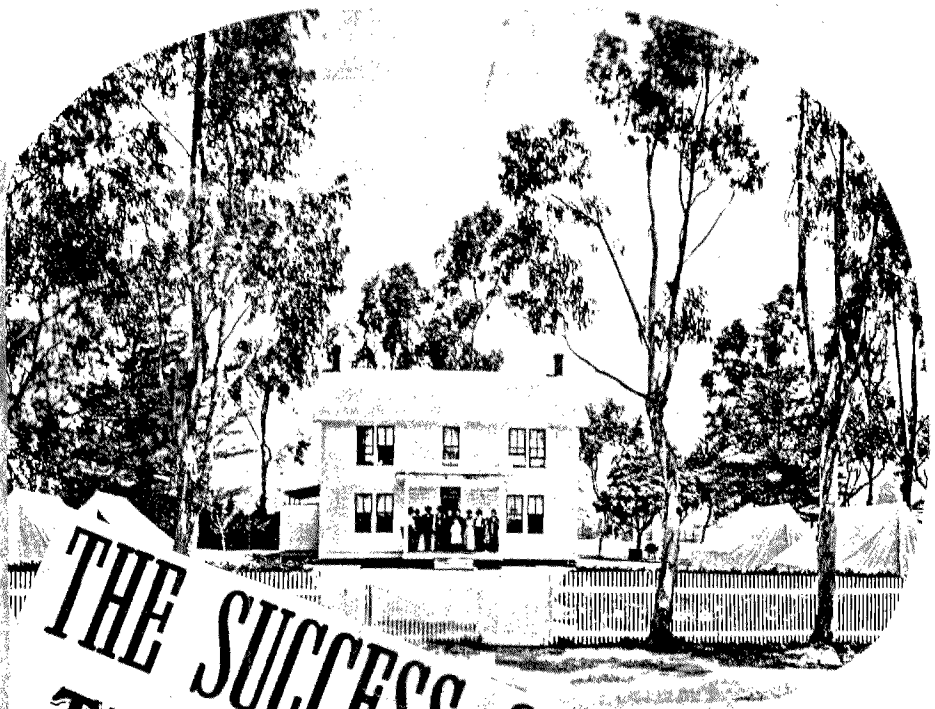
San Ysidro

HOME OF
The Little Landers Colony

MOTTO. "A Little Land and a Living Surely is Better than Desperate Struggle and Wealth Possibly."

"The most valuable
of all arts will be
the art of deriving
a comfortable sub-
sistence from the
smallest area of
—Ab

Little Landers Big Ca



THE SUCCESS OF SUCCESSES

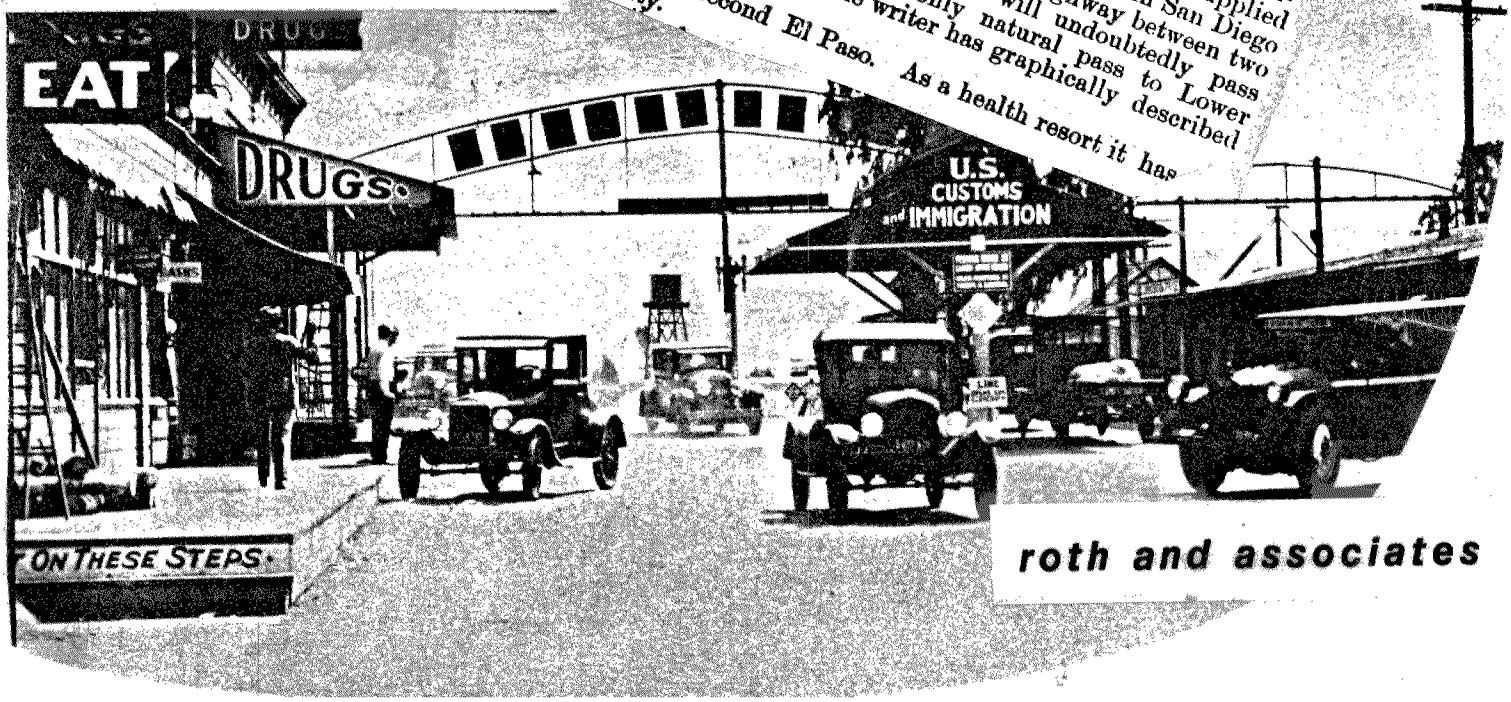
TIA : JUANA : CITY !

SAN YSIDRO HISTORIC SURVEY

Messrs. Hart & Stern the ente rising real estate firm, are building a city
t on the plan of Romulus and ns, the founders of Rome), but by self-
lots in San Diego's greater t moderate prices, and encouraging
onstruction of hotels, st ariums, railroads, and all the essen-
hat go to make up a a place.
ld on the day o 0 WORTH OF LOTS
the deman n, and the record of sales shows astonishing
upwards being rapidly on the increase. Prices range
s. re a number of acre tracts also desirable for

COMMERCIAL ADVANTAGES

en miles south of San Diego. The situation is un-
alifornia for a suburb city. It is abundantly supplied
. It is situated in the most fertile valley in San Diego
perfect climate. Tia Juana is on the highway between two
e San Diego and Coronado Railroad will undoubtedly pass
the town. It commands the only natural pass to Lower
peaking of Tia Juana, one writer has graphically described
become a second El Paso. As a health resort it has
county.



roth and associates

SAN YSDIRO HISTORIC RESOURCES SURVEY

Conducted for:

City of San Diego
Planning Department

Conducted by:

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Judy Berryman

14 August 1989

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INTRODUCTION

San Ysidro is located in southern San Diego County adjacent to the United States International Border with Tijuana, Mexico (figure 1). With the exception of a slightly hilly terrain along the eastern boundary, San Ysidro's approximate 1800 acre area is moderately level, encompassing much of the Tijuana River flood plain to the south and west. Cohesion of the community is fragmented by a trolley system and three major freeways, I-5, I-805, and State Route 117. This division has resulted in the physical fragmentation of the community into areas of different housing age, type and density. The core area, referred to as "El Pueblito Viejo" was selected by the R/UDAT (Regional/Urban Design Assistance Team) for historic evaluation. This area is characterized by older homes, a defined commercial area, narrow streets, and a linear park area containing a recreation center, library, meeting space and outdoor recreational facilities. With the introduction of low-income multi-unit rental housing much of the original historic character of this area has been compromised:

> ". . ..San Ysidro is a collage of many different images. To some San Diegans, San Ysidro is the City's 'stepchild', not connected to it either physically or socially. To others, it is a sleepy, dusty little border town, a low income Hispanic community with little political clout. . . . . Perhaps the most significant and most damaging image of San Ysidro is that to many San Diegans, San Ysidro has no real image."
> (San Ysidro Planning and Development Group- discussion given to the City of San Diego Planning Commission, December 8, 1988).

SCOPE OF THE PROJECT

Over twenty years have elapsed since the initial community plan for San Ysidro was developed. This plan included guidelines from the Model Cities Planning program for addressing the physical, social and economic problems facing the community at that time. Over the ensuing decades, San Ysidro has grown and some positive changes have been put into effect. However, until 1987, its historic core had been all but forgotten. Since that date, the City of San Diego has been revising the San Ysidro Community Plan using relevant suggestions from community members and design assistance teams.

Based on recommendations presented in the 1987 R/UDAT report, the City of San Diego sought assistance from local environmental firms to conduct an historic survey of the area they refer to as "El Pueblito Viejo". Based on their experience with similar type projects, the firm of Roth and Associates was selected. Boundaries of the survey area extended to Beyer Blvd on the north, both sides of San Ysidro Blvd on the south, both sides of Smythe Ave on the west, and to East Beyer Blvd on the east (see project map, Figure 1). Although outside the core area, the El Toreador Motel and the "International" were also included in the study area. Tasks delineated by the City of San Diego Planning Department included:

1) Conduct a basic historic survey of approximately one hundred fifty (150) structures;

2) Prepare a comprehensive historical survey report for approximately twenty-five (25) of the structures selected by the City on the basis of either historic or architectural importance;

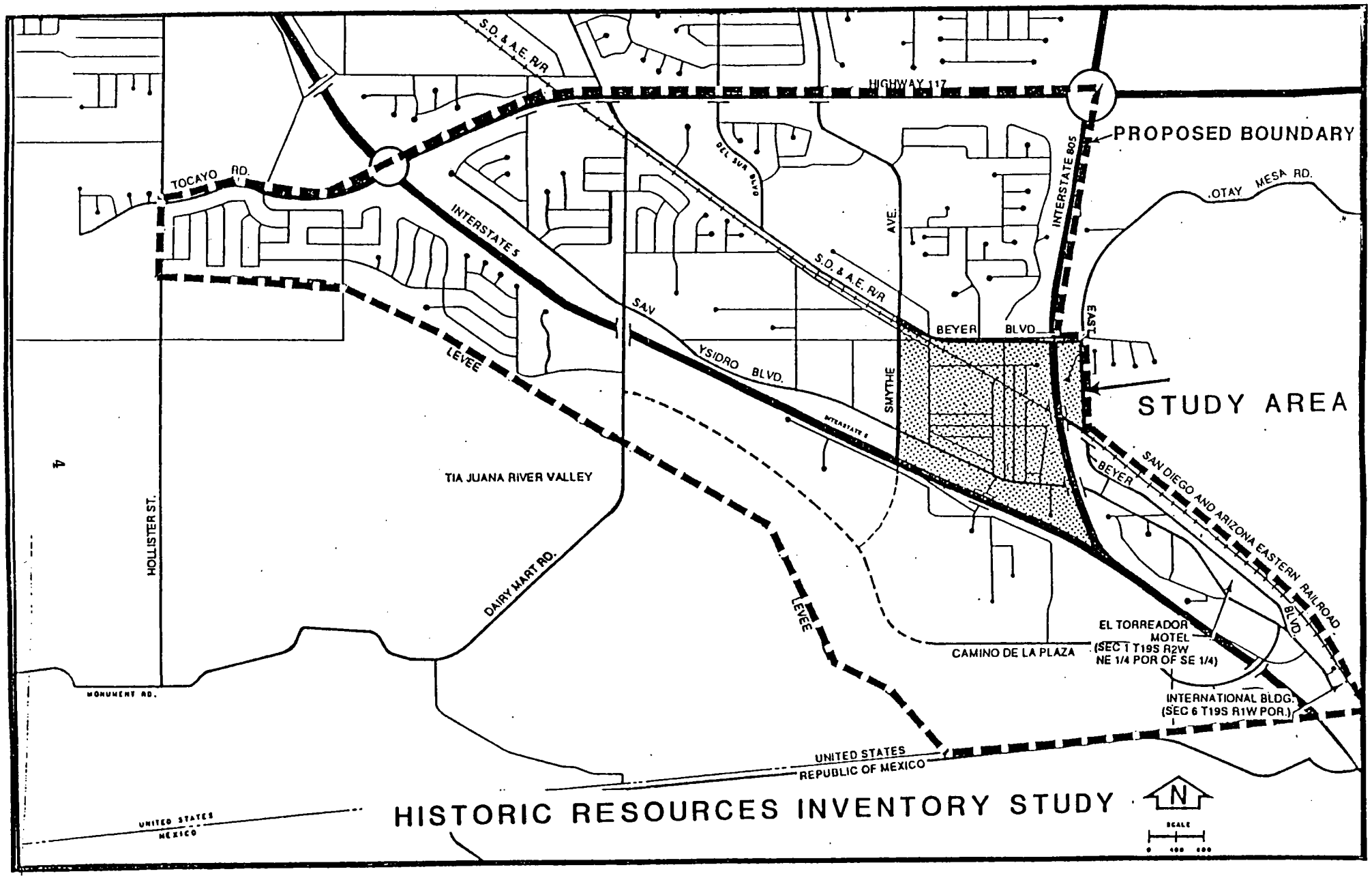
3) Prepare a historic narrative of the study;

4) Prepare base maps depicting location, architectural styles, building condition and eligibility to national, state or local historic designations (SHB Grades 1-4);

5) Prepare recommendations to preserve/protect the history and character of the area.

The report that follows documents the historic research, field methods and results used in determining the eligibility of the study for inclusion into either national, state or local historic registers. Further, recommendations are offered to protect the historic sense of neighborhood apparent within the study area. Funding for this project was through a Community Development Block Grant Funds (CDBG).

FIGURE 1


S.D. & A.E. R/R
HIGHWAY 117
PROPOSED BOUNDARY
TOCAYO RD.
INTERSTATE 5
DEL SUR BLVD.
AVE.
INTERSTATE 805
OTAY MESA RD.
S.D. & A.E. R/R
SAN
YSIDRO BLVD.
BEYER
BLVD.
EAST
SMYTHE
STUDY AREA
LEVEE
TIA JUANA RIVER VALLEY
HOLLISTER ST.
DAIRY MART RD.
LEVEE
BEYER
SAN DIEGO AND ARIZONA EASTERN RAILROAD
BLVD.
EL TORREADOR MOTEL
(SEC 1 T19S R2W NE 1/4 POR OF SE 1/4)
CAMINO DE LA PLAZA
INTERNATIONAL BLDG.
(SEC 6 T19S R1W POR.)
MONUMENT RD.
UNITED STATES
REPUBLIC OF MEXICO
UNITED STATES
MEXICO
HISTORIC RESOURCES INVENTORY STUDY
N
SCALE

CHRONOLOGY OF EVENTS

The chronology presented below serves to demonstrate that the San Ysidro study area has a rich and varied historical heritage. This outline, when combined with the significance overview presented in Section V, offers a perspective from which the local, state and national significance of this neighborhood is defined. The chronology focuses on events, personalities, and activities that contributed to the development of this neighborhood. The structures and landscape that remain serve to symbolically define the community's past and provide a sense of place and character.

