REVISED DRAFT

EAST VILLAGE

COMBINED HISTORICAL SURVEYS

2005

- **East Village 1988 Update Survey**
- **Bayside 1989 Update Survey**
- **Over 45's 2004 Survey**

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EAST VILLAGE
HISTORICAL PROPERTY SURVEY REPORT
2005

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I. SURVEY BACKGROUND

Over the past four years, five surveys have been conducted to address various historical themes in East Village. They include: 1) an update of the November 1988 Historic Site Inventory of City Centre East (East Village Survey); 2) an update of the 1989 Bayside Historic Property Inventory; 3) a new survey of properties over 45 years old that have not been previously surveyed; 4) a thematic survey of warehouses required by the Ballpark Settlement Agreement; and 5) a thematic survey of significant African American historic sites requested by the Black Historical Society of San Diego and endorsed by the Historical Resources Board (HRB).

These historical property inventories have been prepared by various consultants under the sponsorship of the Centre City Development Corporation (CCDC). Their completion is intended to coincide with the preparation of the Centre City Community Plan Update. The survey results will be used in three ways: 1) to inform land use decisions regarding long-range planning opportunities and constraints in East Village; 2) to support the Environmental Impact Report required by the California Environmental Quality Act (CEQA) for the Community Plan Update; and 3) to inform current (and future) property owners of the benefits and responsibilities associated with historical property ownership.

Comprising a total of 210 properties, the surveys have overlapping boundaries, historical themes and periods of significance. Two of the inventories (East Village and Bayside) are updates of earlier surveys. They are being brought to the HRB for review and comment because the Centre City Planned District Ordinance, Section 103.1904(e) of the City Municipal Code, requires that properties identified as potential historical sites in these surveys be reviewed by the City's HRB prior to development. Three of the surveys (Over ‘45s, Warehouse and African American) comply with Land Development Code Section 143.0212 that requires properties 45 years old or older to be evaluated for historical significance in conjunction with major new construction.

In preparation for the HRB hearings, HRB and CCDC staff initiated a public outreach process that included three mailings to property owners providing background information on the purpose of the historical surveys, the HRB designation process and criteria, and the benefits and responsibilities of historical property ownership. The survey findings were shared with property owners at a public information meeting held on Wednesday, November 10, 2004. The survey findings were also presented to the HRB Policy Subcommittee at its November 8, 2004, meeting.

The inventory findings were first introduced at the November 18, 2004, HRB meeting, where a broad overview of the individual survey contents, as well as their physical and thematic inter-relationships was discussed. The HRB will begin reviewing the East Village, Bayside and Over 45s survey findings, included in this document, for potential adoption commencing with the January 2005 meeting. The HRB will be asked to adopt the findings of the survey in order to advise owners of the potential historical significance of their properties. The HRB will also be asked to subsequently Note and File those resources with no potential for historical significance so these parcels can be cleared for future redevelopment. Property owners may also request designation determinations to be processed upon adoption of the survey. Other than those property owner requests, the HRB will not be taking action on other potentially significant resources at this time. If and when the potentially significant properties undergo redevelopment,

a determination relative to designation will be made at that time by the HRB before permit processing.

With regard to the proposed African-American and Warehouse Thematic District surveys, the HRB will be asked to designate a thematic historic district with identified and appropriate contributors, should the HRB concur with the findings of the studies at future meetings. Complete Historical Overviews and Context Statements for the Warehouse Thematic Historic District and the African American Thematic Historic District are included in those documents, along with maps and DPR forms for district contributors.

1. East Village Combined Surveys

This document, comprised of 85 inventoried historical resources, integrates three historical surveys conducted in East Village between 2001-2004 by the office of Marie Burke Lia & Associates on behalf of the Centre City Development Corporation (Appendix A, Map 1). The survey boundaries, property types and preliminary findings are described below. Survey boundary maps and surveyed historical resources maps are located in Appendix A. Thumbnail photographs of surveyed resources, grouped by age and property type, are located in Appendix B. Major modifications to historic fabric are highlighted in red on the photographs. Consultant-prepared DPR forms for each surveyed property are located in Appendix C, along with historic photographs for some of the properties. A composite map of all surveyed properties that correlates with the numbered DPR forms is found in Appendix A, Map 3.

Readers may note occasional differences in the property architectural descriptions and age between the HRB staff-prepared photographs and spreadsheets and the consultant-prepared DPR forms. This is a reasoned difference of professional opinion, based upon differing source material, independent research and inspection of physical fabric, not an error on the part of either the staff or consultant. Differences of opinion are also evident in the consultant's findings versus the HRB staff's findings. Again, a difference of opinion between professionals is not uncommon. It is expected that the Historical Resources Board will take the best thinking of all the preservation professionals involved in the surveys and come to a reasoned conclusion of its own design.

Staff also prepared additional materials addressing HRB Criterion A for East Village residential patterns for HRB consideration. This information is located in Section III. Information on auto-related historical resources and taxpayer blocks will be mailed with the January HRB agenda packets, along with several maps currently under preparation. Additionally, as previously directed by the HRB, staff has returned one deferred property identified in the Centre City Core Historic Survey in conjunction with staff's analysis of the Taxpayer Block property type under Criterion C.

A. East Village Survey Update

This survey is an update of a 1988 survey whose slightly larger boundaries have been modified to Russ Boulevard and San Diego City College to the north; 17th Avenue and Interstate 5 to the east; J Street on the south; Sixth Avenue to the west to E Street; and the south side of the 600

through 1100 blocks of E Street and the east side of the 1000 through 1300 blocks of 12th Avenue on the west (Appendix A: Map 2).

The 1988 survey identified 109 properties. Through survey boundary adjustments, HRB designations or Note and File decisions, demolitions and relocations, the original 109 properties have dwindled to 69. Consultant Marie Lia and Associates determined that three sites appeared eligible for the National Register of Historic Places; 30 appeared eligible for local listing under HRB Criterion C (Architecture); and 21 sites appeared to merit Note and File recommendations. Fifteen properties were not evaluated pending further historical research to determine significance.

Due to the passage of time since the consultant fieldwork, two properties in the East Village survey have been designated and two have been demolished after an HRB recommendation to Note and File their designation applications, leaving 65 properties for HRB staff review. HRB staff evaluated the 15 unevaluated properties and concluded that 14 of them meet HRB Criterion C for local designation. Of the remaining 50 properties, HRB staff determined that 34 meet HRB Criterion C for architecture and 16 are recommended for Note and File. One of the individually significant properties is a contributor to the proposed African American Thematic Historic District. Although not eligible for individual designation, one of the Note and File candidates is a contributor to the proposed Warehouse Thematic Historic District. Both of these properties have been removed from the East Village 1989 Survey Update and placed in the more appropriate survey for HRB consideration at a later time.

Property types in the survey include single and multi-family residential units that range in date from the 1870s through the 1920s and encompass the popular styles of their day. Commercial properties include hotels, auto showrooms, garages and auto repair establishments, as well as miscellaneous manufacturing, vending and warehousing enterprises that require large, utilitarian spaces and inexpensive rents to prosper.

B. Bayside Survey Update

Boundaries of the 1989 Bayside Survey encompassed the area south of J Street, east of the I-5 Freeway and north of Commercial Street. The western boundaries angled northwest along Harbor Drive to 6th Avenue, concentrating on historical resources around what is now Petco Park (Appendix A, Map 2). As a result of the intense redevelopment activity in this sector of East Village, only 11 of the 27 original properties remained from the 1989 survey to update. They were re-evaluated by consultant Marie Lia and Associates and added to the East Village Survey for HRB review.

The consultant-prepared updates concluded that three of the 11 properties meet HRB Criterion C for local designation, while eight are recommended for Note and File. After a field review and additional research, HRB staff concluded that seven of the properties appear to meet HRB Criterion C for architecture and four appear to be contributors to the proposed Warehouse District. The Warehouse District contributors have been removed from the survey and will be brought back to the HRB for consideration at a later time in conjunction with that historical context. Property types are similar to those noted in the East Village Survey.

C. Over 45s Survey

In preparation for the Community Plan Update process, CCDC mounted an effort to evaluate all properties over 45 years of age in East Village that were not previously surveyed (Appendix A, Map 2). This resulted in an initial list of 152 properties that were evaluated by a committee of stakeholders including CCDC staff and consultants, HRB staff and consultants, Save Our Heritage Organization (SOHO), the Black Historical Society, the Chinese Historical Society and downtown residents and property owners. Through group consensus, the preliminary list was reduced to 61 properties that were formally evaluated by CCDC consultants, Marie Lia and Associates.

The consultant findings concluded that six of the 61 properties meet HRB Criterion C for local designation and 54 properties were recommended for clearance by HRB staff. Upon reviewing the submitted material and conducting field reviews, HRB staff determined that 14 properties appear eligible for local designation under HRB Criterion C for architecture. Of that number, eight are mid-twentieth century commercial properties and six are Victorian or Craftsman vernacular residences. An additional five properties contribute to proposed districts in East Village. Two contribute to the proposed African American Thematic District and three contribute to the proposed Warehouse District. These five properties have been removed from the survey and will be brought back to the HRB at a later time within the appropriate historical context. The remaining 42 properties had no potential for historical or architectural significance, primarily because of irreversible alterations, and were cleared by staff from further review.

East Village Historic Photos

Photo 1. 15th & J looking West 1890

East Village Historic Photos

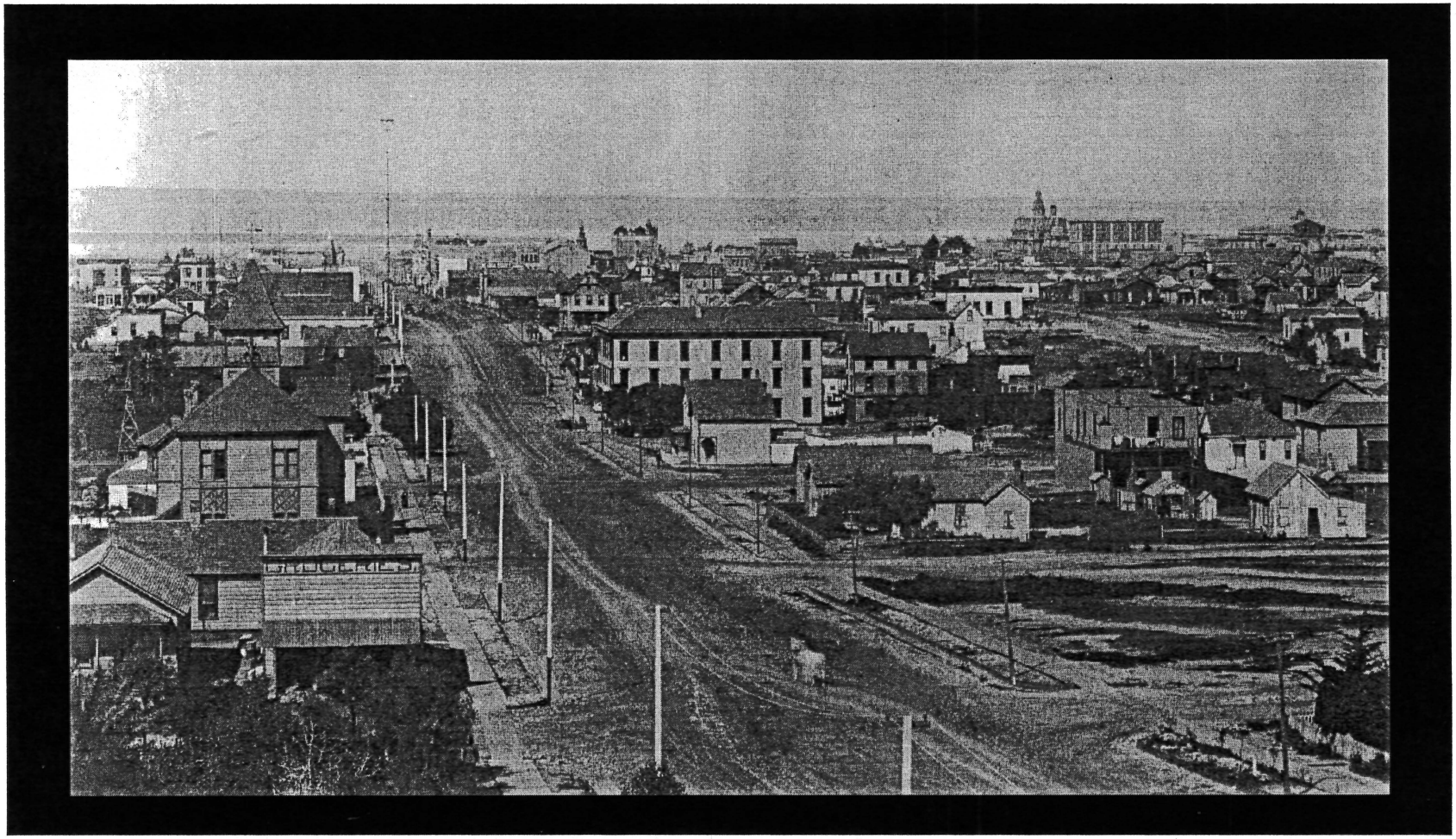

Photo 2. Market at 18th & 19th looking West 1887

East Village Historic Photos

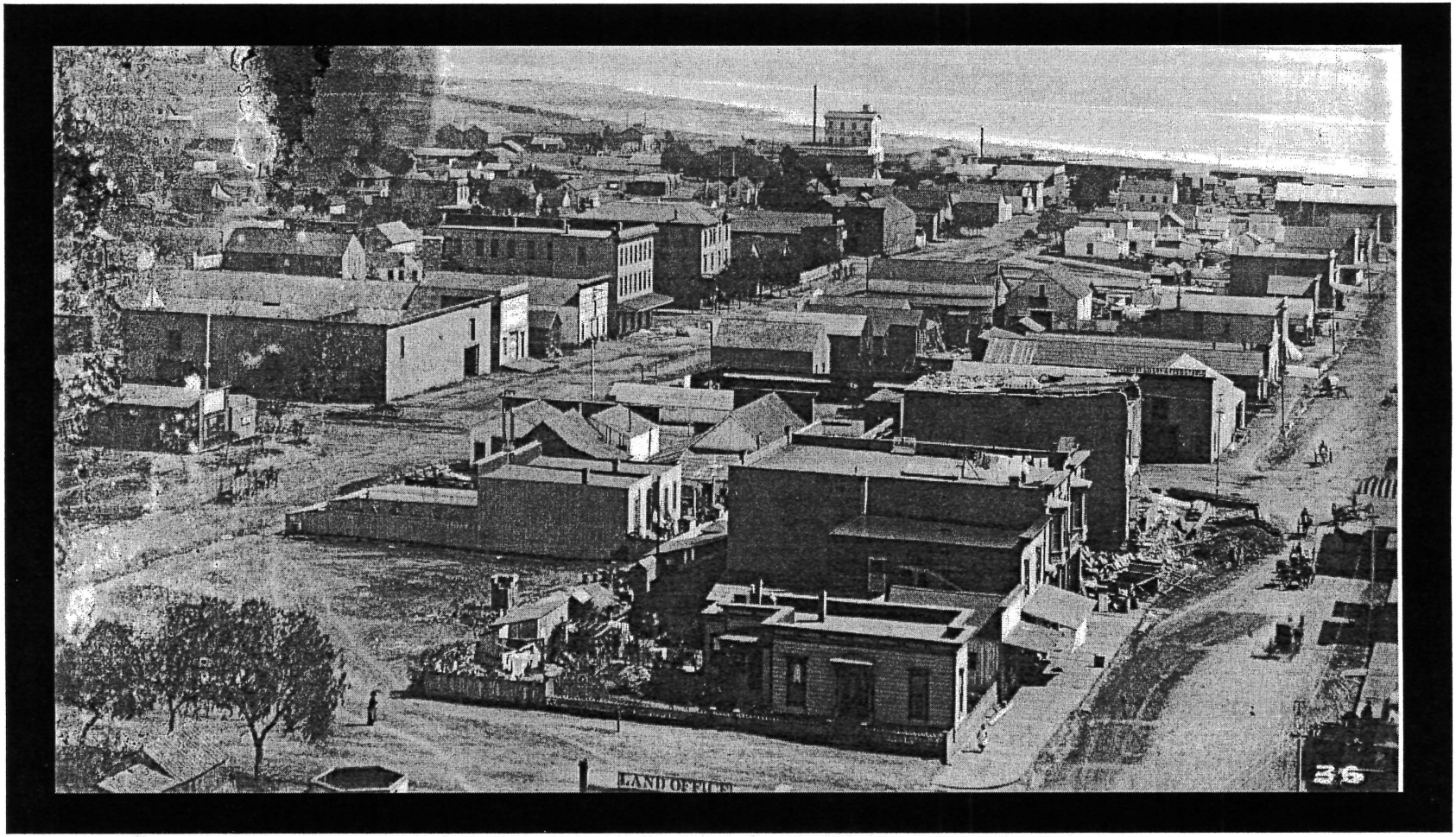

Photo 3. 6th & Market looking SW c. 1885

East Village Historic Photos

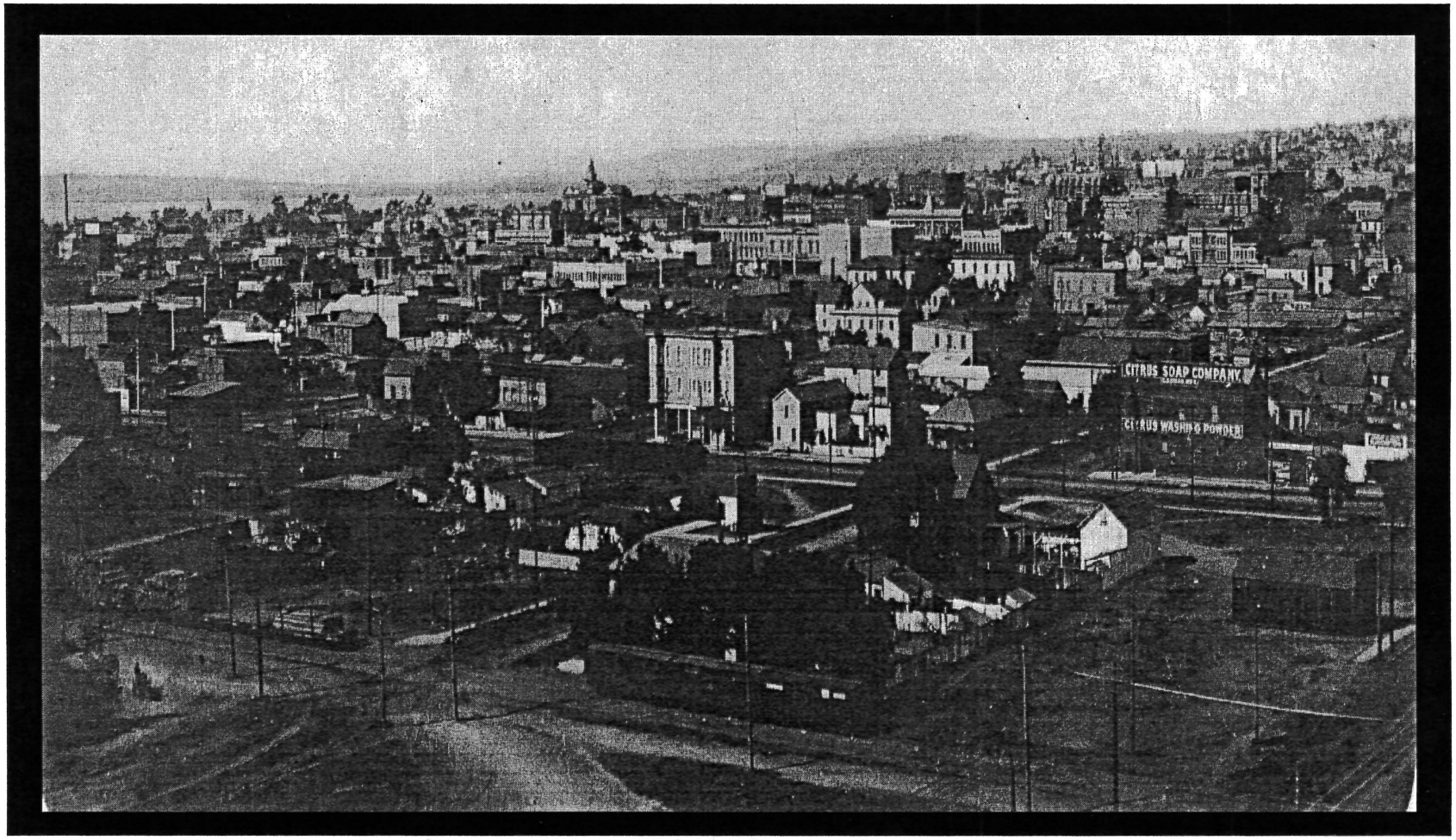

Photo 4. 10th & K looking NW 1890s

II. EAST VILLAGE HISTORICAL OVERVIEW (Scott Moomjian)

The history of the Bayside and Centre City East areas are inexorably linked to the development of downtown San Diego and its founder Alonzo Erastus Horton. Horton, who came to San Diego in 1867, purchased 960 acres of land for $265.00 for his "New Town" San Diego development. Horton divided the acres into blocks and lots, a number of which were present in the Bayside and Centre City East areas. Thus, "Horton's Addition" was established. Later subdivisions in the area include "Sherman's Addition," and "Remondino's Subdivision of Sherman's Addition."

During the 1860s and 1870s, the Bayside area, then known as "South San Diego," relied heavily upon the wharf established at the foot of Fifth Avenue. Prior to the establishment of Horton's wharf, a few warehouse structures were located along the bay, but none remain today. These early businesses transported stored grain, honey and other products. They also received incoming shipments of lumber, iron, ore, and other necessities from other parts of the nation. In 1869, McDonald's store (later known as the San Diego Lumber Company) was erected at Sixth Avenue and L Street. Lumber, floated down the bay from Northern California and Oregon was pulled from the bay by Native Americans and stacked at the lumber company building, which was erected on redwood planks in order to protect the wood from muddy soil. In 1872, Bailey's Foundry (later known as San Diego Foundry) was constructed at the corner of 8th Avenue and M Street (now Imperial). This business provided much of the structural ironwork for businesses and commercial buildings in the Gaslamp Quarter (Lia/Brandes 1988:1; Lia/Brandes 1989:1; Lia 1999:1).

During the 1880s, New Town San Diego businesses spread north to H Street (currently Market Street), which was at the time considered the main cross road. Commercial growth was centered around Fifth Avenue and Market Street. Ultimately, San Diego expanded to D Street (currently Broadway) and beyond as merchants moved northward. With the coming of the railroad, Horton and other prominent business leaders lobbied for a railroad link which would facilitate transportation to this area. In 1885, the California Southern Railroad, a subsidiary of the Atchison, Topeka, and Sante Fe line, established tracks into San Diego from the north. This line greatly increased San Diego's population in the late 1880s. A later link with the Southern Pacific Railroad along the United State/Mexico border proved beneficial as well, particularly to the Bayside and Centre City East areas (Lia/Brandes 1988:1; Lia/Brandes 1989:1-2; Lia 1999:2) San Diegans, however, longed for an eastern railroad terminus.

With the 1885 railroad connection, an influx of newcomers to the San Diego area sparked a four-year building boom. In the Bayside and Centre City East area, simple Victorian single-family cottages were erected on 16th and 17th Avenues to accommodate laborers, porters, clerks, and other blue collar workers (Photo 1). The Rood Rental cottage, Bay View Hotel, Sheldon House and Joseph Ireland Building are examples of Victorian structures built during the boom. Standard iron works erected its manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (later Imperial) (Lia/Brandes 1989:2; Lia 1999:2).

In 1886, the San Diego Gas Company enlarged its gas operations. The company, which had started from modest beginnings on 9th Avenue between M and N Streets (Imperial and

Commercial) in 1881, expanded in order to supply the needs of San Diego's growing residential and business community. The San Diego Gas Company built a new electric generating plant at l0th Avenue and M (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as the successor to the San Diego Gas Company and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego (Photo 2). After the bust of 1889, the gas and electric company found it could easily service the utility needs of San Diego with existing equipment. Therefore, no new major additions were made to the plant until 1905 (Lia/Brandes 1989:2; Lia 1999: 2).

After 1900, businesses chose the Centre City East area from which to conduct operations due to the area's proximity to the railroad tracks and the wharf. San Diego's commercial center continued to expand as harbor facilities and the city's population grew. All types of commercial structures were built south of Broadway and along the water's edge (Photo 3). Warehouses, manufacturing centers, bars, restaurants, laundries, and hotels all provided services and goods for city residents and businesses. The entire area south of Broadway from the water to the east was a large commercial center for the city (Crawford 1996:6; Lia 1992:2) (Photo 4).

Businesses anticipated the creation of a much needed railroad line that would link San Diego to Arizona and then eastward across the southern part of the United States. It was believed that such a line would encourage the exchange of goods between the West and East Coasts of the United States through Yuma. In 1905, the Southern Pacific Railroad desired to break the Sante Fe Railroad's monopoly. Southern Pacific Railroad officials approached sugar magnate and San Diego businessman, John D, Spreckels to act as the "front man" for an operation that would build the railroad from San Diego to Arizona. Although the San Diego and Eastern Arizona Railroad would not be completed until 1919, railroad line and commercial advantage speculation drew local businessmen to the Centre City East area (Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:2).

By 1906, three piers had been constructed in the Centre City East area. One was located at the foot of 6th Avenue, called the San Diego Lumber pier, one at the foot of 7th Avenue called the Sheldon pier, and one at the foot of 9th Avenue called the Bailey Pier. These piers, connected to various railroad spurs, enabled warehouses and commercial enterprises in the vicinity to receive goods from other parts of the nation and world. The railroad spurs themselves extended onto the piers, and goods were unloaded from ships, put on waiting boxcars, and taken directly to businesses, or put on one of the major railroad lines out of San Diego (Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:3).

Local companies took advantage of spur line use during the first three decades of the twentieth century. In 1909, the Western Metal Supply Company, located at 215 7th Avenue was constructed. Designed as an up-to-date modern building by Chicago architect Henry Lord Gay, the company produced "everything in iron and steel from carpet tracks to structural beams." Between 1910-1911, the Schiefer & Sons Warehouse was built on 8th Avenue. In 1911, the Simon-Levi Company building was erected at 7th Avenue and J Street in order to serve the wholesale grocery business. In 1912, development reached J Street. The Julian Produce Company, the Hotel Salem (formerly identified as Loring stationers), and the Enid Apartments were all constructed in that same year. In 1913, the Nason and Company building was

constructed in order to house the commission and wholesale produce enterprise. During this same year, the impressive Simon Levi Company Building was constructed on J Street, as were the Broderick Apartments. Finally, in 1922, the San Diego Ice and Cold Storage Company took over the Silver Gate Warehouse, located at 800-822 Imperial Avenue and established "one of the finest plants in the city." The company claimed that it was "located at the heart of the industrial district," and had "excellent shipping facilities afforded by spur tracks to the San Diego and Arizona and Sante Fe railroads as well as to the waterfront" (Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:3).

During the 1920s, many San Diego businesses flourished in the Centre City East area. In 1921, the San Diego Broom Works Building was constructed on J Street. Three years later in 1924, the Showley Brothers Candy Factory was constructed at 305 8th Avenue. In 1926, the Ballinger Company warehouse was built at 944 K Street. In 1927, the Levi Wholesale Grocery Building was constructed at 330 8th Avenue, as was the Wheelworks Building on J Street. In 1928, the Qualitee Dairy commercial building was erected. Despite the fact that the Centre City East area of San Diego was affected by the Great Depression during the late 1920 and early 1930s, this area in general continued to benefit from new development. In 1930, the San Diego Gas & Electric Company constructed the San Diego Company Office Building on l0th Avenue. In some instances, however, businesses closed. Structures were left in a state of disrepair as some businesses migrated to locations north of Broadway (Lia/Brandes 1989:4; Lia 1995; Lia 1999:3).

The Second World War affected the Centre City East area as it did the entire country. A surge of activity occurred in the Centre City East area. Very few structures were constructed during the war years, and although little new construction took place during the early 1940s, many of the Centre City East buildings were drafted into service. The Schiefer & Sons factory, located at 371 8th Avenue, was used by the Standard Parachute Corporation from 1941-1945. Although no longer in existence, the Standard Parachute Corporation also used the building located at 304 11th Avenue as a supply stockroom from 1943-1948. In addition, the San Diego Machine Company, an airplane parts manufacturer, operated from 345 15th Avenue between 1934-1958. During the war years, the San Diego Gas and Electric Company had all new utility extensions put on hold, since copper wire and steel pipe were in short supply (Lia/Brandes 1988:4; Lia/Brandes 1989:4; Lia 1995; Lia 1999:4).

During and after the Second World War, as suburbs developed, many businesses relocated to newer communities where land was cheaper and buyers more plentiful. The amount of people residing in the Centre City area also declined, resulting in less local support of goods produced by the downtown businesses. From the late 1970s to the present, Centre City East has slowly become revitalized with the development of the Gaslamp Quarter, which has brought new businesses and life into the old industrial area. (Crawford 1996:6-7).

In 1999, portions of the Bayside and Centre City East areas were included in the cultural resources study prepared as part of the *Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments.* As a result of the 1999

study, one of the sites included in the original November 1988 Centre City East Survey were designated by the City of San Diego Historical Resources Board.

East Village Historic Photos

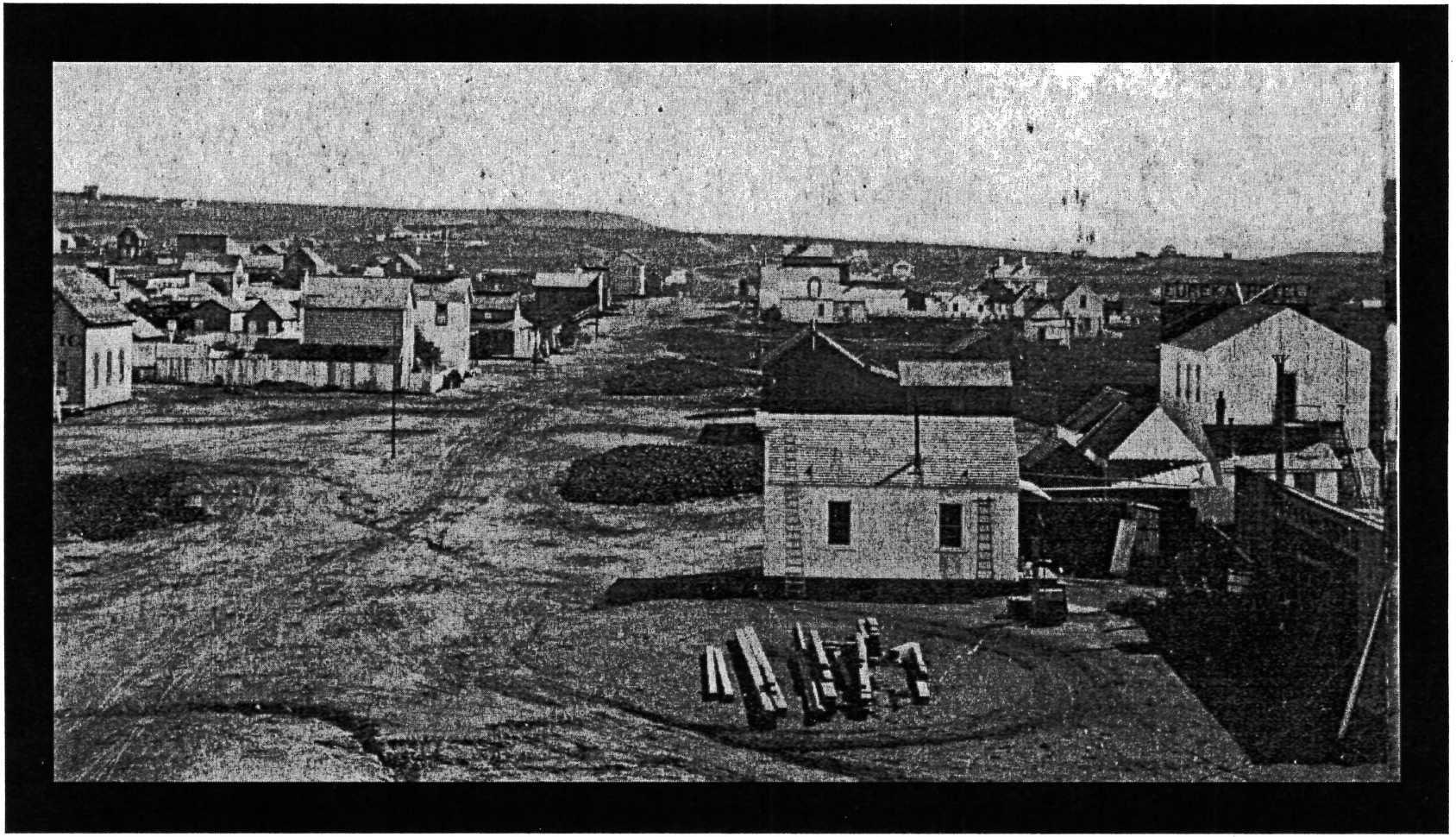

Photo 5. 6th & K looking East 1873

East Village Historic Photos

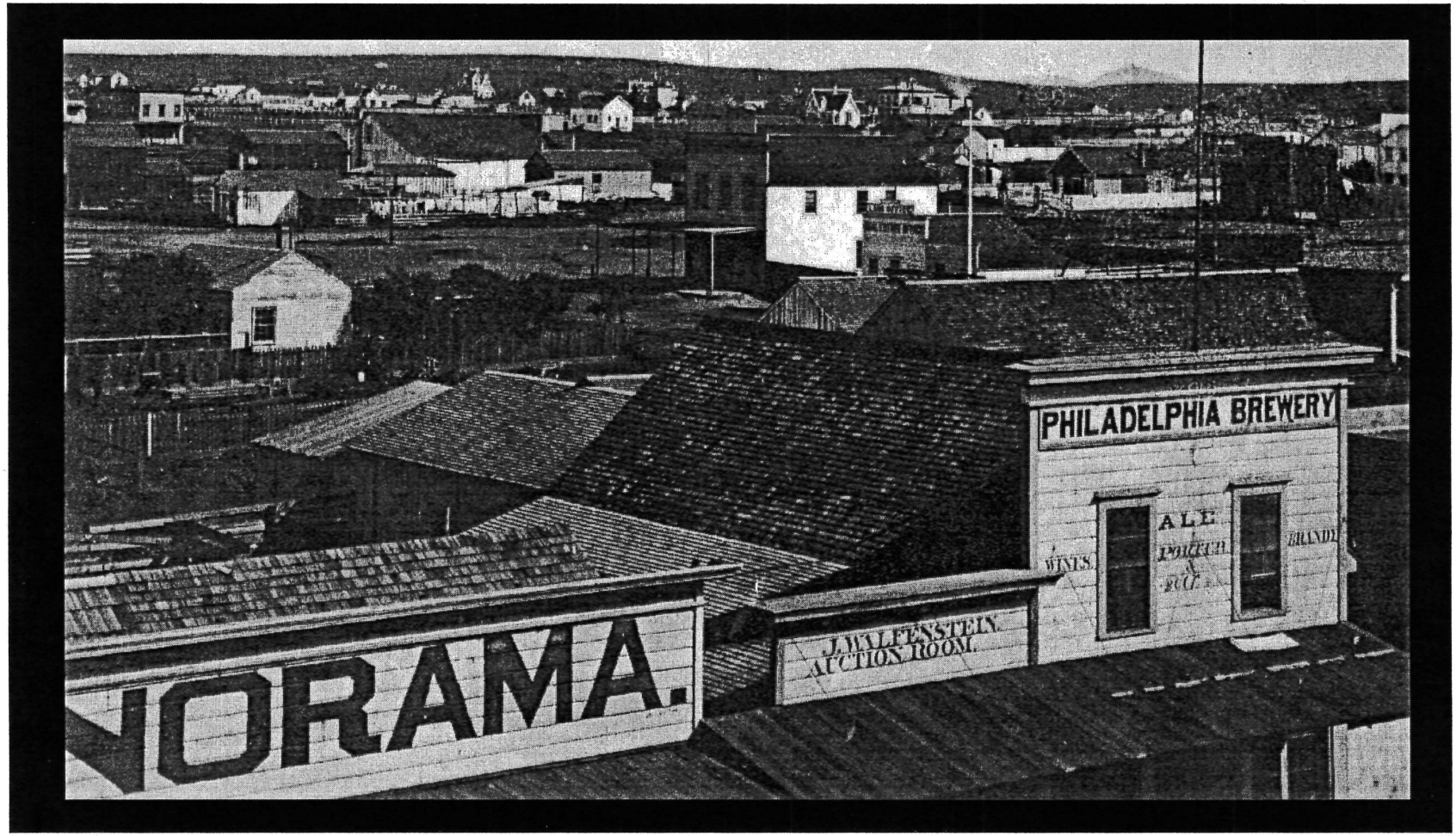

Photo 6. 9th & B looking Northeast 1870s

III. EAST VILLAGE HISTORICAL CONTEXTS

1. Residential Development Patterns

The purpose of this historic context is to recognize early residential patterns in San Diego's East Village area prior to 1930. Included in the study are single and multi-family residences in a variety of income brackets, including large, high-style Victorians, middle class Victorians and working class Victorian cottages. Modest Progressive Era duplexes and apartments, as well as high style hotels are also represented in the study, whose period of significance is roughly late 1870s to 1930. The context was developed by examining and comparing Sanborn Maps for East Village from 1887, 1888, 1906 and 1921 for residential development patterns over the 50 year period of the study. Where possible, maps were cross-referenced or augmented with historical photographs, published and archival materials noted in the bibliography.

A. Residential Patterns prior to 1887

The earliest Sanborn Map, dating to 1887 (Appendix A: Maps 4A & 4B), shows downtown commercial activity clustering along Fifth Avenue between D and I streets. The St. James Hotel at the northeast corner of Sixth Avenue and F Street is clearly the most prestigious short-term living experience in East Village. Seven smaller residential hotels, alternately described as "hotels, lodgings, or boarding" establishments, are scattered about the neighborhood, mostly within a block or two of the emerging Fifth Avenue commercial spine. The main exception is a clustering of modest lodging establishments around the intersection of 7th Avenue and K Street, presumably for people working in industries located around the harbor, like the lumber yard, gas works or grain and produce yards.

a) Property Type: Single Family Vernacular (Folk National Style)

Wooden single-family dwellings make up the majority of structures outside the Fifth Avenue commercial core and the industrial node around the Fifth Street wharf. The building footprints are boxy and of rather modest size, indicating that the buildings are utilitarian in nature with minimal architectural refinement. The buildings are widely scattered, with many platted but still undeveloped lots between them. Historic photos testify to the frontier nature of the city prior to the coming of the railroad (Photo 5). The primary building material, wood, was shipped down the coast in great lumber rafts and milled locally at San Diego lumberyards. Although mass production methods identified with the Industrial Revolution was resulting in fancy band saw Gothic Revival trim, Victorian cutwork shingles, or Eastlake-influenced lathe-turned posts in more prosperous parts of the globe, this architectural embellishment not highly evident in this first wave of San Diego building.

The most common façade treatment for commercial lodgings, characteristic of most Western frontier towns, is a flat parapet false front extending above the roofline (Photo 6). The façade extension functioned as billboard space for painted lettering to identify the business located within. A shed-roof extension supported on simple square posts shelters the front of these buildings, often covering a raised board sidewalk. None of these buildings exist today.

For single family dwellings, a simple front gable faces the street, either as a latent nod to the Greek Revival or purely a utilitarian gesture to shed rain (Photo 7). A variation on this form is the front gable with perpendicular side wing, where the wing often sports a full or partial porch covered by a shed roof. Over time and as dictated by necessity, these simple houses incrementally added single story extensions off the rear elevation for ancillary functions. Medium pitched front or side gabled roofs, or hipped roofs with shallow open eaves are characteristic of these modest one and two story dwellings, while flat roofs predominate on the commercial blocks. Vertical double-hung windows prevailed, featuring one-over-one, four-over-four or six-over six light panes.

Earlier milling favored wide boards (approximately 6 inches) with deeply grooved one-inch channels on the upper horizontal edge that locked into the board above it with a tongue and groove or rabbeted edge. When the upper part of the board had a concave curve, this treatment was known as "rustic" or "German" siding. Alternatively, board and batten siding, popular with Gothic Revival vernacular, was used. This treatment consisted of long vertical boards whose seams were covered by thin wooden strips known as battens. Horizontal shiplap siding, where the top and bottom edges were joined by a close fitting rabbeted or lapped joint, was also used.

Vernacular houses influenced by the Greek Revival feature raked molding with eave returns, corner boards and flat or pedimented cornice molding over the windows (H. T. Christian House, 1872), while Gothic Revival influenced vernacular sported cutwork vergeboards and simple spindlework porches (W. R. Norris Speculative House #3, 1872-1887). Italianate-influenced vernacular was distinguished by brackets at the eaves, windows and door trim (Edmund Wescott House, 1881; Norris House, 1880-1890). The Judson Property (c. 1900) is either a late example of the simple 1870s vernacular house, or it is mis-dated due to inadequate records.

This a-stylistic residential vernacular continued in San Diego for very simple, small workers cottages through the turn of the century, with the main differences between periods coming in siding and window treatments. Residential vernacular prior to 1887 is extremely rare in San Diego and its integrity can be expected to be fair to poor, as explained below. Prior to the railroad, the town was small with little economic activity. Although a building boomlet occurred between 1869-1873 associated with platting of New Town and Sherman's Addition, it soon fizzled and almost nothing remains from that period today. Local lumber was scarce and imported wood was valuable, so wooden buildings were moved, recycled and recombined into other buildings. Many burned or succumbed to dry rot, termites and other types of wood deterioration. Because of their humble construction and utilitarian value, wooden vernacular buildings were not considered "architecture," so a once common property type that characterized East Village's foundation vanished with little fanfare.

B. Residential Patterns in 1888

By the late 1880s, the railroad had greatly influenced the city's physical expansion and prosperity. The 1888 Sanborn (Appendix A: Maps 5A & 5B) shows development in East Village extending from 13th Street to 17th Street, with infill beginning in the westernmost lots platted as part of Sherman Heights in 1869. Out of approximately 120 blocks in the study area, only four have no development. Dwellings continue to be of modest scale and simple profile, particularly

East Village Historic Photos

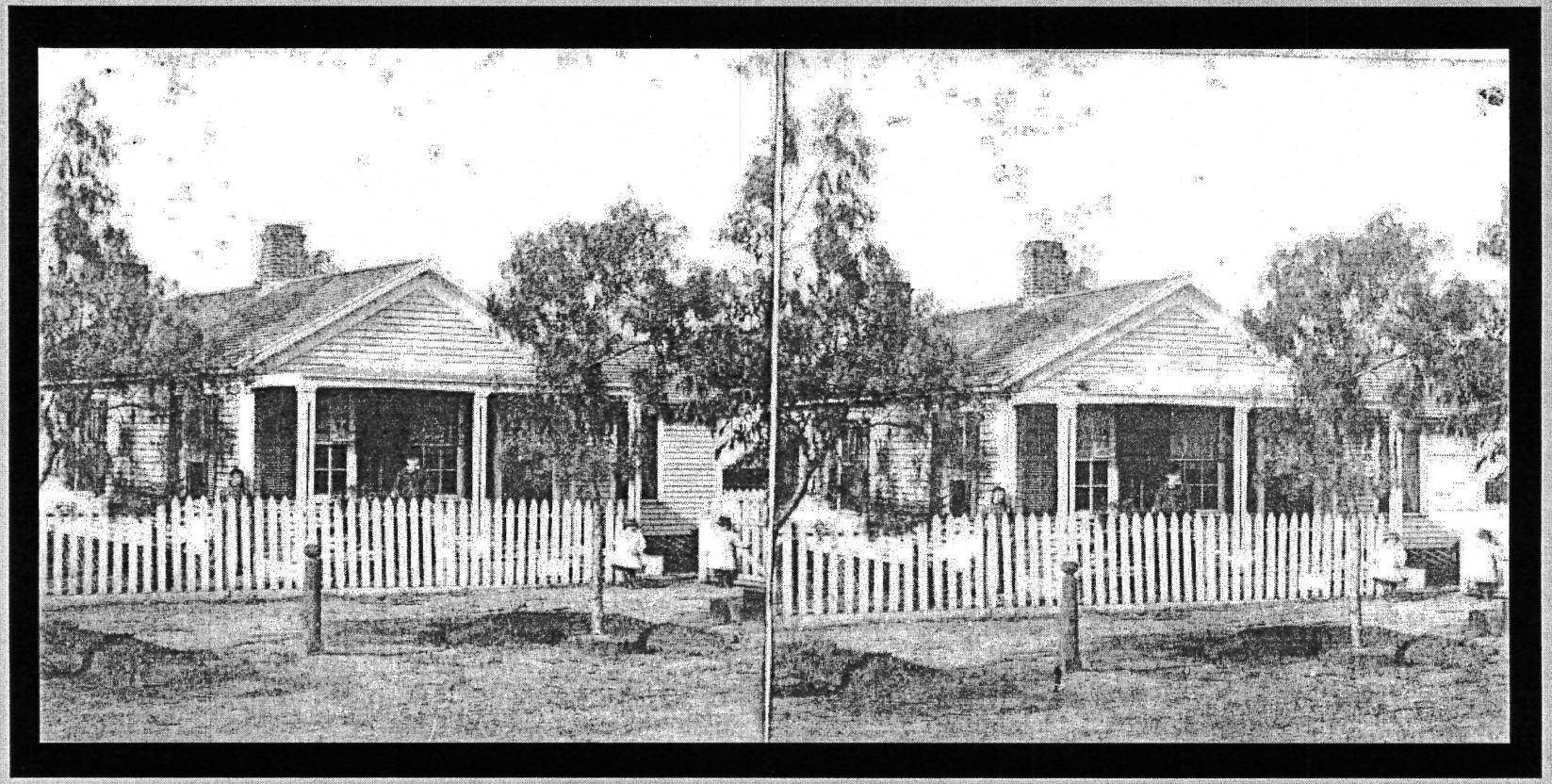

Photo 7. 1870s Cottages

East Village Historic Photos

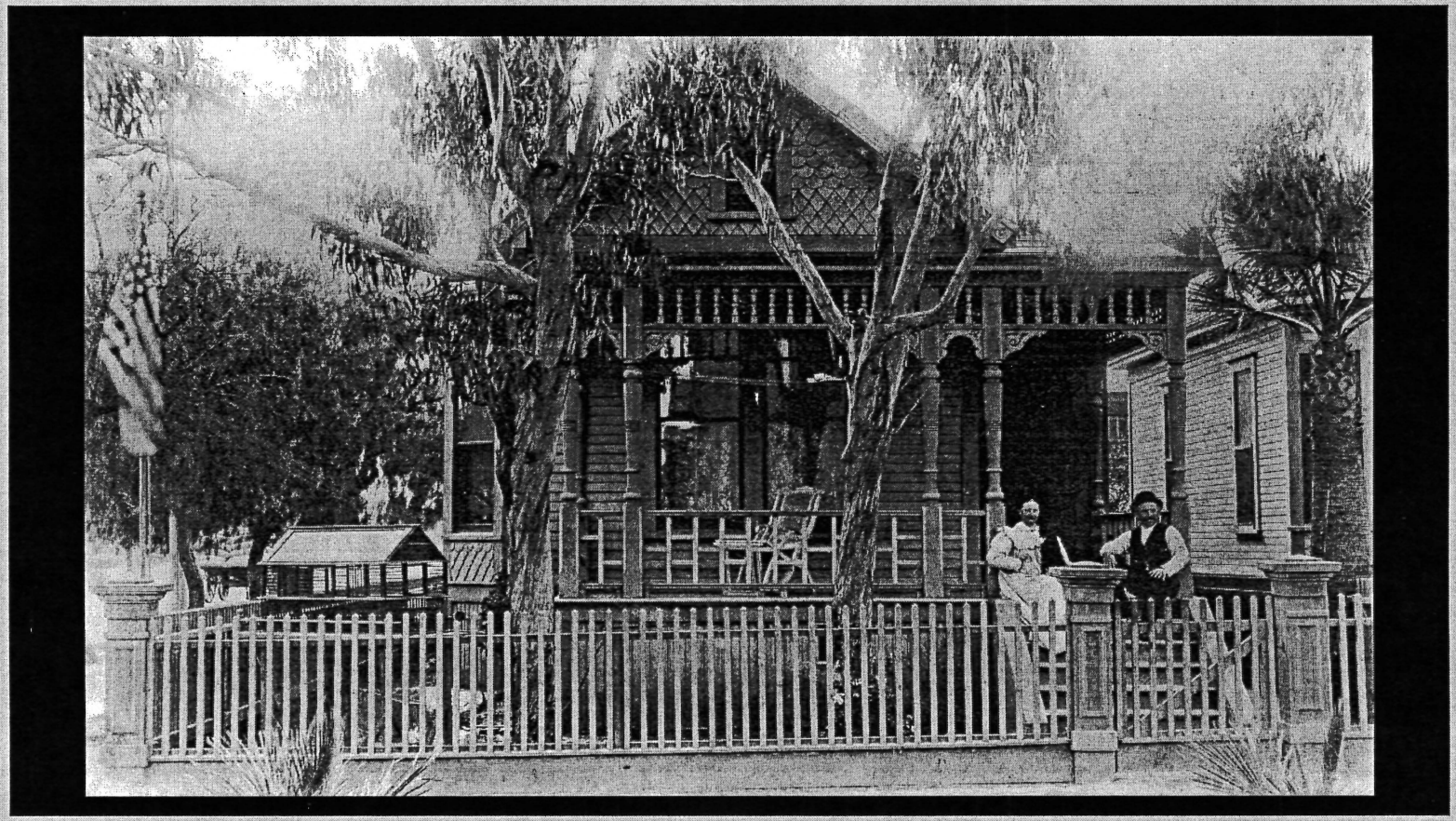

Photo 8. 1880s Victorian Cottage

below I Street, where blocks H 136 and H 149 feature a number of tiny cottages on single lots. Duplexes also begin to make an appearance. This was often an opportunity for middle class individuals to invest in real estate by living in one unit of the duplex, while renting the other.

Opportunities for boarders proliferate, especially in the four blocks adjacent to the intersection of 7th and K Streets, where a number of rooming houses were located. The city's population spurt is also reflected in the densifying commercial node along Fifth Avenue. Ten hotels now cluster within a block of this commercial spine, while rooms for rent occupy second and third floor spaces in many business blocks. Buildings identified as apartments now cluster along 7th Street, interspersed with hotels, while boarding and rooming houses continue to intermingle with single-family dwellings and the new duplexes east of the commercial area. Representative of this type of housing arrangement are The Tourist (1881) and the Joseph Ireland Building (1888), both mixed-use buildings with commercial space on the ground floor and rooming accommodations above.

a) Property Type: Single Family Folk Victorian Cottages

With prosperity, architectural styles become more elaborate. The popular Queen Anne Revival and Eastlake Victorian styles join the earlier Italianate trend, with the Gothic and Greek Revival styles waning in popularity. These High Victorian styles feature asymmetrical massing with turrets, bay windows and corner-wrapping porches, as well as elaborate cutwork shingles and spindlework porches. Two buildings in the East Village Study area, the Bay View Hotel (1889) and the Sheldon House (1886) are exemplary representatives of High Style Queen Anne Victorian.

Folk Victorian cottages retain the simple massing of the earlier vernacular houses, but add Victorian details, particularly in the gable, porch and window treatments (Photo 8). This is due to modest budgets and narrow city lots that reduced the desired picturesque massing of high style examples to the more visible street frontage. The Norris Rental (1887), for example, features asymmetrical massing, scalloped shingles in the gable end, and coupled one-over-one windows, while the Porter Long House (1894) and Rood Rental (1887) sport the characteristic three-sided bay with elongated sash windows. Spindlework porches are increasingly rare in San Diego, as many have been lost due to weathering and time. Fortunately, several properties in the study area still retain their ornate turned porch posts, if not the associated cutwork bracketing, spindlework friezes and ladder railings. These include the Morse House (1887), the Porter Long House (1894) the residence at 1321 C Street (1887) and the Olsen House (1890).

Once the predominant cultural landscape in East Village, Folk Victorian cottages are now rare due to land use conversion associated with economic development. They are significant because they represent the typical accommodations of laborers whose economic contributions to San Diego's industrial base have been historically overlooked. Their expected integrity can be anywhere from good, if recently rehabilitated to poor, if neglected by time and deferred maintenance.

b) Property Type: Pyramidal Roof Cottage

The pyramidal hipped roof vernacular house has a very long life in America. In San Diego, they appear in the earliest photos as simple wooden cubes with pyramidal roofs. By the late 1880s, the

roof hip has been truncated and accented with ornamental ironwork, while turned porch posts, cutwork brackets, scalloped shingle siding and other modest Victoriana embellish the main façade. Examples in the study area include the Padilla House (1870s), Smith House (1887), the Olsen House (1890) and the Norris Speculative House #2 (1900). In the study area, these cottages are rare due to extreme loss of a once common property type. Their expected integrity is good to fair.

c) Property Type: Second Empire Houses

Two houses in the East Village Study area are rare representatives of a residential building style not common to San Diego. The Wright House (1882) and the Thomas House (1889) sport mansard roofs characteristic of the French Second Empire Style popularized during the reign of Napoleon III (1852-70). It was used extensively in American public buildings during the administration of Ulysses S. Grant (1869-1877), and found favor among the Gilded Era Nouveau Riche once architect Richard Morris Hunt returned from his studies at the Ecole des Beaux Arts in Paris and set up a fashionable practice in New York. The Wright House is a hybrid Italianate Victorian with a mansard roof over the porch, while the Thomas House is a rather late and very modest example of the Second Empire Style that was at its height in the 1870s and early 1880s. Its appearance in 1889 testifies as to how long it took fashion to arrive from Paris to the San Diego middle class. It is rare in San Diego.

d) Property Type: Dutch Colonial Revival House

The Johnson House, constructed somewhere between 1888-1906, is another example of a rare style in San Diego, the Dutch Colonial Revival. Originating in the Dutch Colonies along the Hudson River in New York, the Dutch Colonial style represents the brief period of Dutch exploration in the New World (1614-1664) prior to the arrival of the English. Because the English permitted feudal Dutch landholders, some of whom controlled large tracts along the Hudson, to retain their property, building traditions practiced by Dutch immigrants continued in the area through the early 19th century. The distinctive gambrel roof exhibited at the Johnson House originated around 1750. The main entrance of gambrel-roofed houses was centrally located on the long wall of the house. Although brick and stone were commonly used in the Hudson Valley, timber houses with double hung sash windows were more common on western Long Island. Also characteristic of the Dutch Colonial Style is divided door, developed to keep livestock out of the house while allowing in light and air.

The Dutch Colonial Revival is part of a larger American Colonial Revival movement that began in the 1880s and has continued to the present day. The revival began in the northeastern part of the country and eventually spread nationwide through the influence of architectural pattern books, mail order catalogues and popular literature. Although an early design for what would later become known as "Dutch Colonial" was published in *MacLagan's Suburban Homes* in 1898, it was East Coast architect Aymar Embry II, who is generally credited with popularizing the Dutch Colonial Revival Style. Embry designed several Dutch inspired houses beginning around 1905 and published a book entitled *The Dutch Colonial House* in 1913. Nonetheless, gambrel roofs were cheerfully mixed in with other stylistic elements by popular/commercial designers during the 1890s because of their picturesque qualities. It was not until the 1920s and 1930s that more "correct" Dutch Colonial Revival made its way into American residential design.

The Johnson House is most probably a representative of the earlier "picturesque" phase of the Dutch colonial Revival. Although its exact date is uncertain and a rather large front extension obscures its main façade, it is a very rare example of an unusual style, particularly for the West Coast.

C. Residential Patterns in 1906

The turn-of-the-century period is characterized by homeownership expanding to the working classes. Live-in servants were becoming less prevalent (especially for the middle class) and housing styles in general were simplifying under Progressive ideals of good government through universal suffrage and political reform. During this period, it was widely thought that many urban ills brought on by industrialization and unbridled capitalism could be resolved through elevating the lower classes into the middle class through home ownership. As a result, an unprecedented attention was given to housing design, production, and financing instruments.

In San Diego, the 1906 Sanborn Map (Appendix A: Maps 6A & 6B) reflects these wider national trends, as well as local economic recovery and continued urban expansion due to railroad-related in-migration. Population growth is evident in residential patterns that clearly reflect denser living conditions more characteristic of cities than of towns or villages. Hotels and boarding establishments have a diminished presence in East Village, while apartments or rooms-to- rent are now dispersed throughout the expanded business district between Fourth and Seventh Avenues. Many of these residential arrangements are located on the second or third floors of business blocks, strengthening the trend noticed on the 1888 Sanborn Map.

While single family residential development has spread eastward to 19th Street, representing incipient development in Sherman Heights, several blocks of sparsely developed land remain between 16th and 18th Streets. Conversely, many single family residences between 8th Street and 12th Street have been converted to multi-family accommodations, indicating an interest in living quarters within walking distance to the business center of the city. Less change is obvious south of I Street, where modest cottages continue to fill in previously platted parcels. The node of boarding houses at 7th and K, however, is no longer evident, reflecting both the eastward spread of the warehouse district and the rise of modest living arrangements elsewhere in the city.

a) Property Type: The Foursquare

By the turn-of-the century, the pyramidal hipped house is once again fashionable. The simplest examples are associated with a wildly popular residential building type know as the Foursquare, which was prized for evoking " massiveness and strength." Spread nationwide by pattern books and mail order catalogues, the Foursquare is characterized by a centrally-located front door, flanked by symmetrical window arrangements on both upper and lower floors. A full or partial porch, supported on columns or square posts is attached to the first floor. In San Diego, Transitional (Late Victorian/Colonial Revival details), Craftsman and Prairie style elements embellish typical Foursquare massing during the decades flanking 1900.

Because this is a major period of growth for the city, there is a good representation of this of the housing type in neighborhoods adjacent to East Village, like Sherman Heights, Golden Hill, South Park, North Park and Uptown. Integrity in most cases is excellent to fair, depending upon

regular maintenance practices and appropriate rehabilitation techniques. Within the East Village study area, both simple one-story cottages and two-storey single-family dwellings in Transitional styles (moving from Victorian to Craftsman) are found. They feature regular massing captured within a square footprint and pyramidal roof, but retain controlled asymmetry in details like bay windows. Window styles and rhythms also shift from paired tall and narrow sashes to triplets with a large, fixed center panes flanked by narrower sashes and wide, flat window trim. Classical details like dentil moldings and columns also pay homage to the Classical Revival popularized by the 1893 Columbian Exposition in Chicago. The Hiatt House (1902), Kreiss/Wilcox House (1906), Lee House (1908), and Smythe House (1908) are good representative examples of these trends.

D. Residential Patterns, 1921-1956

By 1921, residential patterns noted in 1906 have matured and taken hold across the East Village study area (Appendix A: Maps 7A & 7B). Residential quarters have been universally eliminated from the business core, now solidly covering 4th through 7th Avenues. Five hotels accommodate short-term visitors, many now arriving in San Diego by automobile to enjoy the area's sunny climate and sandy beaches. Below Market Street, warehouse/industrial uses have expanded eastwards to 15th Street, mainly on vacant land south of L Street. Although modest worker housing remains throughout the study area, commercial and industrial buildings are beginning to encroach on the earlier residential nature of the area.

By 1956 (Appendix A: Maps 8A & 8B), residential uses have been all but eliminated by the expanding commercial and industrial sectors. This wholesale land use conversion was aided by the city's zoning regulations and the aggressive accommodation of the automobile. Auto-related businesses and infrastructure, especially parking lots, consume substantial amounts of land once occupied by dwellings. Construction of the I-5 Freeway eliminated the remaining modest cottages on 18th and 19th Streets, and severed East Village's ties to Sherman Heights. Today, only a small vestige of the area's former residential character remains along 17th Street.

During the first decades of the twentieth century, a new property type, the apartment or apartment-hotel, enters San Diego. This mode of upscale communal living had a rich history in other parts of America prior to its appearance in Southern California. In general, as cities became more crowded and land values increased, housing options other than single family residences were necessary. To investors and speculators alike, apartment construction became increasingly attractive as a real estate investment, particularly in fast-growing areas. Its appearance in mid-19th century urban America responded to the housing needs of both ends of the economic spectrum—the poor and the affluent. To find affordable housing, middle class residents moved to the suburbs where land values were substantially lower. New transportation systems like horse cars, trolleys, and later the automobile, enabled middle class mobility. The rich and the poor, however, coped with rising land values by pooling their resources and modifying their housing preferences.

Much maligned substandard housing, known as tenements, accommodated those of limited means, while apartment living became the glamorous option of choice among society's well-to-do. By the 1870s, the convenience and advanced domestic technology of apartment living fueled

their rising popularity. World War I brought on social changes that lead to the greater independence of women and increased personal mobility, while technological advances in the first part of the 20th century revolutionized domestic life. Although the American dream of home ownership remained, the stigma of apartment living waned, particularly for middle class bachelors of both sexes, who found the apartment an acceptable, and hopefully temporary, solution. As a result, and with financing available at 70-90% in the 1920s, these strains blended together to open the door to a boom in apartment living that continues today. In sum, scarcity of land, economic opportunity and social changes all contributed to shifting housing preferences. A more detailed discussion of the history of both the tenement and the apartment in America follows. Much of this material was taken directly from the National Register Nomination for the East Portland, Oregon Middle Class Apartment Building Thematic Historic District cited in the Bibliography.

a) Property Type: The Tenement

Those on the lower end of the economic scale found traditional single-family housing unaffordable. In the 1830s, to accommodate the masses in this unregulated marketplace, landlords first built "double tenements." These were buildings 3-4 stories high with two families on each floor; a second building was then squeezed into the backyard, also 3-4 stories tall but with only one family per floor. Typically, these had a living room, a kitchen and two bedrooms and offered only a minimum of space, light and ventilation. Access to each room was via the central stairwell or by passing through the other rooms of the apartment. The average tenement in New York or Boston contained 65 people.

In the 1850s, landlords improved on the profitability of "double tenements" with the "railroad tenement." These were larger and more crowded. The railroad tenement was a 90-foot long solid rectangular block that left only a narrow alley in the back of the building. Of the 12-16 rooms per floor, only those facing the street or alley received direct light or air. There were no hallways, so people had to walk through every room to cross an apartment and privacy proved difficult. The open sewers outside that were usually clogged and overflowing, a single privy at best in the backyard, garbage that went uncollected, and mud and dust in alleys and streets made these environments unpleasant and unsanitary.

Recurring outbreaks of yellow fever, cholera, smallpox, typhoid and typhus, and their association with grossly unsatisfactory living conditions, alerted concerns for public health and housing reform. Accentuating the concern was the potential for the spread of these diseases to the upper and middle classes through the handmade products manufactured in the tenements. These included cigars, garters, paper flowers, boxes and other small items. *Harper's, Atlantic, Arena, Municipal Affairs, Scribners,* building trade journals and professional architectural and social work publications, as well as newspapers, all took up the issue of tenement housing and sanitation in the 1870s. The ideal solution was the promotion of inexpensive cottages in the suburbs, accessible through trolleys. Financial realities, however, precluded single-family housing for many, and so architects and planners sought new design options for apartment living.

Several professional journals and magazines sponsored competitions for alternative tenement designs. In 1879, *New York Plumber and Sanitary Engineer* announced what would be the most significant of these competitions. The editors specified that the tenement should yield the highest

economic return, while providing fireproofing, ventilation and sanitation. James E. Ware, Jr. designed the winning entry, immediately labeled the "dumbbell" because it had two narrow airshafts within a solid rectangular block. The *New York Times, American Architect* and others all criticized the solution as unsound, unhealthy and cruel. Yet, because of its high economic return, the "dumbbell" became an immediate success among speculative buildings and the prevailing model for new tenement construction.

The typical dumbbell tenement was twenty-five feet wide and ninety feet deep. Indentations 28 inches wide and 50-60 feet long broke the solid block. Entirely closed on all four sides and rising the full height of the building, these airshafts seldom met their stated purposes of providing air and light to inside rooms. Tenants on the upper floors often threw their garbage down into the shafts, where it was left to rot. The first floor usually contained two small shops, with bedrooms behind them and another apartment in the rear. On the other floors, there were two 4-room apartments in front and two 3-room apartments in the rear. The public hallway, usually unlit, contained the stairs and one or two toilets per floor. In New York, in 1893, over 800,000 people lived in these buildings.

b) Property Type: Apartments by Choice

At the other end of the economic spectrum were those who chose to live in apartments. In the United States, this chosen alternative to single-family housing dates to the last half of the 19th century. The first building designed as an apartment house appeared in Boston in 1855, designed by Arthur Gilman. It offered permanent residences for families and bachelors. The real beginning of the movement came, however, in 1869 when Richard Morris Hunt designed the Stuyvesant on Irving Place in New York. The 5-story building offered 6-10 room suites on the lower floors for a rent of $1200-1800 per year, while the top floor studio apartments rented for $920 per year.

Hunt imported the concept from France. It also came as a direct response to increased land cost that resulted from population density. Building a multi-family building allowed developers to make more money. A month before Hunt completed construction, the Stuyvesant was besieged with 200 applications. The building, which cost $150,000 to build, brought in a profit of $23,000 in the first year. The message to investors was clear. Returns of 10-30% stimulated investors. In New York alone nearly 200 sets of “French flats” were erected between 1869 and 1876. In Chicago, following the 1871 fire, 1,142 apartment buildings went up in a single year.

The notion of apartment living was sold on the basis of efficiency and unheard-of technological advances: the entrances and public spaces were sumptuous. Marble floors and paneling, crystal chandeliers, imported carpets, and walnut or mahogany wainscoting adorned public doorways, lobbies, staircases and elevator carriages. There were central hot-water heating, central gas mains for lighting and fully equipped bathrooms for each unit. Shortly thereafter, apartment buildings featured steam elevators with uniformed operators. Bathrooms became more elaborate with hot and cold running water, hand painted china basins, and hand carved shower stall screens. Architects experimented with electric generators, later connecting the buildings to the streetcar electric service, and installed central vacuum cleaning systems with nozzles in each room connected to a large pump in the basement; individual attachments could be used as hair dryers or reversed as dust collectors. To increase light and ventilation, subsequent designs grouped

apartments around a central courtyard with central corridors. The emphasis on efficiency resulted in some apartments separating the heat and discomfort of cooking and laundry from the living quarters with public dining rooms, kitchens and laundries. Some provided servants for serving meals and cleaning clothes. The cooperative services, technological advances and attention to public spaces made the apartment seem like one of the most advanced institutions in American society.

To the vast majority of Americans, any kind of shared dwelling seemed an aberration of the model home. It was felt that close proximity and shared facilities encouraged promiscuity. Because the proximity of the bedroom to the public spaces in each apartment was particularly worrisome, several architects experimented with interior staircases for two-floor units; but, the expense made it economically wiser to keep all the rooms on one floor. Many believed the reduction of housekeeping chores brought on by the efficiency of the apartment would lead to wifely negligence of duties toward home and children. Finally, for many Americans, the imitation of decadent European living patterns did not seem fitting for good American families.

Well into the twentieth century, the middle class attacks on apartments as inadequate homes continued. *The Ladies Home Journal* issued dire warnings of Bolshevik influence over American women exerted through the increasing number of apartments. *Better Homes in America* captured the sense of alarm when it reported to the 1921 National Conference on Housing that a child's sense of individuality, moral character, and intellectual efficiency could only develop in a private, detached dwelling. The apartment was blamed for the rising divorce rate, the declining birth rate, premarital sex, and the social and economic disparities between rich and poor.

As San Diego was settled primarily in the late 19th and twentieth centuries, it did not experience rapid growth until the first decade of the twentieth century. It wasn't until preparations for the 1915 Panama Pacific Exhibition began that the city's population created a market for apartments. Both individuals coming to work on the Exposition and visitors to the Exposition needed temporary accommodations, and the local housing market responded to the increased demand. Nonetheless, most of San Diego's early apartment buildings were fairly small—few rising to over two or three stories. Simple wood-frame buildings with anywhere from six to twelve units were the norm. By the 1920s, many so-called "apartments" or "apartment-flats" were really converted single-family residences, with few special modifications to accommodate increased densities. Truly, apartment living in San Diego was a "cottage" industry, with many apartments resembling oversized single-family houses. Even the larger buildings (20-50 units) were rather unspectacular in appearance, indicating their builder/contractor origin, rather than an architectural pedigree. Within the East Village Survey Area, the Hamilton Apartments (1886, 1907), Carper Apartments (1913), Menke Family Apartments (1915) and Norris Cluster Apartments (1913) are characteristic of this local trend. Downtown San Diego was once home to hundreds of these small scale apartments, but most have either been demolished or altered, including several in the current survey. Consequently, expected integrity in remaining examples ranges from good to poor. Like the once-plentiful single-family residences in East Village, the modest scale apartment house has experienced severe attrition.

For more substantial buildings, the terms "apartment" and "apartment-hotel" are regularly interchanged throughout this period. These terms indicated a more refined living experience,

with better-appointed private living quarters and shared amenities for residents and their guests. Because of their technological complexity and the gradual adoption of stricter building codes for multi-family construction, architects or engineers were often engaged in these larger buildings. With professional involvement, these buildings more closely mirrored popular architectural trends of the day than the smaller builder/contractor versions.

A good assortment of 1920s and 1930s apartment buildings adjacent to Balboa Park reflect the Spanish/Mediterranean and Art Deco/Moderne styles of those decades. Concentrated on Sixth Avenue and on Park Avenue, many were built for visitors to the 1915 Exposition who decided to relocate to San Diego as a result of their travel experience. Because land next to the park was very desirable, the economic conditions favorable to apartment building prevailed. Another San Diego location for upscale apartment buildings was Cortez Hill, where good ocean views and proximity to downtown created optimum economic conditions for multi-family housing.

In the Centre City Core Area Survey, the recently designated Francis Apartments (1909), Carnegie Apartments (1912) and Amelia Apartments (1911) are good examples of this property type. In the East Village area, the Italianate Style St. Anthony Apartment/ Hotel (1912) demonstrates the growing luxury afforded this emerging local lifestyle. The St. Anthony featured "amusement rooms, a sun parlor, steam heart, a ballroom and 'the latest improvements and furnishings including private baths and telephones in all apartments.'" Even more refined versions of the property type, including the Biltmore Apartments (1925) and the Munson Apartments (1929) are constructed in East Village during the later 1920s. Expected integrity for these architect-designed properties ranges from excellent to fair.

By the 1920s, tenements and boarding houses in East Village were waning. Very few tenements ever existed in the East Village area of San Diego, and boarding houses, although plentiful in earlier days, were decidedly dwindling by the 1920s. In most other urban areas, tenements were reserved for recent immigrant populations, especially extended families. San Diego's immigration was of a different, mostly Nativist middle class, nature. Many new residents arrived as individuals, without families in tow. They were accommodated in the numerous boarding and rooming establishments where meals were provided. Many families coming to San Diego were second or third generation Americans who originally lived in the Mid-West, or were retirees looking for sunshine in their sunset years. They could afford more upscale temporary accommodations provided by apartment hotels while searching for a new suburban home.

Even working class families could reside in very modest single family cottages, often stacked five or six to an urban lot, or tucked behind a primary dwelling at the lot's rear, rather than resort to tenement living. Although San Diego's abundant supply of vacant land facilitated affordable rental housing for working class families, recent research associated with both the Asian-Pacific and African American Thematic Historic Districts suggests that people of color had more limited housing options, especially during the period of segregation (1920-1950), when many African-American establishments were clustered around Front and F Streets. Specific East Village residential hotels like the Brighton, Carter/Vine, Clermont/Coast, Grant and Latonia were reserved for these immigrant populations through discriminatory regulations. Additional information on these properties will be available in the forthcoming *Downtown San Diego*

African American Heritage Study. In the survey area, the Workman Hotel (1912) is a good representative example of the working class multi-family property type from this period.

c) Property Type: The Bungalow

By the 1900s and well into the 1920s, one option for affordable middle class housing was the bungalow, a small single-family detached house with an emphasis on austere simplicity to promote efficiency and cleanliness. The bungalow was an expression of "democratic architecture" which meant good homes available to all Americans through economy of construction and materials. As expressed by Gustav Stickley, this approach to design could remedy almost every problem facing the middle class family, from lack of servants to the increased divorce rate. By creating a healthy home environment, it also addressed larger social issues such as crime, disease and civil disorder. This perspective was echoed by the *Ladies Home Journal*, with a circulation of 2 million.

The bungalow generally referred to a relatively unpretentious small house. They were one or one and a half stories, between 600-800 sf. Bedrooms were little more than bunk spaces. The kitchen fitted like a ship's galley, accommodating one person. The family ate its meals in a large central area, a combined living/dining space. Rarely did houses have a single-purpose room, such as libraries, pantries, sewing rooms and spare bedrooms.

Condemning decoration and ornament as collectors of dust and dirt, proponents of the new style argued for austere simplicity. Eliminating unnecessary housework, uncluttered space, and smooth surfaces was preferred. Instead of cornices with crevices which had to be dusted, painted stencils began to adorn living rooms. Walls often simply received coats of smooth, white plaster. On the floor were mats, throw rags and a novel product called linoleum. Kitchen walls called for washable tiles or less expensive enameled sheet metal. Materials for walls, floors and ceilings were to be easy to clean and restful on the eyes.

Built-in conveniences abounded: Bookshelves and cabinets in the living room; fold-down tables, benches and ironing boards in the kitchen, medicine cabinets in the bathroom and more closets throughout the house. Venetian blinds replaced curtains in many houses. Rows of simple casement windows with small leaded panes eliminated the need for curtains at all.

These new and simpler bungalows did not necessarily cost less than the elaborate Victorian dwellings of a generation before. Interest in health and efficiency meant that a larger proportion of the construction costs—sometimes upwards to 25%—now went into household technology. After 1905, the bathroom was considered an essential part of the middle class house. At first, lead pipes were left partly exposed, partly from pride and partly from fear of trapped gases. By 1913, built-in bathtubs and sinks were on the market, making claw feet and visible pipes seem old-fashioned. The compact bathroom, its walls and fixtures gleaming white, became the mark of modernization.

The kitchen, too, was compact and carefully planned. It measured approximately 120 sf. One wall contained space for a Hoosier, with numerous wood drawers. New appliances stood center stage. The sink and drain board were of shiny white porcelain or enameled iron. An automatic

pump supplied hot and cold running water. A hood hung over the gas range to cut smells and cookware was intended to hang on the wall.

These changes in house architecture reflected changes in American lifestyle. The average number of children dropped to 3.5 by 1900, and many families only had one or two. Domestic production, such as quilts, home canning, and dowry linens, was disappearing. Formality was declining, with dining habits more relaxed. Family meals were less frequent and dinners had fewer courses. Entrance halls no longer served as a receiving area, while the parlor was viewed old-fashioned. With kindergarten and social groups such as Boy Scouts and Campfire Girls, the home also was no longer the center for training children.

Even with the reduced cost and size of the bungalow, for many, home ownership remained outside financial reality. In the 1920s, only 46% of all American families were homeowners. That figure was lower in metropolitan areas. An economic depression in 1921 aggravated the postwar housing shortage, limiting the number of new permits and increasing the price of housing that was being built. The average price of a new house rose from $3,972 in 1921 to $4,937 by 1928.

In San Diego, bungalows are very common throughout many of the communities neighboring the Centre City area. Their expected integrity varies, depending upon occupancy, use and maintenance practices. In the East Village Survey Area, several small bungalows are clustered along 16th and 17th Streets, where at one time they would have been part of Sherman Heights. Because of the transitional nature of this area, the integrity and condition of these properties varies. Only one bungalow, the J. W. and Mary Fultz House, located at 39 16th Street, has been proposed for potential designation by the HRB as a representative example of this property type in the survey area. This particular bungalow also happens to be located next to several other small Victorian cottages that have already been designated by the HRB for their contribution to the Sherman Heights cultural landscape.

d) Property Type: The Courtyard Apartment

The bungalow court and garden apartment, which appeared nationally in the 1910s, were additional efforts to provide decent, safe and sanitary housing. Developers promoted these apartment forms as modern living environments. They offered convenience, efficiency and simplicity of the bungalow to bachelors of both sexes, thereby freeing them from the constraints of domestic chores. In Southern California, working class families, retirees and artists were other demographic groups that enjoyed bungalow court living. With mortgages of 70-90% available in the 1920s, developers rushed to capture this multi-family market with an onslaught of new construction.

On the West Coast, one theory holds that courtyard housing originated in Pasadena during the first decade of the century by rather high-style architects, who designed the earliest bungalow courtyards to accommodate winter guests bored with hotel living. The grouping of "simple" free-standing cottages (complete with servants quarters!) about a common court allowed sophisticates to "rough it" in style. Built in 1909, St. Francis Court is considered the first bungalow court in the city of Pasadena. Its layout was possibly inspired by Eastern resort communities, where tourist cabins in the woods organized around a central courtyard provided a prototype. The

bungalows were furnished and equipped with "good furniture, oriental rugs, hangings, sliver, linen, kitchen utensils and such things." Rented either furnished or unfurnished, by the month, or by the year, these alternative tourist quarters included water, electricity and a gardener. Ultimately, one outcome for this mode of temporary housing was the motel. The successor to informal roadside auto camps, the motel modified the bungalow court design by converting the central common space to auto use. (Pasadena bungalow court architect Arthur S. Heineman registered the name "Mo-tel" with the Library of Congress in 1925.) The bungalow court flourished from 1910 through the 1930s, with construction virtually halting during the 1940s.

The tourist-oriented bungalow court concept rapidly spread to the common builder, who simplified, cheapened and proliferated it. The typology evolved during the first two decades of the twentieth century as a purely local response to climate, strong housing demand, an interest in indoor/outdoor living and a predilection for the free standing single family home. Originally, single-story units were informally grouped about a common open space. As the type evolved, the unique individuality of each unit became subsumed by the overall unity of the complex. Private living space and communal open space merged into a conceptual whole. As described in a 1912 article titled "New Idea in Apartments":

> The "community court" idea, or plan, consists of taking two, and sometimes three or more city lots, each about 40 or 50 feet wide and from 120 to 150 feet deep, located reasonably close to the business part of the city, and constructing on the plot thus created a number of up-to-date and modernly equipped cottages, or bungalows, through the center of which runs a sort of park-way, or court. Such plots of ground will allow the building thereon of from eight to fifteen of these little individual homes.

Eventually these complexes separated space into public, semi- public and private areas in a rather predictable formula, with variations dependent upon lot size, shape and terrain. The Bungalow Court Significance Statement for the City of Pasadena identified seven typologies: A) Detached Wide Court (Enclosed) (e.g. U-shaped); B) Attached Wide Court (Enclosed) (eg. V-shaped); C) Attached Wide Court (Open); D) Detached Narrow Court (Enclosed); E) Detached Narrow Court (Open); F) Attached Narrow Court (Enclosed); and G) Half Court or "L" Shaped. As city building blocks, these urban fragments often ingeniously solved site-specific problems, such as parking and circulation, as well as more general urban design issues, such as contextualism and continuity of the streetscape.

In the sprawling, low-density metropolis of 1920's Los Angeles, the Mediterranean Revival courtyard *parti* achieved a richness particularly appropriate to Southern California. Many highly-trained architects using historically correct massing and motifs inspired by the masterpieces of Andalusia began working with the typology in earnest. Others added architectural detailing like a baker adds frosting to a cake. Tudor, French, Egyptian, Moorish, Chinese and Shingle styling interchangeably graced facades of the Los Angeles courtyard apartments. Hollywood's influence is also responsible for the more theatrical flights of fantasy present in many of these complexes. Ideally, architectural massing, exterior motifs and landscaping created an instant sense of place and history in this young city that was formed in a featureless desert at the ocean's edge. Oasis-

like in its cooling shade, peace, privacy and exotically lush landscaping, the courtyard apartment provided respite from the heat, bustle and impersonality of a growing city.

Like Los Angeles, San Diego also quickly adopted the bungalow court apartment as a preferred multi-family alternative to impersonal high-rise living. Offering a compromise between single family and multi family living arrangements, the courtyard apartment flourished in our sunny Mediterranean climate. Early suburban neighborhoods like Uptown and North Park feature many fine examples of this property type. Two courtyard apartment complexes featured within the East Village Survey Area are recommended for HRB designation. The Morse Courts from 1924 represents the Craftsman aesthetic, with several tiny bungalows regularly arranged on a lot with limited landscaping. In the Pasadena lexicon, they most closely resemble Type E, the Detached Narrow Court (Open) typology. The 1956 Sanborn Map for this property indicates that the site originally had nine units arranged in three rows of three, with the units fronting on Market Street. Although the widest spacing occurs between the two rows towards the rear of the lot, it is difficult to describe this space as a landscaped "common area" characteristic of bungalow courts. Both today and as originally configured, the property more closely resembles low cost worker cottages arranged on the lot for maximum rent return than a typical courtyard apartment, so the property's inclusion as a courtyard apartment is open to debate. Nonetheless, the property is a good example of the typical approach to low cost, free standing worker housing in East Village. The 1940 Saliba Auto Courts present a streamlined modern version that fans out around a common area. Here the layout approximates Pasadena Type B, the Attached Wide Court (Enclosed) typology. Both properties are typical modest working class examples of the courtyard apartment dwelling in East Village.

In conclusion, the wide variety of housing options exemplified in the East Village study area reflect the small city atmosphere of early San Diego, before later 20th century land use transitions and city-imposed zoning transformed the area into today's commercial and industrial core. They are left over remnants of a residential cultural landscape that reflect what the city once was and are therefore worthy of designation under HRB Criterion A. These properties are found in Table 1 and Appendix A: Map 9 (both forthcoming).

TABLE 1 GOES HERE (FORTHCOMING)

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2. Commercial & Industrial Development

The Industrial Revolution profoundly affected the shape of the city. Changing roles in employment created an expanded middle-class that no longer wanted to live within the confines of the city. Suburbanization followed suit. The expansion of the city was seen as a natural evolution. In 1929, Earnest Burgess compared the progression of the city to a biological organism growing by subdivision, becoming more complex and specialized. As the population grew, it was thought the natural place for development was at the periphery. Transportation systems, first railroads, horse cars and electric streetcars and later the automobile, allowed people to move further out while giving them the ability to continue their employment in the city. Rail lines stretched across the metropolitan landscape converging on the central city. They encouraged and reinforced the center's dominance over its hinterland and at the same time facilitated decentralization of certain land uses from the central city, particularly housing. They started a pattern of suburbanization that was enhanced with the advent of the automobile. While rail lines and automobile pushed into the suburbs, the central business district continued to dominate the industrial and consumer economies; however, speculators eager to cash in, realized that small stores constructed along transportation routes could serve the burgeoning residential market by selling convenience items while saving the suburbanite a trip downtown.

A. Taxpayer Blocks

The speculator's building type of choice was the one-part commercial block, or taxpayer block, as it was known in many parts of the country. Taxpayers were widespread in the early twentieth century urban landscape. Typically located along streetcar routes and later auto boulevards, they were inexpensive to construct and their flexible design allowed them to be built with little consideration for the ultimate tenant. It was assumed that more dense urban development would naturally spread from the urban core along major arterial streets, making the land much more valuable in the future. Taxpayers were seen as interim investments; owners wanting to hold a desirable piece of land, rather than leave the property vacant, built taxpayers to produce an income sufficient to pay the property taxes and sometimes to produce a small profit.

