2454 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-07
5. Present Owner: Lois Burchard Address: 3020 Dale Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman with Colonial Revival Influences
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 72 Lot 11 Middletown

This 2-story rectangular house sits on raised foundation which is high in the rear due to the slope of the lot. A medium-pitched front-gable roof with asphalt shingles shelters overhanging eaves, Craftsman-style worked brackets, and triangular brackets in the gable. Siding is asbestos shingles. The first floor front window is fixed with a multi-pane transom, double-hung side panels, and a shelf surround. Side windows, also with shelf surrounds, are double-hung. A sidewalk leads to a slightly raised porch with a shingled balustrade. The porch extends the length of the house. Colonial Revival style classic columns, two of which are engaged, a lintel, and worked brackets support a 2nd floor balcony. The balcony has a shingled balustrade, stepped at the corners, and is reached from 2 narrow double French doors with shelf surrounds. The main entry door is wood frame with glass panels separated by wide wood mullions. There is an interior brick chimney and a large horizontally-grilled vent with a shelf surround in the gable peak. The south side of the building has an irregular roofline. On the north, a driveway leads to a double garage with living quarters above. Alterations include a rear addition with a balcony, mailboxes, asbestos siding, and the replacement of a porch column with a square timber.



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

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

SIGNIFICANCE 1

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

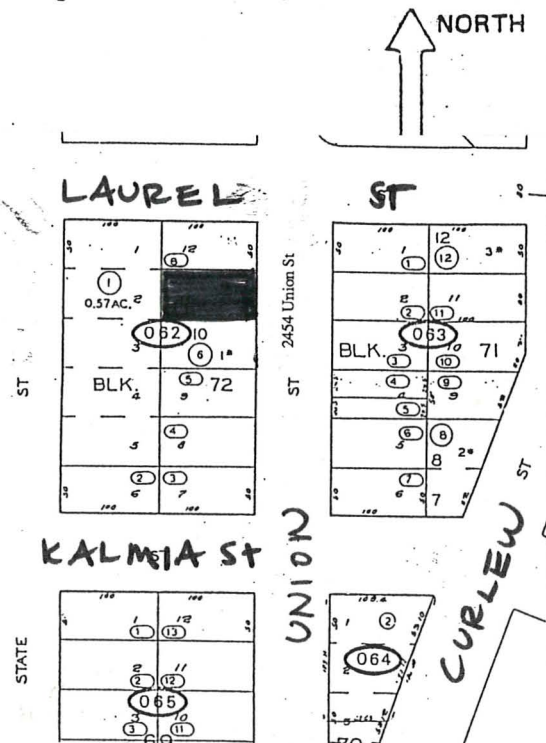
This Craftsman home was built in 1913 for John W. and Caroline M. Collins. John W. Collins was the assistant Superintendent at the Fire Alarm & Police Telegraph Department. The Collins' lived at this address until 1933, when W.C. Lewis is listed in the City Directories as the sole resident.

Craftsman-style architecture originated in southern California around 1905 when a preference for less ornate architecture occurred. Although this home has been altered, the original design and character of the home remains intact, contributing to the Bungalows and Craftsman homes in the area.

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

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: None
2. Historic name: None
3. Street or rural address: 2461 Union Street
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-063-01
5. Present Owner: Laurel-Union Investment Group Address: 1905 Hidden Springs Dr.
City El Cajon, CA Zip 92019 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 40's Spanish Colonial Revival Legal Desc: Blk 71, Lot 1 Middletown
- 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 building has a flat roof with a red tile shed visor surround. Windows are two-pane double-hung, some in pairs, and one diamond-shaped fixed-pane window centered on the Union Street facade. The door is multi-panel wood. A red tile hooded entry porch is supported by metal poles with a simple curvilinear open wrought iron balustrade design and double straight steps. The entry door surround is a moulded arch with a segmented arch cap. Small square vents run along the roofline and projecting lights sit above the Laurel Street first floor windows. The siding is new stucco. A similar, detached building is located on Laurel, east of this building, one story.