Chronology of Events

1542 September 28: Juan Rodriguez Cabrillo, a navigator sailing for Spain in the hopes of finding the Northern Strait and thereby a new route from the Pacific to Europe, set sail from Navidad, Mexico on June 27th, 1542. Three months later he discovered "a port, closed and very good which they named San Miguel" (San Diego) (Bolton 1976:23). The first day the crew landed near Ballast Point taking possession of Upper California in the name of Spain. This landing serves as the first documented coastal contact of Native Americans (Kumeyaay Indians) with Euro-Americans. The Kumeyaay (usually divided into two dialects, the "Ipai" and the "Tipai") practiced a village oriented subsistence pattern with a village chief chosen from various clan leaders.

1602 November 10: Sebastian Vizcaino, commanding a Spanish fleet of three vessels that was exploring the coast of California for a suitable port in which galleons traveling between the Philippines and Mexico could be supplied and repaired, landed "at a port, which must be the best to be found in all the South Seas, for, besides being protected on all sides and having good anchorage, it is in latitude 33 1/2 deg. It has very good wood and water, many fish of all kinds . . . . on land there is much game . . ." (Bolton 1976:80).

1769 April 11: In order to forestall Russian and British encroachment and give fringe protection to the well established Spanish Empire to the south, a decision to advance to the Port of Monterey was put into action, with a planned settlement (a presidio and a mission) in San Diego. (This has been called the "Sacred Expedition").

Franciscans given jurisdiction over the northern area of the California peninsula; Dominicans over the southern portion. The dividing line between these two jurisdictions was in the Tia Juana River Valley approximately where the US/Mexican border is.

Asistencia to Mission San Diego built. This was a branch of the Mission San Diego de Alcala. It was built under the direction of Father Junipero Serra who established the chain of Franciscan missions that reached up the California coast to San Francisco. The Asistencia was destroyed by a flood from the Tia Juana River and never rebuilt. No exact location known.

1830s The ranchos of La Punta, Jesus Maria, Las Palmas, Meliso, Ti Juan (sic) and San Isidro (sic) were granted during the Mexican period. All were near what would become the International Border in both Baja and US; none however, included the study area.

Ranchos south of San Diego subjected to numerous Indian uprisings. Ranchos were sacked and burned.

Possibility that adobe structure later used as stage station and meeting hall for Little Landers built during this era.

1848 Treat of Guadalupe Hidalgo established the Mexican/US border south of present day San Ysidro. The Boundary Commission was composed of 39 men directly involved with the survey, 150 army men for military protection and numerous other men including cooks, doctors, carpenters, draftsmen and interpreters. There was also a Mexican contingency with the group. Due to conflicting instructions and antagonistic personalities, especially between Cave Couts and Lt. A. Whipple, other than establishing the two terminating points, little else was accomplished at this time.

By the mid 1860s, after the exact location of the border had been decided upon, temporary markers were erected at 258 locations across the 1200 mile expanse between Brownsville, Texas and San Diego, California.

The Mexican-California border remained unfenced until approximately 1910, at which time a barb wire fence with steel posts (approximately 3-5 strands of wire) was installed from the coast to as far as Otay Mountain.

1860s Squatters noted living in the area.

1871 Officers assigned to patrol US side of the border.

1873 First border customs building established on the Mexican side of the border.

1874 J. Platt listed as owner of the acreage that includes study area (no mention of structures).

1882 Portions of the study area owned by W.B. Spence and M. Dranga.

1885 The railroad arrived in San Diego from the north and opened up the area for "boom" development. The population of San Diego increased from its 1880 figure of 2,600 to a high of 40,000 in 1888. This later leveled off to about 16,000 in 1890.

Real estate firm of Hart and Stern developed subdivision of Tia Juana City in the valley. Soon this settlement had drug store, saloon, hotel, custom house and bootshop.

Tia Juana Heights subdivision begun.

Local homesteads along railroad line in what would become San Ysidro.

1887 Area owned by J. Quinn.

1888 Portions of the area owned by Stern, others by Bowman.

1889 In Tia Juana and Tijuana (Mexican side of border) there were 21 buildings, a running spring and a cemetery. It was already a "tourist designation" with both American and Mexican investors seeking to make a profit from the new trade.

1891 Tia Juana City had 30-40 homes and business establishments.

Flood of 1891 washed out at least 25 of the structures; town destroyed; those few who remained moved to higher ground.

1901 Land owned by George Belcher family; possible date of construction of their home (later converted into the San Ysidro Hotel).

FIGURE 2

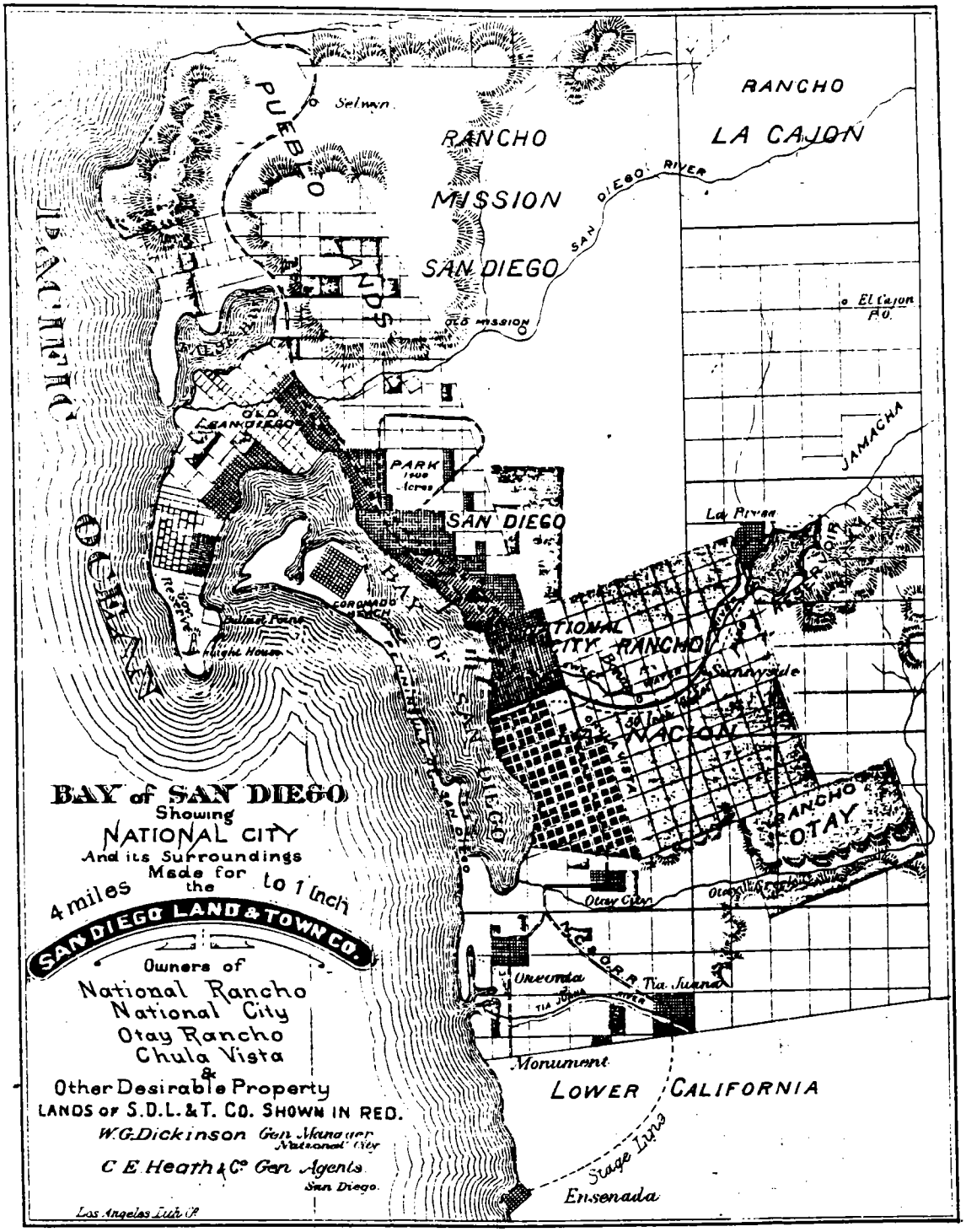
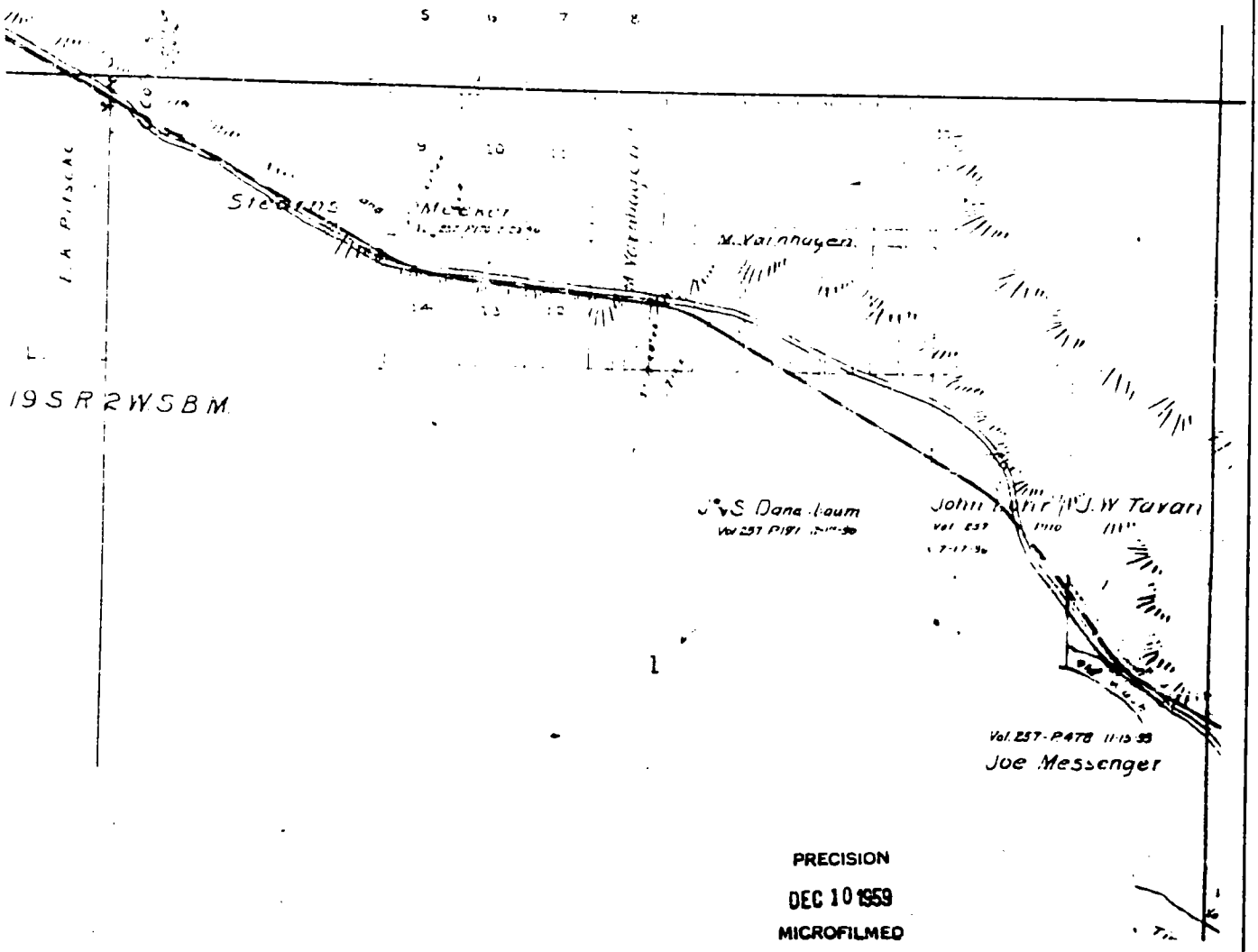

PUEBLO LANDS
RANCHO MISSION SAN DIEGO
RANCHO LA CAJON
SAN DIEGO RIVER
Selwyn
El Cajon P.O.
OLD MISSION
OLD SAN DIEGO
PARK 1500 Acres
SAN DIEGO
JAMACHA
La Presa
PACIFIC OCEAN
Point Loma
Light House
Coronado Beach
BAY OF SAN DIEGO
NATIONAL CITY RANCHO
Sunnyside
MACAU
RANCHO OTAY
Otay City
Otay Mesa
Otay R.R.
Tia Juana
Tia Juana River
Monument
LOWER CALIFORNIA
Stage Line
Ensenada
BAY of SAN DIEGO
Showing
NATIONAL CITY
And its Surroundings
Made for the
4 miles to 1 inch
SAN DIEGO LAND & TOWN CO.
Owners of
National Rancho
National City
Otay Rancho
Chula Vista
&
Other Desirable Property
LANDS of S.D.L.&T. Co. SHOWN IN RED.
W.G. Dickinson Gen Manager National City
C E Heath & Co Gen Agents San Diego
Los Angeles Lith Co

FIGURE 3



PRECISION
DEC 10 1959
MICROFILMED

Tia Juana Road Survey #88 1895

1906 With promise of adequate water and rail connection to Imperial Valley, this date marks the beginning of a new population boom in San Diego. In 1900, the population was 19,000; by 1910, it was over 50,000. The growth was largely sparked by Spreckel's interests and concentrated, promotional land speculation.

1907 Thousands of tourists and colonists arriving in San Diego take advantage of the cheap train fares to Southern California.

1908 Formal incorporation of the Little Landers Corporation. Symbolic of the colonizing activities of William E. Smythe, journalist, public speaker, organizer, writer, land speculator and national reclamation proponent. (A street within the study area retains his name). The San Ysidro colonial venture was initially prompted by a chamber of commerce promotional impulse to divert movement of midwestern immigrants from Los Angeles to San Diego and give them a livelihood on San Diego soil. The settlement, a dream of agrarian utopia was associated with the early 20th century back to the land movements; a response to the industrial revolution that promised a release from the pressures of urban living for even those of limited means. This response was seen in all aspects of life (architecture, writing, health, awareness, environmental awareness, etc.).

Smythe and George P. Hall, a former agricultural commissioner for San Diego, selected the site of the Belcher Ranch as the location of the Little Landers Colony #1. The Belcher home was converted into the San Ysidro Inn.

1908 Holdings of the Little Landers Corporation expanded to 550 acres (150 acres in the valley floor).

Little Landers headquarters in the "old adobe building".

Initially, settlers were required to purchase a town lot and an agricultural plot (1 acre) in the valley.

1909 June 11th- Grand Opening: streets, parks and lots marked out. J.W. Lewis appointed contractor and general manager of the settlement. Lots sold for $250 (50' x 120'); acres, depending of location from $350-$550.

Within a few weeks, 20 families were living in the colony. One of the first homes built was for Harold Champ: a frame cottage with porch and cobblestone chimney.

HOME OF

The Little Landers Colony

MOTTO "A Little Land and a Living Surely is Better than Desperate Struggle and Wealth Possibly."