As a building type they are distinguished by their flexibility. Typically they are distinguished by a one-story row of storefronts lining the street, although a common variant includes an additional story housing offices or apartments. Designed as a shell, they are easily adapted to a wide variety of commercial uses. Their modular plan was vital to their success; essentially rectangular boxes, or bays, additional units could be appended in any number needed in order to take full advantage of a parcel. Most were built in two and three unit configurations, although they were frequently made up of six units, and in rare cases, as many as ten bays could make up a single building. As they were built on speculation and the ultimate tenants were unclear, the flexibility of design made finding tenants easier than a building designed for a specific occupant.

The system of street facing bays is essential to the form of a taxpayer block. The flexibility of the bay system allowed a single business to occupy multiple bays, or several businesses to occupy one section each. The interior could be reconfigured with little effort. On the exterior, each bay is filled with large display windows and, in most cases, a door in the center. Doors can also be situated to either side of a bay, leaving the remainder for an even larger display. In some cases,

when a business occupied multiple sections, a bay may not have a door at all. A solid kick plate is located below the windows, often covered with decorative tile. Transom windows are typically positioned above the door and display windows. On corner lots, the bay system often continues around the side of the building with a doorway located at the corner, set on a forty-five degree angle. Many times a canopy is added to shade the storefront and shelter patrons from the elements.

These utilitarian buildings were constructed of inexpensive materials, often wood-frame, brick or clay tile and sheathed in clapboards or stucco. Most have flat roofs sloping to the rear of the building. Ornamentation is infrequent and not limited to any particular architectural style. If decoration was applied, it is typically limited to tiles below display windows, or an ornamental parapet. Although attractive, parapets also function as the ideal location for a sign. In most cases, taxpayer blocks are humble; however, in certain circumstances, additional detailing may have been added. This is particularly true for those found downtown, as well as in more upscale suburban areas. In these cases, taxpayers are dressed-up with the addition of cast stone elements, ornamental ironwork, decorative window treatments such as leaded glass, patterned brick and decorative stuccowork.

Taxpayer blocks were once a common part of the San Diego commercial landscape, especially in the downtown area along streetcar lines and major arterials. Today only a handful of this property type remains. Those that do persist are expected to have had alterations within the bay systems. The series of pilasters that create the bay system, as well as the decorative elements above the bays, are the primary features of the property type and it is important that they are recognizable. The window and door system configuration within the bays are a less important feature. Seven taxpayer blocks were identified within the East Village survey areas that retain sufficient integrity and condition to be proposed for designation under HRB Criteria C as representatives of a distinctive type, period and method of construction (see Table 4). One taxpayer block (109-113 C Street, College Inn) identified in the Centre City Core survey is also included here. All eight examples retain the bay systems and their ornamentation, and some, like 801-921 F Street, still maintain most of the original window and door configuration within the bays. Others, like the MacMarr Grocery Store (705 6th Avenue), Schiller Book Bindery (760-770 11th Avenue) and College Inn (109-113 C Street) have had changes that have been found to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

B. Auto-related Properties

The purpose of this historic context is to identify early commercial and industrial patterns associated with automobile in San Diego's East Village area prior to 1956. Included in the study are buildings used as auto maintenance and repair garages, storage garages, car painters, auto wreckers and car showrooms. The context was developed by examining and comparing Sanborn Maps for East Village from 1888, 1906, 1921 and 1956 for auto-related development patterns over the 70 year period of the study. Where possible, maps were cross-referenced or augmented with historical photographs, published and archival materials noted in the bibliography. Properties discussed in this section are listed in Table 2 and charted on Map 13 in Appendix A. They have been included in one or more East Village survey(s) in order to provide a robust picture of San Diego's adoption of the automobile and its impact on local commercial activities;

TABLE 2. East Village Combined Historical Surveys 2005
Criterion A: Auto-related Properties

Auto No.	Survey Name	Survey No.	Cleared By Staff	Street No.	Street Name	Property Name	Use
1	East Village	1	N	1531-1541	Broadway	J.F. McKnight Block	auto sales & service
2	East Village	14	N	1508-1544	E Street	Jerome's Furniture Store Buildings	auto sales & service
3	East Village	14	N	934-940	16th Street	Jerome's Furniture Store Buildings	auto sales & service
4	East Village	16	N	741	F St	Maryland Hotel Garage	garage
5	East Village	46	N	660	10th Ave	Southern California Telephone Company Garage	garage
6	East Village	35	N	906-922	Market St	Federal Motor Truck Company	truck company
7	Over 45	N/A	Y	1635-1647	C St	Yates Tire Company Building	tires
8	Over 45	56	N	1015-1025	12th Avenue	Ford Apartments/ Ford Motor Building	auto sales & service
9	Over 45	N/A	Y	843	10th Ave	Tenth Street Garage	garage
10	Over 45	N/A	Y	751	7th Ave	H.J. Goodman Garage	garage
11	Over 45	N/A	Y	753	13th St	Auto Exhibit & Wrecking Company	auto wrecking company
12	Over 45	N/A	Y	731	9th Ave	United States Post Office Garage	garage
13	Over 45	N/A	Y	640	10th Ave	J.V. Caldwell Auto Repair Building	auto repair
14	Over 45	N/A	Y	410	10th Ave	Kidd & Krone Auto Painters Building	auto painting
15	Warehouse	N/A	N/A - DEMO	837	Market St	Lawton's Car Hop Restaurant	car hop restaurant
16	Warehouse	N/A	N	452	8th Ave	San Diego Auto & Carriage Works	auto & carriage co.; auto-painting
17	Warehouse	N/A	N	415	14th St	San Diego Truck Company's Corral	truck company, corral, stables & garage
18	Warehouse	N/A	N	1205	J St	Auto Parts Warehouse	auto parts warehouse
19	Warehouse	N/A	N	340-344	7th Ave	Julian Warner Springs Trucking Line Depot	truck line depot
20	Warehouse	N/A	N	335	6th Ave	J.O. Hosman Garage/Marriott and Drummond Garage	garage
21	Warehouse	N/A	N/A - DEMO	301	10th Ave	Auto/Truck Paint & Metal Booth	auto repair & painting
22	Warehouse	N/A	N/A - DEMO	312	11th Ave	Desert Express, Inc Building	truck line depot
23	Warehouse	N/A	N/A - DEMO	304	11th Ave	Borderland Express/W.H. Gibson Express	Truck depot/express & garage

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however, due to severely compromised integrity of this property type, only a handful of the properties mentioned in this section are actually recommended for potential designation.

The internal combustion engine automobile had a tremendous impact on American culture, the spatial organization of American cities and the shape of individual buildings. The creation of mass auto ownership required major changes in infrastructure such as road improvements, construction of bridges, and later, the development of highway networks. The car caused changes in the built environment too, both through the introduction of new building types as well as the modification of existing forms. The relationship between buildings and the street also demanded changes.

Prior to the advent of Henry Ford's Model T in 1908, the automobile was a toy of the wealthy. Only a few American manufacturers attempted to build an inexpensive car for common man; most were satisfied competing with European imports for the urban luxury market. The relatively restricted availability of gasoline, as well as its high price and the need for mechanics knowledgeable in their repair, kept cars out of reach of most Americans. Geographically, the lack of good roads outside cities limited most early autos to urban areas, particularly larger cities of the East.

During the first two decades of the twentieth century, middle class suburbanites became increasingly frustrated with the crowds, slow service and high fares of the streetcars. The automobile provided an excellent alternative. Motorist could go anywhere they wanted at any time. And they could go farther and get to their destination faster. The increased popularity was furthered through higher wages and the lower costs that came with Ford's revolutionary technological advancement: the assembly line. The efficiency of the assembly line allowed Ford to cut the cost of the Model T from $950 in 1910 to $290 in 1924. Before long, the automobile became the primary mode of transportation in the United States, rendering carriages and streetcars obsolete.

The first automobiles appeared in San Diego around the turn of the century. John U. Widrin, owner of a bicycle repair shop, sold the first car in San Diego. By 1903 there were enough cars in town for the City Council to adopt ordinance 1269, limiting the maximum speed of an automobile in downtown to eight miles an hour. In 1905, the secretary of state was empowered to register and license motor vehicles, which provided a uniform statewide registration system. The first vehicle license issued in San Diego was to Clyde Adair, for the operation of a Rambler. Amusingly, the 1905 *City Directory* listed his occupation as a machinist and the next year as an "automobile operator."

Due to the rarity of automobiles, especially in the West, few businesses catered specifically to the car at the turn of the century. Early on, cars were maintained and repaired either by a chauffer in a private garage, or at a blacksmith, a carriage works, or other business catering to the horse and buggy trade. Few, if any, of these structures remain. By the 1920s, independent repair garages specifically serving the automobile had replaced earlier horse-based businesses. Buildings designed with the auto in mind started replacing older building forms. Gas stations, repair shops and auto dealerships--building types that didn't exist 20 years before--became increasingly common, especially along major arterial roadways.

As would be expected for such an early date, the 1888 Sanborn Fire Insurance Company maps do not reveal automobile related land uses in the East Village area. There were however a number of uses related to the maintenance and storage of horses and horse carriages. The majority of these uses were clustered in the two blocks bounded by Sixth and Eight Streets and I and H Streets (now Island and Market respectively), a block east of the city's major commercial street. The two blocks housed five blacksmiths, two carpenters, three painters (two of which were described specifically as carriage painters), a trim shop, an upholstery shop, wagon parts storage, two buggy sheds, a carriage repository and two carriage warehouses. Interspersed throughout were liveries, corrals and feed yards. Significantly, the San Diego Electric Rapid Transit rail line ran on H Street, past the area. Additionally, the public horse auction market was located immediately south of the site. A number of lodging houses and hotels were located nearby including the American, Commercial and Garibaldi Hotels. Scattered throughout the remainder of the East Village, there were at least thirteen other businesses (either described as liveries, stables or corrals) identified as related to the care and maintenance of horses.

By 1906, the East Village district supported at least four automobile-related businesses including two automobile repair shops and two stores selling feed as well as fuel (Appendix A: Maps 10A & 10B, forthcoming). The area also supported five bicycle shops. The number of carriage and horse-related businesses within the East Village increased substantially from what was noted in 1888. The maps also depict the San Diego Truck Company and Pioneer Truck Company, the latter owned by Roscoe Hazard. Although not specifically listed as catering to the car, many of the carriage-related businesses, as well as the bicycle shops, probably offered automobile maintenance and repair in addition their normal services. As seen in 1888, horse and carriage-oriented concerns continued to cluster in the two blocks bounded by Sixth and Eighth Streets and I and H Streets; this was also the case for the bicycle and automobile businesses in 1906.

By the 1910s, the automobile was in general use throughout Southern California. For the year of 1913, the Automobile Club of Southern California listed 4,811 cars registered within the County or one automobile for every 16.5 persons. Automobile ownership only continued to increase as time progressed. Throughout the 1910s, Colonel Ed Fletcher pushed for a link between San Diego and the new national highway system, even donating the wood to build the plank-road through the sand dunes in Imperial County. A review of the 1920-1921 Sanborn Fire Insurance maps shows a significant increase in auto-related industry in the East Village (Appendix A: Maps 11A & 11B, forthcoming). The most predominant feature was the number of auto-storage buildings associated with single and multi family units. In 1906 no such building existed and by the 1920s there were at least 60, many capable of housing multiple vehicles. These outbuildings were scattered throughout the East Village in no discernable pattern and appear mostly to have been added to rear yards of existent buildings.

In terms of businesses serving motorists, garages, either for service and repair or for storage, were numerous. Easily identified by the numerous garage doors and warehouse-like massing, they were typically single story buildings constructed of inexpensive materials with limited ornamentation (much like a taxpayer block). A number of storage garages were developed in East Village many in the vicinity of luxury hotels north of Market Street. Garages such as J. McInyre's and the Elite (both holding a maximum of 50 cars) and the Maryland Hotel Garage (holding 90 cars) were all located near the Maryland Hotel. Other garages devoted to vehicle

storage were found scattered throughout East Village like White's Garage, J.W. Freidan's Garage, Boylan and Gulick, Tanley Garage as well as Broadway and American Garages. Garages dedicated to maintenance and repair were also found throughout the region.

A significant grouping of auto businesses, particularly showrooms, was located on the block bounded by 15th and 16th Streets, Broadway and E Street. Known as the McKnight Block for the original developer J. F. McKnight, the entire block was devoted to auto sales and service. Three major automobile brands were represented on the block including Cadillac, General Motors and Studebaker and White Trucks. Each of these maintained a sales floor and service department. Davis-Overland and Chevrolet were also located nearby. The surrounding blocks hosted many other businesses offering services to motorists, especially auto repair shops, auto painters, tire sales and battery sales and reconditioning. The location of these auto-oriented businesses along Broadway and 16th was not accidental. By the 1920s there had been a shift in the commercial retail and banking industries moving to Broadway from Fifth Street (now Avenue). What was originally the northern boundary of the business district was now at the heart. Broadway had developed into a major east-west corridor that connected downtown with the mesa top suburbs to the north and the east of Balboa Park. From Fifth Street east, parcels that once supported residential uses were replaced by commercial speculation. A once contiguous neighborhood was divided by commercial uses. This was also the case to the south where commercial and industrial buildings encroached on residential parcels.

As the area transitioned from residential to commercial, auto-related businesses, which needed large parcels, took advantage of the burgeoning arterial, the proximity to the central business district and lower land costs found in the East Village. As a result, a significant portion of San Diego's auto industry located in the area, particularly east of 10th Street. Other auto-related businesses devoted to more offensive uses such as junkyards, auto wrecking, trucking companies, blacksmithing and paint shops were located south of Market Street. While the automobile had become the dominant mode of individual transportation by 1920, a few businesses in East Village still catered to dwindling modes of horse-related transportation. Sanborn maps show ten horse-related businesses, all located south of Market Street, including liveries, carriage works, feed yards and hay storage areas. Even before the advent of zoning in San Diego in 1923, industry was separating itself into concentrated districts.

Throughout the 1920s, downtown retailers continued to dominate the metropolitan scene; however newer shopping districts were beginning to emerge along Fifth Avenue in Hillcrest, University and 30th in North Park and Adams Avenue in Normal Heights. These smaller districts took some of the strain off the mounting parking dilemma in the downtown; however, by 1928, traffic congestion in the central business district could no longer be ignored. In April, the City Council adopted a new traffic ordinance (Ordinance 11650), which defined the central traffic district (essentially an area surrounding the business district) and outlined specific traffic rules for the district. The most significant aspect of the ordinance was the regulation of parking within the central traffic district. Following the ordinance, parking was limited to one hour between 8:00 AM and 6:00 PM and to two hours in the area surrounding the district. The hope was to decrease congestion by encouraging parking space turnover by limiting the allowable time shoppers, who arrived predominantly by car, could park on the street.

At the same time the city's engineers were trying to figure out what to do with the cars already in the city, other agents were working to encourage more motorists to visit the Silver Gate. In April of 1928, the Automobile Club of Southern California, in coordination with the San Diego Chamber of Commerce and other organizations, sponsored a motorcade from San Diego to Memphis, Tennessee. Part of the good-roads movement, the motorcade traveled what was coined the "Broadway of America Highway," with the purpose promoting the development of a transcontinental highway system and to publicize the Pacific Coast as tourist destination accessible to the motorist. Many of San Diego's most prominent businessmen participated in the motorcade, including Colonel Fletcher, J. S. McKean (rear admiral of the 11th Naval District) and Harry C. Clark (mayor of San Diego from 1927 to 1931). Ford dealer Walter M. Casey even donated a new Tudor Ford sedan to the Chamber of Commerce for the trip.

The new ordinance regulating parking in the central traffic district had little result. Midway through 1929 the five-story Adair Garage opened at "A" and Seventh Streets, next to the Fox Theater. The 300-car capacity facility couldn't have opened at a worse time. As with the rest of the nation, the market crash of October 1929 had an enormous effect on the economy of San Diego. The rapid growth of the prior decade dropped significantly with the onset of the Depression. Business failure and unemployment was extensive. With tenants hard to find and rents dropping rapidly, property owners looked for a way to secure the maximum return with only modest improvements. The answer: scrape the existing building and replace it with a parking lot. The downturn in San Diego reached its lowest point in 1934 and by 1935, the economy started to turn around.

East Village, by 1956, had been completely transformed into a commercial and industrial landscape (Appendix A: Maps 12A & 12B, forthcoming). Only remnants remained of the area's residential past. It had also been changed into environment wholly subservient to the automobile. Maps reveal Broadway now completely lined with commercial structures. And most importantly, there was plenty of room for the auto in off-street surface parking lots. Most lots were located immediately adjacent to businesses, either to the rear or the side. This was the result of tactics used by property owners during the Depression, as well as enlarged demand brought on by increased automobile use among the expanding middle class. Parking lots were scattered throughout East Village in no apparent pattern. In most cases, whole parcels were cleared and covered with asphalt, replacing mostly housing. In total, more than ten city blocks were given over to parking by 1956. The design of buildings was also changed to accommodate the car. Buildings were pushed back from the street to leave as much room as possible between the road and the front door for parking. Large signs were added to draw customers who arrived solely by auto. Streamline forms, mimicking those of cars themselves, further added to the auto-centered landscape. Within the East Village Study Area, the E. Harris Grocery Store (1925), Todd's Market (1947) and the Davidson Furniture Store (1940) exhibit streamline design characteristics influenced by the automobile. These include long horizontal lines, window walls of plate glass protected by cantilevered horizontal canopies, and blade or fin signs oriented toward the motorist.

The node of automobile dealerships noted earlier at Broadway and 16th Street was expanded to include most parcels fronting Broadway from 16th to 12th Avenue. There were at least fourteen businesses selling cars, including Chevrolet and Ford, as well as a number of used car

dealerships. Most of the new dealers along the strip employed an updated design in dealerships; service bays, parts storage and office space were kept to the rear of the lot, leaving the frontage free for cars to be shown in a lot that lined the street.

Other patterns previously noted had changed by the 1950s. While in the 1920s maintenance and repair garages were found throughout East Village, by 1956 most were located near the Broadway auto-strip. The number of gas and service stations increased to at least 20. While Broadway had become the principal commercial thoroughfare, Market Street emerged as a major industrial arterial. With the City's industrial sector expanding south of the Market, the roadway became the boundary between the commercial area to the north and the industrial uses to the south. In 1956, the road supported a carhop restaurant, five tire shops and no less than nine gas stations. Businesses devoted to more offensive uses, such as junkyards, auto wrecking, trucking companies and paint shops, continued to locate south of Market Street.

a) *Property Type: Automobile Showrooms*

Early showrooms were basic affairs, often simply a corner in a hardware store. As the auto increased in popularity, changes were made in the way they were merchandised. By the 1920s, architects were being hired to create buildings specifically designed for the requirements of retail auto sales. Most buildings consisted of two or more levels housing the company's sales floor, inventory and service areas. Architectural styling and ornamentation was concentrated on the showroom portion, particularly around formal entrances. Large expanses of plate glass windows were the dominant feature of the primary façade. High ceilings, waiting rooms and decorative floors distinguished interior showroom spaces. The interiors of the services areas were characterized by bare concrete floors, exposed walls and roof trusses and skylights.

The J.F. McKnight Block is a good representative example of an early auto showroom. The building featured a showroom fronting Broadway with a service department, accessed via 16th Street, located behind the sales floor. Designed by the San Diego architect Eugene M. Hoffmann for Studebaker and White Trucks, the building featured a stucco façade with large plate glass windows along the Broadway and 16th Street. These elevations allowed passersby to view cars in the most up-to-date showroom. A cantilevered marquee highlighted the entrance. Above this, the second floor sported three bays of multi-light windows. Ornamentation was modest with a simplified geometric Mission Revival parapet and decorative tile work bands.

A few blocks west of the McKnight Block is a later Streamline Modern version of the auto showroom. Walter D. Teague, the noted industrial designer responsible for the Ford Building in Balboa Park, as well as the famous porcelain-enameled metal-clad Texaco box gas stations, is believed to have designed this building. Located on the corner of Broadway and 12th Avenue, suburbanites returning home from the central business district were offered views of the newest Ford models through the glass expanses of the corner rotunda. The building's surface was covered in smooth stucco and cool black tile. Large display windows on Broadway continued around the corner onto the 12th Street façade. The entry on 12th Avenue seemed to float within the black vitrolite glass. The ribbon windows of the second story were accentuated with flow-lines suggesting motion. The northern portion on of the 12th Avenue façade housed the service department.

b) *Property Type: Automobile Garages*

Early on, gasoline, routine maintenance and major repair, as well as sales, occurred in a variety of buildings. Blacksmiths, livery stables and carriage works typically provided repairs for motorists. Gas was sold through hardware stores and feed suppliers. Independent garages offering service became common in the 1920s. These buildings were very simple affairs, often little more than a shell to protect the mechanics and vehicles from the elements. Typically single story buildings, they were constructed of inexpensive materials and had limited ornamentation. They are easily identified by the numerous garage doors and warehouse-like massing. Most had unfinished interiors exemplified by concrete floors, exposed interior walls and roof trusses. Most had electric lights to supplement skylights; however they usually didn't have power or heat. Exteriors were simple: decoration was limited to little more than a parapet to hide the gable roof. Most of the garages in East Village maintained a simple Mission Revival style, which was easily accomplished through the application of a curved or stepped parapet, a coat of stucco, and decorative tiling. The J.O. Hosman/ Marriott and Drummond Garage (c. 1920), the Tenth Street Garage (c. 1925-1926), the Kidd & Krone Auto Painter Building (1925) and he H.J. Goodman Garage (c. 1925) are all good representative examples of this trend.

Within the East Village survey area, six properties related to automobile sales, service or storage are being brought before the Board; however only five are noted as potentially eligible for designation. The sixth property (Federal Motor Truck Company) has had significant alterations, compromising its integrity and is therefore recommended for Note and File. Potentially significant properties include three auto showrooms (J. F. McKnight Cadillac & Studebaker, G. M. Truck Sales & Service and the Ford Motor Building) and two garages (Maryland Hotel Garage and the Southern California Telephone Company Garage). Other properties discussed in this context statement have either been cleared by staff due to severely compromised integrity, or are part of the Warehouse Thematic District and will be brought to the HRB shortly.

In conclusion, although auto-related properties were once widespread, relatively few remain. Many have been demolished to make way for new development while others suffer from years of neglect. The two remaining showrooms demonstrate both an early example (McKnight Block) and a mature form (City Ford) of the indoor auto dealerships. This property type offers insight into the introduction of what was a new mode of transportation in the early Twentieth Century. It also serves as evidence of the important role retail automobile sales businesses played in the economic development of San Diego. Independent garages supplied the maintenance and repair needs of motorists and represent a new business type that grew out of the introduction of the automobile. Both property types are significant in revealing the increasing importance of the automobile as America's favored method of private transportation from 1900 to 1956. Those remaining auto-related buildings are the remnants of a commercial landscape reflective of the City of San Diego in the first decades of the Twentieth Century and are worthy of designation under HRB Criterion A.

IV. SURVEY FINDINGS & STAFF RECOMMENDATION

The complete survey findings are located in Table 4 at the end of this section, where the consultant recommendation is found in the column titled "Lia Rec." and the HRB Staff recommendation is found in the column titled "Staff Rec." A summary comparison of the two reviewer's recommendations is found in Table 3.

Table 3. Comparison of Survey Results

OHP Status Code*	3S	5S1	5S2	6Z	7
Consultant Recommendation	3	29	7	32	14
Staff Recommendation	10	0	59	16	0

*California Historical Resources Status Codes, published by the State Office of Historic Preservation (OHP), are used in this survey. OHP status code interpretation follows below:

3S Appears individually eligible for the National Register or California Register through survey evaluation.
5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
6z Found ineligible for National Register, California Register or Local designation through survey evaluation.
7 Not evaluated for National Register or California Register, or needs revaluation.

In Table 4, the recommended Historical Resources Board Criteria are found in the column titled "HRB Criteria." In all cases, historical resources that are recommended for designation are recommended under HRB CRITERION C (Architecture) by both the consultant and HRB Staff. In all cases, those historical resources that are recommended for local designation have received the highest state status code warranted by the property's significance. In some cases, HRB staff is also recommending additional local criteria, based upon new staff research, or upon research from earlier surveys that has been omitted (in some cases) on the updated forms on the basis that the information is already in the public record. Staff is carrying that material forward for HRB consideration to consolidate all known information in one place. Properties recommended for Note and File have either been substantially modified, are architecturally undistinguished, or lack historical significance.

The "Comments Column" in Table 4 indicates the specific HRB criteria staff is recommending, as well as any other information (such as integrity issues) relevant to potential designation or Note and File decisions. Integrity issues are also addressed in the Thumbnail Photos of sites included in the survey, found in Appendix B, where modifications are noted in red. California State Department of Parks and Recreation Primary Record Forms (DPR 523A) and Building, Structure and Object Forms (DPR 523 B) are located in Appendix C, where detailed information is found on each property included in the survey. The DPR forms are organized by lettered streets, followed by numbered streets. Each form is numbered in the upper right hand corner for quick reference. The form number corresponds to the Form Numbers in Table 1, the map numbers on Identified Sites Map #3 and the Thumbnail Photo numbers in Appendix B.

This is a revised draft of the East Village Combined Historical Surveys, 2005. Additional Sanborn maps on auto-related resources will be available on-line and at the HRB January meeting. Please indicate on the form enclosed in the binder front pocket those properties where you disagree with the staff recommendation, or have questions you would like to discuss with HRB members during the regular public meeting on January 27, 2005. Sign the form and return it to staff by FAX or in the enclosed envelope. To facilitate survey review, only these properties will be culled for discussion. Kindly return the forms by 9:00 am, on Monday, January 24, 2005, so staff can organize the results for the HRB January 27 meeting. It is assumed that the survey findings will be modified pending HRB review and public testimony at the January meeting. After the HRB provides preliminary approval of the document findings, it will be revised, as appropriate, for formal adoption at a subsequent HRB meeting. When the survey findings are adopted, properties that do not meet HRB designation criteria will be formally Note and Filed as a separate action so they may be cleared for future development. Properties that meet HRB criteria for local designation can be formally designated at the owner's request once the survey findings have been adopted.

TABLE 4. East Village Combined Historical Surveys 2005
Staff Recommendation

Form No.	Survey	Street No.	Street Name	APN	Lia Rec.	Staff Rec.	HRB Criteria	Building Name	Architectural Style	Date	Architect or Builder	Comments
1	East Village	1531-1541	Broadway	5343520400	7	5S2	A, C, D	J.F. McKnight Cadillac & Studebaker	Utilitarian	1918	Eugene Hoffman (Architect)	Auto-related resource; windows boarded
2	East Village	1640	Broadway	5342240400	5S1	5S2	A, C	St. Anthony Apartment Hotel	High Style Italian Renaissance	1912	Carter Construction Company (Builder)	East Village residential cultural landscape; windows replaced
3	Core	109-113	C Street	5335161000	5S2	5S2	C	College Inn	Art Deco (Taxpayer)	c. 1928	Unknown	Taxpayer; conversion to restaurant meets Secretary of the Interior's Standards for Rehabilitation
4	East Village	1317	C Street	5342050200	5S1	5S2	A, C	R.S. Smith Residence	Pyramidal Folk National	1887	R.S. Smith (Builder)	East Village residential cultural landscape
5	East Village	1321	C Street	5342050200	5S1	5S2	A, C	1321 C Street	Folk Victorian	c. 1887	Unknown	East Village residential cultural landscape
6	East Village	1333	C Street	5342050300	5S1	5S2	A, C	Porter Long House	Folk Victorian	1894	Unknown	East Village residential cultural landscape
7	East Village	1343-1345	C Street	5342051200	6Z	6Z	Note & File	S.R. Williams House	Victorian/ Enframed Window Wall	c. 1887/ pre-1921	Unknown	First floor modifications on both buildings; 1345 stuccoed
8	East Village	1425 - 1431	C Street	5342040600	5S1	5S2	A, B, C	1425 C Street	Prairie	1908	C.J. Jones (Builder)	East Village residential cultural landscape; associated with William E. Smythe
9	East Village	901-923	E Street	5343360100	7	5S2	C	Bidwell Block	One Part Commercial Block (Taxpayer)	1927	Unknown	Taxpayer
10	East Village	1035	E Street	5343350900	5S1	6Z	Note & File	Custer Apartments	Italianate vernacular	1886	L.D. Burbeck (Architect/ Builder)	Building significantly modified on three sides
11	East Village	1045	E Street	5343350900	5S1	5S2	A, C	Carper Apartments	Italian Renasissance vernacular	1913	L.D. Burbeck (Architect/ Builder)	East Village residential cultural landscape; balcony rebuilt per code
12	East Village	1327 & 1329 - 1335	E Street	5343451000	7	(1327) 6Z/ (1329 - 1335) 3S	A, C	Menke Residence	Italian Renasissance Revival	c. 1915	Unknown	East Village residential cultural landscape
13	East Village	1401	E Street	5343440100	6Z	5S2	C	United Stares Naval Reserve Headquarters	One Part Commercial Block (Taxpayer)	1923	Unknown	Taxpayer; first floor modifications
14	Over 45	1508-1544/ 934-940	E Street/ 16th Street	5343520200/ 5343520300	6Z/ 6Z	5S2/ 5S2	A, C	GM Truck Sales & Service	Spanish Eclectic	1906 - 1921	Unknown	Auto-related resource; windows boarded
15	East Village	612-650	F Street	5343260300	3S	3S	C, D	The Maryland Hotel	Brick Commercial with Italian Renaissance Revival Elements	1914	Hebbard & Allen (Architects) W.E. Kier (Builder)	First floor modifications; building undergoing rehabilitation per Secretary of the Interior's Standards
16	East Village	741	F Street	5351021000	7	3S	A, C	Maryland Hotel Garage	One Part Commercial Block (Taxpayer)	1907 - 1909	The Haverty Co. & F.O. Engstrum Co. (Builder)	Auto-related resource
17	East Village	801-821	F Street	5351030100	7	5S2	C	Rossi Business Block	One Part Commercial Block (Taxpayer)	1924	Unknown	Taxpayer
18	East Village	1111	F Street	5351330100	6Z	6Z	Note & File	Hotel Yale	Commercial Block Lodging House with Spanish Eclectic influence	1927	Consaul Construction (Builder)	Extensive alterations when converted to lofts; does not meet Secretary of the Interior's Standards for Rehabilitation
19	East Village	1328-1344	F Street	5343451200	7	3S	C	Mission Public Market	Two Part Commercial Block (Taxpayer)	1925	Unknown	Taxpayer; first floor modified
20	East Village	1451-1453	F Street	5351710100	6Z	6Z	Note & File	1451 - 1453 F Street	False Front Italian vernacular	1889 - 1890	Unknown	Undistinguished architecture
21	East Village	1455	F Street	5351710900	6Z	5S2	A, C	Judson Property	Folk Victorian vernacular	c. 1900	Unknown	East Village residential cultural landscape
22	East Village	1610-1620	F Street	5343601200	5S1	5S2	A, C	Kreiss/ Wilcox Residence	Vernacular Hipped Roof Free Classic Queen Anne Victorian	1906	Unknown	East Village residential cultural landscape

TABLE 4. East Village Combined Historical Surveys 2005
Staff Recommendation

Form No.	Survey	Street No.	Street Name	APN	Lia Rec.	Staff Rec.	HRB Criteria	Building Name	Architectural Style	Date	Architect or Builder	Comments
23	East Village	643-655	G Street	5351061100	5S1	5S2	B, C	J.S.Harbison Grocery Building	Italianate Commercial Block	1888	George Young/ French & Bates (Builder)	Only remaining building associated with J. S.Harbison
24	East Village	675	G Street	5351061100	7	5S2	C	The Hazard, Gould, and Company Building	Two Part Commercial Block	1909	W.J. Kirkwood (Builder)	Cornice removed; exterior stuccoed
25	Bayside	903-915	Island Avenue	5351260100	6Z	5S2	A, C	Hiatt Residence	Transitional Colonial Revival	c. 1902	Ellsworth Hiatt (Builder)	East Village residential cultural landscape
26	East Village	1245	Island Avenue	5351560900	3S	3S	A, C, D	Sheldon Residence	Queen Anne Spindlework Victorian	1886	Nelson Comstock & Carl Trotsche (Architect)	East Village residential cultural landscape
27	East Village	1619-1625	Island Avenue	5353931300	5S1	5S2	A, C	Julia Stewart House	Victorian	c. 1887	Unknown	East Village residential cultural landscape
28	East Village	1635	Island Avenue	5353931300	6Z	6Z	Note & File	C.E. & Ella Harney House	Folk Victorian	1906 - 1921	Unknown	Undistinguished architecture
29	Bayside	1335	J Street	5353721500	6Z	5S2	A, C	Salem Hotel/Workman Hotel	Early Twentieth-Century Commercial Block Lodging House	1912	H.C. Sparks (Builder)	East Village residential cultural landscape; first floor slip covered; modifications reversible
30	Bayside	1479	J Street	5353960400	5S2	5S2	A, C	Joseph Ireland Building	Italianate Townhouse	1888	Unknown	East Village residential cultural landscape
31	Over 45	1619	J Street	5353940100	6Z	5S2	A, C	R.B. Meyers House	Craftsman	1906	Unknown	East Village residential cultural landscape
32	Over 45	1615	K Street	5353830100	6Z	5S2	A, C	John Quantrell House	Craftsman	c. 1890s	Rohde Brothers (Builder)	East Village residential cultural landscape
33	East Village	726-732	Market Street	5351050700	7	5S2	C	Orford Hotel	Italianate Commercial Block	c. 1898	H.A. Perry & Moses Frick (Architect)	First floor modifications
34	East Village	740-744	Market Street	5351050800	7	6Z	Note & File	Albert Morse Block	Two Part Commercial Block with Italianate influence	1896	Anton Reif & John B. Stannard (Architect) Schaniel Brothers (Builder)	Cornice removed; exterior stuccoed
35	East Village	906-922	Market Street	5351360200	6Z	6Z	Note & File	Federal Motor Truck Company Building	One Part Commercial Block with Art Deco Detailing	1931	Frank P. Allen (Architect) Walter Trepte (Builder)	Extensive modifications when converted to restaurant; does not meet Secretary of the Interior's Standards for Rehabilitation
36	Over 45	1101	Market Street	535-123-10	6Z	3S	C, D	First National Bank	Late Moderne	1954	Frank L. Hope (Architect) H. W. Grizzle (Builder)	
37	East Village	1425-1431	Market Street	5351531400	5S1	3S	C, D	The Tourist	Italianate	1881	John B. Stannard & Gustavus Clements (Architect)	First floor modifications
38	Over 45	1488	Market Street	5351610400	6Z	5S2	C	Davidson Furniture Company Building	Art Modern	c. 1940	Unknown	Original awning intact beneath later weatherproofing; tile intact beneath paint
39	East Village	1704-1710 607-621	Market Street/ 17th Avenue	5351900200	7	5S2	A, C	Morse Courts	Craftsman vernacular	1924	Pacific Building Company (Builder)	East Village residential cultural landscape
40	East Village	1715	Market Street	5351900800	5S1	5S2	A, C	Edmund Wescott House	Italianate	1881	H.A. Perry (Builder)	East Village residential cultural landscape
41	East Village	505	6th Avenue	5351110700	6Z	6Z	Note & File	Walker House	One Part Commercial Block with Modified False Front	c. 1885	A.W. Delane (Architect)	Details stripped; exteror stuccoed; windows replaced; first floor modified

TABLE 4. East Village Combined Historical Surveys 2005
Staff Recommendation

Form No.	Survey	Street No.	Street Name	APN	Lia Rec.	Staff Rec.	HRB Criteria	Building Name	Architectural Style	Date	Architect or Builder	Comments
42	Over 45	705	6th Avenue	5351010300	6Z	5S2	C	MacMarr Grocery Store	One Part Commercial Block (Taxpayer)	c. 1929	Unknown	Taxpayer; attic added; conversion to restaurant meets Secretary of the Interior's Standards for Rehabilitation
43	East Village	701	7th Avenue	5351020600	5S1	3S	C, D	San Diego Hoffman Hospital and Clinic	Spanish Eclectic with Modern influence	1928	Louis Gill (Architect) Thomas M. Russell (Builder)	
44	East Village	615	8th Avenue	5351040300	7	5S2	C	Hotel Schneider	Two Part Commercial Block with Italian Iinfluence	1913	George E. Cornell (Builder)	First floor modifications
45	East Village	703-723	8th Avenue	5351030400	6Z	6Z	Note & File	The Revere Rooming House	Two Part Commercial Block	1886/ 1907 - 1909	Unknown	Exterior modified in 1930s and 1980s
46	East Village	660	10th Avenue	5351360100	5S1	5S2	A, C	Southern California Telephone Company Garage	Art Deco	1932	W.E. Kier Construction Company (Builder)	Auto-related resource
47	East Village	734	10th Avenue	5351310500	5S1	5S2	A, B, C	Ephraim & Mary Walker Morse House	Italianate	1887	Unknown	East Village residential cultural landscape; associated with Ephraim Morse
48	East Village	743	10th Avenue	5351320400	6Z	5S2	A, C	H.T. Christian House	Victorian vernacular	1872	Unknown	East Village residential cultural landscape
49	East Village	650	11th Avenue	5351350900	6Z	6Z	Note & File	Yale Apartments	Vernacular Townhouse with Italian Renaissance influence	1912	M.D. Goodbody	Undistinguished architecture
50	East Village	727-733 1/2	11th Avenue	5351331500	6Z	6Z	Note & File	Thomas J. Daley Apartment & James A. Bailey Apartment Buildings	Folk Victorian (rear structures) & Italianate (front structure)	1886/ 1907	J.D. Palmer	Two-story porch in 1907 building removed; window & door openings modified; 1886 buildings modified both front & rear.
51	East Village	741	11th Avenue	5351330300	6Z	6Z	Note & File	Woodford Residence	Italianate	1887	Unknown	Exterior stuccoed; windows replaced
52	East Village	760-770/ 1025-1055	11th Avenue/ F Street	5351320700	7	5S2	C	Schiller Book Bindery	One Part Commercial Block with Neo-Classical influence (Taxpayer)	1932	Scott Quintin (Architect) Walter Trepte (Builder)	Taxpayer; Loft conversion meets Secretary's Standards for Rehabilitation
53	East Village	941	11th Avenue	5343330200	5S1	5S2	A, C	Hamilton Apartment Building	Italianate	1886/ 1907	John Campbell (Builder)	East Village residential cultural landscape
54	East Village	509	12th Avenue	5351510500	3S	3S	C	The New Bay View Hotel	Italianate	1889	Unknown	Corner towers and first floor balcony railing removed
55	Over 45	999	12th Avenue	5343411000	5S2	5S2	C	Ephraim Harris Grocery Store	Art Moderne (Streamline Modernistic)	c. 1925	Unknown	
56	Over 45	1015-1025	12th Avenue	5342060300	5S2	5S2	A, C	Ford Apartments/ Ford Motor Building	Art Moderne (Streamline Modernistic)	1937	Unknown	Auto-related resource; windows boarded
57	East Village	1154	12th Avenue	5341930900	5S1	6Z	Note & File	Otto and Blanche Fox Residence	Colonial Revival	1895	Unknown	Porch & window modifications
58	East Village	1166	12th Avenue	5341931000	7	5S2	A, C	Biltmore Apartments	French Eclectic	1925	Unknown	East Village residential cultural landscape
59	Bayside	341-343	13th Street	5353720400	6Z	5S2	A, C	Mexican Presbyterian Church/Mexican & Spanish Presbyterian Church	Vernacular Folk Victorian	1906 - 1907	Unknown	Significant for association with San Diego Mexican community
60	Bayside	353-357	13th Street	5353720300	6Z	5S2	A, C	Simon Padilla Residence	Victorian	c. 1870s	Unknown	East Village residential cultural landscape

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Staff Recommendation

Form No.	Survey	Street No.	Street Name	APN	Lia Rec.	Staff Rec.	HRB Criteria	Building Name	Architectural Style	Date	Architect or Builder	Comments
61	Over 45	416	13th Street	5351560600	6Z	5S2	A, C	Carmen Savalez Residence	Folk Victorial	c. 1870s	Unknown	East Village residential cultural landscape
62	East Village	454	13th Street	5351560800	5S1	5S2	A, C	Wright Residence	Italianate	1882	J.S. Wright & Company	East Village residential cultural landscape
63	Bayside	360	15th Street	5353960400	5S2	5S2	A, C	Rood Rental	Vernacular Queen Anne Victorian	c. 1887	Unknown	East Village residential cultural landscape
64	Over 45	648	15th Street	5351740400	5S2	5S2	C	Davidson Furniture Company Warehouse	Streamline Moderne/International	1945	Unknown	
65	East Village	1037	15th Street	5342250400	5S1	5S2	A, C	B.J. Grenell House	Queen Anne Cottage	1886	E.G. Hammond	East Village residential cultural landscape
66	Over 45	39	16th Street	5356230400	6Z	5S2	A, C	J. Wesley and Mary Fultz Residence	Craftman	1923	Unknown	East Village residential cultural landscape
67	Over 45	255	16th Street	5353830200	6Z	5S2	A, C	William and Mamie Lewis Residence	Folk Victorian	c. 1870s	Unknown	East Village residential cultural landscape
68	East Village	701	16th Street	5351800100	7	5S2	C, D	The Snowflake Bakery	One Part Commercial Block	1914	John B. Stannard	
69	Over 45	716	16th Street	5351720600	6Z	5S2	C	Todd's Market	Art Moderne (Streamline Modernistic)	c. 1947	Unknown	
70	East Village	815	16th Street	5343601200	5S1	5S2	A, C	Lee House	Colonial Revival	c. 1908	Unknown	East Village residential cultural landscape
71	Bayside	349-363	17th Street	5354060100	5S2	5S2	A, C	Saliba Auto Courts	Art Moderne	1940	Unknown	East Village residential cultural landscape
72	East Village	420/ 424	17th Street	5353930800	5S1	5S2	A, C	George Selwyn Residence	Folk National	c. 1894	Unknown	East Village residential cultural landscape
73	East Village	430	17th Street	5353930900	5S1	5S2	A, C	Henry & Hilda Tomas Residence	Victorian Second Empire vernacular	1889	Unknown	East Village residential cultural landscape
74	East Village	454	17th Street	5353931100	5S1	5S2	A, C	Theodore Olson House	Folk Victorian	1890	Jobbitt & Schaniel Bros. (Builder)	East Village residential cultural landscape
75	East Village	470	17th Street	5353931300	5S1	5S2	A, C	Stewart House	Folk National	1904	Unknown	East Village residential cultural landscape
76	East Village	505	17th Street	5351901400	5S1	5S2	A, C	Norris Rental	Queen Anne Cottage	c. 1887	Unknown	East Village residential cultural landscape
77	East Village	508	17th Street	5351640300	6Z	6Z	Note & File	Falkenstein Residence	Folk Victorian	c. 1887	Unknown	Exterior stuccoed; windows replaced
78	East Village	512	17th Street	5351640300	6Z	6Z	Note & File	Rinehart Residence	Folk Victorian	c. 1900	Unknown	Exterior stuccoed; windows replaced
79	East Village	515	17th Street	5351901300	5S1	5S2	A, C	William Norris Spec. House #2	Folk Victorian	c. 1900	Unknown	East Village residential cultural landscape
80	East Village	518	17th Street	5351640300	6Z	6Z	Note & File	William E. Robinson Residence	Folk National	c. 1877	Unknown	
81	East Village	525	17th Street	5351904100	6Z	5S2	A, C	William Norris Spec. House #3	Modified Gothic Revival	1872 - 1887	Norris & Sons (Builder)	East Village residential cultural landscape
82	East Village	531	17th Street	5351904000	5S1	5S2	A, C	Norris House	Italianate	1880 - 1890	Unknown	East Village residential cultural landscape
83	Over 45	532-534	17th Street	5351640400	6Z	5S2	A, C	Jason L. Johnson Residence	Modified Dutch Colonial	1888 - 1906	Unknown	East Village residential cultural landscape
84	East Village	768	17th Street	5351800500	5S1	5S2	A, C	Norris Cluster Apartments	Early Prairie	c. 1913	Unknown	East Village residential cultural landscape; windows replaced
85	East Village	914	17th Street	5343600700	5S1	3S	A, C	Munson Apartments	Spanish Eclectic	1929	Edward H. Depew (Architect)	East Village residential cultural landscape

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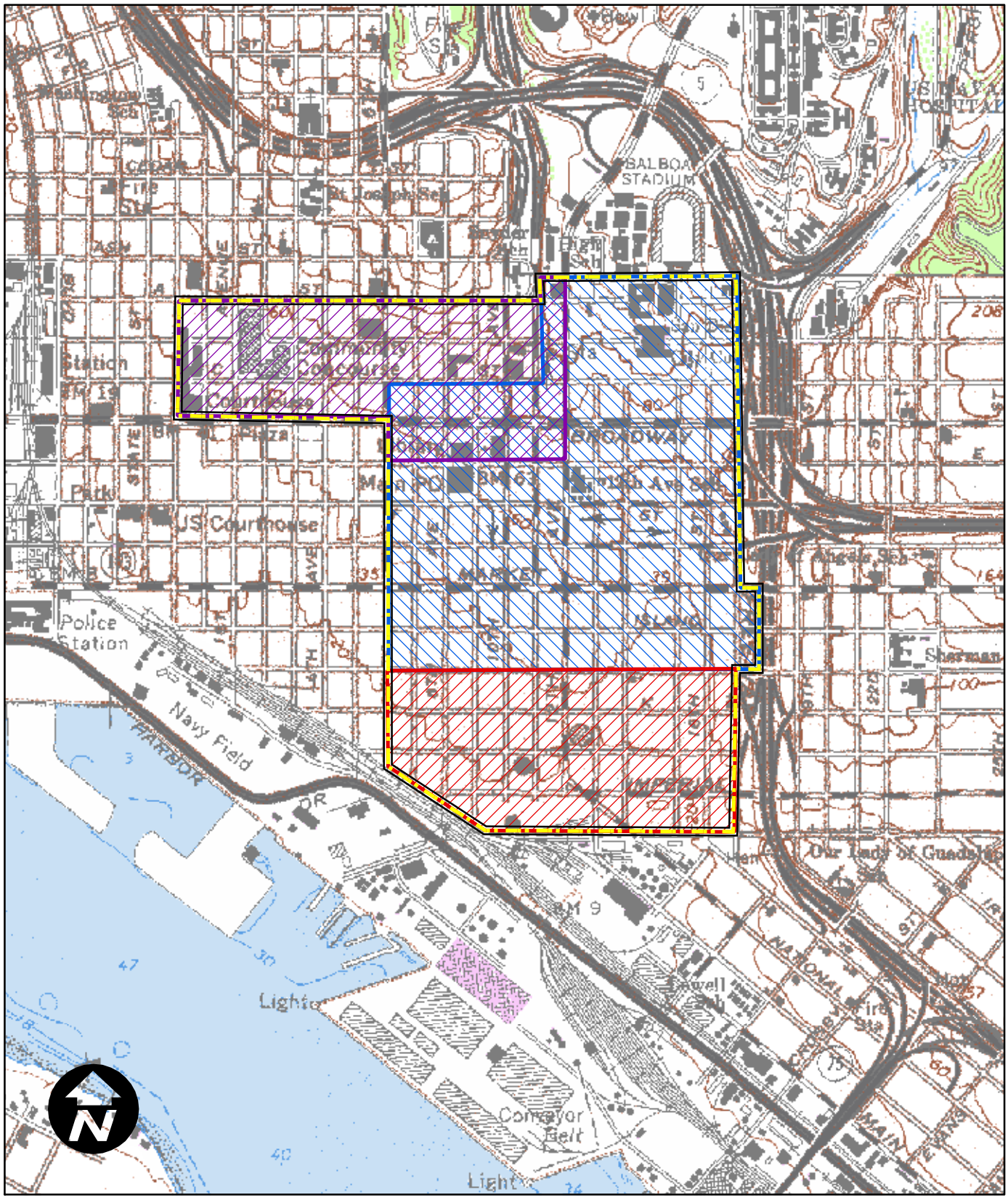
Appendix A: Historical Property Location Maps

1. Location Map
2. Survey Areas Map
3. Identified Sites Map
4. A. East Village Residential Development Patterns Sanborn Map, 1887
   B. East Village Residential Development Patterns Sanborn Map, 1887
5. A. East Village Residential Development Patterns Sanborn Map, 1888
   B. East Village Residential Development Patterns Sanborn Map, 1888
6. A. East Village Residential Development Patterns Sanborn Map, 1906
   B. East Village Residential Development Patterns Sanborn Map, 1906
7. A. East Village Residential Development Patterns Sanborn Map, 1921
   B. East Village Residential Development Patterns Sanborn Map, 1921
8. A. East Village Residential Development Patterns Sanborn Map, 1956
   B. East Village Residential Development Patterns Sanborn Map, 1956
9. East Village Residential Sites Recommended for HRB Criterion A (forthcoming)
10. A. East Village Auto-Related Development Patterns Sanborn Map, 1906
    B. East Village Auto-Related Development Patterns Sanborn Map, 1906 (forthcoming)
11. A. East Village Auto-Related Development Patterns Sanborn Map, 1921
    B. East Village Auto-Related Development Patterns Sanborn Map, 1921 (forthcoming)
12. A. East Village Auto-Related Development Patterns Sanborn Map, 1956
    B. East Village Auto-Related Development Patterns Sanborn Map, 1956 (forthcoming)
13. East Village Auto-Related Sites Recommended for HRB Criterion A

Map 1

East Village Combined Historical Surveys 2005
Survey Location



Legend

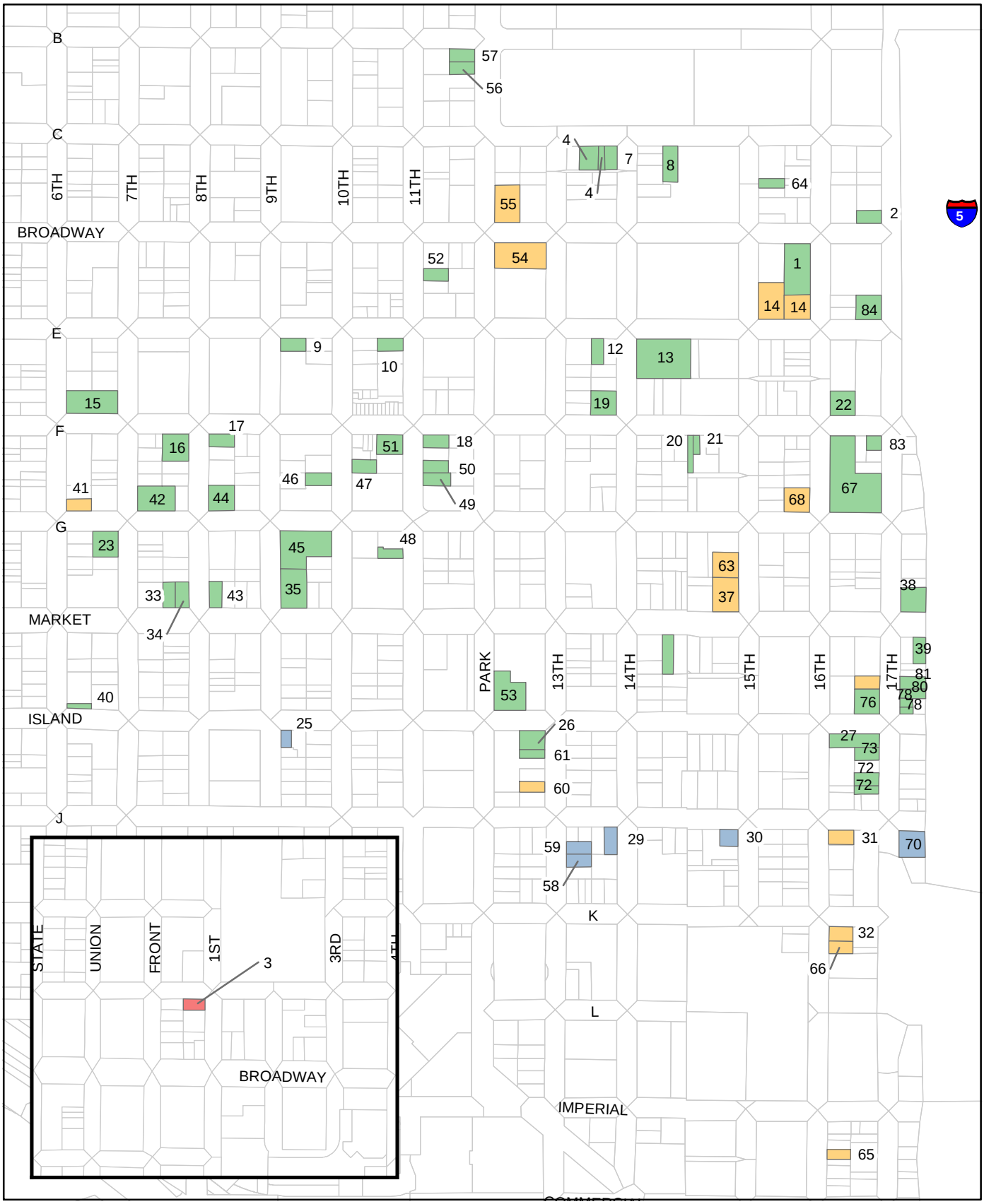
Survey

- Bayside (1989)
- Core (2003)
- East Village (1988 Update)
- Over 45 (2004)

Map 2

East Village Combined Historical Surveys
Survey Areas

0 500 1,000 2,000 3,000 4,000
Feet



Legend

SURVEY

- Bayside 1989 Updates
- Core Update
- East Village 1988 Updates
- Over 45s 2004

Map 3

East Village Combined Historical Surveys 2005
Identified Sites

0 500 1,000 2,000 Feet

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1887

Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 4A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1887

Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 4B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1888

4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th

C St.

D St. (Broadway)

E St.

F St.

G St.

H St (Market St.)

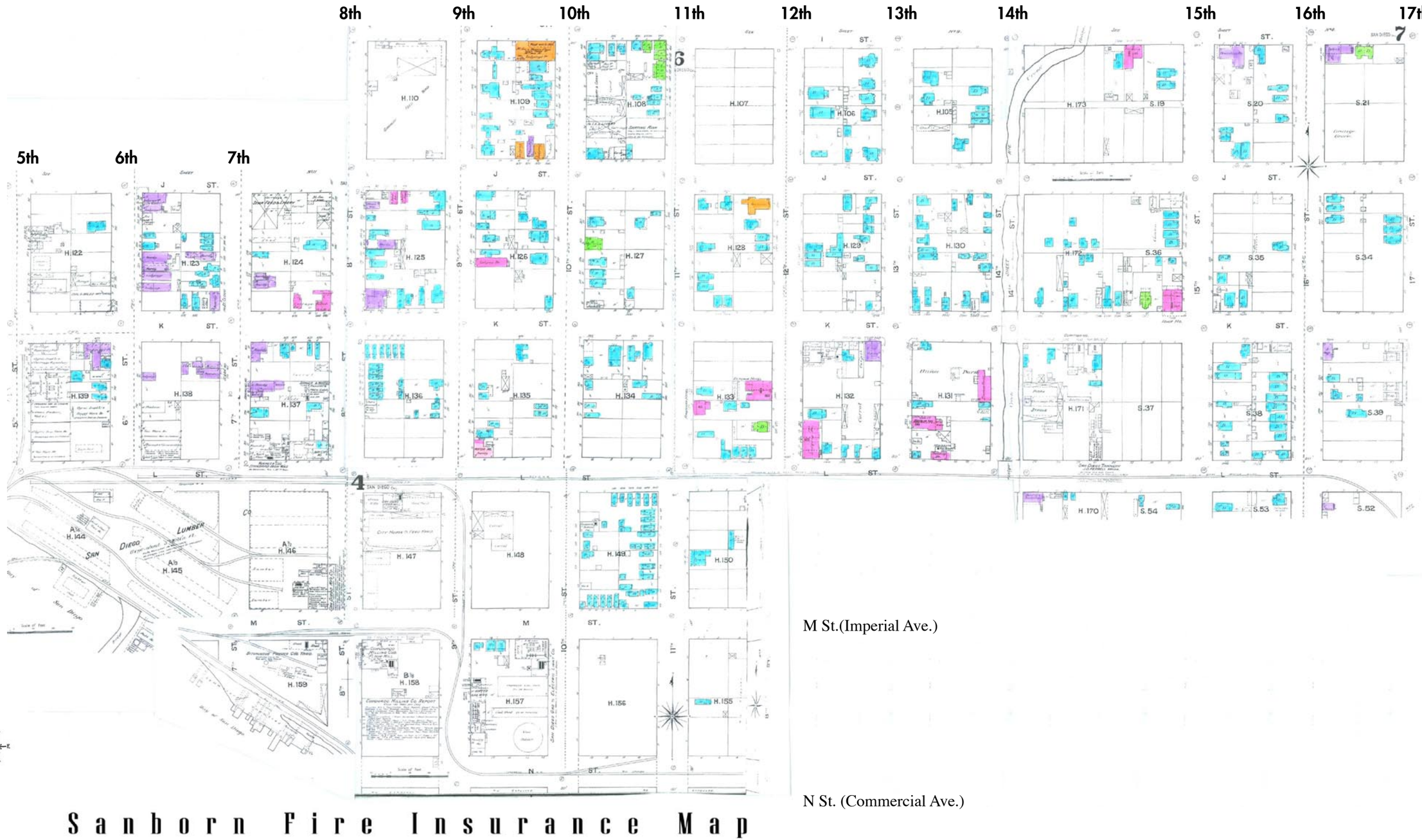
I St. (Island Ave.)

Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 5A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1888



Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 5B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1906

4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 19th

C St.

D St. (Broadway)

E St.

F St.

G St.

H St (Market St.)

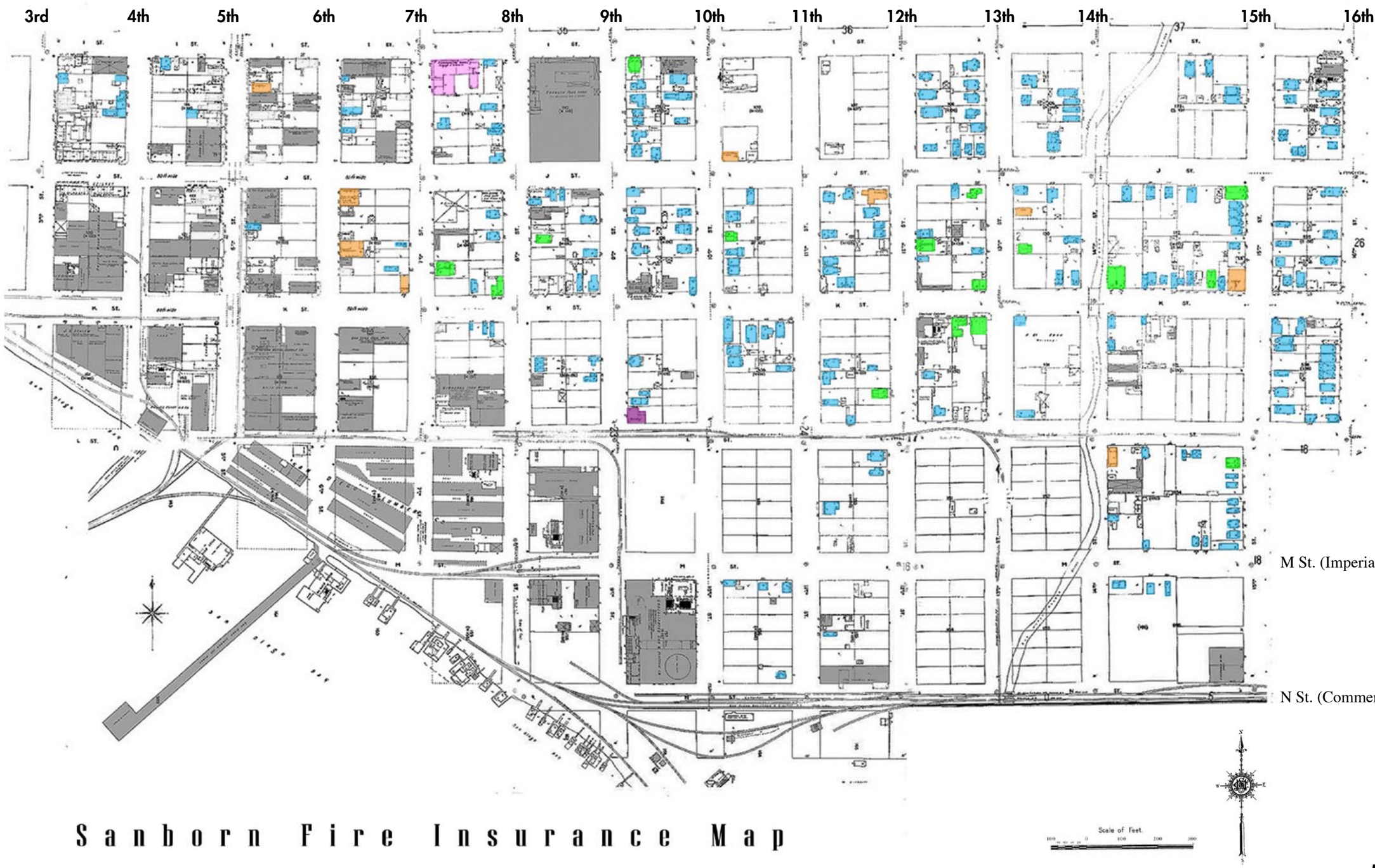
I St. (Island Ave.)

Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 6A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1906



Sanborn Fire Insurance Map

- Single Family Dwelling
- Duplex
- Apartment
- Hotel
- Boarding House

Map 6B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1921

4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th

B St.

C St.

Broadway

E St.

F St.

G St.

Market St.

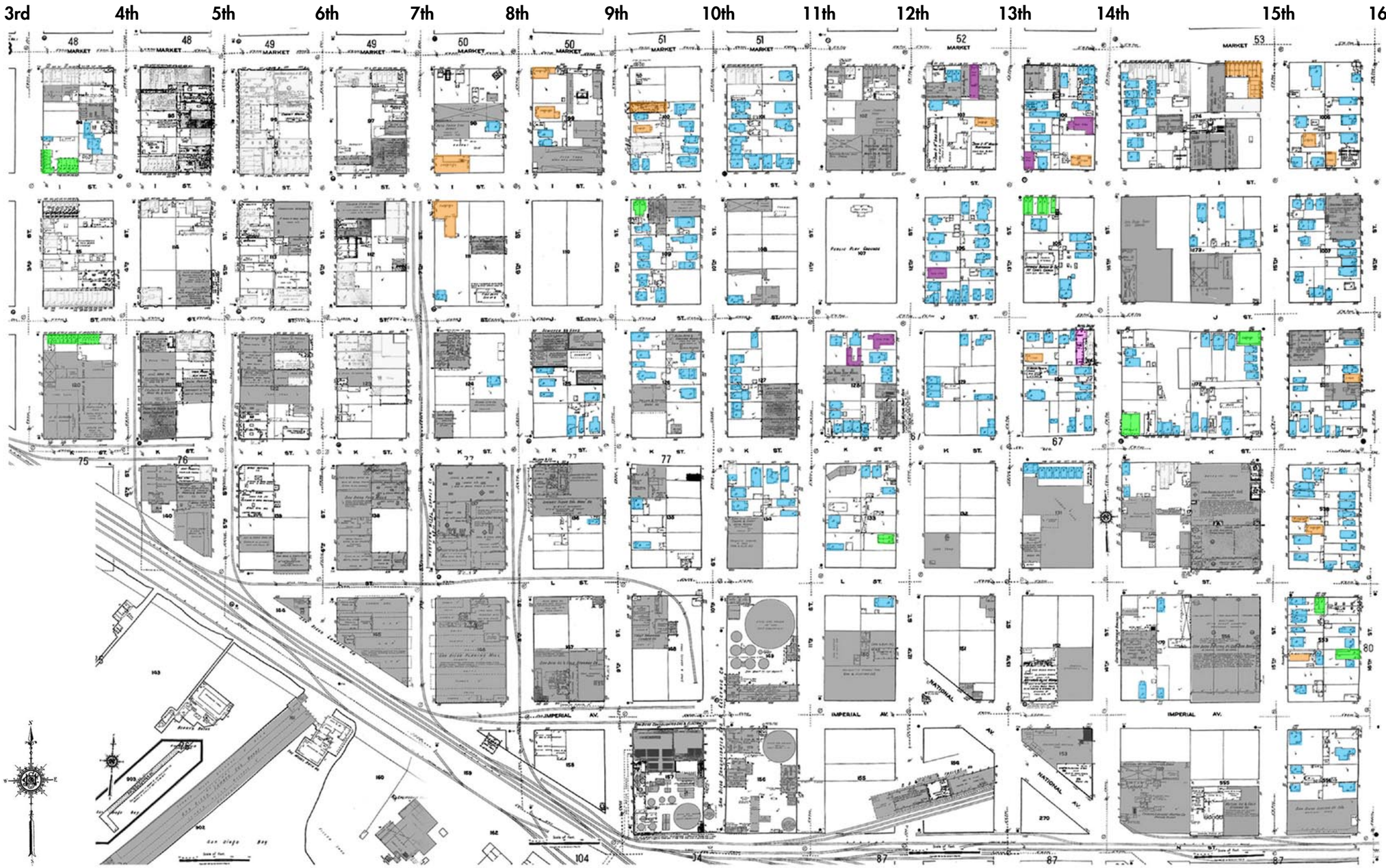
Island Ave.

Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 7A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1921



Sanborn Fire Insurance Map 1920 - 1940 Vol. 1, 1921

Scale of Feet.

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 7B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1956

4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th

C St.

Broadway

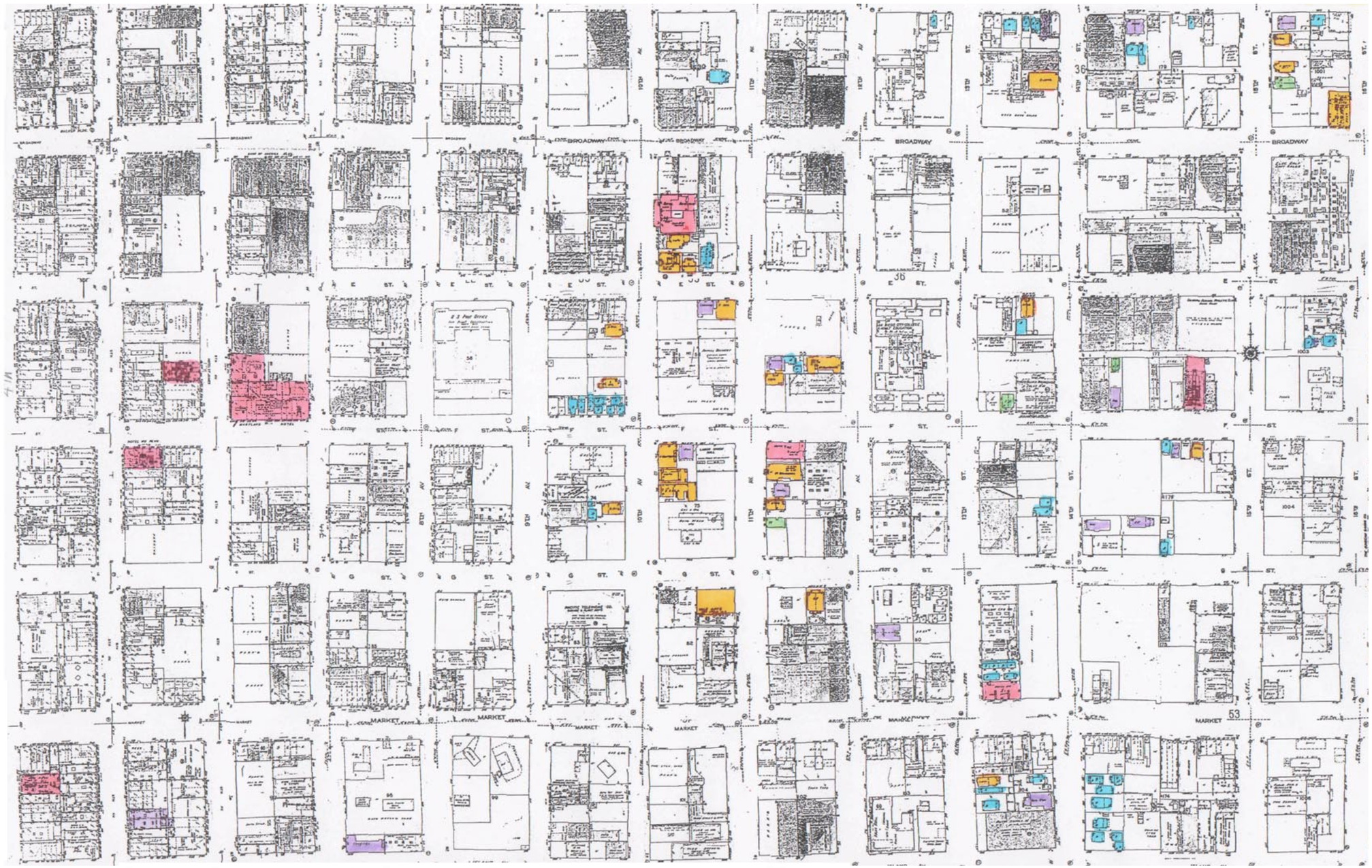
E St.

F St.

G St.

Market St.

Island Ave.



Sanborn Fire Insurance Map

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 8A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1956

Front St, 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th

Market St

Island St.

J St

K St

L St

Imperial Ave.

Commercial Ave.

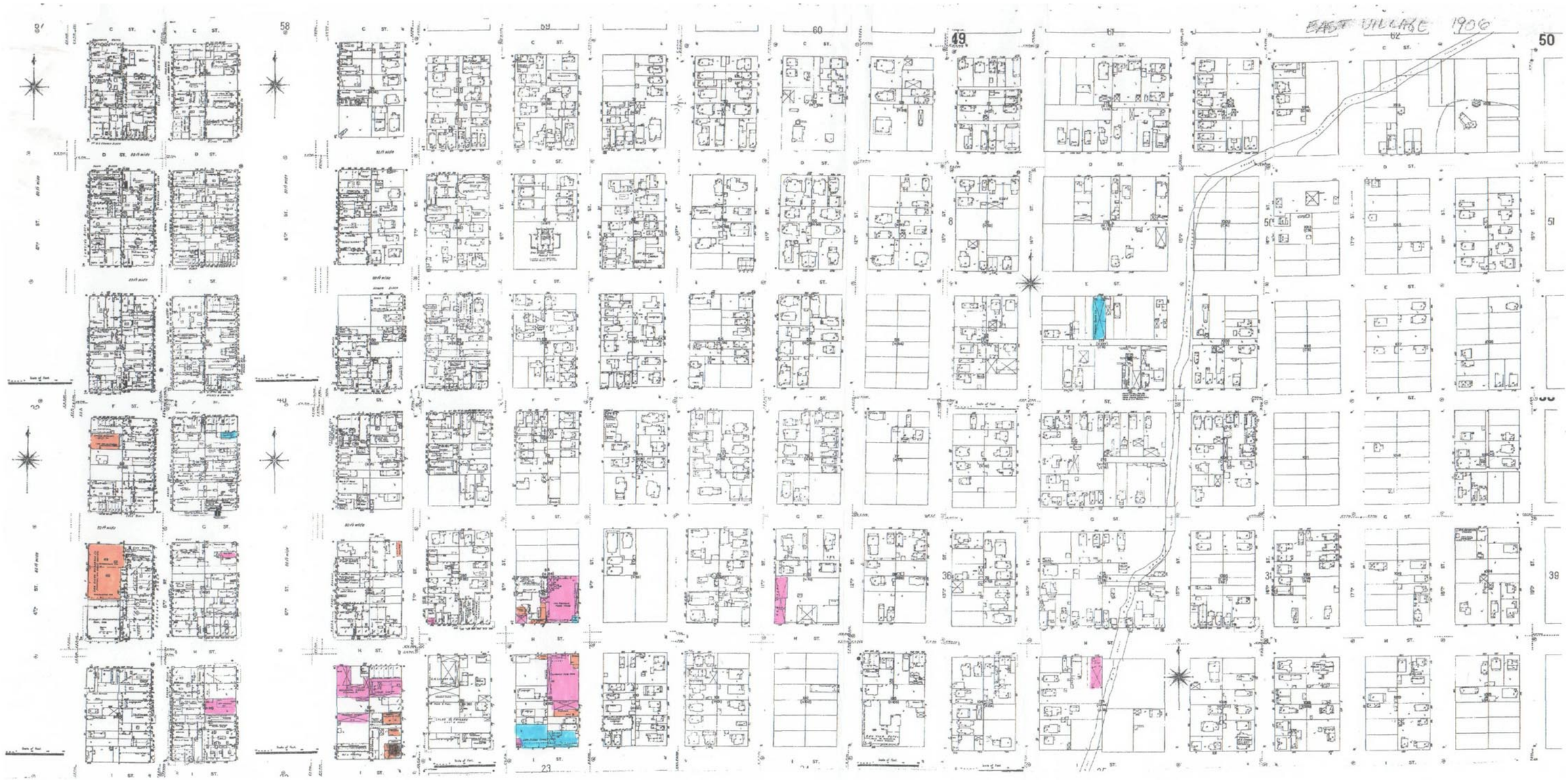
Sanborn Fire Insurance Map 1920 - 1956 Vol. 14, Republished 1956

Scale of Feet.

Single Family Dwelling
Duplex
Apartment
Hotel
Boarding House

Map 8B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1906

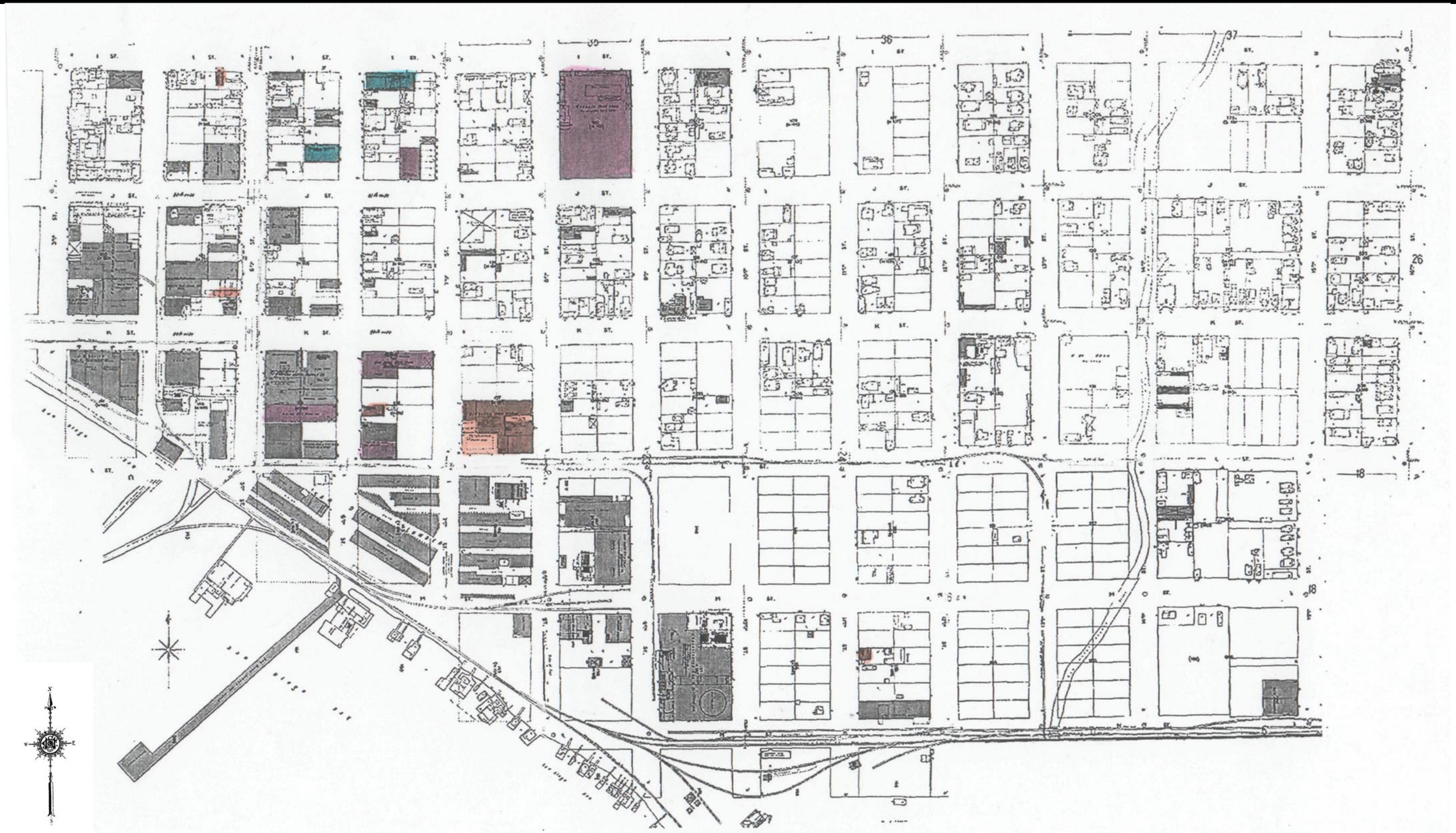


Sanborn Fire Insurance Map

- Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom
- Parking
- Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop
- Hotel
- Truck/Auto Sales

Map 10A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1906

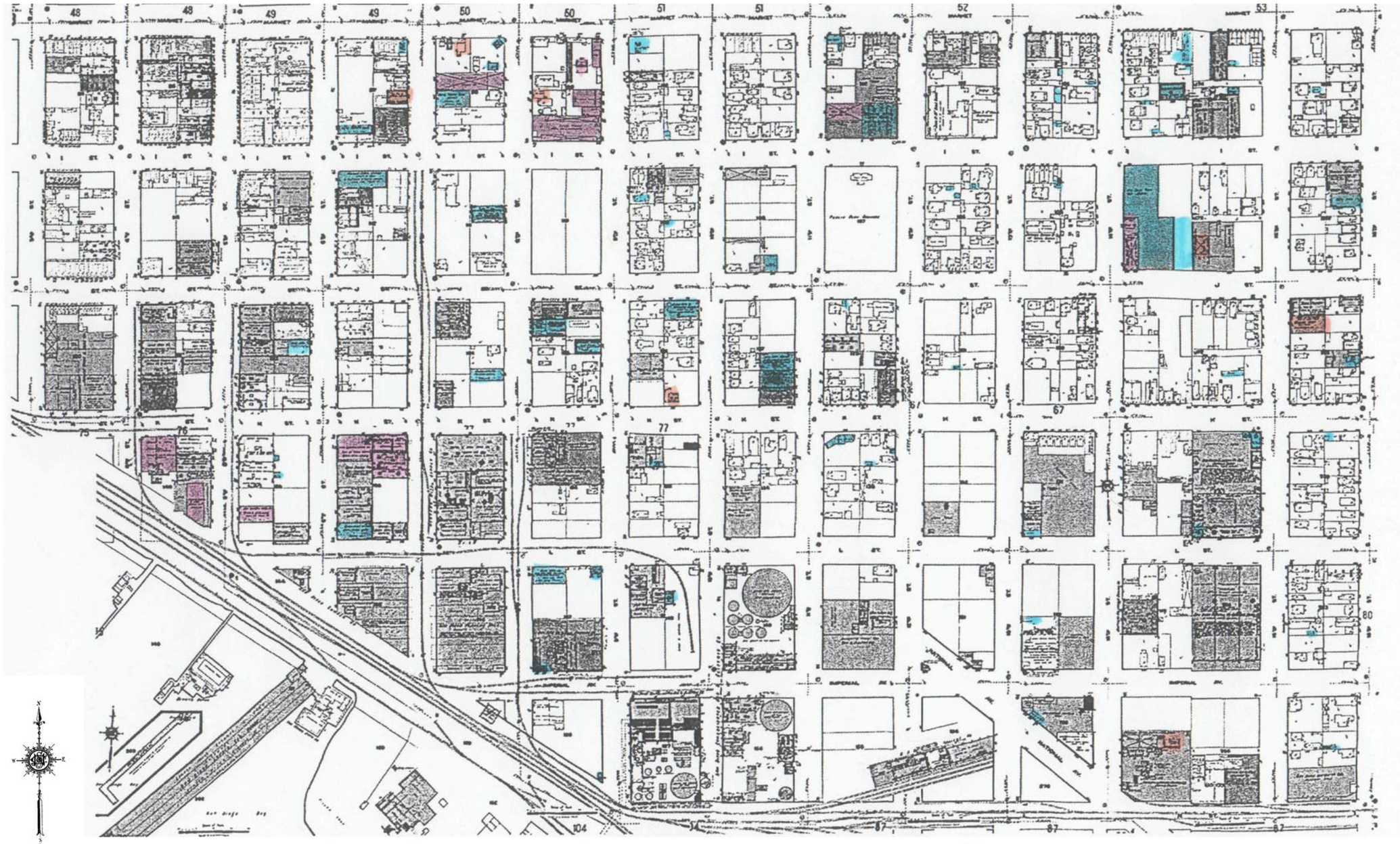


Sanborn Fire Insurance Map

- Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom
- Parking
- Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop
- Hotel
- Truck/Auto Sales

Map 10B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1921

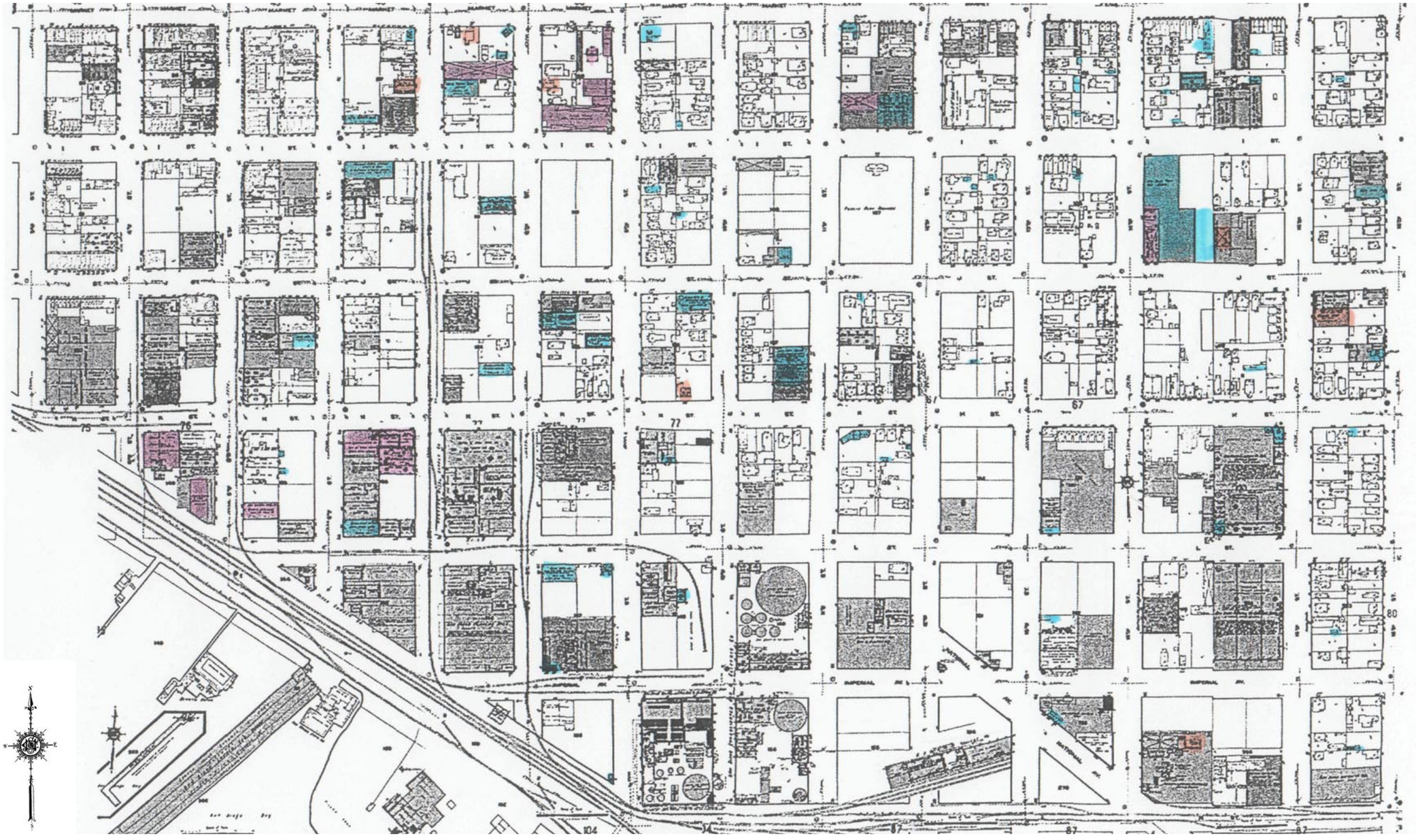


Sanborn Fire Insurance Map

- Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom
- Parking
- Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop
- Hotel
- Truck/Auto Sales

Map 11A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1921

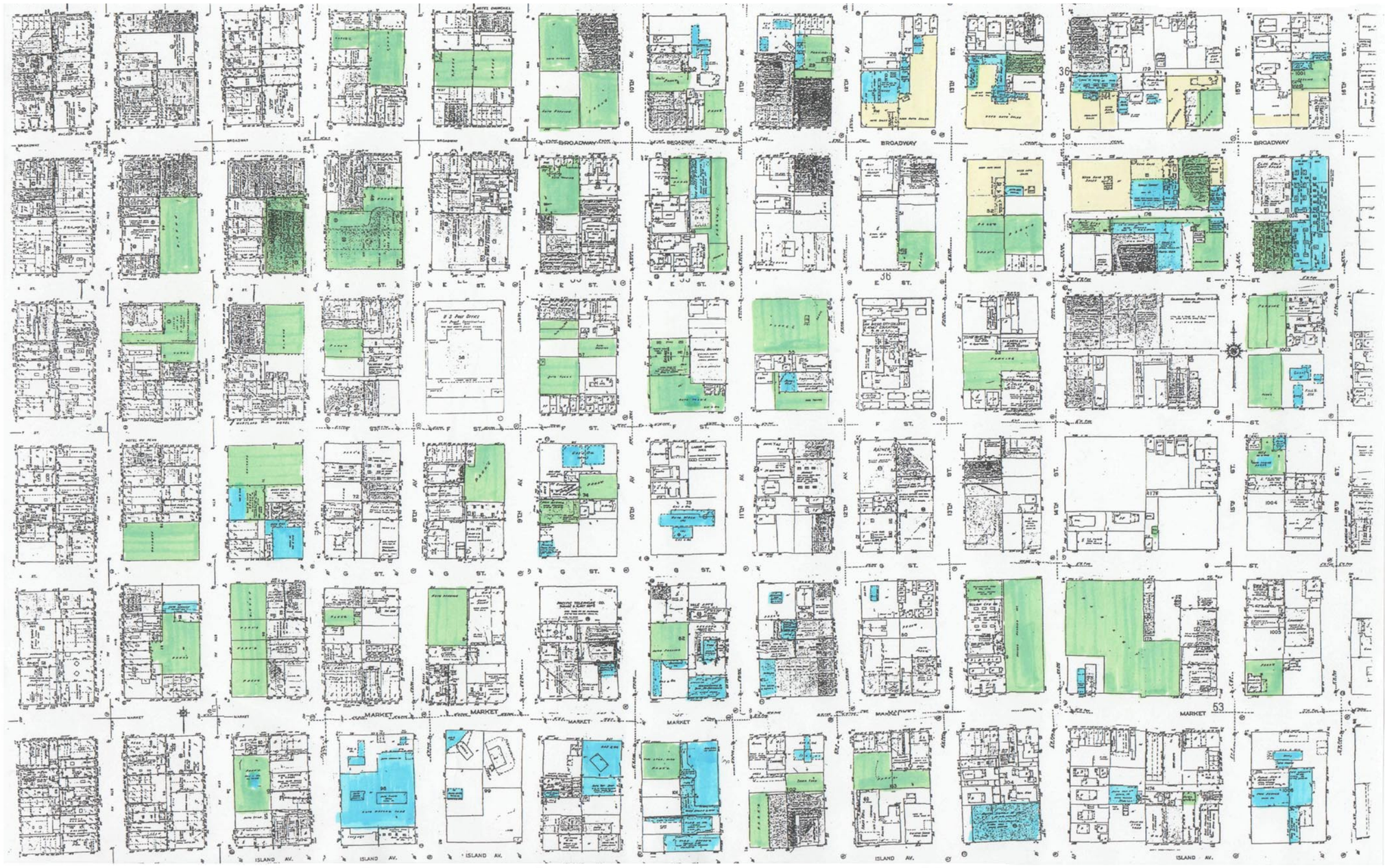


Sanborn Fire Insurance Map

- Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom
- Parking
- Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop
- Hotel
- Truck/Auto Sales

Map 11B

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1956



Sanborn Fire Insurance Map

Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom

Parking

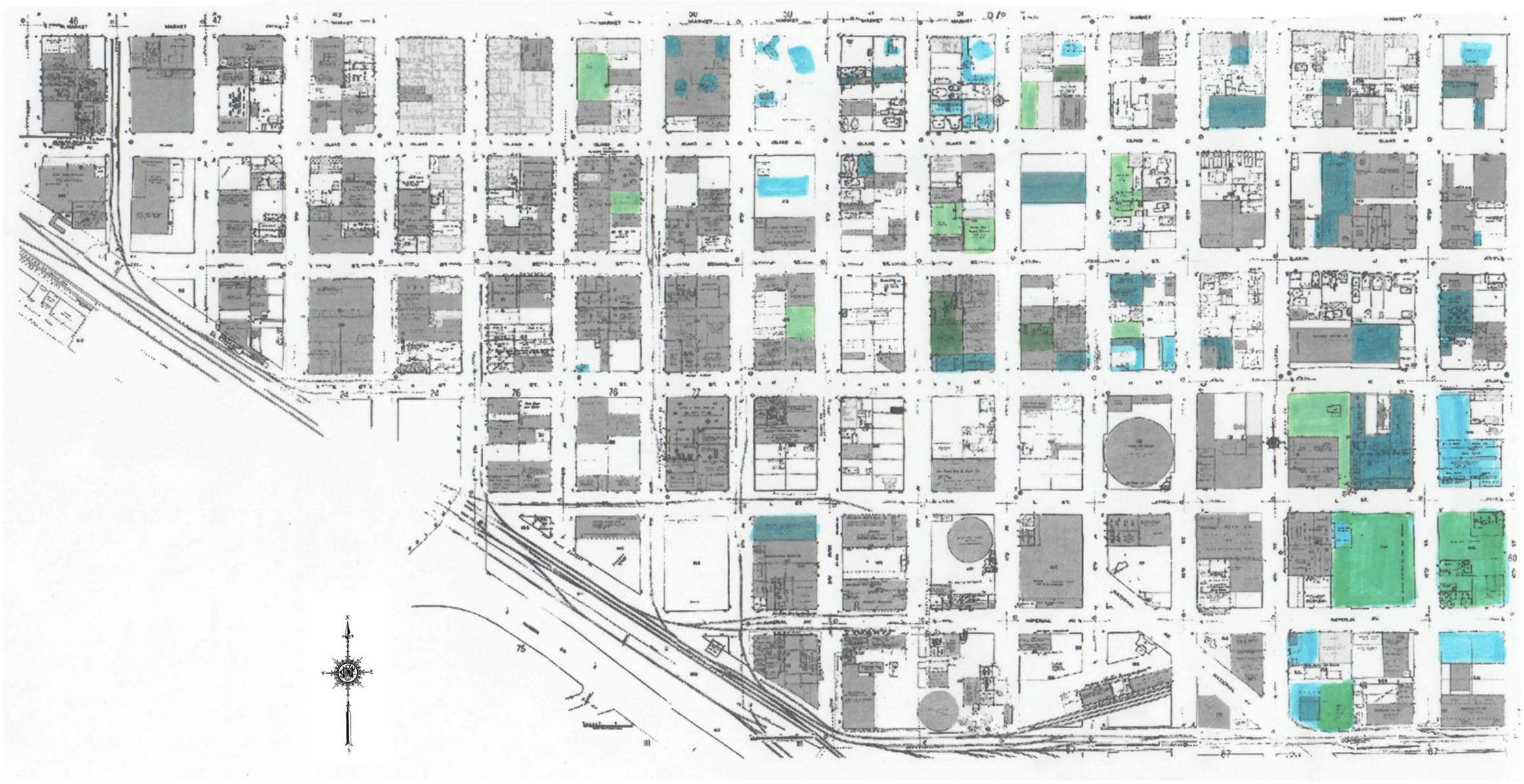
Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop

Hotel

Truck/Auto Sales

Map 12A

EAST VILLAGE RESIDENTIAL DEVELOPMENT 1956



Service/Repair (Auto Wrecking, Truck/Auto Repair, Fuel, Gas, Oil, Washing, Tires, Parts, Battery, Transmission) Showroom

Parking

Carriage, Repository, Blacksmith, Painting, Iron Works, Machine Shop

Hotel

Truck/Auto Sales

Map 12B

Early Victorian Residences*

61. 416 13th Street (45)

Carmen Salavez Residence 1870s

67. 255 16th St. (45)

Wm. & Mamie Lewis House c. 1870

48. 743 10th Avenue (EV)

H. T. Christian House 1872

60. 353-357 13th Street (B)

Simon Padilla Residence c.1870s

81. 525 17th Street (EV)

W.R. Norris Spec. House #3

c . 1872-1887

*Modifications to original fabric noted in red

Victorian Residences*

40. 1715 Market Street (EV)

Edmund Wescott House 1881

82. 531 17th Street (EV)

Norris House c.1880-1890

47. 734 10th Avenue (EV)

Ephriam & Mary Walker Morse House 1887

62. 454 13th Street (EV)

Wright House 1882

*Modifications to original fabric noted in red.