8. Construction date:
Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
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.

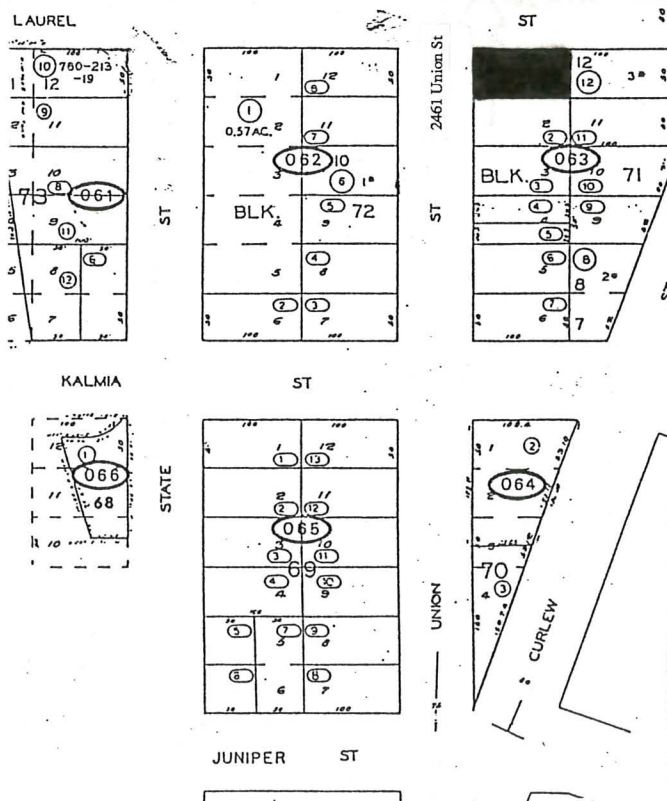
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

IDENTIFICATION

1. Common name: The Tucker House
2. Historic name: Charles Tucker Residence
3. Street or rural address: 2470 Union Street (Historic Site # 120)
City San Diego Zip 92101 County San Diego
4. Parcel number: 533-062-08
5. Present Owner: Michael Jones & Sara Van Ammelrooy Address: 6045 Cirrus Street
City San Diego Zip 92110 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal D: Blk 72 Lot 12 Middletown

This two story Craftsman home is situated on a rise to the east which exposes the basement to the west. The roof is steeply pitched bellcast side gable which covers the entire second story with a tall brick chimney on the southern facade. The wide overhanging eaves have exposed worked rafters and knee brackets at the gable ends. A gabled dormer projects on the east while a shed roofed dormer projects to the west. The front gable dormer contains a decorative trusses with brackets and three sashed window consisting of a center double hung flanked by wooden hinged windows. The remainder of the windows are primarily double-hung with a wide shelf surround with exception of the few wooden sliders and large fixed panes on the front bay with leaded transoms. The front oak door is within the front porch with a large oval pane. The porch is surrounded by a solid brick balustrade with square brick post and a shallow arched lintel. Small square oriel bays with pent roofs appear on the north and south facades. The siding is clapboard which becomes shingle siding at the foundation and basement level.



8. Construction date:
Estimated _____ Factual 1912
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 150 Depth 100
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
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: driveway to southeast with carport

SIGNIFICANCE

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

In 1911, Charles Tucker purchased this property from Edgar O. Hodge, a local banker. Charles Tucker contracted the construction of this Craftsman home with its fine woodwork, unusual roofline and fine leaded glass windows. The Tuckers operated a jewelry and watch repair shop on the lower level of the home. The property remained in the family until 1970.

Today the structure is utilized for both commercial and residential purposes due to its proximity to downtown San Diego. The Craftsman style originated in southern California and gained popularity in 1905 and faded from favor after the mid-1920's. This is an excellent example of the Craftsman home in the "high-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).

San Diego Historical Site Register #120

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

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