Little Landers Big Corn

"The most valuable of all arts will be the art of deriving a comfortable subsistence from the smallest area of soil"

—*Abraham Lincoln*

The Place You Want to Know About

HOME OF

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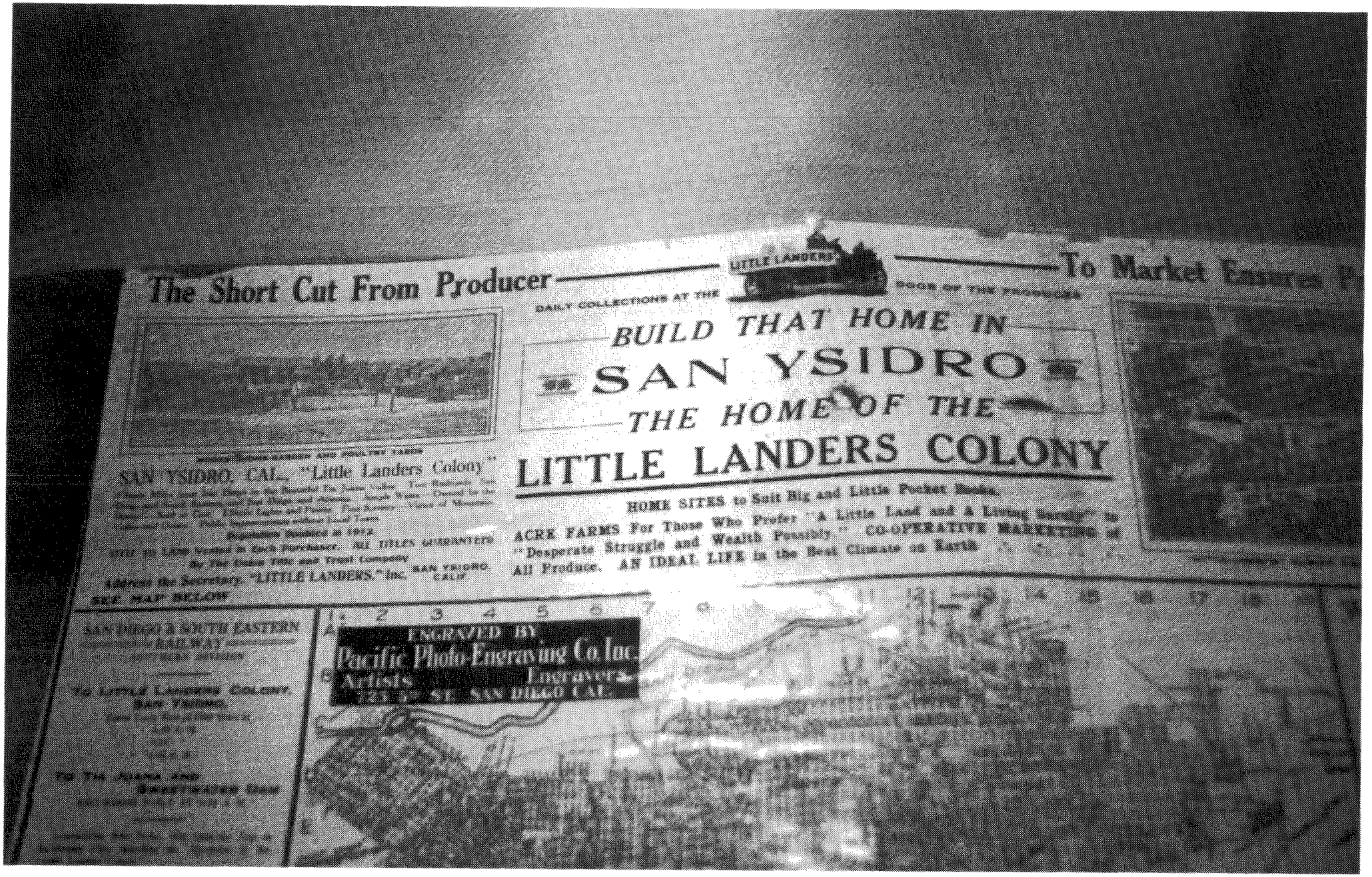


LITTLE LANDERS LOCAL ADVERTISEMENT

COURTESY OF SAN DIEGO PUBLIC LIBRARY

Figure 5

Settlement receiving national press coverage.

1910 Only 38 families of the original 100 buyers are living in the colony. Many of the original buyers were speculators and did not build. Problems with money, lack of adequate irrigation and agricultural experience, arguments over "communal" marketing caused friction. Corporation went bankrupt.

December- new corporation founded. Bylaws excluded Blacks, Orientals and Mexicans from settling in the community. New law allowed settlers to purchase only a town lot or an agricultural plot if they desired. This action was the first step away from the original agrarian ideal.

Push to establish the San Ysidro Water District. Need to increase population. New approach taken.

Between 1908-1911, the first years the Little Landers were attempting to make a successful agricultural community, San Diego was in the midst of the worst drought in decades.

1911 69 families living in the community.

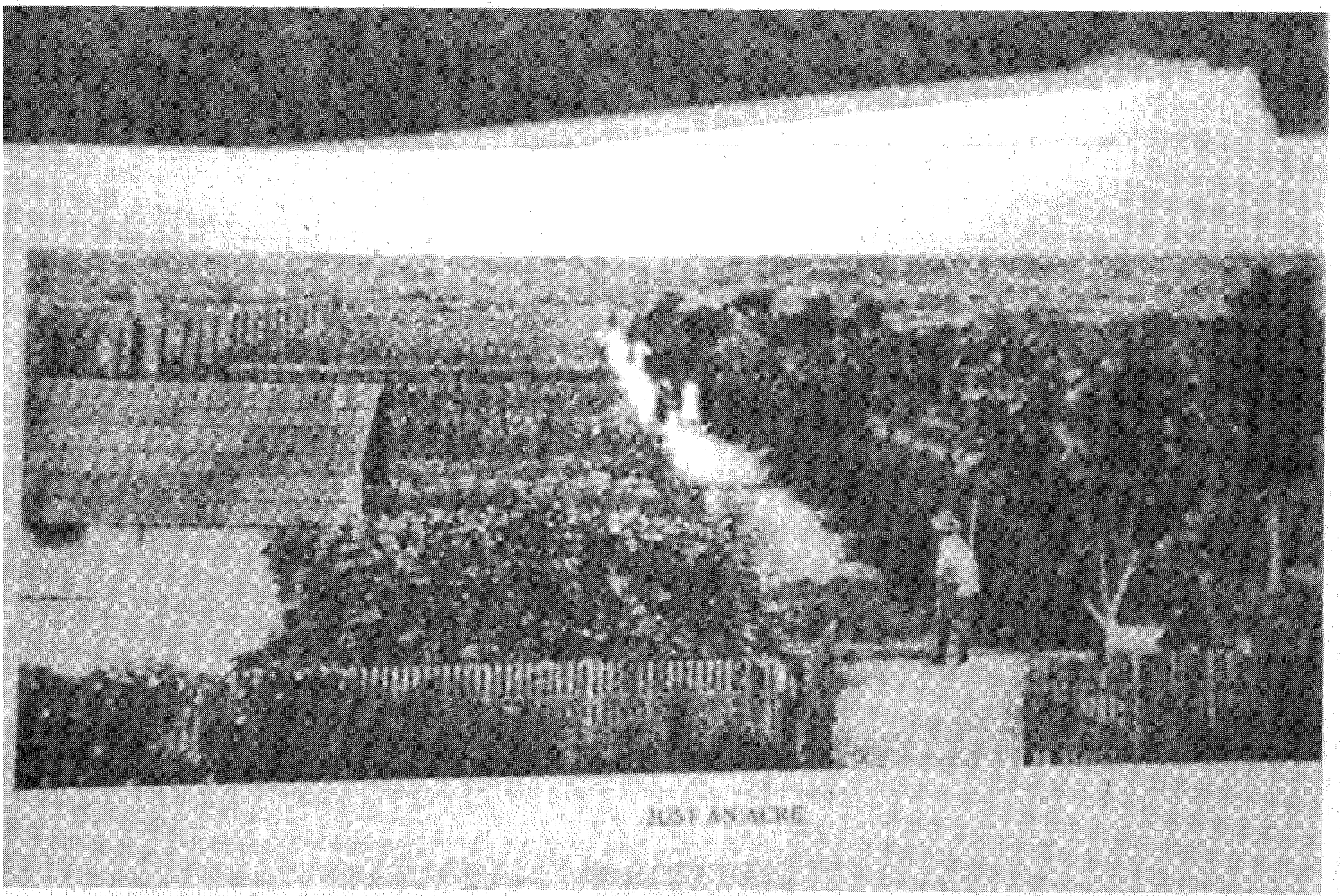
George Hall contributed land for park and landscaped it.

1911 Magonistas capture Tijuana. 100 people, mostly American and Mexican merchants across the border fled to San Ysidro. Americans gathered at border to watch "Battle of Tijuana" which lasted 16 hours and resulted in 32 dead and 24 wounded. A tent camp was established for those who fled. Some of the refugees bought town lots and remained in the city.

1912 47 new homes built; 116 families or approximately 300 people were now living in San Ysidro.

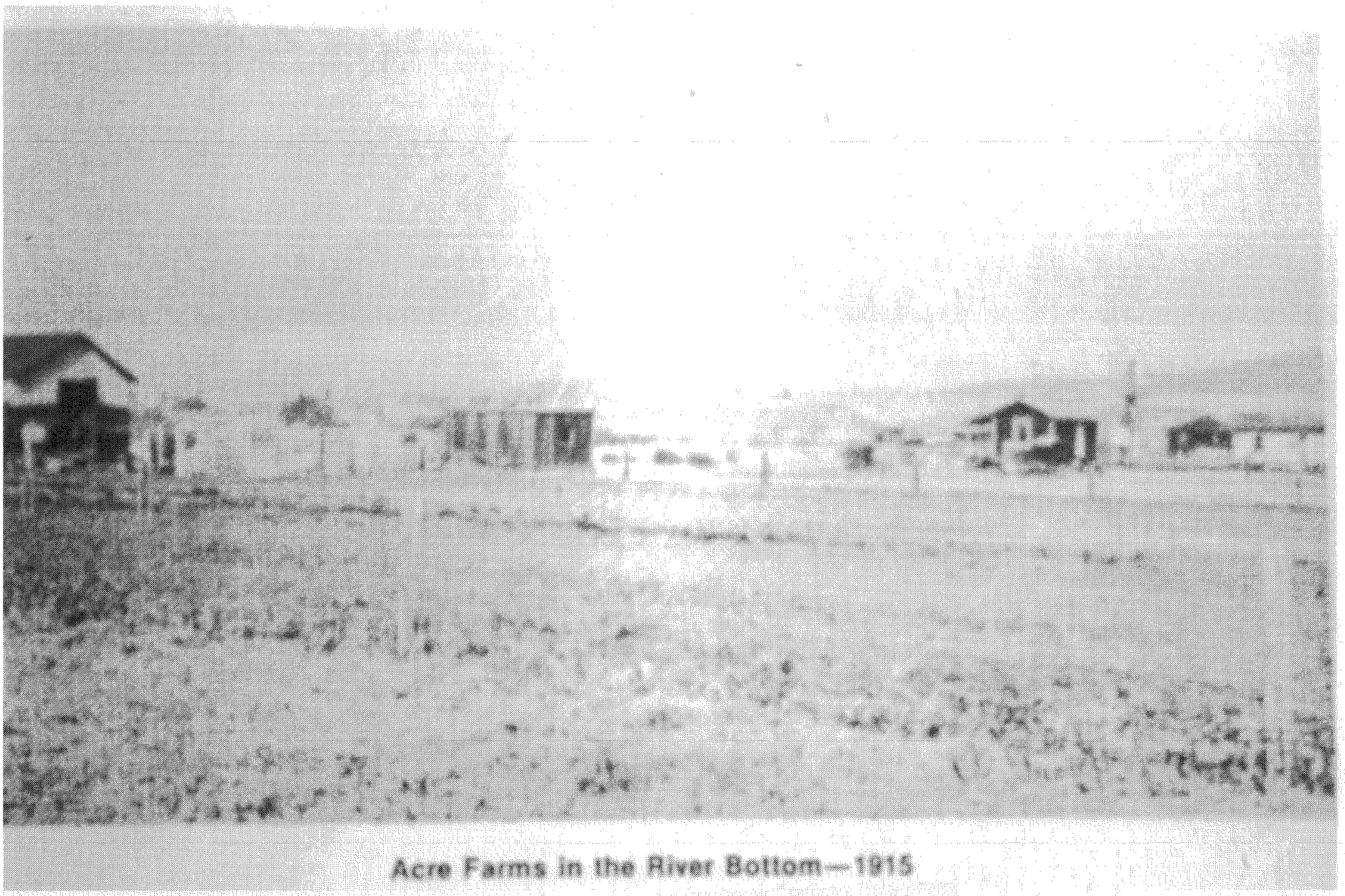
1913 Plan to upgrade community by replacing Redwood Hall with a community center/school was proposed. Much press regarding makeup of community, now consisting of many doctors, lawyers and teachers. The development of a varied cultural and social life stressed. By this time, invalid and elderly were over-represented in the population. Early settlers include: Smythe, Belcher, J. Lewis, H. Champ, McClintock, J. Gottech, G. Hall, J. Poeton, Bawden, Mills, Campbell, E. Hosmer, G. Young, L. Scott and P. Sanger.