Victorian Residences*

76. 505 17th Street (EV)
Norris Rental c.1887

6. 1333 C Street (EV)
Porter Long House 1894

65. 1037 15th Street (EV)
B.J. Grenell House 1886

5. 1321 C Street (EV)
Residence c.1887

63. 360 15th Avenue (B)
Rood Rental c.1887

26. 1245 Island Avenue (EV)
NR
Sheldon House 1886

*Modifications to original fabric noted in red.

Victorian Residences*

83. 532-534 17th Street (45)
J. L. Johnson House 1888-1906

4. 1317 C Street (EV)
R.S. Smith House 1887

27. 1619-1625 Island Avenue (EV)
Julia Stewart House c.1887

73. 430 17th Street (EV)
Henry & Hilda Thomas House 1889

74. 454 17th Street (EV)
Theodore Olsen House 1890

79. 515 17th Street (EV)
Wm. Norris Spec. House #2 c. 1900

*Modifications to original fabric noted in red.

Turn of the Century Residences*

25. 903-915 Island Avenue (B)
Hiatt Residence c. 1902

72. 420-424 17th Street (EV)
George Selwyn House 1894

75. 470 17th Street (EV)
Stewart House 1904

22. 1610-1620 F Street (EV)
Kreiss/Wilcox Residence 1906

70 815 16th Street (EV)
Lee House 1908

8. 1425-1431 C Street (EV)
Wm. E. Smythe Res. 1908

*Modifications to original fabric noted in red.

Vernacular Buildings*

32. 1615 K Street (45)
John Quantrell House 1890s

21. 1455 F Street
Judson Property
c.1900 (EV)

31. 1619 J. Street (45)
R. B. Meyers House c. 1906

59. 341-343 13th Street (B)
Mexican Presbyterian Church
c.1906-1907

66. 39 16th Street (45)
J. W. & Mary Fultz House 1923

*Modifications to original fabric noted in red.

Courtyard Apartments

39. 1704-1710 Market Street (EV)

607-621 17th Street

Morse Courts 1924

71. 349-363 17th Street (B)

Saliba Auto Courts 1940

Victorian Commercial Buildings*

37. 1425-1431 Market Street (EV)

The Tourist NR 1881

23. 643-655 G Street (EV)

J.S. Harbison Grocery Building 1888

30. 1479 J Street (B)

Joseph Ireland Building 1888

54. 509 12th Avenue (EV) NR

New Bay View Hotel 1889

33. 726-732 Market Street (EV)

Orford Hotel C. 1898

*Modifications to original fabric noted in red.

Apartment Buildings*

53. 941 11th Avenue (EV)

Hamilton Apartments

1886, 1907

29. 1335 J Street (B)

Hotel Salem/Workman Hotel

1912

84. 768 17th Street (EV)

Norris Cluster Apartments

1913

11. 1045 E Street (EV)

Carper Apartments 1913

12. 1329-1335 E Street (EV)

NR

Menke Residence 1915

*Modifications to original fabric noted in red.

Hotel and Apartment Buildings*

2. 1640 Broadway (EV)
St. Anthony Apt. Hotel 1912

44. 615 8th Avenue (EV)
Hotel Schneider 1913

15. 612-650 F Street (EV)
(NR)
Maryland Hotel 1914

58. 1166 12th Avenue (EV)
Biltmore Apartments 1925

43. 701 7th Avenue (EV)
NR
San Diego Hoffman Hospital
and Clinic 1928

85. 914 17th Street (EV)
NR
Munson Apartments 1929

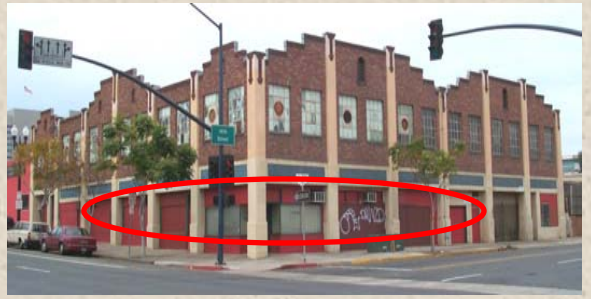
*Modifications to original fabric noted in red.

Commercial Buildings*

3. 109-113 C Street West (C)
College Inn 1928

42. McMarr Grocery (45)
705 6th Avenue 1929

17. 801-821 F Street (EV)
Rossi Business Block 1924



19. 1328-1344 F Street (EV)
NR Mission Public Market
1925

9. 901-923 E Street (EV)
Bidwell Block 1927

52. 760-770 11th Avenue (EV)
1025-1055 F Street
Schiller Book Bindery 1932

*Modifications to original fabric noted in red.

Commercial Buildings*

24. 675 G Street (EV)

Hazard, Gould and Company
1909

68. 701 16th Street (EV)

Snowflake Bakery 1914

13. 1401 E Street (EV)

United States Naval Reserve
Headquarters 1923

*Modifications to original fabric noted in red.

Auto-Related Properties*

1. 1531-1541 Broadway (EV)

J.F. McNight Cadillac & Studebaker Sales & Service 1918

14. 1508-1544 E. St./934-940 16th St

GM Truck Sales & Service 1921 (45)

46. 660 10th Avenue (EV)

Southern California Telephone Co. Garage 1932

16. 741 F Street (EV) NR

Maryland Hotel Garage c. 1907

56. 1015-1024 12th Av. (45)

Ford Motor Building/Ford Apartments 1937

*Modifications to original fabric noted in red.

Commercial Buildings

55. 999 12th Avenue (45)
E. Harris Grocery Store c. 1925

69. 716 16th Street (EV)
Todd's Market c. 1947

38. 1488 Market St. (45)
Davidson Furniture Store
c. 1940

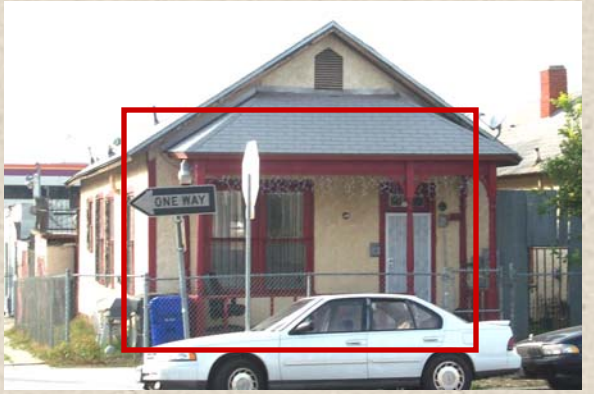
64. 648 15th Street (45)
Davidson Furniture Warehouse
1945

36. 1101 Market Street
(45)
First National Bank 1954

Note and File*

80. 518 17th Street (EV)

William E. Robinson House c. 1877



77. 508 17th Street (EV)

Falkenstein House c. 1887

78. 512 17th Street (EV)

Rinehart House c. 1900

28. 1635 Island Avenue (EV)

C.E. & Ella Harney House 1906-1921

20. 1451-1453 F Street (EV)

Residence 1889-1890

10. 1035 E Street

Custer Apartments 1886

*Modifications to original fabric noted in red.

Note and File*

Rear elevation.

Buildings front on Park Bl.

1907 50. 727-733½ 11th Avenue 1886 (EV)

Thomas J. Daley Apartment and James A. Bailey Apartment Buildings

c.1887 pre-1921

7. 1343-1345 C Street (EV)

S.R. Williams House

51. 741 11th Avenue (EV)

Woodford House 1887

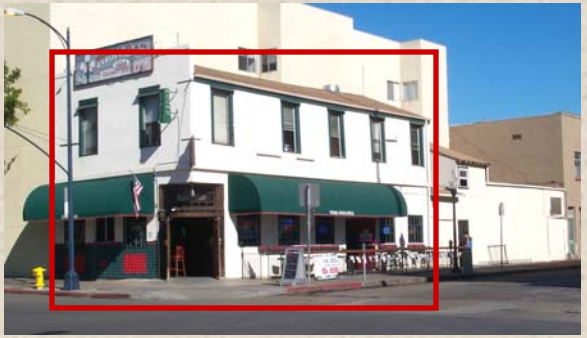
57. 1154 12th Avenue (EV)

Otto and Blanche Fox House

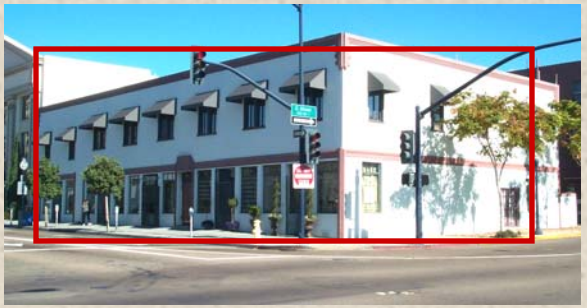
1895

*Modifications to original fabric noted in red.

Note and File*



41. 505 6th Avenue (EV)
Walker House c. 1885

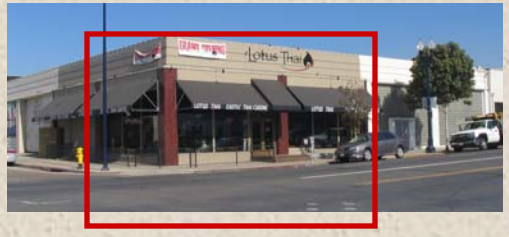


45. 703-723 8th Avenue (EV)
Revere Rooming House 1886, 1907-1909

34. 740-744 Market Street (EV)
Albert Morse Block Building 1896

49. 650 11th Avenue (EV)
Yale Apartments 1912

18. 1111 F Street (EV)
Hotel Yale 1927



35. 906-922 Market Street (EV)
Federal Motor Truck Company Building 1931

*Modifications to original fabric noted in red.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0187-0000
Trinomial
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1531-1541 Broadway (East)

P1. Other Identifier:

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 1531-1541 Broadway (East) City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-352-04-00, Block 4, Lots 1 thru 4

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1918 for capitalist James E. Collumb, this two-story utilitarian structure has a general rectangular shaped plan and is adjoined to a smaller one-story building in the same style on the north west elevation. These buildings are collectively identified as 1531-1541 Broadway. Features include a flat roof with stepped parapets and coping, large plate glass windows on the ground floor, and multi-paned industrial style windows on the second floor. Exterior building materials consist of plastered brick and stucco for the walls, ceramic tile surrounding the lower portions of the ground floor windows, and most likely composition rolls for the roof. Clerestory windows have been in-filled, however the frame outlines are still present. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: • Building D Structure □ Object a Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
1918
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Jerome Navarra Family Trust 08-31-88/
Navarra Family Trust et al. 12-16-86
1401 E Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev & Scott A. Moomjian, Office of Marie Burke Lia, 427 C Street. Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City* Development *Corporation*

Attachments: □NONE □ Location Map n Sketch Map □Continuation Sheet • Building, Structure, and Object Record
□ Archaeological Record □ District Record n Linear Resource Record □ Milling Station Record n Rock Art Record
n Artifact Record n Photograph Record o Other (List):

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0187-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code. 7

*Resource Name or # (Assigned by recorder) 1531-1541 Broadway (East), San Diego. CA 92101

B1. Historic Name: J.F. McKnight Block

B2. Common Name: _____

B3. Original Use: Commercial (Automobile Dealership B4. Present Use: Commercial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1918; no substantial modifications and/or alterations noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Eugene Hoffman b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1918
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1918 and designed by architect Eugene Hoffman, the 1531-1541 Broadway buildings were previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1531-1541 Broadway buildings include: James E. Collumb, for whom the building was constructed (1918) and the Cycloid Engineering Corporation (1988) . Past documentation reveals that the 1531-1541 Broadway buildings were "Built for the Studebaker agency of J.F. McKnight in 1918[,] ...one of the many sales and services facilities mushrooming up in the city before 1920." (Lia & Brandes:1988) San Diego *City Directories* reveal that past proprietors of the 1531-1541 Broadway buildings (identified as 1541, no listing for 1531) include: El Cortez Pontiac Co. (1944/45 to c.1950), Kasey Pontiac (c.1955-c.1970), and American Business College (c.1975-c.1988).

Historical research has determined that the 1531-1541 Broadway buildings are not historically significant, as they have not been directly associated with any important events or individuals in terms of local, state, or national history. However, the 1531-1541 Broadway buildings do appear to be architecturally significant for embodying the distinctive characteristics of a type, period, or method of Utilitarian construction. In addition, the 1531-1541 Broadway buildings were designed by prominent architect Eugene M. Hoffman. Further research is necessary to determine whether the structure embodies the distinctive characteristics of a type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
Longstreth, Richard, *The Buildings of main Street; A Guide To American Commercial Architecture*, 1987.
Rifkind, Carol, A *Field Guide To American Architecture*, 1980.
San Diego City Directories
San Diego County Recorders Office

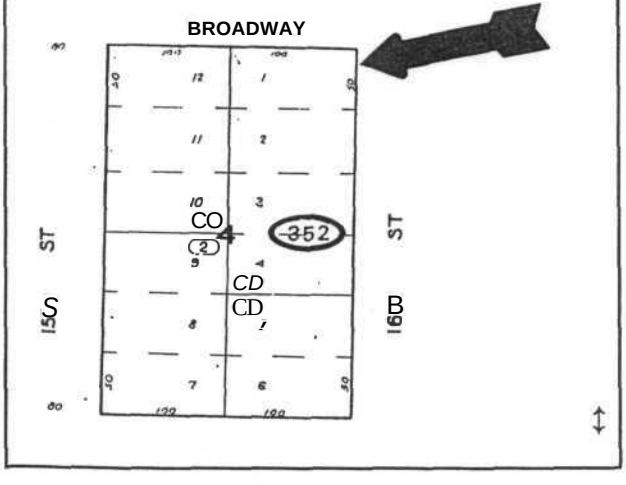
B13. Remarks:
Collumb and Hoffman collaborated in later years, for the construction of the Barcelona Apartments.

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



1531-1541 Broadway

C-3

7011 Business-Ford, Walter Casey Ford at 16th and Broadway c. 1924

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0188-0000
Trinomial
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1640 Broadway
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T. .; R ; ¼ of ¼ of Sec ; B.M.
c. Address 1640 Broadway City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-224-04-00, Gardner's Addition, Block 18, Lot 6

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1912, this three-story apartment building with basement and forth-floor penthouse was designed in a High Italian Renaissance architectural style. Typical of the High style, it features a flat roof, a wide, extended cornice with paired brackets, a roof line balustrade featuring framed panels, and belt coursing above between the third-floor windows and the cornice line. The penthouse portion also features an extended cornice, paired brackets, and a raised parapet. The building is rectangular in shape and symmetrical in design and features a recessed, center front entrance flanked by wood molding and shaded above by a second floor balcony that is supported by two french knee braces' that extend past the balcony line. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP3 . HP5
*P4. Resources Present: | Building ☐ Structure ☐ Object ☐ Site ☐ District D Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
• Historic
☐ Prehistoric ☐ Both
1912
1988 Centre City East Historic Site Inventory
*P7. Owner and Address:
Daniel Furlan, C/o CSR
1640 Broadway
San Diego, CA 92101
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law. 427 C Street, Ste. 416. San Diego, CA 92101
*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record n District Record n Linear Resource Record n Milling Station Record ☐ Rock Art Record
n Artifact Record n Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0188-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1640 Broadway, San Diego, CA 92101

B1. Historic Name: St. Anthony Apartment Hotel

B2. Common Name: Broadway Manor

B3. Original Use: Hotel/Apartments B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: High Style Italian Renaissance

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1912, original windows replaced, new exterior stucco/painting, entry doors replaced (dates unknown), this building has been recently renovated c. 1990s.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Carter Construction Company

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1912
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1912, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. According to past documentation, an advertisement in the San *Diego Union* for the 1640 Broadway building claimed it featured amusement rooms, a sun parlor, steam heat, a ballroom, and "the latest improvements and furnishings including private baths and telephones in all apartments." (Lia/Brandes: 1988) San *Diego City Directories* reveal the 1640 Broadway building was known as the "St. Anthony Apartment Hotel/St. Anthony Apartments (from completion of construction in July 1912 through approximately 1944/1945) featuring approximately 24 listed units, the "Broadway Manor" (1950) featuring approximately 26 listed units, the "Broadway Manor Hotel" and "Broadway Top Hat Cocktail Lounge" with proprietor Richard S. Hoarala (1955), the "Broadway Manor Apartments" featuring approximately 25-30 listed units and the "Broadway Top Hat Tavern/Cocktail Lounge" (1960, 1965, 1970, 1975, 1980, 1984). (See DPR 523H, Continuation Sheet for an incomplete listing of the 1640 Broadway building residents)

Historical research has determined that this building is not historically significant, as it has not been associated with any significant persons or events, at a local, state, or national level. In addition, the identity of the architect could not be ascertained, and as such, the 1640 Broadway building does not appear to represent the work of a master architect, nor that of an important, creative individual. The 1640 Broadway building, however, is architecturally significant at the local level, as a building which embodies the distinctive characteristics of a type, period, and method of High Italian Renaissance construction.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)
(See DPR 523H, Continuation Sheet for more information)

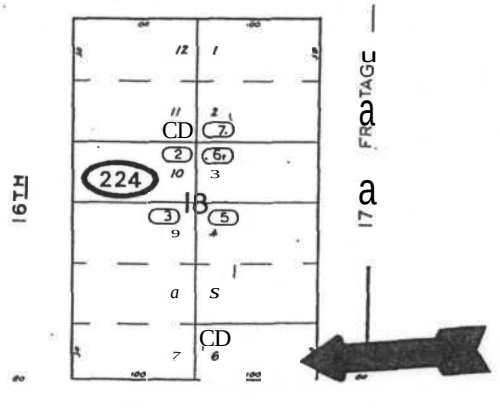
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #_____
HRI #/Trinomial 2138-0188-0000

• Continuation ☐ Update

Page 3 of 3
Resource Identifier: (Assigned by recorder) 1640 Broadway, San Diego, CA 92101
Historic Name: St. Anthony Apartment Hotel

***P3a. Description** (Continued):

The entry door to the second floor balcony is also bordered by wood molding and features a projecting lentil with some ornamentation above. Fenestration consists of alternating double-hung and slider style windows on the north street facing elevation. An awning is visible on the west elevation of the fourth-floor penthouse. Overall, this building appears to be in excellent condition.

***B10. Significance** (Continued):

Past residents of the 1640 Broadway building include:

1944/1945: Adolph Anderson; Mrs. Rita Baird; W.G. Barnes; C.J. Burr; R.E. Cole; Harold Collins; Larry Denton; M.J. Engles; A.V. Erickson; Beatrice Feinberg; R.D. Fifer; H.D. Gilbert; I.G. Gunnell; Bessie Hammond; Val Lane; C.B. Litchen; Mrs. E.V. Mereer; G.T. Merriwether; Mrs. Hattie Moore; Mrs. A.J. Nippell; W.E. Senger; Georgia Stone; Mrs. M.D. Taylor; and Lee Worthy.

1950: Henry Beese; Mrs. Meredith Bromfield; C.W. Brown; B.D. Carnie; Lewis Cruikshank; Max Feinberg; R.D. Fifer; A.G. Franch; J.E. Gardner; Thomas Henderson Liquors; John Hogan; John Jarrett; Carolyn Kindstrom; W.M. Lindsey; Fred Linerode; Samuel Lorchak; Felix Matte; Mrs. June Moore; Toni Moran; R.R. Padriza, Harry Reed; Margeret Selway; Louise E. Smith; R.C. Smith; Mrs. Billie Tabler; and Roger Wessell.

1960: 1) Mrs. Helen B. Flanagan; 2) John Peterson; 3) Van Seggeren; 4) Edward Grady; 5) John Lark; 6) Mrs. Ruby Lee; 7) Gerald English; 8) May Watson; 11) Mrs. Bessie Y. Dickenson; 12) Leo Armstrong; 14) Woodrow W. Herald; 15) vacant; 16) Manuel Nunes; 17) Robert A. Teague; 18) vacant; 19) Patricia K. Yung; 21) vacant; 22) James Wells; 24) vacant; 25) vacant; 26) James Elliott; 27) Robert Getty; 28) George Ten-Eyek; 29) Edward Bochefer; and 44) Jack Hardeman.

1965: Twenty-Five units listed A through Z, with the exception of unit I.

1969/1970: Twenty-Nine units listed as 1-30, with the exception of unit numbers 3, 10, 13, 20, and 23. Unit numbers 11, 24, and 26 were listed as being vacant.

1975: Twenty-Nine units listed as 1-30, with the exception of unit number 13. Five units were listed vacant.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

DPR 523H (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 109-113 West C Street

P1. Other Identifier: College Inn

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___% of ___¼ of Sec ___; _____ B.M.

c. Address 109-113 West C Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____mE/_____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block G, Lot L, Map D Book 13, page 522; APN: 533-516-10

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This One-Part Commercial Block Art Deco building appears to have been constructed c.1928. Rectangular in shape, the building has a flat roof with a variety of parapets and decorative molding both along the parapets tapering, in some cases, underneath the roof line. The exterior consists of stucco. Bands of decorative molding, with in some instances, square shapes, frame much of the storefront entrance areas and upper sections. Storefronts include fixed glass, flanked by glass doors and paneled transoms and decorative tile at the base. The entire building serves a variety of different tenants. Projecting steel canopies, supported by cables, are located above the storefronts along the north and east elevations. Despite the fact that the building has been altered from its original appearance (see pages 2 and 3), the building still retains enough Art Deco character-defining features to convey significance. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: | Building D Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
| Historic
D Prehistoric D Both
c.1928
Sanborn Fire Insurance Maps
San Diego City Directories

*P7. Owner and Address:
College Inn Irrevocable Trust &
College Inn Partnership
5300 Marlborough Drive
San Diego, CA 92116

*P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street. Suite 416, San Diego, California 92101

*P9. Date Recorded: October 2003

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory* Update *Of The Core Area For Centre City Development Corporation*

Attachments: □NONE □Location Map □Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Resource Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 109-113 West C Street

B1. Historic Name: College Inn

B2. Common Name: Grab and Go Subs

B3. Original Use: Commercial B4. Present Use: Commercial

"B5. Architectural Style: One-Part Commercial Block Art Deco

*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1928. Numerous improvements since at least 1957 are believed to have affected the original and interior and exterior. Some of these changes include interior alterations (1957); new roof added (1963); openings closed and building re-plastered (1968); installation of signage (1969); installation of window (1978); conversion of building from copy shop to restaurant (1985); rehabilitation of building (1989); and an assortment of other tenant improvements to the interior and exterior (between 1992-2002).

***B7.** Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

***B10.** Significance: Theme Architecture Area Centre City (Core)

Period of Significance c.1928 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historical research indicates that this building was constructed c. 1928. Sanborn Fire Insurance Maps in 1940 depict the presence of this one-story building as a restaurant and saloon with wood truss and brick. San Diego City Directories first list the building in 1929 when it was occupied by the County Assessor. Over the years, consistent with changes in building use, the structure was altered. Subsequent occupants of the buildir over the years identified between 109-113 West C Street have included the College Inn (1935-1945); College Inn Cafe & Liquors (1950-195: College Inn Cocktails (1960); County Assessor (1929-1930); Kiltry Bonding Agency (1960); and the AAAA Bonding Agency (1960).

Historical research indicates that this building is architecturally significant. The building was not associated with any important events or individuals in terms of local, state, or national history. However, the building does embody the distinctive characteristics of a type, period, and method of commercial Art Deco construction despite the fact that the building has been modified from its original appearance. Finally, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual, nor does it possess high artistic values nor any further information potential.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

City of San Diego, Building Department Permit Records.

City of San Diego, Water & Sewer Records.

McAlester, Virginia & Lee, *A Field Guide To American Houses,* 2000.

Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.

San Diego City and County Directories.

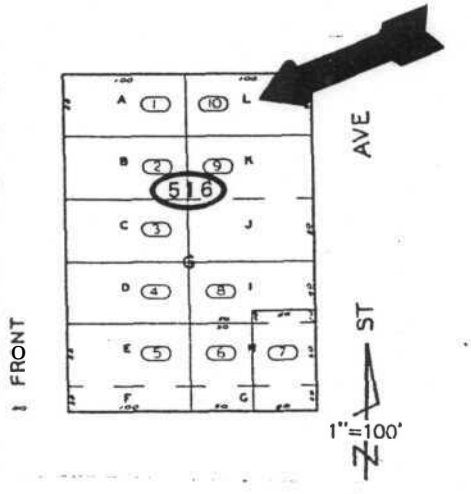
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: October 2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

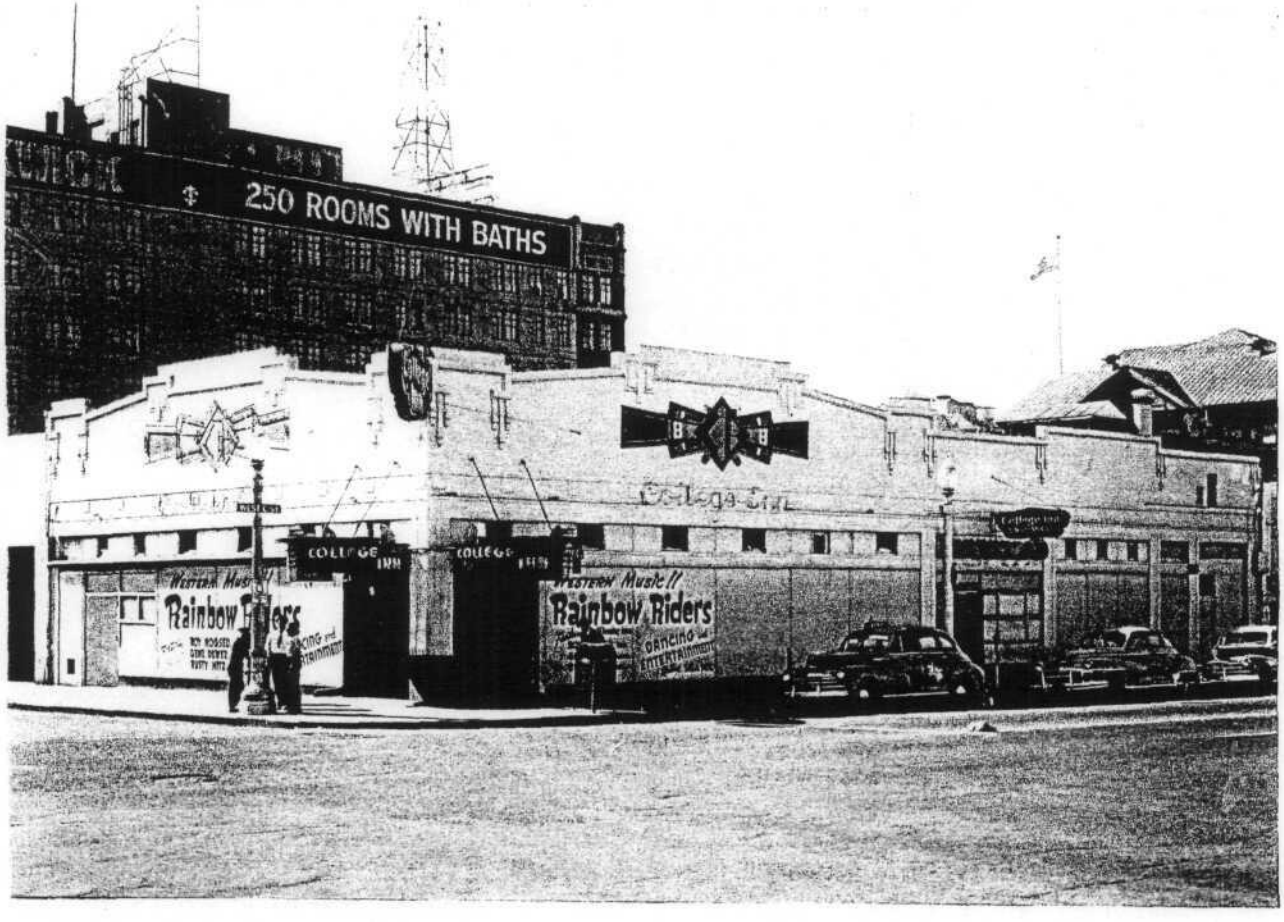


State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) 109-113 West C Street
*Recorded by Office of Marie Burke Lia **Date** October 2003
☒ Continuation D Update

Historic Photograph (Date Unknown) #5-608 "College Inn";Photograph Courtesy Of The San Diego Historical Society Photographic Collection



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1317 C Street

P1. Other Identifier: _____

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.

c. Address 1317 C Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-205-02-00, Thomas Resub., Block 27, Lots 20 thru 22

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1887 on a steeply sloped lot, this two-story, single-family residence was designed in a Folk National architectural style, and the house itself is accessed through a short wooden bridge located between the sidewalk and the front entrance of the residence located on the second floor. It appears to have been modified through a rear addition. The residence features a symmetrical design, and a moderately pitched, hipped roof with a boxed cornice and a plain frieze. Exterior building materials consist of horizontal shiplap siding with corner boards for the exterior walls, and composition shingles for the roof. Windows appear to be single-hung or double-hung sash and feature wood surrounds. A small partial porch area is present at the front entrance and features an ornamental, centered, hipped roof supported by two wood posts. Overall, the 1317 C Street residence appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: • Building D Structure □ Object □ Site □ District □ Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
1887
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Woon H. Ping
1305 C Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 / Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE n Location Map n Sketch Map n Continuation Sheet • Building, Structure, and Object Record
n Archaeological Record n District Record n Linear Resource Record n Milling Station Record □ Rock Art Record
n Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status **Code** 5S2

***Resource Name or #** (Assigned by recorder) 1317 C Street, San Diego, CA 92101

B1. Historic Name: R.S. Smith Residence

B2. Common Name: Woon House

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Pyramidal Folk National

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1887; rear addition and residence subdivided into multiple units (dates unknown).

***B7. Moved?** | No PYes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: R.S. Smith

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1887

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1887, this residence was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1317 C Street residence include: carpenter R.S. Smith (1887), entrepeneur W.W. Whitney (1893), W.W. Johnston (c.1923), and Effie Bumgarner (c.1950). San *Diego City Directories* reveal past residents of 1317 C Street include: Alta A. Smith (1944/1945), owner Burns Bumgarner and E.R. Niles (1950), Mrs. Edna Vivian (unit a, 1955), Earl R. Niles (unit b, 1955 thru 1969/1970), R.D. Overton (1317 ½, 1955 thru 1965), Verda Chase (unit a, 1960), James C. Chase (1965 thru 1975), Ernest Varner (unit b, 1975), Jose R. Daniels (1317 ½, 1969/1970), Ernest Varner (unit b, 1975), and Victor Hooker (unit c, 1975).

Historical research has determined that the 1317 C Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the 1317 C Street residence does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a *type,* period, or method of Folk National construction. Constructed by R.S. Smith, the 1317 C Street residence does not represent the work of a master architect, master builder, or master craftsman, nor that of an important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

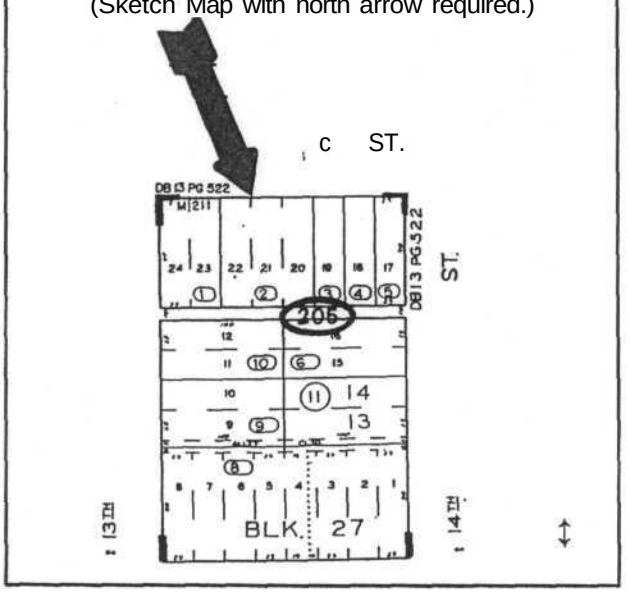
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1321 C Street

P1. Other Identifier: _____

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ____¼ of Sec ___; _____ B.M.

c. Address 1321 C Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-205-02-00, Thomas Resub., Block 27, Lots 20 thru 22

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1887, this two-story, multiple-family residence was constructed on a steeply sloping lot, in a layout similar to the neighboring 1317 and 1333 C Street residences. Features of the residence include a moderately pitched, front gabled roof with a slight, enclosed eave overhang. Exterior building materials consist of composition shingles for the roof, fish scale shingles on the gabled portion of the exterior wall down from the roof line, vertical board and batten siding on the street level second floor exterior walls, and horizontal shiplap siding on the first floor exterior walls. A centered front porch is present on the second story, street level of the residence. It features a shed style roof with composition shingles, supportive spindle posts, wood railing, and remnants of brackets and stick work. Rear additions have been made to the building. Overall, the 1321 C Street building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP3 _____

*P4. Resources Present: • Building a Structure a Object a Site a District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric a Both
c.1887
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Woon H. Ping
1305 C Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley. Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For The Centre City Development Corporation*

Attachments: □NONE □ Location Map □ Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record P District Record n Linear Resource Record D Milling Station Record □ Rock Art Record
D Artifact Record n Photograph Record D Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1321 C Street, San Diego, CA 92101

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in c.1887; no substantial modifications and/or alterations noted.

***B7. Moved?** B No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance c.1887
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in c.1887, this residence was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1321 C Street property includes original First National Bank building builder, and officer, R.A. Thomas (pre-1886), and San Diego-Yuma stage line agent George H. Bower (1886). *San Diego City Directories* reveal past residents of 1321 C Street include: Mrs. Violet Burton and F.A. Earrio (1944/1945), Mrs. C.B. Bomback and Mrs. Opal Keys (1950), James F. Sager (unit a, 1955), Frank A. Barris (unit b, 1955), Mattie W. Browmer (unit a, 1960), Mrs. Leila Bumgarner (unit b, 1960), John Chekis (unit a, 1965), Helen Wilcome (unit b, 1965), vacant (unit a, 1970), Kelly Escobedo (unit b, 1970), Yuen Loui (1975), Arturo Lujan (unit a, 1980 and 1984), Mrs. Rosaura Baron (unit b, 1980), and Lupe Sanchez (unit b, 1984).

Historical research has determined that the 1321 C Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the 1321 C Street residence does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identity of the architect could not be ascertained, the 1321 C Street residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

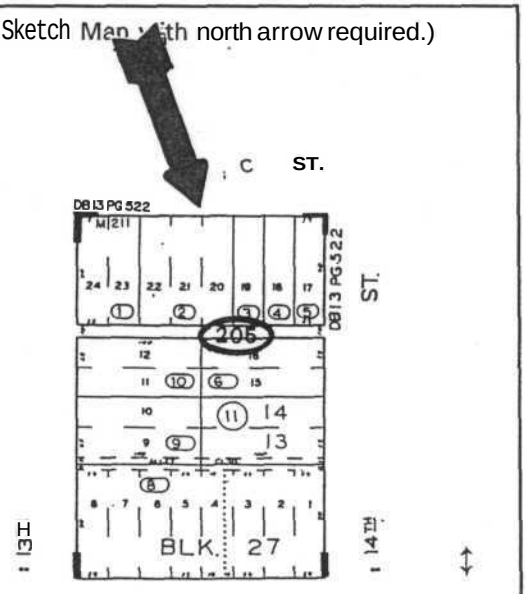
B13. Remarks:

***B14. Evaluator:** Wendy I. Tinsley
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1333 C Street

P1. Other Identifier:

***P2. Location: a Not for Publication ■ Unrestricted *** **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ **T** ____; **R** ____; ___¼ **of** ___¼ **of Sec** ___; _____ B.M.

c. **Address** 1333 C Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ **mE/** ____**mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-205-03-00, Thomas Resub., Block 27, Lot 19

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1894, this two-story residence is located on a steeply sloped lot and is similar in layout to the neighboring 1317 and 1321 C Street residences. Designed in a Folk Victorian architectural style, the residence has a moderately pitched, cross gabled roof with no eave overhang, an angled bay window with a hipped roof and an entrance porch featuring wood railing, wood work along the porch eave and two wood posts for support. It appears that the original spindlework has been replaced with plain wood work that is present today. Exterior building materials consist of composition shingles for the roof and shiplap siding for the exterior walls. Windows appear to be double-hung sash and feature wood surrounds. Metal security bars cover the lower portions of the windows on the north, street facing elevation. Overall, the residence appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP3

***P4. Resources Present:** • Building □ Structure a Object a Site □ District □ Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:**
• Historic
n Prehistoric n Both
1894
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Woon H. Ping
1333 C Street
San Diego, CA 92101

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley
Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego, CA 92101

***P9. Date Recorded:** February 2001 / Photo Updated June 2003

***P10. Type of Survey: (Describe)**

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development* Corporation

Attachments: □NONE n Location Map n Sketch Map □ Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record n District Record n Linear Resource Record □ Milling Station Record □ Rock Art Record
n Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 1333 C Street, San Diego, CA 92101

B1. Historic Name: Porter Long House

B2. Common Name: _____

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1894; Possible rear additions (dates unknown).

***B7. Moved?** ■ No ☐Yes ☐Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1894
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1894, this residence was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1321 C Street building include: Porter Long (1894), Emil and Anna Huefner (1901-1907), and John and Mary Graham (1907 to at least 1911). *San Diego City Directories* reveal past residents of 1333 C Street include: Juanita Hopkins and Mrs. Lottie Thurman (1944/1945), Mrs. A.J. Abbott and Mrs. Fern Reynolds (1950), Howard McCormick (1955), Lecrecio Aguilar and Mrs. Rose Womack (1960), Frank Lima (1965), Luis Ramos-Graulau (unit a , 1970), Robert D. Miller (unit b, 1970), and Ginger Brannon (unit a, 1975), Joe Mendoza (unit b, 1975).

Historical research has determined that the 1333 C Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, it does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identity of the architect could not be ascertained, the 1333 C Street residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

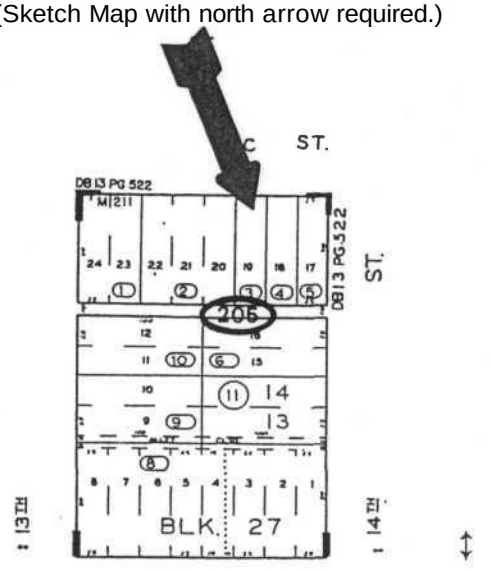
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1343-1345 C Street

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date ____ T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; ____ B.M.

c. Address 1343-1345 C Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; ____ mE/ ____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-205-12-00, Thomas Resub., Block 27, Lots 17 & 18

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The two buildings shown in the photograph below are identified as 1343-1345 C Street. It is believed that these buildings were originally not associated with one another, and that they were eventually adjoined through a central staircase. The east Victorian portion was constructed in approximately 1887, and has a general rectangular shaped plan with a moderately pitched front gabled roof, and a slight enclosed eave overhang. Exterior building materials consist of composition shingles for the roof, clapboard siding for the east facade and shiplap siding for the north facade. It is a two-story, mixed-use building with residential units upstairs and commercial storefront space on the ground floor. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP3, HP6

*P4. Resources Present: • Building a Structure a Object □ Site a District □ Element of District P Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
c.1887/pre-1921
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Ward. Betty D.
P.O. Box 120663
San Diego. CA 92112

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre Citv East For Centre City Development Corporation*

Attachments: P NONE P Location Map □ Sketch Map ■ Continuation Sheet I Building, Structure, and Object Record
n Archaeological Record P District Record P Linear Resource Record P Milling Station Record a Rock Art Record
□ Artifact Record P Photograph Record P Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 4 *NRHP Status Code 6Z

***Resource Name or #** (Assigned by recorder) 1343 C Street, San Diego, CA 92101

B1. Historic Name: S.R. Williams Home

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Mixed-Use (Commercial & Residential)

***B5. Architectural Style:** Victorian portion/Enframed Window Wall portion

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1887; no substantial modifications and/or alterations noted.

***B7. Moved?** • No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1887/pre-1921
Property Type Residential/Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1887, the Victorian portion of the 1343-1345 C Street buildings was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1343 C Street building include: S.R. Williams (1887), Lona Johnston (1893), and various members of the Johnston family through 1965. *San Diego City Directories* reveal that the 1343 C Street building was used as a rooming house, "The Creston" c.1944/1945 to 1950, with Mrs. D.TJ. Lord listed as the proprietor. From 1955 to 1960 1343 C Street is listed as "Creston Apartments," with Louis C. Thielke as the proprietor. From 1965 thru 1975 1343 C Street is listed as "Creston Apartments Hotel," consisting of approximately less than ten units (1-10) depending on the year. 1965 listings include: vacant (unit one), Cavite Leet (unit two), and Louis C. Thielke (unit four). 1970 listings reveal that units four and seven were vacant and units five and six were not listed. 1975 listings include: Cyrus Wright (unit one), Cavite Leet (unit two), Joe O'Neal (unit three), David Stafford (unit four), Andrew Savage (unit seven), Juan Maldano (unit 7a), Glenn Bradford (unit eight), Andrew Ramos (unit nine), and Larry Lauber (unit ten).

Historical research has determined that the 1343-1345 C Street buildings are neither historically nor architecturally significant and are not eligible for listing on the local, state, and national registers. The buildings are not associated with any important events or individuals in terms of local, state, or national history. Moreover, they do not embody the distinctive characteristics of a type, period, or method of either the Victorian architectural style or the Enframed Window Hall style of construction, and do not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)
(See DPR 523H, Continuation Sheet for more information)

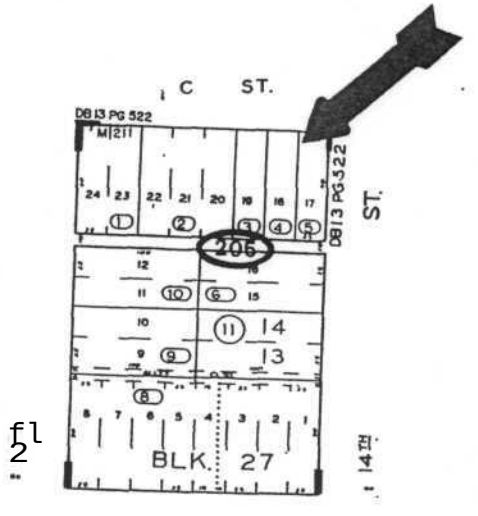
B13. Remarks:

B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description (Continued):

Several unit entrances are located on the east facade, and a two-story deck and staircase is located on the rear, south elevation. The second floor features two angled bays on the north elevation, and the ground floor features a central recessed entry door between two storefront windows. All other windows appear to be single-or double-hung sash. Past documentation (Lia/Brandes: 1988), and a 1921 Sanborn Fire Insurance Map indicate that the central staircase located between the two buildings provides access only to the east Victorian building. Overall, this portion of the building appears to be in good condition.

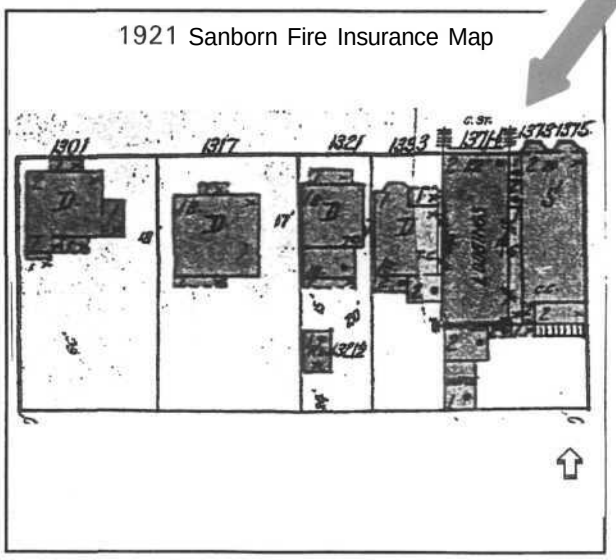
The western two-story Enframed Window Wall portion, was most likely a wood structure which has been stuccoed over in recent years, and the exact construction date is unknown, however, due to a 1921 Sanborn Fire Insurance Map depicting the building, the building was constructed prior to 1921. It also has a rectangular shaped plan, and features a flat roof with a low parapet, single-or-double-hung sash windows around the perimeter, and two, recessed, ground floor entrances flanked by three, almost full length windows, each of which are a single glass pane. Exterior building materials consist of stucco for the exterior walls, most likely composition rolls for the roof and wood trim on north elevation windows.

A 1921 Sanborn Fire Insurance Map also reveals the two buildings were also identified as 1371 and 1373-1375 C Street. (See Map below)

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Longstreth, Richard, *The Buildings of Main Street, A Guide To American Commercial Architecture,* 1987.
San Diego City Directories
San Diego County Recorders Office

1921 Sanborn Fire Insurance Map



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

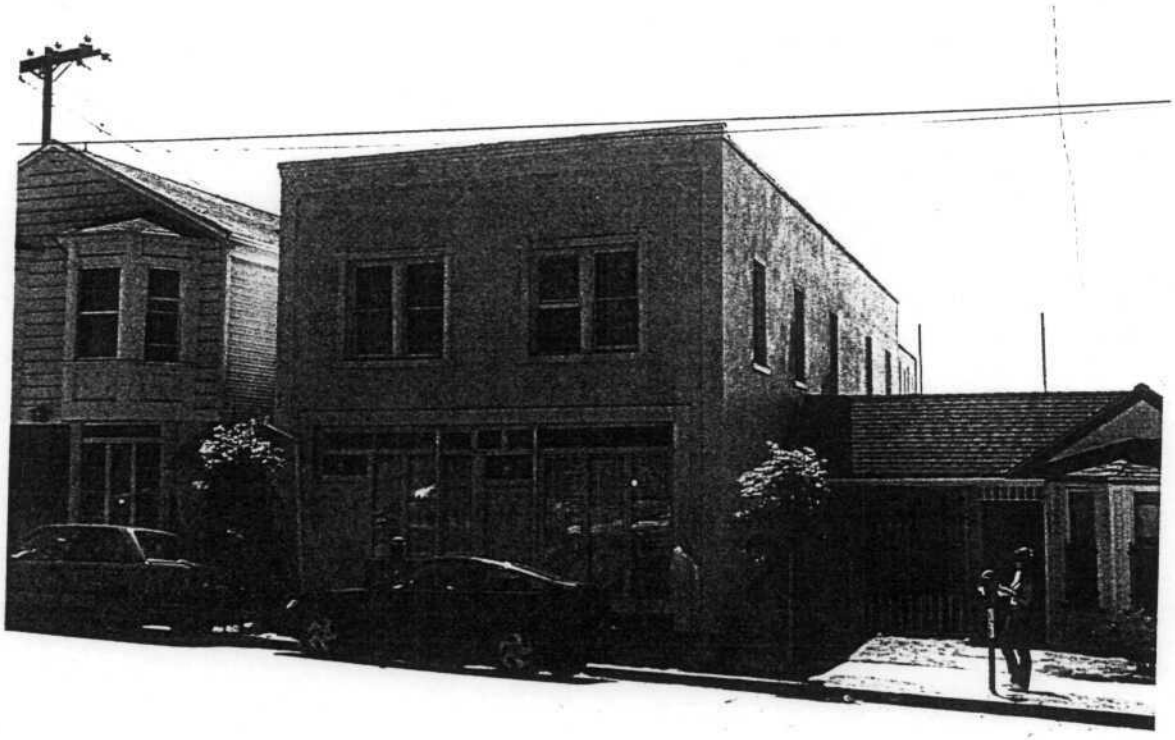
Primary #_____
HRI #/Trinomial _____

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1343-1345 C Street, San Diego, CA 92101
Historic Name: S.R. Williams Home

P3a. Description (Continued):

Western portion of the 1343-1345 C Street buildings.



DPR 523H (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings HUD 96021H 03/05/96
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 1425 C Street

P1. Other Identifier:

P2. Location:** □ **Not for Publication** ■ **Unrestricted **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** **T** ; **R** ; ¼ or ¼ **of Sec** ; **B.M.**

c. Address 1425-1431 C Street **City** San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-210-12-00, Horton's Addition, Block 179, Lots K thru L W ½ of N 40 Ft Lot J

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1908, this symmetrical, two-story, apartment building with basement is an excellent example of the early Prairie architectural style that is sometimes referred to as the *American Foursquare or* the *Prairie Box.* It has a general rectangular shaped plan and features a low pitched, hipped roof with widely overhanging eaves, and a centered hipped dormer, also with widely overhanging eaves, and a boxed cornice with modillions. This type of hipped dormer is typical of the early vernacular Prairie style. Wide wooden steps ascend to the first floor front porch, which is partially enclosed, has a flat roof with widely overhanging eaves, and features a square pillar covered with wood on the northern corners, as well as, a single Ionic column, also at each northern porch corner. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes **and codes)** HP3

***P4. Resources Present:** • Building a Structure □ Object n Site □ District n Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:**
• Historic
n Prehistoric n Both
August 1908
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Episcopal Community Services
P.O. Box 33168
San Diego, CA 92163

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia. Attorney at Law, 427 C Street. Ste. 416, San Diego. CA 92101

***P9. Date Recorded:** February 2001 / Photo Updated June 2003

***P10. Type of Survey:** (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For The Centre City Development Corporation*

Attachments: □NONE n Location Map n Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record D District Record n Linear Resource Record n Milling Station Record D Rock Art Record
n Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1425 C Street, San Diego, CA 92101

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Early Prairie

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in August 1908; no substantial modifications and/or alterations noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: C.J. Jones

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1908
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1908 by builder C.J. Jones, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1425 C Street property and building include: George & Sophia Bailey (pre-1905), and W.H. Reinhardt (1905). San *Diego City Directories* reveal that the 1425 C Street building was used as a rooming house c.1944/1945 to c.1955, with Mrs. C.D. Holcomb listed as the proprietor in 1944/1945. Owner Mrs. Lillian Cannon is listed as the proprietor in 1950, and Clyde Bennet (1960). From 1960 thru 1975, 1425 C Street is listed as "Apartments" and "Clubhouse Apartments," consisting of approximately One to Twenty units (1-20) depending on the year. 1960 listings include: vacant (units one and two), Albert P. Roach (unit three), and William Carter (unit four), Albert DeSoto (unit five), vacant (unit six), John Keith (unit seven), Mrs. Betty Spiegel (unit eight), Mrs. Gertrude King (unit nine), Gerald Conway (unit ten), Frank Sargatz (unit 11), Louis Mayberry (unit 12), G.E. Arguello (unit 14), Mrs. Carol Montano (unit 15), Mrs. Helen Smith (unit 18), Lee Harrison (unit 19), vacant (unit 20). 1965 listings reveal that five units were vacant and units 12, 13, 16, and 17 were not listed. 1970 listings include reveal that unit four was vacant and units 2,6,9,11,13,14 were not listed. 1975 listings for the "Clubhouse Apartments" reveal that of the ten units (1-10) listed, four units were vacant.

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

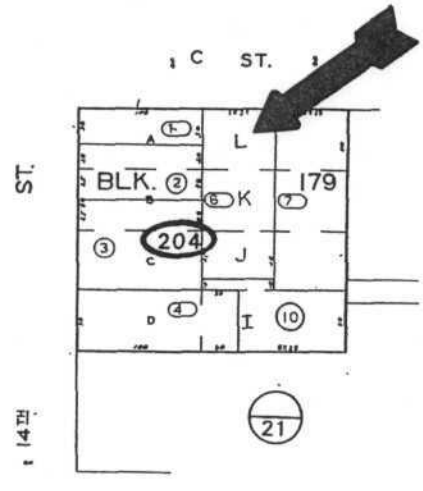
B13. Remarks:

*B14. Evaluator: Wendy I. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description** (Continued):

Elongated brackets are present under every overhanging eave portion of the building and brackets are also present on the north elevation under the two-story squared, bay windows located on either side of the front porch area. The flat roof of the first floor porch creates a small deck with a wooden balustrade on the second floor. Exterior building materials consist of horizontal clapboard, painted beige, siding for the exterior walls, wood window moldings painted a contrasting blue, most likely composition shingles for the roof. Window types include: fixed, double-hung sash, a one-story angled bay, and leaded glass windows, which are typical features of the early Prairie style. Overall, this building appears to be in excellent condition, and appears to have been maintained well over the course of its existence.

***B10. Significance** (Continued):

Historical research has determined that the 1425 C Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the building is architecturally significant as a building which embodies the distinctive characteristics of a type, period, or method of the early Prairie style, or Prairie Box construction. With features typical to the Prairie style including the symmetrical plan, hipped roof, front entry as a focal point of the building, a hipped dormer, double-hung sash windows, and squared wooden imitation piers (in place of masonry supports), this building is a good example of the early Prairie form in an urban area. Past documentation has determined that the 1425 C Street building was designed in a Neoclassical architectural style, however, the building does not possess Neoclassical features, rather the building possesses Prairie design characteristics. Many of the early Prairie buildings, such as the 1425 C Street building also feature secondary details which are derived from either Italian Renaissance or Mission architectural styles. As the identity of the architect could not be ascertained, the 1425 C Street building does not represent the work of a master architect or craftsman. In addition, constructed by C.J. Jones, the 1425 C Street building does not represent the work of a master builder, nor that of an important, creative individual. The 1425 C Street building is listed as a "6Y2" on the California State Office of Historic Preservation's Historic Property Data File for San Diego County. This listing means that the building has been determined to be ineligible for the National Register of Historic Places. However, this building is eligible for inclusion on the local register.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 901-923 E Street

P1. Other Identifier: _____

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ or ___¼ of Sec ___; _____ B.M.

c. Address 901-923 E Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____mE/ _____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-336-01-00, Horton's Addition, Block 57, Lot A

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1927, this single-story, One-Part Commercial Block building has a general rectangular shaped plan, and features a flat roof with a parapet and corbeling up to the cornice. Exterior building materials consist of multi-colored bricks, and wood-framed glass portions for the store front windows. The brickwork features a painted geometric pattern which helps to delineate the bays from one another. There are approximately ten recessed entrances to the building's separate units. A variety of signage is present indicating the location of the different businesses within the units. Overall, this building appears to be in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: I Building ☐ Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1927
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Greenberg Intervivos Trust 09-08-93
C/o Trilogy
P.O. Box 126308
San Diego. CA 92112

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A.Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE D Location Map ☐ Sketch Map ■Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record D District Record n Linear Resource Record a Milling Station Record n Rock Art Record
☐ Artifact Record n Photograph Record D Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 901-923 E Street, San Diego, CA 92101

B1. Historic Name: Bidwell Block

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: One Part Commercial Block style

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1927; no major alterations and/or modifications noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1927
Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1927 by owners George and Mary Bidwell, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 901-923 E Street property and building include: The Odd Fellows Temple Association (pre-1913), and George and Mary Bidwell (1913-date unknown). San *Diego City Directories* past occupants of the 901 E Street unit include: clothing cleaner Hazel L. Wood (1944/1945, 1950), Sort N' Save Cleaners (1955), PO Cafe Restaurant (1960), the Corner Cafe (1965, 1975), Roman's Restaurant (1980), and the Ripe Tomato Restaurant (1984). Past occupants of the 905 E Street unit include: Riddle Roce watch repair (1944/1945), vacant (1950, 1955), Camera Repair Service of San Diego (1960, 1965), no listing (1970, 1975), Lawson's Stamp Company (1980, 1984). Past occupants of the 909 E Street unit includes restauranteur Mrs. J.J. Carlson (1944/1945), vacant (1950), office supply store, the Buckley Carbon Company and the Foster Company; civil engineer Harry L. Foster (1955, 1960, 1965), no listing (1970), vacant (1975), San Diego Home Products (1980), and the Lawson Stamp Company (1984). Past occupants of the 915 E Street unit include: barber L.P. Bixby (1944/1945), vacant (1950), Blind Made Products of San Diego (1955, 1960, 1965, 1975, 1980, 1984), and the unit was not listed in 1970. Past occupants of the 917 E Street unit include: card engraver F.W. Beuhler and H.A. Klinke (1944/1945), vacant (1950), and Blind Made Products of San Diego (1955, 1960, 1965, 1975, 1980, 1984). Past occupants of the 921 E Street unit include: restauranteur Eugene Jacobs (1950), Optometrist Hom Gin Hoy (1955, 1960, 1965, 1975, 1980, 1984). Past occupants of the 923 E Street unit include: Lee Hom laundry (1950), New System Chinese Laundry (1955, 1960, 1965), no listing (1970), Duane Buart Sign Painting (1975), vacant (1980), and Pacific Dawn Studios Photography and AAA Passport Service (1984).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

(See DPR 523H, Continuation Sheet for more information)

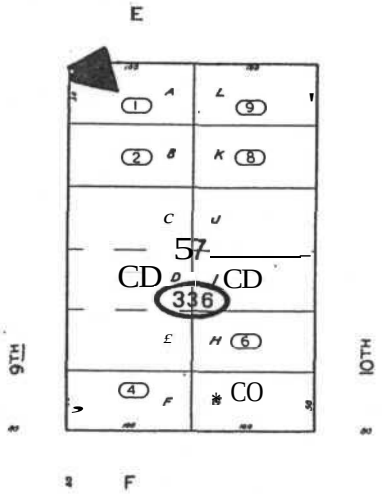
B13. Remarks:

*B14. Evaluator: Wendy L. Tinslev. Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***B10. Significance** (Continued):

Historical research has determined that the 901-923 E Street building is not historically significant, as it has not been associated with any important events, or individuals in terms of local, state, or national history. As the identity of the architect could not be ascertained, the 901-923 E Street building does not represent the work of a master architect, master builder, or master craftsman, nor that of an important, creative individual. While the property has been classified as a "One part commercial block," further study and/or research is necessary to determine whether structure embodies the distinct characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1035 E Street

P1. Other Identifier: _____

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ___ ¼ of ___ % of Sec ___; _____ B.M.

c. Address 1035 E Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; ___ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-335-09-00, Horton's Addition, Block 56, N 3' Lot K & All Lot L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1886, this two-story apartment building was designed in a vernacular Italianate architectural style. It has a square shaped plan and features a moderately pitched hipped roof with wide eave overhang, a gabled dormer on the east elevation, and brackets under the eaves at the roof line, as well as below the first and second story windows. Windows appear to be double-hung sash and feature wood surrounds and sills. The recessed front entrance to the building is covered by a shed style roof and supported by two large brackets. Exterior building materials consist of clapboard siding for the exterior walls and composition shingles for the roof. Overall, this building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP3 _____

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
| Historic
d Prehistoric d Both
1886
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Downtown Renovations LLC
3063 Dalen Place
San Diego, CA 92122

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego. CA 92101

*P9. Date Recorded: February 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map n Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record □ District Record a Linear Resource Record □ Milling Station Record a Rock Art Record
□ Artifact Record □ Photograph Record □ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1035 E Street, San Diego, CA 92101

B1. Historic Name: Custer Apartments

B2. Common Name: Courtnoy Rooms

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: Italianate vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations)

Originally constructed in 1886 aa a single-family residence, and converted to an apartment building in 1913. No other major alterations and/or modifications noted.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: L.D. Burbeck b. Builder: L.D. Burbeck

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1886

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1886, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1035 E Street property and building include: N.R. Hooper (February 1886) , Michael & Jane Quinn (August 1886-1905), Christeine Hinsfeld Kelson & Grace Schoenfeldt (1905), and F.D. Carper (1913). Past documentation states that the 1035 E Street building was converted into the Italianate style apartments in 1913 from a small cottage that had been constructed in 1886 by owner F.D. Carper (Lia & Brandes:1988). Past documentation also reveals that past occupants of the 1135 E Street building include: Dr. Michael & Jane Quinn (1892-1900) , and San *Diego City Directories* reveal the 1035 E Street building was identified as the "Custer Rooms" lodging house (1944/1945, 1950, 1955, 1960, 1965, 1969/1970, 1975), and the "Courtnoy Rooms" lodging house (1980, 1984). Past proprietors include: F.E. Ranch (1944/1945), Mrs. James Merriman (1950), and George N. Sullivan (1955).

Historical research has determined that the 1035 E Street building is not historically significant, as it has not been associated with any important events, or individuals in terms of local, state, or national history. The building does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of ttalianate construction. Constructed and designed by L.D. Burbeck, the building does not represent the work of a master architect, master builder, or master craftsman.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

Growth, Paul, *Living Downtown, The History of* Residential *Hotels in the United* States, 1994.
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

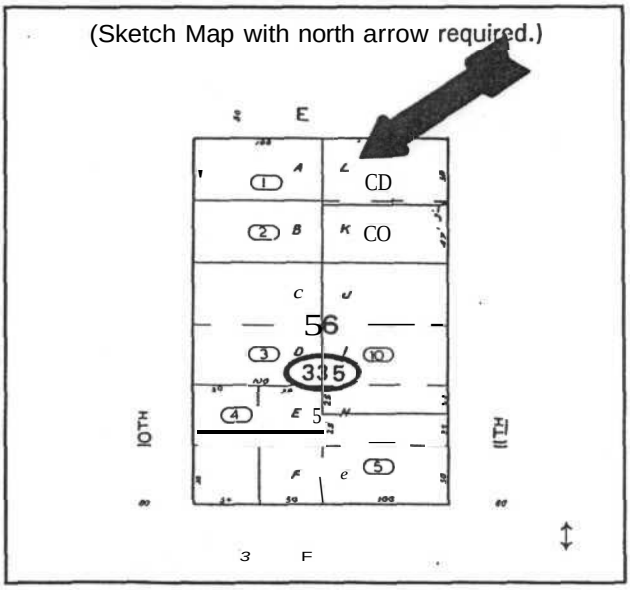
B13. Remarks:

*B14. Evaluator: Wendy I. Tinsley.
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1045 E Street

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R : % of % of Sec ; B.M.

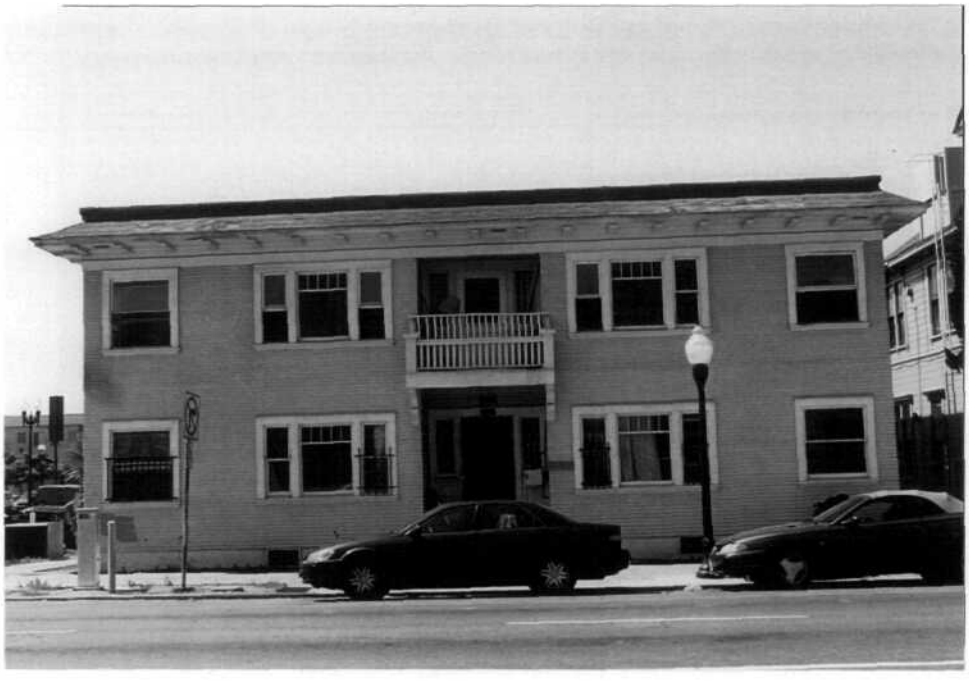
c. Address 1045 E Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-335-09-00, Horton's Addition, Block 56, N 3' Lot K & All Lot L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1913, this two-story apartment house was designed in an Italian Renaissance vernacular architectural style. It has a general square shaped plan and features a low pitched, hipped roof with wide eave overhang, and exposed rafter tails under the eave. A recessed front entrance is present at the center of the building and is shaded overhead by a second floor balcony. Supported by a bracket on each northern corner, the wood balcony features two miniature squared columns, and railing that has been extended upward. The second floor balcony features a recessed doorway similar to the first floor entrance. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: | Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
| Historic
☐ Prehistoric ☐ Both
1913
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Downtown Renovations LLC
3063 Dalen Place
San Diego, CA 92122

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map n Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record n Linear Resource Record ☐ Milling Station Record n Rock Art Record
D Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1045 E Street, San Diego, CA 92101

B1. Historic Name: Carper Apartments

B2. Common Name: Hartonia Apartments

B3. Original Use: Residential (Multi-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: Italian Renaissance vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1913; no major alterations and/or modifications noted.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: L.D. Burbeck b. Builder: L.D. Burbeck

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1913
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1913, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1045 E Street property and building include: N.R. Hooper and Mr. Carper (1913) . San *Diego City Directories* reveal the 1045 E Street building was identified as the "Argonaut Apartments" building with eight units (1944/1945, 1950, 1955, 1960, 1965, 1969/1970, 1975), and the "Hartonia Apartments" building, also with eight units (1980, 1984).

Historical research has determined that the 1045 E Street building is not historically significant, as it is not associated with any important events, or individuals in terms of local, state, or national history. The building, however, does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Italian Renaissance construction. Constructed and designed by L.D. Burbeck, the building does not represent the work of a master architect, master builder, or master craftsman.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

Growth, Paul, *Living Downtown, The History of Residential Hotels in the United States,* 1994.
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, A *Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

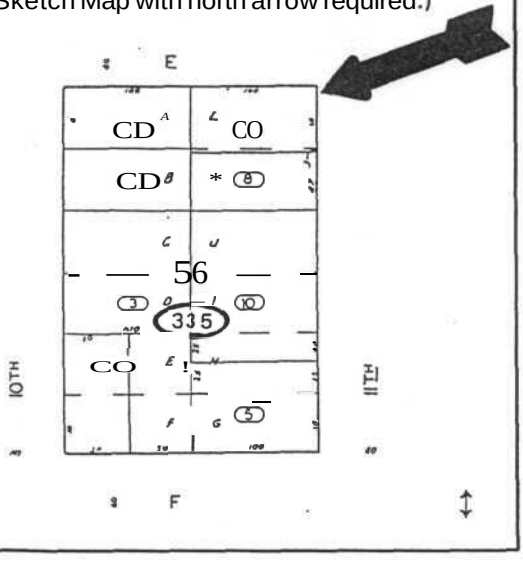
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1045 E Street, San Diego, CA 92101

Historic Name: Carper Apartments

P3a. Description (Continued):

Exterior building materials consist of composition **shingles** for the roof and clapboard siding for the exterior walls. Windows are double-hung sash and on the north, street facing **elevation,** the entrance is flanked on both sides by two, tri-partite windows featuring a fixed single pane in the center and a narrow double-hung window on either side. These windows are bordered by a single, double-hung window. Overall, this building appears to be in fair condition.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0203-0000
Trinomial
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1327-1335 E Street
P1. Other Identifier:
*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.
c. Address 1327-1335 E Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-345-10-00, Horton's Addition, Block 53, W ½ of Lots K & L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1915, the building shown in the photograph below is identified as the "Hotel Mediterranean" located at 1329-1335 E Street. Designed in a flat roof Italian Renaissance style, this two-story building has a rectangular shaped plan and features a wide decorated cornice and frieze which extends out past the buildings edge. The street facing facade features a parapet, dentils, several levels of belt coursing (some spans around the perimeter of the building) , and four triple windows, each with a large fixed window with a leaded glass transom at the center and a double-hung window flanking both sides.
(See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP3
*P4. Resources Present: I Building d Structure d Object d Site d District d Element of District d other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
c.1915
1988 Centre City East Historic Site Inventory
*P7. Owner and Address:
Mediterranean Hotel LLC
9253 Main Street
San Diego, CA 92113

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map □ Sketch Map • Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record □ District Record □ Linear Resource Record a Milling Station Record □ Rock Art Record
D Artifact Record □ Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # .
HRI# 138-0203-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 1327-1335 E Street, San Diego, CA 92101

B1. Historic Name: Menke Residence

B2. Common Name: Hotel Mediterranean

B3. Original Use: Residential (Multi-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: Flat Roof Italian Renaissance

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1915; No major alterations and/or modifications noted.

*B7. Moved? ■ No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1915
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1915, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals that Hanover, Kansas residents Henry & Anne J. Menke relocated to San Diego in 1888, purchased the 1329-1335 E Street property in 1907, and constructed the residence in 1915. Although identified as the Menke Residence, past documentation also reveals that in 1916 four families resided in the building. (Lia/Brandes, 1988) *San Diego City Directories* reveal past residents of the 1329 unit of the Hotel Mediterranean building include: Bonnie Nichol (1980), and Francisco R. Arrieta (1984). Past residents of the 1331 unit include: Leon Clark (1980, 1984). Past residents of the 1333 unit include: no return (1980, 1984). Past residents of the 1335 unit include: Olga Crockett (1980, 1984).

Historical research has determined that the 1329-1335 E Street building is not historically significant, as the building is not associated with any important events, or individuals in terms of local, state, or national history. In addition, the identity of the architect could not be ascertained and the building does not appear to represent the work of a master architect or craftsman. The building is, however, architecturally significant at the local level, as a building which embodies the distinctive characteristics of a type, period, and method of Flat Roof Italian Renaissance construction.

See page 3, DPR 523H, Continuation Sheet for more information

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San *Diego City Directories*
San Diego County Recorders Office

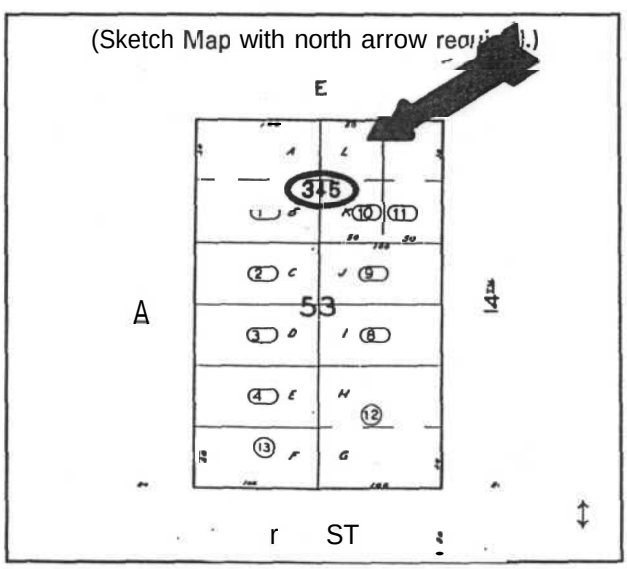
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #/Trinomial 2138-0203-0000

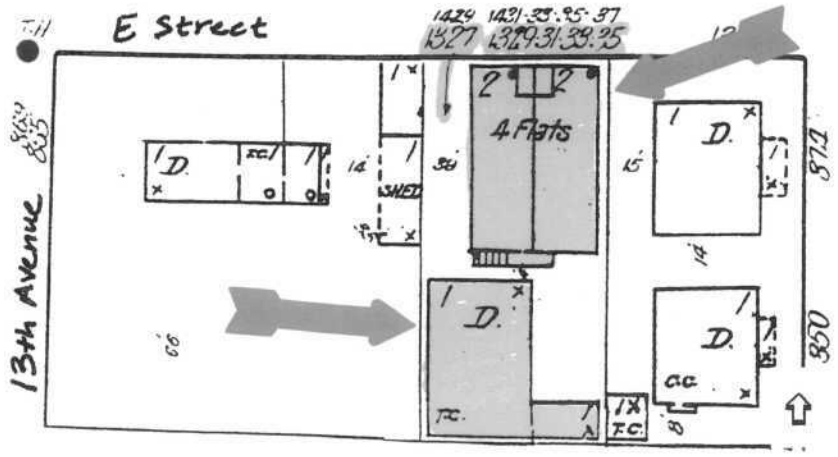
■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1327-1335 E Street, San Diego, CA 92101
Historic Name: Menke Residence

P3a. Description (Continued):

1. 1327 E Street, November 2000

2. 1921 Sanborn Fire Insurance Map depicting 1327 E Street residence & 1329-1335 E Street Building



CONTINUATION SHEET

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1327-1335 E Street, San Diego, CA 92101
Historic Name: Menke Residence

P3a. Description (Continued):

The entrance to the building is recessed and features a centered, covered balcony above that features a wooden balustrade, two square pillars that connect with the cornice and roof line, and a pair of brackets underneath each front balcony corner. Exterior building materials consist of clapboard siding for the exterior walls, and wood window surrounds. Window types around the building appear vary between double-hung sash, casement, and possibly sliding. Overall, this building appears to be in excellent condition, and serves as a excellent example of the Italian Renaissance style constructed almost entirely with wood.

A single-family residence identified as 1327 E Street is located on the rear portion of the lot behind the 1329-1335 E Street building. Past documentation has incorrectly included the 1327 E Street address as if it were part of the Hotel Mediterranean building located in the front portion of the lot. The 1327 E Street residence appears to be a single-family residence and a view of the building from the street is completely obstructed by the Hotel Mediterranean. Limited field investigation activities revealed that it has a gabled roof with a slight enclosed eave overhang, and a recessed front entry with a small partial porch area that features two simple columns placed on a low extended portion of the exterior wall (rather than a separate pediment or post). Exterior building materials for the 1327 E street residence consists of clapboard siding for the exterior walls, and most likely, composition shingles for the roof. Two fixed windows with wood surrounds are present on the north elevation of the residence, both windows feature a blank lower pane, with a patterned pane above. The exact date of construction is unknown, however the 1327 E Street residence does appear on a 1921 Sanborn Fire Insurance Map. San *Diego City Directories* reveal past occupants of the 1327 E street residence include: S.O. Rose (1944/1945), vacant (1950), Mrs. Lupe Castillo (1955), vacant (1960, 1965), Robert R. D'Hue Jr. (1969/1970), vacant (1975), and Mrs. Bessie Gore (1980, 1984).

See page 4, DPR 523H, Continuation Sheet for photograph and historic map

*B10. Significance (Continued):

Given the limited amount of field investigation activities related to the 1327 E Street residence, it has been assigned a National Register Status Code listing of "7," which means that the building was not evaluated. Although the building does not appear to be eligible for inclusion on the National Register of Historic Places, further historical and architectural research is necessary in order to make a determination of whether the 1327 E Street residence is eligible for listing on the local register.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 1401 E Street

P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** * **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ **T** ____; **R** ____; ____¼ or ____¼ of **Sec** ____; _____ **B.M.**

c. **Address** 1401 E Street City San Diego **Zip** 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-344-01-00, Stengel Subdivision, Block 177, Lots 1 thru 6 Alley Closed

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1923, this One Part Commercial Block building was has a general rectangular shaped plan, and features a flat roof, in-filled truck entrances on the north elevation separated by sets of pilasters, a series of in-filled windows and doors along the north and west elevations, a series of decorative brick bands spanning around the north and west elevations, and raised brick ornamentation, also present on the north and west elevations. The raised brick features are tri-partite, or a modified teardrop shape, and are similar to that of brackets in appearance and placement around the building, however, remain in a rectangular brick shape. (See DPR 523H, Continuation Sheet, for more information)

P3b. Resource Attributes: (List attributes and codes) HP6 ; HP8 _____

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
■ Historic
☐ Prehistoric ☐ Both
1923
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Navarra Family Trust 12-116-86
Jerome V. & Eleanor S. Navarra
3682 Kite Street
San Diego, CA 92103

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law. 427 C Street, Ste. 416. San Diego, CA 92101

***P9. Date Recorded:** February 2001

***P10. Type of Survey: (Describe)** _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # •
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1401 E Street, San Diego, CA 92101

B1. Historic Name: United States Naval Reserve Headquarters

B2. Common Name: Jeromes Warehouse Building

B3. Original Use: Commercial (Office/Warehouse) B4. Present Use: Commercial (Furniture Warehouse)

***B5. Architectural Style:** One Part Commercial Block with a Spanish Eclectic influence

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Originally constructed in 1923. Interior alterations: connected with neighboring 1485 E Street building through the removal of dividing interior wall (exact date unknown, most likely c. 1975 when 1485 E street boxing arena closed down); windows, doors, and truck entrances have been stuccoed over (date(s) unknown).

***B7. Moved?** B No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1923
Property Type Commercial: Warehouse Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1923, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals past owners of the 1401-1429 E Street property and building include H.F. & Charlotte Schnell (1923). Past documentation also reveals past occupants of the 1401-1429 E Street building include: the United States Naval reserve Headquarters (1923-1928), Sears, Roebuck and Company warehouse and garage (1933), Acme Past Freight Incorporated (1940), and *San Diego City Directories* reveal past occupants of the building include: Western Parcel Service, Western Transfer & Storage Company, Acme Fast Freight Incorporated, Atlas Freight Incorporated, and Western Freight Association (1944/1945), Western Freight Association, Western Parcel Service, Western Transfer & Storage Company (1950), Western Parcel Service, Western an & Storage , Western Carloading Company, Inc., and Western Freight Association (1955), Western Carloading Company, Inc., Western Van & Storage, and Western Parcel Service (1960), Coast Delivery Service, Western Carloading Company, Inc., Western Van & Storage, and Western Parcel Service (1965), and Jerome's Furniture Warehouse (1969/1970, 1975, 1980, 1984, 1988). The building is still occupied and owned by Jerome's and the Navarra family.

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture*, 1987.
San Diego City Directories
San Diego County Recorders Office

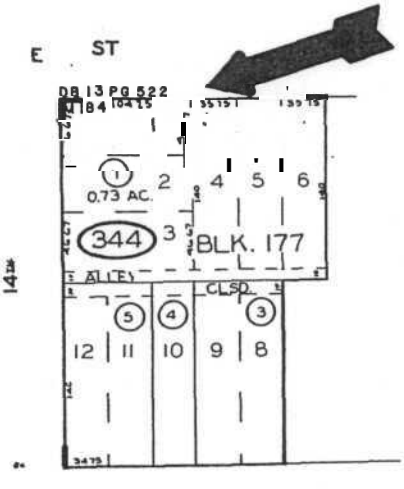
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

CONTINUATION SHEET

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1401 E Street, San Diego, CA 92101

Historic Name: United States Naval Reserve Headquarters

P3a. Description (Continued):

These brick brackets also are present on the corners of the building at the window level. "Jerome's" signage is present around the perimeter of the 1401-1429 building as well as the neighboring 1485 E Street building. The customer entrance to the building is on the west elevation, located on Fourteenth Street. Overall, the building appears to be in good condition.

***B10. Significance:**

Historical research has determined that this building, identified as 1401-1429 E Street is neither historically nor architecturally significant. It is not associated with any important events, or individuals in terms of local, state, or national history, and it is not a building which embodies the distinctive characteristics of a type, period, or method of One Part Commercial block construction. As the identity of the architect could not be ascertained, the 1401-1429 E Street building does not represent the work of a master architect. The building is not eligible for listing on the local register.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 1508-1544 E Street/934-940 16th Street

P1. Other Identifier: Jerome's Furniture Company Building

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T _____; R _____; ____% of ____% of Sec ____; _____ B.M.

c. Address 1508-1544 E Street/934-940 16th Street City San Diego Zip 92101

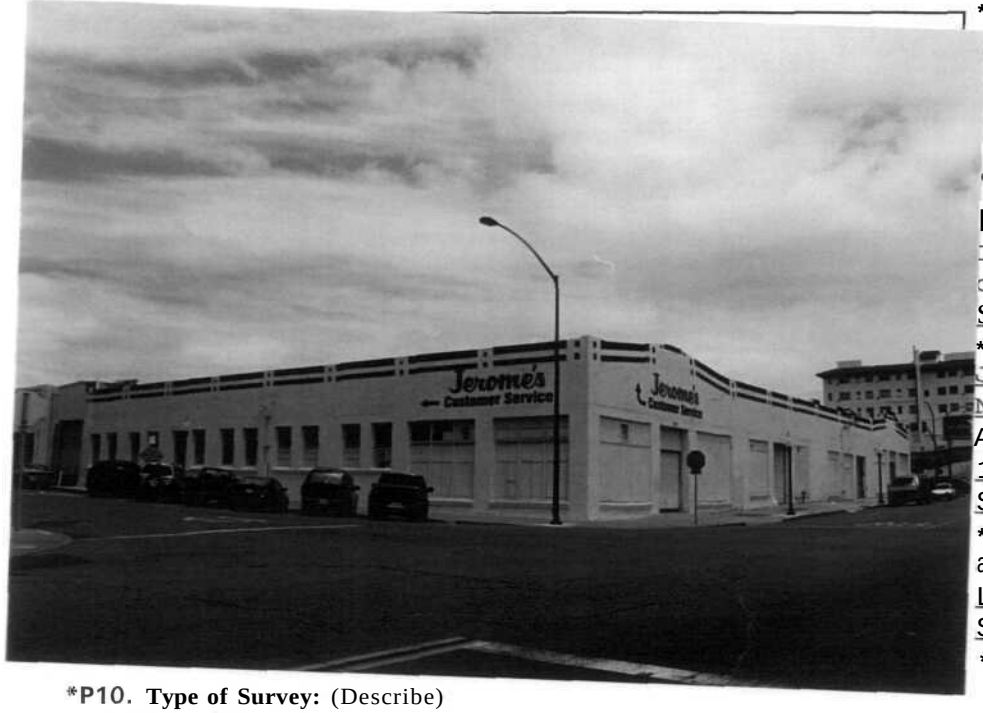
d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
1508-1544 E Street/934-940 16th Street-Block 4, Lots 5, 6, 7, 8, 9, Map 0143,
APNs: 534-352-02 & 534-352-03

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This resource consists of a Spanish Eclectic commercial building which encompasses two legal parcels on the southern half of Block 4. The building is currently used for Jerome's Furniture Company as a furniture storage/warehouse. The building originally appears to have been constructed c.1906-1921 as an automobile sales service building. The building is one-story in shape and is "C"-shaped. It extends along the southwest, south, and southeast sides of the block. The building features a flat roof with decorative parapets and pilasters. The exterior is stucco. The building features several bays and multi-paned window sections and appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6 _____



*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

*P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
■ Historic
☐ Prehistoric ☐ Both
c.1906-1921
Sanborn Fire Insurance Maps

*P7. Owner and Address:
Jerome Navarra Family Trust,
Navarra Family Trust,
Ann N. Greenberg
1401 E Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1508-1544 E Street/934-940 16th Street

B1. Historic Name: _____

B2. Common Name: Jerome's Furniture Company Building

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed c.1906-1921. Building converted from automotive sales and service use to furniture storage/warehouse (post 1956).

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area East Village/Centre City

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is believed to have been constructed sometime between 1906-1921. Inspection of 1888 and 1906 Sanborn Fire Insurance Maps do not indicate the presence of the structure on the block between these years. However, by 1921, the entire block was fully developed with the buildings in existence by this year. At this time, the 1508-1544 E Street/934-940 16th Street building was used as a commercial auto body building with woodworking as well as General Motors trucks sales and service. Until at least 1956, the entire block was used for automobile sales and service use.

Historical research has determined that the 1508-1544 E Street/934-940 16th Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Longstreth, Richard, *The Buildings Of Main Street,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

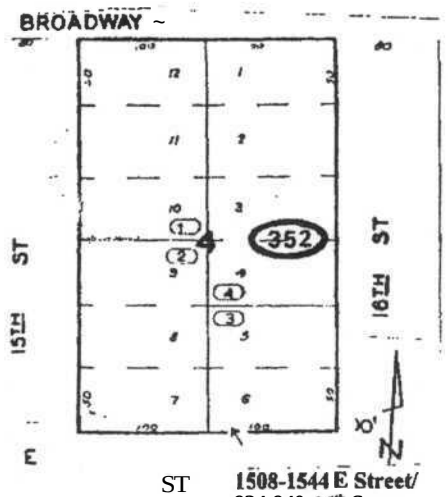
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) 612-650 F Street
P1. Other Identifier: _____
***P2. Location: a Not for Publication ■ Unrestricted *** **a. County** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Point Loma **Date** _____ T ____; R ____; ___¼ or ___¼ of Sec ___; _____ B.M.
c. **Address** 612-650 F Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-326-03-00, Block 60, Lots E thru H

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1914 and designed in a brick commercial architectural style with Italian Renaissance Revival elements the Maryland Hotel is a six-story commercial building, with basement and mezzanine. It has a general rectangular shaped plan measuring approximately 100 feet in width by 200 feet in length set on a reinforced concrete foundation. Framed by reinforced concrete and steel, features of the building include a flat roof with an ornamental cornice both above and below the sixth floor, corner quoins, and aligned double-hung windows. The ground floor features six store fronts divided by original ornamental stone pilasters with large fixed glass windows. The main entrance to the Maryland Hotel is recessed and is flanked by stepped pilasters with capitals. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP5, HP7

***P4. Resources Present:** • Building □ Structure □ Object □ Site a District a Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
• Historic
n Prehistoric a Both
1914
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
630 F street LLC
c/o First Commerce Corp.
550 West C Street #1000
San Diego, CA 92111

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

***P9. Date Recorded:** March 2001 / Owner Information and Photo Updated June 2003
***P10. Type of Survey:** (Describe) _____
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map n Sketch Map □ Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record n District Record □Linear Resource Record □ Milling Station Record □ Rock Art Record
n Artifact Record □ Photograph Record a Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) 612-650 F Street, San Diego, CA 92101

B1. Historic Name: The Maryland Hotel

B2. Common Name: The Maryland Hotel

B3. Original Use: Commercial (Hotel) B4. Present Use: Commercial (Hotel)

***B5. Architectural Style:** Brick Commercial with Italian Renaissance Revival elements

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1914; no substantial modifications and/or alterations noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: William Sterling Hebbard with Frank P. Allen Jr. b. Builder: W.E. Kier Construction Company

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1928

Property Type Commercial Hotel Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1914, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. The Maryland Hotel is a six-story commercial building, with basement and mezzanine. While the hotel is identified as 630 F Street and occupies the first through sixth floors, commercial-retail shops occupy the first floor storefronts and are addressed as 612-650 F Street, 801-823 Sixth Avenue and 820 Seventh Avenue. The Maryland Hotel was designed by master architect William Sterling Hebbard, in conjunction with Frank P. Allen Jr., at a time when Hebbard practiced architecture independently from 1907-1917. Designed in a brick commercial architectural style with Italian Renaissance Revival elements, the Maryland Hotel expresses a practical utilitarian purpose with subtle eclectic flares, and aptly illustrates Hebbard's design philosophy of the period.

At the time of its design in 1913, the Maryland Hotel represented the fifth of six hotel designs that Hebbard created over the course of his entire career from 1890-1925. It is today, the only remaining Hebbard-designed San Diego hotel in existence. In good condition today with a tremendous degree of historic integrity, the Maryland Hotel is architecturally significant as a rare and unique San Diego commercial hotel designed by master architect Hebbard, which represents his independent design philosophy from 1907-1917. The Maryland Hotel, therefore, qualifies under National Register Criterion C:Design/Construction as the representative work of a master architect.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Moomjian, Scott A., *Maryland Hotel Historic Research and Documentation,* 2001
San Diego City Directories
San Diego County Recorders Office

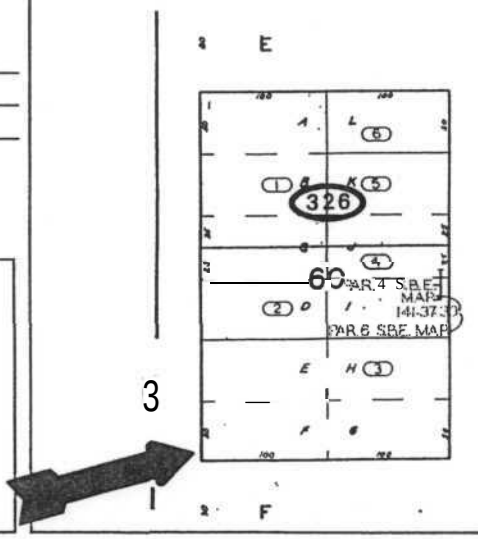
B13. Remarks:

***B14. Evaluator:** Wendy I. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



612-650 FSt

C-49

4234 Maryland Hotel at 6th and "F" St. c. 1915

612-650 F St

C-50

Sensor 33-124 Hotels-Maryland Hotel at 6th and F Street 1938

State of California — The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) 741 F Street

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** * **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma Date _____ T ____; R ____; ___% of ___¼ of Sec ___; _____ B.M.

c. **Address** 741 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____mE/____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-102-10-00, Horton's Addition, Block 72, Lots K & L

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed between 1907-1909, this single-story building is a well preserved example of a One Part Commercial Block building from the early Twentieth Century. Exterior building materials consist of red brick, glass, and wood. The building itself is divided into a series of bays which are marked on the exterior walls by brick pilasters. Each bay features a colored ornamental brick pattern above the window section. All windows around the buildings perimeter appear to be fixed, and recessed entries are present on the north and west elevation of the building. Overall, the building appears to be in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP4 ; HP6 _____

***P4. Resources Present:** I Building n Structure n Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
I Historic
☐ Prehistoric ☐ Both
c.1907-1909
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
LA-BRA, LLC
C/o Hughes Management
751 7th Avenue, # B
San Diego, CA 92101

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinslev. Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego, CA 92101

***P9. Date Recorded:** October 2001

***P10. Type of Survey:** (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre Citv Development Corporation*

Attachments: ☐NONE n Location Map n Sketch Map ☐Continuation Sheet I Building, Structure, and Object Record
☐ Archaeological Record a District Record n Linear Resource Record n Milling Station Record a Rock Art Record
☐ Artifact Record a Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 741 F Street, San Diego, CA 92101

B1. Historic Name: Maryland Hotel Garage

B2. Common Name: Anderson Office Furniture Building

B3. Original Use: Commercial, Parking Garage B4. Present Use: Commercial

*B5. Architectural Style: One Part Commercial Block Building

*B6. Construction History: (Construction date, alternations, and date of alterations)
constructed between 1907-1909; northwest corner windows replaced (between 1988-2000); no other alterations and/or modifications known.

*B7. Moved? I No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features: Maryland Hotel

B9a. Architect: Unknown b. Builder: The Haverty Co. & F.O. Engstrum Co.

*B10. Significance: Theme Architecture Area San Diego Period of Significance c.1907-1909
Property Type Commercial: Detached Garage Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed between 1907-1909, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 741 F Street property and building include the Timken Investment Company (c.1907-1910) and Morris & Helen Slayen (1988). Past documentation reveals that past occupants of the 741 F Street building include: the Maryland Hotel Garage (1916-1939), and San *Diego City Directories* reveal that past occupants include: Consolidated Vultee Aircraft Corporation, wholesale (1944/1945), Anderson Furniture Company (1950, 1955, 1960, 1965, 1970), and Anderson Office Furniture Company (1975, 1980, 1984, 1988).

Although previous documentation concludes that the 741 F Street building is significant for its association with the Maryland Hotel, historical research has determined that the 741 F Street building is not historically significant, as it is not associated with any important events, or individuals in terms of local, state, or national history. Constructed by the Haverty Co. and F.O. Engstrum Co. the building does not represent the work of a master builder or craftsman. While the property has been classified as "One Part Commercial Block," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of a type, period or method of construction. Such a determination will indicate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

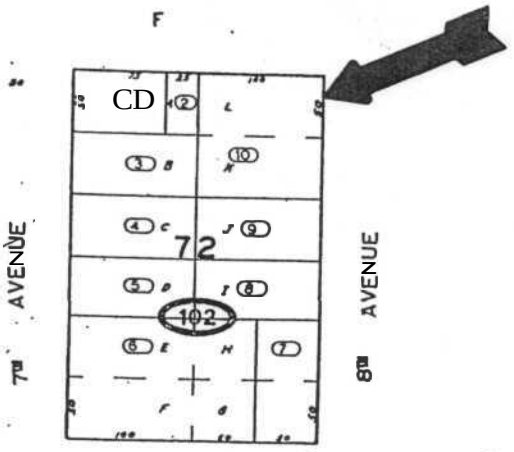
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 3 of 2 *Resource Name or #: (Assigned by recorder) 801-821 F Street

P1. Other Identifier: _____

*P2. Location: D Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.

c. Address 801-821 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; ____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-103-01-00, Horton's Addition, Block 72, Lots K & L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story One-part Commercial Block brick building was constructed in 1924. Composed of exposed brick, the building features eleven bays (storefront windows) with a central entrance. An undulating parapet tops the flat roof with painted white brick courses. Each bay is composed of fixed glass set atop a brick base below upper transom windows. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
■ Historic
d Prehistoric d Both
1924
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Cyrus Ben Cohen Family Trust 7-12-95. 637 South Hill Street #D8, Los Angeles. CA 90014

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map n Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record □ District Record □ Linear Resource Record □ Milling Station Record n Rock Art Record
n Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 801-821 F Street, San Diego, CA 92101

B1. Historic Name: Rossi Business Block
B2. Common Name:
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: One Part Commercial Brick Block
*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1924, dropped ceilings and paint added; no other alterations/modifications known or noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: Maryland Hotel

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1924
Property Type Commercial Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The construction of 801-821 F Street commercial structure was financed by T. and Luiga Rossi in 1924. Since its initial construction, the building has been used for various commercial endeavors including accountant, laundry, photography, and restaurant use. Among the building's earliest tenants, were the San Diego Company at 803 F Street, and Mrs. A.F. Doray's confectionary at 805 F Street.

Historical research has determined that the 801-821 F Street commercial structure is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. As the identity of the architect and builder could not be ascertained, the building does not represent the work of a master architect, builder, or craftsmen, nor that of an important, creative individual. While the property has been classified as "One Part Commercial Brick Block," and has been called a "splendid example of this type [of construction]," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of a type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

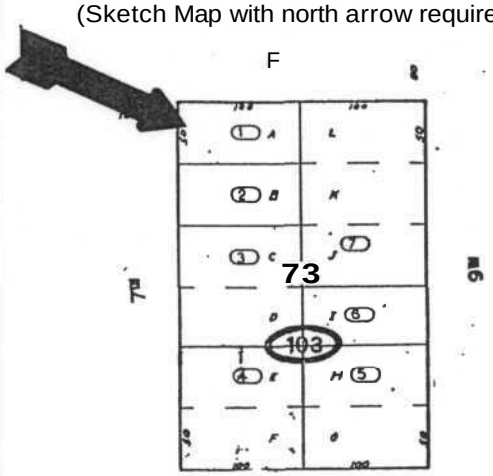
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A.Moomjian, Office of Marie Burke Lia
Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1111 F Street

P1. Other Identifier: _____

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.

c. Address 1111 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; ____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-133-01-00, Horton's Addition, Block 76, Lot A

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1927, this three-story building is a simple example of an 1920s Commercial Block Lodging House with a Spanish Eclectic influence. It has a rectangular shaped plan, and features a deck roof with two, hipped portions, northwest and northeast corner quions, and pilasters flanking the main entrance with an extended marquee above supported by chains. Two additional, smaller entrances on the north elevation also feature pilasters and a marquee. Exterior building materials consist of stucco-on-lath for the exterior walls, and Mission tiles over the hipped roof sections. Fenestration consists of horizontally aligned, sliding, metal framed windows on every floor. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP5; Hotel/Motel

*P4. Resources Present: I Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
■ Historic
□ Prehistoric □ Both
1927
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Pamela Cotta, Stephen Reichbart, SA Lefkowitz and Jared Cotta
5888 Bounty Street
San Diego, CA 92120

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE n Location Map □ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record n District Record n Linear Resource Record □ Milling Station Record □ Rock Art Record
a Artifact Record n Photograph Record □ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1111 F Street, San Diego, CA 92101

B1. Historic Name: Hotel Yale

B2. Common Name: Hotel Yale

B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel

*B5. Architectural Style: Commercial Block Lodging House with Spanish Eclectic influence.

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1927; original small, double-hung sash windows stuccoed over on first and second floors, and filled in with glass block on third floor (between 1988 and 2000). No other major modifications, and/or alterations noted.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Consaul Construction; Exterior Stucco Work: Mission Stucco Company of San Diego

*B 10. Significance: Theme N/A Area San Diego Period of Significance 1927
Property Type Hotel/Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1927, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1111 F Street property and building include M.P. Madson (1927) and Seymour & Frances Reichbart (1988). Today, the building is owned by the Seymour & Sara F. Reichbart Trust. The 1111 F Street building appears in *San Diego City Directories* as the "Yale Hotel" in 1944/1945, 1950, and 1955. The building then is listed as "Hotel Yale" in 1960, 1965, 1970, 1975, and 1980. The 1984 directory lists the 1111 F Street building as the "Hotel Yale Halfway House." Past proprietors of the Yale Hotel/Hotel Yale include: S.F. McGurk (1944/1945), the Gladys Giolitto beauty shop (1950), Mrs. Arlene S. Schleuper (1965), Mrs. Arlene A. Schleuter (1970), and Henry F..Ruthledge (1980).

Past documentation states that upon completion of construction, the Hotel Yale "offered the utmost in hospitality and accommodations," including fifty furnished rooms some with steam heated baths featuring hot and cold water, public showers, parking facilities, and "plenty of sunshine" which was, most likely, a reference to the roof deck and numerous windows (Lia/Brandes:1988).

(See DPR 523H, Continuation Sheet for more information)

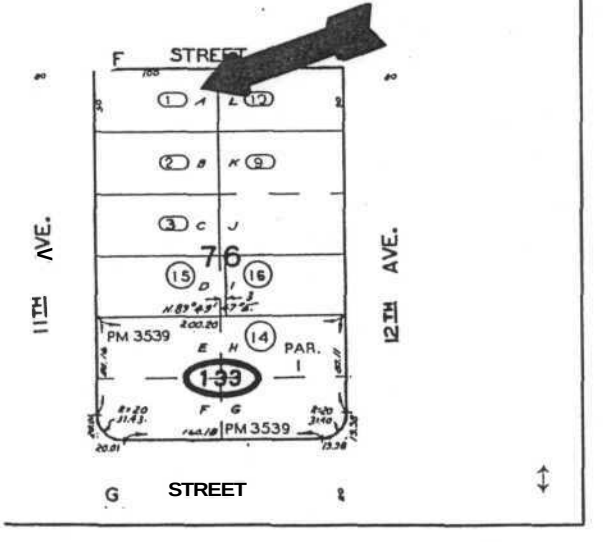
B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

(See DPR 523H, Continuation Sheet for more information)

B13. Remarks:

(Sketch Map with north arrow required.)



*B14. Evaluator: Wendy L. Tinsley, Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

P3a. Description (Continued):

Glass block is used to in-fill the smaller, third-floor window openings, which at one time contained, double-hung sash windows. The smaller windows once present on the first and second floors have been stuccoed over. The vertical "Yale Lofts" sign is present on the northwest corner of the building. Overall, the building appears to be in good condition, and appears to have undergone renovations since it was last documented in the original 1988 Centre City East survey.

***B10. Significance** (Continued):

Historical research has determined that the 1111 F Street building is neither historically nor architecturally significant. The 1111 F Street building is not associated with any important events, or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of 1920s Commercial Block construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing at the local register.

***B12. References** (Continued):

Growth, Paul, Living *Downtown, The History of Residential Hotels in the United States,* 1994.
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 1328-1344 F Street

P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** * **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ **T** ____; **R** ____; ___ ¼ of ___ ¼ of **Sec** ___; _____ **B.M.**

c. **Address** 1328-1344 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-345-12-00, Horton's Addition, Block 53, Lots G & H

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1925, this Two-Part Commercial Block Building has a general square shaped plan, and features a flat roof with an extended parapet that varies in heights around the facades. The parapet is covered and capped with brickwork. The exterior facade is symmetrical and is divided into distinct sections by pilasters capped with brickwork. A horizontal band of applied, sealed asphalt painted blue divides the two-floors; the first-floor consists of approximately six in-filled window and garage bays, some of which are recessed. The second floor features multi-colored brickwork in both horizontal and vertical patterns, and each bay features two industrial style windows with a multi-pane sash pattern, featuring a central, four pane casement section bordered by twelve fixed panes. Overall, this building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP3 ; HP8 _____

***P4. Resources Present:** ■ Building ☐ Structure d Object D Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
■ Historic
d Prehistoric d Both
1925
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
San Diego Community College District
3375 Camino Del Rio South
San Diego, CA 92116

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinslev. Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego. CA 92101

P9. Date Recorded: October 2001 / Photo Updated June 2003

***P10. Type of Survey: (Describe)** _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map •Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record D District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record a Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 1328-1344 F Street. San Diego, CA 92101

B1. Historic Name: Standard Parachute Company Building

B2. Common Name: State of California Industries For The Blind Building

B3. Original Use: Commercial B4. Present Use: Vacant

*B5. Architectural Style: Two-Part Commercial Block style

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1925; ground floor window and garage bays have been altered/in-filled; venting systems have been modified, dates unknown. No other modifications and/or alterations noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1925

Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1925, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes . Past owners of the 1328-1344 F Street property and building include William Sweetland (1925), for whom the building was constructed. Sweetland used the building for rental purposes. Past documentation reveals past occupants of the the 1328-1344 P Street building include: the "Mission Public Market," occupied by H.H. Caravan's grocery company (1927-1930), John Lovranich operated first a grocery business, and later an herb and physical culture company, both identified as being located at 1334 F Street (1930-1942), Fred Adolphy; sausage manufacturing business, located at 1328 F Street (1935), William Blanz; sausage manufacturing business, located at 1328 F Street (1940), Allied Refrigeration Company, located at 1342 F Street (1940), and L.B. Marsh Allied Refrigeration Company, located at 1342 F Street (1942, 1943). San *Diego City Directories* reveal past occupants of 1330 F Street include the Standard Parachute Company (1944/1945); past occupants of 1342 F Street include: vacant (1944/1945), the State Blind Shop, located at 1342-1344 (1950), State Center Industries For The Blind (1955, 1960), San Diego Center California Industries For The Blind (1965, 1969/1970), California Industries For The Blind, Incorporated (1975), and vacant (1980, 1984).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

(See DPR 523H, Continuation Sheet for more information)

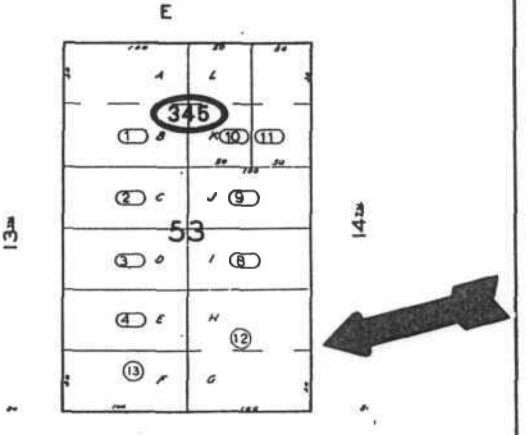
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #_____
HRI #/Trinomial _____

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 1328-1344 F Street, San Diego, CA 92101
Historic Name: Standard Parachute Company Building

***B10. Significance** (Continued):

Historical research has determined that the 1328 F Street building does not appear to be historically significant, as it is not associated with any important events, or individuals in terms of local, state, or national history. As the identity of the architect could not be ascertained, the 1328-1344 F Street building does not represent the work of a master architect or craftsman. While the property has been classified as a "Two Part Commercial Bank," further study and/or research is necessary to determine whether structure embodies the distinctive characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0208-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1451-1453 F Street

P1. Other Identifier:

*P2. Location: n Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

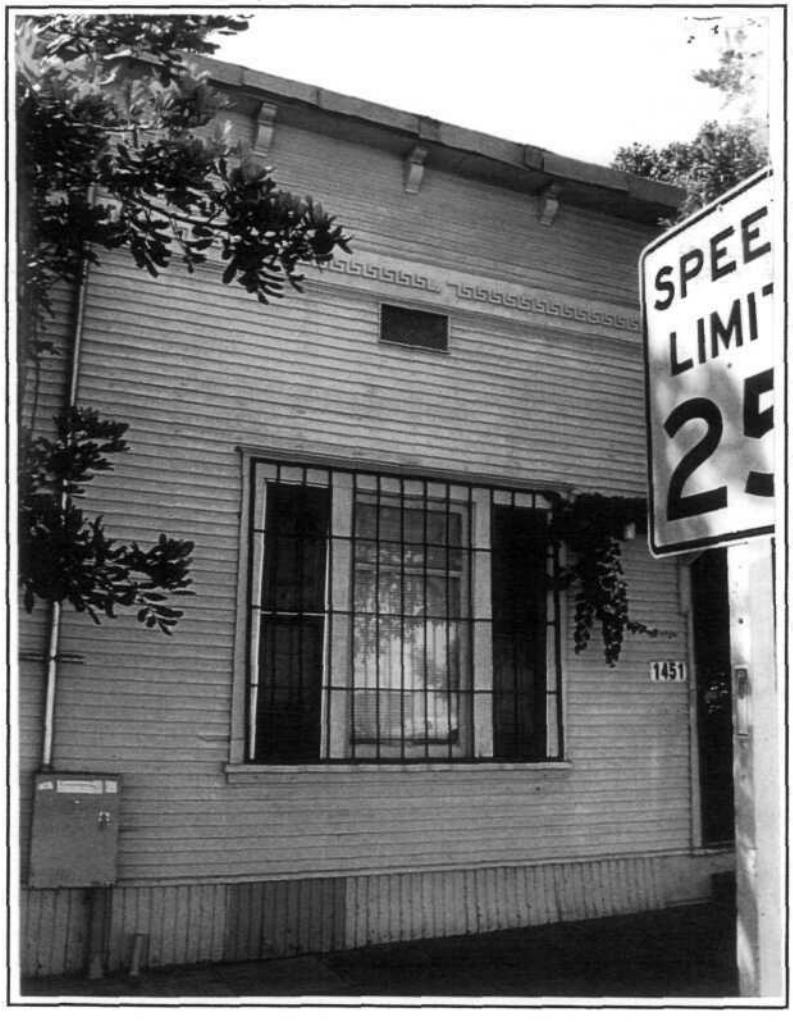
c. Address 1451-1453 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-171-01-00, Culverwell's Addition, Block 15, WLY 21' of Lot 5; and Horton's Addition, Block 176, portion of Lots J thru L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1889-1890, this simple, single-story, multiple-family residence was designed in a Flat Roof Italianate vernacular style. It has a rectangular shaped plan, and features a false front with a bracketed cornice and a horizontal Greek Key band. A bracketed hood is present over the front entrance on the street elevation. The only window on the north, street facing elevation is tri-partite, featuring a wide, center double-hung sash window, flanked on both sides by a narrow, double-hung sash window. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #}

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1889-1890
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Ponce Living Trust 11-18-98
7780 Tripoli Road
San Diego. CA 92126

*P8. Recorded by (Name, affiliation, and address):
Wendy L. Tinsley,
Office of Marie Burke Lia,
Attorney at Law.
427 C Street. Ste. 416
San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre Citv Development Corporation*

Attachments: □NONE n Location Map □ Sketch Map •Continuation Sheet ■ Building, Structure, and Object Record □ Archaeological Record n District Record n Linear Resource Record n Milling Station Record n Rock Art Record □ Artifact Record n Photograph Record D Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 138-0208-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code.** 6Z

***Resource Name or** # (Assigned by recorder) 1451-1453 F Street, San Diego, CA 92101

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Flat Roof Italianate vernacular

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1889-1890; rear addition; date unknown.

***B7.** Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1889-1890
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1889-1890, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1451-1453 F Street property and building include: Trinidad G. Aramburo (1950 to c.1970), and Susan & Julio Ponce (1988). Past documentation reveals past residents of the 1451-1453 F Street building include: mariner & bridge builder Amun Sevort (1890-1906), and the Flores Family (1922-1926). *San Diego City Directories* reveal past residents of the 1451 F Street unit include: R.D. Vadev (1944/1945), owner Trinidad G. Aramburo (1950, 1955, 1960), vacant (1965), Trinidad G. Aramburo (1970, 1975), and Julio Ponce (1980, 1984). San *Diego City Directory* listing also indicate that the 1453 F Street unit may first have been listed as 1451 ½ F Street, as there are both addresses appear; 1451 ½ in 1965, and 1453 in 1975, 1980, and 1984. Past residents of this unit include: no return (1965), John Ameruss (1975), and vacant (1980, 1984).

Historical research has determined that the 1451-1453 F Street building is neither historically nor architecturally significant. The 1451-1453 F Street building is not associated with any important events, or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of flat roof Italianate style construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

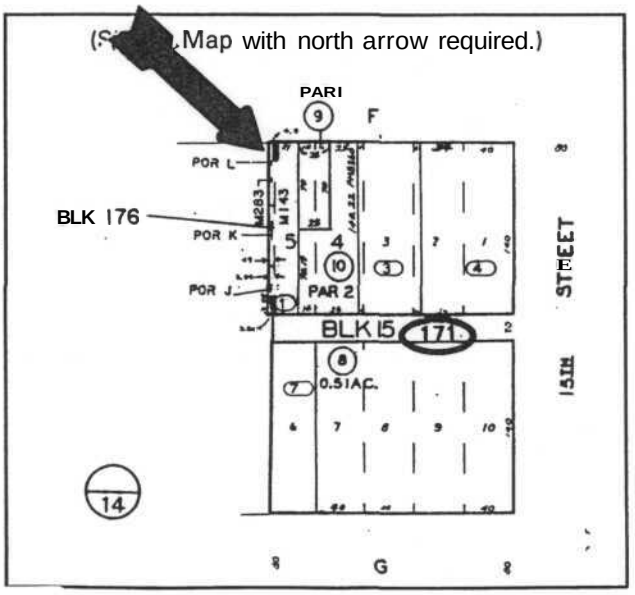
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

CONTINUATION SHEET

• Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 1451-1453 F Street, San Diego, CA 92101
Historic Name: None

P3a. Description (Continued):

The upper sashes on all three windows are most likely fixed. Exterior building materials consist of horizontal clapboard siding for the exterior walls, a section of vertical wood siding over the foundation at the sidewalk level, and composition paper for the roof. Overall, this building appears to be in fair condition.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z _____
Other Listings Update of November 1988 Centre City East Documentation _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) 1455 F Street / 1459 F Street

P1. Other Identifier: _____

***P2. Location:** □ **Not for Publication** ■ **Unrestricted *** **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** T ____; R ____; ¼ of ¼ of Sec ____; ____ B.M.

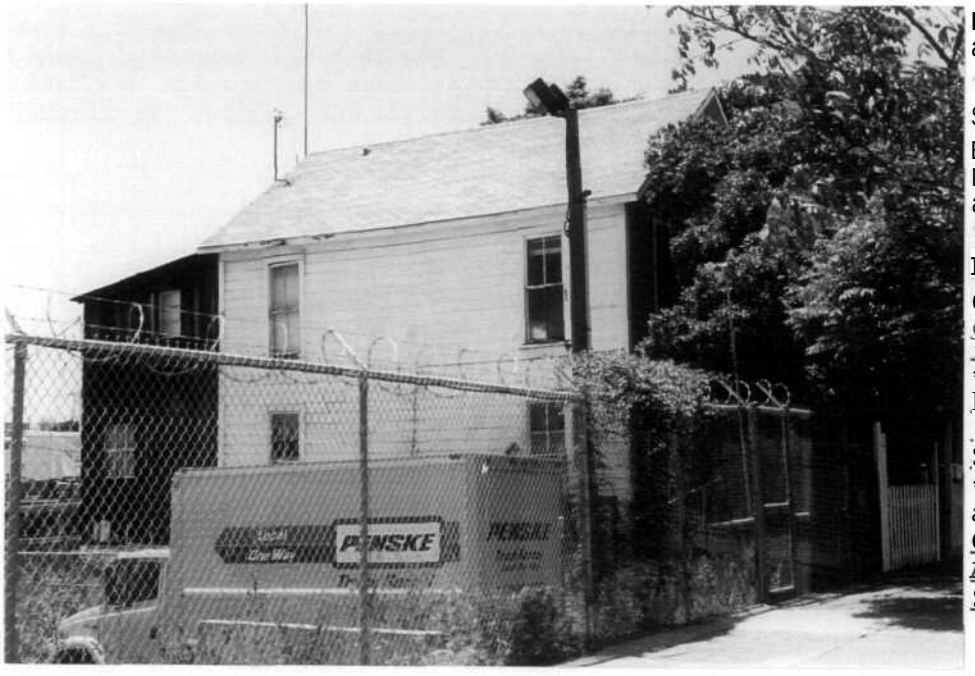
c. **Address** 1455 F Street / 1459 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-171-09-00, Culverwell's Addition, Par 1, PM A360

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1900, this single-family, three-story residence was designed in a Folk Victorian vernacular architectural style. It has a general rectangular shaped plan and features a moderately pitched front gabled roof with slight eave overhang, and an open, full length porch on the street facing facade. The porch features stickwork, wooden posts for support, and a shed style roof. Exterior building materials consist of shiplap siding with cornerboards for the exterior walls, and most likely composition shingles for the roof. A large tree obstructs the view of the front of the residence from the street. The poor condition of the residence and its surroundings, coupled with the presence of a major addition to the rear of the building results in the conclusion that this building has lost all architectural integrity.



P3b. Resource Attributes: (List attributes and codes) HP2 ; HP6 _____

***P4. Resources Present:** I Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
I Historic
d Prehistoric d Both
c.1900
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Kenneth Bourke
1455 F Street
San Diego, CA 92101

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego, CA 92101

***P9. Date Recorded:** February 2001 / Owner Information and Photo Updated June 2003

***P10. Type of Survey:** (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map n Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record c District Record □ Linear Resource Record □ Milling Station Record □ Rock Art Record
□ Artifact Record D Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1455 F Street, San Diego, CA 92101

B1. Historic Name: Judson Property

B2. Common Name: Bourke Property

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential/Commercial

*B5. Architectural Style: Folk Victorian vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in approximately 19000; rear addition; date unknown.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area San Diego Period of Significance c.1900
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1900, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1455 F Street property and building include: John B. Judson (1900), John B. Ameruss (from at least 1950 to c.1970s), Melvin C. Bourke (c.1980s), and Ken & Sue Bourke and Antonio & Christine Grimalda (1988). The building, today, is owned by Kenneth Bourke. San *Diego City Directories* reveal past residents include Mrs. Emma Stumpf (1944/1945), owner John B. Ameruss (1950, 1955), vacant (1960), owner John B. Ameruss 1965, 1970), no listing (1975), and owner Melvin C. Bourke; Bourke Real Estate Sales (1980, 1984). Past documentation states that Capitalist John B. Judson purchased this property in 1900 and most likely erected this residence to be used for rental purposes. (Lia/Brandes, 1988)

Historical research has determined that the 1455 F Street building is neither historically nor architecturally significant. The 1455 F Street building is not associated with any important events, or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Folk Victorian construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

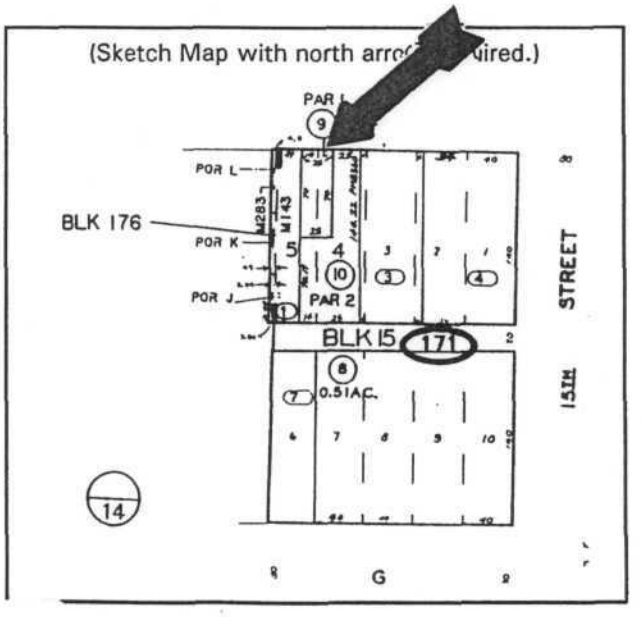
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia
Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0209-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1610-1620 F Street
P1. Other Identifier:
*P2. Location: ☐ Not for Publication • Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.
c. Address 1610-1620 F Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-360-12-00, Culverwell's Addition, Block 8, Lot 7 & 8

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Constructed in approximately 1906, this two-story asymmetrical, multiple-family residence was designed in a Free Classic Hipped Roof Queen Anne vernacular style of Victorian architecture. It has a general square shaped plan and features a moderately pitched, hipped roof with a slight eave overhang, boxed cornice, and a red brick chimney located on the east eave wall. Typical to the Queen Anne style, a full length porch is present and features a boxed cornice, and classical columns raised on a wood pedestal to the level of the iron porch railing. Typical to the Free Classic style, the columns are grouped in units of two, and three on the street facing portion, and single columns are located at either end of the porch area. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: I Building ☐ Structure n Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric ☐ Both
1906
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Sara & Lionel Rowe
Family Trust of 1992
Roger Boomer. James Rone
c/o Simcal Properties Inc
1001 B Ave 107, Coronado, CA 92118

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 / Owner Information and Photo Updated June 2003
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE n Location Map n Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record n Archaeological Record n District Record n Linear Resource Record n Milling Station Record ☐ Rock Art Record a Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI# 2138-0209-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1610-1620 F Street, San Diego, CA 92101

B1. Historic Name: Kreiss/Wilcox Residence

B2. Common Name: Kreiss/Wilcox Residence

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: vernacular Hipped Roof Free Classic Queen Anne Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1906; no substantial modifications and/or alterations noted.

*B7. Moved? ■ No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1906
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1906, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1610-1620 F Street property and building include: Jacob W. Kreiss (pre-July 1906), H.W. Wilcox (July 1906), Nasim Pares *Sr.* (c.1941), and Elise & Jane Fares (1988). Past documentation states that in 1941, a notice of completion was signed by N. Fares for the rehabilitation of the residence, or a conversion to a rooming house (Lia & Brandes: 1988). This is consistent with the fact that a 1921 Sanborn Fire Insurance map depicts a two-story dwelling with porch as 1620 F Street, indicating that the home had not yet been converted from a single-family to multi-family residence which included the addresses 1610 and 1612 F Street. *San Diego City Directories* reveal past residents of 1610 F Street include: Andrew Sobier (1944/1945), Lena Roberts (1950), William B. Valley (1955-1965), Betty L. Valley (1970), Mrs. Pauline Carpenter (1975), and Betty L. Valley (1980,1984). Past residents of 1612 F Street include: R.J. Vaughn (1944/1945), Helen Pezdek (1950), Lorenzo Sanchez & William Sanchez (1955), Robert Langland & Mary B. Strawder (1965), Larry Benjamin (1975), and Maureen Wadsworth (1970, 1980, 1984). San *Diego City Directories* reveal that the building contained approximately six apartment units, and was listed as the San Diego Apartments in 1944/1945, 1950, 1955, 1960, 1965, and 1970, located at 1620 F Street. From 1975 through 1984, the name San Diego Apartments does not appear in directories at that address.

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)
(See DPR 523H, Continuation Sheet for more information)

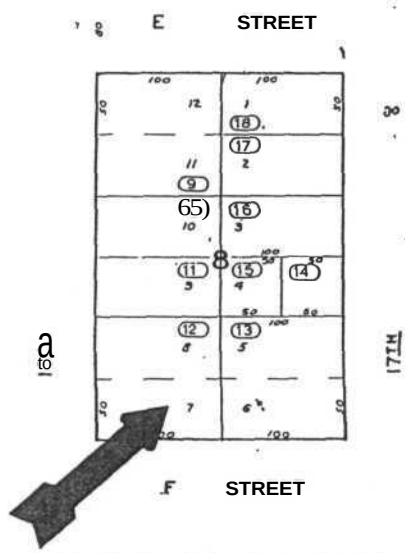
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

I Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 1610-1620 F Street, San Diego, CA 92101
Historic Name: Kreiss/Wilcox Residence

***P3a. Description** (Continued):

A majority of the windows appear to be double-hung sash, with the exception of one fixed, four pane window located in the center of the second floor bay, and a single horizontal casement window located on the southwest corner of the second floor. Exterior building materials consist of composition shingles for the roof, horizontal shiplap siding for the exterior walls, wood for the front steps, and wood lattice used to conceal the foundation. A dirt driveway is adjacent to the east side of the building, and small lawn area is located in front of the building. Overall, the exterior of the 1620 F Street building appears to be in good condition.

***B10. Significance** (Continued):

Historical research has determined that the 1610-1620 F Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the building is architecturally significant at the local level, as it embodies the distinctive characteristics of a type, period, or method of the vernacular Queen Anne Free Classic architectural style of Victorian construction. As the identity of the architect could not be ascertained, the building does not represent the work of a master architect or craftsman.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0228-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 643-655 G Street

P1. Other Identifier:

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 643-655 G Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-106-11-00, Horton's Addition, Block 86, W ½ Lot K & W ½ Lot L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1888, this single-story, One Part Commercial Block building features an Enframed Wall Window, and was designed with an Italianate architectural influence. It has a general rectangular shaped plan, and a flat roof. The north, street facing elevation features recessed bow windows, a bracketed cornice, a protruding brick exterior wall portion which separates the recessed windows, and a central, single fixed window with a multiple pane pattern. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: I Building □ Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1888
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Robert & Jacqueline Sinclair Trust
258 Kolmar Street
La Jolla, CA 92037

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □ Location Map □ Sketch Map •Continuation Sheet I Building, Structure, and Object Record
D Archaeological Record n District Record n Linear Resource Record □ Milling Station Record n Rock Art Record
n Artifact Record n Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 138-0228-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 643-655 G Street, San Diego, CA 92101

B1. Historic Name: J.S. Harbison Grocery Building

B2. Common Name: International gallery

B3. Original Use: Commercial (Grocery Warehouse) B4. Present Use: Commercial

***B5. Architectural Style:** One Part Commercial Block with Enframed Wall Window & Italianate Influence

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1888; according to past documentation, this building was remodeled in 1985; included installation of glass on north facade. No other major alterations and/or modifications known.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: George Young/French & Bates

***B10. Significance:** Theme Person/Architecture Area San Diego Period of Significance 1888-1906

Property Type Commercial Applicable Criteria B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1888, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 643-655 6 Street property and building include J.S. Harbison (1888-1913), and past occupants of the 643-655 G Street building include the Harbison Grocery Company (1888-1906), Samuel Gordon Ingle (1906), and Hazzard, Gould, and Company (1909). Past documentation states that Sweetwater Valley resident and noted apiarist, J.S. Harbison stocked and shipped honey from San Diego throughout the country, and maintained his wholesale grocery company in the 643-655 G Street building from 1888 through 1906. Harbison owned and leased out the property and building until he sold it in 1913. (Lia & Brandes:1988) San *Diego City Directories* reveal past occupants of 643 G Street includes no listing (1944/1945, 1950, 1955, 1960), Union Restaurant Supply Company (1965), vacant (1969/1970), Vespa San Diego motorcycle sales (1975, 1980), vacant (1984), and the International Gallery (1988, 1998/1999). Past occupants of 645 G Street include: vacant (1944/1945), Isadore Jacobson signs (1950), Jacobson Neon Sign Studio; Silk Screen Service (1955), Silk Screen Service (1960, 1965, 1969/1970, 1975), the Pannikan wholesale giftware (1980, 1984), Celebrations Gallery (1980), and Reuter Gallery (1980). Past residents of 647 G Street include: Janina's Posh Pieces (1998/1999).

(See DPR 523H, Continuation Sheet for more information)

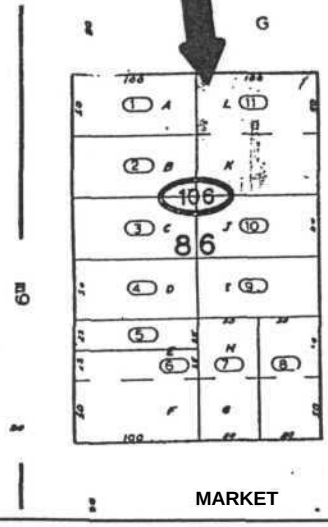
B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

(See DPR 523H, Continuation Sheet for more information)

B13. Remarks:

(Sketch Map with north arrow required.)



***B14. Evaluator:** Wendy I. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #_____
HRI #/Trinomial 2138-0228-0000

■ Continuation □ Update

Page 3 of 3
Resource Identifier: (Assigned by recorder) 643-655 G Street, San Diego, CA 92101
Historic Name: J.S. Harbison Grocery Building

***B10. Significance** (Continued):

Historical research has determined that the 643-655 G Street building appears to be both historically significant at the local level. The building is associated with with J.S. Harbison, for whom San Diego County's Harbison Canyon is named. The building does not represent the work of a master architect or craftsman. While the property has been classified as a "One Part Commercial Block with Enframed Wall Window & Italiante Influence," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of this type, period or method of construction.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

DPR 523H (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI# 2138-0228-0000
Trinomial
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 675 Q Street
P1. Other Identifier:
*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ or ¼ of Sec ; B.M.
c. Address 675 G Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-106-11-00, Horton's Addition, Block 86, E ½ Lot K & E ½ Lot L;
and Block 30 Map 456 US 6.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1909, this three-story brick and timber building was designed in a Two-Part Commercial Block style. It features a flat roof, a parapet, a boxed cornice on the north elevation, brick belt coursing between the third-floor window line and the cornice, and on the first and second floor window lines, and large enframed, ground floor storefront windows on the G Street and 7th Avenue facades. Fenestration consists of paired, double-hung windows on the second and third floors. The north elevation brick features painted bands between the second and third-floor windows. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6; HP8
*P4. Resources Present: I Building d Structure d Object d Site □ District d Element of District d Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1909
1988 Centre City East Historic Site Inventory
*P7. Owner and Address:
Robert C. & Jacqueline Sinclair Trust
258 Kolmer Street
San Diego, CA 92037
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE D Location Map □ Sketch Map □Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record □ District Record □ Linear Resource Record □ Milling Station Record □ Rock Art Record
a Artifact Record □ Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0228-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 675 G Street, San Diego, CA 92101

B1. Historic Name: The Hazard, Gould, and Company Building

B2. Common Name: The Pannikin Building

B3. Original Use: Light Industrial/Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Two-Part Commercial Block

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Originally constructed in 1909, original windows most likely replaced, first-floor storefront windows added on the 7th Avenue facade (dates unknown), in addition to the north elevation, according to past documentation, the cornice originally spanned along the east elevation (Lia/Brandes: 1988), it appears to have been removed (date unknown).

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: W.J. Kirkwood

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1909

Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1909 by J.S. Harbison, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation states that the 675 G Street building was previously occupied by the Pierce Furniture Company and the Davidson Furniture Company, and that "it is one of the few remaining, nearly unaltered, turn of the century commercial structures in this part of the downtown area." (Lia/Brandes:1988).

Historical research has determined that the 675 G Street building is not historically significant, as it is not associated with any important events or individuals, in terms of local, state, or national history. As the identity of the architect could not be ascertained, the 675 G Street building does not represent the work of a master architect, nor that of an important, creative individual. In addition, the builder, H.J. Kirkwood has not been identified as a master. While the property has been classified as a "Two Part Commercial Bank," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristic of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City* Bast, 1988.

Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.

San Diego City Directories

San Diego County Recorders Office

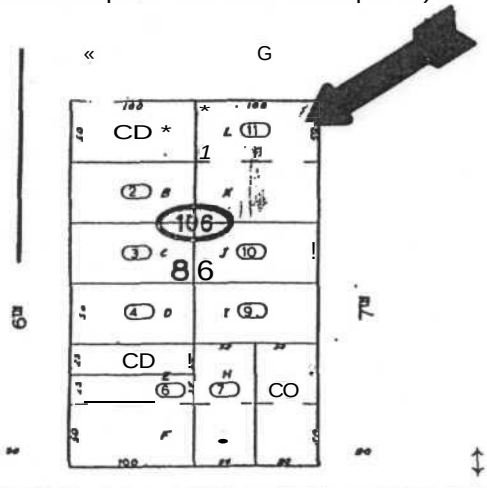
B13. **Remarks:**

***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



675 G St

SENSOR S-849

J-20-34

C-79

G456

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # 2138-0243-0000
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) The Hiatt Residence

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; _____ B.M.

c. Address 903-915 Island Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Horton's Addition, Block 109, Lot B, W46.62' Lot A, APN# 535-126-01

*P3a. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This simple two-story rectangular shaped residence features a low-hipped roof flared at the eaves and boxed cornices over the first floor entry doors, which are located on either side of the building. The property is reminiscent of the Colonial Revival style in that it features a small, one-story entry porch, fenestration of paired windows treated with wood molding surrounds, and wood shiplap siding. The flared roof suggests earlier influences of the Dutch Colonial style which appears in some revival styles. Constructed on a low concrete foundation, this single family residence was converted to a two-family residence soon after its completion.

*P3b. **Resource Attributes:** (List attributes and codes) HP2

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View facing southeast, December 1998

*P6. **Date Constructed/Age and Sources:**
☒ Historic
☐ Prehistoric ☐ Both
c.1902 - Centre City Inventory

*P7. **Owner and Address:**
Caryl Iseman & Darryl R. Spangler
903 Island Street
San Diego CA 92101

*P8. **Recorded by** (Name, affiliation, and address):
Office of Marie Burke Lia,
427 C Street, Suite 416,
San Diego, CA 92101

*P9. **Date Recorded:**
December 1998
. Updated April 2004

*P10. Type of Survey: (Describe) Intensive Survey For Potential Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Evaluation of Historic Resources Within Project Study Area For Proposed* Sports *Entertainment District*

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0243-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) The Hiatt Residence

B1. Historic Name: The Hiatt Residence

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Altered from a single-family to a two-family residence

***B7. Moved?** ☒No ☐Yes ☐Unknown Date: _____ Original Location:

***B8. Related Features:**
Lattice fence along western perimeter, one story garage attached to rear of house.

B9a. Architect: Unknown b. Builder: Ellsworth Hiatt

***B10. Significance:** Theme Architecture Area San Diego
Period of Significance c.1902 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This multi-family residence has been a rental unit for many years. Although a more modest example of the Colonial Revival style of architecture, the home appears to have undergone few alterations to mar its architectural integrity. The building derives its significance from its Colonial Revival detailing, exhibiting elements of that style of architecture which was the dominant style for domestic building throughout the country during the first half of this century. These details include paired windows with wood molding surrounds, wood shiplap siding, a low-hipped roof with boxed cornices, and small entry porches. The home also typifies the type of housing which was constructed in San Diego at the turn of the century, for San Diego's emerging middle class.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

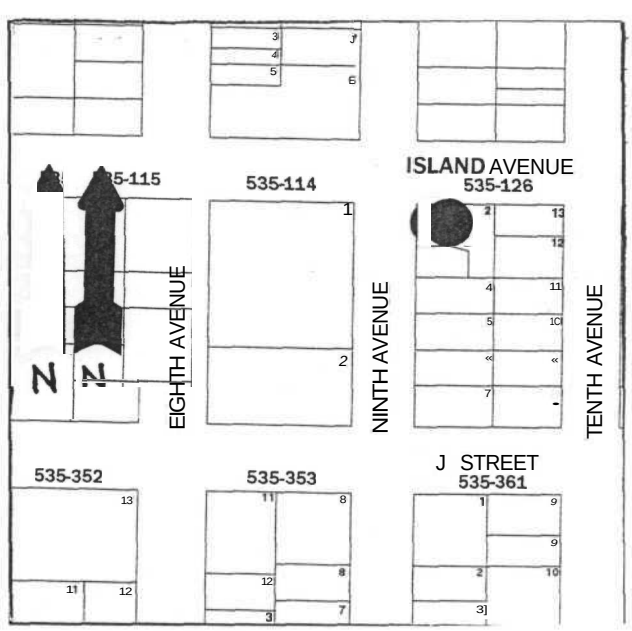
"Lia/Brandes Team" *Centre City East Survey,* 1988.
McAlester, Virginia & Lee. *A Field Guide To American Houses.*
New York: Alfred A. Knopf, 1986.
San Diego City Directories
San Diego County Recorder's Office
San Diego Water & Sewer Records

B13. Remarks:

***B14.** Evaluator: _____

Date of Evaluation: _____

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # 2138-0243-0000
Trinomial _____

Page 3 of 3 ***Resource Name or #** (Assigned by recorder) The Hiatt Residence
*Recorded by Office of Marie Burke Lia **Date** December 1998 ☒ Continuation a Update

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Built on a corner lot, only a few feet from the sidewalk, dense foundation vegetation offers the home some privacy from the street. The building has been restored to good condition.

***B10. Significance:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

There are many such examples of the Colonial Revival style of architecture throughout San Diego. Furthermore, there are not enough characteristic Colonial Revival style features to make the residence a solid example of this particular style. The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics .

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings Update of November 1988 Centre City East Survey Documentation
Other Listings 537.9-37-0071
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or ft: (Assigned by recorder) 1245 Island Avenue
P1. Other Identifier: _____
*P2. Location: n Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ¼ of ¼ of Sec ____; _____ B.M.
c. Address 1245 Island Avenue City San Diecro Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-156-09-00, Horton's Addition, Block 106, Lot L & N 16' Lot K

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1886 at the corner of 11th Avenue and D Street (present-day Broadway) and relocated to this location in 1913, this two and one-half story residence was designed in the Queen Anne Spindlework style of Victorian architecture The building features a high hipped roof with lower cross gables, a boxed cornice with a decorated frieze, two-story angled and square bay windows featuring pediments on top, cutaway corner windows featuring decorative corner brackets, and a wraparound entrance porch featuring turned posts, pediments, and spindlework.
(See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1886
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Morales Family Trust
404 S 58th Street
San Diego, CA 92114

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001
*P10. Type of Survey: (Describe) _____
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE a Location Map □ Sketch Map ■ Continuation Sheet I Building, Structure, and Object Record
□ Archaeological Record □ District Record D Linear Resource Record n Milling Station Record n Rock Art Record
D Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP** Status **Code** 3S

***Resource Name or #** (Assigned by recorder) 1245 Island Avenue, San Diego, CA 92101

B1. Historic Name: Sheldon Residence

B2. Common Name: Martinez Residence

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Queen Anne Spindlework Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1886;Relocated to current location (1913), upper portion of original tower removed (c.1940s). In 1993, the residence underwent extensive exterior and interior rehabilitation and beautification. (See 1993 NPS Part One, completed by the Office of Marie Burke Lia for more information)

***B7. Moved?** ☐ No ■ Yes ☐ Unknown Date: 1913 Original Location: Corner of 11th Avenue & D street (Broadway)

***B8. Related Features:**

B9a. Architect: Nelson Comstock & Carl Trotsche b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1886/1913

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1886, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes, and more extensively documented in a 1993 Part One Historic Preservation Certification Application, also prepared by the Office of Marie Lia (for Centre City Development Corporation). Past owners of the 1245 Island Avenue property and building include: Dr. F.C. Sheldon (building;1886), Emma Sheldon family (1913), Carmen & John Prochaska (1938-1944), Cleto & Nora Martinez (1944-date unknown), and Juanita Morales (daughter of Nora & Cleto Martinez). Ownership of the residence, today, is maintained by the Morales Family Trust. *San Diego City Directories* reveal past residents of the 1245 Island Avenue residence include: Anthony Martinolich (1944/1945), owner Cleto R. Martinez (1950, 1955, 1960, 1965, 1970), Mrs. Mary T. Burgueon (1975, 1980), and Robert Martinez (1984).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Ching, Francis, D.K., *A Visual Dictionary of Architecture*, 1997.

(See DPR 523H, Continuation Sheet for more information)

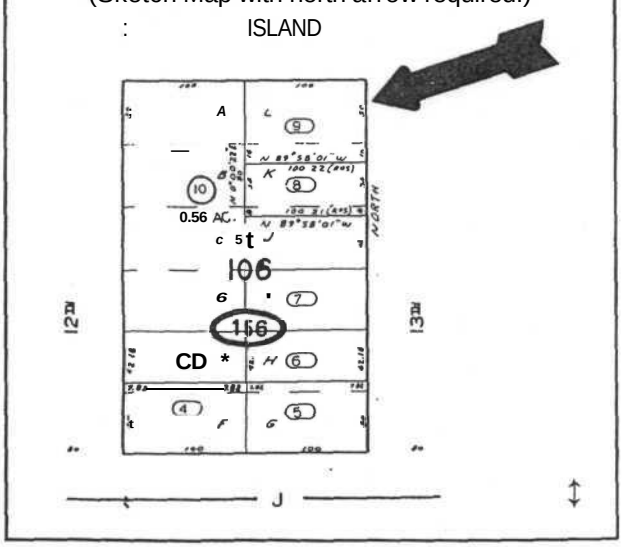
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

CONTINUATION SHEET

I Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 1245 Island Avenue, San Diego, CA 92101

Historic Name: Sheldon Residence

P3a. Description (Continued):

Exterior building materials consist of contrasting wall textures including wooden plank's and patterned shingles, with composition shingles for the roof. Window types include double-hung sash, and many windows feature stained-glass portions. Overall, this residence is in excellent condition, and embodies the distinctive characteristics of the Queen Anne style.

***B10. Significance** (Continued):

Historical research has determined that the 1245 Island Avenue residence is not historically significant, as the residence is not associated with any important events, or individuals, in terms of local, state, or national history. However, the 1245 Island Avenue residence is considered to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of the Queen Anne Spindlework Victorian residential construction. In addition, it also represents the work of architects and master craftsmen Nelson Comstock & Carl Trotsche, who maintained a lucrative partnership in San Diego between 1886 and 1891. In 1993, the National Park Service made the determination that the 1245 Island Avenue residence "appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer." (Part One, 1993)

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East, v.1,* 1988.
Lia, Marie Burke & Dolores Mellon, *Historic Preservation Certification Application, Part One-Evaluation of Significance,* 1993.
McAlester, Virginia & Lee, A *Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

FEB 1837 M# 22148 — SHELDON HOUSE HOUSES S #1

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary *i* _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 ***Resource** Name **or** *if:* (Assigned by recorder) 1619-1625 Island Avenue

P1. Other Identifier:

***P2. Location:** *o* **Not for Publication** • **Unrestricted** * **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ T____;R____; ¼ or ____% of Sec ____; _____ **B.M.**

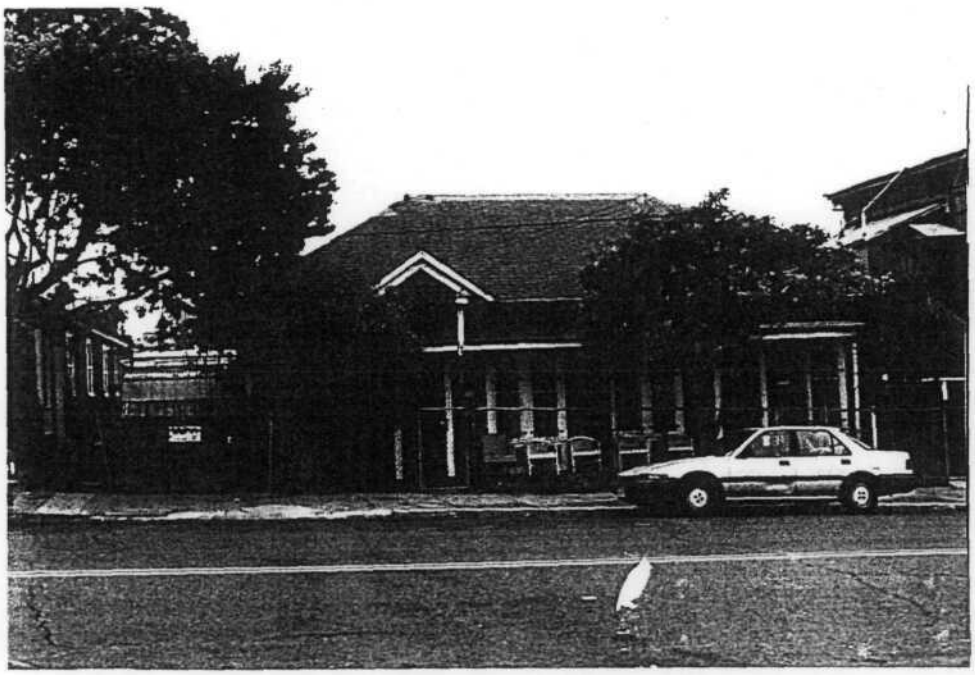
c. Address 1619-1625 Island Avenue City San Diego .Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone____; _____ **mE/** ____ **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-13-00, Block 21 Sherman's Addition,
W 25' of Lot 1, W 25' of N 3' of Lot 2, and E 25' of Lot 12

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1887, this single-story, multiple-family residence was designed in a Victorian architectural style. It has a general rectangular shaped plan and features a hipped roof of moderate pitch with eave overhang, a boxed cornice, and two lower cross gables on the north, street facing elevation. A shallow porch with a shed style roof is present on the north elevation, and is supported by a series of wood posts. Exterior building materials consist of composition shingles for the roof, fish scale shingles for the gables, and horizontal shiplap siding with corner boards for the exterior walls. The windows appear to be double-hung, and are covered with metal bars on the street-facing elevation. Overall, this building appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP3 _____

***P4. Resources Present:** l Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
l Historic
d Prehistoric d Both
c.1887
1938 Centre City East Historic Site Inventory

***P7. Owner and Address**
Gods Extended Hand
P.O. Box 989
San Diego, CA 92112

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street. Ste. 416, San Diego, CA 92101

***P9. Date Recorded:** March 2001

***P10. Type of Survey:** (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE a Location Map □ Sketch Map a Continuation Sheet • Building, Structure, and Object Record
n Archaeological Record a District Record □ Linear Resource Record □ Milling Station Record a Rock Art Record
n Artifact Record □ Photograph Record □ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1619-1625 Island Avenue, San Diego, CA 92101

B1. Historic Name: Julia Stewart House

B2. Common Name:

B3. Original Use: Residential (Multi-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in approximately 1887, no major alterations and/or modifications noted.

*B7.Moved? | No ☐ Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1887
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1887, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 1619-1625 Island Avenue property and building include: R.A. Thomas (pre-1886), Julia V. Stewart (1886-1903), George S. Wooley (1903-1904), C.E. and Ella Harney (1904-1922), and Joseph and Louise Giovanazzi (1922-1963). San *Diego City Directories* reveal that past residents of the 1619 Island Avenue unit include: no listing (1944/1945, C.H. Panning (1950), Howard Fanning (1955), William D. Brown (1960), Cesario Simental (1965), Mrs. Rae Koltner (1969/1970), vacant (1975), and no return (1980, 1984). Past residents of the 1625 Island Avenue unit include: Leopoldo J. Gomez (1944/1945, 1950, 1955), William D. McIntyre (1960), Henry John (1965), Javier Lugo (1969/1970), vacant (1975), and owner Isaac Niff (1980, 1984).

Historic research has determined that this building is not historically significant, as it is not a building which is associated with any important events, or individuals in terms of local, state, or national history. This building, however, has been determined to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of Victorian multiple-family residence construction. As the identity of the architect could not be ascertained, the 1619-1625 Island Avenue building does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

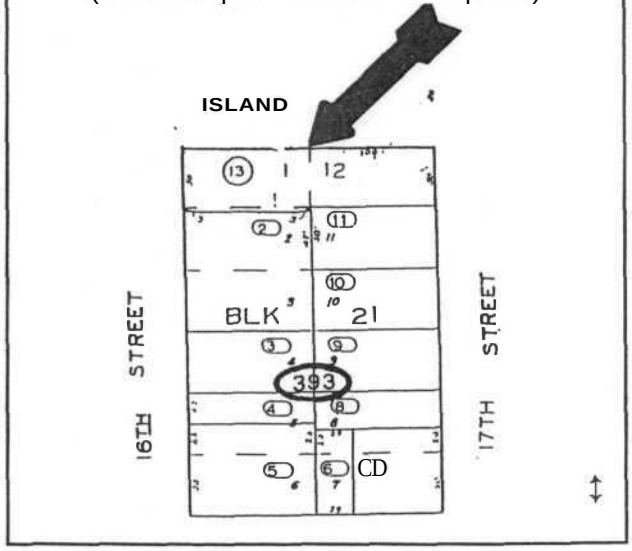
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley
Office of Marie Burke Lia
Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z _____
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1635 Island Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.

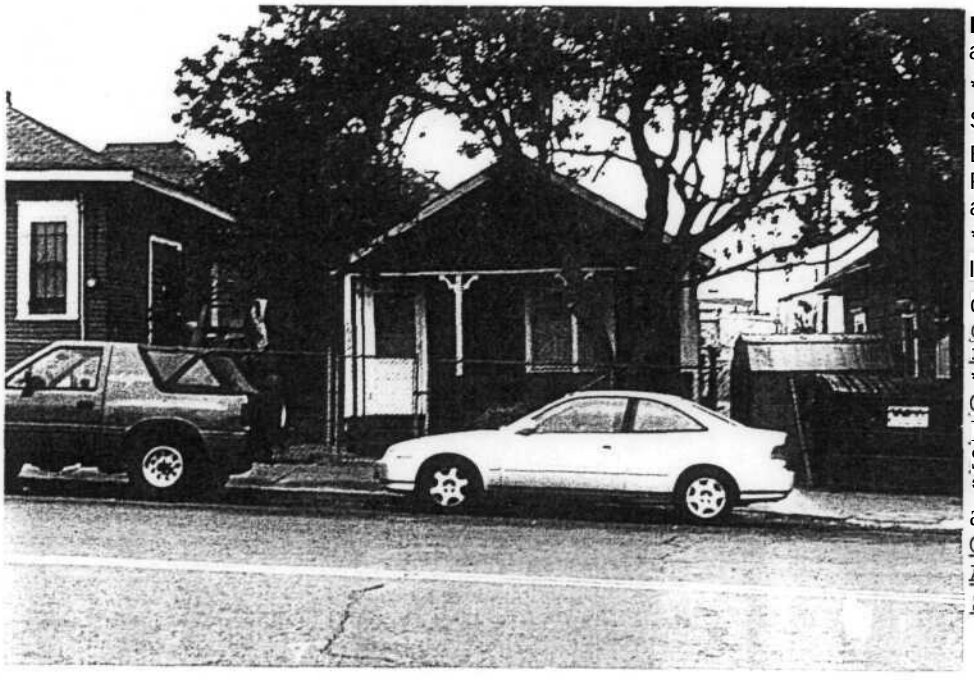
c. Address 1635 Island Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-13-00, Sherman's Addition, Block 21, E 25' of E ½ Lot 12

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1888, this single-story, single-family residence was designed in a Folk Victorian architectural style. It has a general square shaped plan, and features a front gabled roof of moderate pitch with slight enclosed eave overhang. A full length porch located on the front, north elevation features bracketed wood posts for support perched upon a low wood wall which partially encloses the porch area. Exterior building materials consist of composition shingles for the roof, vertical and horizontal board-and-batten siding for the exterior walls, and the north elevation focal window appears to be double-hung with a fixed upper sash. The front entrance is off center, located on the northeast corner of the residence and concrete steps painted green ascend to the front entrance. Overall, this building appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: I Building ☐ Structure ☐ Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric D Both
c.1888
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
God's Extended Hand
P.O. Box 989
San Diego, CA 92112

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map ☐Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record D Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1635 Island Avenue, San Diego, CA 92101

B1. Historic Name: Julia V. Stewart Rental

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in approximately 1888; no major alterations and/or modifications noted.

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme. Architecture Area San Diego Period of Significance 1888
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1888, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1635 Island Avenue property and building include: R.A. Thomas (pre-1886), Julia V. Stewart (1886-1903), George S. Woolsey (1903-1904), C.E. & Ella Harney (1904-1922), and Joseph & Louise Giovanazzi (1922-date unknown). *San Diego City Directories* reveal past residents of 1635 Island Avenue include: Joseph Covina (1944/1945, 1950, 1955), Armando T. Salazar (1960), Doroteo Silva (1965), no listing (1969/1970), owner Francisco Reynoso (1975), and again, owner Doroteo Silva (1980, 1984).

Historical research has determined that the 1635 Island Avenue building is neither historically nor architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Folk Victorian construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Ching, Francis, D.K., *A Visual Dictionary of Architecture.*
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.

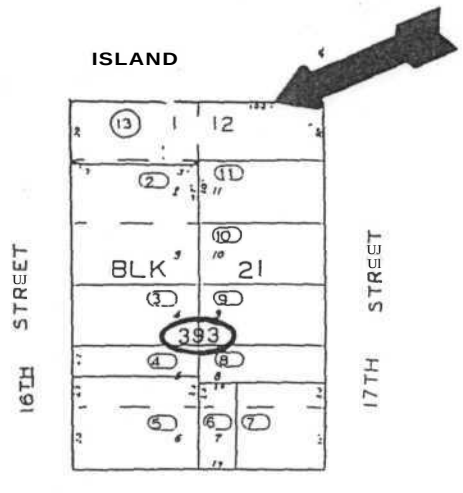
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # : 138-0249-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of May 1989 Bayside Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Workman Hotel

P1. Other Identifier:

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 1335 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-372-15-00, Horton's Addition, Block 130, E ½ Lot L & E ½ Lot K

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1912, this three-story building identified as the Workman Hotel is a simple example of an early Twentieth Century Commercial Block lodging house with an Italian Renaissance influence. The building features a rectangular shaped plan, with a flat roof, a dentil band spanning around the building's perimeter, corbeling below the dentil band, a series of second floor masonry elements located between every second window, and belt coursing below the second floor window sills. The second floor masonry elements feature corbeling at the base, and are painted in a dark color that contrasts against the lighter, surrounding buff colored brick. Fenestration on the second and third floors consists of aligned, rectangular, double-hung sash windows in wood frames that are grouped in pairs. (See DPR 523H, Continuation Sheet for more information)

P3b. Resource Attributes: (List attributes and codes) HP5; Hotel/Motel

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
■ Historic
d Prehistoric d Both
1912
1989 Bayside Historic Site Inventory

*P7. Owner and Address:
Workman Hotel, LP c/o Danny Dabby
6310 Greenwich Drive #230
San Diego CA 92122

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 Updated April 2004

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of* Bayside *For Centre City Development Corporation*

Attachments: □NONE D Location Map □ Sketch Map •Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record D District Record □ Linear Resource Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0249-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code. 6Z

*Resource Name or # (Assigned by recorder) Workman Hotel, 1335 J Street, San Diego, CA 92101

B1. Historic Name: Hotel Salem

B2. Common Name: Workman Hotel

B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel

*B5. Architectural Style: Early Twentieth-Century Commercial Block Lodging House

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1912; Ground Floor Bays altered, Date(s) unknown.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: H.C. Sparks

*B10. Significance: Theme N/A Area San Diego Period of Significance 1912
Property Type Hotel/Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1912, this building was previously documented in May 1989 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1335 J Street property and building include: E.W. & A.N. Loring (1912), and Floyd Hamaishi (1989). Past documentation states that E.W. and A.N. Loring signed the contract for the construction of this building with builder H.C. Sparks in 1912, and the building's construction costs totaled $14,396.00. Loring, with family members, owned the Loring Company, a wholesale and retail stationers business. As indicated in previous documentation however, the Loring Family did not live, or operate a business out of this building. Thus this building's historic name, Loring Stationers, was inappropriately assigned. The building appears on a 1921 Sanborn Fire Insurance Map as "Hotel Salem," and appears to occupy 1335 and 1347 J Street, as well as 352, 358, and 366 14th Avenue. San Diego *City Directories* reveal that the 1335 J Street building was identified as the "Dewey Bachelor Hotel" (c. 1944/1945, 1950), the "Dewey Hotel For Men" (c.1955 through at least 1965), and finally the "Workman Hotel" (c.1969/1970 to the present). Past proprietors include: John Klose and Mrs. Rose P. Smith (1944/1945), Mrs. Rose P. Smith (1950, 1955), Oliver T. Guest (1965), and Thomas Frei (1969/1970).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

(See DPR 523H, Continuation Sheet for more information)

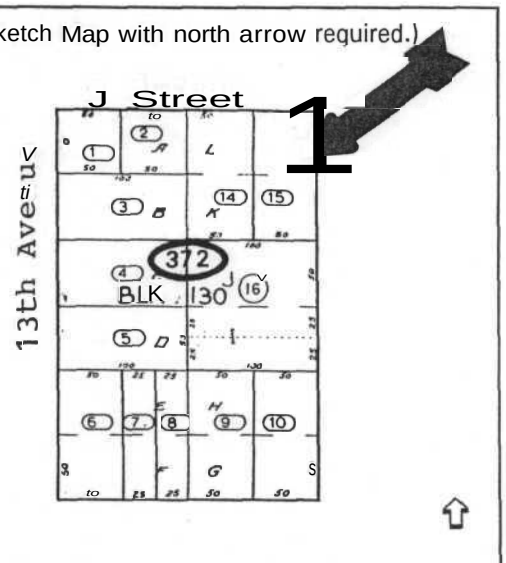
B13. Remarks:

*B14. Evaluator: Wendy Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description** (Continued):

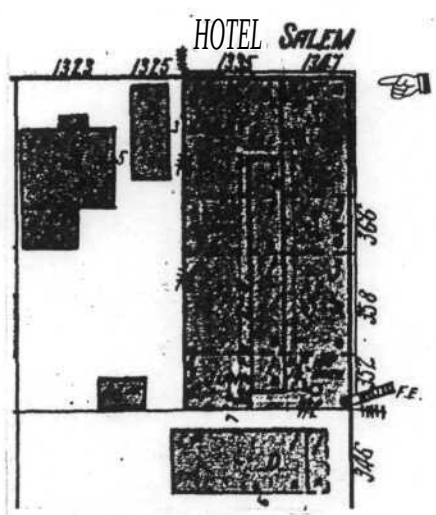
Each window features an arched brick molding that is flush with the buildings exterior walls. According to past documentation, the original street front features of the building, including bays, shop fronts, and hotel entrance, have undergone alterations. (Lia/Brandes: 1989) These alterations include replacing the original glass sections with horizontal wood paneling and creating new window spaces in the paneling. Overall, the building's exterior appears to be in good condition, however, contrary to previous documentation, the building is both historically and architecturally insignificant.

***B10. Significance** (Continued):

Although the 1335 J Street building is listed as a "3S" on the California State Office of Historic Preservation Historic Property Data File for San Diego County, Historical research has determined that the 1335 J Street building is neither historically nor architecturally significant. The 1335 J Street building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Early Twentieth Century Commercial Block construction, and does not represent the work of a master architect or craftsman.

***B12. References** (Continued):

Growth, Paul, *Living Downtown, The History of Residential Hotels in the United States,* 1994.
Lia and Brandes, *Historic Site Inventory of Bayside,* 1989.
Longstreth, Richard, *The Buildings of Main Street, A Guide To American Commercial Architecture,* 1997.
San *Diego City Directories*
San Diego County Recorders Office



1921 Sanborn Fire Insurance Map

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0251-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of May 1989 Bayside Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1479 J Street

P1. Other Identifier:

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; % of ¼ of Sec ; B.M.

c. Address 1479 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-396-04-00, Sherman Addition, Block 36, N 65' Lot 3 & N 65' Lot 4 EXC W 30'

*P3a. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1888, this two-story, Italianate building stands on the southwest corner lot of the intersection of 15th Avenue and J Street. It has a general rectangular shaped plan, and features shiplap siding, a flat roof in the Townhouse style with a bracketed cornice, double-hung windows with wooden ornamental surrounds and decorated hoods, and a second floor square bay that is angled across the cutaway corner. The cornice brackets resemble turned spindles. On the ground floor, vertical boards replace the original features in the cutaway corner, and most likely a majority of the original first floor exterior building materials have been removed and/or replaced, including the original doors and windows. The asymmetrical facade features wooden doors at both ends of the building. (See DPR 523H, Continuation Sheet for more information)

Updated April 2004

P3b. **Resource Attributes:** (List attributes and codes) HP5; Hotel/Motel

*P4. **Resources Present:** ■ Building □ Structure D Object n Site o District n Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. **Date Constructed/Age and Sources:**
• Historic
D Prehistoric □ Both
1888
1989 Bayside Historic Site Inventory

*P7. **Owner and Address:**
Kenneth Cummins Revocable Trust
905 Dohaney Court
Roseville CA 95661

*P8. **Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. **Date Recorded:** February 2001

*P10. **Type of Survey:** (Describe)

P11. **Report Citation** (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Bayside For Centre City Development Corporation*

Attachments: □NONE n Location Map n Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record n District Record n Linear Resource Record o Milling Station Record n Rock Art Record
n Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 138-0251-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) 1479 J Street, San Diego, CA 92101

B1. Historic Name: Joseph Ireland Building

B2. Common Name: J Street Hotel

B3. Original Use: Residential B4. Present Use: Hotel/Motel

***B5. Architectural Style:** Italianate Townhouse

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1888; most likely has undergone extensive first floor alterations, due to the fact that this building was first a residence, and then later, used as a grocery store, restaurant, and hotel.