1914 Little Landers Social Survey of San Ysidro, California: The Mother Colony published to encourage settlement.



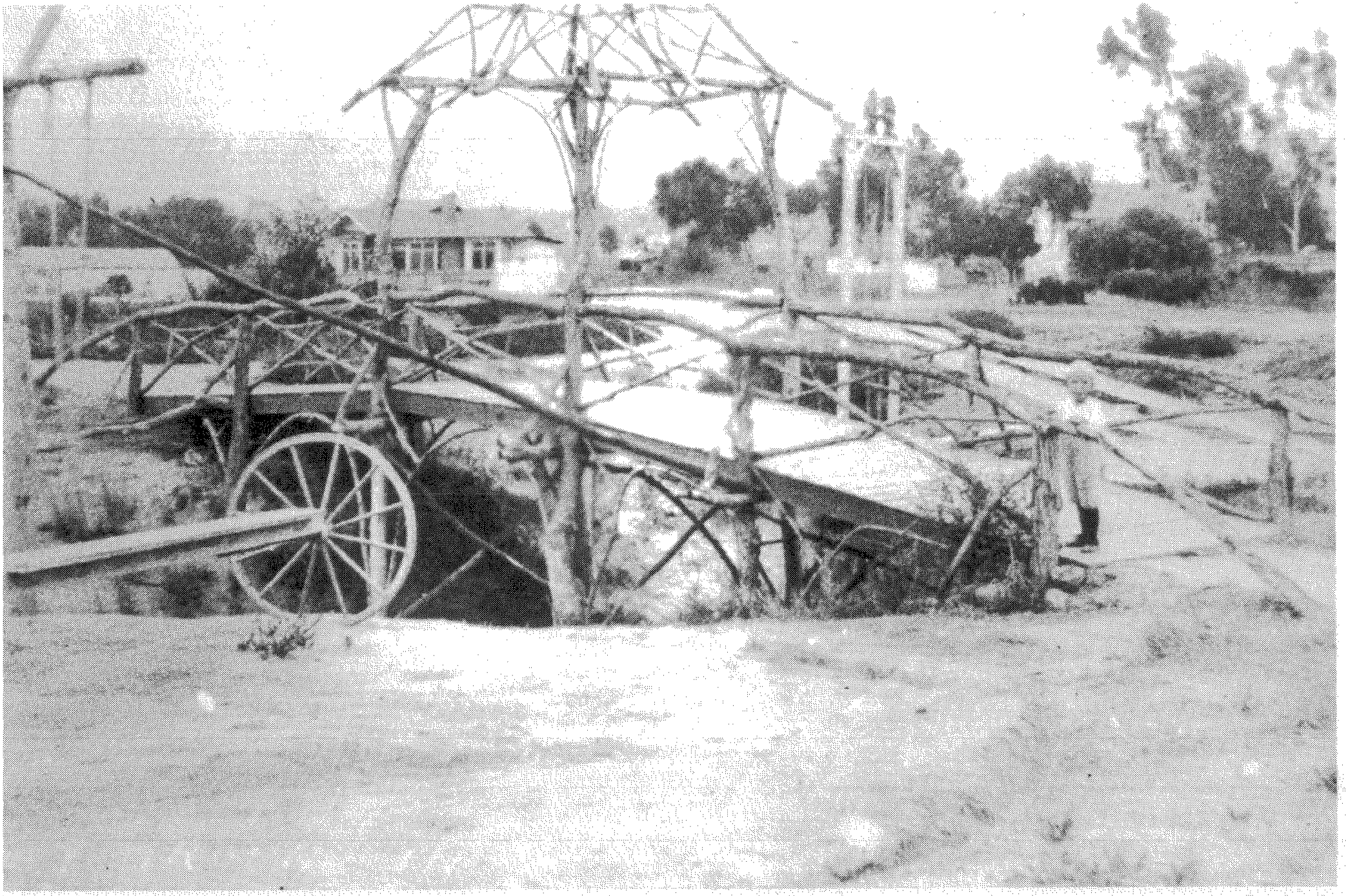
SAN YSIDRO MODEL ACRE

FIGURE 6



SAN YSIDRO BOTTOM LAND FARMING

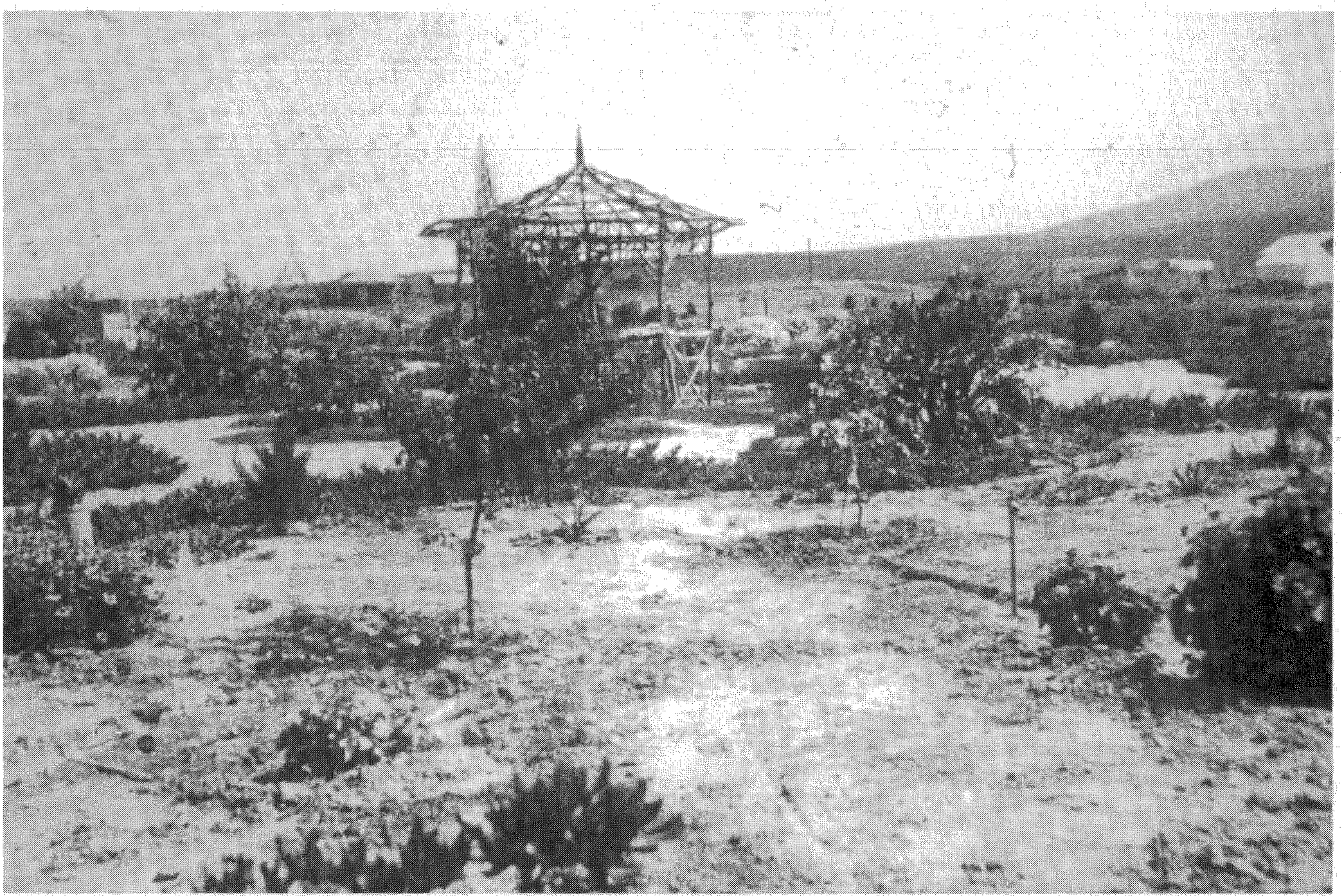
FIGURE 7



PORTION OF SAN YSIDRO PARK CIRCA 1912

COURTESY SDHS

FIGURE 8



OLIVE PARK CIRCA 1912

COURTESY SDHS

FIGURE 9

1915 500 residents living in San Ysidro

600 military men encamped at San Ysidro at what is now the Pan American Apartments.

Racing was voted out in California, resulting in a growth of the tourist industry in Tijuana. The railroad increased its trips to the area to three and four a day to carry pleasure-seekers from San Diego to Tijuana.

1916 January- Flood: 100 families lost homes in the bottom lands; refugee camp set up. Little Landers community never recovered. This came in the wake of financial hard times for the community and precipitated the sale of some of the land to non-participants in the experiment. Many of these sales were to U.S. citizens who worked at the racetrack and night clubs in Tijuana. The opening in Baja of James Coffroth's Jockey Club Race Track, in particular, brought an influx of residents, many of his 300 employees lived in San Ysidro.

1919 San Diego and Arizona Railroad to Tijuana completed.

1917-1919 World War I, the shortage of American labor, a flu epidemic and a general shortage of supplies had an effect on the nation as a whole. San Ysidro, as a border town was impacted by a steady increase in immigration populations.

1920-1933 Prohibition in the U.S., Tijuana became an even larger tourist attraction. The economy of the area expanded and diversified as the result of the increased activities of the casinos and nightclubs in Tijuana.

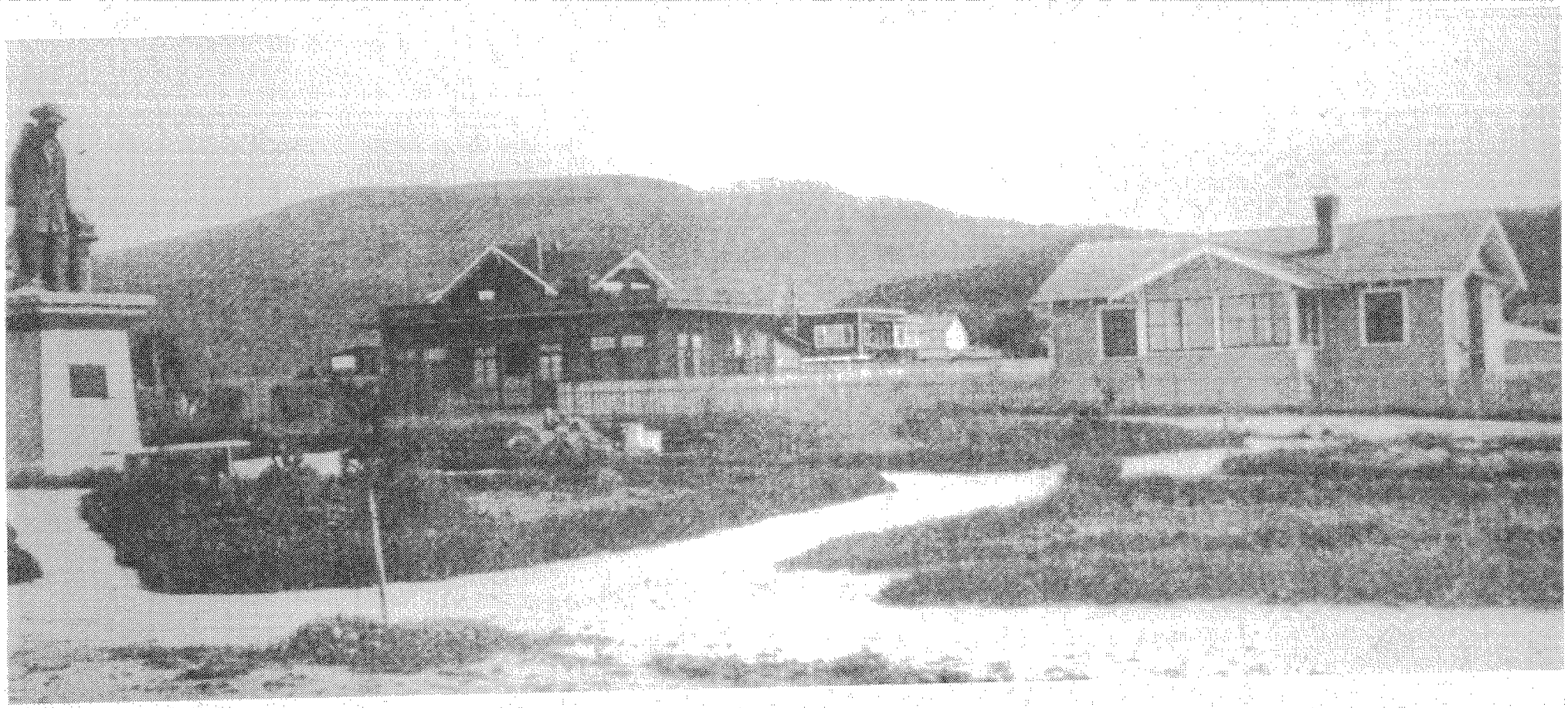
1920 New lands taken up for poultry raising.

1922 20 new homes built. This decade marked the loss of the agrarian character of the community. Gambling enterprises south of the border increased the housing demand in San Ysidro. By this time the homestead ideal and back-to-the-land ideals had been replaced in the American pysche. The community focus gradually changed to cater to the tourist and commercial needs of an increasing resident population.

1924 San Ysidro Community Church designed and built by Louis Gill.

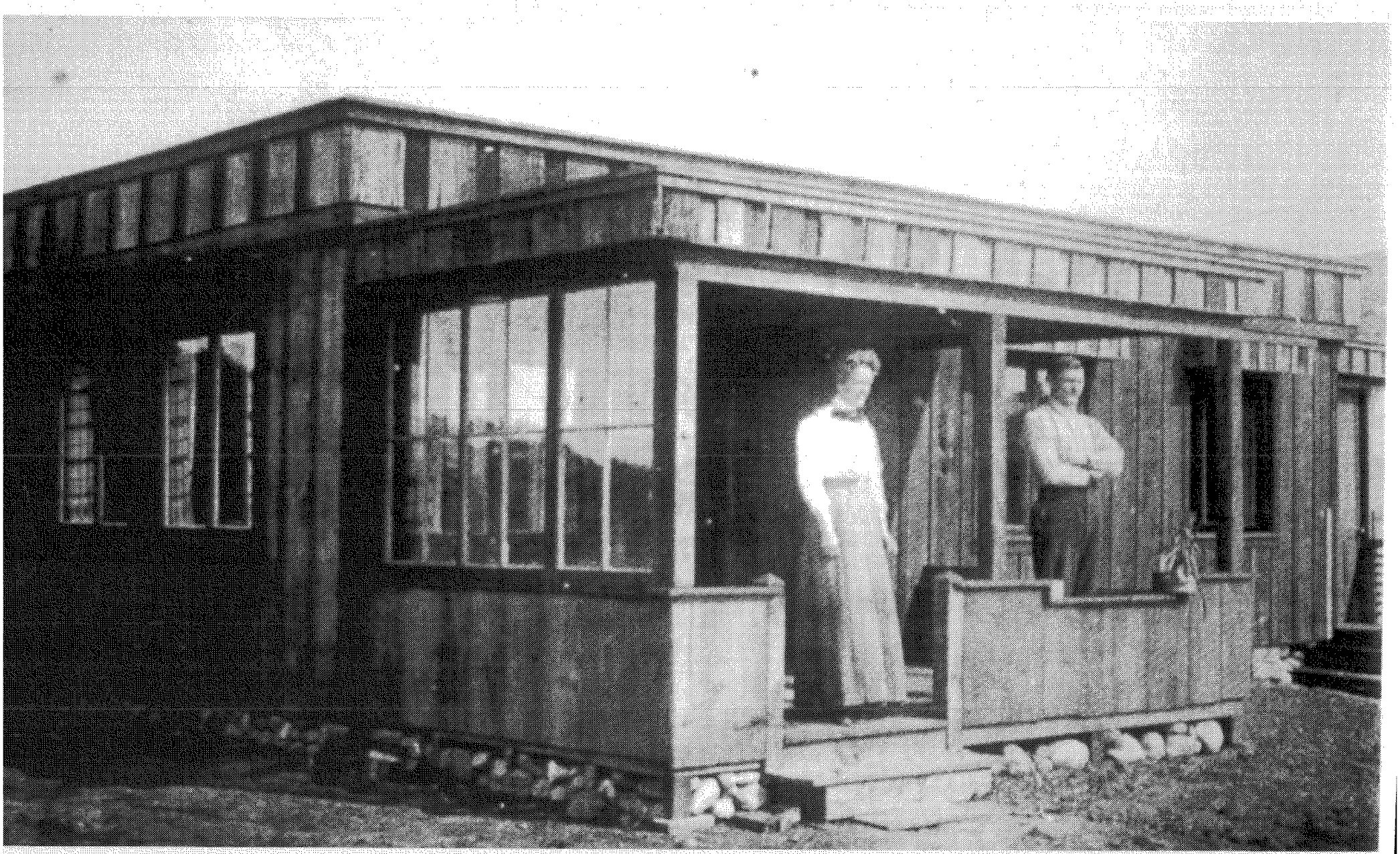
San Ysidro Library built from donations by Frank Beyers.

1925 A bank was opened in San Ysidro to provide a legitimate means to transfer the money made in Tijuana to banks in Los Angeles and other cities.



SAN YSIDRO PARK AND RESIDENTIAL SECTION CIRCA 1912 COURTESY SDHS

FIGURE 10



A SAN YSIDRO RESIDENCE CIRCA 1912

COURTESY SDHS

FIGURE 11

1927 Our Lady of Mt. Carmel Catholic Church built by contractor W.B. Settle.

Commercial building designed and built on San Ysidro Blvd by Louis Gill.