***B7. Moved?** ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1888
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1888, this building was previously documented in May 1989 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 1479 J Street property and building included: Joseph Si Elizabeth Ireland (c.1888-1907), Vernon & Florence Rood (1907-c.1936), George & Louis Corodemas (1936-1941), and the Growth Investment Company; Mark Madrugo & Jennie Maloy (1989). San *Diego City Directories* reveal past occupants of the 1479 J Street building include: Joseph, Elizabeth, and Annie Ireland (1888-1907), R.H. Root Grocery Store (1913), R.O. Douglas Furnished Rooms (1930), Eugene Clayton; Jess Porter (1944/1945), J.T. Wilson (1950), and the J Street Hotel (c. 1955 thru at least 1980). Past managers of the J Street Hotel include: Mrs. Carrie Bryant (1955), and Mrs. Eva E. Taylor (c. 1965 to at least 1975). During the course of its existence the 1479 J Street building has been used as a single-family residence, a grocery store, and restaurant on the first floor, and lastly as a Hotel/SRO.

(See DPR 523H, Continuation Sheet for more information)

B11. **Additional Resource Attributes:** (List attributes and codes) _____

***B12. References:** (partial list)

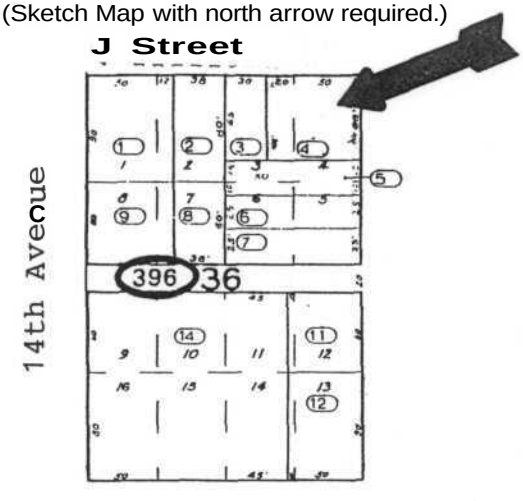
Ching, Francis, D.K., *A Visual Dictionary of Architecture.*
Lia and Brandes, *Historic Site Inventory of Bayside,* 1989.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(Sketch Map with north arrow required.)



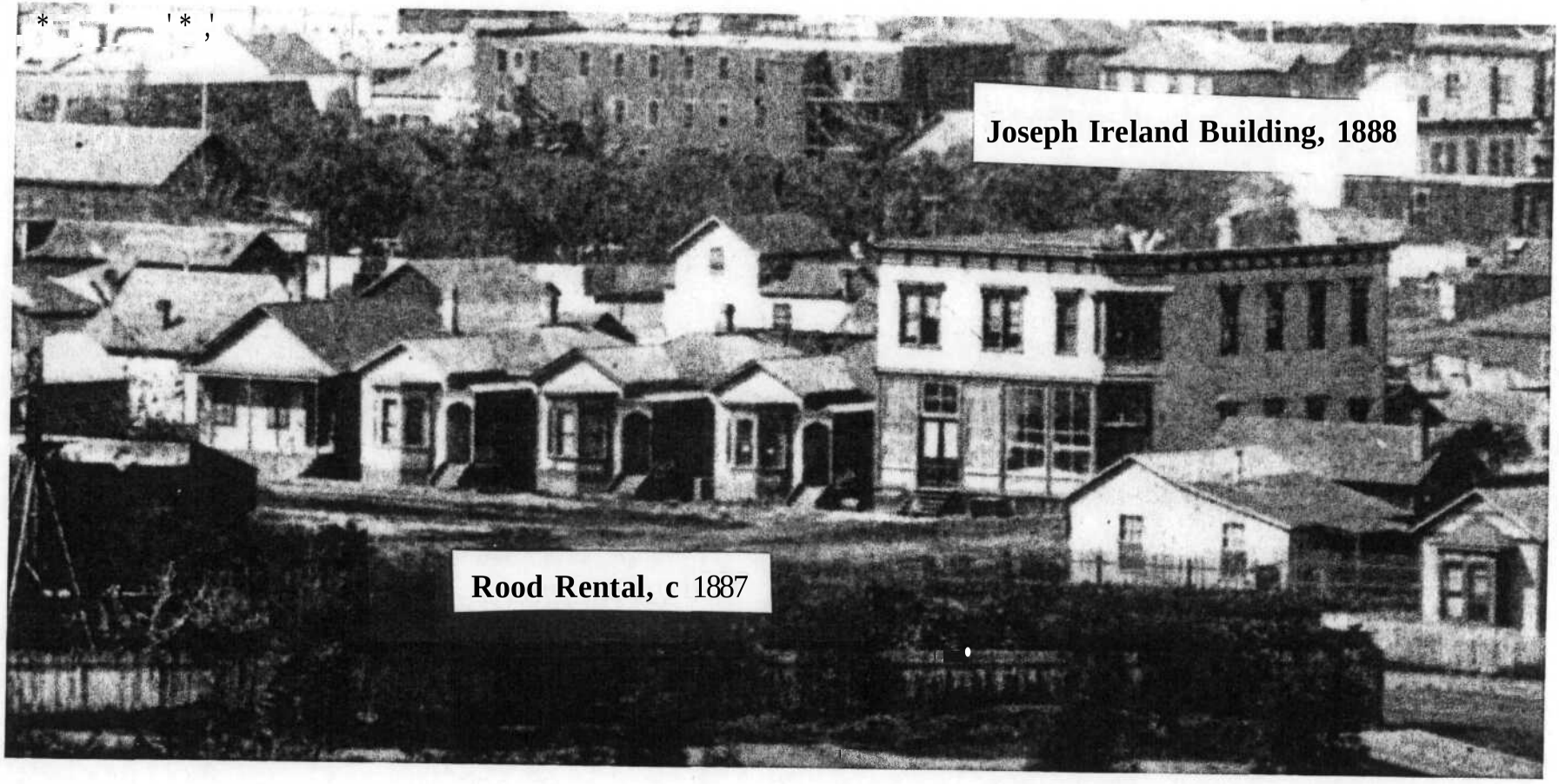
(This space reserved for official comments.)

P3a. Description (Continued):

At the time of initial survey activities in c. November 2000, renovations were being made to the building, and February 2001 field investigation activities revealed that the building was still under renovation. Overall, the building appears to be in fair condition.

***B10. Significance** (Continued):

Historical research has determined that the 1479 J Street building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, with the remaining Italianate details on the second floor exterior walls, the building embodies the distinctive characteristics of a type, period, and method of Italianate Townhouse style construction. As the identity of the architect could not be ascertained, the 1479 J Street building does not represent the work of a master architect or craftsman. The 1479 J Street building is listed as a 4s on the California State Office of Historic Preservation Historic Property Data File for San Diego County as a property which may be eligible for inclusion on the National Register upon certain conditions being met.


Joseph Ireland Building, 1888
Rood Rental, c 1887

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

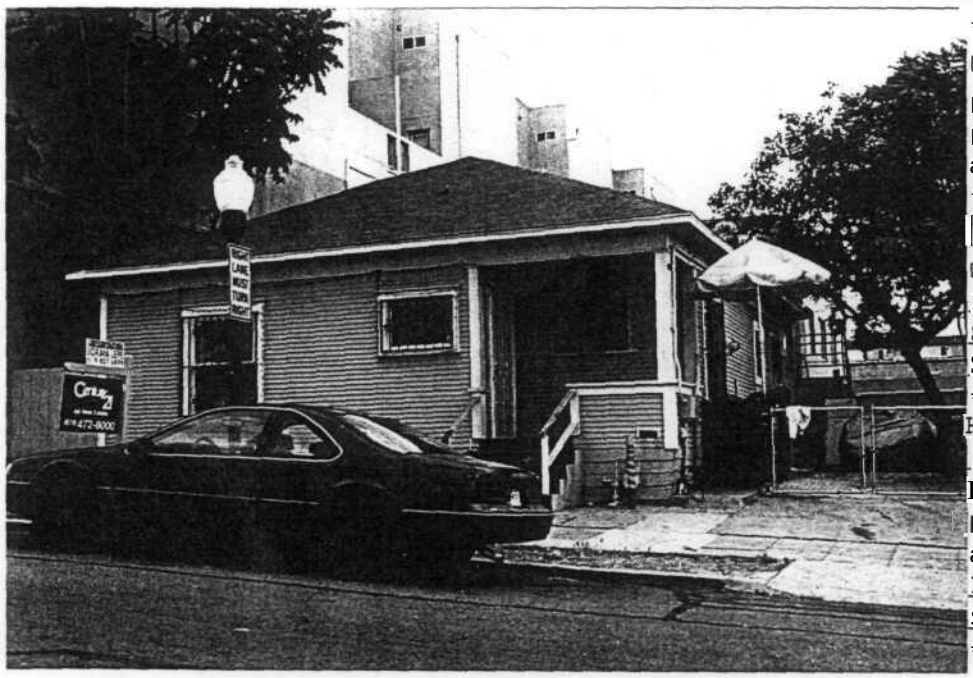
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1619 J Street
P1. Other Identifier: R.B. Meyers House
*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date ____ T ____; R ____; ___¼ of ___% of Sec ___; _____ B.M.
c. Address 1619 J Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 34, Lot 1, Map: 856, APN: 535-394-01

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, Craftsman single-family residence is believed to have been constructed in 1906. Rectangular in shape, the building features a hipped roof with eave overhang and composition roofing. Along the northwest corner of the building, there is a partial porch formed by the roof overhang, supported by square wood columns. The exterior is composed of horizontal clapboard siding. Thicker clapboard exists along the main (north) elevation. Fenestration consists of double-hung and casement, most of which have wrought iron security grilles. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP2



*P4. Resources Present: ☒ Building ☐ Structure a Object ☐ Site ☐ District P Element of District D Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
☒ Historic
☐ Prehistoric D Both
1906
Sanborn Fire Insurance Maps
Sewer Department Records
*P7. Owner and Address:
Hector M. Zamaro
1057 2nd Avenue
Ichula Vista, CA 91911
P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101
*P9. Date Recorded: May 2004

***P10.** Type of Survey: (Describe)
Intensive
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*
Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record
DArchaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1619 J Street

B1. Historic Name: R.B. Meyers House

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building believed constructed in 1906.

***B7. Moved?** ■No □Yes □Unknown Date: _____ Original Location: _____

***B8. Related Features:**

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area East Village/Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This one-story, single-family residence is believed to have been constructed in 1906. Inspection of 1888 and 1906 Sanborn Fire Insurance Maps does not depict the presence of the structure during these years. However, a Sewer Department Record indicates that the property was connected to the City Sewer System in November, 1906 for owner R.B. Meyers. As such, it is believed that the residence was constructed at this time. Inspection of 1921 and 1956 Sanborn Maps reveals the presence of the building as a one-story, dwelling with partial porch. San Diego City Directories indicate that occupants of the property over the years included Alvarez Gomez (1926), Alberto Labitoria (1930-1935), Reginald T. Robinson (1940-1955), Walter Horton (1945), and Miguel Coronado (1960).

Historical research has determined that the 1619 J Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. Moreover, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12.** References: **(partial list)**

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

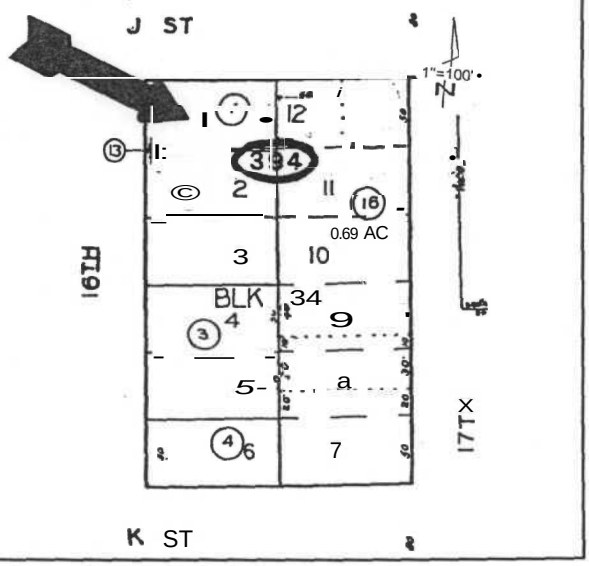
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1615 K Street

P1. Other Identifier: John Quantrell House

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___% of ___% of Sec ___; _____ B.M.

c. Address 1615 K Street City San Diego Zip 92101

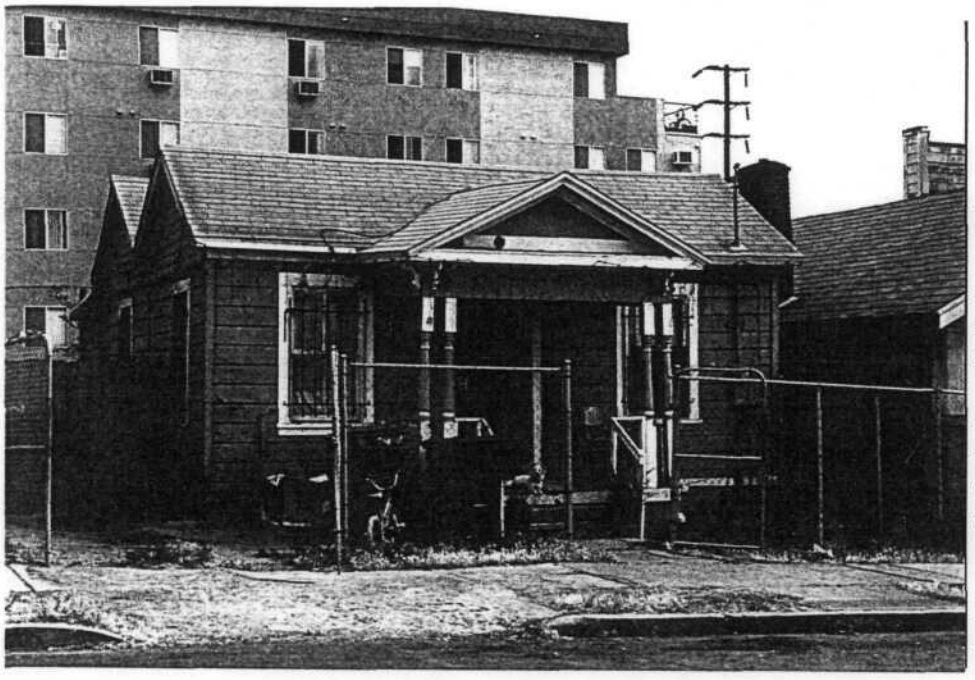
d. UTM: (Give more than one for large or linear resources) Zone _ _; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 39, Lot 1, Map: 856, APN: 535-383-01

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, Craftsman single-family residence was constructed in 1921. Rectangular in shape, the building features a dual, medium pitched, side-gabled roof with modest eave overhang and composition shingles. At the rear of the building (south elevation), there is a shed roof section. The exterior consists of horizontal clapboard siding. Along the main (north) elevation, there is a partial porch area. The porch features a low-pitched, front-gabled roof with pediment, supported by four spindle columns. Windows are double-hung with metal security grilles. Overall, the building appears to be in poor condition.

P3b. Resource Attributes: (List attributes and codes) HP2



*P4. Resources Present: ■ Building n Structure n Object a Site ☐ District n Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
■ Historic
n Prehistoric ☐ Both
1921
Sanborn Fire Insurance Maps
Sewer Department Records

***P7.** Owner and Address:
Joseph, Dominic, Laura Deluca, Sarah D. Yielding
4615 East Talmadge Drive
San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation Area*

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ other (List): _____

State of California - The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1615 K Street

B1. Historic Name: John Quantrell House

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed in 1921.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Rohde Brothers

*B10. Significance: Theme N/A Area East Village/ Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is today identified as 1603-1615 K Street, but includes the present one-story, single-family residence, identified as 1615 K Street. Originally, it is believed that the building was identified as 1603 K Street and was later changed to its present address. The present building was constructed in 1921. Inspection of 1888 and 1906 Sanborn Fire Insurance Maps do not reveal the presence of this structure during these years. However, a City of San Diego Sewer Connection Order indicates that sewer service was provided to 1603 K Street in March, 1921. The contractor listed on the record were the Rohde Brothers. In addition, the structure is depicted on the 1921 Sanborn Map as a one-story dwelling with partial front porch. Review of 1940 and 1956 Sanborn Maps do not show a change in the building's configuration over these years. San Diego City Directories indicate that the first identifiable occupant of the building was John Quantrell in 1926. Subsequent occupants over the years have included Benjamin Packard (1930-1945), Alpheus Packard (1935), N.K. Sugioka (1950), and Henry W. Johnson (1960).

Historical research has determined that the 1615 K Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. Moreover, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

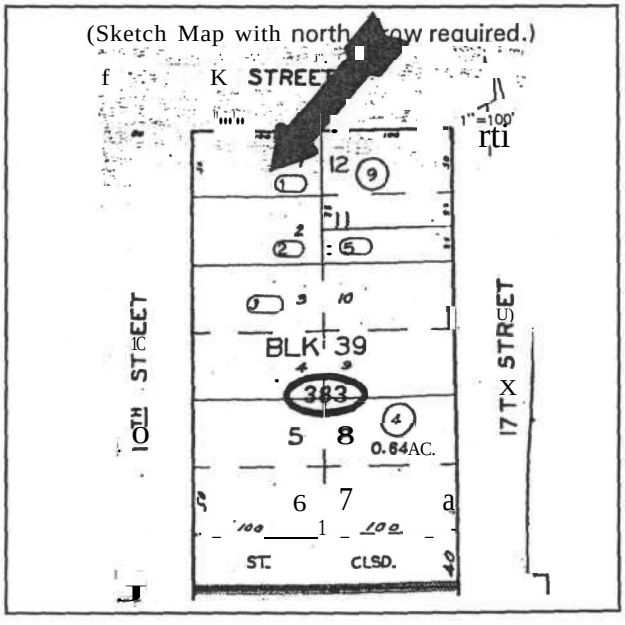
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial 2138-0270-0000
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 726-728 Market Street

P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** * **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ **T** ____; **R** ____; ___¼ of ___¼ **of Sec** ___; _____ B.M.

c. **Address** 726-732 Market Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ **mE/** ___**mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-105-07-00, Horton's Addition, Block 85, W ½ of Lots G & H

***P3a.** Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1898, this building was designed in a Two-Part Commercial Block style with an Italianate architectural influence. It has a flat roof and features a bracketed boxed cornice, two large projecting rectangular bays spanning across the length of the second and third floors, and first floor shop front spaces (identified as 726 and 732 Market Street) which are separated by a central arched entry leading to the upper residential floors of the building. The first floor shop front windows are large fixed single panes of glass with a multi-pane sash pattern and clerestory windows above. Exterior building materials consist of stucco and red brick for the exterior walls, and most likely composition rolls for the roof. Overall, this building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP3;HP6

*P4. Resources Present: I Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
I **Historic**
☐ Prehistoric ☐ Both
c.1898
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
8 Star Inc., C/o Susanne Starcevic
1415 28th Street
San Diego, CA 92102

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law. 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE a Location Map n Sketch Map ■Continuation Sheet ■ Building, Structure, and Object Record
a Archaeological Record n District Record ☐ Linear Resource Record D Milling Station Record n Rock Art Record
☐ Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0270-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

•Resource Name or # (Assigned by recorder) 728 Market Street, San Diego, CA 92101

B1. Historic Name: Orford Hotel

B2. Common Name: Hotel Arthur

B3. Original Use: Mixed-Use Commercial/Residential B4. Present Use: Mixed-Use Commercial/Residential

***B5. Architectural Style:** Two-Part Commercial Block style with an Italianate influence

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1898; Exterior stucco work (date unknown), facade rehabilitation efforts (between 1988-2001).

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: H.A. Perry and Moses Frick b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1898
Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1898, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 726-732 Market Street property and building include Mary Marston **Kew** and **Lilla** Marston **Burnham** and members of the **Kew-Burnham** families from **c.1898** through 1925. See DPR 523H, Continuation Sheet for an incomplete listing of occupants of the 726-732 Market Street building.

Historical research has determined that the 726-732 Market Street building does not appear to be **historically** significant, as it has not been associated with any important events, or individuals in terms of local, state, or national history. The 726-732 Market Street building was previously **(Lia/Brandes:1988)** identified as having been designed by architects/contractors H.A. Perry and Moses Frick, who are not considered to be masters, or important, creative **individuals.** While the property has been classified as "Two Part Commercial **Block,"** with an Italiante influence, further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

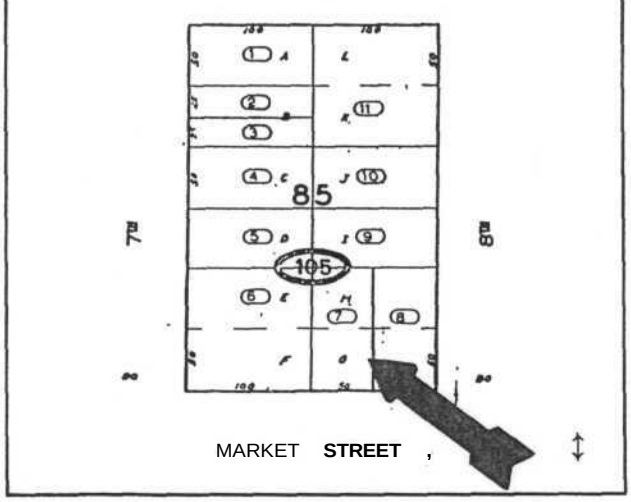
B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City* Bast, 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office
University of San Diego, *San Diego Architects; 1368-1939,* 1991, Department of History, Graduate Division.

B13. Remarks:

(Sketch Map with north arrow required.)



***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

*B10. Significance (Continued):

San *Diego City Directories* reveal past occupants of the 726-732 Market Street building include:

726 Market Street: San Diego Amusement Company (1944/1945), L.B. Becker; Becker Book Bindery (1950, 1955, 1960), Hosier Shoe Findings (1965, 1970, 1975), and vacant (1980, 1984).

728 Market Street: The Arthur Hotel (1944/1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1984), with proprietor I.L. Wright (1944/1945), and with proprietor B.J. Simmons (1950), with proprietor Mrs. Mollie Black (1955).

732 Market Street: E.F. Nolan Book Binder (1944/1945), no listing (1950, 1955), Becker Book Bindery (1960), vacant (1965, 1970, 1975, 1980), and GTM Salvage Research & Marketing (1984).

134-12

C-108

Orford Hotel

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 740-744 Market Street

P1. Other Identifier: _____

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ____; _____ B.M.

c. Address 740-744 Market Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-105-08-00, Horton's Addition, Block 85, E ½ of Lots G & H

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1896, this building was designed in a Two-Part Commercial Block style with an Italianate architectural influence. It has a general rectangular shaped plan and features a flat roof, rectangular double-and-single-hung windows aligned in a series of angled bays on the second floor, and first floor store fronts featuring single, large fixed panes for display and smaller vertical, rectangular shaped single-hung windows above. The first floor portion contains two shop fronts identified as 740 and 744 Market Street, with the second floor containing the residential portion identified as 742 Market Street. Rear entrances to the spaces are located on the east elevation along with additional store front windows. Exterior building materials consist of stucco over the original red brick, and most likely composition rolls for the roof. Overall, this building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP3;HP6

*P4. Resources Present: I Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
D Prehistoric ☐ Both
1896
1983 Centre City East Historic Site Inventory

*P7. Owner and Address:
3D Capital, LLC
5371 Wilshire Boulevard, # 21.0
Los Angeles, CA 90036

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley. Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street. Ste. 416. San Diego, CA 92101

*P9. Date Recorded: October 2001 / Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE D Location Map ☐ Sketch Map ■Continuation Sheet I Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 740-744 Market Street, San Diego, CA 92101

B1. Historic Name: Albert Morse Block Building

B2. Common Name: _____

B3. Original Use: Mixed-Use Commercial/Residential B4. Present Use: Mixed-Use Commercial/Residential

*B5. Architectural Style: Two-Part Commercial Block style with an Italianate influence

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1896; Original brick exterior has been stuccoed over (date unknown), No other modifications and/or alterations noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Anton Reif and John B. Stannard b. Builder: Schaniel Brothers

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1896
Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1896, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 740-744 Market Street property and building include the Grand Army of the Republic Veteran's Association (pre-1892), Albert Morse (1892-date unknown), various members of the Morse Family including Pheobe Morse (date unknown through 1919), J.P. and Laura McClurken (1919-1953), and James R. Pattison (1988). See DPR 523H, Continuation Sheet for an incomplete listing of

Historical research has determined that the 740-744 Market Street building does not appear to be historically significant, as it has not been associated with any important events, or individuals in terms of local, state, or national history. The 740-744 Market Street building was designed by architects John B. Stannard and Anton Reif, who are considered to be important, creative individuals, the building does not qualify for the local registers. While the property has been classified as "Teo Part Commercial Block" with an Italianate influence, further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
Longstreth, Richard, *The Buildinga of Main Street; A Guide To American Commercial Architecture*, 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office
University of San Diego, *San Diego Architects; 1868-1939*, 1991, Department of History, Graduate Division.

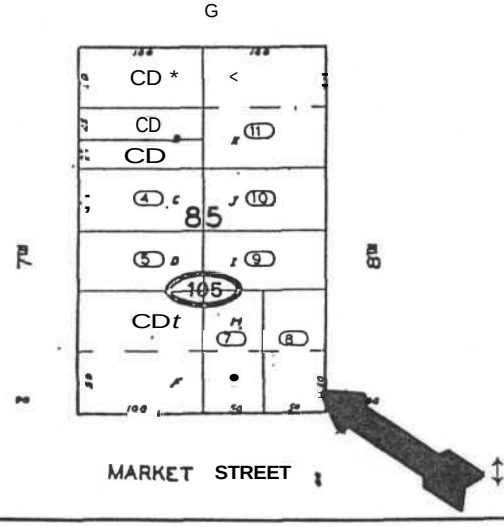
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

■ Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 740-744 Market Street, San Diego, CA 92101
Historic Name: Albert Morse Block Building

***B10. Significance** (Continued):

San *Diego City Directories* reveal past occupants of the 740-744 Market Street building include:

740 Market Street: Roche Brothers Sheet Metal Works (1944/1945), H.C. Kuhle Barber Supply (1950), United Barber & Beauty Supply (1955, 1960, 1965, 1969/1970, 1975), and United Barber & Beauty Supply, Inc. (1980, 1984).

742 Market Street: the Baltimore Apartments with proprietor T.M. Libscomb (1944/1945), the Baltimore Apartments listed as containing approximately fifteen units (1950, 1955, 1960, 1965), and the Baltimore Apartments listed as containing approximately thirteen units (1969/1970, 1975, 1980, 1984).

744 Market Street: grocer Benjamin Halprin (1944/1945, 1950), Benjamin Halper delicatessen (1955), Bejamin O. Halpern delicatessen (1960, 1965), Ben's Delicatessen (1969/1970, 1975), Curt's Bar-B-Que Restaurant (1980), and vacant (1984).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 906-922 Market Street / 631-639 9th Avenue

P1. Other Identifier: _____

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego _____
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma _____ Date _____ T ____; R ____; ___% of ___¼ of Sec ___; _____B.M.

c. Address 906-922 Market Street / 631-639 9th Avenue City San Diego Zip 92101____

d. UTM: (Give more than one for large or linear resources) Zone ____; _____mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-136-02-00, Block 83 Horton's Addition, Lots D, E, and F.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This One-Part Commercial Block styled building with Art Deco detailing was constructed in 1931. It features a flat roof with a parapet, enframed window wall portions divided by pilasters, (with each pilaster featuring engraved vertical lines) and eight bay sections. Three of the bays are storefronts, while several others are boarded or in-filled. The southeastern most bays are composed of block glass, which may have been added during the 1950s or 1960s. The building is concrete with a stucco-on-lath exterior. Overall, the building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP6 _____

*P4. Resources Present: I Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
I Historic
d Prehistoric d Both
1931 _____
1983 Centre City East Historic Site Inventory

***P7. Owner and Address**
Mitchell Investments _____
1827 Main Street _____
San Diego, CA 92113 _____

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley. Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego, CA 92101 _____.

*P9. Date Recorded: October 2001 / Photo Updated June 2003 _____

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation* _____

Attachments: D NONE □ Location Map □ Sketch Map D Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record □ District Record a Linear Resource Record D Milling Station Record □ Rock Art Record
n Artifact Record n Photograph Record a Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 922 Market Street, San Diego, CA 92101

B1. Historic Name: The Federal Motor Truck Company Building

B2. Common Name: The Jesus Christ Network Building

B3. Original Use: Commercial Automotive B4. Present Use: Commercial

***B5. Architectural Style:** One-Part Commercial Block style with Art Deco Detailing

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in 1896; Original brick exterior has been stuccoed over (date unknown), No other modifications and/or alterations noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Frank P. Allen b. Builder: Walter Trepte

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1931
Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1931, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous research has determined that the property on which the building is today located was purchased by contractor Walter Trepte in 1927. In 1931 Trepte employed architect Frank P. Allen, Jr. to design the 906-922 Market Street building. The building was soon occupied thereafter by the Federal Motor Truck Company. Allen achieved recognition as the architect of numerous works in San Diego, Seattle, and Oregon. He served as the Director of Works for the Panama-California Exposition. During the First World War, he headed the Allen Shipbuilding. Corporation. His more notable San Diego designs include the Cabrillo Bridge and the Botanical Building and Administrative Buildings in Balboa Park, as well as the Park Manor Hotel. During the early 1940s , he was a chief draftsman in the engineering department of the California Shipbuilding Company. In 1933, Allen was awarded an A.I.A. award for his work on the Federal Motor Truck Company Building. The building was cited as a "good example of brilliant color on strong structural design in concrete." From 1937-1938, the Gill Electric Company operated a business in the building, followed by the San Diego Glass & Paint Company, which occupied the building from 1938-1988.

See DPR 523H, Continuation Sheet for more information.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office
University of San Diego, San *Diego Architects; 1868-1939,* 1991, Department of History, Graduate Division.

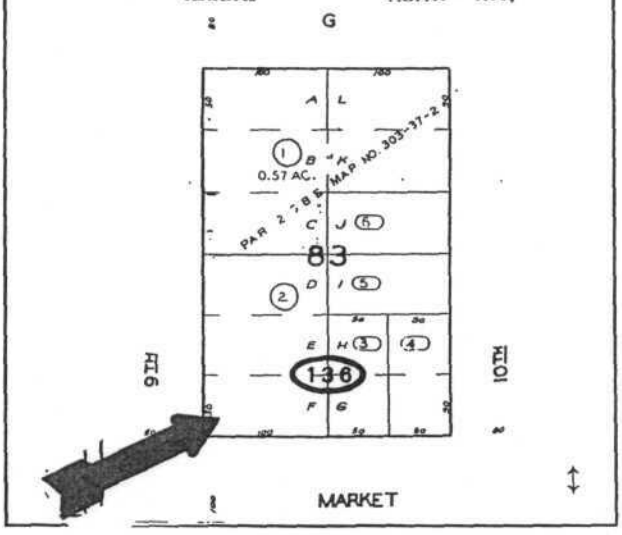
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



9th & market

906-922 Market St

C-115

BUSINESS ESTABLISHMENTS - EXTERIOR - 1900's

#9107 ANDY WOODS FEDERAL TRUCKS

c. 1920

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 *Resource Name or #: (Assigned by recorder) 1101 Market Street

P1. Other Identifier: First National Bank

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____ ¼ of ¼ of Sec ____; _____ B.M.

c. Address 1101 Market Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Lots C & J and portion of A & B, Block 102, APN: 535-123-10

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This two-story, Late Moderne commercial structure was constructed as a bank in 1954. Rectangular in shape, the building is set on a reinforced concrete foundation with concrete piers and steel trusses. The building features a flat roof with little ornamentation. Along the north (main) elevation, the exterior is recessed with twelve, vertical multi-paned window sets. At the northwest corner, a flat roof projection is supported by a concrete column with the main entrance underneath. Along the west elevation, there is a horizontal row of multi-paned windows framed by concrete molding. The exterior consists of stucco over concrete. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: I Building P Structure P Object ☐ Site D District P Element of District P Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:**
I Historic
P Prehistoric P Both
1954
Building Permit Records

***P7. Owner and Address:**
Cal First Properties, Inc., c/o Kathy Robinson, 3703 Camino Del Rio South, #100, San Diego, CA 92108

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: March 2004

***P10.** Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: PNONE ☐Location Map PSketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record PLinear Resource Record PMilling Station Record PRock Art Record
☐Artifact Record ☐Photograph Record P Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1101 Market Street

B1. Historic Name: First National Bank

B2. Common Name: Union Bank of California

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Late Moderne

*B6. Construction History: (Construction date, alternations, and date of alterations)
Building constructed in 1954. Improvements include numerous signage installed (1954, 1955, 1961, 1969, 1972); aluminum awnings installed (1954); installation of drive up teller window and teller station/conference room (1972); installation of automatic teller machine partitions and exterior wall remodel (1984); and construction *of* exterior canopy and parking improvements (1996).

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Frank L. Hope b. Builder: H.W. Grizzle

*B10. Significance: Theme N/A Area East Village/Centre City

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historical research indicates that the 1101 Market Street building was constructed in 1954. A City of San Diego, Building Permit Application Form indicates that the building was constructed for the First National Bank at a cost of approximately $110,500. The form indicates that Frank L. Hope served as the architect, while H.W. Grizzle served as the builder. Over the years, the building served the First National Bank, the Southern California First National Bank, the California First Bank, and currently, the Union Bank of California. From the 1950s through 1990s, the bank was subject to various improvements (see "B6. Construction History" above). The installation of a drive up teller window and teller station/conference room were designed by architect Russell Forester.

The original architect of the 1101 Market Street building, Frank Lewis Hope, Jr. was born in 1901 in San Bernadino. Hope's father, a traffic agent for the Santa Fe Railway, moved the family to San Diego in 1913 where, then Frank Hope Jr., attended San Diego High School until his sophomore year when he dropped out to work in the local Navy shipyards during the First World War. Hope attended the University of California at Berkeley and worked briefly for small architectural firms as a draftsman, designer, and project manager. In particular, Hope worked for Requa and Jackson and architect William Wheeler. After passing the state architectural exam, Hope opened his own firm, Frank L. Hope & Associates, Architects & Engineers, in 1928.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Moomjian, Scott A., *Historical Assessment Of The 693 San Elijo Street Residence, San Diego, California 92106*, February 2004.
Sanborn Fire Insurance Maps, 1887, 1888, *1906*, 1921, 1940, 1956.
San Diego City and County Directories.

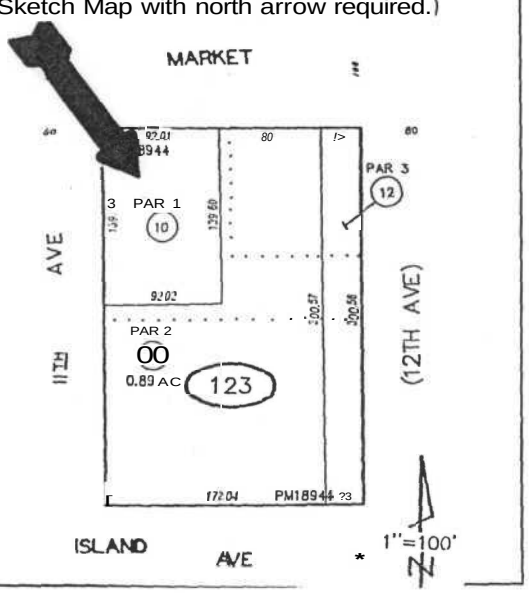
B13. **Remarks:**

*B14. **Evaluator:** Office of Marie Burke Lia

Date of Evaluation: March 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. Significance:

During the late 1920s, work was difficult to find, and Hope worked on projects ranging from remodeling to storefront work. The turning point in Hope's career came in 1930 with the design of the Spanish styled Carmelite Monastery in Normal Heights. This project led to a number of Spanish Eclectic designs for the San Diego Catholic Diocese, including the Sacred Heart Catholic Church in Ocean Beach (1946), Our Lady of the Sacred Heart Catholic Church in City Heights (1947), the San Diego College for Women (1950), and the Immaculata on the campus of the University of San Diego (1964). A Hydrotherapy Gymnasium was designed in a Spanish Eclectic style for the Society For Crippled Children in 1934.

During the 1960s, Hope's son, Frank L. Hope, Jr. joined the firm and the company became known as The Hope Consulting Group or Hope Design Group. In 1961, Hope served as president of the California Council of the A.I.A., and in 1965, Hope was made a fellow in the A.I.A. Hope, Sr. ultimately retired in 1965. Hope's impact upon San Diego architecture was not limited to architecture. At various times, he was a director of the San Diego Chamber of Commerce, president of the San Diego Planning Commission, president of the University Club, and a director of Home Federal. He also belonged to the San Diego Rowing Club, the San Diego Rotary Club, the San Diego Navy League, and the Rancho Santa Fe Art Jury. Hope died in October 1994.

Historical research has determined that the 1101 Market Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, and method of Late Moderne construction, in part due to the changes the building has sustained over the years. In addition, it does not represent the work of a master architect, builder, craftsman, or important, creative individual. While the building was designed by Frank Hope, generally recognized as a master in the field of architecture, the building was designed in a Modern style and does not represent the Spanish Eclectic style for which Hope is regarded as a master. Similarly, although Russell Forester, another figure regarded as a master architect, was responsible for changes to the building in 1972, his acclaim as a master architect was due to International style residences which he designed during the 1940s-1960s, rather than Modern commercial design modifications he produced during the 1970s.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0273-0000
Trinomial
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre East City Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1425-1431 Market Street

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; % of ¼ of Sec ; B.M.

c. Address 1425-1431 Market Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-153-14-00, Block 174 Horton's Addition, West Half of Lot K & L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1888, this two-story wood framed building was designed in an Italianate architectural style. It has a general rectangular shaped plan, with an addition to the rear and features a flat roof with a parapet, a decorated cornice and frieze with brackets and a dentil band. The lower level features three shop fronts identified as 1425, 1427, and 1431 Market Street and two additional entrances presumably to the upstairs portion identified as 1427 and 1429 Market Street. Each of the three shopfront entrances feature double swinging doors surrounded on all sides by large fixed windows. The second floor features four sets of paired double-hung sash windows which have been modified to include sliders on the lower portion. Exterior building materials consist of horizontal clapboard siding with corner boards for the exterior walls, and most likely composition rolls for the roof. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP5; HP6

*P4. Resources Present: I Building □ Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1881
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Home Run Properties, LLC
C/o Stephen E. Hoffman
136 Redwood Street, San Diego, 92103

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE □ Location Map a Sketch Map ■ Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record n District Record a Linear Resource Record a Milling Station Record □ Rock Art Record
D Artifact Record D Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0273-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1425-1431 Market Street, San Diego, CA 92101

B1. Historic Name: The Tourist

B2. Common Name: The Home Run Hotel

B3. Original Use: Mixed-Use Commercial B4. Present Use: Mixed-Use Commercial

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1888; rear addition; date unknown.

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: John B. Stannard & Gustavus Clements b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1888
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1888, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 1425-1431 Market Street property and building include: San Diego real estate entrepreneur D.W. Hewitt (1887-1906), and Jose Saguinsin & Robert Garcia (1988). According to past documentation this building was designed by San Diego architects John B. Stannard and Gustavus Clements (Lia/Brandes:1988) soon after the beginning of their partnership which lasted from Spring 1887 through 1889, and again from 1906 through 1908. (USD:1991) Originally identified as the "Tourist," the first floor of the building was used as a dancing hall, salon, and store, with the second floor used as a lodging house. Edward H. Requa, father of San Diego architect Richard Requa was the first proprietor of the Tourist as it was known until 1913. It was again known as the Tourist Hotel Past occupants of 1425 Market Street include: Ywe H. Pon laundry (1944/1945, 1950, 1955), Woo Wing laundry & Ywe H. Pon laundry (1960, 1965), Ywe H. Pon laundry (1969/1970), vacant (1975), Miguel V. Fernandez (1980), and Jose Diaz (1984). Past occupants of 1427 Market Street include: Matthew Ryan furnished rooms (1944/1945), P.H. Yee furnished rooms (1950), Tourist Room Hotel (1960, 1965, 1969/1970), The Annex Hotel (1975), The King's Rooms Hotel (1980, 1984) with Oranza B. King (1984). Past occupants of 1429 Market Street: vacant (1944/1945), Watson Sewing Machine Company (1950), vacant (1955), Mack's Radio & Elec. Shop (1960, 1965, 1969/1970, 1975), and Frederico V. Garcia (1980, 1984). Past residents of 1431 Market Street include: vacant (1944/1945), C.L. Arnold sewing machine repair/Arnold Repair Service (1955, 1960) vacant (1965, 1969/1970, 1975), and Roberto B. Garcia (1980, 1984).

See DPR 523H, Continuation Sheet for more information

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

See DPR 523H, Continuation Sheet for more information

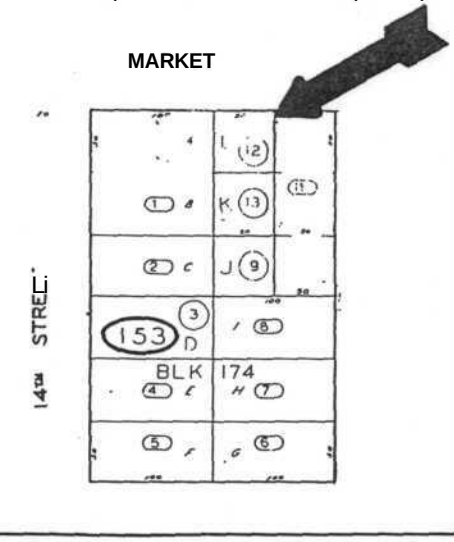
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #_____
HRI ff/Trinomial 2138-0273-0000

■ Continuation □ Update

Page 3 of 3
Resource Identifier: (Assigned by recorder) 1425-1431 Market Street. San Diego, CA 92101
Historic Name: The Tourist

***B10. Significance** (Continued):

Although the 1425-1431 Market Street building is listed as a "4S" on the California State Office of Historic Preservation Historic Property Data File for San Diego County, historical research has revealed that this building is not historically significant, as it has not been directly associated with any important events, or individuals in terms of local, state, or national history. The building does however appear to be architecturally significant, at the local level, as a commercial building which embodies the distinctive characteristics of a type, period or method of Italianate construction. Past documentation has identified the architects of the 1425-1431 Market Street building as John B. Stannard and Gustavus Clements, who, although not masters, are considered to be important and creative individuals. The building, however, does not derive historical significance on this basis.

***B12. References:** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide* To American *Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office
University of San Diego, San *Diego Architects; 1868-1939,* 1991, Department of History, Graduate Division.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1488 Market Street

P1. Other Identifier: Davidson Furniture Company Building

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** _____ **T** ____; **R** ____; ____ ¼of ____ %of Sec ____; _____ **B.M.**

c. Address 1488 Market Street City San Diego Zip 92101

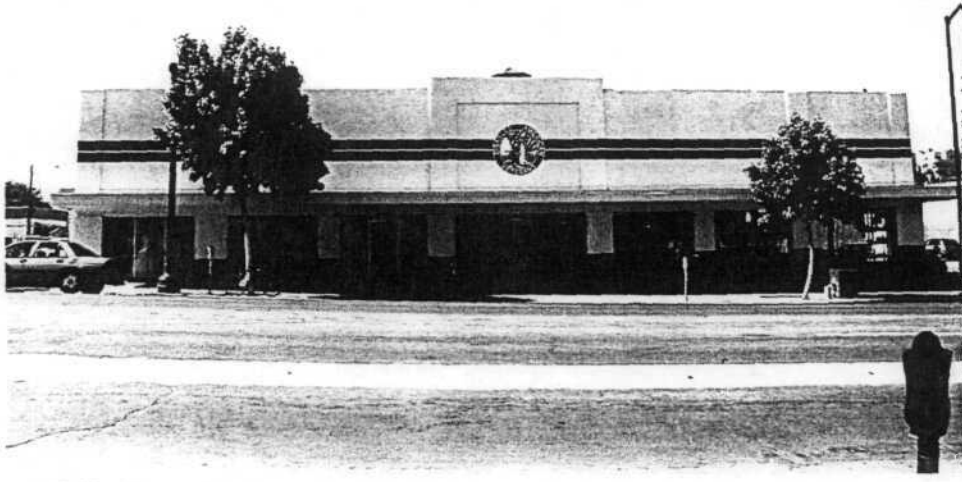
d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 1, Lots 7-9, Map: 856; APN: 535-161-04

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, Art Moderne commercial structure with mezzanine was originally constructed as a furniture company building c.1940. Square in shape, the building features a flat roof with stucco exterior. Along the lower front (east) storefront elevation, the building features a series of fixed bay windows, flanked by pilasters which appear to transition into decorative molding along the upper elevation section. The building features a prominent "U"-shaped element along the front elevation which includes the main entrance. This element begins as pilasters flanking the main entrance at the lower storefront, and rises upward as molding to form a central parapet above the roofline. The central face of this element below the roofline has been in-filled with stucco. The front elevation is divided by a projecting metal canopy which does not appear to be original. Small windows along the north elevation have been in-filled with air conditioning units. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6



***P4.** Resources Present: | Building
☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6.** Date Constructed/Age and Sources:
| Historic
☐ Prehistoric ☐ Both
c.1940
Sanborn Fire Insurance Maps
San Diego City Directories

***P7.** Owner and Address:
Dav Industries
1488 Market Street
San Diego, CA 92101

P8. Recorded fay (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

***P9.** Date Recorded: March 2004

***P10.** Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".)
Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation

Attachments: ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1488 Market Street

B1. Historic Name: Davidson Furniture Company Building

B2. Common Name: Disabled American Veterans Thrift Store

B3. Original Use: Commercial B4. Present Use: Commercial

»B5. **Architectural Style:** Art Moderne

*B6. **Construction History:** (Construction date, alternations, and date of alterations)

Building constructed c.1940; new stairs and fire exits installed, upper offices added (1979); individual air conditioning units added in windows (date unknown) .

*B7. Moved? ■No DYes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
634, 646 & 648 15th Street

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area East Village/Centre City

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was constructed as the Davidson Furniture Company building sometime c.1940. Review of a 1940 Sanborn Fire Insurance Map depicts the presence of this furniture store with a mezzanine and four rows of wood posts. The building was used in conjunction with the "Davidson Furniture Company" which also included in conjunction with two furniture warehouses to the west (located at 634 and 646 15th Street). The building was also used in conjunction with another warehouse at 648 15th Street. The Davidson Furniture Company is listed as the first occupant of the building beginning in 1942 and lasting until at least 1960. The property is currently used as a thrift store.

Historical research has determined that the 1488 Market Street building is architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building, however, embodies the distinctive characteristics of a type, period, and method of Art Moderne construction. The building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References: (partial list)**

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

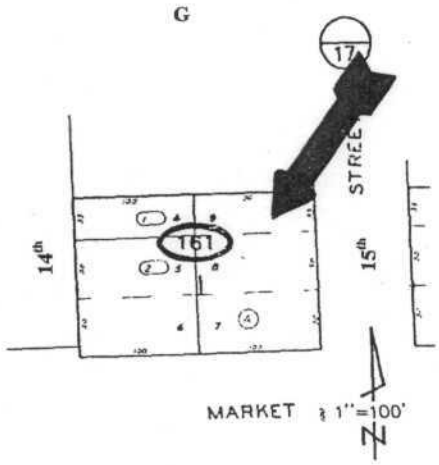
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

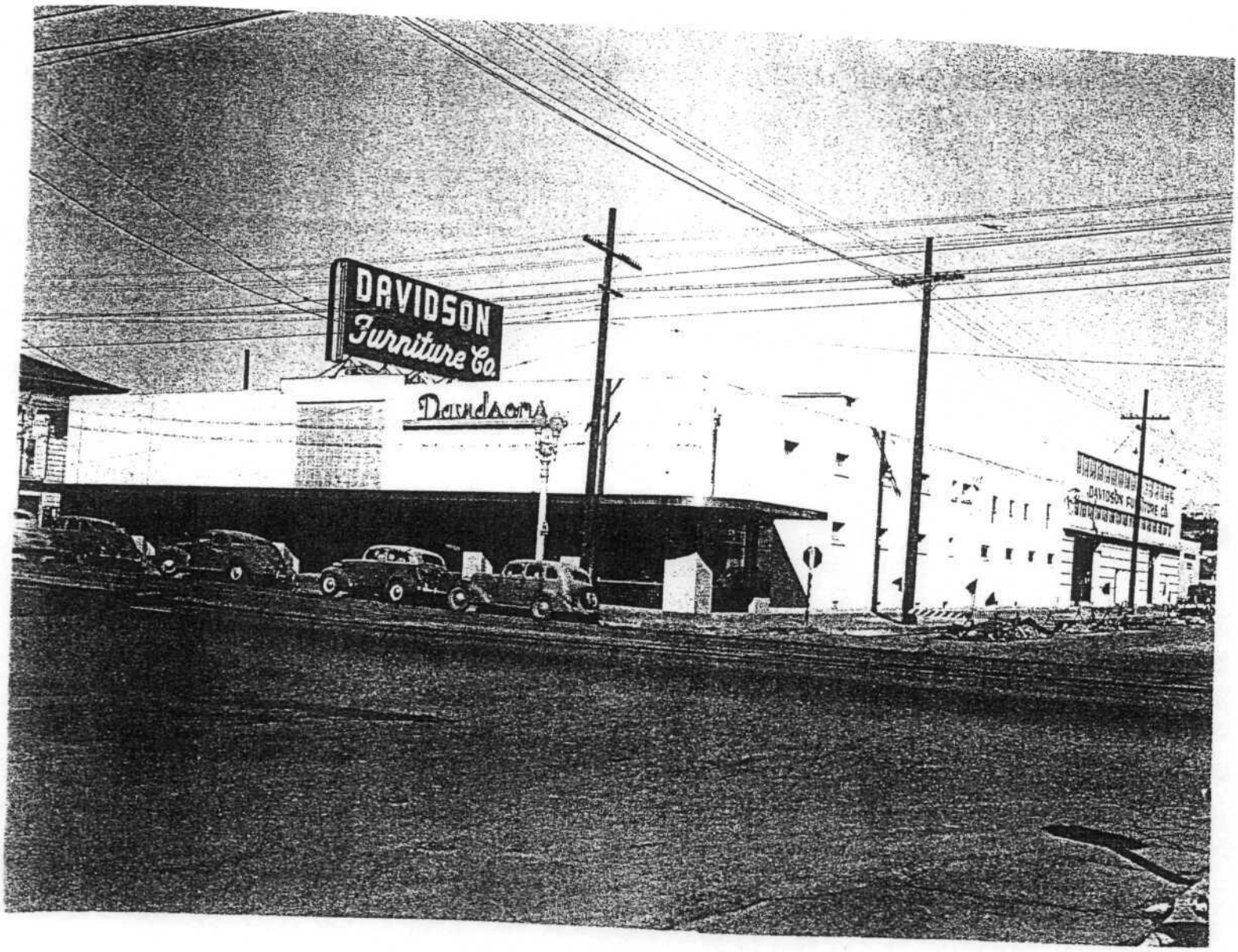
Date of Evaluation: March 2004

(This space reserved for official comments.)

(Sketch Map with north *arrow* required.)



Historic Photograph (c. 1940s); Sensor 5-251; "Davidson Furniture Company"; Photograph Courtesy Of The San Diego Historical Society



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1704-1710 Market Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; _____ B.M.

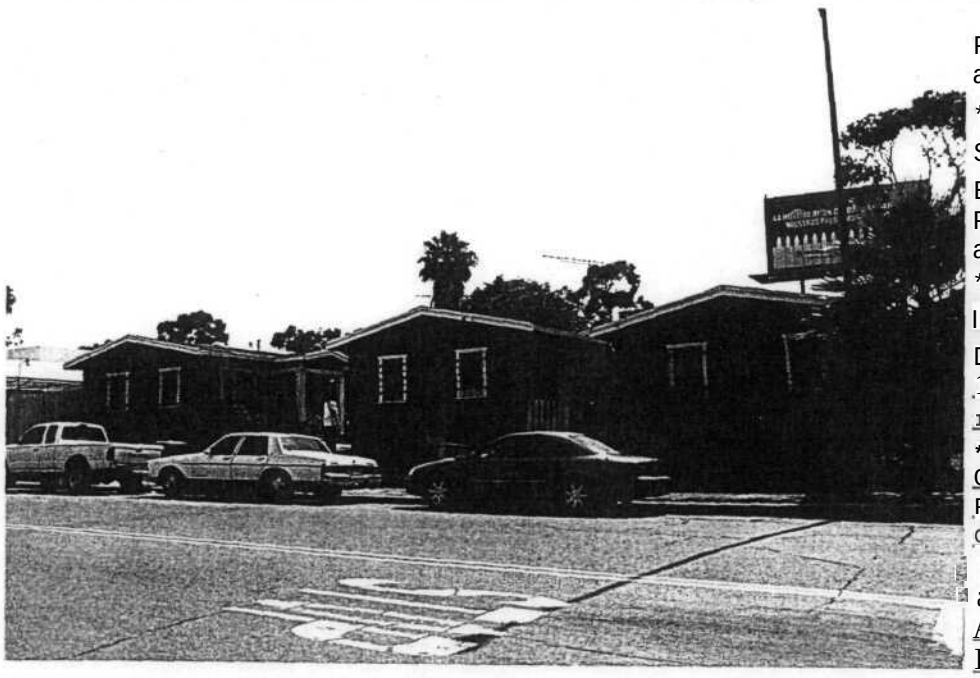
c. Address 1704-1710 Market Street & 607-621 17th Avenue. City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-190-02-00, Sherman's Addition, Block 4, S 46' Lot 5 & ALL Lot 6

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1924, the six bungalows shown in the photograph below are identified as 1704-1710 Market Street and 607-621 17th Avenue. Designed in a Craftsman vernacular architectural style, the six houses are identical in design and feature a rectangular shaped plan, with a low pitched, side gabled roof with an enclosed eave overhang, and an ornamental, center gabled entrance porch supported by one square post on each front corner. Exterior building materials consist of composition shingles for the roof, and horizontal clapboard siding for the exterior walls. Window types include individually placed double-hung sash and a triple window on each building that serves as the focal point. Each triple windows features a larger fixed center sash with a multi-pane sash pattern on the upper portion, flanked on both sides by a narrow double-hung sash window. Security bars cover the windows. Overall, the buildings appear to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP3 _____

*P4. Resources Present: | Building ☐
Structure D Object D Site D District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
D Prehistoric ☐ Both
1924
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Chase-Market Street Trust 03-20-00
P.O. Box 180100
Coronado, CA 92178

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Lia, Attorney at Law, 427 C
San Diego, CA 92178

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development* Corporation

Attachments: a NONE a Location Map D Sketch Map • Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record a District Record a Linear Resource Record a Milling Station Record ☐ Rock Art Record
☐ Artifact Record a Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 1704-1710 Market Street, San Diego, CA 92101

B1. Historic Name: Morse Courts

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsmen vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed in 1881; according to past documentation, the front porch and balcony railings were replaced (1980s-1990s), composition shingles added to mansard roof, rear addition, dates unknown.

*B7.Moved? ☐ No | Yes ☐Unknown Date: Between 1921-1940

Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Pacific Building Company

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1924

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1924, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals a Notice of Completion for the north 66' of lots five and six was signed on February 27, 1924 by insurance agent Arthur J. Morse, who planned on utilizing the new buildings as rental units. (Lia/Brandes: 1988) Past owners of the 1704-1710 Market Street/607-621 17th Avenue property and buildings include: Arthur J. Morse (1924-1948), Lee and Cornelia Kehre (1948-1949), Deta Meadwocraft (1949-1953), Marguerite Floyd (1953- date unknown), and Charles Goble, Cordelia Williams and Michelle Shaver (1988). See DPR 523H, Continuation Sheet for an incomplete listing of the residents of the 1704-1710 Market Street and 607-621 17th Avenue units.

Historical research has determined that the 1704-1710 Market Street and 607-621 17th Avenue residences are not historically significant, as the residences do not appear to be associated with any important events or individuals in terms of local, state, or national history. The buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman vernacular construction. However, due to the fact that the six buildings constitute a residential "court", further study and/or research is necessary to determine whether the structures are significant due to their collective grouping. Such a determination will dictate whether the resources are eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.

McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.

San Diego City Directories

San Diego County Recorders Office

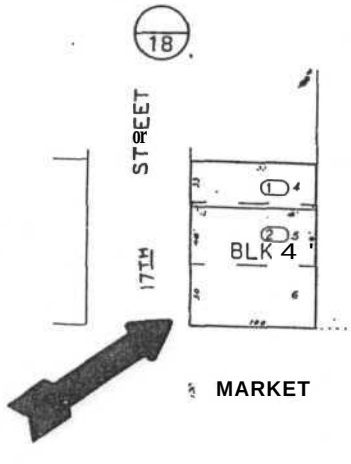
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

■ Continuation a Update

Resource Identifier: (Assigned by recorder) 1704-1710 Market Street, San Diego, CA 92101
Historic Name: Morse Courts

P3a. Description (Continued):

Past residents of the 1704 Market Street residence include: B.W. Kern (1944/1945), vacant (1950), Billy J. Hill (1955), Cecil L. Morse (1960), Charles B. Hughes (1965), Vevia E. Stenger (1969/1970), Mary Strawder (1975), James Disham (1980), and Ruben Sanchez (1984).

Past residents of the 1710 Market Street residence include: C.E. King (1944/1945), H.E. Lescault (1950), Manuel Mendoza (1955), Carlos N. Perez (1960), Harold Hurst (1965, 1969/1970), Robert Manheim (1975), Frank B. Dolan (1980), and Unit One: Frank B. Dolan (1984), Unit Two: No Return, and Unit Three: Mario Cortez.

Past residents of the 607 17th Avenue residence include: W.B. Rich (1944/1945), A.E. Trimm (1950), Antonio E. Alonzo (1955), and Edwin Roise (1960, 1965, 1969/1970, 1975, 1980, 1984).

Past residents of the 609 17th Avenue residence include: W. J. Shewbert (1944/1945, 1950), vacant (1955, 1960), Archie L. Tudor (1965), Mrs. Eva Clapp (1969/1970), Clemente Gonzales (1975), and Salvador Macias (1980, 1984).

Past residents of the 619 17th Avenue residence include: Miles E. Moore (1944/1945, 1950, 1955, 1960, 1965, 1969/1970, 1975, 1980), and vacant (1984).

Past residents of the 621 17th Avenue unit include: N.H. Waddell (1944/1945), L.A. Carson (1950), Frank S. Stark (1955), Ralph O. Navarro (1960), Javier Lugo (1965), Mary Struda (1969/1970), Mrs. Rosemary Naba (1975), and Armando G. Nava (1980, 1984).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0274-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1715 Market Street

P1. Other Identifier:

*P2. Location: D Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

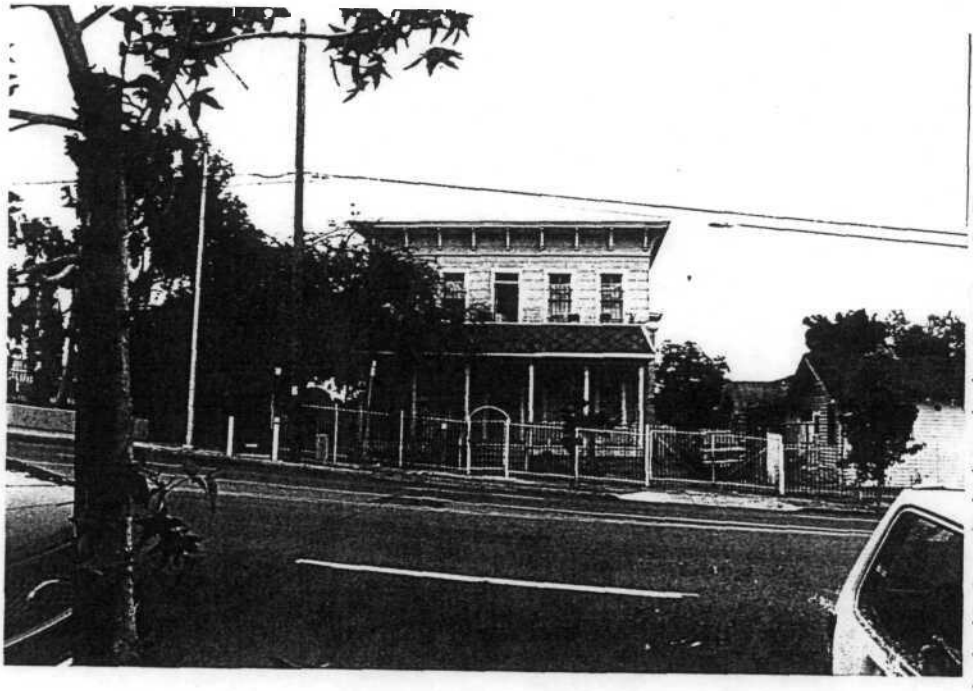
c. Address 1715 Market Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-190-08-00, Block 15 Sherman's Addition, E 50 FT of Lot 1 and All Lot 2

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1881, and relocated to this lot between 1921 and 1940, this two-story apartment building was designed in an Italianate architectural style. It has a general square shaped plan and features a flat roof, with wide overhanging eaves, large curved brackets, and a full-length porch on the first floor. The porch features eight supportive wood posts, an extended mansard style roof with a flat portion out from the exterior wall which forms the foundations for the second floor balcony. Exterior building materials consist of horizontal clapboard siding for the exterior walls, wrought iron railing for the second floor balcony balustrade, composition shingles for the mansard roof, and most likely composition rolls for the flat roof. (See DPR 523H, Continuation Sheet for more information)



*P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: I Building □ Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric D Both
18B1
1938 Centre City East Historic Site Inventory

*P7. Owner and Address
Dean C. & Theresa C. Waterman
2318 Meade Avenue
San Diego, CA 92116

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia. Attorney at Law, 427 C Street. Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE □ Location Map a Sketch Map ■ Continuation Sheet • Building, Structure, and Object Record
□ Archaeological Record □ District Record D Linear Resource Record o Milling Station Record D Rock Art Record
□ Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0274-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP** Status Code 5S2

***Resource Name or #** (Assigned by recorder) 1715 Market Street, San Diego, CA 92101

B1. Historic Name: Edmund Wescott House

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1881; according to past documentation, the front porch and balcony railings were replaced (1980s-1990s), composition shingles added to mansard roof, rear addition, dates unknown.

***B7.Moved?** ☐ No | Yes ☐Unknown Date: Between 1921-1940

Original Location: Corner of 12th Avenue and G Street

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: H.A. Perry

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1881/1921-1940
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1881, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 1715 Market Street property and building include: Edmund Wescott (1881-at least 1907), Everett Moreland (1944/1945), William Mossholder (1988). San Diego City Directories reveal that past residents of the 1715 Market Street building include: the Edmund Wescott family (1881-at least 1907), Mrs. Maxine Merres, Nash Chavex, Jose Martinez, Paul Martinez, and owner Everett Moreland (1944/1945), the Miller Apartments with nine units listed (1950), the Miller Apartments with ten units listed (1955, 1960), Apartments with nine units listed, Apartments with seven units listed, and three units vacant (1969/1970), Walter Petry (1975), Apartments, Mrs. Suadalupe Sanchez, and Mrs. Evangeline Rodriguez (1980), and no listing (1984). Past documentation states that the 1715 Market Street residence was featured in the 1883 publication titled *The History of San Diego County, California*, as an example of an architecturally distinct building in San Diego.

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

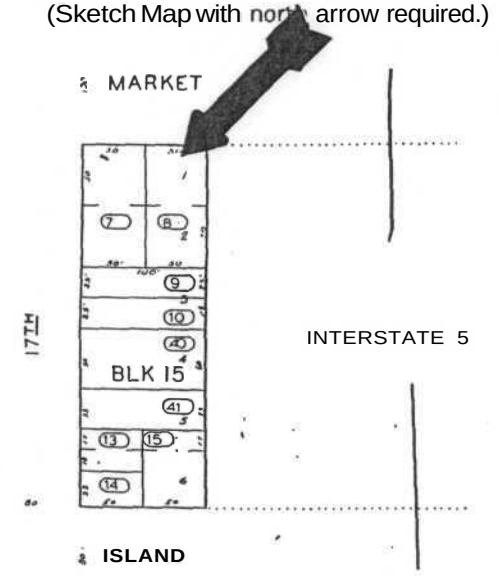
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description** (Continued):

Fenestration consists of aligned, double-hung, two-over-one windows on the north, street facing elevation. The front entry door on the first floor, and the balcony door on the second floor both feature upper transoms. Overall, this residence appear to be in good condition.

***B10. Significance** (Continued):

Historical research has determined that the 1715 Market Street building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. The building, however, is architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Italianate architectural style of construction. As the identity if the architect could not be ascertained, the building does not represent the work of a master architect or craftsman.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0367-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 505 6th Avenue
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.
c. Address 505 6th Avenue City San Diego Zip 92101
d. UIM: (Give more than one for large or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-111-07-00, S ½ Lot F, Block 97

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1885, this two-story commercial building was designed in a One-Part Commercial Block style with a modified false front on the west elevation. It has a general rectangular shaped plan and features a front-gabled roof of moderate pitch with no eave overhang, and a wall frame parapet on the west elevation. Windows are double-hung sash with a fixed upper pane, and feature wood surrounds. Exterior building materials consist of composition shingles for the roof and stucco-on-lath for the exterior walls, with some ceramic tile on the west elevation wall. The building has retained its overhanging corner entrance on the ground floor, and the overhanging portion features a transom. Green rounded awnings are present on the west and south facades and partially obscure the ground floor windows. Overall, the building appears to be in good condition partially as the result of recent renovations.

P3b. Resource Attributes: (List attributes and codes) HP6
*P4. Resources Present: ■ Building ☐ Structure ☐ Object D Site ☐ District D Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric a Both
c.1885
1988 Centre City East Historic Site Inventory
*P7. Owner and Address:
Tivoli Enterprises, Inc.
620 Island Avenue,
San Diego, CA 92101
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev, Office of Marie Lia. Attorney at Law, 427 C Street, St.e. 416, San Diego, CA 92101.

*P9. Date Recorded: March 2001
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet • Building, Structure, and Object Record
☐ Archaeological Record a District Record a Linear Resource Record ☐ Milling Station Record o Rock Art Record
a Artifact Record a Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0367-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 505 6th Avenue, San Diego, CA 92101

B1. Historic Name: The Walker House

B2. Common Name: The Tivoli

B3. Original Use: Commercial/Residential B4. Present Use: Commercial

*B5. Architectural Style: One-Part Commercial Block with a Modified False Front

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1885; exterior ground floor renovations within the past several years.

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: A.W. Delane b. Builder: Unknown

*B10. Significance: Theme N/A Area San Diego Period of Significance 1885
Property Type Commercial/Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1885, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past owners of the 505 6th Avenue property and building include: W.T. Walker (1885-1910), the Maggiora family (1910-1920), Albert Depietri (1920-1943), Dominic Depietri (1943), and Wilfred & Ruth A. Romero (1988). *San Diego City Directories* reveal that past proprietors of the 505 6th Avenue building include: Dominic Depietri (1944/1945 to c. 1950), Don Tivoli's Cafe (1955), and finally the Tivoli Cafe (c.1960 to the present).

Historical research has determined that the 505 6th Avenue building is neither historically nor architecturally significant. The 505 6th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of the One Part Commercial Block style of construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City* East, *1988.*
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
San Diego City Directories
San Diego County Recorders Office

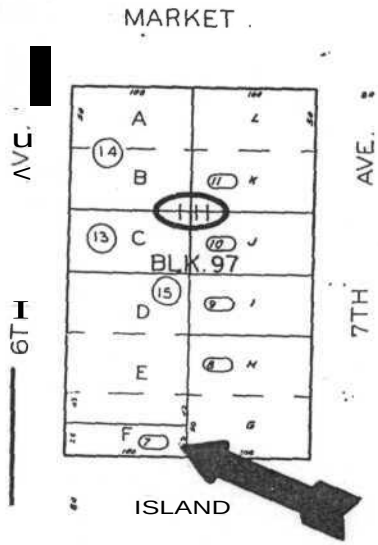
B13. Remarks:
This building appears on the Gaslamp Black Historical Society's *Black Cultural Sites List,* as a building occupied by Black businesses including the Anna Brown Hotel (1929). This determination, however, has not been independently verified.

*B14. Evaluator: Wendy L. Tinsley, Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 705 6th Avenue

P1. Other Identifier: MacMarr Grocery Store

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ___% of ___% of Sec ___; _____ B.M.

c. Address 705 6th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 71, Lot F, Map: D, Book 13, page 522; APN: 535-101-03

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, commercial building is believed to have been originally constructed c. 1929. Originally built to serve as a grocery store, the building was substantially remodeled in between 1999-2001 to reflect its current utilitarian style. Set on a reinforced concrete foundation, the building features a flat roof with decorative cornice. Along the northwest elevation, the building rises to include a parapet. The exterior consists of brick. Along the west and south elevations, there are fixed storefront windows under awnings, separated by pilasters. A one-story building, originally located on an adjacent parcel to the northeast (Assessors Parcel Number 535-101-02), was incorporated into the subject project at an unknown date. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: | Building
1 Structure P Object ☐ Site ☐ District ☐
.lement of District P Other (Isolates, etc.)
'5b. Description of Photo: (View, date, accession #) _____
*P6. Date Constructed/Age and Sources:
■ Historic
☐ Prehistoric P Both
c.1929
San Diego City Directories
*P7. Owner and Address:
MH Sherman Company
c/o D.T. Daniels
P.O. Box 1715
Newport Beach, CA 92659
P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101
*P9. Date Recorded: May 2004
*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record PMilling Station Record PRock Art Record
PArtifact Record PPhotograph Record P Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 6Z

***Resource Name or # (Assigned by recorder)** 705 6th Avenue

B1. Historic Name: MacMarr Grocery Store

B2. Common Name: _____

B3. Original Use: Commercial **B4. Present Use:** Commercial

***B5. Architectural Style:** One-Part Commercial Block

***B6. Construction History: (Construction date, alternations, and date of alterations)**

Building constructed c.1929; building reduced to a "shell" and remodeled to accommodate tenant improvements for current restaurant use (1999-2001). Building located on adjacent parcel (Assessors Parcel Number 535-101-03) incorporated into subject building (date unknown).

***B7. Moved?** ■No □Yes □Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

None

B9a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance: Theme** N/A **Area** East Village/Centre City

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is believed to have been constructed c. 1929 as MacMarr Grocery Store. San Diego City Directories first list MacMarr as the occupant in 1930. The building was occupied by MacMarr until at least 1935. In 1940, the property was occupied by the West Coast Gas Engine Company (1940-1950), followed by the Atlas Lithograph Company in 1955. In 1960, the property was vacant. Inspection of a 1940 Sanborn Fire Insurance Map first depicts the presence of the building as a "store" along the west elevation (705-709 6th Avenue) and a "machine shop" along the southeast elevation (614-620 G Street). By 1956, a "sign painting shop" occupied space at the northwest elevation (709 6th Avenue). Between 1999-2001, the building was reduced to a "shell." City of San Diego Building Permit applications indicate that the building was remodeled to accommodate tenant improvements in conjunction with the building's restaurant use.

Historical research has determined that the 705 6th Avenue building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction, particularly since the original integrity of the structure has been compromised due to changes the building sustained between 1999-2001. In addition, it does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Longstreth, Richard, *The Buildings Of Main* Street, 1987.
McAlester, Virginia & Lee, A Field *Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

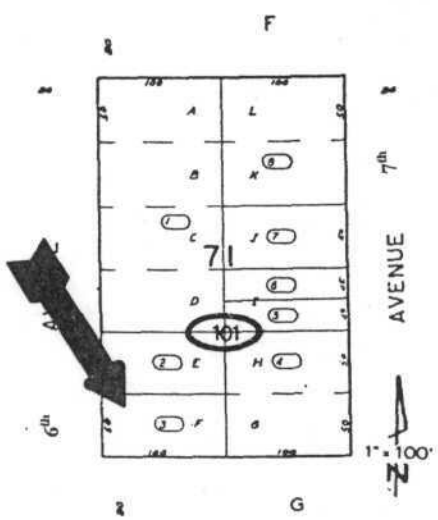
B13. **Remarks:**

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: May 2004

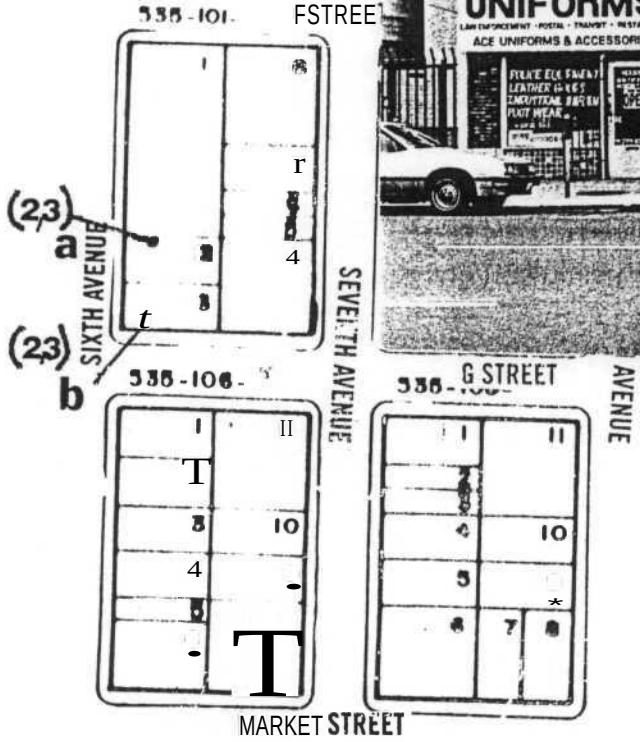
(This space reserved for official comments.)

(Sketch Map with north arrow required.)



(23)
b

(23)
a



McMarr Grocery Store

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0381-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 701 7th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ or ¼ of Sec ; B.M.

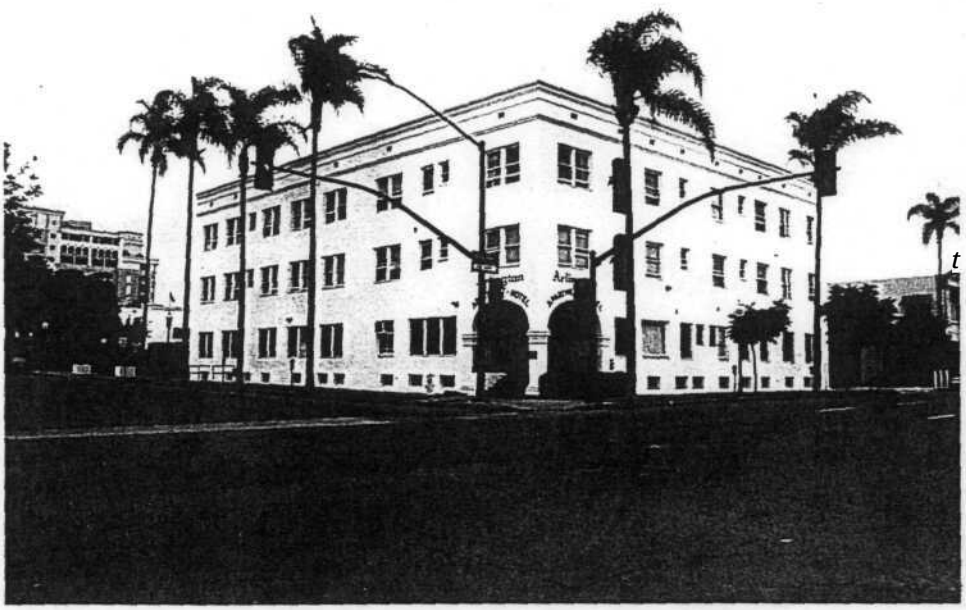
c. Address 701 7th Avenue City San Diego Zip 92101

d. OTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-102-06-00, Lots E & F W ½ G & H, Block 72

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1928, this three-story apartment hotel was designed in a Spanish Eclectic architectural style with an early Modern influence. It has a general rectangular shaped plan and features a flat roof with a cornice spanning across all four facades, and a plain frieze dotted with patterned ventilation unit openings. Window types vary on all three floors and includes double-hung sash, single-hung sash, and single fixed sash patterns. The south facade features three arched openings indicating the location of the hallway on each floor. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP41, HP3

*P4. Resources Present: ■ Building n Structure □ Object D Site n District n Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric D Both
t 1928
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Arlington, LLC
C/o Hughes Management
751 7th Avenue, # B
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev,
Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416.
San Diego, CA 92101

*P9. Date Recorded: March 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE a Location Map □ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
a Archaeological Record o District Record □Linear Resource Record n Milling Station Record o Rock Art Record
o Artifact Record a Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0381-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 6 *NRHP Status Code 5S2

***Resource Name or** # (Assigned by recorder) 701 7th Avenue, San Diego, CA 92101

B1. Historic Name: San Diego Hoffman Hospital and Clinic

B2. Common Name: The Arlington Hotel

B3. Original Use: Hospital and Clinic (1928-1936) B4. Present Use: Residential (1939-Present)

***B5. Architectural Style:** Spanish Eclectic with a Modern . influence

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1928; no substantial modifications and/or alterations noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Louis Gill b. Builder: Thomas M. Russell

***B 10. Significance:** Theme Architecture Area San Diego Period of Significance . 1928
Property Type Residential Applicable Criteria C_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1928, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past proprietors of the 701 7th Avenue property and building include: David Bancroft Hoffman *(a.* Late 19th Century), and Dr. D.M. Wegeforth (1928) *San Diego City Directories* reveal that past proprietors of the 701 7th Avenue building include: the El Tempo Hotel and Mrs. Sula McLean (c.1939-c.1944/1945), and the Arlington Apartment Hotel (c.1950-Present). Past Arlington managers listed include: F.W. Packard (1950), Releford M. Martin (1955), and Myrl Van Steenwyck (1960 thru 1970). Prior to the construction of the current 701 7th Avenue building, a previous structure had been present on the site which was the home and clinic of New Town San Diego's first medical doctor, Dr. David Bancroft Hoffman. Due to the nature of the property's prior use, as well as its centralized location, the site was chosen for the new downtown hospital in 1928, which upon completion of construction in that same year, was under the administration of Dr. H.M. Wegeforth. The hospital remained open until 1936, and the building remained vacant until 1939, when it reopened as the El Tempa Hotel under the proprietorship of Sula McLean.

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office
San Diego Union, February 25, 1928.
San Diego Union, April 1, 1928.

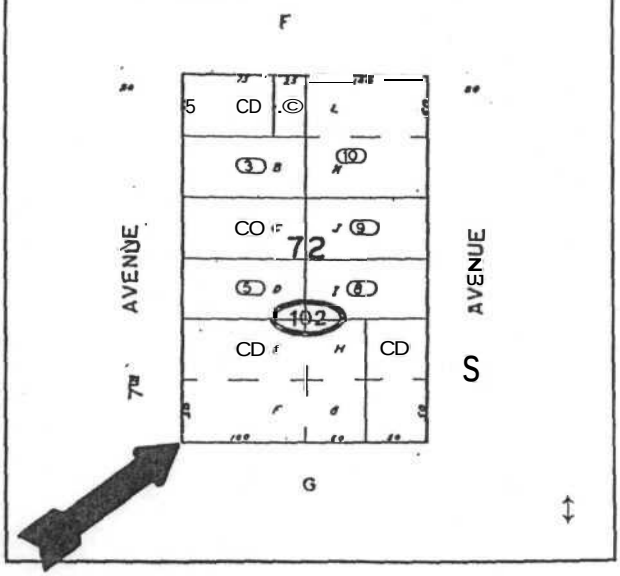
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description (Continued):

Using barrel vaulting at the front porch area, two arches are present and supported by a single squared off column with a plain capital and base, and on both sides of the corner walls, a faux pilaster is indicated by the placement of the capital and base features of a column directly on the exterior wall surface. Exterior building materials consist of plastered brick, iron railings for the porch and hallways, and most likely composition rolls for the roof. Overall, this building appears to be in excellent condition.

***B10. Significance** (Continued):

Although not relevant to the current 701 7th Avenue building, past documentation provides biographical information about Hoffman that should not be excluded from the record, stating "He [Hoffman] followed Alonzo Horton to New Town and bought this corner property. Hoffman was a Vice President of the American Medical Association and a politically active member. At an 1870 State Medical Association meeting, he caused some excitement, he caused some excitement by presenting a resolution to allow all persons, of either sex, with necessary qualifications to become members. The resolution was tabled. He [Hoffman] died in 1891." (Lia/Brandes:1988)

See page 4, DPR 523H, Continuation Sheet for a complete 1960 listing of 701 7th Avenue residents.

Historical research has determined that the 701 7th Avenue building is both historically and architecturally significant at the local level. Constructed in 1928 as New Town San Diego's first general hospital and emergency facility, the 701 7th Avenue building is considered to be historically significant at the local level. In addition, designed by prominent San Diego architect Louis Gill, FAIA, the 701 7th Avenue building is architecturally significant as an example of Gill's work, as well as a reflection of the changing axiom in architecture at the time. The 701 7th Avenue building is an example of a Spanish Eclectic style with a Modern influence, which is illustrated in the clean symmetrical surface, straight lines of the building, and a general lack of exterior ornamentation.

CONTINUATION SHEET

I Continuation ☐ update

Resource Identifier: (Assigned by recorder) 701 7th Avenue, San Diego, CA 92101
Historic Name: San Diego Hoffman Hospital and Clinic

***B10. Significance** (Continued):

1960 listing of 701 7th Avenue residents:

Proprietor: Myrl VanSteenwyck

103 Ivan Mitchen
105 vacant
106 U.H. Hall
108 vacant
110 Levy Winberg
111 Mrs. Ethel Gibbs
113 John E. Hill
115 Mrs. Grace Lane
116 vacant
117 vacant
118 Charles Walter
120 Edwin Garner
121 vacant
122 Oren Hickok

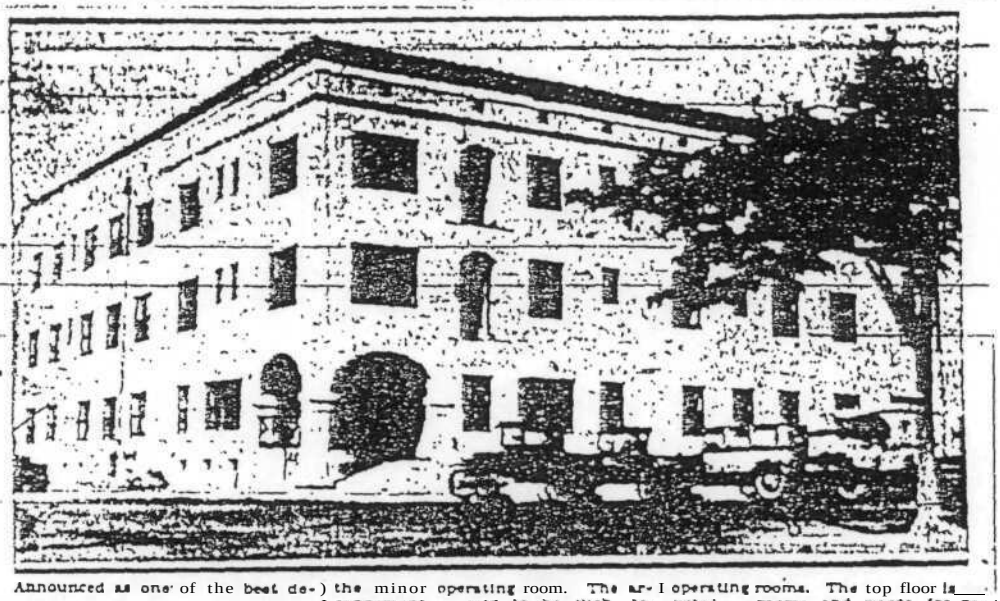
201 vacant
203 vacant
205 Chire Rezek
207 Alvin Voeck
208 vacant
209 Melvin Smith
210 Hans Larson
211 Mrs. Emma Mangan
212 Edward Deane
213 William F. Schaeffer
215 vacant
216 Edwin Chartier
217 vacant
218 Joseph Keller
219 Mrs. Charlotte Fehr
220 Sinnard Ross
222 Virginia Shubert
223 Diego Ciulla
224 Michael J. Stevens
225 vacant

301 vacant
303 vacant
305 Lawrence Hansen
307 Barton Beaudin
308 vacant
309 Joseph L. Williams
310 Mrs. Dorothy White
311 Frank Panicello
312 Thomas Powers
313 Carl Ving
314 Mrs. Villa Hornbrook
315 vacant
316 vacant
317 Mrs. Zoa Offerman
318 Horace Bell
319 Mrs. Marian Fisher
321 Mrs. Eva Gilbert
322 vacant
323 vacant
324 vacant
325 vacant

February 25, 1928 *San Diego Union* article photograph of the new hospital building.

By Creating Many-Featured Hospital

San Diego Hospital Clinic which soon will be opened at the northeast comer of Seventh and 0 streets. The building, which was designed by Louis J. Gill, local architect, offers many interesting features in hospital arrangement.



Announced as one of the best de-signed buildings for its purpose in Southern California, the San Diego Hospital Clinic building is nearing completion on the northeast corner of Seventh and 0 streets, and is expected to be occupancy early in October. Of fireproof construction, three stories high it covers a site of 160 feet frontage on Seventh street and 150 feet on O street.

Features of design which were carried out in plans by Architect Louis J. Gill, provide spacious quarters for a physiotherapy laboratory, an X-ray laboratory and a pathological laboratory, which are units in the clinic. At the ambulance entrance to the building by driveway from O street, the receiving room is flanked on one side by the major operating room and on the other by the minor operating room. The arrangement is said to be such, together with equipment, that seven cases can be cared for at one time.

Incidental to this arrangement for quick care of patients is the elevator location. All hospital beds are mounted on rubber wheels and can be taken with patients to and from operating rooms and laboratories.

Another feature, though simple, is the design of the main entrance to the building. It has both steps and a ramp, the latter providing for wheel chairs.

The first floor of the structure, or partially sub-grade story that makes the building really a four-story one, is given over largely to the departments. All rooms are outside rooms. tory; the floor above to, reception rooms, physicians' offices and consultation and examination rooms and operating rooms. The top floor is devoted to rooms and wards for patients. All rooms are outside rooms. There will be 47 beds, each provided with radio wall sockets, telephone and electrical signaling service of advanced development. Vita glass, which does not block the violet rays of sunlight, is used in windows. Floors throughout are of magnesite [illegible] finished for similar precautions.

The new hospital will be open to all licensed physicians and surgeons, it is stated. Physicians and surgeons who have offices at the clinic include Drs O. H. Warner, H. I. Oreshein, H. M. Wegeforth, C. F. Johnson and [illegible] Gasmann.

Maurice Barnes is manager of the hospital and directing its preparation for service.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

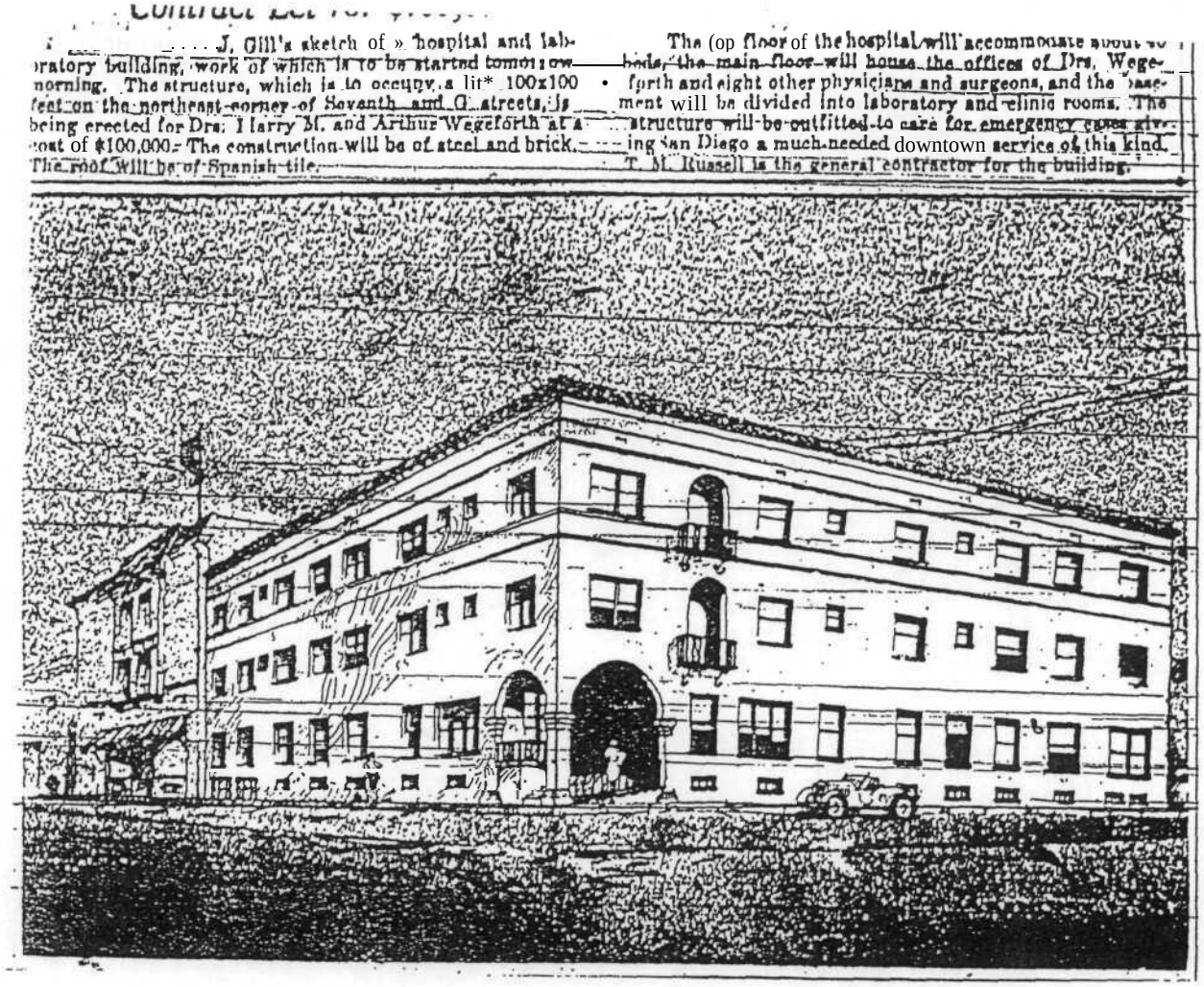
CONTINUATION SHEET

Primary #_____
HRI #/Trinomial 2138-0381-0000

I Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 701 7th Avenue, San Diego, CA 92101
Historic Name: San Diego Hoffman Hospital and Clinic

April 1, 1928 *San Diego Union* article depicting architect Louis J. Gill's rendering of the new hospital building.



...J. Gill's sketch of » hospital and lab- The (op floor of the hospital will accommodate about 50
oratory building, work of which is to be started tomorrow— beds, the main floor will house the offices of Drs. Wege-
norning. The structure, which is to occupy a lit* 100x100 • forth and eight other physicians and surgeons, and the base-
feet on the northeast corner of Seventh and G streets, is ment will be divided into laboratory and clinic rooms. The
being erected for Drs. Harry M. and Arthur Wegeforth at a structure will be outfitted to care for emergency cases giv-
cost of $100,000. The construction will be of steel and brick. ing San Diego a much-needed downtown service of this kind.
The roof will be of Spanish tile. T. M. Russell is the general contractor for the building.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0271-0000
Trinomial
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 615 8th Avenue
P1. Other Identifier:
*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R : % of ¼ of Sec ; B.M.
c. Address 615 8th Avenue & 804 Market Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-104-03-00, Horton's Addition, Lots E & F W ½, Block 84

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1913, this four-story building was designed in a Two-Part Commercial Block style. The upper portion consists of the second thru third floors, and features an overhanging boxed cornice with brackets and aligned, double-hung windows with wood sills, belt coursing between the first and second floors, and a plain frieze below the belt coursing. The first floor of the building is dedicated to commercial use, and features signage, large, fixed single panes of glass, double-entry doors for the commercial portion, and a recessed entrance with an awning for the upper residential hotel portion. Overall, the building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP5, HP6
*P4. Resources Present: • Building o Structure ☐ Object ☐ Site a District ☐ Element of District o Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
■ Historic
☐ Prehistoric a Both
1913
1988 Centre City East Historic Site Inventory
*P7. Owner and Address:
Barry Hotel LLC
c/o EE LLC
615 8th Ave, San Diego, CA 92101
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001 / Owner Information and Photo Updated June 2003
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*
Attachments: ☐NONE ☐ Location Map a Sketch Map o Continuation Sheet • Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record a Linear Resource Record ☐ Milling Station Record c Rock Art Record
a Artifact Record a Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 138-0271-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 615 8th Avenue, San Diego, CA 92101

B1. Historic Name: The Hotel Schneider

B2. Common Name: The Barry Hotel

B3. Original Use: Mixed Use Hotel over Commercial B4. Present Use: Mixed Use Hotel over Commercial

*B5. Architectural Style: Two-Part Commercial Block

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1913; various signage has been added and removed according to use, and first-floor entrances have been covered and changed, also according to use (dates unknown).

*B7. Moved? | No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: George E. Cornell

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1913
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1913, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation reveals past proprietors of the 615 8th Avenue building include: Roland E. Schneider, Hotel Schneider manager from c. 1920-1934, and past owners include: Willis & Norma Kaufman (1988). *San Diego City Directories* reveal that the Barry Hotel has been listed at 615 8th Avenue for approximately 56-60 years (c.1944/1945-present), and past owners/managers include: owner Xury Bierer (1955), and Stanley Starcevic (1970).

Historical research has determined that the 615 8th Avenue building is neither historically nor architecturally significant. The 615 8th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. As the identity of the could not be ascertained, the building does not represent the work of a master architect, master craftsman, nor that of an important, creative individual. While the property has been classified as a "Two Part Commercial Block," further study and/or research is necessary to determine whether a structure embodies the distinctive characteristics of this type, period, or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)_____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
Longstreth, Richard, *The Buildings of Main Street, A Guide To American Commercial Architecture*, 1987.
San Diego City Directories
San Diego County Recorders Office

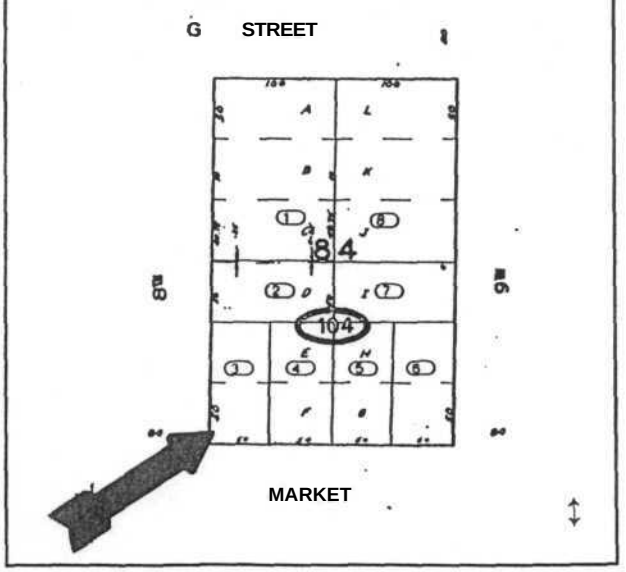
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

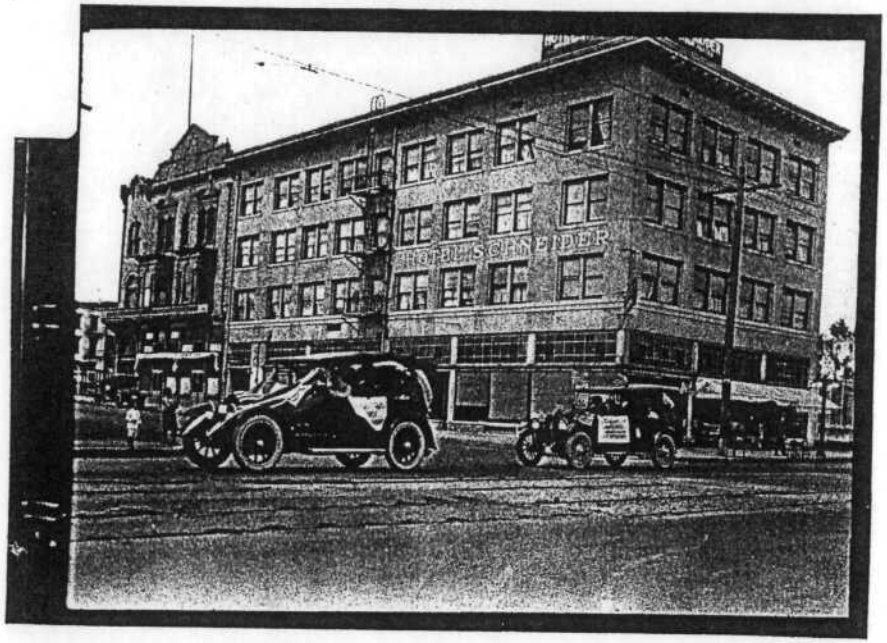


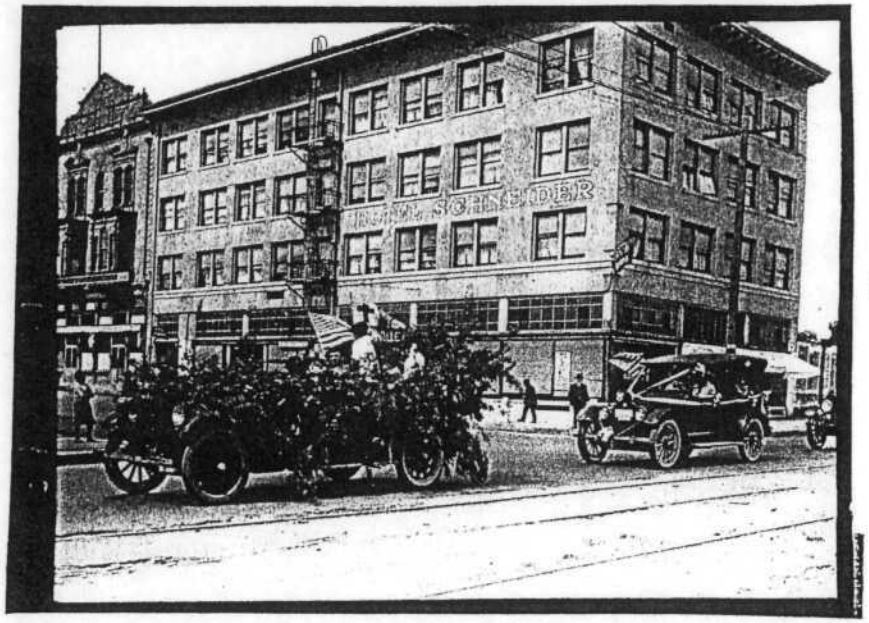
615 8th Ave

118-9
neg

118-10
neg

C-151





118-12
neg

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0387-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 701-711 8th Avenue

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ or ¼ of Sec ; B.M.

c. Address 703-723 8th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-103-04-00, Horton's Addition, Lots E & F, Block 73.
Identified as 703-723 8th Avenue in Assessors Files.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The building shown in the photograph below is identified as 703-723 8th Avenue, and the northernmost portion of the building was originally constructed in 1886 in a Victorian architectural style. The majority of the building is an addition constructed between 1907-1909, resulting in a Two-Part Commercial Block style building. It has a general rectangular shaped plan and features a flat roof with a series of recessed entrances to the various office spaces. The original windows have been replaced and types include: modern slider style, fixed with an upper transom, and possibly casement and double-hung. Exterior building materials consist of stucco-on-lath for the exterior walls, and most likely composition paper rolls for the roof. Overall, the exterior of the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: ■ Building □ Structure □ Object □ Site a District a Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
1886/1907-1909
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Scarvelis Family Trust 02-02-81
4365 Altamirano Way
San Diego, CA 92103

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE □Location Map □Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Resource Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0387-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 701-711 8th Avenue, San Diego, CA 92101

B1. Historic Name: The Revere Rooming House

B2. Common Name: _____

B3. Original Use: Hotel/Commercial B4. Present Use: Commercial

***B5. Architectural Style:** Two-Part Commercial Block

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in 1886; and additions in 1907-1909.

***B7. Moved?** D No • Yes ☐Unknown

Date: 1907-1909 additions prompted smaller original 1886 portion to be moved to the Northernmost section of Lot E.

Original Location: 1886 portion originally located on the Northeast corner of 8th Avenue and G Street.

*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1886/1907-1909
Property Type Residential/Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1886, with later additions in 1907-1909, this building was previously documented in November 1988 under the supervision of the Office of Marie Ha and Dr. Ray Brandes. Previous documentation reveals past owners of the 701-711 8th Avenue building include: Robert Blair (1886-1920), the Arbutus Sanitarium (c.1925-1945), and Steven Scarvelis (1988). Currently, ownership of the 701-711 8th Avenue building is maintained by the Scarvelis Family Trust. *San Diego City Directories* reveal that past residents/proprietors of the 701-711 8th Avenue building include: 1944/1945- 711: The Oakley Rooms with Mrs. K.J. Gerold; 1950- 703-707 : K.W. Trowbridge Co., and 711: Lee Hotel with O.A. Madison; 1955- 703: Ben Feinberg, 711: Lee Hotel with Ovid A. Madison; 1960 & 1965- 703: A. Sonabent (tailors), 711: Lee Hotel; 1970- 703: A. Sonabent Co., 711: Lee Hotel with Mrs. Ruth P. Madison; 1975,1980, & 1984- 703: A. Sonabent Co., 711: Lee Hotel with Frank Soderberg and Chris C. Johnson.

Historical research has determined that the 703-723 8th Avenue building is neither historically nor architecturally significant. The 703-723 8th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Two-Part Commercial Block construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
Longstreth, Richard, *The Buildings of Main Street, A Guide To American Commercial Architecture*, 1987.
San *Diego City Directories*
San Diego County Recorders Office

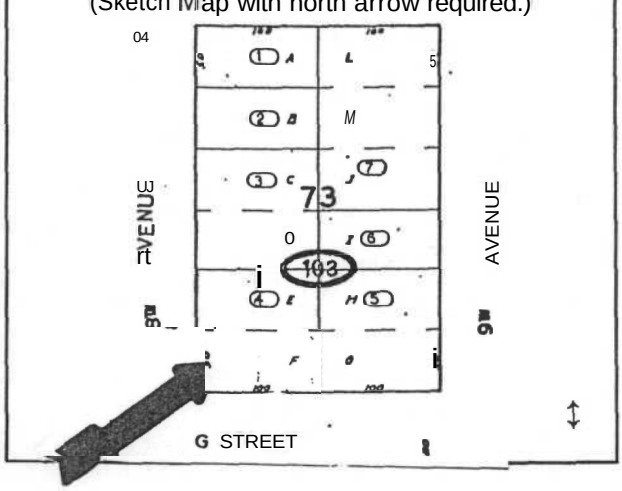
B13. Remarks:

***B14.** Evaluator: Wendy L. Tinsley, Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 660 10th Avenue / 659 9th Avenue

P1. Other Identifier: _____

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____B.M.

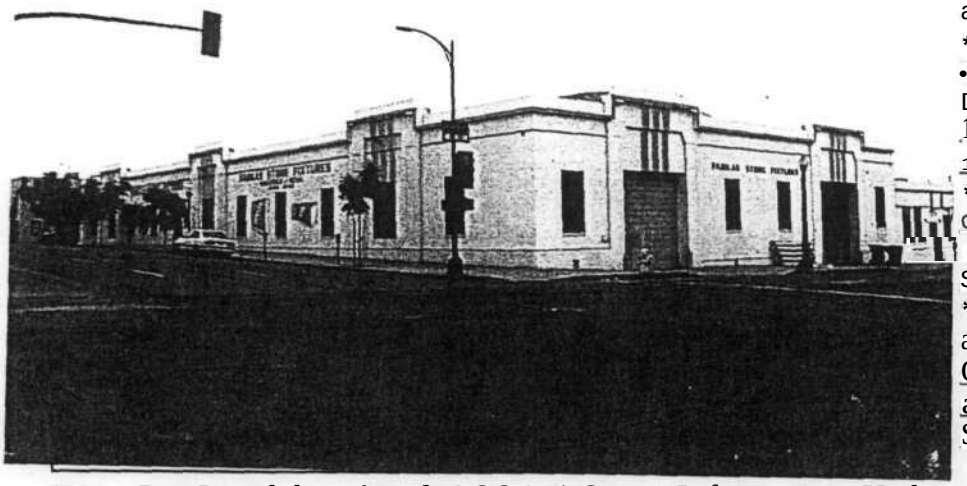
c. Address 660 10th Avenue / 659 9th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-13S-01-00, Horton's Addition, All of Lots A, B, C and All of Lots K & L, Block 50

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1932, this single-story, One-Part Commercial Block building was designed in an Art Deco architectural style. It has a general rectangular shaped plan and features a flat roof with a series of raised parapets, protruding vertical features above the four garage doors flanked on both sides by a pilaster, a simple cornice spanning around the perimeter of the 10th Avenue portion of the building, and Chicago and industrial style windows around the facades. A smaller one-story addition was later constructed and is identified as 659 9th Avenue. This portion also features a simple cornice, with similar windows. Overall, this building appears to be in good condition, and is a good example of the Art Deco style for a commercial use.



P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: • Building D Structure a Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric □ Both
1932
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Chung H and Young H Lee
660 10th Avenue
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001 / Owner Information Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: o NONE □ Location Map □ Sketch Map o Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record D District Record n Linear Resource Record a Milling Station Record □ Rock Art Record
a Artifact Record a Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 660 10th Avenue, San Diego, CA 92101

B1. Historic Name: Southern California Telephone Company Garage

B2. Common Name: Farkas Store Fixture Building

B3. Original Use: Garage Space B4. Present Use: Commercial

***B5. Architectural Style:** Art Deco

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1932; the portion of the building identified as 659 9th Avenue appears to be a later addition.

***B7. Moved?** B No ☐ Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: W.E. Kier Construction Company

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1932
Property Type Garage Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1932, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation and *San Diego City Directories* reveal past occupants of the 660 10th Avenue garage include: Southern California Telephone Company (1932-c.1944/1945), and Pacific Telephone and Telegraph Company (1950, 1955, 1960, 1965, 1969/1970, 1975, 1980, and 1984). Presently, the building is occupied by the Farkas Store Fixtures Company.

Historical research has determined that the 660 10th Avenue building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the 660 10th Avenue building does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of Art Deco construction. Constructed by the W.E. Kier Construction Company, the building does not represent the work of a master builder, or master craftsman, nor that of an important, creative individual.

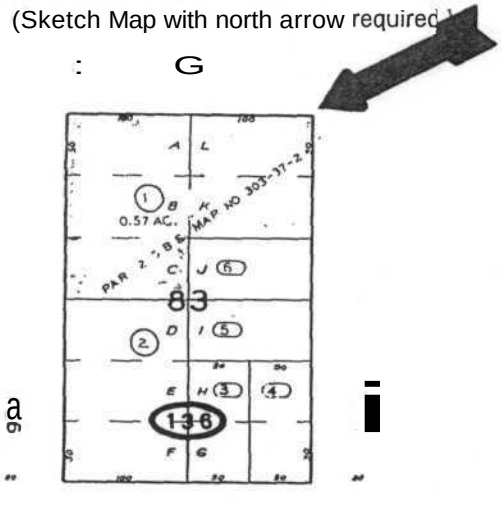
B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

(Sketch Map with north arrow required.)



***B14. Evaluator:** Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0400-0000
Trinomial
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 732-734 10th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ or ¼ of Sec ; B.M.

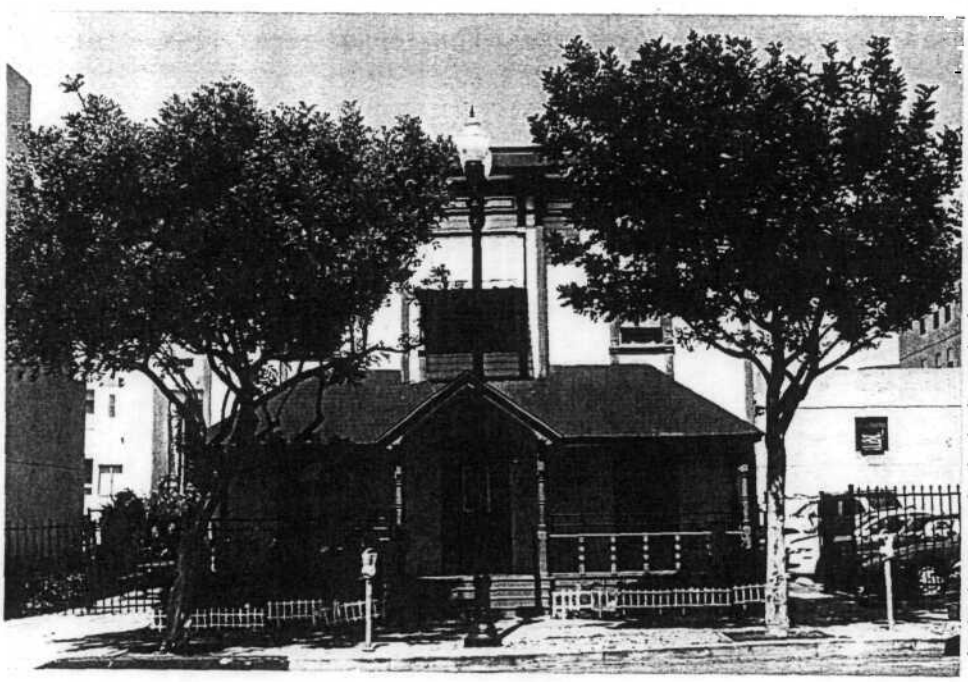
c. Address 732-734 10th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-131-05-00, Lot I, Block 74

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1887, this two-story apartment building has intermittently been identified as the "Tenth Street Apartments" in San Diego City Directories. Designed in an Italianate architectural style with Victorian style detailing. The building has a general square shaped plan with a low pitched, hipped roof, and features a wide eave overhang with a bracketed cornice, and vertical woodworking extending from the brackets down to the first floor porch roof, and the foundation. Exterior building materials consist of composition shingles for the roof, and horizontal clapboard siding for the exterior walls. Windows appear to be double-hung sash, and feature wood surrounds. A full length front porch is present on the east elevation of the building and features a hipped roof with an ornamental center gable, spindle style wood posts, turned columns and railings. A shallow, squared bay is present on the second floor of the east elevation, and is accentuated by the vertical stick style woodworking which borders it. Overall, the exterior of this apartment building appears to be in excellent condition.



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: ■ Building D Structure n Object n Site □ District a Element of District o Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
a Prehistoric □ Both
1887
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Fenwick Family Limited Partnership
c/o Terry Fenwick
2816 Columbia Street
San Diego, CA 92103

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*.

Attachments: n NONE n Location Map a Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
a Archaeological Record □ District Record □ Linear Resource Record D Milling Station Record n Rock Art Record
a Artifact Record o Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0400-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 734 10th Avenue, San Diego, CA 92101

B1. Historic Name: Ephraim & Mary Walker Morse Residence

B2. Common Name: _____

B3. Original Use: Residential (single-family) B4. Present Use: Residential (multi-family)

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1887; no substantial alterations and/or modifications noted

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area San Diego Period of Significance 1887

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1887, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 734 10th Avenue building known to have resided at the residence include: Ephraim & Mary Walker Morse (1887-c.1893), Norwood & Maude Tichenor (1907-1912), and Maude Tichenor (1912-c.1915). *San Diego City Directories* reveal the 734 10th Avenue building was identified as the "Tenth Street Apartments" in 1944/1945 (only) and occupants included: F.J. Bay, Jack Claypool, Mrs. Lillian Edmonds, Michael Fincher, Jack Fitch, C.E. Hughes, Carl Kerner, owner F.D. Milligan, Cedric Peterson, Russell Simmons, and E.C. Stoll. Occupants in 1950 included: Mrs. A.H. Gray, H.S. Carger, W.J. Moser, and J.W. Reddock. 1955 occupants included: Mrs. Sign Sohn, and Frank Warren. Occupants in 1960 included: Paul D. Board, and Glenn O. Farley, with 2 apartments listed as vacant. Occupants in 1965 included Joseph Munsen, Mrs. Pearl Wooten, L.E. Watt, and Glenn O. Farley. Occupants in 1970 included: Mrs. Ada H. Larson, Ben Oakes, Wm. F. Norton, and Dow L. Rhoades. Occupants in 1975 included: Milda T. Harris, *Jerry* Schiavone, and Lois Purdorn, with one unit listed as vacant. Occupants in 1980 included: Leslie Velasquez, Clementine Lozano, Israel R. Perez, and R.E. Daniels. Lastly, Occupants in 1984 included: Pabo Alday, Clementina Lozano, Israel R. Perez, and R.E. Daniels.

Although this building is listed as a "3S" on the California State Office of Historic Preservation's Historic Property Data File for San Diego County, historical research has determined that the 734 10th Avenue building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the building does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Italianate style of construction. As the identity of the architect could not be ascertained, the building does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City* Bast, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

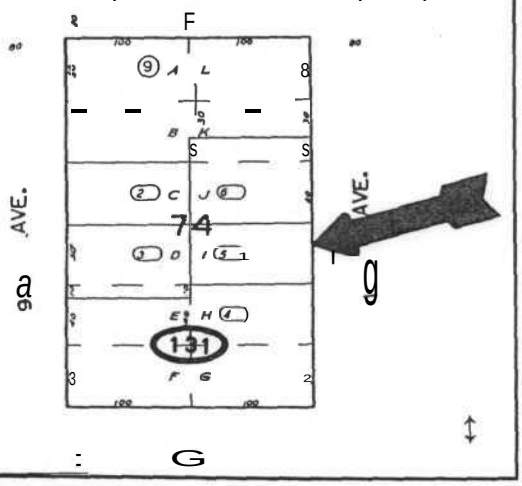
B13. Remarks:

*B14. Evaluator: Wendy L. Tinslev.
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0401-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 743 10th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

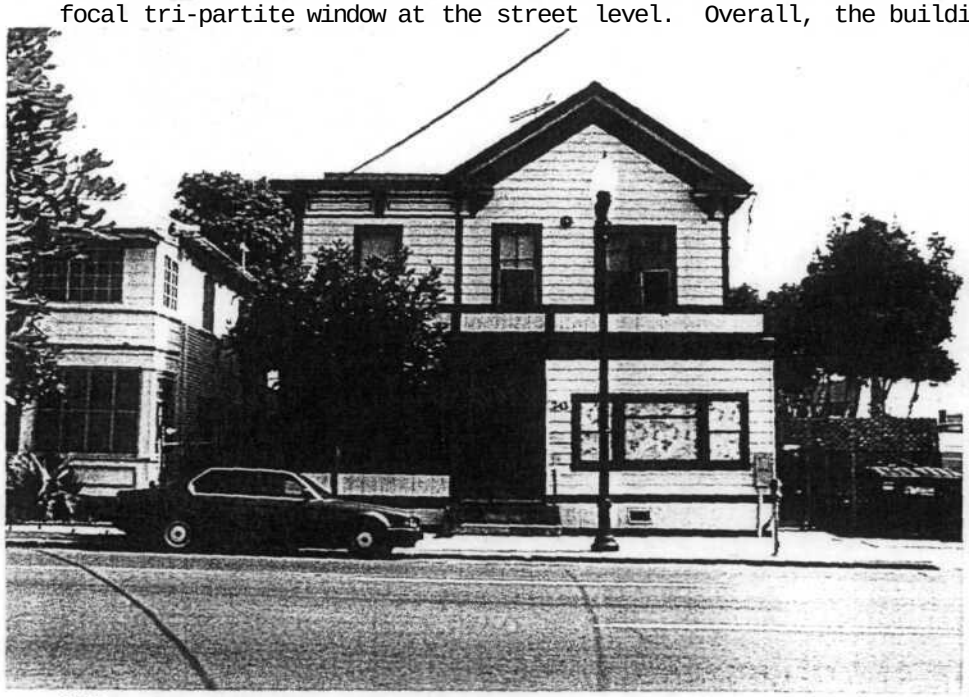
c. Address 743 10th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-132-04-00, Lot C, Block 75

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1900, this two-story apartment house was designed in a Victorian vernacular architectural style for single-family use. It has a general rectangular shaped plan and features a low-pitched, hipped roof with a cross gable on the southwest roof line. Exterior building materials consist of composition shingles for the roof, horizontal shiplap siding for the exterior walls, and vertical clapboard siding for the second floor balcony enclosure. A first floor porch is present. It was most likely full length upon completion of original construction, and was partially enclosed to allow for additional living space. A full-length second floor balcony is also present, and is partially enclosed by a low wood wall approximately one foot high. West elevation window types consist of double-hung sash with a multi-pane sash pattern on the second floor, and a focal tri-partite window at the street level. Overall, the building appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric ☐ Both
c.1900
1983 Centre City East Historic Site Inventory

*P7. Owner and Address:
Bernice M. Fenwick 1989 Trust
3707 5th Avenue, # 151
San Diego, CA 92103

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet • Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record DMilling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI# 2138-0401-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 6Z

***Resource Name or #** (Assigned by recorder) 743 10th Avenue. San Diego, CA 92101

B1. Historic Name: Tenth Avenue Apartments

B2. Common Name:

B3. Original Use: Residential (Single-family) B4. Present Use: Residential (Multi-family)

***B5. Architectural Style:** Victorian vernacular

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in approximately 1900; first floor porch was most likely originally full length, and appears to have been partially enclosed for additional living quarters; past documentation indicates that the second floor balcony was enlarged (dates unknown).

***B7. Moved?** | No ☐ Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1900

Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1900, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 743 10th Avenue building include: M.L. Ward (1900-1902), Fred D. & Claudia Milligan (1902 until c.1949, Fred Milligan's death), and Bernice Milligan Fenwiek (1949-c.2000). A Bernice M. Fenwick Trust was established in 1989, and is currently listed as retaining ownership of the 743 10th Avenue building. San *Diego City Directories* reveal the 743 10th Avenue building was not listed in 1944/1945, and was identified as the "Tenth Street Apartments" in 1950, with nine tenants listed as residing in the building. The 743 10th Avenue building was identified as the "Tenth Avenue Apartments" from 1955 thru 1980, and appears to have contained approximately twelve units between those years with few vacancies listed during that time.

Historical research has determined that the 743 10th Avenue building is neither historically nor architecturally significant. The 743 10th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Victorian vernacular construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. **Additional Resource Attributes:** (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

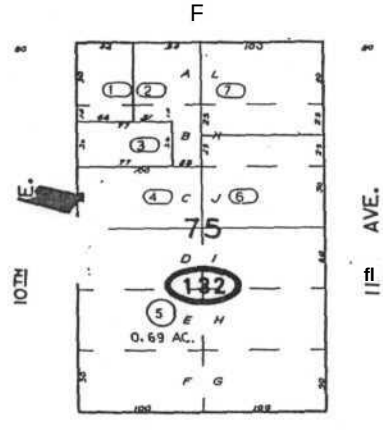
B13. Remarks:

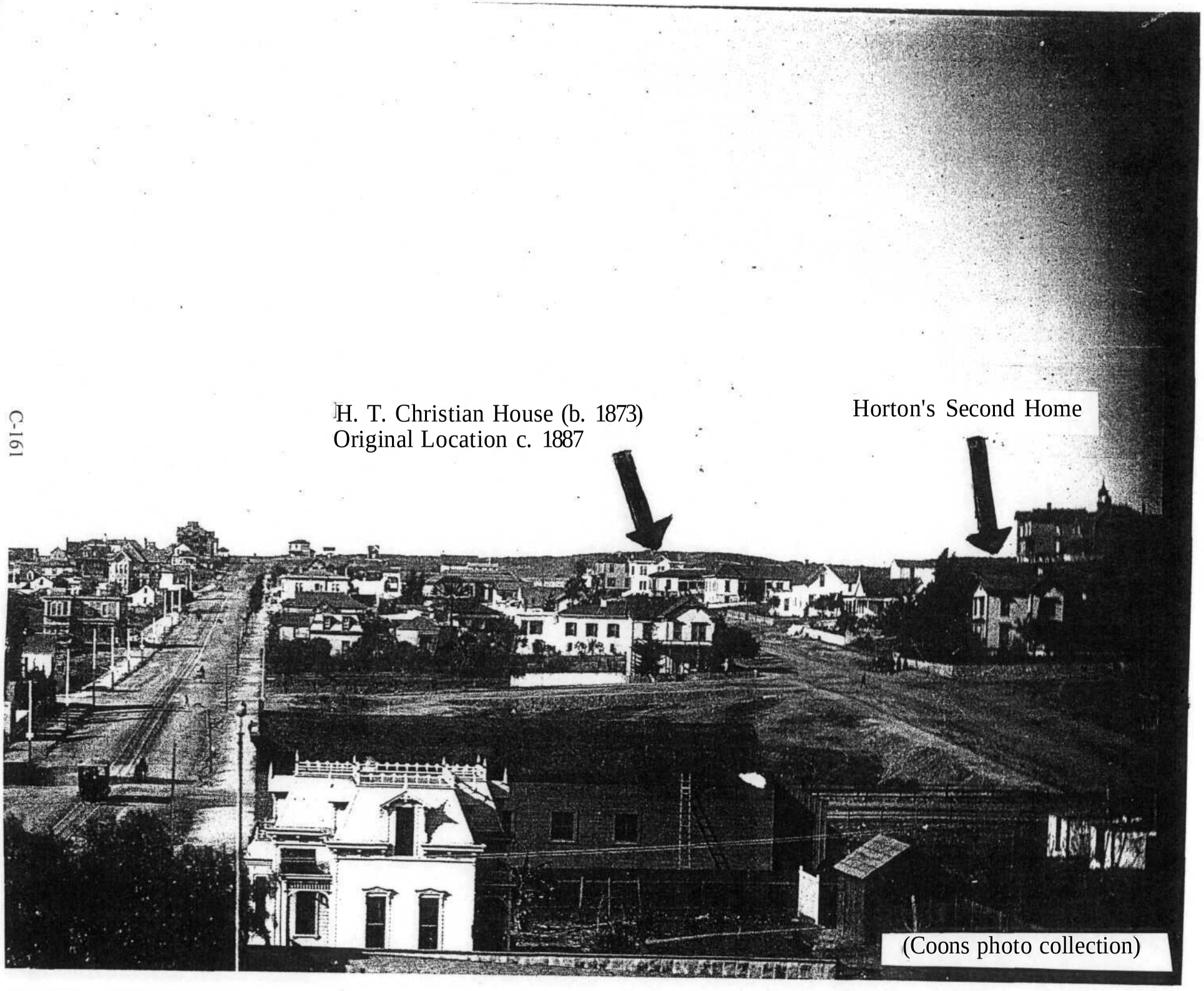
***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)




H. T. Christian House (b. 1873)
Original Location c. 1887
Horton's Second Home
(Coons photo collection)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 650 11th Avenue

P1. Other Identifier: _____

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___ ¼ of ___ ¼ of Sec ___; _____ B.M.

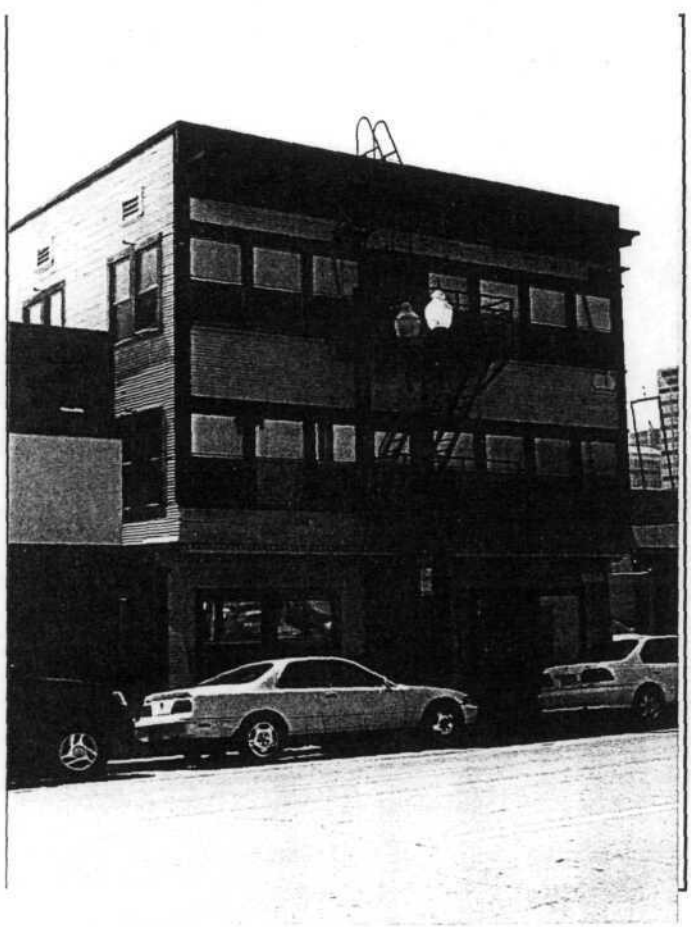
c. Address 650 11th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-135-09-00, Portion Lot K, Block 82

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1912, this three-story, multiple-family residence was designed in a vernacular townhouse style with an Italian Renaissance influence. It has a general rectangular shaped plan and features a flat roof with a cornice on the east elevation, a series of double-hung ribbon windows on the second and third floors, a projecting, skirted awning feature over the first floor, and a centered first floor front entrance flanked on both sides by two contiguous double-hung windows. The entrance features double doors with an upper transom, and the flared skirt above is ornamented with a dentil band. Exterior building materials consist of clapboard siding for the exterior walls, and most likely composition paper for the roof. A fire escape and iron balconies are present at the second and third floor levels on the east elevation, and an exterior staircase is present on the north elevation, providing entrance to rear units, Overall, the building appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: • Building □ Structure □ Object □ Site a District □ Element of District P Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
P Prehistoric a Both
1912 1983 Centre City East Historic Site Inventory

*P7. Owner and Address:
650 11th LLC
3404 Jewell Street
San Diego, CA 92109

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE n Location Map □ Sketch Map
• Continuation Sheet • Building, Structure, and Object Record
P Archaeological Record P District Record P Linear Resource Record P Milling Station Record P Rock Art Record
P Artifact Record P Photograph Record P Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 650 11th Avenue, San Diego, CA 92101

B1. Historic Name: Yale Apartments

B2. Common Name: _____

B3. Original Use: Residential (multi-family) B4. Present Use: Residential (multi-family)

*B5. Architectural Style: Vernacular Townhouse with an Italian Renaissance influence

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1912; the rear portion of the building is most likely an addition (date unknown).

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: M.D. Goodbody

*B10. Significance: Theme N/A Area San Diego Period of Significance 1912
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1912, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the Yale Apartment building includes Nathan Watts (1912-1927), Pauline Watts Settle (1927-1944), Walter Kalben and Helen Adair (1944-1950), Abraham & Frances Skylar (1950), and Tim & Sherry L. Lichty (1988). A Tim & Sherry Lichty Family Trust was established on October 24, 1991, and is listed as currently retaining ownership of the 650 11th Avenue building (See DPR 523E, for more information including *San Diego City Directory* listings).

Historical research has determined that the 650 11th Avenue building is neither historically nor architecturally significant. The 650 11th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Vernacular Townhouse construction, and does not represent the work of a master architect or craftsman. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

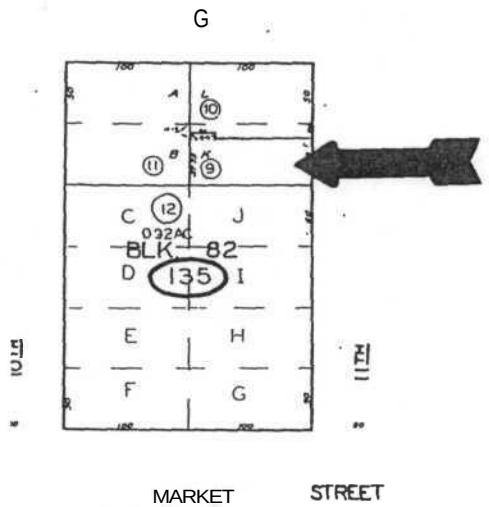
B13. Remarks:

*B14. Evaluator: Wendy I. Tinsley
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI #/Trinomial _____

CONTINUATION SHEET

■ Continuation □ update

Page 3 **of** 3
Resource Identifier: (Assigned by recorder) 650 11th Avenue, San Diego, CA 92101
Historic Name: Yale Apartments

***B10. Significance** (Continued):

San *Diego City Directories* indicate past residents of the 650 11th Avenue building include:

1944/1945: Yale Apartments, G.J. Berune, A.J. Creslo, Frank Gall, Charles Luppens, J.J. O'Brien, and J.B. Ostrowski;

1950: Yale Apartments, A.J. Creslo, J.R. Divet, Clarence Dixon, L.S. Gott lieb, Dewey Killen, H.W Lawson, A.G. Lloren, Charles Luppens, E.H. Mountjoy, Doreen Rapp, Jos. Roberti, Mrs. Isabel Robinson, Fred Ruby, Karl Schaub, Otto Stutzman;

1955: Yale Apartments, (owner) Earl H. Mountjoy;

1960: Yale Apartments, 1) Ora Ernest, 5) No Return, 6) Samuel Alexander, 7) Maria Gonzalez, 8) Jason Divit, 10) George W. Light, 11) George Graham, 14) John Jefferson, 15) Juan Flores, 17) Mrs. Helen Luppens, 18) Nell Durdick, 20) Joe Hernandez, 22) George W. Peck, 24) Roy Johns, 27) Ralph Sturgess, 28) Charley Harness, 31) William W. Dean, 33) Clyde Bryon, 34) Mrs. Olga Creslo, 36) Mrs. Doreen Rapp,, 38) Joe Mahon, 44) Al Weisman, 47) Jerry Leeman, 49) Mrs. Evangeline Rodriguez;

1965: Yale Apartments, units 1-48 listed non-consecutively;

1970: Yale Apartments, units 1-48 listed non-consecutively;

1975: Yale Apartments, twenty-five units listed as 1-48;

1980: Yale Apartments, 1) Jerry Gross, 6) R.P. Mondragon, 7) Kenneth Clark, 8) Ronald Largent, 10) Charles Hunt, 11) Roy L. Killer, 14) Sharon J. Brown, 15) C. Barker, 17) Mrs. Phyllis Lynn, 18) Verna Josin, 20) Arnold Sanchez, 22) Joseph Waseliviski, 24) Isa Kinkyleld, 27) Joseph Johnson, 28) William Griggs, 31) William Porter, 33) Mrs. Sidney Woods, 35) John Merorich, 36) Han Francisco, 38) Stanley Zuchowski, 40) Arila Rodrigues, 42) Orid Green, 44) Stine Butterman, 47) Charles C. Fountain, 48) Esther Hartman;

1984: Volunteers of America Work Furlough Program

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0415-0000
Trinomial
NRHP Status Code 6Z/6Z
Other Listings Update *of* November 1988 Centre City East Survey Documentation

Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 727-733 ½ 11th Avenue

P1. Other Identifier:

***P2. Location: a Not for Publication • Unrestricted *** **a. County** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Point Loma **Date** **T** ___; **R** ___; ___¼ or ___% **of Sec** ___; _____ **B.M.**

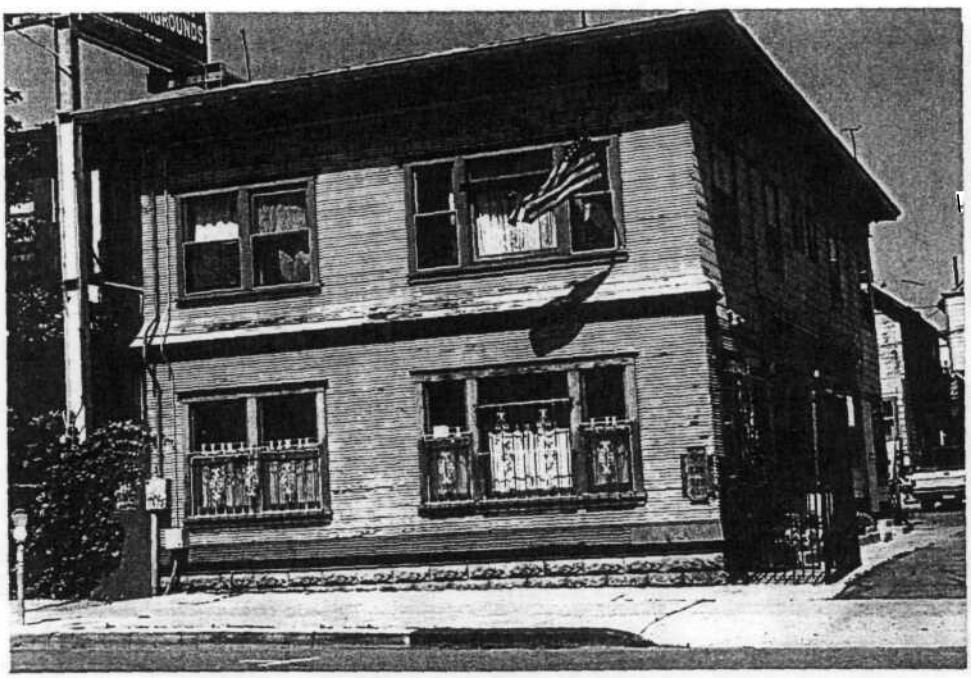
c. **Address** 727-733 ½ 11th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ **mE/** ___**mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-133-15-00, All of Lot D & WLY 3 Ft Of Lot I, Block 76

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This lot contains three structures which are collectively identified as 727-733 ½ 11th Avenue. The two rear apartment buildings, believed to be identified as 727-733 11th Avenue, were originally constructed in approximately 1886 and appear to have been designed in a Folk **Victorian architectural** style. Both of the rear two-story buildings have a general rectangular shaped plan and feature gabled roofs of moderate pitch, horizontal clapboard **siding** and single or double-hung sash **windows.** Past documentation states that the original entrance porches to these two apartment buildings were on 12th Avenue and were removed and stuccoed over in the 1940s, thus eliminating access from 12th Avenue. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP3

***P4. Resources Present:** • Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:**
• Historic
☐ Prehistoric ☐ Both
1886/1907
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Hom Exempt Trust & Hom Non-Exempt Trust
C/o John Hom,
P.O. Box 611 Southeastern. PA 19399

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

***P9. Date Recorded:** October 2001 / Photo Updated June 2003

***P10. Type of Survey:** (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐ NONE ☐ Location Map a Sketch Map • Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record n Rock Art Record
☐ Artifact Record a Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0415-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z/6Z

***Resource Name or #** (Assigned by recorder) 727-733 ½ 11th Avenue, San Diego, CA 92101

B1. Historic Name: Thomas J. Daley Apartment & James A. Bailey Apartment Buildings

B2. Common Name:

B3. Original Use: Residential (Multi-family) B4. Present Use: Residential (Multi-family)

***B5. Architectural Style:** Folk Victorian (rear structures) & Italianate (front structure)

***B6. Construction History:** (Construction date, alternations, and date of alterations)

727-733 11th Avenue (Rear Structures): Originally constructed in approximately 1887 with front entrance on 12th Avenue, in the 1940s these two entrances were removed and stuccoed over, eliminated access off of 12th Avenue.

733 ½ 11th Avenue (Front Structure): Originally constructed in approximately 1907, a two-story balcony has been removed (date unknown), two entry doors added to center of south facade, suggesting further interior subdivision (date unknown).

***B7. Moved?** | No ☐ Yes ☐ Unknown Date: _ Original Location: _

*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: J.D. Palmer

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1886/1907

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1886 and approximately 1907, these three buildings were previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 727-733 ½ 11th Avenue apartment buildings and property include: Thomas J. Dailey (1886), James A. Bailey (1887-1937), Edna Burdett (1937-date unknown), and Edwin Hom (1988). A Hom Exempt & Bom Non-Exempt Trust was established in the last decade (c.1989-2000) and is listed as currently retaining ownership of the 727-733 ½ 11th Avenue buildings and property. *San Diego City Directories* reveal past tenants of the 727 11th Avenue unit include: Mrs. S.M. Lange (1944/1945), vacant (1950), Ernest W. White (1955), Marion Conwell (1960), Morse L. Burkhart (1965), Max L. Burkhardt (1969/1970), Pedro Espina (1975), vacant (1980), and Thomas Reinhold (1984). Past residents of the 729 11th Avenue unit include: H.B. Minnick (1944/1945), vacant (1950), Steph. Clayton (1955), Samuel L. Pike (1960), Mrs. Sara L. Pike (1965 & 1969/1970), Mrs. Ana M. Terminel (1975), Jose Ramirez (1980), and Vincent Alvarez. Past residents of the 731 11th Avenue unit include: William Risso (1944/1945), G.A.L. Sohn (1950), Margeret L. Dougherty (1955), Mrs. Helen Odell (1960), Frederic R. Ashenden (1965), Thomas L. Henderson (1969/1970), and Dolores C. Rodriguez **(1975 & 1980, 1984).**

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12.** References: (partial list)

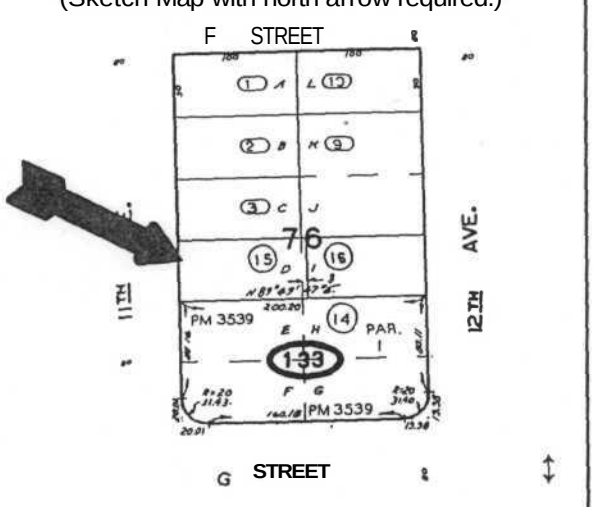
Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomjian
Office of Marie Burke Lia

Date of Evaluation: October 2001

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

P3a. Description (Continued):

Overall, the exterior of these two buildings appear to be in fair condition.

Believed to be identified as 733 ½ 11th Avenue, the front apartment building shown in the photograph on page one was originally constructed in approximately 1907, and was designed in the Italianate architectural style. It features a flat roof with wide eaves and brackets, triple windows featuring outer double-hung and center fixed portions, as well as individual and paired double-hung windows. Exterior building materials consist of composition shingles for the roof, and horizontal clapboard siding for the exterior walls. A hooded dentil band is present on the west and south elevations, and the entrances to the individual apartment units are located on the south elevation. The exterior paint is in poor condition, and overall, the exterior of the building appears to be in fair condition.

***B10. Significance** (Continued):

Past residents of the 733 11th Avenue unit include: E.W. White (1944/1945 & 1950), Mrs. Elena Lopez (1955), Mary Gougara (1960), Foon Tom (1965), Mrs. Thelma Tyler (1970), Mrs. Nellie H. Lopez-Montijo (1975), Diaz Alvarez (1980), John McClendin (1984). 733 ½ 11th Avenue appeared in the 1965 San *Diego City Directory,* listing resident Chom Tom as the only tenant, and then re-appeared in 1980 listing units one through nine with unit seven vacant. 1984 listings also indicate eight units for 733 ½ 11th Avenue.

Historical research has determined that the two rear 727-733 11th Avenue buildings are neither historically nor architecturally significant. The two rear 727-733 11th Avenue buildings are not associated with any important events or individuals in terms of local, state, or national history. Moreover, the two buildings do not embody the distinctive characteristics of a type, period, or method of Folk Victorian construction, and the buildings do not represent the work of a master architect, master craftsman, master builder, nor that of an important, creative individual. They are not eligible for listing on the local registers.

Historical research has determined that the 733 ½ 11th Avenue building is not historically significant, as the building is not associated with any important events, or individuals in terms *of* local, state, or national history. The 733 ½ 11th Avenue building, however, does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Italianate construction. As the identity of the architect could not be ascertained, the front 733 ½ 11th Avenue building does not represent the work of a master architect, master craftsman, master builder, nor that of an important, creative individual.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 741 11th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.

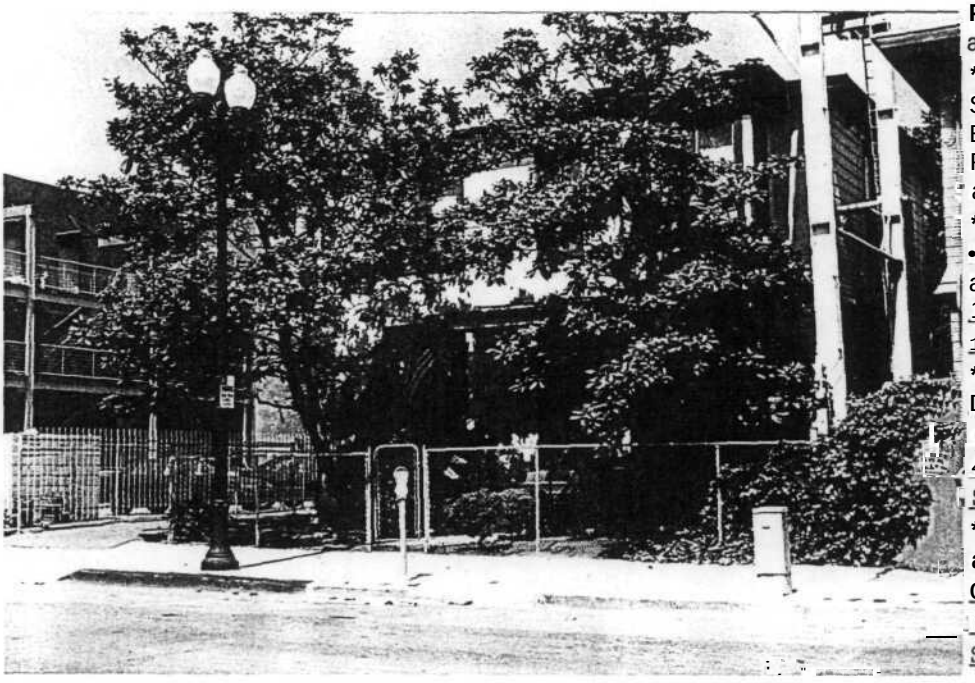
c. Address 741 11th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-133-03-00, Lot C, Block 76

*P3a. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1887, this two-story, multiple-family residence was designed in an Italianate architectural style. The main portion of the building has a general square shaped plan and features a flat roof with slight eave overhang, decorative roof lien brackets, a squared bay encompassing the length of both floors south of the centrally located porch area and front entrance. Fenestration consists of long, narrow double-hung sash windows in shelved frames placed symmetrically across the facades and paired between upper and lower floors. A single-story flat roof portion extension is present on the east elevation and according to past documentation is an original feature of the building (Lia/Brandes:1988). Exterior building materials consist of stucco for the exterior walls, and most likely composition shingles or rolls for the roof. Overall, this building appears to be in good condition.



P3b. **Resource Attributes:** (List attributes and codes) HP3

*P4. **Resources Present:** • Building ☐ Structure ☐ Object o Site ☐ District n Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. **Date Constructed/Age and Sources:**
• Historic
a Prehistoric n Both
1887
1988 Centre City East Historic site Inventory

*P7. **Owner and Address:**
Dickinson/Franklin LP
c/o Lyon and Lvon Inc
4440 Pacific Highway
San Diego, CA 92110

*P8. **Recorded by** (Name, affiliation, and address): Wendy L. Tinslev, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. **Date Recorded:** March 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. **Report Citation** (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet • Building, Structure, and Object Record
o Archaeological Record ☐ District Record ☐ Linear Resource Record o Milling Station Record o Rock Art Record
o Artifact Record a Photograph Record ☐ Other (List):

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 741 11th Avenue, San Diego, CA 92101

B1. Historic Name: Woodford Residence

B2. Common Name: Casa De Amigos Sobrios

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1887; no substantial alterations and/or modifications noted

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1887
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1887, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 741 11th Avenue building include: Frank F. & Rosa Woodford (1887-1907), Laura B. Brown (1912), James F. & Alma McCleary (1917-1924), Alma McCleary (1924-1941), Hugh H. McCleary (c.1944/1945-c.1960s), and Myron & Andrea Lyon (1988). A Myron C. and Andrea W. Lyon Trust was established in the last decade (c.1989-2000) and is listed as currently retaining ownership of the 741 11th Avenue building. *San Diego City Directories* reveal past tenants of the 741 11th Avenue building include: owner Hugh H. McCleary (1944/1945, 1950, & 1955) and Anton L. Anderson (1960). The 1965 through 1980 San *Diego City Directories* indicate that there were up to approximately ten units in the 741 11th Avenue apartment building; five units in 1965, six units in 1969/1970, ten units with three vacancies in 1975, and ten units with no vacancies in 1980. A sign stating "Casa De Amigos Sobrios" hangs over the front entrance of the residence, indicating, perhaps, the buildings use as a residential treatment center or facilities for recovering alcoholics of Mexican or Hispanic descent.

Historical research has determined that the 741 11th Avenue building is neither historically nor architecturally significant. The 741 11th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Italianate construction. As the identity of the architect and/or builder could not be ascertained, the 741 11th Avenue building does not represent the work of a master architect, master craftsman, master builder, nor that of an important, creative individual. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

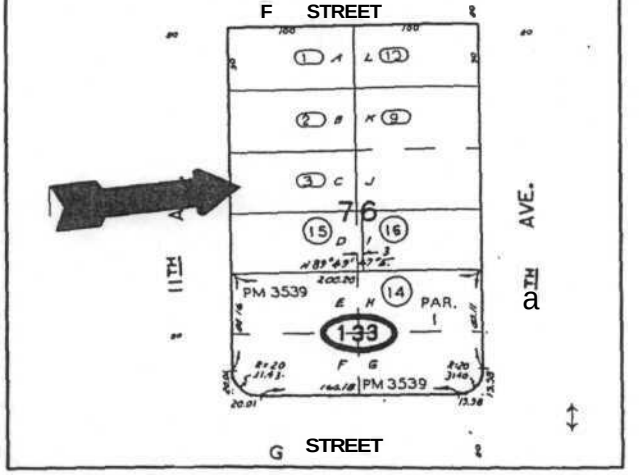
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia and Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 760-770 11th Avenue & 1025-1055 F street

P1. Other Identifier: _____

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____¼ of ____¼ of Sec ____; _____ B.M.

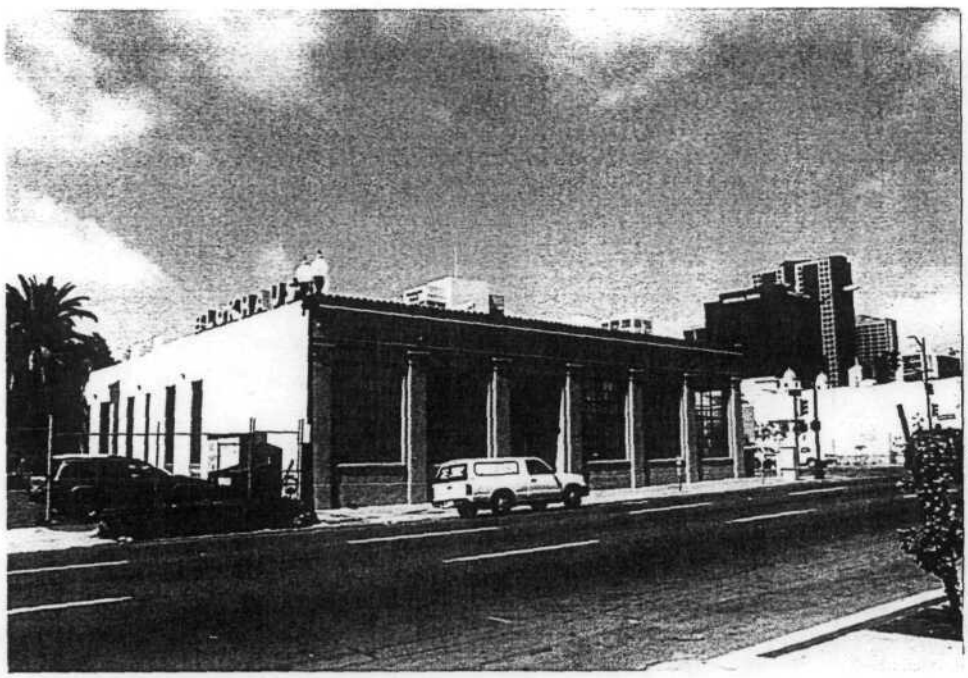
c. Address 760-770 11th Avenue & 1025-1055 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-132-07-00, Horton's Addition, Block 75, N ½ Lot K & All Lot L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1932, this single-story building was designed in a One-Part Commercial Block style with a Neo-Classical architectural influence and features a flat roof. On the east and north facades a simple entablature is present featuring a cornice above a plain frieze with ten staggered rosettes, and an architrave above a series of pilasters with plain capitals modeled after the Doric style. Exterior building materials consist of Spanish roof tiles, stucco-on-lath for the exterior walls, and modern industrial style windows located between the pilasters. Entrances to the various businesses within are located on the east and north facades, and the majority of them are located on the north elevation on F Street. The south facade of the building is plain, featuring several smaller window sections, and signage on the roof line stating "BLOKHAUS." Overall, this residence appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: I Building ☐ Structure ☐ Object D Site ☐ District ☐ Element of District D Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric ☐ Both
1932
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Graham Downes
275 Island Avenue
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
a Archaeological Record n District Record ☐ Linear Resource Record a Milling Station Record n Rock Art Record
☐ Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 760-770 11th Avenue & 1025-1055 F street, San Diego, CA 92101

B1. Historic Name: The Schiller Book Binderv Buildna

B2. Common Name: The BlokHaus Buildina

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: One-Part Commercial Block with a Neo-Classical influence

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1932; No major alterations and/or modifications noted.

*B7. Moved? ■ No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features:

B9a. Architect: Scott Quintin b. Builder: Walter Trepte

*B10. Significance: Theme C Area San Diego Period of Significance 1932
Property Type Commercial Applicable Criteria C

(Discuss importance in *terms* of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1932, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes . Designed by Los Angeles Architect Scott Quintin, and constructed by the Walter Trepte Construction Company in San Diego, this building is identified as 760-770 11th Avenue and 1025-1055 F Street. Past documentation states this buildig was constructed for the Pacific Library Binding Company of Los Angeles, and upon completion of construction in 1932, the Schiller Book Bindery occupied the space until 1944/1945, when the building was sold to J.A. Pellezare (Lia/Brandes: 1988) . Past owners of the building include: J.A Pellezare (c.1944-1949) , Laurence & Alice Castleman (1949-1966), and the Common Laborers Local Union (c.1960s-at least 1988) . San *Diego City Directories* reveal past occupants of 670 11th Avenue include: Schiller Book Bindery (1944/1945), Pacific Surplus Wholesale Company (1950), vacant (1955), no listing (1960, 1965, 1969/1970), and Cutter Laboratories Shipping & Receiving Department (1975, 1980, 1984). The 770 11th Avenue address does not appear in San *Diego City Directories* in the five year increments reviewed from 1944/1945 thru 1984. Past occupants of 1025 P Street include: Commercial Press (1944/1945, 1950), vacant (1955), Hod Carriers Building and Common Laborers Local Union No. 89 AF of L-CIO (1965), Laborers International Union of North America Local 89 (1969/1970), San Diego Plasma Center Bloodbank (1975, 1980, 1984), and the Bayer Corporation Plasma Center (1998/1999). The 1055 F Street address does not appear in San *Diego City Directories* in the five year increments reviewed from 1944/1945 thru 1984.

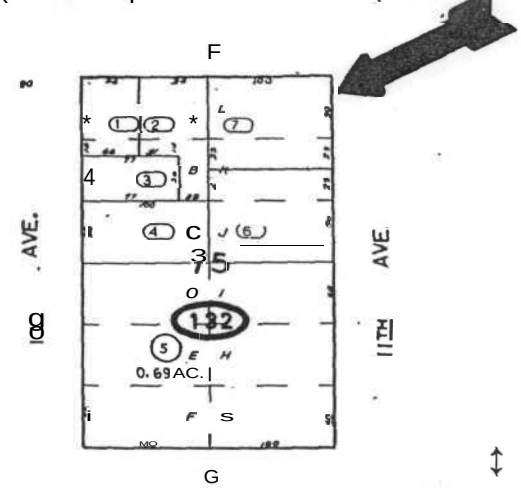
(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)
(See DPR 523B, Continuation Sheet for more information)

B13. Remarks:

(Sketch Map with north arrow required.)



*B14. Evaluator: Wendy L. Tinsley. Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

***B10.** Significance (Continued):

Historical research has determined that this building is not historically significant, as it is not a building which has been directly associated with any important events, or individuals in local, state, or national history. The building has, however, been determined to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period of method of the One-Part Commercial Block style of construction with a Neo-classical architectural influence. Designed by Scott Quintin and constructed by the Walter Trepte Construction Company, the building does not represent the work of a master architect, master builder, nor that of an important, creative individual. While the property has been classified as a "One Part Commercial Block with a Neo-Classical influence," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

***B12. References** (Continued):

Ching, Francis D.K., *A Visual Dictionary of Architecture,* 1997.
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
Longstreth, Richard, *The Buildings of Main Street; A Guide To American Commercial Architecture,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0416-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 941 11th Avenue

P1. Other Identifier;

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

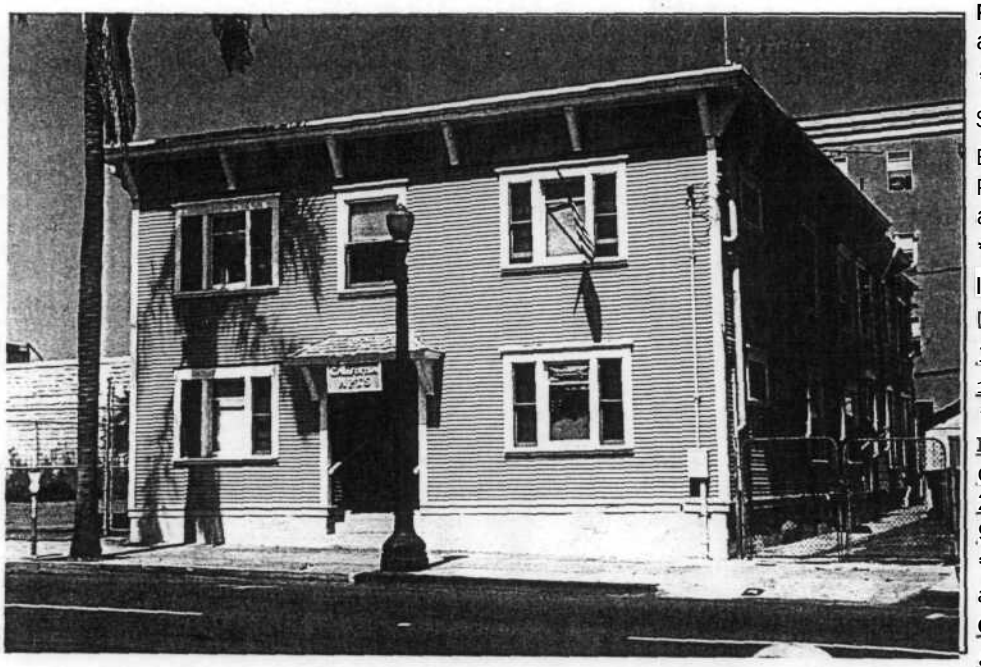
c. Address 941 11th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-333-02-00, Horton's Addition, Block 50, Lot C

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Constructed in 1907, the building shown in the photograph below is an addition to the original 1886 building which was first constructed on the property. Designed in an Italiante architectural style, this two-story building has a general rectangular shaped plan and features a flat roof with a wide eave overhang and decorative brackets. The west elevation features the main entrance, and has solid triangular brackets supporting the flat roof. The spaces between the brackets, in contrast with the horizontal clapboarding below, is laid with boards in a pattern at forty-five degree angles to the roof. The west elevation windows are tri-partite, featuring a center fixed portion flanked on both sides by a single, narrow double-hung window, and one double-hung window over the front entrance. The front entrance features an abbreviated hipped roof with supportive brackets. Overall, the exterior of the building appears to be in poor condition.



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: I Building ☐ Structure ☐ Object d Site d District D Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric d Both
1886/1907
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Rosa Family Trustof 1993, 9/9/93
c/o Teresa Villa
2 Olympic Way,Coto de Caza, CA 92679

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street. Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐ NONE a Location Map ☐ Sketch Map • Continuation Sheet ■ Building, Structure, and Object Record a Archaeological Record ☐ District Record ☐ Linear Resource Record D Milling Station Record D Rock Art Record D Artifact Record D Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI# 2138-0416-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 *NRHP **Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 941 11th Avenue, San Diego, CA 92101

B1. Historic Name: The Hamilton Apartments Building

B2. Common Name: The California Apartments Building

B3. Original Use: Religious (1886 portion); Residential (1907 portion)

B4. Present Use: Residential (apartments)

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1907 as a front addition to the original 1886 building; no substantial alterations and/or modifications noted.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: John Campbell

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1886/1907
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1907, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals the First Presbyterian Church of San Diego purchased the 941 11th Avenue property in 1885 and completed construction of a parsonage on the property in 1886. Past Church Pastors who held congregation in the building include Reverand H.I. Stern (1886), and Dr. W.B. Noble (c.1887-1888). Noble, an 1887 graduate of Parsons College and Western Theological Seminary, reportedly doubled church membership within the first six months o.f his service in the building, thus necessitating a larger congregational space. The First Presbyterian Church of San Diego sold the 941 11th Avenue property in 1889, and according to past documentation, "passed through various non-resident owners, until 1907, when probably an additional building portion was added." (Lia/Brandes: 1988) Sanford & Annie Darrah purchased the 941 11th Avenue property and building in 1907, then identified as the "Hamilton Apartments," and remained on-site as proprietors through approximately 1917, when the building was purchased by Adam M. & Mary Kern. The Kern's maintained ownership of the 941 11th Avenue building and property until 1934. While under the ownership of the Kern's in 1930, the 941 11th Avenue building began to be identified as the "California Apartments."

See DPR 523H, Continuation Sheet for more information

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 198S.
San Diego City Directories
San Diego County Recorders Office

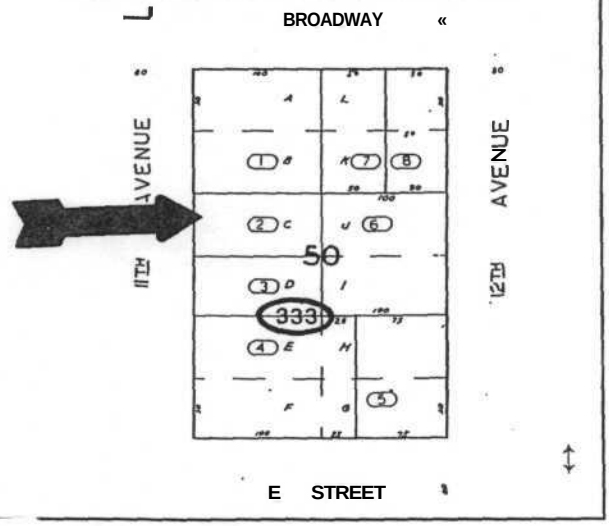
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. **Significance** (Continued):

Historical research has determined that the 941 11th Avenue apartment building is not historically significant, as it *ie* not associated with any important events or individuals in terms of local, state, or national history. The building, however, does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Italianate construction. As the identity of the architect could not be ascertained the 941 11th Avenue building does not represent the work of a master architect.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

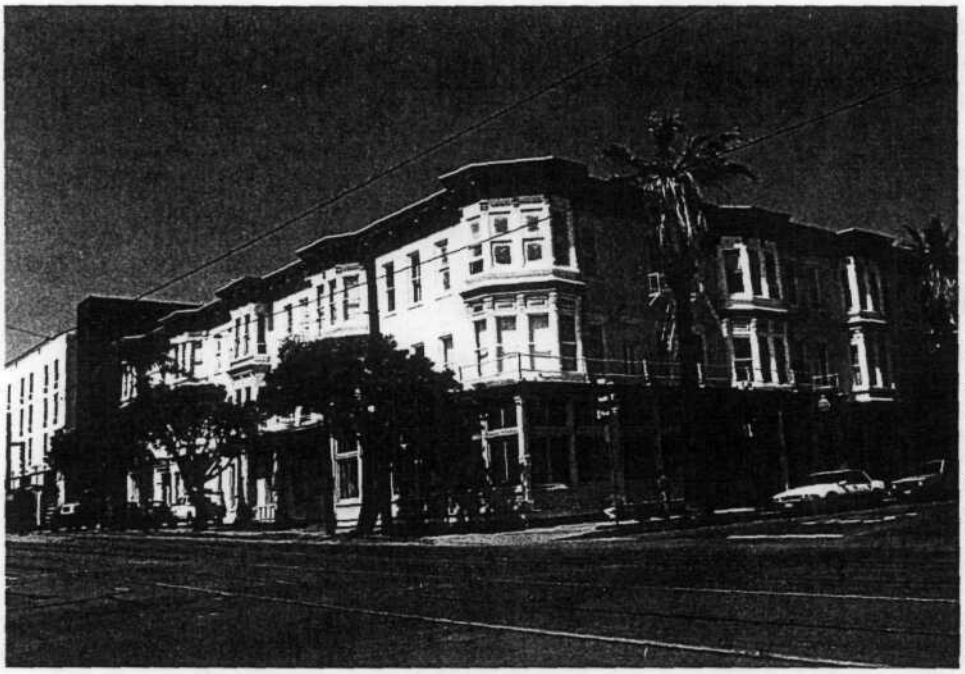
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 509 12th Avenue
P1. Other Identifier: Palm Hotel
*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.
c. Address 509 12th Avenue City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-151-11-00, Lots D thru I 0.50 AC M/L In, Block 103

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1889 by owner Joseph V. Collins, this three-story building was originally called the New Bay View Hotel, and is today known as the Palm Hotel. Designed in an Italianate architectural style, this large, rectangular shaped building features a flat roof, a bracketed cornice with a plain frieze spanning around the perimeter of the building, and eight rectangular, angular and octagonal bay windows. Placement of the horizontally aligned, double-hung sash windows alternates between the protruding bays and recessed, flat exterior wall portions. Exterior building materials consist of brick and wood, as well as glass for the enclosed first floor veranda. According to the 1988 Lia/Brandes Team Survey, balustrades on the second and third floors have been removed since 1926, as well as the two French Second Empire roofed towers that were once located at the north and south ends of the building. The Palm Hotel is a significant example of a 19th Century Italianate Hotel in San Diego architectural history. Located on 12th Avenue, adjacent to the eastern side of the Trolley line, the building's exterior appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP5

*P4. Resources Present: | Building D Structure ☐ Object ☐ Site ☐ District D Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric D Both
1889
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Chris LaFornara
4204 Hilldale Lane
San Diego, CA 92116

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416. San Diego, CA 92101

*P9. Date Recorded: February 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE a Location Map D Sketch Map ☐ Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record a District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
a Artifact Record a Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 3S

***Resource Name or #** (Assigned by recorder) 509 12th Avenue, San Diego, CA 92101

B1. Historic Name: The New Bay view Hotel

B2. Common Name: Palm Hotel

B3. Original Use: Commercial Hotel B4. Present Use: Commercial Hotel

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1889; Second and third floor balustrades removed (after 1926), two roofed towers removed (date unknown), fire escapes added (date unknown).

***B7. Moved?** | No ☐ Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1889

Property Type Commercial Hotel Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1889, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 509 12th Avenue property and building include: John Dillingham (pre-1887), brothers Truman and Joseph V. Collins (1889), and Robert Ballantyne & Duncan McPherson IV (1988). Past proprietors of the Palm Hotel include: Mrs. A.B. McKee (1944/1945), Mrs. Rose Hinburg restaurant (1950) and Virginia's Cafe (1955). From approximately 1960 through 1984, the directories do not list any other proprietors associated with the hotel, instead list the following: Palms Hotel & Apartments (1960, 1965), and Palms Hotel (1970 through 1984). According to previous documentation, "the San *Diego Union* reported the new Bay View Hotel to be one of the most solid and carefully constructed buildings in the city" (Lia/Brandes:1988).

Historical research has determined that the Palm Hotel, located at 509 12th Avenue is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. The building, however, does appear to be architecturally significant, as it embodies the distinctive characteristics of a type, period, or method of Italianate construction. As the identity of the architect could not be ascertained, the building does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia and Lee, A *Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

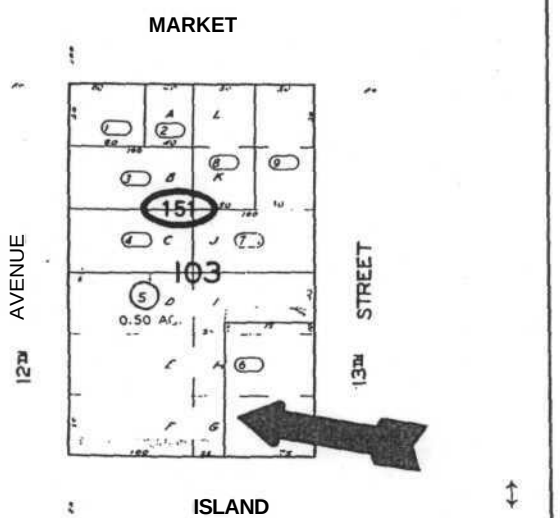
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

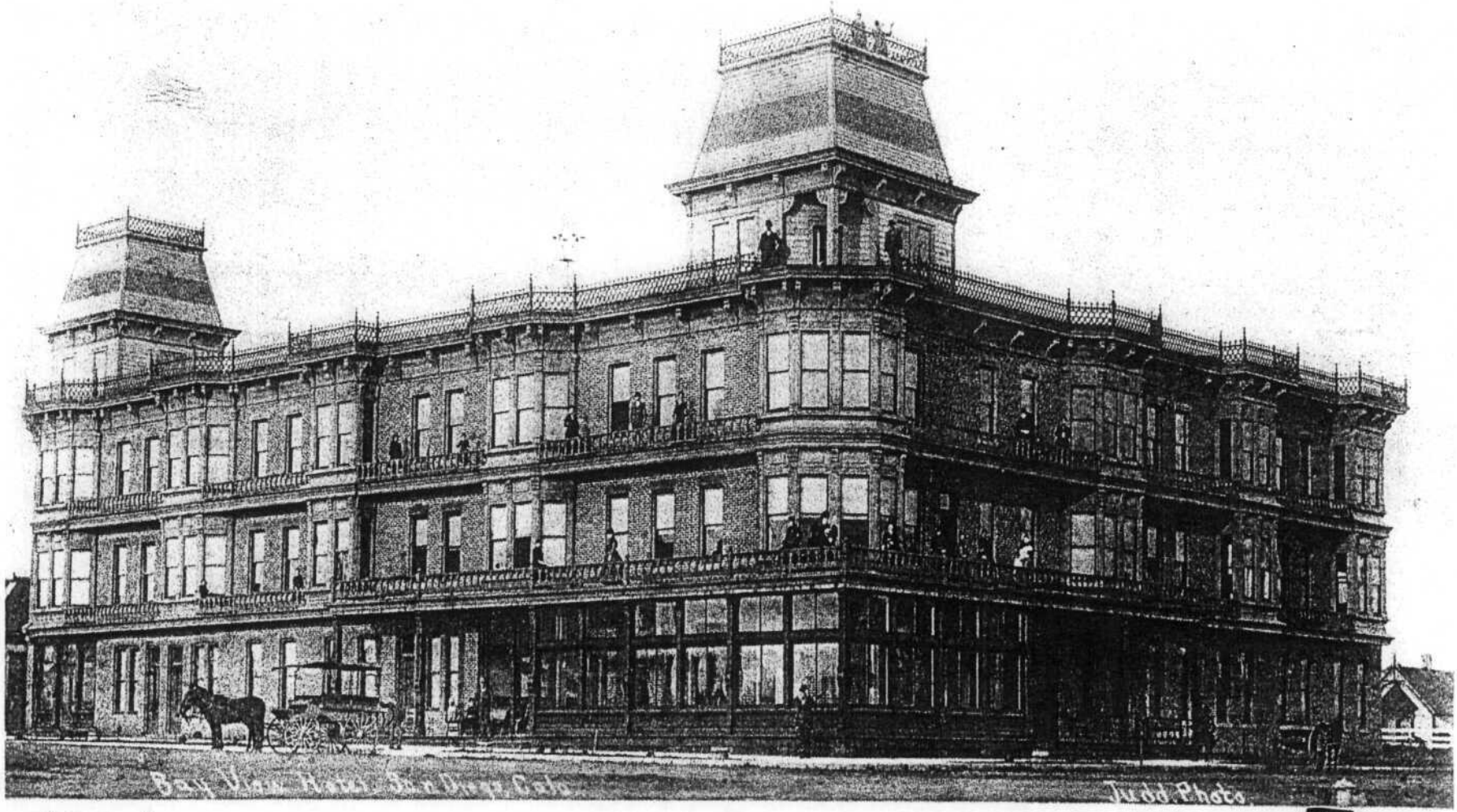
(Sketch Map with north arrow required.)