Floods again destroyed bottom lands throughout the county, cutting off communities.

1926 Frank Beyers donated a civic center in San Ysidro The community was predominantly Anglo-American at this time.

1933 Nationalization of all foreign-owned properties in Mexico. This action severely affected hundreds of Americans who had invested heavily in Tijuana. The economy of San Ysidro suffered as well.

1942 Beginning of the Bracero program. This program coincided with the end of World War II, thus the increased Mexican population in San Ysidro and other border towns contributed to a housing shortage for young men returning home from the service. The Bracero program represented an informal agreement between the U.S. and Mexican governments, allowing seasonal importation of workers to help with American harvests.

early 1950s Mexico passed new laws restricting the employment of Americans in Mexico. At the same time Tijuana began a period of rapid population growth. These two factors changed the composition of the town so that by 1960 a majority of the residents were Mexican nationals or Mexican Americans.

During this period the border crossing at Tijuana became the busiest between the U.S. and another country, surpassing the crossing between Detroit and Toronto.

San Ysidro residents began to question the town's abilities to provide basic municipal services. Community leaders approached the City of San Diego about annexation, primarily, to meet the increased demand for water.

1953 San Ysidro Blvd became a six-lane highway; road widenings emphasize the importance of the cross-border traffic.

1957 The City of San Diego annexed San Ysidro after a vote by the residents. There was opposition to this in the town. Those in favor of annexation regarded it as necessary to obtain water and other urban services for the town.

INTERNATIONAL BORDER 1920's FIGURE 12

Peak year of the Bracero Program. 192,000 workers were brought into the U.S. It is estimated that over 8% remained in San Diego, many in San Ysidro.

1963 City of San Diego begins to prepare a development plan for all of South San Diego; at that time San Ysidro was the core of the South San Diego area. The plan, which was prepared in conjunction with an economic study, was presented to the City Council in 1965. The "San Diego Border Area Plan", continued to forecast San Ysidro as the core of South San Diego.

1967 In the mid 1960s, San Diego began a decentralized planning program and divided the City into numerous community planning areas; in 1967, the City Council recognized the San Ysidro Planning and Development Group as the citizen planning committee that would work with the City Planning Department in preparing a community plan for San Ysidro.

Traffic was diverted from San Ysidro Blvd to Interstate 5; San Ysidro Blvd no longer serves as an international highway. Beyer Road still carries traffic to the border.

1968 San Diego applied for and received a Model Cities planning grant from the Federal Department of Housing and Urban Development. San Ysidro was designated as part of the Model Neighborhood, and guidelines for the Model Cities Planning Program addressing physical, economic and social problems were incorporated into the San Ysidro Community Plan adopted by the City Council in 1974. The community planning area included approximately 1600 acres south of then State Highway 1717 (now I-905), west of I-805, north of Mexico and east of the Tijuana River. The plan proposed a community that would, at buildout, contain a population of approximately 22,500.

1973 San Ysidro residents considered deannexation from the City of San Diego; some believed that the community had an adequate tax base to provide its own services. The attempt failed.

1974 San Ysidro Community Plan adopted by the City of San Diego.

1975 Street system of the town disrupted by the placement of Interstate 805- a large portion of the older residential and commercial areas of the town were removed. Disruption occurred at the break between the original Little Landers

subdivision and a later subdivision. But the freeway took out more than an edge, it created a total break in the street fabric.

1976 Devaluation of the peso. The first devaluation led to a drop in the percentage of business done with Mexican nationals, hurting the retail stores in San Ysidro.

1977 As part of the community's continuing efforts to retain a separate identify, community members met with representatives of the U.S. Postal Service to protest the possible loss of San Ysidro's separate zip code.

1980s Rapid development of low-income multi-family housing placed strain on the community's facilities and services. Increase in this type of housing brought about a change in the community character- for the most part apartment projects did not blend in or fit with the development that surrounded them.

1981 San Diego Trolley completed. With this development it was expected that new tourism would come to the town.

1982 Further devaluation of the peso. This led to a decrease in the amount spent in San Ysidro by Mexican Nationals. Many businesses were changed from retail outlets to money exchange houses.

1987 March- the American Institute of Architects and City-County Reinvestment Task Force conducted a Regional/Urban Design Assistance Team (R/UDAT) project in San Ysidro.

December- based on the R/UDAT recommendations, City of San Diego Planning Department began the community plan revision process.

1988 San Ysidro has become the world's busiest border station. It is the port of entry and temporary place of residence for Mexican immigrants. Over half of the population in San Ysidro are of Mexican descent. A community begun in the early decades of the 20th century as a Euro-American agrarian colony has changed into a multi-ethnic city with a commercial as well as a residential component (see attached vicinity maps and USGS maps).

FIGURE 13

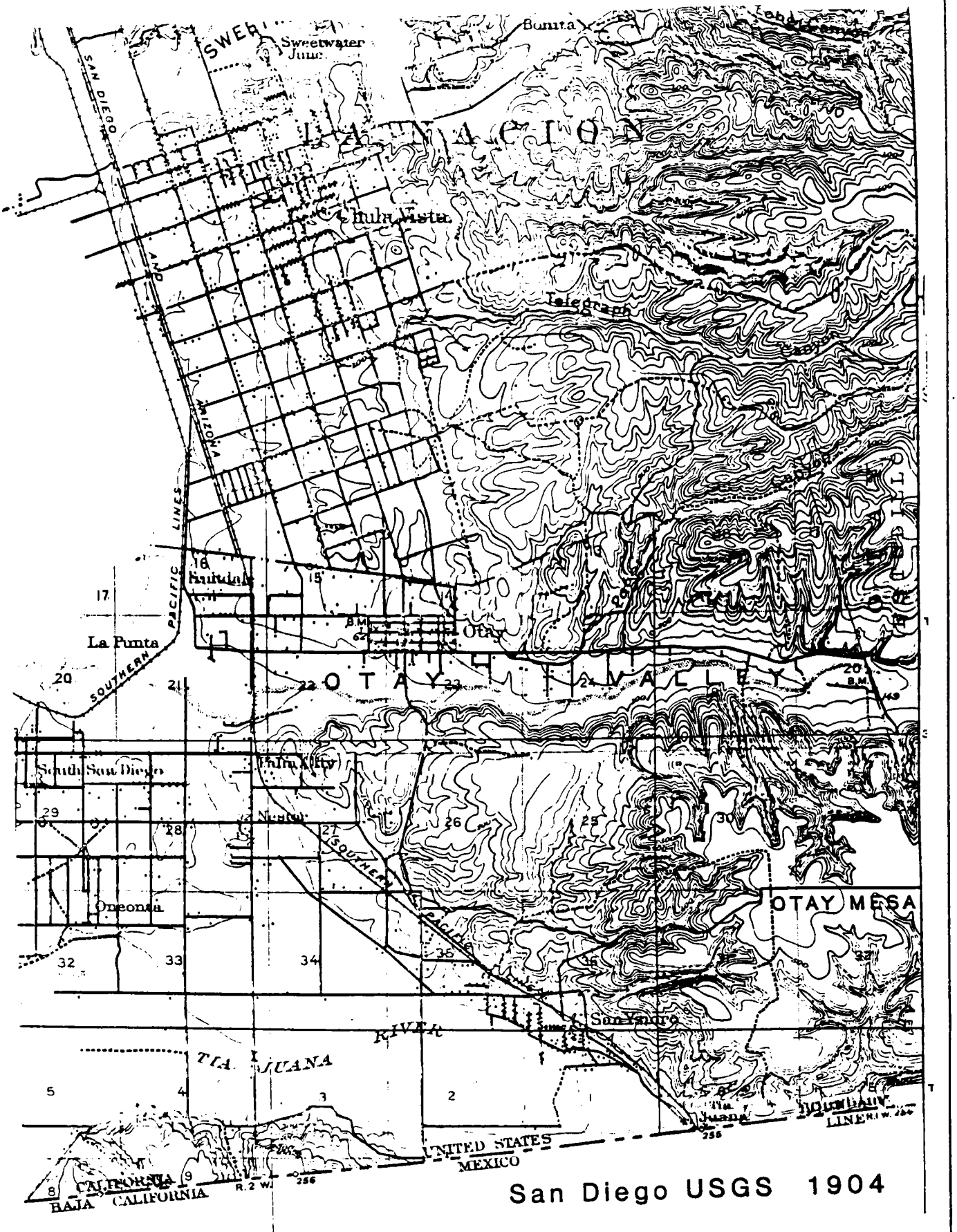
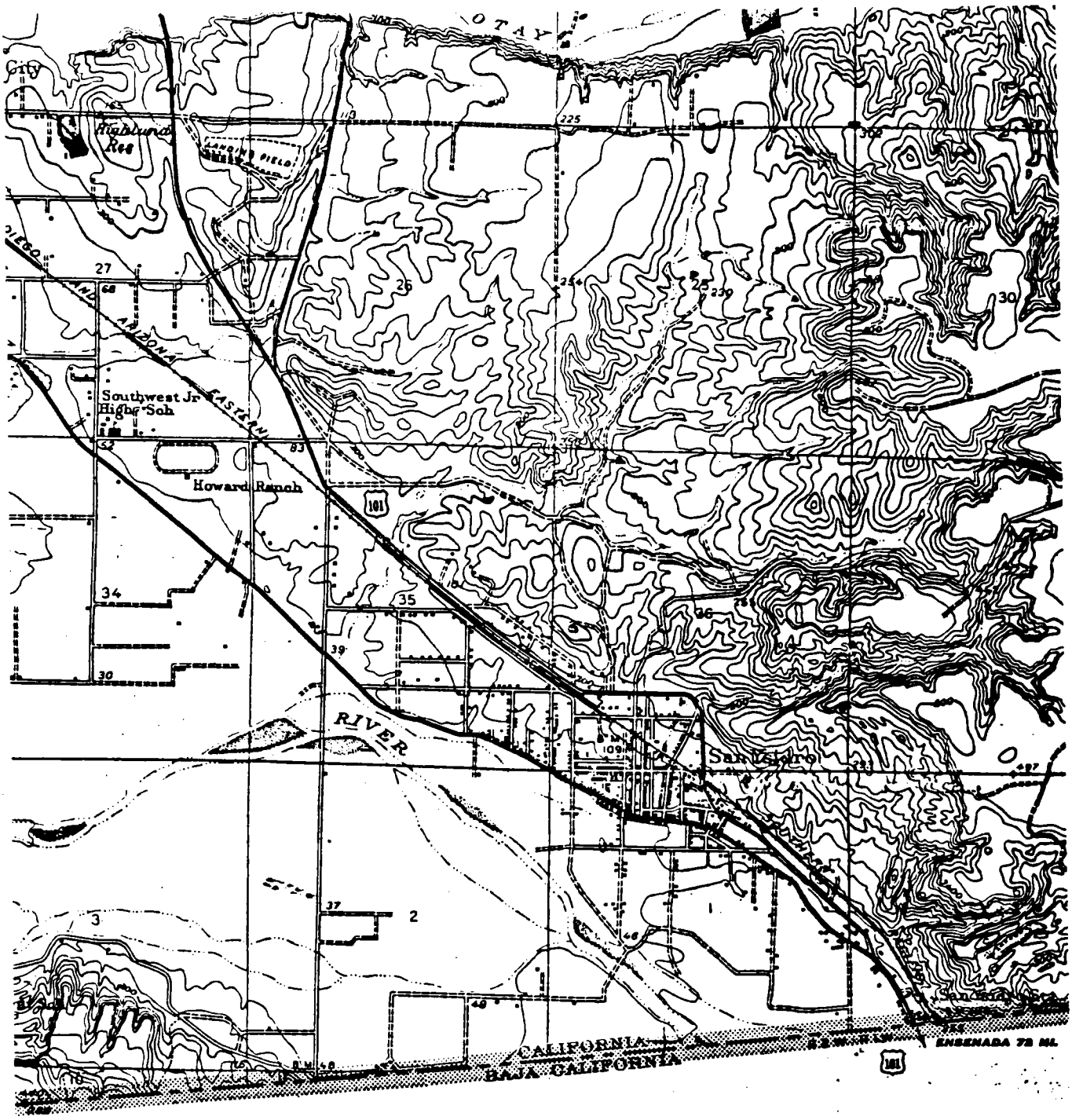
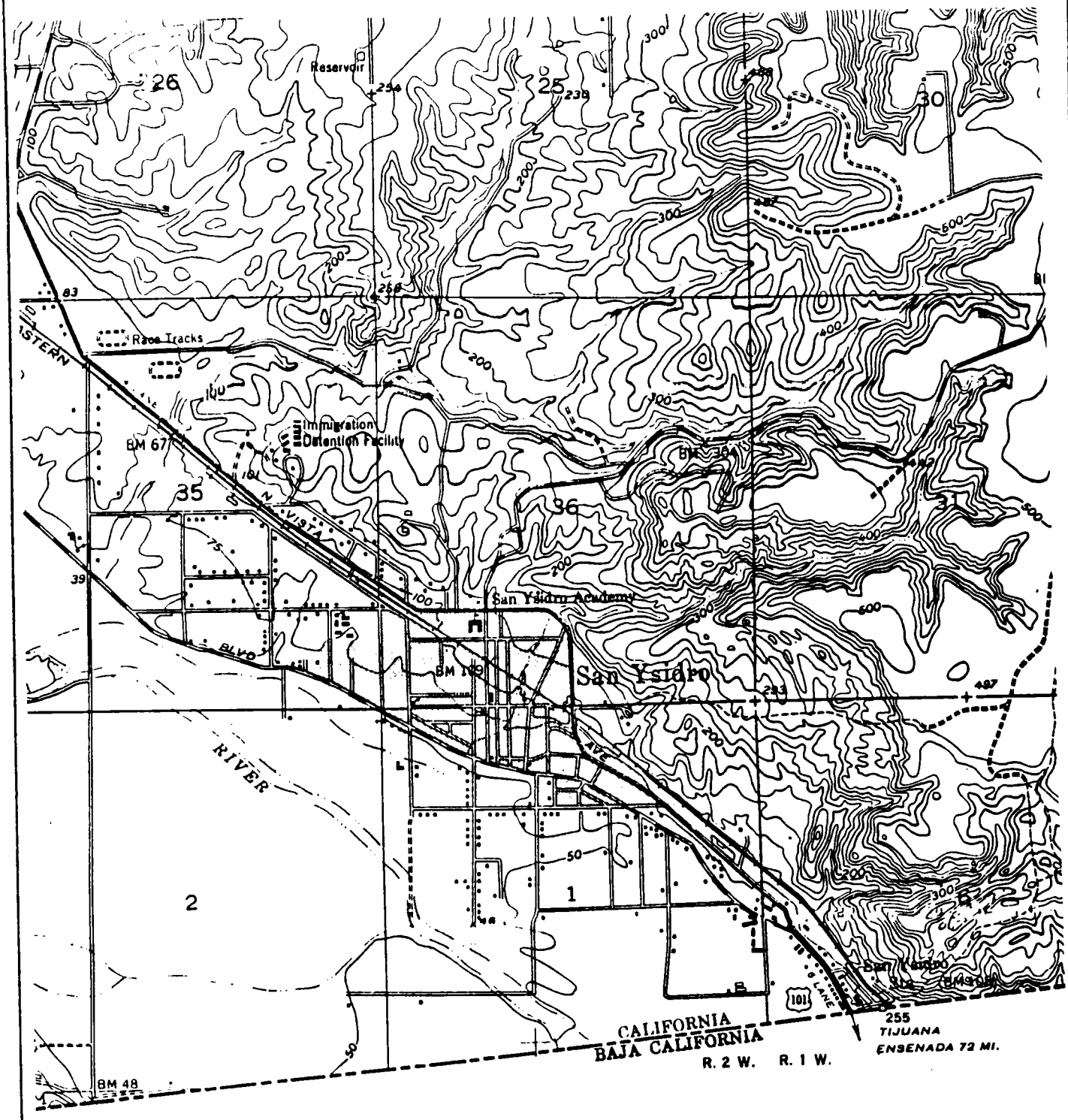