Original Bay View Hotel (built 1869), 1872

509 12th Ave

C-184



8719-1

Bay View Hotel, 1889

1859

509 12th Ave

C-185

1868

Bay View Hotel, 1920

18" 1920

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 999 12th Avenue

P1. Other Identifier: Ephraim Harris Grocery Store

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___ ¼ of ___ % of Sec ___; _____ B.M.

c. Address 999 12th Avenue City San Diecro Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone _ _; _____mE/_____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 51, Lots A,B,K & L; Map: D Book 13, page 522; APN: 534-341-10

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, commercial building was designed in an Art Moderne (streamline modernistic) architectural style and appears to have been constructed in 1925. Square in shape, the building has served a restaurant use (along the northwest elevation) and market use (along the southwest elevation) since at least 1940. The building features a flat roof with stepped cornice, broken slightly along the west elevation by a small parapet and projecting tower, identifying the building as the "Popular Market." Below the roofline, there is a projecting ledge which, along the west elevation, includes "Market" signage. A single entrance to the market, flanked by in-filled bays with pilasters and transom windows, exists along the west elevation, while a single, main entrance to the restaurant and fixed storefront windows exists along the northwest elevation. Another entrance to the restaurant is located along the northeast elevation. Decorative coping detail exists along the base of the west and northwest elevations. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: I Building n Structure ☐ Object D Site ☐ District a Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric D Both
c.1925
Sanborn Fire Insurance Maps
San Diego City Directories

*P7. Owner and Address:
City of San Diego Redevelopment Agency
202 C Street
San Diecro, CA 92101

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

***P9. Date Recorded:** May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: ☐NONE DLocation Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 5S2

***Resource** Name or # (Assigned by recorder) 999 12th Avenue

B1. Historic Name: Ephraim Harris Grocery Store

B2. Common Name: Popular Market

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Art Moderne (Streamline Modernistic)

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed c.1925. Storefront windows in-filled (date unknown).

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area East Village/Centre City

Period of Significance c. 1925 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This one-story, Art Moderne (streamline modernistic) commercial building was constructed c. 1925. The building is not depicted on 1888, 1906, or 1921 Sanborn Fire Insurance Maps. According to San Diego City Directories, the building is first listed in 1926 as a grocery store operated by Ephraim Harris. 1940 and 1956 Sanborn Maps indicate the presence of the building as a "Market" (955 12* Avenue) along the southwestern portion of the building and a "Rest" or restaurant at the northwestern portion of the building (967 12th Avenue). Subsequent occupants of the building over the years have included Nicholas Buono, fruits (1945); Oscar's Drive-In Restaurant (1950); The Coffee Shop (1955); and The Twelfth & Broadway Coffee Shop (1960). The building still serves a dual market/restaurant use.

Historical research has determined that the 999 12th Avenue building is architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. However, the building embodies the distinctive characteristics of a type, period, and method of Art Moderne construction during the mid-1920s. The building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** **(partial list)**

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Longstreth, Richard, *The Buildings Of Main Street,* 1987.
McAlester, Virginia & Lee, A *Field Guide To American Houses,* 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

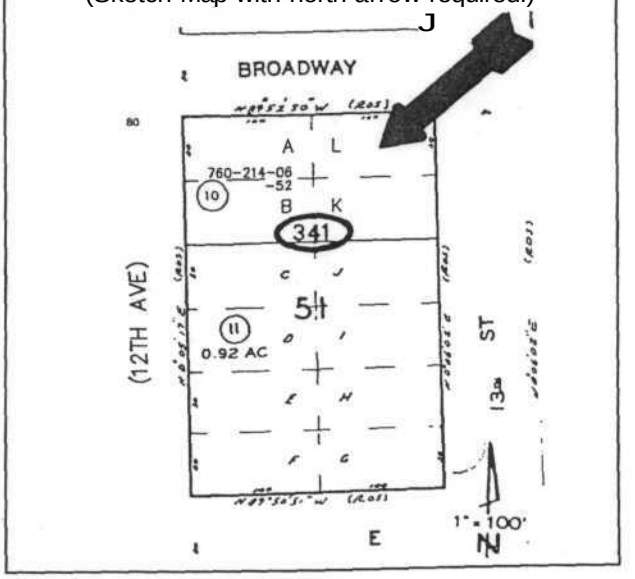
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1015-1025 12th Avenue

P1. **Other Identifier:** Ford Apartments/Ford Motor Building

*P2. Location: ☐ Not for Publication ■ **Unrestricted** * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___ ¼ of Sec ___; _____ B.M.

c. Address 1015-1025 12th Avenue City San Diego Zip 92101

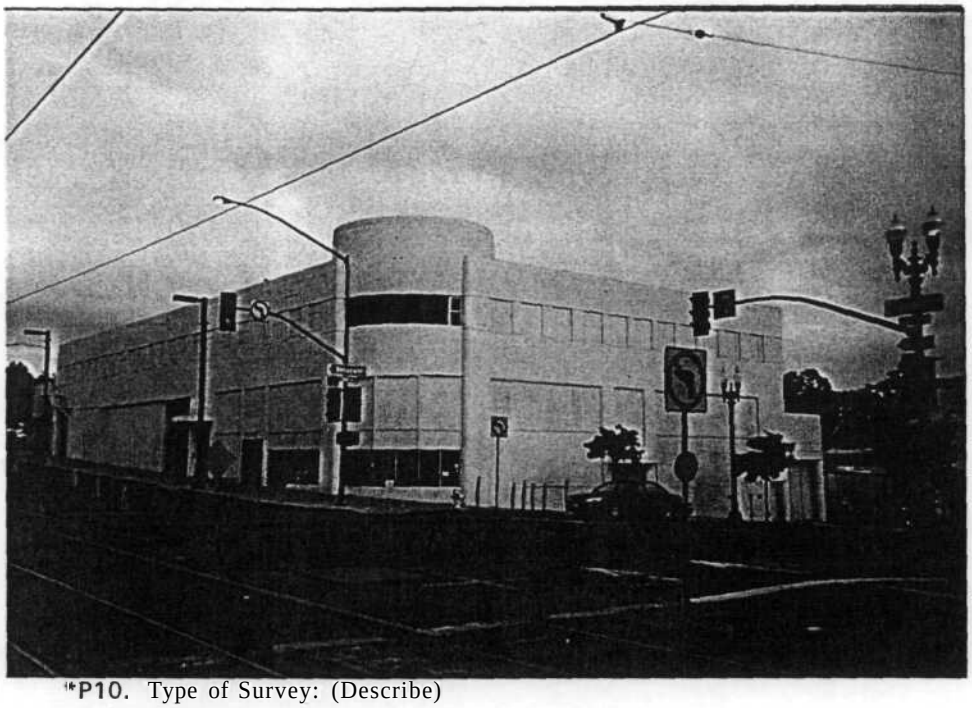
d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 28, Lots D-F, Map DB13, PG 522, APN: 534-206-03

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This two-story, commercial building was designed in an Art Moderne (Streamline Modernistic) architectural style and was constructed in 1937. When originally constructed, it served as an automobile sales and service building. Set on a reinforced concrete slab with concrete flooring, the building consists of a partial steel frame and a steel truss roof system. Clay tile is visible at the rear of the building. Rectangular in shape, the building features a flat roof. At the southwest corner of the building, there is a elliptical tower which rises above the roofline. This tower features bands of large and small windows on the first and second floors. The exterior of the building consists of stucco. On both the first and second floors, there are bands of fixed ribbon windows which extend across the west and south elevations. Many of the windows appear to be boarded. At the first floor, along the west and south elevations, there are entrances with circular awnings above. Overall, the building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP6



*P4. Resources Present: I Building d Structure d Object d Site d District D Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

***P6. Date Constructed/Age and Sources:**
| **Historic**
d Prehistoric d Both
1937
Water and Sewer Records
San Diego City Directories

***P7. Owner and Address:**
Salvation Army
1335 Broadway
San Diego, CA 92101

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: November 2004

***P10.** Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: ☐NONE ☐Location Map dSketch Map ■Continuation Sheet ■Building, Structure, and Object Record
dArchaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record dRock Art Record
dArtifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1015-1025 12th Avenue

B1. Historic Name: Ford Apartments/Ford Motor Building

B2. Common Name: _____

B3. Original Use: Residential/Commercial B4. Present Use: Commercial

*B5. Architectural Style: Art Moderne (Streamlined Modernistic)

*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed in 1937. Modifications and alterations include conversion of building from automobile garage to state offices *(1966)*; re-roofing (1967); new entrance (1974); and interior partitions installed (1982).

***B7. Moved?** ■No □Yes □Unknown Date: _____ Original Location: _____

***B8. Related Features:**

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Architecture Area East Village/Centre City

Period of Significance 1937 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historical research indicates that this building was constructed in 1937 for the Borgerding Investment Company. Water and sewer connection records indicate that water and sewer service were provided to the property in January, 1937. San Diego City Directories indicate that the property was used as the "Ford Apartments" beginning in 1938 through 1974. Curiously, however, review of a 1940 Sanborn Fire Insurance Map depicts the building as a two-story, commercial building used for automotive sales and service. The building may have originally served as apartments on the second floor with automotive use on the first floor. Beginning in 1967, the building was converted to serve as the State Youth Opportunity Center, and later, the State Employment Development Department. In later years, beginning in the early 1980s, the building served as the Alpha Plasma Center or Alpha Therapeutic Corporation. The building is today boarded and appears to be vacant.

Based upon information provided by the Save Our Heritage Organisation (SOHO), which could not be independently verified, the building was built to house City Ford and remained a Ford car dealership building until the early 1950s. In addition, it is believed that the building was constructed as a "companion" structure to the Ford Building, designed by architect Walter Dorwin Teague, Sr., located in Balboa Park, in 1935. While this belief could not be verified, the year the building was constructed (1937) in a very similar Streamline Moderne style, in very close proximity to Balboa Park, lends some credence to this belief.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Coons, Bruce, Electronic Mail To Diane Kane, June 4, 2004.
Longstreth, Richard, *The Buildings Of Main Street,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San *Diego City and County Directories.*

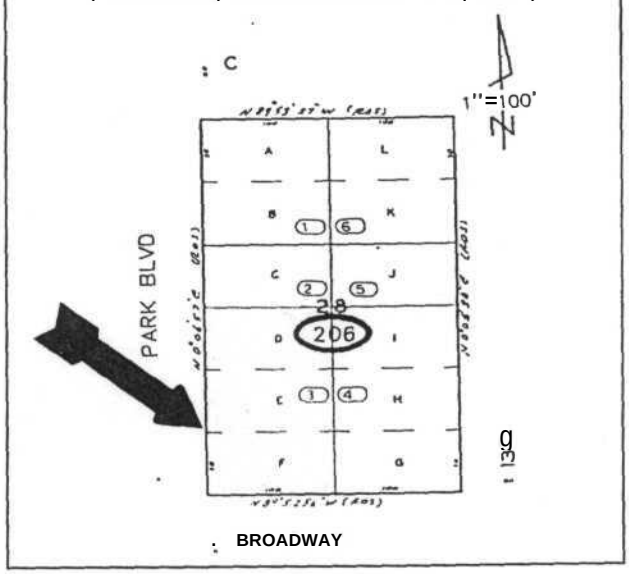
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: November 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 ***Resource Name or** # (Assigned by recorder) 1015-1025 12th Avenue
*Recorded by Office of Marie Burke Lia **Date** November 2004
☒ Continuation D Update

***B10. Significance:**

Historical research has determined that the 1015-1025 12th Avenue building is architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building, however, embodies the distinctive characteristics of a type, period, and method of Art Moderne (Streamline Modernistic) construction. The building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1154 12th Avenue

P1. Other Identifier: _____ *P2. Loca

□ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ¼ of ___% of Sec ___; _____ B.M.

c. Address 1154 12th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-193-09-00, Horton's addition, Block 24, Lot K

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This two-story, Colonial Revival influenced building is believed to serve as a single-family residence. Rectangular in shape, the building features a medium pitched gabled on hipped roof with boxed cornices, dormer, plain frieze, shiplap siding with cornerboards, double-hung windows with pendents over corner bay windows, and decorations over the lugsills. The house is symmetrical with a recessed center entrance and a two tier porch at the front. The upper tier features four circular wood column supports and has an overhanging pedimented gable at the top, with fishscale shingles in the gable end. Overall, the residence appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP2; possibly HP3

*P4. Resources Present: • Building a Structure □ Object □ Site a District □ Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
1895
1988 Centre city East Historic Site Inventory

*P7. Owner and Address
Thomas J. Erpelding
1154 12th Avenue
San Diego, Ca 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE □ Location Map n Sketch Map □ Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record □ District Record n Linear Resource Record □ Milling Station Record D Rock Art Record
a Artifact Record □ Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 1154 12th Avenue. San Diego, CA 92101

B1. Historic Name: Otto and Blanche *Fox* Residence
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in 1895; fire escape installed at rear of building (date unknown); no substantial alterations and/or modifications noted.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1895
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property on which 1154 12th Avenue residence *ia* located was acquired by Otto and Blanche Fox in 1895. The couple completed construction on the residence during this year. Fox, the proprietor of the American Tea Company, and his wife, resided at this address through 1897. In 1902, Archibald Taylor, a wine and liquor merchant, and his wife, Edna Lowell Taylor, purchased the home. The property remained in the Taylor family until 1939. Various family members resided in the residence over this period. In 1949, the Musicians Club of San Diego purchased this property for their Union, local number 325. In 1966, James Britton, an architectural critic for the San *Diego Union* and his wife, Elizabeth, purchased the property.

Historical research has determined that the 12th Avenue residence is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. The residence however, is considered architecturally significant, at the local level, as a property which embodies the distinctive characteristics of a type, period, and method of Colonial Revival construction. As the identity of the architect could not be ascertained, the building does not represent the work of a master architect or craftsman. In addition, it does not represent the work of an important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

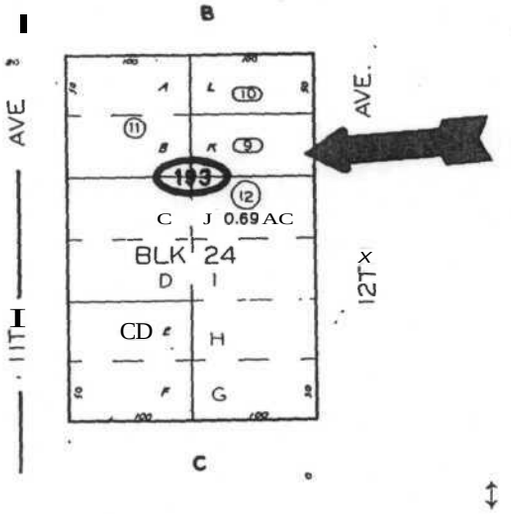
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia and Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley, Scott A. Moomijan
Office of Marie Burke Lia
Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1166 12th Avenue

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____B.M.

c. Address 1166 12th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-193-10-00, Horton's Addition, Block 29, Lot L

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1925, the design of this three-story apartment building appears to have been influenced by the French Eclectic style. Typical to the French Eclectic style, the 1166 12th Avenue building features brick wall cladding, a symmetrical facade with a centered entry, and formal facade detailing, including an elongated, arched pediment over the recessed front entrance, one set of double french doors on each floor of the east, facing elevation, large, ornamental brackets around the buildings facade, and lastly, a flat roof with a faux mansard style roof section with a boxed cornice on the west and north elevations. Windows on the east facade are three-over-one paired, double-hung sash in a wood frame with brick sills, and the front entry doors feature an upper transom. Overall, the exterior of the building appears to be in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: I Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
1925
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Gustav & Elizabeth Onlia
2802 Hartford Court
San Diego, CA 92117

*P8, Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomiian, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE □ Location Map D Sketch Map □ Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record □ District Record D Linear Resource Record a Milling Station Record n Rock Art Record
n Artifact Record D Photograph Record D Other (List):

State of California — The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 1166 12th Avenue, San Diego, CA 92101

B1. Historic Name: The Biltmore Apartments Building

B2. Common Name: _____

B3. Original Use: Residential (apartments) B4. Present Use: Residential (apartments)

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1925; second and third-floor balconies were fire escape ladders were removed between approximately 1988 and 2000, no other alterations/modifications known or noted.

*B7. Moved? | No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1925
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1925, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 1166 12th Avenue property and building include: Alexander Schreibner (1925), Ella B. & Horace Humphreys (1925-1948), Arthur L. Herzog (1948-1961). The building is currently owned by Gustav & Elizabeth Onlig, who have maintained ownership of the building from at least 1988, at the date of the original Centre City East survey.

Historical research has determined that the 1166 12th Avenue building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. As the identity of the architect could not be ascertained, the building does not represent the work of a master, nor that of an important, creative individual. While the property has been classified as a "French Eclectic," further study or research is necessary to determine whether the structure embodies the distinctive characteristics of this type, period or method of construction. Such a determination will dictate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Homes,* 1986.
San Diego City Directories
San Diego County Recorders Office

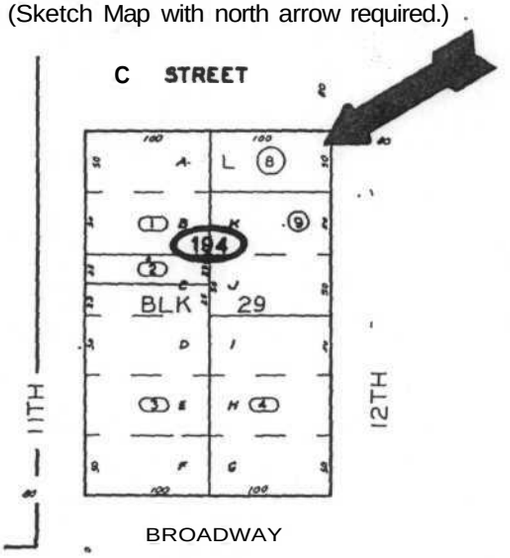
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0423-0000
Trinomial
NRHP Status Code 6Z
Other Listings Update of May 1989 Bayside Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 341-343 13th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

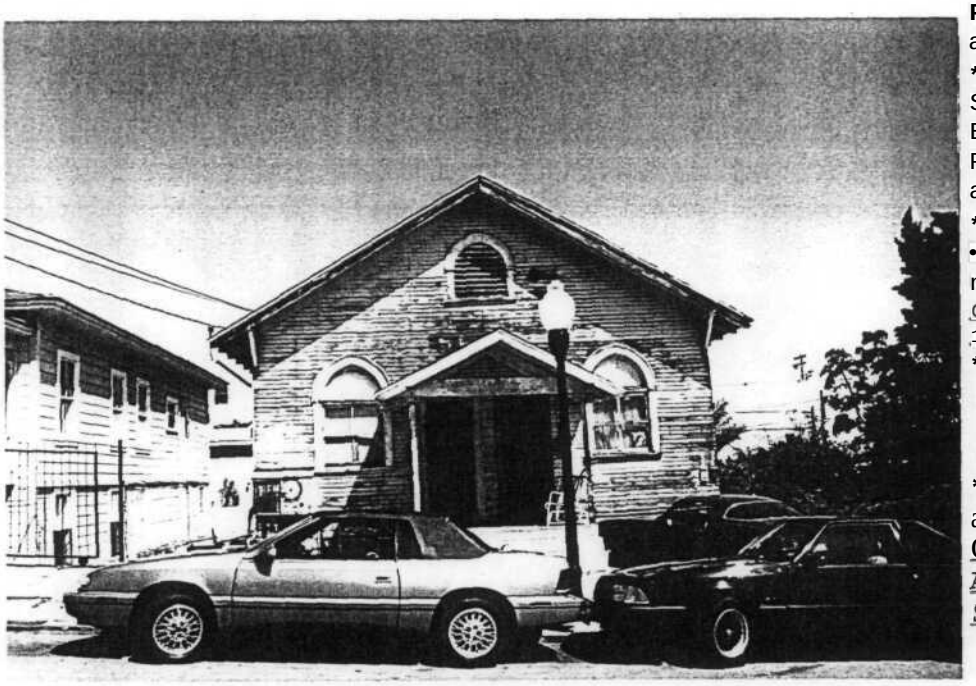
c. Address 341-343 13th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-372-04-00, Horton's Addition, Block 130, Lot C

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1906-1907, this building is identified as 341-343 13th Avenue. Designed in a vernacular Polk Victorian architectural style, this residence consists of one-story of livable space with a basement built below the street level on the rear portion of the building. It has a general rectangular shaped plan, and features a moderately pitched, front gabled roof with an unenclosed eave overhang, exposed rafter tails, and supportive knee braces. Exterior building materials consist of clapboard siding for the exterior walls, and most likely, composition shingles for the roof.
(See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: ■ Building a Structure □ Object a Site a District a Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
n Prehistoric n Both
c.1906-1907
1939 Bayside Historic Site Inventory

*P7. Owner and Address:
Stonecreek Homes, Inc.
3555 Rosecrans #211
San Diego CA 92110

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001 Updated April 2004

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Bayside For Centre City Development Corporation*

Attachments: □NONE D Location Map D Sketch Map ■Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record □ District Record n Linear Resource Record n Milling Station Record n Rock Art Record
a Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0249-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 341-343 13th Avenue, San Diego, CA 92101

B1. Historic Name: Mexican Presbyterian Church/Mexican & Spanish Presbyterian Church

B2. Common Name: 341-343 13th Avenue

B3. Original Use: Religious B4. Present Use: Residential (Multiple-Family)

***B5. Architectural Style:** vernacular Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in c.1906-1907; signaled by the installation of two front entry doors on street facing elevation, the building was divided into two residential units, c.1940.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1906-1907
Property Type Religious/Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in c.1906-1907, this building was previously documented in May 1989 under the supervision of the Office of Marie Ha and Dr. Ray Brandes. Previous documentation reveals past owners of the 341-343 13th Avenue property and building include: Mary D. Howard (pre-1906), First Presbyterian Church (1906), owner/occupant the Mexican Presbyterian Church (1907-1926), owner/occupant the Mexican Presbyterian Church-Spanish Presbyterian Church; Rev. Jose Rodriguez (1927-1939). After the Presbyterian Church sold the property in 1939, the building was split into two units for residential rental purposes. San *Diego City Directories* reveal past occupants of the 341 13th Avenue unit include: Felix Gonzales (1950), Mrs. Lillian Cooley (1955), Mrs. Anita Gonzales (1960), Vacant (1965), Juslova Vertiz Jr. (1969/1970), Mrs. Natividad Cardenas (1975), and Pedro Meraz (1980). Past occupants of the 343 13th Avenue unit include: Reyes Chavez (1950), no listing (1955), Mrs. Dolores G. Mora (1960), Mrs. Carmen C. Vertiz (1965, 1969/1970), and Ruben Ortega (1975, 1980). The 341-343 13th Street units did not appear in 1944/1945 *San Diego City Directories*. A 1921 Sanborn Fire Insurance Map indicates that, at that time, the building was most likely identified as 349 13th Avenue, due to the fact that the 349 13th Avenue building appears as the "Mexican Presbyterian Church" on the map (see below).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)_____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Bayside*, 1989.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

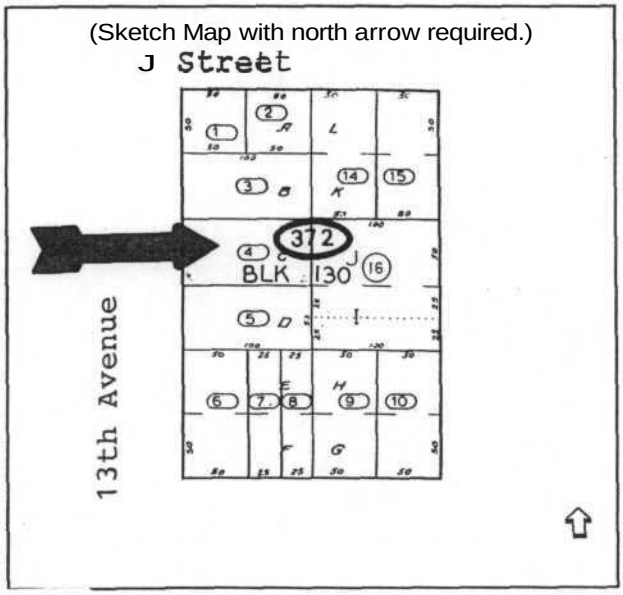
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

CONTINUATION SHEET

■ Continuation □ Update

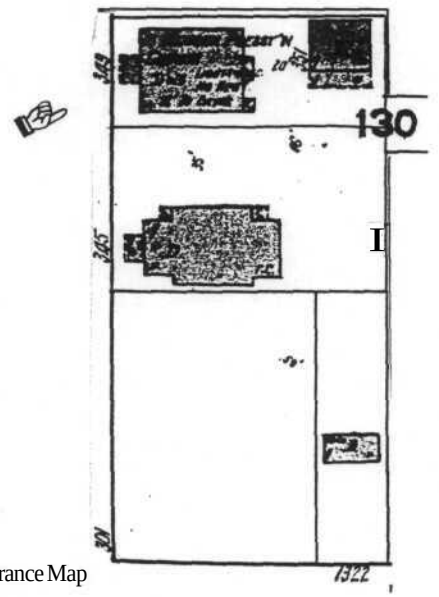
Resource Identifier: (Assigned by recorder) 341-343 13th Avenue, San Diego, CA 92101
Historic Name: Mexican Presbyterian Church/Mexican & Spanish Presbyterian Church

P3a. Description (Continued):

The two west elevation windows are double-hung sash, and feature gothic inspired arched, window frames. A similarly shaped air vent is located beneath the front gable end of the roof line. A front porch area is present on the street facing elevation, and features an ornamental, center gabled roof of moderate pitch, also with an unenclosed eave and exposed rafter tails. The porch roof is supported by post and lintel construction. Two front doors are present on the street facing elevation; one for each unit. Overall, the building's exterior is in poor condition.

***B10. Significance** (Continued):

Although the 341-343 13th Avenue building is listed as a 3S on the California State Office of Historic Preservation Historic Property Data File for San Diego County, Historical research has determined that the 341-343 13th Avenue building is neither historically nor architecturally significant. The 341-343 13th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Folk Victorian construction, and does not represent the work of a master architect or craftsman.



t

1921 Sanborn Fire Insurance Map

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Simon Padilla Residence

P1. Other Identifier: _____

*P2. Location: a Not for Publication ☑ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___% of ___¼ or Sec ___; _____ B.M.

c. Address 353-357 13th Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Horton's Addition, Block 130, Lot B, APN# 535-372-03

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This two-story residence is designed in a Victorian style. *It* has a low-pitched hipped with composition tiles, and a slight eave overhang without brackets. It features a porch with upper decorative spindle ornamentation and brackets between slender wood columns. The porch front appears modified with a quasi-chinese wood Chippendale. Windows are double hung and sliding is horizontal clapboard. This residence may been converted into a duplex sometime during the mid-1940s, as a door located at the southwest corner of the residence appears to have been added. The residence is in poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP8 *P4 - Resources Present:

☑ Building d Structure d Object d Site d District d Element of District *B* Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
☑ Historic
d Prehistoric d Both
c.1918
San Diego City Directories

*P7. Owner and Address:
J.D. Bols
136 Juniper Street
San Diego CA 92101

*P8. Recorded by (Name, affiliation, and address):
Office of Marie Burke Lia
427 C Street, Suite 416
San Diego, CA 92101

*P9. Date Recorded: June 1998 Updated April 2004

*P10. Type of Survey: (Describe) Intensive Survey For Potential Area Redevelopment

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Evaluation of Historical Resources Within Project Study Area For* Proposed *Sports Entertainment District*

Attachments: dNONE ☐Location Map dSketch Map ☑Continuation Sheet ☑Building, Structure, and Object Record
☐Archaeological Record ☐District Record dLinear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record dphotograph Record d Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z _____

*Resource Name or # (Assigned by recorder) Simon Padilla Residence _____

B1. Historic Name: Simon Padilla Residence

B2. Common Name: Residence

B3. Original Use: Residential B4. Present Use: Residential

•B5. Architectural Style: Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)

Duplex Conversion, Entrance Added (Date Unknown), Porch alteration (Date Unknown)

*B7. Moved? fefNo ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features:

Metal Fence

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego

Period of Significance c.1918 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The earliest tenant determined to have been associated with this building was Simon C. Padilla and his wife Isabella who resided here from 1919-1926. The residence was listed at 355 13th Avenue. Simon Padilla was employed by the Benson Lumber Company. In 1927 Mrs. Pola Castro resided at the home. One year later, J.J. Castro lived there. After 1931, the residence accommodated a number of different tenants: Manuel Blanco (1931-1932), Mrs. B.E. Wismer (1933), Salvador Mangusing (1937), Emelio Gomez (1938), Francisco Igno (1939), Richard Vanos (1940), Mrs. Catalina Monteyo (1941), and H.M. McClaren (1942). After 1947, the *San Diego City Directory* lists two addresses for the same building, indicating the likely conversion of the residence into a duplex. The residence, after 1947, still had a rather high turnover rate among tenants: Claud Optiz (353 13th) and David Gonzales (355 13th) in 1947-1948, Fred Chavez (353 13th) and Adelina Cameron (355 13th) in

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

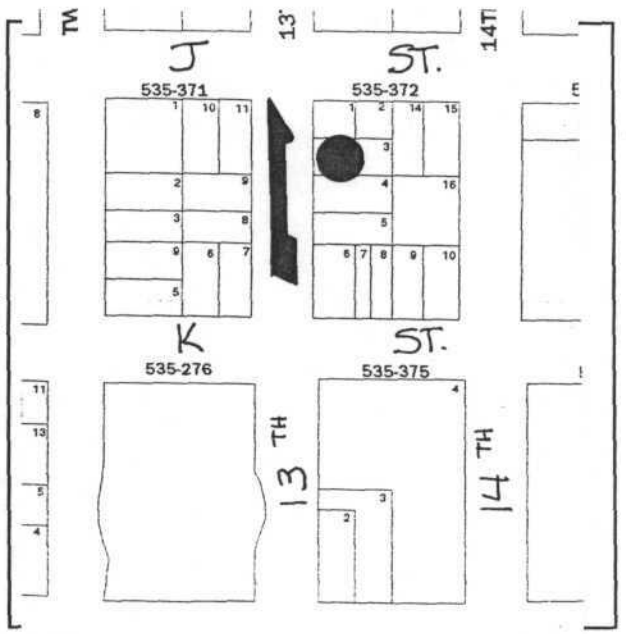
McAlester, Virginia & Lee. *A Field Guide To American Houses.* New York: Alfred A. Knopf, 1986.
Sanborn Fire Insurance Maps, 1888-1956.
San Diego City Directories
San Diego Union Index

B13. Remarks:

*B14. Evaluator: _____

Date of Evaluation: _____

(This space reserved for official comments.)



*B10. Significance: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1950 and 1950-1954 respectively, Minnie and Blanche Millan (353 13th) in 1952 and 1953-1954 respectively, Blanche Millan (353 13th) and Mrs. Eutemia Carmelo (355 13th) from 1955-1957 respectively, and Mrs. Blanche T. Millan (355 13th) from 1958-1960, and Lorenza Vidal (353 13th) from 1959-1960.

The building has been determined to be neither historically nor architecturally significant. The building has not been associated with any significant events or individuals in San Diego, nor does it display any unique or innovative architectural characteristics.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

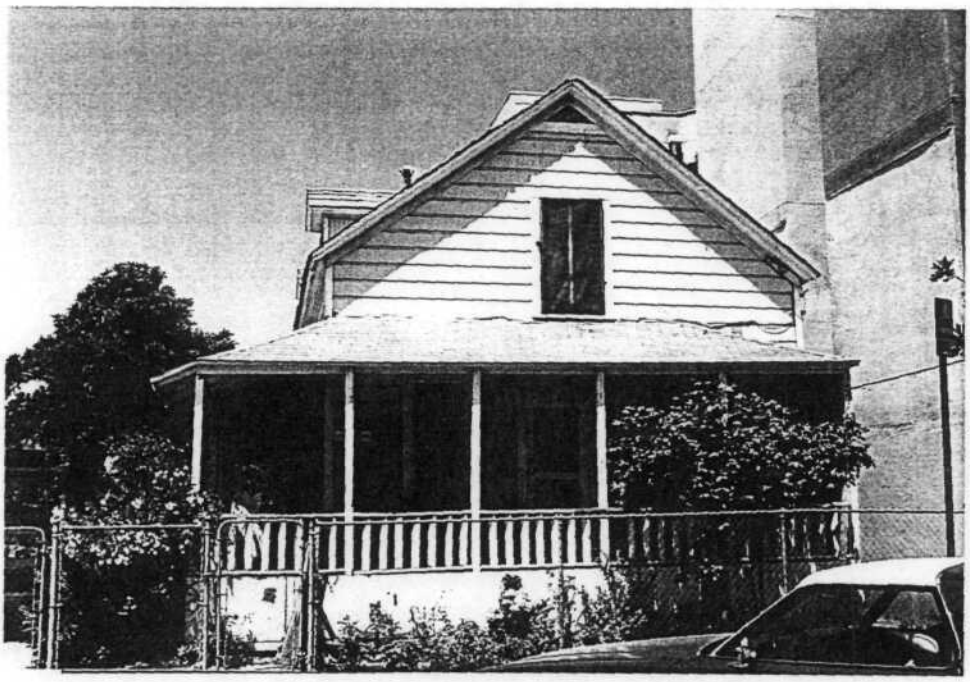
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 416 13th Street
P1. Other Identifier: Carmen Savalez Residence
*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date ____ T ___; R ___; ___% of ¼ of Sec ___; _____ B.M.
c. Address 416 13th Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 106, Lot H north 42.18 fee, Map D Book 13, page 522; APN: 535-156-06

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one and one-half story, rectangular-shaped single-family residence was designed in a Folk Victorian architectural style and was constructed sometime c. 1888-1906. When originally built, the residence featured a full-length porch across its east elevation. Sometime between 1921-1940, this porch was extended across the length of the south elevation. The building features a high-pitched, front-gabled roof with slight eave overhang and composition shingle roofing material. The exterior consists of horizontal clapobard. The porch features a deck roof with eave overhang along the south elevation. It is supported by slender wood columns with a picket balustrade. It is in poor condition. Fenestration includes double-hung with dormers along the south elevation. Overall, the building appears to be in poor condition.

P3b. Resource Attributes: (List attributes and codes) HP2 _____



*P4. Resources Present: I Building P Structure O Object P Site P District ☐ Element of District O Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) _____
*P6. Date Constructed/Age and Sources:
| Historic
n Prehistoric P Both
c.1888-1906
Sanborn Fire Insurance Maps
*P7. Owner and Address:
Jesus M. Villa & Mary Croce
Croce Family Trust 2/2/02
416 13th Street
San Diego, CA 92101
*P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101
*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: PNONE PLocation Map ☐Sketch Map PContinuation Sheet ■Building, Structure, and Object Record
PArchaeological Record PDistrict Record PLinear Resource Record PMilling Station Record PRock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 6Z

***Resource** Name or # (Assigned by recorder) 416 13th Street

B1. Historic Name: Carmen Savalez Residence

***B2.** Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

»B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed c.1888-1906. Building re-roofed (1962).

***B7. Moved?** ■No □Yes □Unknown Date: _____ Original Location: _____

***B8. Related Features:**

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area Bast Village/Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This single-family residence was constructed c. 1888-1906. Review of an 1888 Sanborn Fire Insurance Map does not depict the presence of the building during this year. However, by 1906, the building is shown as a one and one-half story "dwelling" with an attached one-story addition along the northeast elevation adjoining a one and one-half story "shed." A full-length porch was located along the east elevation. A 1940 Sanborn Map shows that by this year, the front porch had been lengthened or extended across the south elevation and the rear shed structure had been removed. The one-story addition along the northwest elevation, however, remained. San Diego City Directories indicate that the earliest identifiable occupant of the residence was Mrs. Carmen Savalez in 1926. A City of San Diego Water Department Service Order indicates that water service was provided to the property in August, 1946 for Mrs. A.W. Laval. Other occupants associated with the building over the course of its existence have included Lillian Davis (1935); Embers Soniga (1940); Haywood Davis (1950-1955) and Lola Perkins (1950).

Historical research has determined that the 416 13* Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. In addition, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 195S.
San Diego City and County Directories.

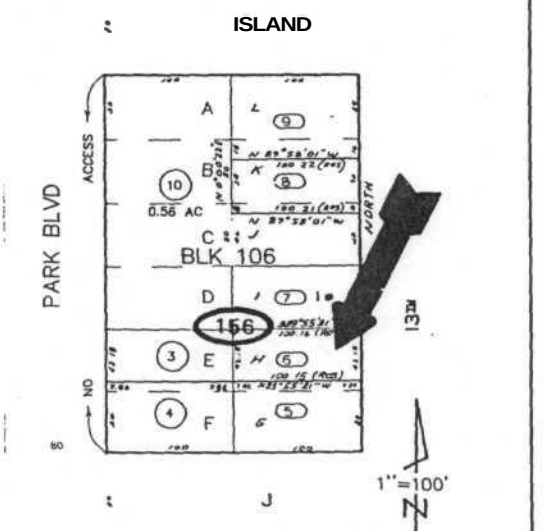
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 454 13th Avenue

P1. Other Identifier: _____

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____B.M.

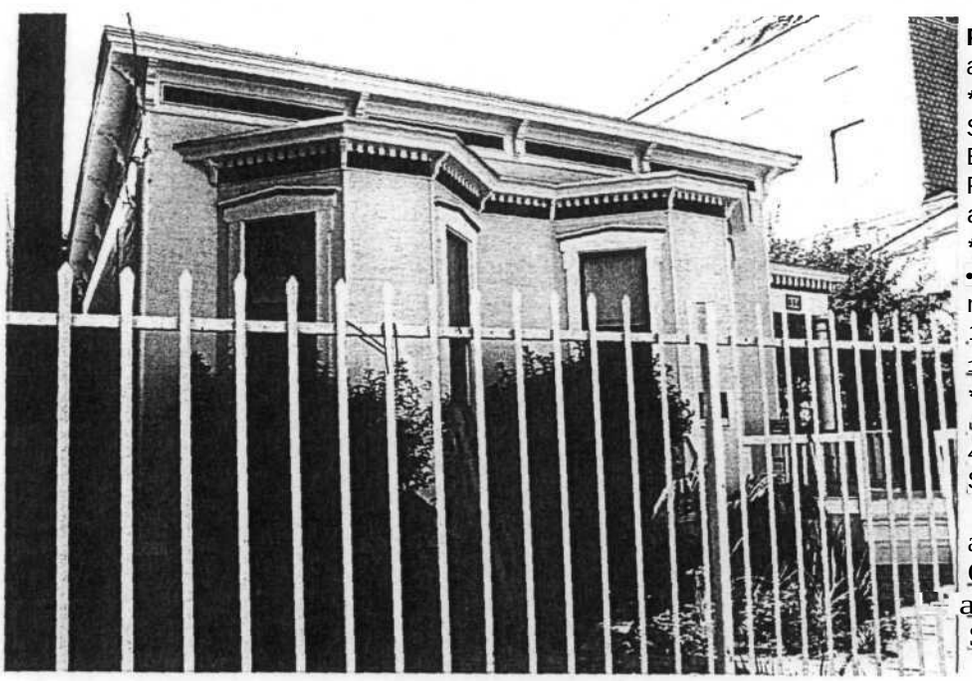
c. Address 454 13th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-156-08-00, Horton's Addition, Block 106, N 8' Lot J & S 34' Lot K

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1882, this single-story, single-family residence was designed in an Italianate architectural style. It has a general square shaped plan and features a flat roof with a boxed cornice and scrolled brackets. Two flat roofed, angled bays are present on the east, street facing elevation, each featuring a center section devoid of a window, and flanked on both sides by a narrow double-hung window. The bays also feature a bracketed entablature, and a dentil band spanning across the roof line. A small porch area is present at the northeast corner of the residence and features a mansard roof with fishscale shingles, additional dentiled entablature, and a supportive column. At the time of field investigation activities, this house was undergoing maintenance and general rehabilitation. Overall, this house appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: ■ Building a Structure a Object a Site □ District a Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
n Prehistoric □ Both
1882
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Jeffery D. Ratliff
454 13th Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley
Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE a Location Map a Sketch Map • Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record □ District Record a Linear Resource Record □ Milling Station Record a Rock Art Record
a Artifact Record a Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 454 13th Avenue, San Diego, CA 92101

B1. Historic Name: Wright Residence

B2. Common Name: _____

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1882; according to past documentation, rooms have been added to the rear of the residence (Lia/Brandes:1988). No other apparent substantial alterations and/or modifications noted.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: J.S. Wright and Company

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1882

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1882, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 454 13th Avenue property and building include: J.S. & Harriet Wright (1874-1902), San Diego Architect John B. Stannard & his wife Mary (1902-c.1941), and Nicholas M. Chavez (c.1940s-c.1960s). Past documentation states that J.S. & Harriet Wright purchased the 454 13th Avenue lot in 1874 and erected a four room house and a cistern in 1882, the cistern was still in existence during field investigation activities for the 1988 Centre City Bast survey. "Wright, a carpenter and furniture maker by trade, had built the Czerwinski residence on 6th near Broadway in 1875, and in 1887 the C.S. Hannah residence on 3rd and Laurel, in the Eastlake style." J.S. Wright died in 1889 and Harriet Wright maintained ownership of the 454 13th Avenue residence until 1902, when it was sold to John B. & Mary Stannard. Stannard arrived in San Diego in 1887, and "designed many notable residential and commercial structures for nearly three decades." Although John & Mary Stannard only occupied the residence until 1910, the Stannard family maintained ownership of the property until 1941 (Lia/Brandes:1988). *San Diego City Directories* reveal past residents 454 13TH Avenue include: owner N.M. Chavez (1944/1945, 1950, 1955, 1960), Rafael Moreno (1965), vacant (1969/1970), Mrs. Marie Duran (1975), Mrs. Zoraida D. Durazo (1980), and Christina Hara (1984).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

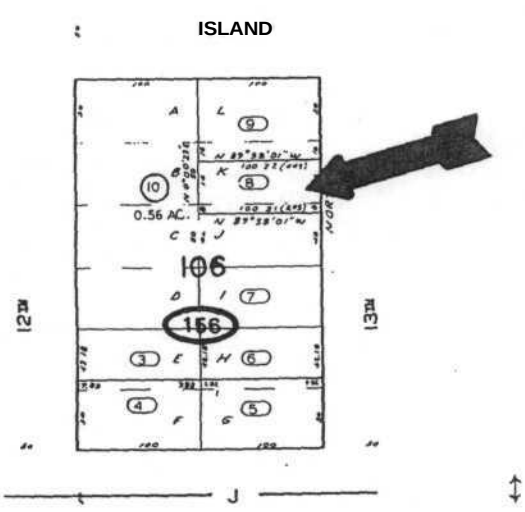
(See DPR 523H, Continuation Sheet for more information)

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: March 2001

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI #/Trinomial _____

CONTINUATION SHEET

I Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 454 13th Avenue, San Diego, CA 92101
Historic Name: Wright Residence

***B10. Significance** (Continued):

Historical research has determined that the 454 13th Avenue residence is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, it does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of Italianate construction. In addition, past documentation states that this residence is "one of the oldest in this part of the city" (Lia/Brandes:1988). As the identity of the architect could not be ascertained, the 454 13th Avenue residence does not represent the work of a master architect or craftsman. The builder, J.S. Wright (and Company), does not rise to the level of a master builder.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0431-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of May 1989 Bayside Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 360 15th Avenue

P1. Other Identifier:

*P2. Location: n Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec. ; B.M.

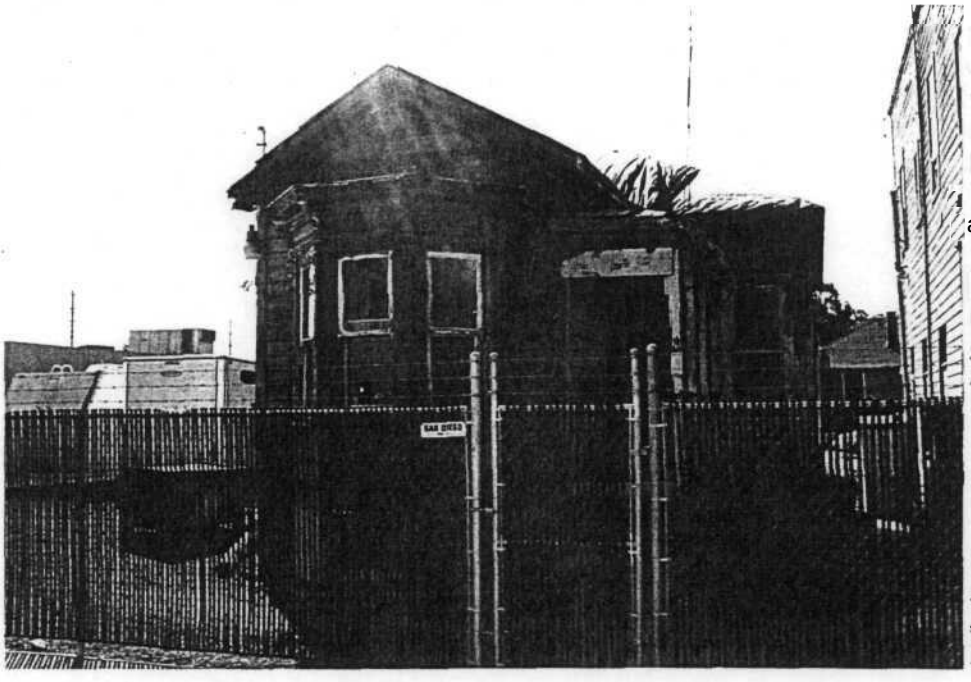
c. Address 360 15th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Believed to be part of APN: 535-396-04-00, Sherman's Addition, Block 36, W 30' of N 65' of Lot 3

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1887, this single-story, single-family residence was designed in a vernacular Queen Anne style of Victorian architecture. It has a rectangular shaped plan and features a hipped roof with a single, lower cross gable on the eastern elevation at the front entrance of the residence. Exterior building materials consist of horizontal shiplap siding for the exterior walls, and composition shingles for the roof. Only one double-hung sash window is present on the south elevation of the residence, and a direct view of the north side of the residence is partially obstructed by the neighboring two-story rooming house (the J Street Hotel).
(See DPR 523H Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: ■ Building D Structure n Object n Site n District n Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
n Prehistoric □ Both
c.1887
1989 Bayside Historic Site Inventory

*P7. Owner and Address:
Kenneth Cummins Revocable Trust
905 Dohaney Court
Roseville CA 95661

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

Updated April 2004

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of* Bayside *For Centre City Development Corporation*

Attachments: □NONE □ Location Map n Sketch Map ■Continuation Sheet I Building, Structure, and Object Record
n Archaeological Record a District Record n Linear Resource Record n Milling Station Record D Rock Art Record
□ Artifact Record n Photograph Record D Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0431-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 *NRHP Status Code 5S1

***Resource Name or #** (Assigned by recorder) Rood Rental, 360 15th Avenue. San Diego, CA 92101

B1. Historic Name: Rood Rental

B2. Common Name: _____

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** vernacular Queen Anne Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1887; no major alterations or modifications noted.

***B7.** Moved? ☐ No ☐Yes ■Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance c.1887
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1887, this building was previously documented in May 1989 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates that this residence was most likely relocated to this location prior to 1921. The original location, however, was not identified. Previous documentation reveals past owners of the 360 15th Avenue property and building include: Vernon & Florence Rood (1907-c.1936), and Lawrence Piriano (1989). Past documentation states that the 360 15th Avenue residence has been consistently used as a rental property over the course of its existence at this location.

Historical research has determined that the 360 15th Avenue residence is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the residence appears to be architecturally significant, as a residence which embodies the distinctive characteristics of a type, period, or method of Queen Anne vernacular construction. The exterior of the residence, however, is in poor condition. The residence is the last remaining example of its type on this block, and there are few examples located in the surrounding blocks. As the identity of the architect could not be ascertained, the 360 15th Avenue residence does not represent the work of a master architect or craftsman. The 360 15th Avenue residence is listed on the California State Office of Historic Preservation Historic Property Data File for San Diego County as a property which may be eligible for inclusion on the National Register of Historic Places upon certain conditions being met.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

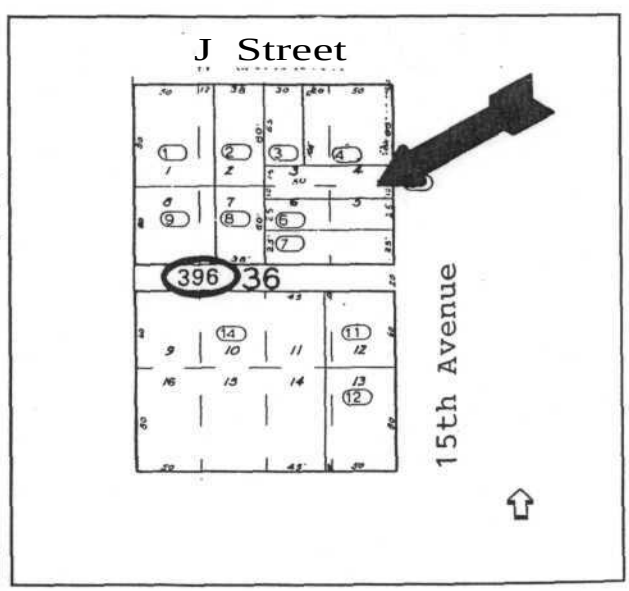
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
Lia and Brandes, *Historic Site Inventory of Bayside,* 1989.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: February 2001

(This space reserved for official comments.)



DPR 523B (1/95)

CONTINUATION SHEET

I Continuation ☐ Update

Resource Identifier: (Assigned by recorder) 360 15th Avenue, San Diego, CA 92101
Historic Name: Rood Rental

P3a. Description (Continued):

A set of wooden stairs lead to the front entrance of the residence, where a partial porch area is present and is shaded by a separate, shed-style roof, and supported by three wood posts. The primary feature of the residence is a single bay window located on the front, street-facing elevation. The bay features a separate, shed-style, hipped roof with three double-hung sash windows. The windows feature decorative mullions fashioned after pilasters, and a dentil band spans across the three sections of the angled roof line. The dentil sections are marked by decorative brackets, which feature scroll and spindlework similar to that found in the window mullions.

At the time of initial survey activities in c. November 2000, renovations were being made to the residence, and February 2001 field activities revealed that the residence was still under renovation. Overall, the exterior of the residence appears to be in poor condition, as the exterior walls require painting, and the missing roof shingles signal that the roof is in need of repair and/or replacement.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 648 15th Street

P1. Other Identifier: Davidson Furniture Company Warehouse Building

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diecro

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ___¼ of ___% of Sec ___; _____ B.M.

c. Address 648 15th Street City San Diecro Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 16, Lots 1-3 par 3 doc 108411 rec 66 in un-numbered lot & alley; Map 143, APN: 535-174-04

*P3a. **Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):**

This two-story, with mezzanine, commercial building, is believed to have been constructed for the Davidson Furniture Company as a warehouse in 1945. The building has not substantially changed in appearance since its construction. Designed in a Streamline Moderne/International style, the building is square in shape and set on a reinforced concrete foundation with concrete walls and brick. The building features a flat roof and stucco exterior. Along the main (east) elevation, the building is divided by coping which bisects the ground floor from the mezzanine and second floor. Along the ground floor, the building features broad horizontal grooves with two bay areas and "roll"up style metal doors. The horizontal grooves and coping dictate a strong Streamline Moderne/International style influence. Two entrances are separated by small double-hung windows. Along the mezzanine and second floor, there area two ribbon sets which contain multi-paned awning windows. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6 _____

*P4. Resources Present: | Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
ement of District ☐ Other (Isolates, etc.)
5b. Description of Photo: (View, date,
ccession #) _____

P6. Date Constructed/Age and Sources:
■ Historic
☐ Prehistoric ☐ Both
1945
San Diecro Water & Sewer Connection Records

*P7. Owner and Address:
Robert Mayberry Family Limited Partnership
2123 El Cajon Boulevard
San Diecro, CA 92104

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diecro, California 92101

*P9. Date Recorded: March 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

Attachments: ☐NONE ☐Location **Map** ☐Sketch **Map** ■Continuation **Sheet** ■Building, **Structure, and Object Record**
☐Archaeological **Record** ☐District **Record** ☐Linear **Resource Record** ☐Milling **Station Record** ☐Rock **Art Record**
☐Artifact **Record** ☐Photograph **Record** n **Other (List):** _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 648 15th Street

B1. Historic Name: Davidson Furniture Company Warehouse Building

B2. Common Name: Mayberry Auto & Mini-Storage

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Streamline Moderne/International

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed in 1945. Tenant improvements (installation of fire doors at stairs, walls, and elevator, 1999).

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

1488 Market Street

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area East Village/ Centre City

Period of Significance 1945 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is believed to have been constructed for the Davidson Furniture Company as a warehouse in 1945. City of San Diego water and sewer connection records indicate that service was provided to the property in October, 1945 for "A.T. Davidson" and the Davidson Furniture Company. While the building is depicted on the 1940 Sanborn Fire Insurance Map as a "furniture warehouse" at 646 15th Street for use by the Davidson Furniture Company (which also had two other buildings located next door), it is believed that the building was built a few years later in 1945. In any event, the building was associated with the Davidson Furniture Company until at least 1956.

Historical research has determined that the 648 15th Street building is architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building, however, embodies the distinctive characteristics of a type, period, and method of commercial Art Moderne construction. It does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Longstreth, Richard, *The Buildings Of Main Street,* 1987.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

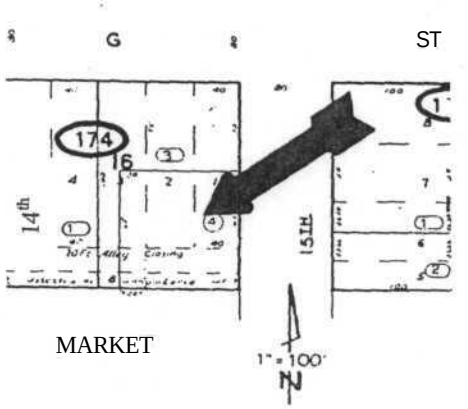
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: March 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 ***Resource Name or # (Assigned by recorder)** 648 15th Street
*Recorded by Office of Marie Burke Lia **Date** March 2004
☒ **Continuation** **P Update**

Historic Photograph (1950); Sensor 5-602; "Davidson Furniture Company"; Photograph Courtesy Of The San Diego Historical Society

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0432-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1037 15th Avenue
P1. Other Identifier:
*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of % of Sec ; B.M.
c. Address 1037 15th Avenue City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-225-04-00, S ½ of Lot 10 N 12 ½ Ft of Lot 9, Block 17

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1886, this single-story, single-family residence was designed in a Queen Anne cottage style of Victorian architecture. It has a general rectangular shaped plan, and features a hipped roof with a cross gabled portion featuring a boxed cornice and diamond shaped wood shingles on the west elevation. Other features include: a rectangular bay window on the west elevation with a hipped roof portion overhead, and four double-hung sash windows; a corner porch entrance supported by turned posts and featuring ornamental brackets, and an upper transom window above the front door. Exterior building materials consist of composition shingles for the roof, horizontal dropped, simple wood siding, and wood shingles for the exterior walls. Overall, the residence appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP2
*P4. Resources Present: • Building D Structure a Object □ Site □ District a Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
*P6. Date Constructed/Age and Sources:
• Historic
a Prehistoric □ Both
1886
1988 Centre City East Historic Site Inventory
*P7. Owner and Address
Valderrama, Raul; Lucero, Rachel; and Rebecca Jones
1037 15" Street
San Diego, CA 92101
*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE a Location Map a Sketch Map a Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record a District Record a Linear Resource Record □ Milling Station Record D Rock Art Record
□ Artifact Record D Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI# 2138-0432-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1037 15th Avenue, San Diego, CA 92101

B1. Historic Name: B.J. Grenell House

B2. Common Name: Valderrama Rental

B3. Original Use: Residential (single-family) B4. Present Use: Residential (single-family)

*B5. Architectural Style: Queen Anne Cottage

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in approximately 1886; no substantial alterations and/or modifications noted

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown b. Builder: E.G. Hammond

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1886
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1886, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 1037 15th Street property and building include: carpenter *E.G.* Hammond (1886-c.1898), Samual & Ella Garwood (1898-1912), and Ralph L. & Ildica Conklin (1912-1936), and Octavio Valderrama (c.1955-c.1988). Partial ownership of the residence is currently maintained by Raul Valderrama. San *Diego City Directories* reveal that past residents of the 1037 15th Street residence include: Frank Bosco, Marcus Mercado, and owner Stanley Norris (1944/1945), and owner Octavio Valderramma (1950-1975). There no tenants listed as occupying the residence in 1980 and 1984.

Historical research has determined that the 1037 15th Street residence is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the residence does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Queen Anne Cottage construction. As the identity of the architect could not be ascertained, the residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To Amercian Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

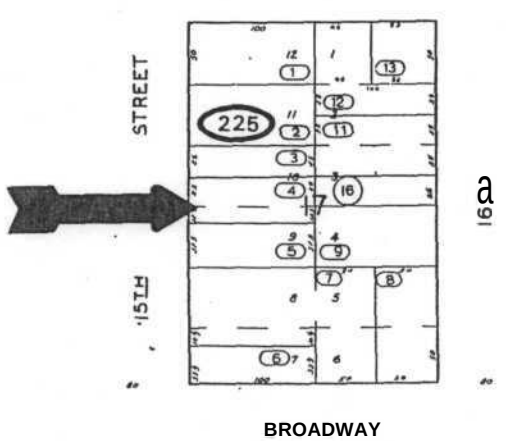
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

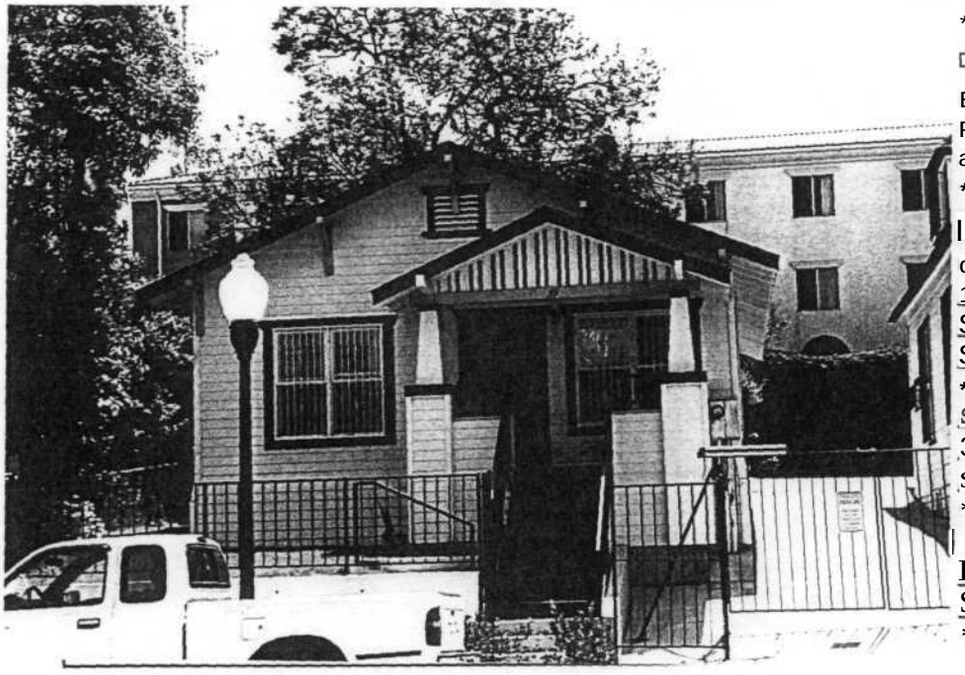
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned bv recorder) 39 16th Street
P1. Other Identifier: J. Wesley and Mary Fultz Residence
*P2. Location: □ Not for Publication ■ Unrestricted * a. County San Diecro
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date ____ T ___; R ___; ___% of ___% of Sec ___; _____ B.M.
c. Address 39 16th Street City San Diecro Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 57, South 38 feet of Lot 3, Map 856, APN: 535-623-04

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, single-family residence was designed in a Craftsman architectural style and was constructed in 1923. Irregular in shape, the residence features a front-gabled roof of moderate pitch, with eave overhang and exposed rafters. Triangular knee braces have been added underneath the central roofline. Along the southwest elevation, the building has a re-built, partial porch which is front-gabled of moderate pitch with eave overhang and exposed rafters. The porch pediment is vented with projecting braces. Porch piers are square and sheathed in horizontal clapboard. The piers have tapered porch columns. Concrete steps with metal railing lead to the porch area. The exterior of the residence consists of horizontal clapboard. Fenestration consists of paired, double-hung windows with metal security grilles. Overall, the residence appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP2



*P4. Resources Present: I Building □ Structure □ Object D Site □ District D Element of District d Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)_____
***P6. Date Constructed/Age and Sources:**
| **Historic**
d Prehistoric □ Both
1923
Sanborn Fire Insurance Maps
San Diego City Directories
***P7. Owner and Address:**
SVDP Management Inc.
3350 E Street
San Diego, CA 92102
*P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416 San Diecro, California 92101
*P9. Date **Recorded:** March 2004

***P10.** Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Cente City Development Corporation*

Attachments: □NONE □Location Map □Sketch Map □Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Resource Record □Milling Station Record dRock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California — The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 6Z

***Resource Name or #** (Assigned by recorder) 39 16th Street

B1. Historic Name: J. Wesley and Mary Fultz Residence

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Building constructed in 1923. New composition shingles added (1975); building remodeled, including "beam" added and bathroom and kitchen relocated (1999).

***B7. Moved?** ■No □Yes □Unknown Date: _____ Original Location: _____

***B8. Related Features:**

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** N/A Area East Village/ Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This single-family residence was designed in a Craftsman architectural style and was constructed in 1923. Review of a 1921 Sanborn Fire Insurance Map indicates the presence of another dwelling on the property during this year. However, a 1940 Sanborn Fire Insurance Map shows the presence of the 39 16th Street residence by this time. San Diego City Directories list the first occupants of the residence as J. Wesley and Mary Fultz in 1923. The Fultzs lived in the home until at least 1926. Subsequent occupants over the years have included J.T. Tolk (1926); C.F. Clark (1930); Mable Chander (1935); I.H. Lipscomb (1940-1950); Julius R. Torres (1955); and Manuel D. Gauna (1960).

Historical research has determined that the 39 16th Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of Craftsman construction, particularly since the building appears to have been remodeled and/or re-built over the years. In addition, it does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

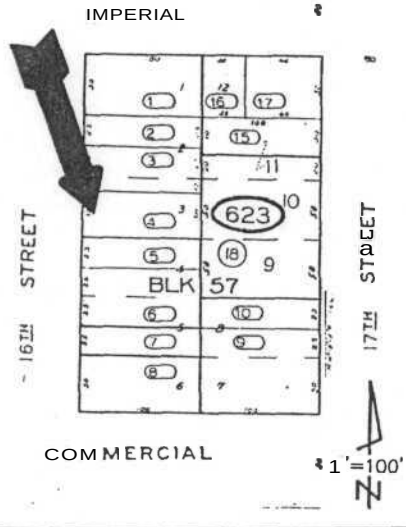
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: March 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 255 16th Street

P1. Other Identifier: William and Mamie Lewis Residence

*P2. Location: c Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____% of ____% of Sec ____; _____ B.M.

c. Address 255 16th Street City San Diego Zip 92101

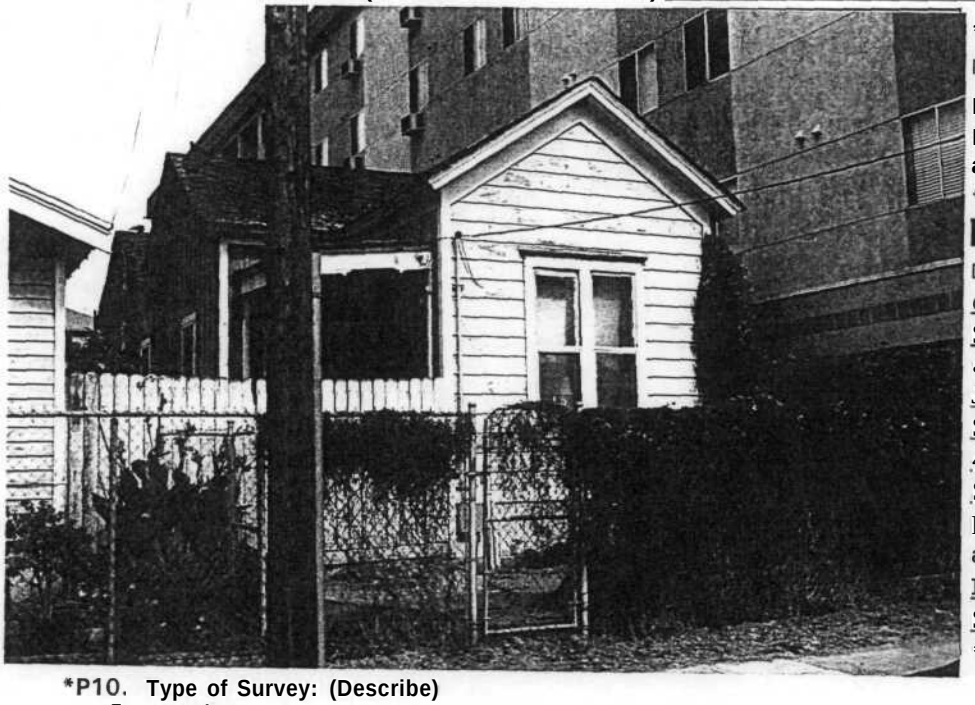
d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 39, Lot 2, Map: 853; APN: 535-383-02

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, single-family residence appears to have been designed in a Folk Victorian architectural style and constructed c. 1888. The building is almost rectangular in shape and features a multi-gabled roof. Along the main (west) elevation, the building features a medium pitched, front-gable roof with slight eave overhang and composition shingles. A partial porch is located along the northwest elevation. Along the north elevation, the building has two side-gables, both of medium pitch and moderate eave overhang. The west elevation features thick clapboard siding. Siding along the north elevation is board-and-batten. A focal window along the west elevation is a paired, double-hung variety. Overall, the building appears in poor condition.

P3b. Resource Attributes: (List attributes and codes) HP2



*P4. Resources Present: | Building
☐ Structure ☐ Object D Site ☐ District ☐ Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
■ Historic
☐ Prehistoric ☐ Both
c.1888
Sanborn Fire Insurance Maps

•P7. Owner and Address:
Joseph, Dominic, Laura Deluca, Sarah D. Yeilding
4615 E. Talma dge Drive
San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) ***Historic Resources*** *Inventory* ***Update Of The East*** *Village Area* ***For Centre*** *City* ***Development Corporation***

Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 6Z

***Resource Name or #** (Assigned by recorder) 255 16th Street

B1. Historic Name: William and Mamie Lewis Residence

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Building constructed c.1888; Exterior remodeled along front and rear elevations (c. 1888-1906); Building altered again to reflect current appearance (c.1906-1921).

***B7.** Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area East Village/ Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This one-story, single-family residence is believed to have been constructed c. 1888. Inspection of a 1888 Sanborn Fire Insurance Map depicts the presence of this building as a one-story, dwelling during this year identified as 255 17th Street. By 1906, the building had been altered to include a slightly larger partial porch area along the northwest elevation and additions at the rear (east) elevation. By 1921, however, these improvements were removed and it appears by this date that the building may have reflected its current appearance. San Diego City Directories indicate that the earliest identifiable occupants of the property were William T. Lewis, a cook, and his wife, Mamie, in 1924. The couple lived in the home until at least 1926 followed by A.A. Clark (1930), Mary Ramirez (1940), Barry Bruschi (1945), Anita Ynzunza (1950), Samuel Parker (1955), and Joe Andrews (1960).

Historical research has determined that the 255 16th Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. Moreover, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San *Diego City and County Directories.*

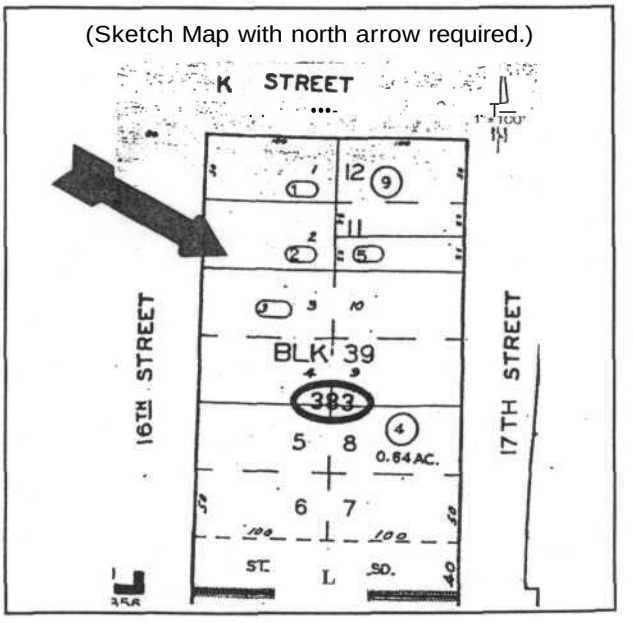
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7 _____
Other Listings Update of November 1988 Centre East City Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 701 16th Avenue

P1. Other Identifier: _____

*P2. Location: D Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___ ¼ of ___ ¼ of Sec ___; _____ B.M.

c. Address 701 16th Avenue City San Diego "Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-180-01-00, Culverwell's Addition, Block 13, Lots 4 thru 12

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1914, this two-story brick, One Part Commercial Block style building has a rectangular shaped plan and features a flat roof, brick corbeling near the roof line, and brick belt coursing between the first and second floors. The first floor windows appear to be industrial style with a multi-pane sash pattern. The second floor window types vary between a fixed single-panes and sliding windows with an upper fixed portion. Overall, the building appears to be in good condition. Overall, the residence appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP8; HP6

*P4. Resources Present: • Building n Structure □ Object □ Site a District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
n Prehistoric n Both
1914
1988 Centre City Eaet Historic Site Inventory

*P7. Owner and Address
James S. Brown Revocable Trust
Donald R. & Judith R. Clark Trust
591 Camino De La Reina
San Diego, CA 92108

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott A. Moomjian, Office of Marie Lia, Attorney at Law. 427 C Street, Ste. 416, San Dieao. CA 92101.

*P9. Date Recorded: October 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □ NONE n Location Map n Sketch Map D Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record a District Record □ Linear Resource Record a Milling Station Record n Rock Art Record
D Artifact Record a Photograph Record a Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 701 16th Avenue, San Diego, CA 92101

B1. Historic Name: The Snowflake Bakery Building

B2. Common Name: The Surya Automotive Building

B3. Original Use: Light Industrial (Bakery Warehouse) B4. Present Use: Commercial

*B5. Architectural Style: One Part Commercial Block

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in 1914; original windows replaced, and others in-filled (dates unknown), single-story addition to the east side of the building (date unknown).

*B7. Moved? B No ☐ Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: John B. Stannard b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1914
Property Type Light Industrial/Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1914, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation states that the Snowflake Bakery Company occupied two other buildings prior to its tenancy in this building. "An announcement as early as June 1908 foretold of the acquisition of the [701 16th Avenue] property which then had a small brick building on it. By October 1913, the details of the hiring of the architect Stannard to build a new plant appeared in the San *Diego Union,* and the article of January 1, 1920 reflected a full history of the [Snowflake] bakery and its leadership" (Lia/Brandes:1988). San *Diego City Directories* reveal past occupants of the 701 16th Avenue building include: the Snowflake Baking Company, Incorporated (1944/1945, 1950, 1955, 1960, 1965, 1970, 1975), the Sunbeam Bakery, Incorporated (1980), and the Vons San Diego Bakery (1984).

Historical research has determined that this building is not historically significant, as it is not directly associated with any important events or individuals in terms of local, state, or national history. The 701 16th Avenue building, however, is architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of One Part Commercial Block construction. Although the building does not qualify at the local level on this basis, it also represents the work of architect John B. Stannard, who is considered to be an important, creative individual at the local level.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)

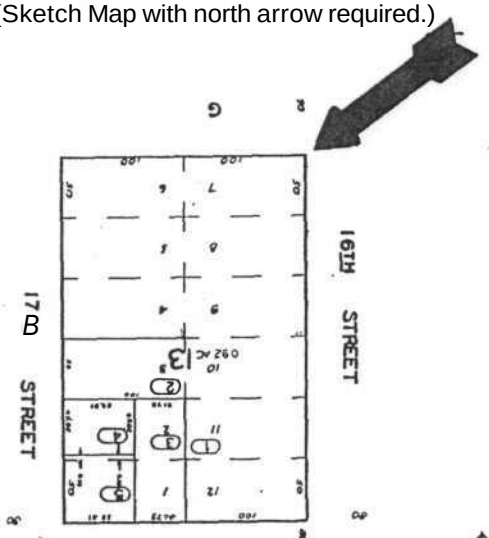
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To Amercian Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley
Office of Marie Burke Lia
Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 716 16th Street

P1. Other Identifier: Todd's Market

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____% of ____¼ of Sec ____; _____ B.M.

c. Address 716 16th Street City San Diego Zip 92101

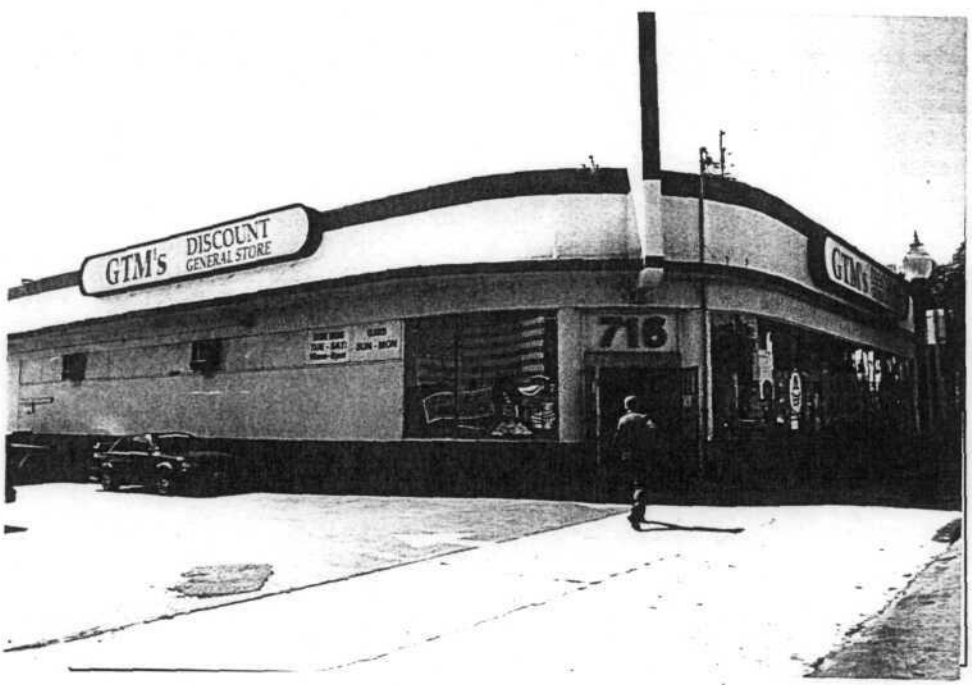
d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 14, Lots 5 & 6, Map 143, APN: 535-172-06

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one-story, commercial building is believed to have been designed in an Art Moderne (streamline modernistic) architectural style and constructed c. 1947. The building is rectangular in shape and features a rounded corner entrance along the southeast elevation. The building features a flat roof with projecting coping well underneath the roofline. Above the rounded corner entrance, there is a vertical tower element for signage. Additional newer signage is located along the south and east elevations, identifying the building as "GTM's Discount General Store." The exterior is stucco. Flanking the main entrance, there is a fixed storefront window to the west and a series of fixed storefront windows along the east elevation. A band of ribbon windows appear to have been in-filled along the south elevation. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP6 _____



*P4. Resources Present: | Building D Structure ☐ Object ☐ Site ☐ District P Element of District P Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
| Historic
P Prehistoric D Both
c.1947
Water ' Department Connection Record
San Diego City Directories

*P7. Owner and Address:
Navarra Family Trust
Ann N. Greenberg Trust
1401 E Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address):• Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: March 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) Historic Resources Inventory Update Of the East Village Area For Centre City Development Corporation

Attachments: ☐NONE ☐Location **Map** ☐Sketch **Map** ☐Continuation **Sheet** •**Building, Structure, and Object Record**
☐Archaeological **Record** **DDistrict Record** ☐Linear **Resource Record** ☐Milling **Station Record** **DRock Art Record**
☐Artifact **Record** ☐Photograph **Record** n **Other (List):** _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 716 16th Street

B1. Historic Name: Todd's Market

B2. Common Name: GTM's Discount General Store

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Art Moderne (streamline modernistic)

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed c.1947. Building re-roofed (1975).

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area East Village/ Centre City

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building is believed to have been constructed c.1947. Although the building is depicted as an irregularly-shaped "store" on the 1940 Sanborn Fire Insurance Map, a City of San Diego Sewer Connection Order indicates that water service was provided to the property in September, 1947 for owner Homer McClure. Further, the property is listed as "Todd's Market" with "H.W. Wilkinson, meats" at the property in 1950. The property address is not listed in San Diego City Directories between 1940-1949 Over the years, the building has served as Mayfair Markets (1955); San Diego Motor Parts (1960), and as a paint store during the mid-1970s.

Historical research indicates that the 716 16th Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history • The building does not embody the distinctive characteristics of a type, period, or method of Art Moderne construction. In addition, it does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
Longstreth, Richard, *The Buildings Of Main* Street, 1987.
McAlester, Virginia & Lee, *A Field Guide To American* Houses, 2000.
Sanborn Fire Insurance Maps, 1887, 1888, 1906, 1921, 1940, 1956.
San *Diego City and County Directories.*

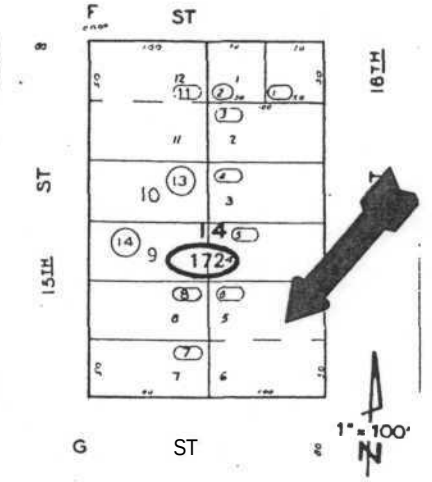
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: March 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code . 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 815 16th Avenue

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___% of Sec ___; _____ B.M.

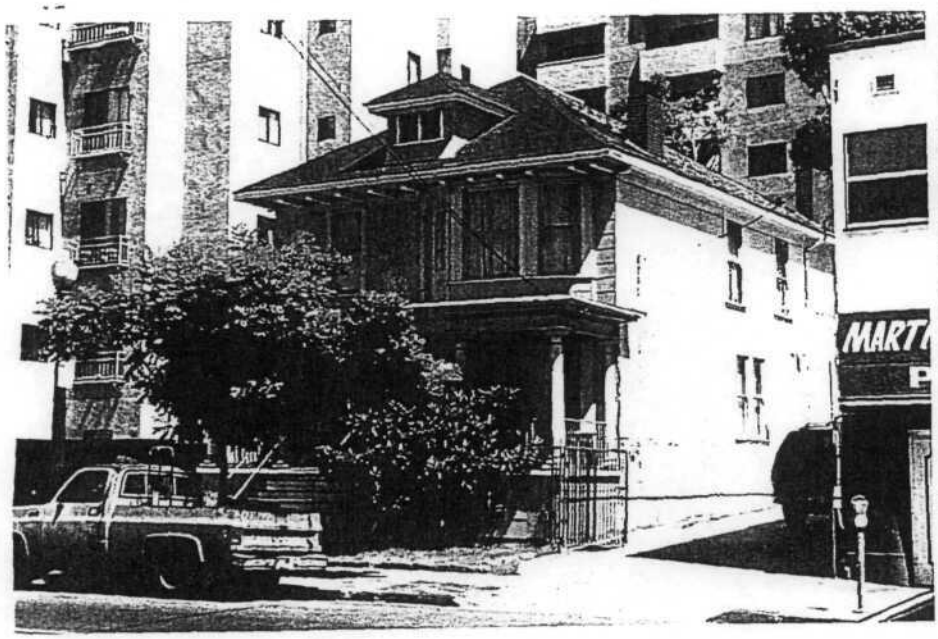
c. Address 815 16th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Believed to be part of APN: 534-360-12-00, Culverwell's Addition, Block 8, Lots 7 & 8

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1908, this two-story multiple-family residence was designed originally for single-family use in a Colonial Revival architectural style. It has a general rectangular shaped plan, and features a moderately pitched, hipped roof, with a hipped dormer, two red brick chimneys, and a widely overhanging eave on the west, street facing elevation. Exposed beams are present under the eave and appear to be more ornamental than functional. A full length front porch is present on the west elevation, and features five Doric columns, and one rounded pilaster where the porch meets the exterior wall. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP3

***P4. Resources Present:** I Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
☐ Prehistoric ☐ Both
1908
1988 Centre City East Historic Site Inventory

***P7. Owner and Address:**
Nasim Fares Jr.
637 Lippizan Way
El Cajon, CA 92019

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE D Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record ☐ District Record n Linear Resource Record a Milling Station Record ☐ Rock Art Record
n Artifact Record n Photograph Record a Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code** 5S2

***Resource Name or # (Assigned by recorder)** *815* 16th Avenue, San Diego, CA 92101

B1. Historic Name: The Lee House

B2. Common Name: The Sixteenth Avenue Apartments Building

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Multi-Family)

***B5. Architectural Style:** Colonial Revival

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1908; no major alterations and/or modifications noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:_____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B** 10. Significance: Theme Architecture Area San Diego Period of Significance 1908
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1908, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 815 16th Avenue property and building include: D.C. Place (pre-1907), and John M. & Julia Lee (1907-c.1913 when John Lee died). San *Diego City Directories* reveal past residents of the 815 16th Avenue building include: the widowed Julia Lee (1914), William Labb (1944/1945), and Mrs. Nellie Brest (1950). San *Diego City Directories* also reveal the 815 16th Avenue building was identified as the "Sixteenth Street Apartments" building in 1955 and contained approximately five units. Past residents of these units include: 1. Mrs. Nellie Brest, 2. Mrs. Geneva Baker, 3. Mrs. Camille I. Bailey, 4. Mrs. Alice Christianson, and 5. William Eldridge (1955); 1. Mrs. Nellie Brest, 2. Frank Kettleman, 3. Mrs. Camille Bailey, and 4. Michael Endine (1960); 1. Vacant, 2. Mrs. Maria J. Barrios, and 3. - 5. Vacant (1965); 1. Mrs. Juana A. Avelino, 2. Henry Andel, 3. Henry U. Coronado, and 4. Flores Santiago (1975); 1. Mrs. Juana A. Avelino, 2. Guadalupe Sanchez, 3. Severiano V. Golindo, 4. Thomas Rivas, and 5. Juan M. Munoz (1980); and 1. Mrs. Juan Avelino, 2. Josefina Mores, 3. Peter Hidalgo, 4. No listing, and 5. Lorenso Chacon (1984).