Sweetwater
Bonita
Chula Vista
Telegraph
La Punta
Otay
OTAY VALLEY
South San Diego
Palm City
Nestor
Oneonta
OTAY MESA
San Ysidro
TIJUANA
RIVER
UNITED STATES
MEXICO
CALIFORNIA
BAJA CALIFORNIA
San Diego USGS 1904

FIGURE 14



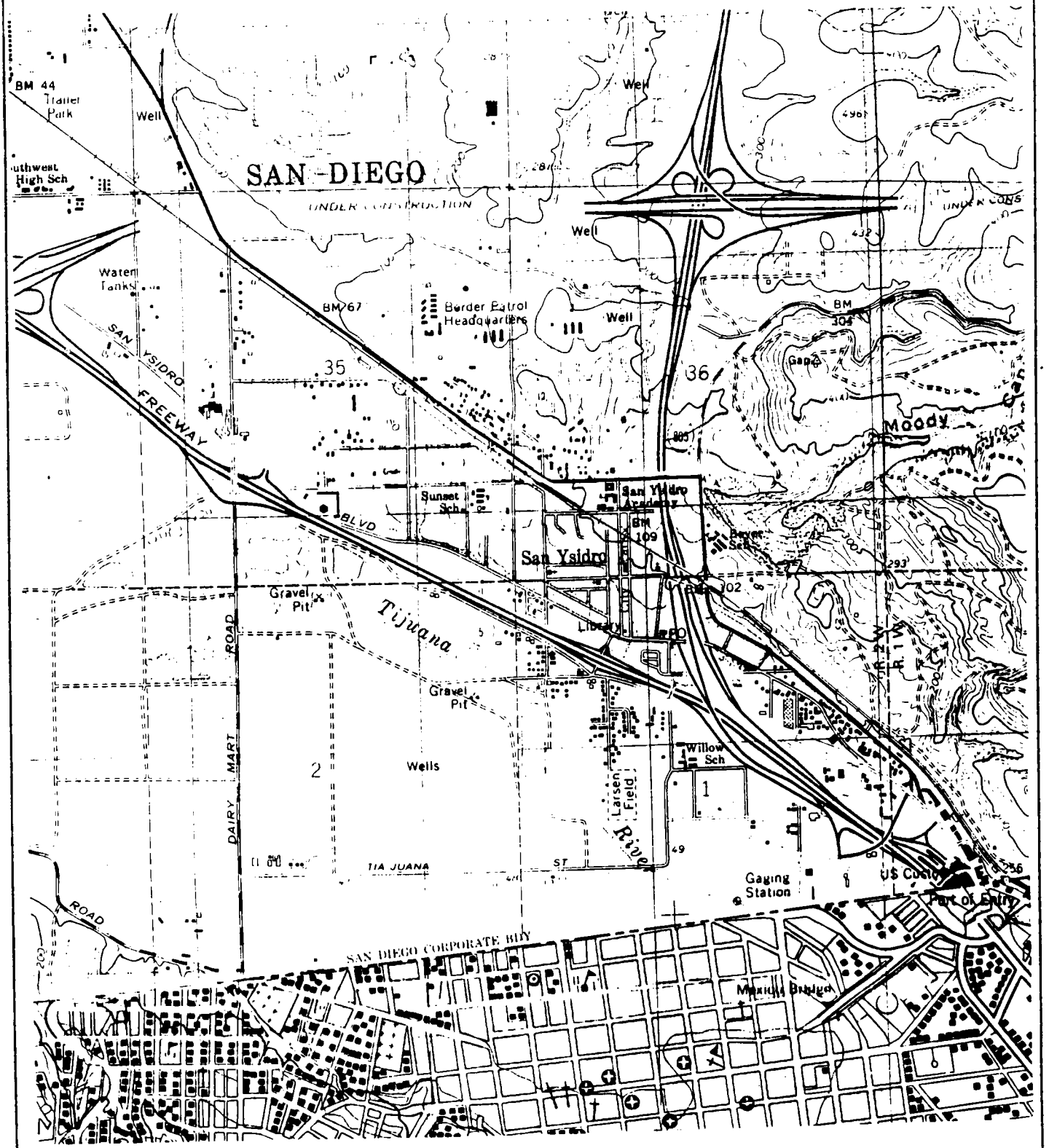
San Ysidro USGS 1927

FIGURE 15



San Ysidro USGS 1953

FIGURE 16



Imperial Beach USGS 1975

METHODOLOGY

The primary objective of the San Ysidro Historic Survey was the identification, designation, and preservation of historic and architecturally significant properties within the study area as well as the retention of neighborhood character in the older portion of this community (City of San Diego 1988:1). To adequately assess the study area according to the criteria for evaluation outlined in 36CFR 60 Section 60.6, both field reconnaissance and in-depth research were conducted. Published procedural guidelines for the identification, registration and treatments of cultural resources were carefully followed. These included: How to Apply the National Register Criteria for Evaluation (1982), "Archaeology and Historic Preservation: Secretary of the Interior Standards and Guidelines" (Federal Register September 1983, 36 CFR Part 60-64, 800 and 1210, Appendix b) and "California Historic Resources Inventory Survey Workbook" (1982).

The boundaries of the study area were initially clarified during a tour of the community with Corey Braun of the City of San Diego Planning Department (figure 1). During the on-foot, block by block field portion of the investigation, each structure that appeared to meet the 50 year criteria or was potentially a unique resource was photographed and described. Both color slides and black and white film were used. All structures were photographed from the front. In some cases, where access was possible, side and rear views were taken as well. Prior to field work, a form was created by the consultants that enabled a consistent and thorough description of each structure (figure 2). This form was developed based on attributes of style, form, structure and design elements discussed in McAlester (1984), Blumenson (1981) and The Architectural Supplement to Historical Resources Inventory (State of California Historic Resources Manual). In the field, a form was completed for each structure. Slides were taken so that finished descriptions could

be compared to the actual building and a full and accurate verbal picture would be created on the finished forms. Over the several weeks that were spent in the field many local residents informally talked with the surveyors, supplying information on dates of construction and community lore.

Throughout the course of the investigation primary and secondary archival research and resident interviews were conducted. Over 320 person hours were involved in this phase of the project. For the most part, this research resulted in acquiring little in the way of substantiated site and person-specific information. Major gaps exist in the documentation of San Ysidro's community evolution. As ordinary middle-class and blue collar workers, the majority of San Ysidro inhabitants often left little or no information in the available records.

Over the course of the investigation, Roth and Associates gave two presentations of work in progress. The first was given on February 9, 1989 at the San Ysidro Planning Group Meeting. The second was given in April of 1989 during the R/UDAT revisit to San Ysidro. In both cases, these presentations resulted in community input. Formal interviews were conducted either over the phone or in person. Attempts were made to contact all owners of properties thought to be over 50 years old. One of the interviews was conducted with four long time residents. Photographs and the preliminary forms were viewed by the informants and they were asked about their knowledge of either the building or its occupants. Unfortunately, they offered little in the way of site specific background.

This lack of data is compounded by the paucity of information found in the primary sources. Tax assessors records, extremely useful in understanding construction and addition phases to a property are available. However, they are housed in an area with no public access. Searches are conducted by County personnel and it generally takes one to three months per property to obtain the needed information. Utility records (sewers, water, gas and electric) are incomplete. Sewer records in the County are only kept from 1948 when sanitation districts were

developed; building permits are not kept prior to 1973; San Diego Gas and Electric (SDG&E) saves data for only the past two years; and the San Ysidro Irrigation District files, though available, are not organized in a timely fashion. Further, Directories for San Ysidro do not include street addresses until the 1950s; Sanborn maps of the city are lacking, deeds are often incomplete and difficult to trace for this area; and much of the early newspaper articles regarding the Little Landers community are dramatic, flowery exposes filled with real estate boosterism; exaggeration being the norm.

Aerial photographs and maps were compiled in an effort to understand the settlement patterns of this neighborhood before 1938. Comparison of 1928 and 1929 aerials with a 1954 photograph assisted in separating post World War II in-filling within the study area from potentially older buildings. In addition to the review of these aerials, historical photographs in the archives of the local historic societies and privately held pictures were analyzed as well. To identify potential early settlement owners, the following maps were reviewed: (Note- all maps except the 1909 Little Landers map are on file at the San Diego County Department of Planning and Land Use, Maps and Record Sections. The Little Landers Map is on file at the San Diego History Society (SDHS) Research archives)

MAPS

1884	James Freeman T19SR2W
1858	John Hayes T18S R2W
1869	James Pascoe T19S R2W, T18S R2W
1872	M.C. Wheeler: Official Map of the Western Portion of San Diego County
1886	M.C. Wheeler: Old Survey #51, Map of Road in Tia Juana Road District
1886	M.C. Wheeler: Survey #259/Field Book 19; 2nd Road District
1896	George Spencer: Survey #88, Oneonta and Tia Juana Road Districts and Field Book 13B
1904	U.S.G.S., San Diego Quadrangle
1909	Loebenstein, Civil Engineer; Little Landers San Ysidro, San Diego
1912	C.S. Alverson: Addition #7 to San Ysidro, Little Landers Subdivision

1915	Right-of-way and Track Map San Diego and Arizona Railroad Station R634-60 to Station R842-137
1917	San Diego and Arizona Railroad Station Plan; San Ysidro Plan, San Diego, California
1928	C. Buckley: Plat #19, Map of San Ysidro
1943	U.S.G.S., San Ysidro Quadrangle
1953	U.S.G.S., San Ysidro Quadrangle
nd	Record of Survey Map #9158, San Ysidro Blvd (Sheet 9/9)

It was not within the scope of work to complete individual chains of title for each of the lots under study. This information, even if completed does not necessarily provide definitive dates of construction. Deed records were researched however from 1909 to 1916 to document the first purchase dates of specific Little Lander parcels. (These data are presented on the Little Landers Subdivision Map; they suggest ownership not necessarily construction dates). Pre-1909 ownership of the original Belcher farm was also traced as well.

In an effort to develop both property specific histories and an overview of San Ysidro as a neighborhood, the following institutions and persons were consulted:

INSTITUTIONS

Academy of Motion Pictures Library, Los Angeles
California State Library: California Section, Sacramento
Chula Vista Historical Society
Mt. Carmel Heights Church, San Ysidro
National Trust for Historic Preservation, Washington DC
San Diego City Clerks Office, San Diego
San Diego City Operations, Mapping Division
San Diego County Department of Planning and Land Use:
    Building Permits Section
    Maps and Record Division
San Diego County Department of Sanitation
San Diego County Recorders Office
San Diego County Tax Assessor
San Diego Gas and Electric- Public Relations Department
San Diego Historical Society
    Photographic Archives
    Library and Manuscripts Collection

San Diego Public Library: California Room
Newspaper Room
San Diego Theatre Owners Association
San Ysidro Community Church
San Ysidro Public Library
State of California: The Resources Agency
Department of Water Resources, Sacramento
University of California San Diego Mandeville Library and Annex
University of California Santa Barbara, Art Museum

PERSONAL COMMUNICATIONS

Dixon, Dan: San Ysidro History
Francis, Mark: R/UDAT team member/ Historic Fabric of San Ysidro
Garcia, Carolyn: Our Lady of Mount Carmel Catholic Church
Gebbard, David: Gill architectural drawings on file at UCSB
Goldstein, David: MGM/UA Distribution regarding possible movie connection of the International Building
Hettich, Joyce: San Ysdiro History
Lashler, Margaret: San Ysdiro History
Lee, Lawrence: retired professor of history, San Jose State University, Little Landers Colonies in America
Pedia, Sam: Breakwater Distributors: regarding possible movie connection of the International Building
Poster, Corky, R/UDAT team member- Historic fabric of San Ysidro
Reiner, Rev. Hugh M. : San Ysidro Community Church
Robinson, Joyce: National Trust for Historic Preservation, Main Street Program
Skorepa, Andrea: San Ysidro History
Smith Blanch: San Ysidro History
Stea, David: R/UDAT team member: social implications of historic element
Youmans, Leslie: Youmans family history
Valdez, Maria: San Ysidro Hotel
Zoley, Teresa: family history
Zug, Guy: La Nola Hotel

San Diego City Staff reviewed the initial 128 forms and selected specific structures for additional significance study. The overall lack of data for this area of San Diego, however, resulted in compiling little or no social history for many of the chosen buildings. Where data are available they are presented within the individual evaluations. A detailed significance overview was developed that focuses on the entire neighborhood rather than isolated buildings.

Field Form

HISTORIC EVALUATIONS

LOCATION

1. Address: _____
2. Parcel No.: _____
   Owner: _____
   Owner's Address: _____

PHYSICAL DESCRIPTION

3. Architectural style: _____
4. Placement: _____
5. Plan: _____
6. Roof shape: _____
7. Additions/alterations: _____

EXTERIOR TREATMENT

8. Siding material: _____
9. Design/detail: _____

ROOF

10. Material: _____
11. Dormier: _____
12. Eaves: _____
13. Design/detail: _____

CHIMNEY

14. Placement: _____
15. Material: _____
16. Design/detail: _____

WINDOWS

17. Placement/location: _____
18. Design/detail: _____
19. Divisions (panes, sashes, transems, etc.): _____
20. Movement: _____

DOORS

21. Placement/location: _____
22. Design/detail (panels, transems, etc.): _____
23. Material: _____

PORCHES

24. Placement/location: _____
25. Design/detail: _____
26. Roof: _____
27. Steps: _____

DETACHED STRUCTURES

28. Garages: _____
29. Other: _____

INTEGRITY

29. Physical appearance: _____
30. Degree of change/alterations: _____
31. Historic significance/representative sample: _____

COMMENTS

FIGURE 17

FIELD RESULTS

During the course of the historic survey, one hundred twenty-eight (128) structures were evaluated as potentially historic structures (see attached Historic Inventory Sheets). The inventory process was both lengthy and time consuming. Inclusion was based on recognized architectural styles, the presence/absence of older vegetation, position on the lot, informant information, and analysis of historic photographs depicting the neighborhood. The one hundred twenty-eight structures recorded represent seven different building uses: 2 churches, 1 library, 1 motel, 1 auto-court, 2 hotels, 13 commercial establishments and 108 residences. After initial review, 27 of these were selected by San Diego City Staff for significance study.

There is no ideal typology for identifying house types. The researchers attempted to select those features of the structure that seem most distinctive (i.e. floor plan, height and roof profile). However, as Rapoport writes:

> "buildings, as all human endeavors, obey varied and often contradictory and conflicting impulses which interfere with the simple and orderly diagrams, models and classifications we love to construct. The complexities of man and his history cannot be encompassed in neat formulas, although the desire to do so characterizes our age"
> (Rapoport 1969:11).

Between 1890 and 1930, American building types became so fragmented that in the majority of cases, styles cannot "be identified by one or two dominant features (here a pointed window, there a pinnacle, and its Gothic Revival; here a round arch, there a bracket, and its Italiante . . . . . mansards make it Second Empire. . . ."(Gowans 1987:xiv). As a rule, the homes of the general population, unlike architect-designed houses, did not select decorative elements from a single stylistic

format. The Field Guide to American Houses was used extensively during this investigation to classify the evaluated structures. However, the authors must agree with the criticism of this work expressed by Jakles, Bastian and Meyer: "rather than recognizing basic forms and vernacular origins, the two McAlesters persist in seeing style even where there is little or no style to see" (Jakles et. al. 1989:5).

All the residences within the study area are "common" or "comfortable" homes: small, single-family sized bungalows that offered personal independence for the ordinary person. Evolving at the turn of the century as a result of increased demand for suburban development, the bungalow combined modern conveniences, low maintenance, and ease and economy of construction. Individuality was expressed in the myriad of house choices offered in the dozens of mail-order catalogs. Each catalog company dealt with the population's desire for individual, self-contained space in different ways. As a rule, these homes followed no precise architectural formulas and consequently are of no specific, definable style. They were neither designed by architects no constructed by licensed contractors. In San Ysidro, Elmer and Herbert Youmans, C.J. Young and J.W. Lewis, all non-architects, assisted in the construction of many of the extant structures. Since most of the builders were not professionals in the field, individual homes varied depending on material availability, the carpenter's skill and the available monies and personal domestic needs of the individual home owner.

> "Houses are significant in so far as they reveal the living conditions of a period and the capacity of the people who occupied them. The are a record of human society and of the peculiar genius of a given community".
> (Helen Reynolds in Jakle et. al. 1989:1)

Based on the definitions presented in Gowans (1987), Blumenson (1981), Harris (1975), Jakle (1989), Longstreet (1987), and various articles found within the Old House Journal (1981-1989), three different

types of bungalow housing were distinguished within the study area: those with accepted craftsman elements; those with Spanish eclectic elements; and vernacular. This catch-all term refers to those homes with simple form, straight lines and a general lack of stylistically distinctive design elements. In addition, two other styles, Art Deco and Mission Revival were used for three non-residential structures. The totals are as follows:

Spanish Eclectic with flat roofs (22), Spanish Eclectic with multiple rooflines (9), Mission Revival (2), craftsman (20), vernacular (74), and art deco (1). Individual style breakdowns as to condition and grade are as follows:

SPANISH ECLECTIC with flat roof (22)

Condition		Site Board Grade	
Excellent	1	Grade 1	1
Good	0	Grade 2	1
Fair	19	Grade 3	4
Deteriorated	2	Grade 4	16

SPANISH ECLECTIC with multi rooflines (9)

Condition		Site Board Grade	
Excellent	1	Grade 1	0
Good	4	Grade 2	0
Fair	4	Grade 3	1
Deteriorated	0	Grade 4	8

MISSION REVIVAL (2)

Condition		Site Board Grade	
Excellent	0	Grade 1	1
Good	2	Grade 2	0
Fair	0	Grade 3	1
Deteriorated	0	Grade 4	0

ART DECO (1)

Condition		Site Board Grade	
Excellent	0	Grade 1	0
Good	0	Grade 2	1
Fair	1	Grade 3	0
Deteriorate	0	Grade 4	0

CRAFTSMAN (20)

Condition		Site Board Grade	
Excellent	1	Grade 1	1
Good	7	Grade 2	0
Fair	9	Grade 3	11
Deteriorated	3	Grade 4	7

VERNACULAR (74)

Condition		Site Board Grade	
Excellent	0	Grade 1	1
Good	13	Grade 2	0
Fair	37	Grade 3	7
Deteriorated	24	Grade 4	66

Although "condition" does not alter either the architectural or historical significance of a particular style, it is often used in determining the potential for restoration, rehabilitation or remodeling. Four arbitrary levels of condition were used in this study: "excellent",

"good", "fair", and "deteriorated". What could be considered "good" in a middle or lower class neighborhood could be considered "fair" or "deteriorated" in an upper middle-class area. There is no consistent or concise way of measuring condition without an examination of the structural integrity of each house. San Ysidro is reflective of a middle and blue collar working class that often has little time or resources to rehab or maintain older houses that are small, were cheaply constructed and are in need of constant repair.

It is important to note that all evaluations made for this study were based on exterior facades, and in many cases only the front facade. Most, if not all, of the exterior conditions grade into adjoining categories. (i.e. Some buildings have a good front facade but the rear of the structure is rapidly deteriorating. Some buildings have new stucco with associated rotted or unreplaced wood elements; other buildings appear to have a good exterior but the residents report that the house "is ready to fall down"). The listing shown in the following breakdowns for each house represents a blending rather than mutually exclusive categories. For the most part, "fair" and "good" could be interchanged, while "excellent' and "deteriorated" represent the two extremes. The overall results for each structure evaluated for condition are as follows: 3 were rated "excellent", 26 as "good", 70 as "fair" and 29 as "deteriorated".

When studied as individual, isolated buildings, the majority of the structures within the study area do not qualify for federal, state or local historic designation. These homes, generally of no distinctive , textbooks style, were dwellings of middle-class and blue collar workers who left little or no record in the local annals. The structures are neither architecturally nor historically unique. Although often in poor or deteriorated condition, the homes selected as of possible local importance were chosen because they were either good examples of the small, single-family home built in the early decades of the 20th century or they are known to have been built or lived in by early inhabitants of this community.

A breakdown by Historic Site Board Grade can be summarized as Grade #1- 4 structures, Grade #2- 2 structures, Grade #3- 24 structures and Grade #4- 98 structures: (see Table 1 for evaluation of all 128 structures)

POTENTIAL NATIONAL REGISTER SIGNIFICANCE (HSB Grade 1)

Address	Style	Condition
260 Mesa	Craftsman	Excellent
147-149 SY Blvd	Span. Eclec-flat roof	Fair
133 SY Blvd	Vernacular	Deteriorated
173 Hall	Mission Revival	Good

POTENTIAL STATE LEVEL SIGNIFICANCE (HSB Grade 2)

Address	Style	Condition
755 E SY Blvd	Art Deco	Fair
101 W SY Blvd	Span. Eclec- flat roof	Excellent

POTENTIAL LOCAL LEVEL SIGNIFICANCE (HSB Grade 3)

Address	Style	Condition
159 W Park	Span. Eclec- flat roof	Fair
125 Cypress	Vernacular	Good
240 Pepper	Craftsman	Fair
213 E Beyer	Span. Eclec- flat roof	Fair
123 Seaward	Craftsman	Deteriorated
117 Seaward	Vernacular	Deteriorated
143 SY Blvd (rear)	Vernacular	Deteriorated
148 SY Blvd	Span. Eclec- flat roof	Fair
631 SY Blvd	Span. Eclec- multi. roofline	Fair
114 Hall	Mission Revival	Good

POTENTIAL LOCAL LEVEL SIGNIFICANCE (HSB Grade 3)

Address	Style	Condition
109 Hall	Vernacular	Fair
123 Hall	Craftsman	Fair
159 Hall	Span. Eclec- flat roof	Fair
158 E Park	Vernacular	Fair
154 E Park	Vernacular	Fair
218 E Park	Craftsman	Good
251 Cottonwood	Craftsman	Good
207 Cottonwood	Craftsman	Fair
2383 Smythe	Craftsman	Fair
2277 Smythe	Craftsman	Deteriorated
2267 Smythe	Craftsman	Deteriorated
2374 Smythe	Vernacular	Fair
304 W SY Blvd	Craftsman	Good

In assessing the potential significance of the proposed San Ysidro Historic District, the area must be viewed as a single, cohesive entity. The core area was initially designed to function as a neighborhood and although cultural make-up and density has changed, this area still reflects the original intent of providing a sense of place to its citizens. This sense of belonging was best described by Mrs. Nora Youmans:" at the time (1926) it was a community, not just a place to drive through . . . . . there was no better place to raise a family".

Table 1

STREET	STYLE	CONDITION	SHB GRADE
WEST PARK			
314	Span Eclec-flat	Fair	4
312	Vernacular	Deteriorated	4
279	Vernacular	Fair	4
233 *	Craftsman	Good	4
227	Vernacular	Fair	4
207	Vernacular	Fair	4
159 *	Span Eclec-flat	Fair	3
155	Vernacular	Fair	4
147	Span Eclec-multiple	Fair	4
143	Vernacular	Deteriorated	4
139	Craftsman	Good	4
129	Vernacular	Fair	4
121	Vernacular	Fair	4
112	Vernacular	Fair	4
CYPRESS			
125 *	Vernacular	Good	3
122	Vernacular	Fair	4
124	Vernacular	Fair	4
PEPPER			
130	Vernacular	Fair	4
218	Vernacular	Good	4
240 *	Craftsman	Fair	3
EAST BEYER			
2313	Span Eclec-flat	Fair	3
SANGER			
98	Vernacular	Deteriorated	4
97	Span Eclec-multiple	Good	4
93	Span Eclec-multiple	Fair	4
BLANCHE			
98	Vernacular	Fair	4

Table 1 cont

STREET	STYLE	CONDITION	SHB GRADE
OLIVE			
136	Vernacular	Fair	4
159	Vernacular	Fair	4
151-155	Vernacular	Deteriorated	4
149	Vernacular	Fair	4
147	Vernacular	Deteriorated	4
129 *	Vernacular	Deteriorated	4
SELLSWAY			
169	Vernacular	Deteriorated	4
167	Span Eclec-flat	Deteriorated	4
149	Vernacular	Fair	4
145	Vernacular	Fair	4
139	Vernacular	Fair	4
SEAWARD			
295	Span Eclec-flat	Fair	4
285	Span Eclec-flat	Fair	4
129	Span Eclec-multiple	Good	4
123 *	Craftsman	Deteriorated	3
117 *	Vernacular	Deteriorated	3
124	Vernacular	Good	4
163	Vernacular	Good	4
108	Vernacular	Good	4
MESA			
260 *	Craftsman	Excellent	1
252 *	Span Eclec-multiple	Good	4

Table 1 cont

STREET	STYLE	CONDITION	SHB GRADE
WEST SAN YSIDRO BLVD			
171	Span Eclec-flat	Fair	4
165	Span Eclec-flat	Fair	4
159	Craftsman	Fair	4
147-149 *	Span Eclec-flat	Fair	1
143	Span Eclec-flat	Fair	4
Rear 143 *	Vernacular	Deteriorated	3
140	Span Eclec-flat	Fair	4
133 *	Vernacular	Deteriorated	1
125	Span Eclec-flat	Fair	4
109	Vernacular	Fair	4
101 *	Span Eclec-flat	Excellent	2
64, 73, 83	Span Eclec-flat	Fair	4
150 A	Vernacular	Deteriorated	4
150-152	Span Eclec-flat	Fair	4
128-134	Vernacular	Fair	4
148 *	Span Eclec-flat	Fair	3
154	Span Eclec-flat	Fair	4
138	Span Eclec-flat	Fair	4
305	Craftsman	Good	3
EAST SAN YSIDRO BLVD			
631 *	Span Eclec-multiple	Fair	3
755 *	Art Deco	Fair	2

Table 1 cont

STREET	STYLE	CONDITION	SHB GRADE
HALL			
172	Vernacular	Good	4
166	Vernacular	Good	4
158	Span Eclec-multiple	Excellent	4
148 *	Vernacular	Fair	4
146	Craftsman	Fair	4
144	Vernacular	Deteriorated	4
138	Vernacular	Good	4
122	Vernacular	Fair	4
114 *	Mission Revival	Good	3
110	Vernacular	Fair	4
195-197	Vernacular	Deteriorated	4
109	Vernacular	Fair	3
119	Span Eclec-flat	Fair	4
123	Craftsman	Fair	3
127	Vernacular	Fair	4
141	Vernacular	Fair	4
145	Craftsman	Fair	4
159	Span Eclec-flat	Fair	3
167	Span Eclec-multiple	Good	4
173 *	Mission Revival	Good	1
EAST PARK			
106	Vernacular	Good	4
110	Vernacular	Fair	4
130 *	Vernacular	Fair	4
134	Craftsman	Good	4
144-146	Span Eclec-flat	Deteriorated	4
154 *	Vernacular	Fair	3
158 *	Vernacular	Fair	3
206	Craftsman	Good	4
210	Vernacular	Deteriorated	4
212	Vernacular	Deteriorated	4
216 *	Span Eclec-multiple	Fair	4
218 *	Craftsman	Good	3
254	Vernacular	Deteriorated	4
266	Span Eclec-flat	Fair	4

Table 1 cont

STREET	STYLE	CONDITION	SHB GRADE
COTTONWOOD			
315	Vernacular	Deteriorated	4
261	Vernacular	Deteriorated	4
257	Vernacular	Good	4
255	Vernacular	Fair	4
253	Vernacular	Fair	4
251 *	Craftsman	Good	3
251 1/2 *	Vernacular	Good	4
215	Vernacular	Deteriorated	4
211 1/2	Vernacular	Deteriorated	4
209	Vernacular	Deteriorated	4
207	Craftsman	Fair	3
201	Vernacular	Deteriorated	4
220	Vernacular	Deteriorated	4
224	Vernacular	Good	4
SMYTHE			
2383	Craftsman	Fair	3
2375	Vernacular	Good	4
2371	Craftsman	Fair	4
2367	Vernacular	Fair	4
2311	Vernacular	Fair	4
2303	Vernacular	Fair	4
2285	Craftsman	Fair	3
2277	Craftsman	Deteriorated	3
2267	Craftsman	Deteriorated	4
2362	Vernacular	Fair	4
2374	Vernacular	Fair	3

(* - structures selected either by the City or the consultant requiring significance statement on the resource form)

SIGNIFICANCE STATEMENT

(NOTE: This significance statement is duplicated within the Appendix and referred to within individual resource sheets; the statement was duplicated in the event that the appendix and the main body of the report became separated during the review process).

Under accepted criteria, few of the individual structures within the study area qualify for federal, state, or local historic designation. Throughout its history, San Ysidro has been the home to few individuals who would qualify as persons important in history. As ordinary middle-class and blue collar workers, the majority of San Ysidro inhabitants often left little or no record in the local annals. Even the local residents interviewed during the course of the investigation offered little in the way of site specific background. This lack of data is compounded by the paucity of information found in the primary sources. Directories for San Ysidro do not include street addresses until the late 1950s; Sanborn maps are lacking; deeds are often incomplete and impossible to trace back to original ownership; irrigation and sewer records are incomplete; and local archives contain only fragments of lore that often lack references. Since it was not part of the scope of work, complete individual chain of titles were not compiled. This information, even if completed, does not necessarily provide a date of construction. The overall lack of data for this area resulted in compiling little or no social history for many of the structures selected by the city for additional study.

The concept of historic preservation, however, has grown beyond the confines of mere architecture to include the landscape itself:

> The single building is but an element in a complex civic or landscape design. Except in the abstraction of drawing or photography, no building exists in a void: it functions as a part of a greater whole and can be seen and felt only through dynamic participation in that whole.
> (Mumford 1955:ix).