Historical research has determined that the 815 16th Avenue building is not historically significant, as it is not directly associated with any important events, or individuals in terms of local, state, or national history. The 815 16th Avenue building, however, is considered to be architecturally significant at a local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Colonial Revival style of construction. As the identities of the architect or builder could not be ascertained, the building does not represent the work of a master architect, master builder, or master craftsman.

B11. Additional Resource Attributes: (List attributes and codes)_____.

***B12. References:** (partial list)
(See DPR 523H, Continuation Sheet for more information)

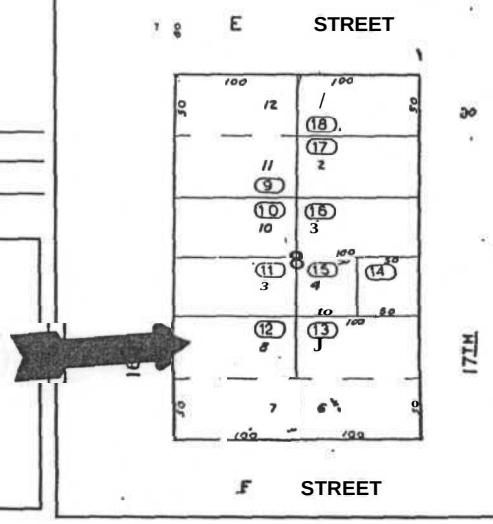
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

■ Continuation □ Update

Resource Identifier: (Assigned by recorder) 815 16th Avenue. San Diego, CA 92101
Historic Name: The Lee House

P3a. Description (Continued):

Above the boxed cornice of the first-floor porch, a bay window is present with an adjacent door which allows for accessability onto the porch roof. A railing or balustrade around the second floor porch was most likely present at the time of original construction. A first floor bay window is also present, and all other windows appear to be double-hung sash. Exterior building materials consist of composition shingles for the roof, and shiplap siding. Wooden steps ascend to, and iron railing encloses the front porch area. Overall, the building appears to be in good condition.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings Update of May 1989 Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 349-363 17th Avenue

P1. Other Identifier: _____

*P2. Location: a Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec___; _____B.M.

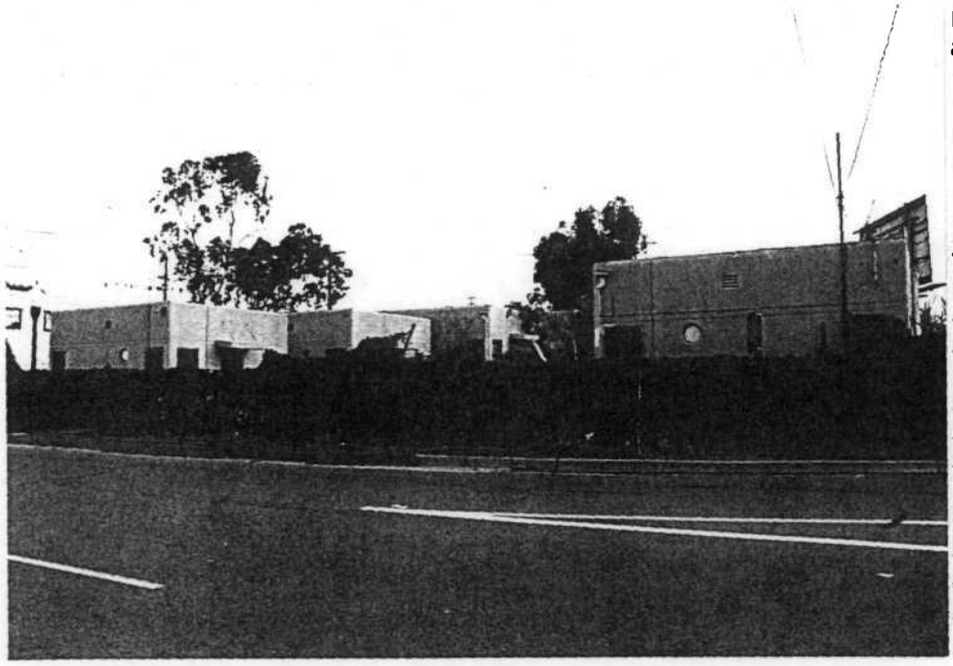
c. Address 349-363 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-406-01-00, Remondinos Sub, Sherman's Addition, Block 33, Lots M-P

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1940, this eight-unit apartment complex known as the Auto Courts, was designed in an Art Moderne or Streamline Modernistic architectural style. Located immediately west of Interstate 5, the apartments are arranged in two sets of four units, with each set facing in towards one another. Each unit is aligned off-center from another unit, thereby achieving an overall stepped "C-shaped" courtyard effect. Each of the eight units display common architectural features indicative of the Art Moderne style including: flat roofline, smooth stucco exterior wall surface, asymmetrical facade, horizontal grooves/lines in the sides of exterior walls, curved wall corners, and small circular (port-hole) windows. Each of these units also display larger square windowswith decorative security grilles, and a small concrete porch covering. (See DPR 523H, Continuation Sheet for more information)



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: • Building ☐ Structure a Object ☐ Site ☐ District ☐ Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
☐ Prehistoric n Both
1940
1989 Bayside Historic Site Inventory

*P7. Owner and Address
Gabriel J. Saliba II,
1522 33rd Street,
San Diego, CA 92102

*P8. Recorded by (Name, affiliation, and address) :Wendy Tinsley/Scott Moomjian, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: February 2001

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Bayside For Centre City Development Corporation*

Attachments: ☐ NONE a Location Map a Sketch Map ☐ Continuation Sheet • Building, Structure, and Object Record
☐ Archaeological Record a District Record n Linear Resource Record n Milling Station Record a Rock Art Record
☐ Artifact Record ☐ Photograph Record D Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) 349-363 17th Avenue, San Diego, CA 92101

B1. Historic Name: Saliba Auto Courts

B2. Common Name: Auto Courts

B3. Original Use: Residential (Multi-Family) B4. Present Use: Residential (Multi-Family)

*B5. Architectural Style: ftrt Moderne

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in 1940; no major alterations and/or modifications noted.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1940
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1940, this apartment complex was previously documented in May 1989 under the supervision of the Office of Marie Lia and Dr. Ray Brandes, and again in November 1998 by Scott A. Moomjian. Previous documentation reveals the Auto Courts were constructed by grocers Gabriel and Sarah Saliba, and over the years, these apartments were rented to various tenants including aircraft workers, auto wreckers, and radio technicians. Original tenants of the complex include: J.B. Testman (# 349), Lester Loeser (# 351), E.H. Torson (# 353), R.H. Jones (# 355), J.P. Hewitt (# 357), A.A. LaCarra (# 359), Joseph Parga (# 361), and C.M. Fisher (# 363).

Historical research has determined that the 349-363 17th Avenue apartment complex is not historically significant, as the complex is not associated with any important events or individuals in terms of local, state, or national history. However, the complex does appear to be architecturally significant at the local level, for its buildings which embody the distinctive characteristics of a type, period, or method of the Art Moderne architectural style of construction. As the identity of the architect could not be ascertained, the complex does not appear to represent the work of *a* master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12.** References: (partial list)

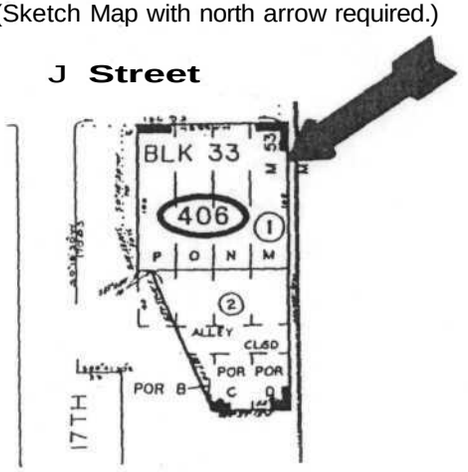
Lia and Brandes, *Historic Site Inventory of Bayside,* 1989.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: February 2001

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 420 17th Avenue /424 17th Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ or ___¼ of Sec ___; _____ B.M.

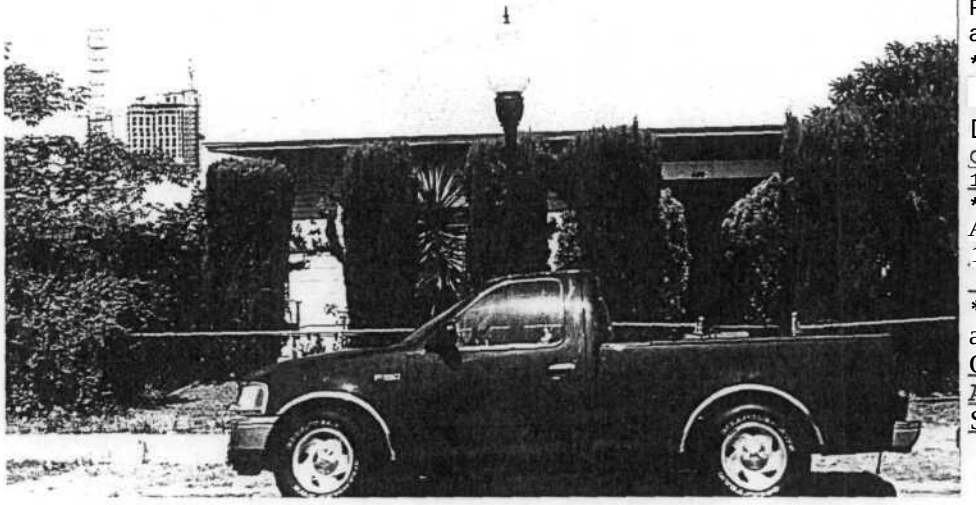
c. Address 420 17th Avenue / 424 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-08-00, Sherman's Addition, Block 21, All Lot & EXC S 30'

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1894, this single-story, single-family residence was designed in a Folk National architectural style. It has a general square shaped plan, and features a moderately pitched, pyramidal hipped roof, with a boxed cornice and plain frieze. The northeast corner of the residence features a recessed, open porch with a low, partial wall portion and a wood *poet* for support. Windows appear to be single-or-double-hung sash and are covered with iron security bars. A large, focal window is present on the east, street facing elevation, and it features three window sections, most likely a center fixed portion, flanked by a single-or-double hung window on either side. Exterior building materials consist of composition shingles for the roof and horizontal clapboard siding for the exterior walls. Overall, the residence appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: I Building ☐ Structure ☐ Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
■ Historic
D Prehistoric d Both
c.1894
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Abel Arreola
1345 Grove
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map n Sketch Map ☐Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record n District Record ☐ Linear Resource Record D Milling Station Record n Rock Art Record
☐ Artifact Record a Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 420 17th Avenue, San Diego, CA 92101

B1. Historic Name: The George Selwyn Residence

B2. Common Name: The Catalino P. Bernardo Residence

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** Folk National

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1894; no major alterations and/or modifications noted.

***B7. Moved?** ■ No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1894
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1894, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 420 17th Avenue property and building include: George M. & Ada Selwyn (1893-1923), Antonio & Josephine Malavenda (1923-date unknown), and Catalino P. Bernardo (c.1955 to at least 1984). Past residents of the 420 17th Avenue residence include: George & Ada Selwyn (1894-1923), Antonio & Josephine Malavenda (1923-1924), J.E. Harvey (1944/1945), owner Catalino P. Bernardo (1950), Ruth Traylor (1955) and again owner Catalino P. Bernardo (1960, 1965, 1969/1970, 1975, 1980, 1984). According to past documentation, George Selwyn was butcher and branch manager for the C.S. Hardy Meat Market, and Antonio Malavenda operated both a furniture business and grocery business in 1926, and later in 1930, became a shoe repairman.

Historical research has determined that the 420 17th Avenue building is not historically significant, as it is not directly associated with any important events, or individuals in terms of local, state, or national history. The 420 17th Avenue building, however, is considered to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Pyramidal Family of Folk National construction. As the identities of the architect or builder could not be ascertained, the building does not represent the work of a master architect, master builder, or master craftsman.

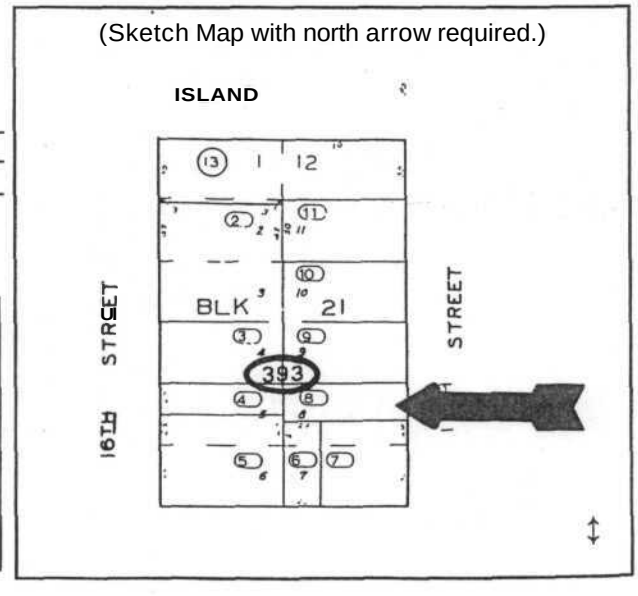
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia & Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San *Diego City Directories*
San Diego County Recorders Office

B13. Remarks:

(Sketch Map with north arrow required.)



***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date **of** Evaluation: March 2001

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0442-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 430 17th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 430 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-09-00, Lot 9, Block 21

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1889, this one-and-one-half story, single-family residence was designed in a Victorian Second Empire vernacular architectural style. It features a mansard style roof, a boxed cornice with a dentil band, two inset dormers with gabled pediments on the east elevation roof, a center front entry door with an upper transom above, and a centered second floor balcony supported by posts and brackets which form a small partial porch area at the front entrance. Windows types vary between double-hung sash with iron security bars on the first floor, and double-hung sash with a multi-pane sash pattern on the second story dormers. An interior end chimney is present on the south elevation, and an entry door to the second floor balcony with a gabled pediment is also present. -Exterior building materials consist of composition shingles for the roof, and stucco-on-lath for the exterior walls. Overall, this residence appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: ■ Building □ Structure D Object a Site □ District a Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric D Both
1889
1988 Centra City East Historic Site Inventory

*P7. Owner and Address
Ned and Nigel Roundtree
430 17th Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101.

*P9. Date Recorded: March 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: a NONE a Location Map a Sketch Map □ Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record □ District Record a Linear Resource Record a Milling Station Record □ Rock Art Record
a Artifact Record a Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI# 2138-0442-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 430 17th Avenue, San Diego, CA 92101

B1. Historic Name: Henry & Hilda Thomas Residence

B2. Common Name:

B3. Original Use: Residential (Single-family) B4. Present Use: Residential (Single-family)

*B5. Architectural Style: Victorian Second Empire vernacular

***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed in 1889; first floor partial porch area and second floor balcony added (date unknown), metal awnings over second floor windows and door present in 1988 photograph have been removed (date unknown), recent exterior stucco work (date unknown).

***B7. Moved?** | No ☐ Yes ☐ Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1889

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1889, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 430 17th Avenue property and building include: German Immigrants Henry & Hilda Thomas (1889-1891), J.H. & Alice McNeil (1891-1901), teacher Lucia P. Woods (1901-1907), grocer Charles del Re (1907-date unknown), and Christine Hendricks (1988). Past documentation states that Henry Thomas was a brick mason, and J.H. McNeil, a noted capitalist, had been a conductor for the California Southern Railroad in 1884. Prior to purchasing the 430 17th Avenue residence, McNeil resided in Oceanside, where he owned land and a store. *San Diego City Directories* reveal that past residents of the 430 17TH Avenue building include: owner Mrs. F.R. Padillo (1944/1945), owner Alberto Llanes (1950-1980), with J.C. Omega (1950), Joe Franciso (1965), and Norman Ramirez (1969/1970).

Historical research has determined that the 430 17th Avenue building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the residence does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Victorian Second Empire vernacular architectural style of construction. As the identity of the architect could not be ascertained, the 430 17th Avenue residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, A *Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

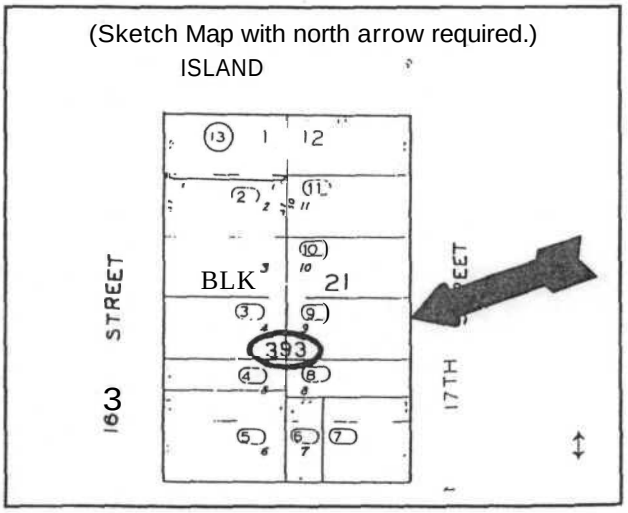
B13. Remarks:

***B14.** Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentatio
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 454 17th Avenue

P1. Other Identifier:

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date ____ T ____; R ____; ____¼ of ____¼ of Sec ____; _____ B.M.

c. Address 454 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-11-00, Sherman's Addition, Block 21, Lot 11

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1890, this single-story, single-family residence was designed in a Folk Victorian architectural style. It has a general square shaped plan and features a moderately pitched, truncated and pyramidal hipped roof, with a slight enclosed eave overhang, and an ornamental center gabled dormer. An enclosed, nearly full-length front porch is present, and features a flat roof, a fishscale-shingles frieze, turned wooden spindle posts for support, and a low wall which partially encloses the porch area. Metal security bars fill in the space between the porch wall and porch roof line, and metal bars also appear to be present on all windows around the residence. Exterior building materials consist of composition shingles for the roof, and horizontal clapboard siding for the exterior walls. Windows appear to be double-hung sash. Overall, the exterior of the residence appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: • Building c Structure □ Object □ Site D District c Element of District D Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric a Both
1890

1988 Centra City East Historic Site Inventory

*P7. Owner and Address
Simon and Associates LLP
3063 Dalen Place
San Diego, CA 92122.

*P8. Recorded by (Name, affiliation, anc address): Wendy L. Tinslev_ Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE D Location Map a Sketch Map n Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record D District Record n Linear Resource Record a Milling Station Record n Rock Art Record
□ Artifact Record n Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 454 17th Avenue, San Diego, CA 92101

B1. Historic Name: Theodore Olsen House

B2. Common Name: Zenobia Watley Residence

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1890; no substantial alterations and/or modifications noted

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Jobbitt & Schaniel Bros.

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1890
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1890, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates that past owners of the 454 17th Street property and building include: Frank F. Adams (1887-1895), Theodore & Ada Olsen (1895-1932), James F. & Adele Lamond (1932-date unknown), G.I. Watley (1950) and Mrs. Zenobia Watley (c.1955-present). *San Diego City Directories* reveal that past residents of the 454 17TH Street building include: Henry Dietrich and Benjamin Scott (1944/1945), owner G.I. Watley (1950), owner Mrs. Zenobia Watley (1955), Eddie Nicholson (1960), and again owner Zenobia Watley (1965-1984).

Historical research has determined that the 454 17th Street building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, it does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identity of the architect could not be ascertained, the 454 17th Street residence does not represent the work of a master architect or craftsman. The builder, Jobbitt and Schaniel Brothers, does not rise to the level of a master builder.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San *Diego City Directories*
San Diego County Recorders Office

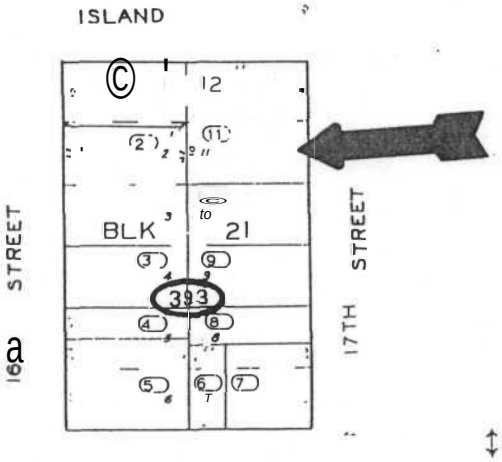
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 470 17th Avenue
P1. Other Identifier: _____
*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___¼ of Sec ___; _____ B.M.
c. Address 470 17th Avenue City San Diecro Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone 11; ____ mE/ ___mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-393-13-00, Sherman's Addition, Block 21, All of Lot 1, N 3' *of* Lot 2, and All of Lot 12

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1904, this single-story, single-family residence was designed in a Folk National architectural style. It has *a* general sguare shaped plan, and features *a* moderately pitched, hipped roof, with flaired eaves, a boxed cornice and plain frieze. A partial porch area is present on the east elevation, and features a low, partial wall portion with wood posts for support. Windows appear to be single or double-hung, some with an upper multi-pane sash pattern. An angled bay on the east elevation serves as the focal point for the residence. Exterior building materials consist of composition shingles for the roof and horizontal clapboard siding for the exterior walls. Overall, with the exception of the roof, the residence appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: l Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
l Historic
d Prehistoric d Both
1904
1983 Centra City East Historic Site Inventory

*P7. Owner and Address:
God's Extended Hand
P.O. Box 989
San Diecro, CA 92112

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001
*P10. Type of Survey: (Describe)
P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE n Location Map □ Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record □ District Record n Linear Resource Record D Milling Station Record n Rock Art Record
a Artifact Record n Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 *NRHP Status Code. 5S2

***Resource Name or #** (Assigned by recorder) 470 17th Avenue, San Diego, CA 92101

B1. Historic Name: The Stewart House

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** Folk National

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1904; angled bay possibly added (date unknown).

***B7. Moved?** ■ No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1904
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1904, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 470 17th Street property and building include: Julia V. Stewart (c.1904-1907), James S. & Martha Thompson (1907-at least 1910), and Isiah & Ethel Soloman (c.1920s). Past residents of the 470 17th Street residence include: Mrs. C.H. Verdugo (1944/1945), Virgil Phillips (1950), Orlando R. Carter (1955), Paul A. Valencia (1960), William Q. Cano (1965), and Jesus J. Molina (1969/1970, 1975, 1980, 1984). According to past documentation, Julia Stewart, who along with this property, owned other properties throughout San Diego County, was well known for her lawsuit against San Diego Flume Company President, Joseph Sefton. The suit alleged that Sefton had removed 72 lemon trees from Stewart's Spring Valley property for the purpose of constructing the flume through that area. Past documentation also indicates that Stewart did not ever reside at 470 17th Street, rather "the structure was rented during its early days" (Lia/Brandes:1988).

Historical research has determined that the 470 17th Street building is not historically significant, as the building does not appear to have been directly associated with any important events, or individuals in terms of local, state, or national history. The 470 17th Avenue building does, however, appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of the Folk National style of construction. As the identities of the architect or builder could not be ascertained, the building does not represent the work of a master architect, master builder, or master craftsman.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia & Brandes, *Historic Site Inventory of Centre City Bast,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

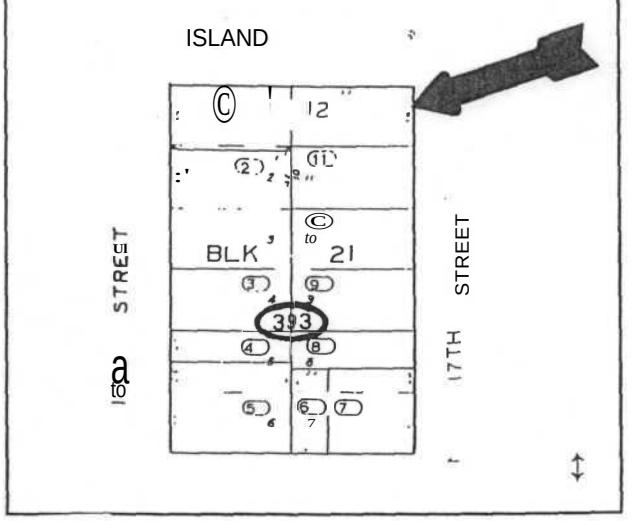
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 505 17th Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ¼ of ¼ of Sec ____; ____ B.M.

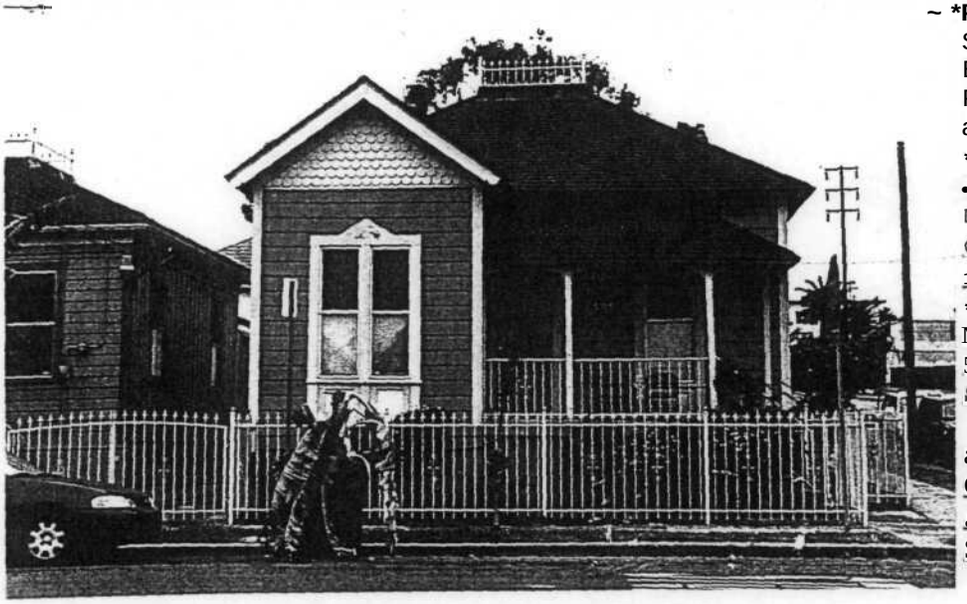
c. Address 505 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-190-14-00, S 32 Ft of W ½ Lot 6, Block 15

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1887, this single-story, single-family cottage was designed in the Queen Anne architectural style. It has a general rectangular shaped plan and features a moderately pitched, truncated, hipped roof with a slight, enclosed eave overhang, and an offset cross gable on the north facing portion of the roof line. An open entry porch is present and features a hipped roof, supportive wooden posts with brackets, and iron railing. Exterior building materials consist of composition shingles for the roof, fish scale shingles for the gabled portion siding, and shiplap siding with corner boards for the exterior walls. Windows are double-hung sash and feature wood surrounds. A low iron fence borders the property, and matches the front porch railing as well as the metal roof cresting. Overall, the exterior of this building appears to be in excellent condition.



P3b. Resource Attributes: (List attributes and codes) HP2

~ *P4. Resources Present: • Building D Structure ☐ Object a Site a District a Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
☐ Prehistoric ☐ Both
c.1887
1988 Centre city East Historic Site Inventory

*P7. Owner and Address
Michael D. Highfill
505 17th Avenue
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐ NONE c Location Map D Sketch Map a Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record a District Record a Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record a Photograph Record D Other (List):

State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 ***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 505 17th Avenue, San Diego, CA 92101

B1. Historic Name: Norris Rental

B2. Common Name: William B. Norris Spec. House #1

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne Cottage

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1887; no substantial alterations and/or modifications noted.

***B7. Moved?** ☐ No B Yes ☐Unknown Date: Between approximately 1921-1940 Original Location: Unknown

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1887

Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1887 and moved to the current site between 1921 and 1940, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 505 17th Avenue property and building include: William B. Frisbee (pre-1872), William B. Norris and various members of the Norris Family (1872-1940). According to past documentation William B. Norris worked as a carpenter, and had relocated several other residences to this area on 17th Avenue (Lia/Brandes:1988). Past residents of 505 17TH Avenue include: E.L. Winkler (1950), Morris Wroclawski (1955), owner Joseph Koffler (1960), Joe Chavez (1965), Mrs. Socorro Flores (1969/1970), vacant (1975), and Pilar Hernandez (1980, 1984).

Historical research has determined that the 505 17th Avenue building is not historically significant, as the building is not associated with any important events or individuals in terms of local, state, or national history. However, the residence does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of the Queen Anne architectural style of construction. As the identity of the architect could not be ascertained, the 505 17th Avenue residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes *and* codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

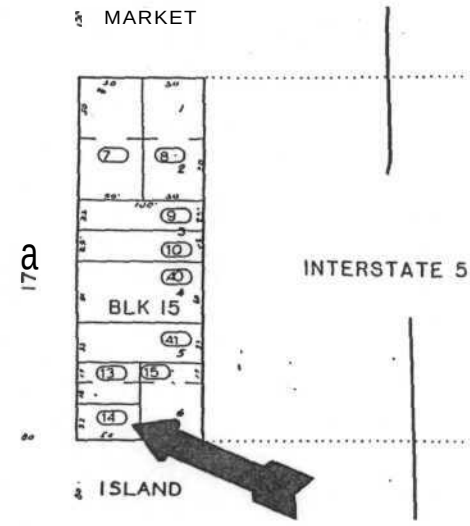
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 508 17th Avenue

P1. Other Identifier:

*P2. Location: o Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____ % of ____ ¼ of Sec ____; _____ B.M.

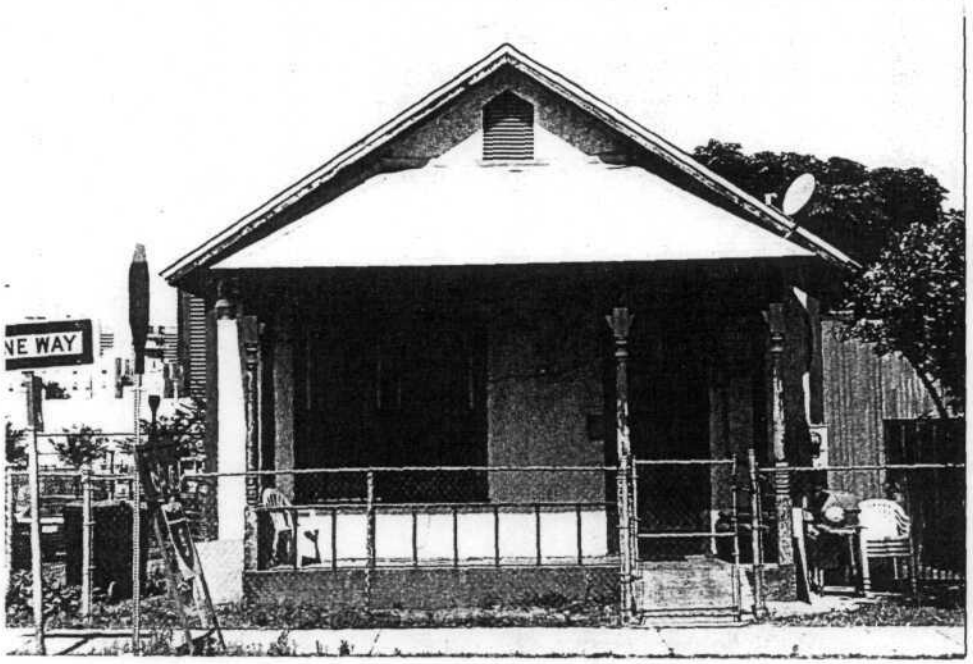
c. Address 508 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ mE/ ____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-164-03-00, Sherman's Addition, Block 16, S 2/3 of Lot 7

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1887, this single-story, single-family residence was designed in a Folk Victorian architectural style, and *ia* identical to the neighboring 512 17th Street residence. It has a general rectangular shaped plan, and features a moderately pitched, front gabled roof, with a full length front porch. The porch features a separate shed style, hipped roof with a plain frieze, turned spindle posts with ornamental brackets, and thin wood balusters. Exterior building materials consist of composition shingles for the roof, and stucco-on-lath for the exterior walls. Windows appear to be double-hung sash, and there are two east elevation windows which serve as a focal point for the residence. Metal security bars cover these windows, and an attic ven is present on the front gable of the residence. Overall, this residence appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: | Building D Structure ☐ Object O Site D District D Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
I Historic
D Prehistoric ☐ Both
c.1887
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Virginia Hueso Trust 07-17-97
1228 Edgemont Street
San Diego, CA 92102

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: ☐NONE ☐ Location Map ☐ Sketch Map ☐Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record n Linear Resource Record ☐ Milling Station Record D Rock Art Record
n Artifact Record n Photograph Record n Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 508 17th Avenue, San Diego, CA 92101

B1. Historic Name: Falkenstein Residence

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1887; metal bars added over windows, original wood siding stuccoed over (dates unknown). No other major alterations and/or modifications noted.

***B7. Moved?** | No ☐Yes ☐Unknown Date:_____ Original Location:

***B8. Related Features:** neighboring 512 17th Avenue residence.

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1887
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1887, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation reveals little information about the history of this residence or its past owners and occupants. There is no indication as to how the historic name of the 508 17th Avenue residence, the "Falkenstein Residence," was ascertained by past historians, as past documentation states only "This house was included on the 1940 Sanborn Fire Insurance Map, and was probably moved to this lot. It is very similar to the one at 512 17th Avenue." San *Diego City Directories* reveal past residents of 508 17th Avenue include Mrs. E.M. Cox (1944/1945), J.P. Klespitz (1950), Hector R. Garcia (1955), Juan Hurtavo (1960, 1965), Mrs. Regina Sanchez (1969/1970), Miguel Sosa (1975), Evalia Sosa (1980), and Maria E. Ruiz (1984).

Historical research has determined that the 508 17th Avenue building is neither historically nor architecturally significant. It is not a building which has been directly associated with any important events, or individuals in terms of local, state, or national history, and it is not a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identities of the architect or builder could not be ascertained, the building does not represent the work of a master architect, master builder, or master craftsman. This building is not eligible for listing with the local register.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre city* East, 1988.
McAlester, Virginia and Lee, *A Field guide To American Houses*, 1986.
San *Diego City Directories*
San Diego County Recorders Office

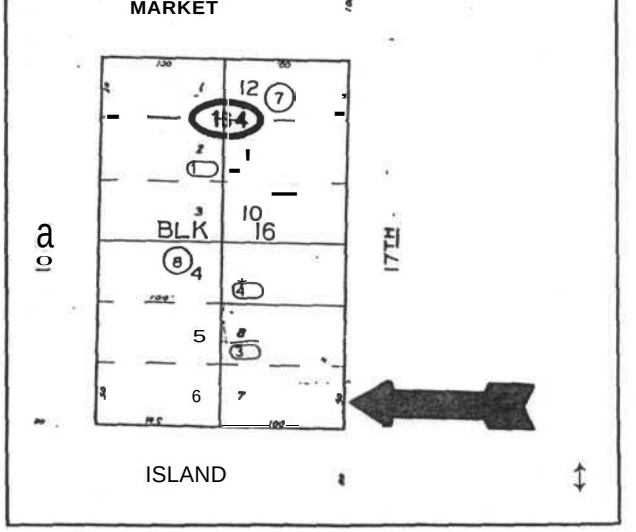
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 512 17th Avenue

P1. Other Identifier: _____

*P2. Location: D Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____: ___% of ___% of Sec ___; _____B.M.

c. Address 512 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____mE/ _____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-164-03-00, Sherman's Addition, Block 16, N 1/3 of lot 7 & S 1/3 of Lot 8

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1900, this single-story, single-family residence was designed in a Folk Victorian architectural style, and is identical to the neighboring 508 17th Street residence. It has a general rectangular shaped plan, and features a moderately pitched, front gabled roof, with a full length front porch. The porch features a separate shed style, hipped roof with a plain frieze, turned spindle posts with ornamental brackets, and thin wood balusters. Exterior building materials consist of composition shingles for the roof, and stucco-on-lath for the exterior walls. Windows appear to be double-hung sash, and there are two east elevation windows which serve as a focal point for the residence. Metal security bars cover these windows, and an attic vent is present on the front gable of the residence. Overall, this residence appears to be in good condition.

P3b. Resource Attributes: (List attributes land codes) HP2

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
c.1900
1388 Centre City East Historic Site Inventory

*P7. Owner and Address:
Virginia Hueso Trust 07-17-97
1228 Edqemont Street
San Diego, CA 92102

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE a Location Map a Sketch Map ■Continuation Sheet ■ Building, Structure, and Object Record
n Archaeological Record n District Record D Linear Resource Record n Milling Station Record D Rock Art Record
D Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code. 6Z

*Resource Name or # (Assigned by recorder) 512 17th Avenue, San Diego, CA 92101

B1. Historic Name: Rinehart Residence

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1900; metal bars added over windows, original wood siding stuccoed over (dates unknown). No other major alterations and/or modifications noted.

*B7. Moved? | No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: neighboring 508 17th Avenue residence.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area San Diego Period of Significance 1900
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1900, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past documentation states "On March 5, 1878, Matthew Sherman sold the [512 17th Avenue] property to John Mumford; after several sales, on December 10, 1925, Charles E. Rhinehart signed a notice of completion for construction of a residence. Whether that notice of completion applied to this particular house or not, is uncertain, as this house appears to be of an earlier period. This house is an example of a modest Folk Victorian cottage. It is similar to the house next door at 508 17th Avenue" (Lia/Brandes:1988). Past documentation reveals little information about the history of the 508 17th Avenue residence or its past owners and occupants. Regarding the neighboring 508 17th Avenue residence, past documentation states only "This house was included on the 1940 Sanborn Fire Insurance Map, and was probably moved to this lot. It is very similar to the one at 512 17th Avenue." Given the relocation period between 1921 and 1940, it is possible that the 512 17th Avenue residence was the residence that Charles Rhinehart signed a notice of completion for in 1925, and most likely, both this residence and the neighboring residence were relocated to this location in 1925. San *Diego City Directories* reveal past residents of 512 17th Avenue include: Lillian F. Hansen (1944/1945), F.M. Gallindo (1950), Jose C. Chavez (1955), Joe Chavez (1960), Ricardo Adame (1965), Mrs. Refugio Godoy (1969/1970), Mrs. Regina A. Sanchez (1975, 1980), and Jose Maldonado (1984).

(See DPR 523H, Continuation Sheet for more information)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (partial list)
(See DPR 523H, Continuation Sheet for more information)

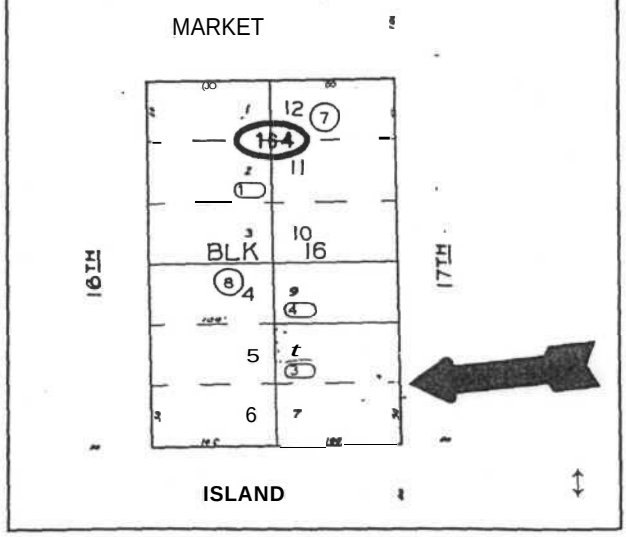
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***B10. Significance** (Continued):

Historical research has determined that the 512 17th Avenue building is neither historically nor architecturally significant. It is not a building which has been directly associated with any important events, or individuals in terms of local, state, or national history, and it is not a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identities of the architect or builder could not be ascertained, the building does not represent the work of a master architect, master builder, or master craftsman. The building is not eligible for listing on the local register.

***B12. References** (Continued):

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia and Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 515 17th Avenue

P1. Other Identifier:

*P2. Location: D Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date ____ T ____; R ____; ___¼ of ___% of Sec ___; _____ B.M.

c. Address 515 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-190-13-00, W 50' of S 17' of Lot 5 & W 50'/Exc S Lot 6, Block 15

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1900, this single-story, single-family residence was designed in a Folk Victorian architectural style. It has a general square shaped plan and features a moderately pitched, truncated and pyramidal hipped roof with metal roof cresting, a boxed cornice, and a plain frieze. Exterior building materials consist of composition shingles for the roof, shiplap siding for the west elevation exterior wall, and board and batten siding for the north and south elevation exterior walls. A front entry porch is present and features supportive wooden posts with ornamental brackets made of iron, and matching iron railing which partially encloses the porch area. Windows are double-hung sash with a vertical, multi-pane sash pattern. Overall, the exterior of this residence appears to be in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: • Building a Structure a Object □ Site □ District a Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
c.1900
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Fran S. Brooks
515 17th Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinslev, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: D NONE □ Location Map a Sketch Map a Continuation Sheet • Building, Structure, and Object Record
D Archaeological Record a District Record a Linear Resource Record □ Milling Station Record a Rock Art Record
□ Artifact Record n Photograph Record a Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 515 17th Avenue, San Diego, CA 92101

B1. Historic Name: William Norris House

B2. Common Name: William B. Norris Spec. House #2

B3. Original Use: Residential (single-family) B4. Present Use: Residential (single-family)

*B5. Architectural Style: Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1900; no substantial alterations and/or modifications noted

***B7. Moved?** ☐ No | Yes ☐Unknown Date: after c.1921 Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1900
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1900 and moved to the current site after approximately 1921, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 515 17th Avenue property and building include: William R. Frisbie pre-1872), William B. Norris and various members of the Norris Family (1872-1940) . Past residents of the 515 17TH Avenue building include: Mrs. L.R. Collins and Harold Goldschneider (1950), owner Joseph Koffler (1955), Augustin W. Albarran (1960), Mrs. Anna E. Mendez (1965), Epifanio S. Romo (1969/1970 & 1975), and Emerio Soto (1980, 1984).

Historical research has determined that the 515 17th Avenue building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the building does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of Folk Victorian construction. As the identity of the architect could not be ascertained, the 515 17th Avenue residence does not represent the work of a master architect or craftsman.

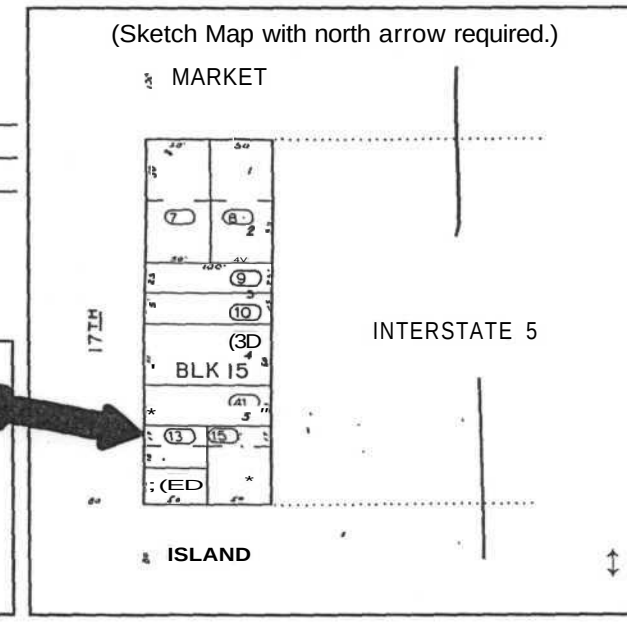
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

B13. Remarks:

(This space reserved for official comments.)



***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 518 17th Avenue

P1. Other Identifier: _____

*P2. Location: a Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ___¼ of ___¼ of Sec ___; _____ B.M.

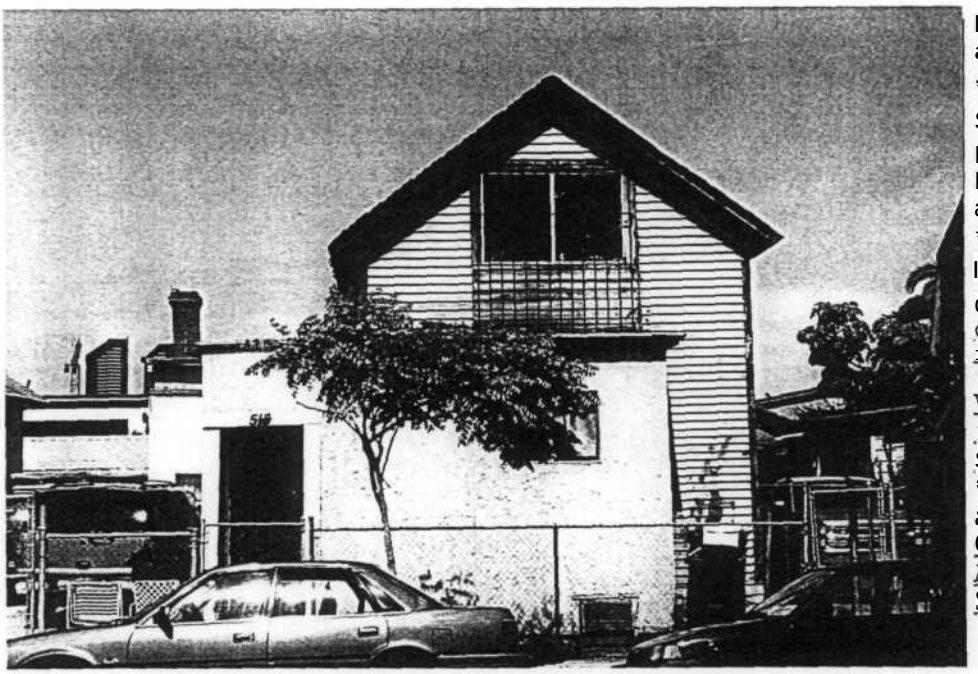
c. Address 518 17th Avenue City San Diego zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; _____mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-164-03-00, Sherman's Addition, Block 16, N 2/3 of Lot 8

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1877, this two-story residence was designed in a gabled front Folk National architectural style. It has a general "L"-shaped plan, and features a moderately pitched, front gabled roof, with slight eave overhang. The first-floor section of the residence appears to have been added at a later date. Exterior building materials consist of composition shingles for the roof, stucco-on-lath for the first-floor addition's exterior walls, and horizontal shiplap siding with corner boards for the original two-story portion's exterior walls. The windows have been replaced and all appear to be modern sliders. Overall, the exterior of this residence appears to be in poor condition.



P3b. Resource Attributes: (List attributes and codes) HP2; possibly HP3

*P4. Resources Present: | Building d Structure d Object d Site d District d Element of District d Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
I Historic
d Prehistoric d Both
c.1877
1988 Centre City East Historic Site Inventory

*P7. Owner and Address:
Virginia Hueso Trust 07-17-97
1228 Edgemont Street
San Diego, CA 92102

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Burke Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: March 2001 / Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □NONE n Location Map n Sketch Map □Continuation Sheet ■ Building, Structure, and Object Record
□ Archaeological Record n District Record n Linear Resource Record n Milling Station Record □ Rock Art Record
n Artifact Record n Photograph Record n Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 518 17th Avenue, San Diego, CA 92101

B1. Historic Name: William E. Robinson Residence

B2. Common Name:

B3. Original Use: Residential (Single-Family) B4. Present Use: Residential (Single-Family)

***B5. Architectural Style:** Folk National

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Originally constructed in approximately 1877; relocated to current location between 1901-1921, first floor addition, date unknown.

***B7. Moved?** ☐ No ■ Yes ☐ Unknown Date: pre-1921 Original Location: 1640 Island Avenue

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1877/1901-1921
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1877, and located at 1640 Island Avenue, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 518 17th Avenue property and residence include: Ellen J. & Thomas Sherman (pre-1877), William E. Robinson (1877), daughter of William E. Robinson and widow of Columbus Dunham, Augusta B. Dunham (1877-1879), William Rupech (1879-1886), I.W. & Hattie Rutter (1886-1923), H.K. & Daisy Pollock.

Historical research has determined that this building is neither historically nor architecturally significant. It is not a building which is directly associated with any important events, or individuals in local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Folk National construction. As the identity of the architect, and/or builder could not be ascertained, the building does not represent the work of a master architect, master builder, nor that of an important, creative individual. The building is not eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

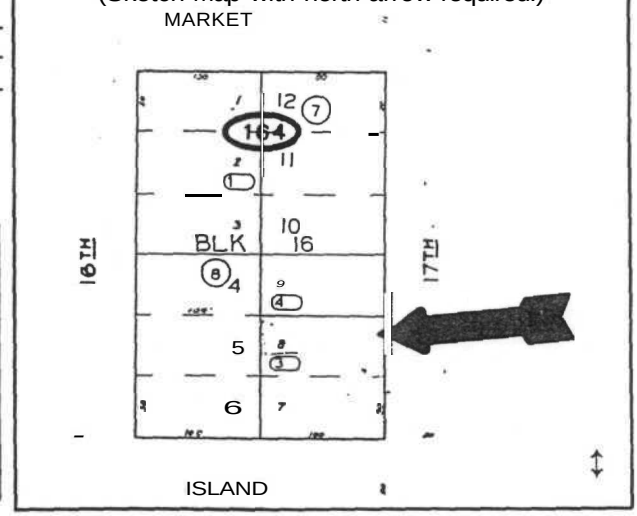
B13. Remarks:
Past documentation states that the 518 17th Avenue residence is an example of an early Prefabricated structure (Lia/Brandes: 1988), however, the integrity of the building has been lost due to modifications and the general state of its disrepair.

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # 2138-0444-0000
Trinomial _____
NRHP Status Code 6Z
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 525 17th Avenue

P1. Other Identifier: _____

*P2. Location: n Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____¼ of ____¼ of Sec____; _____B.M.

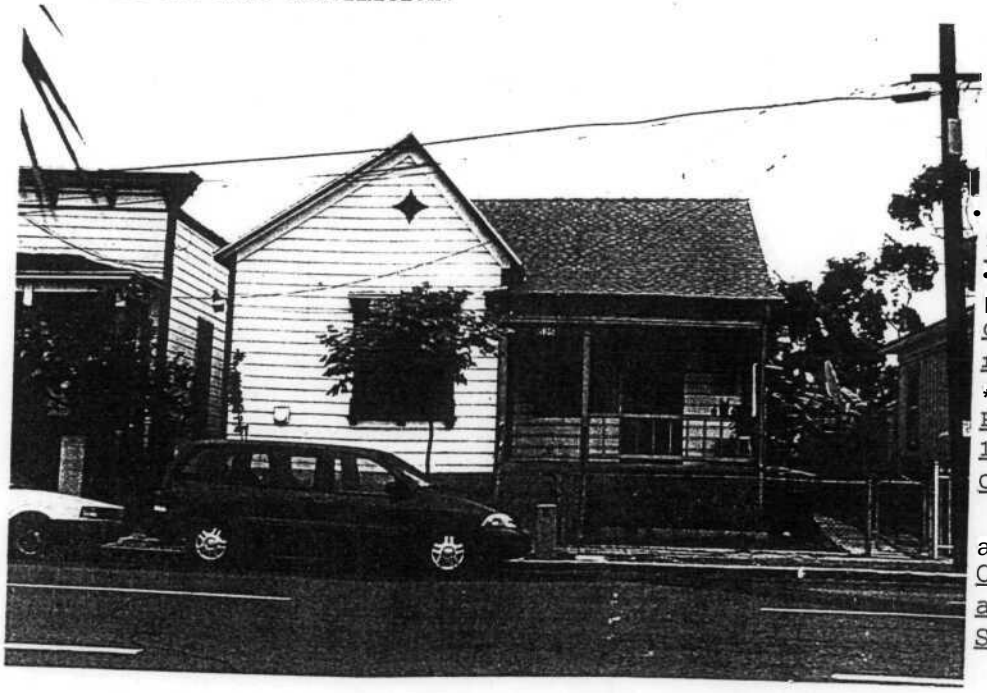
c. Address 525 17th Avenue City San Diegn Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ____; _____ mE/ ____mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation etc as appropriate):
APN: 535-190-41-00, Lot 5 except S 17 Ft, Block 15

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed between approximately 1872-1887 this [illegible]ry, multi-family residence was designed in a Folk Victorian architectural style It features a cross gabled roof of moderate pitch with a slight eave overhang, a molded cornice with a plain frieze, and gothic [illegible]val vergeboards under the south elevation eave. Exterior building materials consist of composition shingles for the roof, and shiplap siding with corner boards for the exterior walls. [illegible] extension of the roof line helps to create an open entrance porch which features simp[illegible] and railings. The west elevation features two windows; one modern slid r style located [illegible] area, and the other off-center located on the gable wall, featuring three vertical panes with a single horizontal pane above, and surrounded by a bracketed hood and bracketed slipsill. See DPR 523H, Continuation Sheet for more information.



P3b. Resource Attributes: (List attributes and codes) HP3 __

*P4. Resources Present: ■ Building n Structure n Object □ Site D District □ Element of District □ other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _ _

*P6. Date Constructed/Age and Sources:
• Historic
D Prehistoric D Both
c.1872-1887
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Francisco J. and Pilar Robles
1256 Raven Avenue
Chula Vista, CA 91911

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9- Date Recorded: April 2001

*P10. Type of Survey: (Describe) _ _ _

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation* __

Attachments: D NONE D Location Map D Sketch Map ■ Continuation Sheet ■ Building, Structure and Object Record
□ Archaeological Record □ District Record □ Linear Resource Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record □ Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0444-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP** Status Code 6Z

***Resource Name or #** (Assigned by recorder) 525 17th Avenue, San Diego, CA 92101

B1. Historic Name: W. R. Norris House

B2. Common Name: William B. Norris Spec. House #3

B3. Original Use: Residential (Single-family) B4. Present Use: Residential (Multi-family)

***B5. Architectural Style:** Modified Folk Victorian

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed between approximately 1872-1887; north wall extended and interior enlarged (date unknown).

***B7.** Moved? ☐ No | Yes ☐Unknown Date: between c.1921-1940 Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Norris & Sons

***B10. Significance:** Theme N/A Area San Diego Period of Significance 1872-1887
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed between approximately 1872-1887 and moved to the current 525 17th Avenue location between approximately 1921 and 1940, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Previous documentation indicates past owners of the 525 17th Street property and building include: William R. Frisbie (pre-1872), William B. Norris and various members of the Norris Family (1872-c.1940). Past documentation reveals William B. Norris worked as a carpenter with his sons Erwin and Frank, and his third son Albert, worked as a painter. Together, the four men worked as Norris & Sons, apparently constructing houses such as this one (Lia/Brandes:1988). Past residents of 525 17TH Avenue include: no listing (1944/1945), David Lerma (1950), owner Francisco Martinez (1955), vacant (1960), Fred Whitehead (525) and Eugene DeVoe at 525 ½ (1965), Isabel Rodriguez (525) and Mrs. Evalia Sosa at 525 ½ (1969/1970), Alex P. Lopez (1975), Alex P. Lopez (525a), R. Estella (525b), and no return at 525c (1980), and lastly, no return (525a), R. Estella (525b), and Arturo Maldorado at 525c (1984).

Although this buildings is listed as a "4S" on the California State Office of Historic Preservation's Historic Property Data File for San Diego County, historical research has determined that the 525 17th Avenue building is neither historically nor architecturally significant. The 525 17th Avenue building is not associated with any important events or individuals in terms of local, state, or national history. Moreover, it does not embody the distinctive characteristics of a type, period, or method of Folk Victorian construction, and does not represent the work of a master architect, builder or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.
McAlester, Virginia and Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

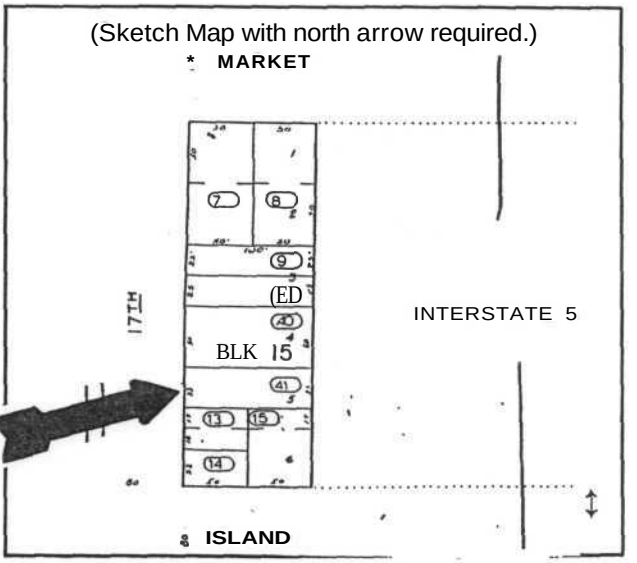
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

CONTINUATION SHEET

• Continuation ▫ Update

Resource Identifier: (Assigned by recorder) 525 17th Avenue, San Diego, CA 92101
Historic Name: W.R. Norris House

***P3a. Description** (Continued):

A four-point, star-shaped attic vent is centered above the gable wall window. The north wall of the residence appears to have been extended out, as a close examination reveals the connection between the old wood siding and the newer wood siding. Overall, the exterior of the residence appears to be in good condition. The building is not eligible for listing on the local register.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 531 17th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ___¼ of ___% of Sec ___; _____B.M.

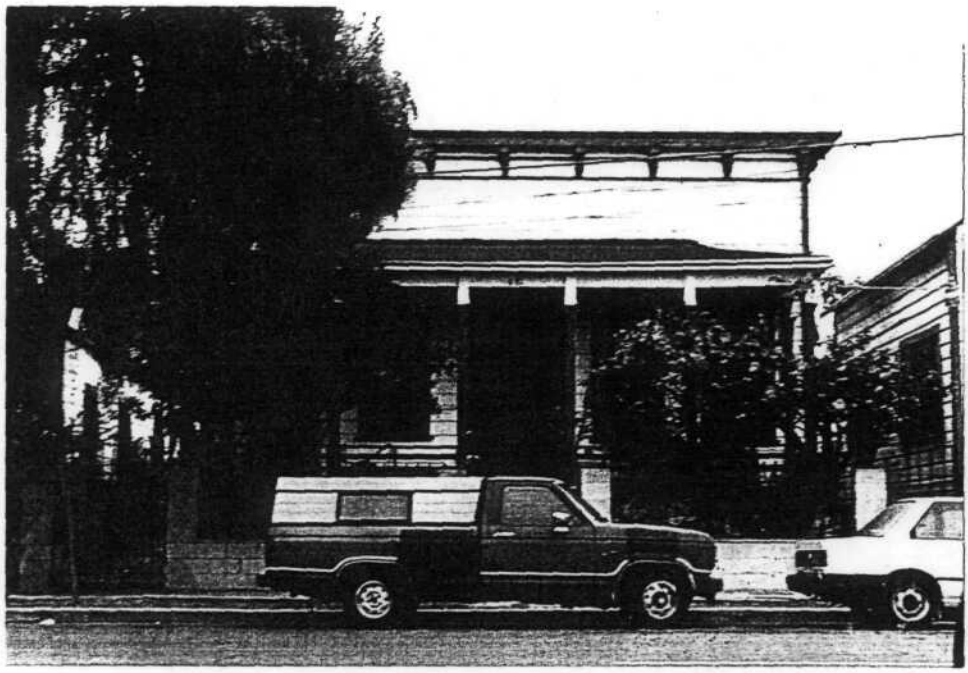
c. Address 531 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-190-40-00, Lot 4, Block 15

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed between approximately 1880-1890, this single-story, single-family residence was designed in an Italianate architectural style. It has a general rectangular shaped plan and features a flat roof with a wide bracketed cornice, a plain frieze, and a full length front porch. The porch features a hipped roof, eight supportive posts with decorative brackets below a plain frieze. The front entry door is recessed in the porch area, and is flanked on each side by two, individually placed, double-hung windows. Exterior building materials consist of shiplap siding for the exterior walls and most likely composition paper rolls for the roof. Overall, the exterior of this residence appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: • Building a Structure a Object □ Site □ District a Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
• Historic
□ Prehistoric □ Both
c.1880-1890
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
Ramirez Family Trust 02-23-96
531 17th Street
San Diego, CA 92101

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □ NONE a Location Map D Sketch Map a Continuation Sheet ■ Building, Structure, and Object Record
a Archaeological Record D District Record D Linear Resource Record a Milling Station Record a Rock Art Record
□ Artifact Record a Photograph Record □ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 5S2

***Resource Name or #** (Assigned by recorder) 531 17th Avenue, San Diego, CA 92101

B1. Historic Name: Norris House

B2. Common Name: William B. Norris Spec. House #4

B3. Original Use: Residential (Single-family) B4. Present Use: Residential (Multi-family)

***B5. Architectural Style:** Italianate

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in between approximately 1880-1890; no substantial alterations and/or modifications noted.

***B7. Moved?** ☐ No • Yes ☐ Unknown **Date: between** 1921-1940 Original Location: _____

*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1880-1890
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in between approximately 1880-1890 and moved to the current 531 17th Avenue site between approximately 1921-1940, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 531 17th Avenue building and property include: William R. Frisbie (pre-1872) and William B. Norris (1872-date unknown). Past documentation states "Sometime prior to 1940, Norris moved this frame dwelling upon the property for use as a rental" (Lia/Brandes:1988). *San Diego City Directories* reveal past residents of 531 17th Street include: no listing (1944/1945), M.J. French (1950), Louis Gonzales (1955), Mateo V. Contrero, and Mrs. Ana Saucedo (1965), Luis Burgoin, and owner Jose Ramirez (1969/1970), owner Jose Ramirez (1975), owner Jose M. Ramirez (531a) and Richard E. Patterson at 531b (1980, 1984).

Historical research has determined that the 531 17th Avenue building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the residence does appear to be architecturally significant, as a building which embodies the distinctive characteristics of a type, period, or method of construction. Moreover, past documentation has also determined that this residence is "significant for its single-story Italianate architecture" (Lia/Brandes:1988). As the identity of the architect could not be ascertained, the 531 17th Avenue residence does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City* East, 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.
San Diego City Directories
San Diego County Recorders Office

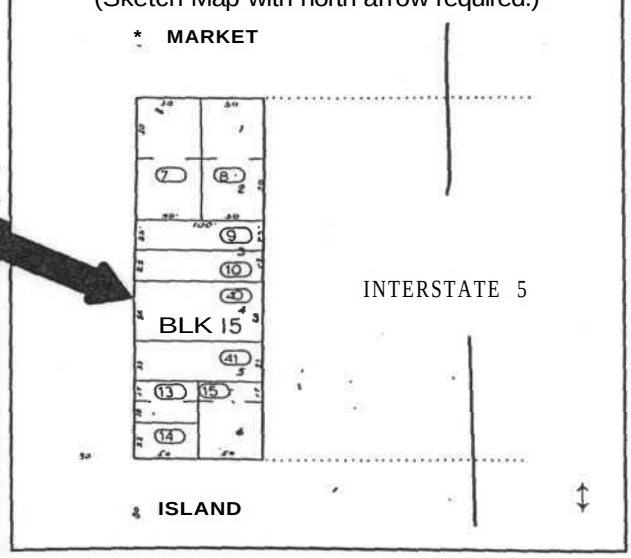
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code ____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 532-534 17th Street

P1. Other Identifier: Jason L. Johnson Residence

*P2. Location: ☐ Not for Publication ■ Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ___; R ___; ___% of ___¼ of Sec ___; _____ B.M.

c. Address 532-534 17th Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone _ _; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 16, Lot 9, Map: *856;* APN: 535-164-04

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This one and two-story, former single-family residence was constructed sometime between 1888-1906. The building consists of a rear, two-story portion, which was originally a single-family residence, but now serves multi-family use. This portion appears to have been originally designed in either a Queen Anne or Folk Victorian architectural style. However, modifications to the structure make this unclear. This portion features a gambrel roof with composition shingles and limited decorative detail in the gabled pediments. The exterior consists of horizontal clapboard. A dormer with diamond-paned transom is located along the east elevation . Other windows are generally double-hung. A one-story projection is located along the northwest elevation. Along the southeast elevation, a one-story addition was constructed sometime between 1921-1940. This addition features a side-gabled roof with what appears to be an attached deck and composition shingles. Siding is fishscale and vertical clapboard. Windows are sliding casement with metal security grilles. Overall, the building appears to be in fair condition.

P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: | Building ☐ Structure ☐ Object ☐ Site a District ☐ Element of District D Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources:
■ Historic
O Prehistoric n Both
c.1888-1906.
Sanborn Fire Insurance Maps

*P7. Owner and Address:
Francisca S. Preciado
534 17th Street
San Diego, CA 92101

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Resources Inventory Update Of The East Village Area For Centre City Development Corporation*

_Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # •_____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***NRHP** Status Code 6Z

***Resource** Name or # (Assigned by recorder) 532-534 17th Street

B1. Historic Name: Jason L. Johnson Residence

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

***B5.** Architectural Style: Modified Victorian

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building constructed c.1888-1906. The structure originally served as a single-family dwelling. Sometime between 1921-1940, the building was converted into apartment *use* with three units and a one story addition constructed along the front (east) elevation. Interior improvements (1959); building re-roofed (1956 & 1976).

***B7.** Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

***B8. Related** Features:

None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme N/A Area East Village/Centre City

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property essentially consists of a two-story, former single-family residence with an attached, one-story addition. The building currently serves a multi-family use. Inspection of Sanborn Fire Insurance Maps indicates that the original single-family residence, identified as 534 17th Street, was constructed c. 1888-1906. The building is not listed on the 1888 Sanborn Map, but is listed on the 1906 map as a two-story "dwelling." By 1940, the one-story addition was built along the southeast elevation and the entire structure was converted to multi-family use as "3 Apts" (apartments). The earliest identifiable occupant of the 534 17th Street residence, prior to its multi-family conversion, was Jason L. Johnson in 1923. Johnson occupied the property until 1926. Subsequent occupants of the 532-534 17th Street building between 1930-1960 have included Mrs. S.L. Stromquist, Ingnacio Peralta, A. W. Watkins, Alberto M. Morlett, Victor M. Verdin, James L. Johnson, H.M. Hubbard, Raymond Ferro, Salvatore Ferro, Sergio Barreto and Jose L. Ponce.

Historical research has determined that the 532-534 17th Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction, particularly in light of the substantial alterations and modifications the building has sustained over the years. In addition, it does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12.** References: **(partial list)**

City of San Diego, Building Department Permit Records.
City of San Diego, Water & Sewer Records.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.
Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.
San Diego City and County Directories.

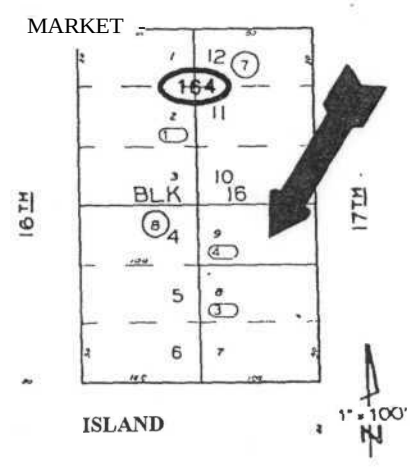
B13. Remarks:

***B14. Evaluator:** Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # 2138-0446-0000
Trinomial
NRHP Status Code 5S2
Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 768 17th Avenue

P1. Other Identifier:

*P2. Location: □ Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 768 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 535-180-05-00, E 50 Ft Lot 1 & portion Lot 2, Block 13

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in approximately 1913, this two-story apartment house was designed in the Early Prairie architectural style. It has a general square shaped, symmetrical plan and features a nearly flat roof with wide eave overhang, and a boxed and bracketed cornice. A centered portico is present on the west elevation of the residence and features two oversized wooden pillars, and a balcony with wooden railing above. A centered, hipped dormer is present, and windows are double hung sash type. The first floor windows are tri-partite, featuring a center fixed portion with an upper multi-pane sash pattern, flanked on both sides by a narrow double-hung window. Iron security bars cover all the first floor windows. Exterior building materials consist of composition shingles for the roof, and clapboard siding for the exterior walls. Overall, this building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: • Building □ Structure □ Object □ Site a District □ Element of District n Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:**
• Historic
D Prehistoric n Both
1913
1988 Centre City East Historic Site Inventory

***P7. Owner and Address**
Mark Frederick
768 17th Street #4
San Diego, CA 92101

***P8. Recorded by** (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

***P9. Date Recorded:** March 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe)

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic gite Inventory of Centre City East For Centre City Development Corporation*

Attachments: □ NONE n Location Map a Sketch Map • Continuation Sheet ■ Building, Structure, and Object Record
D Archaeological Record a District Record □ Linear Resource Record □ Milling Station Record a Rock Art Record
□ Artifact Record □ Photograph Record D Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# 2138-0446-0000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 768 17th Avenue, San Diego, CA 92101

B1. Historic Name: Norris Cluster Apartments

B2. Common Name: _____

B3. Original Use: Residential (Multi-family) B4. Present Use: Residential (Multi-family)

***B5. Architectural Style:** Early Prairie (Prairie Box, American Foursquare)

***B6. Construction History:** (Construction date, alternations, and date of alterations)
Constructed in approximately 1913; no substantial alterations and/or modifications noted

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** Theme Architecture Area San Diego Period of Significance 1913
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in approximately 1913, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Or. Ray Brandes. Past documentation reveals "This building appears to be one of the apartment or rooming houses built in this part of the city during the construction boom that anticipated an influx of tourists for the 1915 Exposition in Balboa Park" (Lia and Brandes: 1988). Past owners of the 768 17th Avenue property and building include E.V. & Frank Mertzmann (pre-1912), and Golden West Hotel proprietor, J.E. Norris (1912-date unknown). Past proprietors include Floyd Halsapple (1918). (See DPR 523H, Continuation Sheet for more information)

Historical research has determined that the 768 17th Avenue apartment building is not historically significant, as it is not associated with any important events or individuals in terms of local, state, or national history. However, the building does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, or method of Prairie style construction. As the identity of the architect could not be ascertained, the building does not represent the work of a master architect or craftsman.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

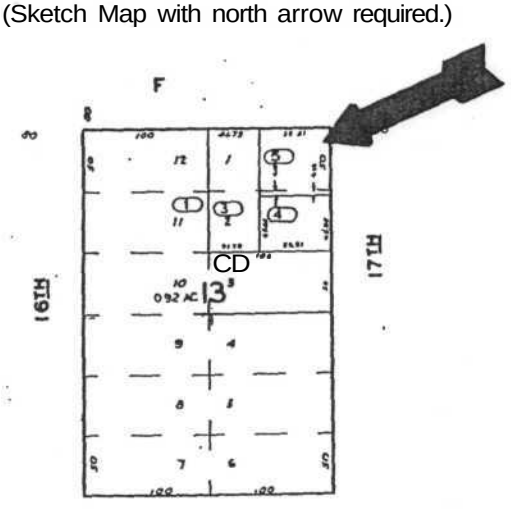
B13. Remarks:

***B14. Evaluator:** Wendy L. Tinsley,
Office of Marie Burke Lia

Date of Evaluation: March 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. **Significance** (Continued):

According to previous documentation, J.E. Norris was a partner in Norris and Moore, a property management/real estate office, who are cited as having been proprietors of the Golden West Hotel in 1914 (Lia/Brandes:1988).

San Diego City Directories reveal past residents of the 768 17th Avenue apartment building include:

1944/1945: Mrs. M.M. Connors, W.A. Hanson, Ernesto Romero, K.W. Snodenly, T.V. Vogel, and R.E. Weakley;

1950: B.W. Barnes, F.M. Coleman, H.W. Comstock, C.O. Davis, F.W. Jones, and R.V. Neff;

1955: 1) Cyrus E. Stearns, 2) Mrs. Robbie Workman, 3) vacant, 4) H.J. Clapper, 5) Henry Bennett, and 6) Charles W. Abies;

1960: 1) Mrs. Mildred Bredeson, 2) Henry J. Wolff, 3) Leroy Layman, 4) D.C. Dickerman, 5} vacant, and 6) Jay Impson;

1965: Apartments, 1) Jason R. Wallis, 2) vacant, 3) vacant, 4) Edmondo Comez, *5)* vacant, and 6) vacant;

1969/1970: six units listed as 1-6, and unit *# 3 ie* listed as vacant.

1975: Apartments, 1) Daniel Flores, 2) Mrs. Juana Munoz, 3) Margeret Witham, 4) Mrs. Herlinda Rosas, 5) Jerome Kneeland, and 6) Jesus Diaz;

1980: 1) Benny Juarez, 2) Mrs. Lena Vegas, 3) vacant, 4) Antonio Solario, 5) Jerome Kneeland, and 6) Mrs. Anna M. Luna;

1984: Apartments, 1) Carlos F. Solorio, *2)* Luna Villegas, 3) vacant, 4) Margarita Gonzales, 5) Jerome Kneeland, and 6) no return.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings Update of November 1988 Centre City East Survey Documentation
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 914 17th Avenue

P1. Other Identifier: _____

*P2. Location: n Not for Publication • Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date _____ T ____; R ____; ____ ¼ of ____ ¼ of Sec ____; _____ B.M.

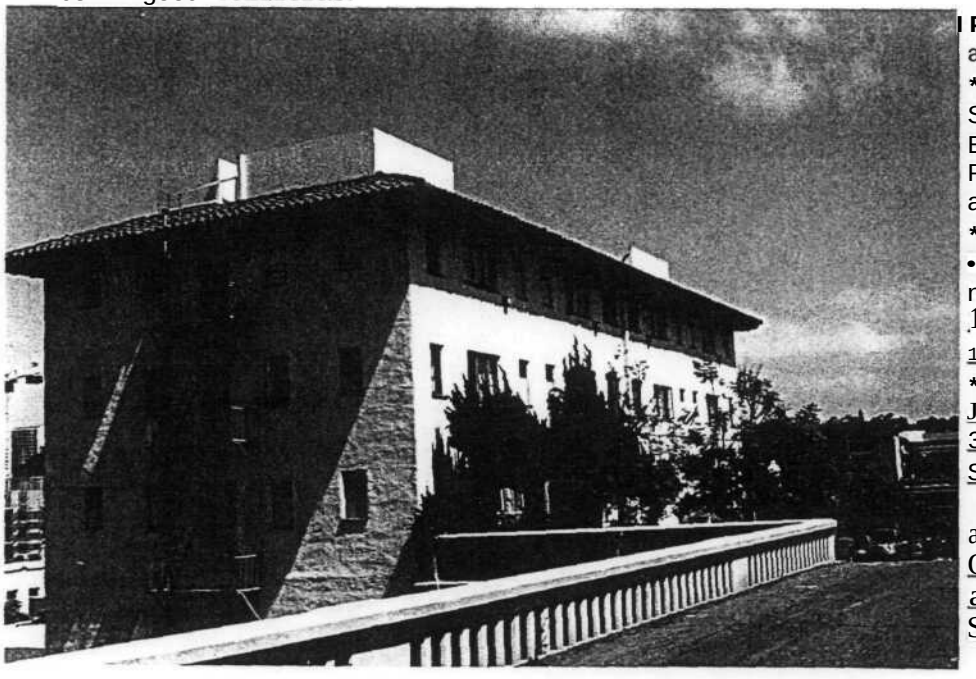
c. Address 914 17th Avenue City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ mE/ ___mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
APN: 534-360-07-00, Culverwell's Addition, Lots 5 & 6, Block 3

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed in 1929, this four-story apartment building with basement was designed in a Spanish Eclectic architectural style. Located on a sloping lot adjacent to Interstate 5, the building has a general rectangular shaped plan and features a moderately pitched, hipped roof with wide eave overhang and exposed beams, a centered roof tower, a recessed entry on the east elevation with an arched opening and decorative tiled walls, and a fire escape on the south elevation extending down the four floors. Exterior building materials consist of Spanish tiles for the roof and stucco-on-lath for the exterior walls. Window types vary between paired casements and single-hung sash, both in wood sills. The entrance to the building is on the east elevation, and an undeveloped lot is adjacent to the west elevation of the building. Overall, the exterior of this building appears to be in good condition.



P3b. Resource Attributes: (List attributes and codes) HP3

*P4. Resources Present: • Building D Structure □ Object □ Site □ District □ Element of District a Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) _____

*P6. Date Constructed/Age and Sources:
• Historic
n Prehistoric □ Both
1929
1988 Centre City East Historic Site Inventory

*P7. Owner and Address
John B. Purdin
3171 Adams Ave #E
San Diego, CA 92116

*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Office of Marie Lia, Attorney at Law, 427 C Street, Ste. 416, San Diego, CA 92101

*P9. Date Recorded: April 2001 / Owner Information and Photo Updated June 2003

*P10. Type of Survey: (Describe) _____

P11. Report Citation (Cite survey report and other sources, or enter "none".) *Historic Site Inventory of Centre City East For Centre City Development Corporation*

Attachments: □ NONE □ Location Map n Sketch Map • Continuation Sheet • Building, Structure, and Object Record
a Archaeological Record a District Record n Linear Resource Record n Milling Station Record □ Rock Art Record
a Artifact Record n Photograph Record D Other (List): _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 914 17th Avenue, San Diego, CA 92101

B1. Historic Name: Munson Apartments

B2. Common Name: Alcazar Apartments

B3. Original Use: Residential (apartments) B4. Present Use: Residential (apartments)

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alternations, and date of alterations)
Constructed in 1929; no substantial alterations and/or modifications noted.

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Edward H. Depew b. Builder: Unknown

*B10. Significance: Theme Architecture Area San Diego Period of Significance 1929
Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed in 1929, this four-story apartment building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 914 17th Avenue property and building include: *S.S.* Culverwell (pre-1871), Delia Schaefer (1871), Chester Munson (1929), and James M. & Janet A. Dort(1988). See DPR 523H, Continuation Sheet for an incomplete listing of tenants of the 914 17th Avenue building which appear in *San Diego City Directories* from 1944/1945 thru 1984.

Historical research has determined that the 914 17th Avenue apartment building does not appear to be historically significant, as the 914 17th Avenue apartment building has not been associated with any important events or individuals in terms of local, state, or national history. However, it does appear to be architecturally significant, at the local level, as a building which embodies the distinctive characteristics of a type, period, and method of Spanish Eclectic construction. Designed by architect Edward H. Depew, who began his career in 1927 and ended it in 1930, the 914 17th Avenue apartment building does not represent the work of a master architect, master craftsman, nor that of an important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)
Lia and Brandes, *Historic Site Inventory of Centre City East,* 1988.
McAlester, Virginia & Lee, *A Field Guide To American Houses,* 1986.
San Diego City Directories
San Diego County Recorders Office

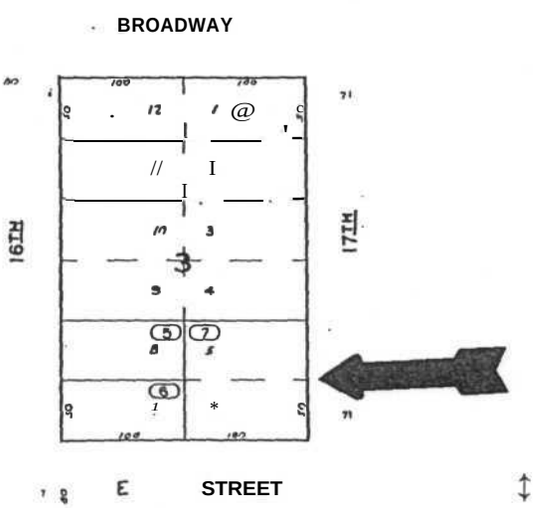
B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Office of Marie Burke Lia

Date of Evaluation: April 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***B10. Significance** (Continued):

San *Diego City Directories* reveal past tenants of the 914 17th Avenue apartment building include:

1944/1945: Alcazar Apartments; J.L. Beeson, Harriet Binford, Roy Boggs, G.C. Bontyard, H.P. Bowman, Mrs. M.E. Bean, Bennie Ennis, Albert Guyot, K.S. Hall, E.H. Holbert, Mrs. Cecil Howard, Van Kelly, Mrs. O.H. Kinney, Harriet E. Munson, Mrs. Kathryn Reamey, Mrs. Bertha Riseling, Mrs. F.S. Rudrauff, Lloyd Thompson, E.J. Tyron, and George Wargo.

1950: Alcazar Apartments; R.E. Begley, Harriet Binford, Donald Boalich, George Fiehler, C.W. Cierd, T.M. Greene, James Hayden, T.L. Henderson, Helene O'Kinney, O.L. Larson, Nancy Leonard, O.F. Miller, Viola Minnick, Harriet E. Munson, Daisye Oldham, Mrs. Bertha Riseling, G.M. Rockwell, Anthony Spacensky, Lois Starck, A.N. Starrett, E.P. Staub, Evelyn A. Thompson, and G.E. Wargo.

1955: Alcazar Apartments; Robert Schrader, Louis Spadacino, George Griffith, Derrell D. Pitts, R.D. Warden, Mack Harten, H.D. Williams, John Schustek, Robert G. Parsons, Leo Banks, James C. Smith, E.S. Purcell, George Wargo, Rex Gorham, V. Olson, Harriet E. Munson, Evelyn A. Thompson, Mrs. Bertha Riseling, Jos. W. Lowder, Helene O. Kinney, Herman Ohler, Mrs. Ann L. Starrett, and Clara Prevost.

1960: Alcazar Apartments; Adrian De La Torre, Ralph N. Sunday, Martha Parker, Darrell D. Pitts, Mrs. Bertha Riseling, Mack Harten, Mrs. R.C. Troy, C.W. Goodson, James W. Ledford, Jack Seymour, George Wargo, Gleen Donvey, Morris Hill, Gil Postmus, Harriet Munson, John Quinn, C.M. Wood, John McCorkle, Herbert Sayher, Sam Garriffo, and Mrs. Karen Anderson.

1965: Alcazar Apartments; twenty-four units listed as one thru twenty-five, with eight vacancies.

1969/1970: Alcazar Apartments; twenty-four units listed as one thru twenty-five, with one vacancy.

1975: Alcazar Apartments; Aaron Parazych, Mrs. Opal Hipp, Renato A. Gaza, Louis Sumrall, Joe Barnhill, Mrs. Cleone Ryser, Carl Worthy, Lawrence R. Larson, Robert Ogden, Harold Gaylord, John Maguire, Albert Smith, V. Roy Saint Clair, Mrs. Filomena M. Garcia, Harry E. Durgen Jr., Harold Summer, Harriet E. Munson, Howard L. Evans, William Collazo, Walter C. Peterson, Robert E. Muffley, Hugo McGee, Mrs. Hazel Fender, and Mrs. Lucille Morgan.

1980: Alcazar Apartments, twenty-four units listed as one thru twenty-five, with no vacancies.

1984: twenty-four units listed as one thru twenty-five, with two vacancies.

914 17th Ave

#SENSOR 11-176 Buildings - APARTMENTS - ALCAZAR- No. I. D.

C-270