In assessing the potential significance of the proposed San Ysidro historic district, it is imperative that the study area be viewed beyond the mere architectural descriptions of individual structures coupled with sketchy biographical data of earlier inhabitants. This area is more than simply isolated "old houses" that retain certain stylistic elements reflective of an earlier period of San Diego's suburban history. This historical environment is rather the sum of the buildings, and its landscape. The spatial relationship of various buildings to each other, the pattern of the streets and roads, the location of major services and the chosen styles for individual homes combine to reflect both the ideals of the original founders of the colony and the visually apparent transformation of the community and its support institutions. Even as it moved away from its basic agrarian character, the original planned community of San Ysidro had the capacity to absorb change while at the same time retain its historical landscape (see attached 1928 and 1954 historic aerial photographs and the Little Landers site map). These figures visually depict the continuity of the neighborhood plan within the historic survey area. If the area is to be nominated as a local, state of national district, its significance lies in suburban planning rather than in the importance of individual houses or subjective aesthetic values. Unlike other planned communities in the San Diego area such as Rancho Santa Fe where an environment based on picturesque principles was created or districts that contain distinctive, uncompromised architecture such as Balboa Park and Golden Hills, the homes in San Ysidro are as a rule small and of no specific textbook style; no two are the same and most are in fair to poor condition. As a neighborhood, however, cohesion is evident.

In January of 1909, the Little Landers Colony #1 was formally incorporated (A detailed article regarding the Little Landers development was written by Lee (1975). Unless otherwise noted, information regarding the Little Landers was extracted from that source). Five hundred and fifty acres of land had been purchased, with streets, parks, town lots and acre plots marked out for prospective colonists. Prior to 1909, the area surrounding what was to

become San Ysidro, had been the site of farms layed out like a ribbon along the main artery of transportation between San Diego and Baja California. The subdivision of "Tia Juana" had been developed by the real estate firm of Hart and Stern in the valley area south and west nearer the international border. This small, rural community was destroyed by a flood in 1891 and never fully recovered.

William Smythe, a successful back-to-the-land colonizer and George Hall, former chairman of the California State Board of Horticulture, selected the site of the Belcher Ranch in the Tia Juana River Valley as the location for their settlement. As was typical of the suburban development genre that had evolved throughout the United States since the 1820s, the site was selected not only because of its fertile soil and available water, but also because of its access to a city. Since the 1820s, reformers had attempted to combine what was perceived as the best qualities of city and country: modern city conveniences melded with country ambiance. This movement, professing the borderland good life, had by the 1880s built into "a flood of articles, books, and even poetry that nearly overwhelmed publishers in the 1890s and succeeding decades". This literature mirrored and shaped turn of the century middle-class thinking (Stilgoe 1988:168). The 1906 San Francisco earthquake with "the toppling of towers and bridges quickly became a metaphor for the collapse of social and economic order, the end of traditional virtue" (Stilgoe 1988:280). Capitalizing on the fear and insecurities felt by much of the middle class, reformers such as Smythe offered an answer for economic and cultural security: "A little land and a living"; it was perceived by many "that it is the family on the acre of land which improves the national character" (Little Landers advertising, n.d.). The progressive literature glorified the single family home as the proper atmosphere to cement family ties and elevate community spirit. Combined with the preoccupation with health, fresh air and a general move away from the plight of urban industrial cities, many designs for community living had evolved.

In San Ysidro, lots were large enough for gardening yet aligned on streets to avoid the dangers associated with rural isolation. Community life was centered in Redwood Hall, where town meetings, church services, the library and classes in Spanish, gardening and philosophy were conducted. These institutions, established the first summer combined with Mrs. Smythe's Thursday afternoon social gatherings gave promise of cultural advancement, a major feature of the Little Landers design for community living. These events were designed to "prove that gracious living could elevate what otherwise was a drab existence" (Smythe 1909:3-4).

In 1909, the community had been layed out with townsite lots measuring 50 feet by 120 feet selling for $250.00 and acre tracts selling at $350- $500, depending on location and soil. In addition to the townsite lots and acre tracts, linear parks were also planned. The townsite was planned in a traditional grid fashion. Many suburbs of the preceding decades used curved streets and broad areas of rural, landscaped open space to create a sense of picturesque, country tranquility. The Little Landers Plat, however, is a community of rectangular townsites and parks, straight roads intersecting at angles and acre tracts outside the townsite (see attached Little Landers plot map). This general plan could be perceived as an eden based on order. To reformers such as Smythe, the anti-wilderness connotation of straightness and thereby order mattered in a world viewed as chaotic.

The initial Little Landers plan called for each member of the colony to purchase a town lot and an acre away from the core community for agricultural pursuits. Deed restrictions specifically restricted minorities and defined 30 foot set-backs for homes, the mandatory planting of yards, and in the first few deeds, it was specified that house plans had to be approved by the Colony's architect. (This was dropped from the deeds almost immediately). Unlike many of the planned communities that developed during this era where houses were actually built and restrictions much more rigid, Little Landers had realized that this static "scientific" approach to living went against the individualist

grain for many Americans. Though restricted to who could live in the community, individuality was allowed in house design, garden plantings and agricultural pursuits. By the fall of 1910, 38 families were living in San Ysidro. Many of the original purchasers of land had been speculators who refused to carry out the terms of their contracts and actually never lived in the village. The company, by this time, had not made good on all its promises regarding roads, sidewalks, sewers, street lighting and supplying water to the struggling colonists. Further difficulties resulted when many of the settlers used all of their available income to purchase the land and seeds, leaving no cash to build a permanent house or buy other needed supplies. Historic photographs show that rather than the small Craftsman bungalows preferred by the founders, many of the colonists were living in tents and crude lean-to structures.

By 1910, the original rule requiring families to buy a lot and an acre plot was dropped. A family could now buy either a townsite or as many acres as they felt they could successfully plant. This change in ownership resulted in an increase in population of people who simply wanted to live in the community rather than practice agriculture. By 1912, again in order to increase the population so that an irrigation district could be formed. George Hall contributed land for the parks and landscaped them using arbors and bridges in the Downey tradition. Forty-seven new homes were built in 1912, increasing the population of San Ysidro to approximately 300 people.

Smythe's endeavor had gained national attention through a promotional campaign that included brochures, postcards and leaflets filled with personal testimony of the success of the colony. The initial ideals of the community ("a little land and a living") however had been compromised from the beginning. Many of the original settlers were middle class professionals (teachers, doctors, etc.) and single women who had been educated in wanting the better life symbolized by the Little Landers Colony and other suburban developments. Yet many of these early colonists had little experience or training in

agriculture and were unable to make a living on their plots. Consequently, they were forced to commute to the city in order to remain economically secure. In addition to the large number of agricultural novices attracted to San Ysidro, many of the earlier settlers were elderly: "many of the early settlers were white middle class elderly city dwellers with limited personal capital who had a rural childhood or a sentimental attachment for the soil and sought refuge from eastern cities because of retirement, ill health or economic adversity" (Lee 1975:41). In addition to the lack of skills, equipment, and working capital, problems dealing with the equality of the marketing system plagued the Little Landers community.

A different type of population increase occurred when the Jockey Club across the border was opened in 1916, with many of the 300 employees moving into San Ysidro. By this time, the restrictions on minorities had been dropped. The 1916 Hatfield flood completely destroyed any hope of the Little Landers becoming a successful community: 100 families lost their homes and by 1918, the Little Landers Incorporated was extinguished for failure to pay the state franchise tax of 1917. From this date, acre plots began to be subdivided into smaller individual holdings.

Following World War I, both the homestead ideal and back-to-the-land movements that had swept the U.S. had been replaced in the American psyche. The shortage of American labor from World War I and the flu epidemic impacted the nation as a whole. San Ysidro, as a border town, saw a steady increase of immigration populations arriving to fill the void.

It was in the early 1920s that San Ysidro began to completely loose its agricultural character. An engineer's survey of 1922 noted work would be done to provide fire protection for what had become largely a residential community (Lee 1975:47). In 1923:"there was built or under construction in the town more than 100 dwelling house's indicating a growth in population of a least 500" (San Ysidro Irrigation District 212-6, #2, File 1084b). By 1928, the population was estimated at 1200: "many new homes and business buildings having

been constructed recently" (Sun 2-28-28). Laborers and entertainers who worked in Tijuana in the casinos and race tracks lived in San Ysidro, crossing the border daily to work. By the 1920s the urban-industrial transformation that was sweeping the entire nation reached well into the suburbs and outlying communities. San Ysidro was not excluded from this change. The community focus gradually changed to cater to tourists and the commercial and social needs of an ethnically mixed town. The construction of hotels, auto courts, a permanent library, new churches, etc. reflect this change. In addition, the growing change in the ethnicity and economy of San Ysidro becomes apparent when the directories of the 1920s are reviewed; besides noting a wider range of occupations and available services, Spanish surnames begin to become more common.

This growth and change is further documented in the architectural changes that occurred. "In every period, homes reflect changing times and the evolving ambitions of their owners" (Reeves 1988:181). The earliest home (the San Ysidro Inn), which predates the 1909 Little Landers settlement, was constructed as a typical white, vernacular farmstead building, symbolizing the rural ideals of an earlier period of American history. With the Little Landers, the small craftsman type bungalow came into vogue. This structure, projecting an image of deeply rooted security and family unity, had become a sign of up-ward mobility associated with naturalism and Amercanism. This style and variants on the simple vernacular form continued to be built in San Ysidro throughout the 1920s with the addition of a new style, the Spanish Eclectic. The change to Spanish Eclectic style bungalows and the construction of numerous commercial buildings in the same style reflect the move in Southern California to redefine the past based on a Spanish heritage. What had become vogue in the upper class society had, by the mid to late 1920s, filtered down into the communities of the working class. This move to a new style had an economic base as well. Because of the rising cost of lumber, Spanish stucco and frame was cheaper to build than previous styles. As a result, thousands of these small, single family bungalows were built throughout Southern California. These homes, as

before, were for the most part not designed by architects. Individual homeowners purchased and constructed house styles available in dozens of catalogs. These homes were typically inexpensive to construct and maintain.

In San Ysidro, since World War II poorly planned infilling has occurred on a frequent basis. Although severely compromised by the construction of multi-stored apartments, move-on military housing, and poorly built houses, the historic core of the area is still visible.

Unlike the suburb developments of post World War II, where individuality seldom was expressed in neighborhood construction, small communities like San Ysidro reflect individual tastes, while at the same time retaining the concept of neighborhood; a concept that is rapidly disappearing in middle and upper-middle class areas where suburbia is often interpreted as row upon row of monotonous, impersonal planned communities. . . "few of them expressing more than conformity to a bland national taste. "(Reeve 1988:147). The core area of San Ysidro was initially designed to function as a neighborhood and although the cultural make-up and density have changed, it still reflects the original intent of providing a sense of place and belonging to its inhabitants. San Ysidro serves as an example of the intertwining of vernacular architecture and man-made landscapes of parks, narrow deep lots and set backs for yards that blended a variety of influences to create a feelings of informal, cozy living with a community cohesiveness.

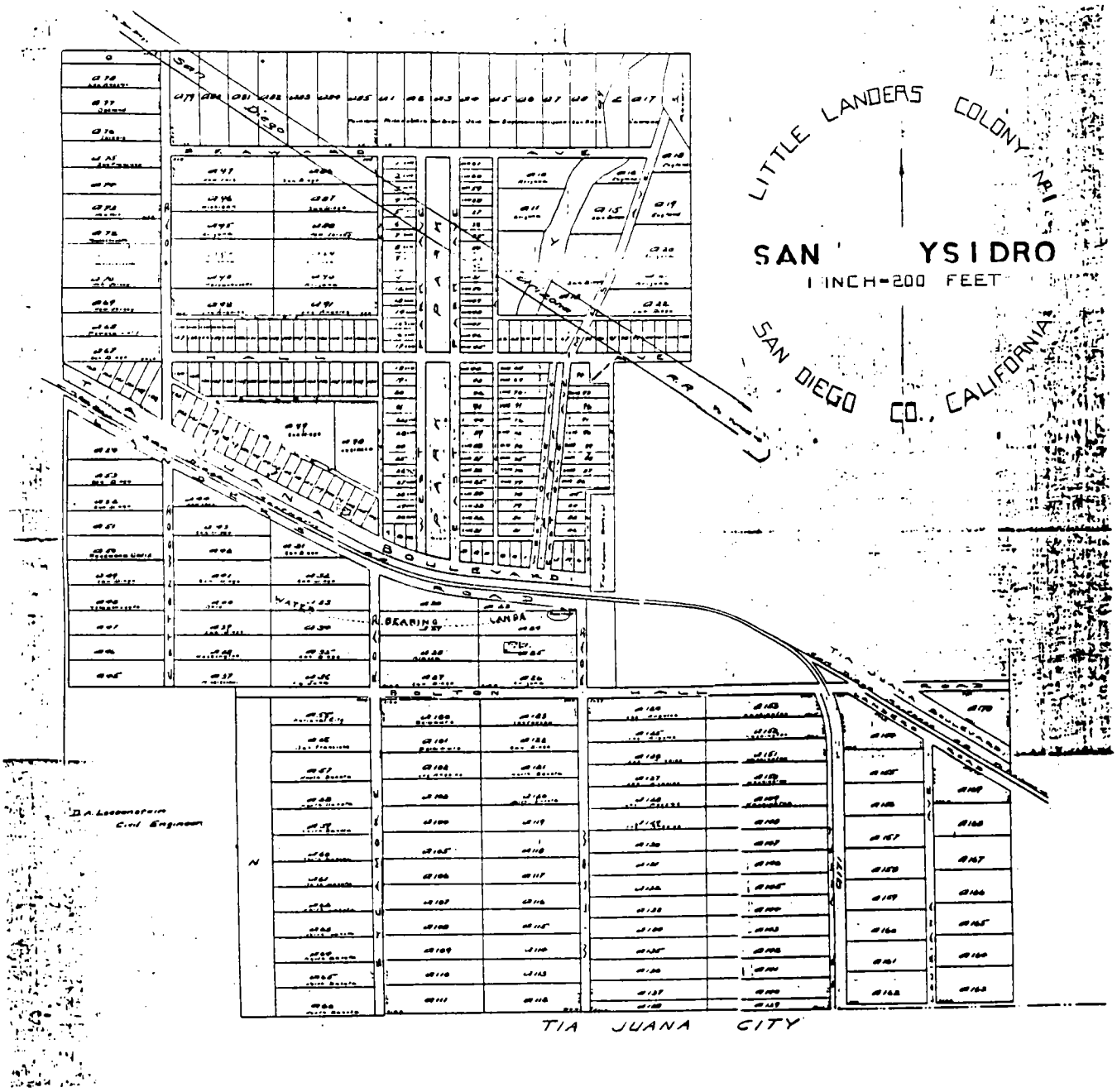
> "While the history of a town's form is much broader than the history of a single house, one can be reasonably confident that the cultural values that operate in a town's planning in some measure also influences the planning of its homes "
> (Upton and Vlach 1987:124).

San Ysidro is not a town of static facades frozen in an early 20th century arcadian community. Rather, it is a changing, dynamic neighborhood that retains architectural qualities from different periods of its evolving history. "The significant factor in California history is the interaction of successive immigration waves upon its life and culture. . . . . And nowhere is

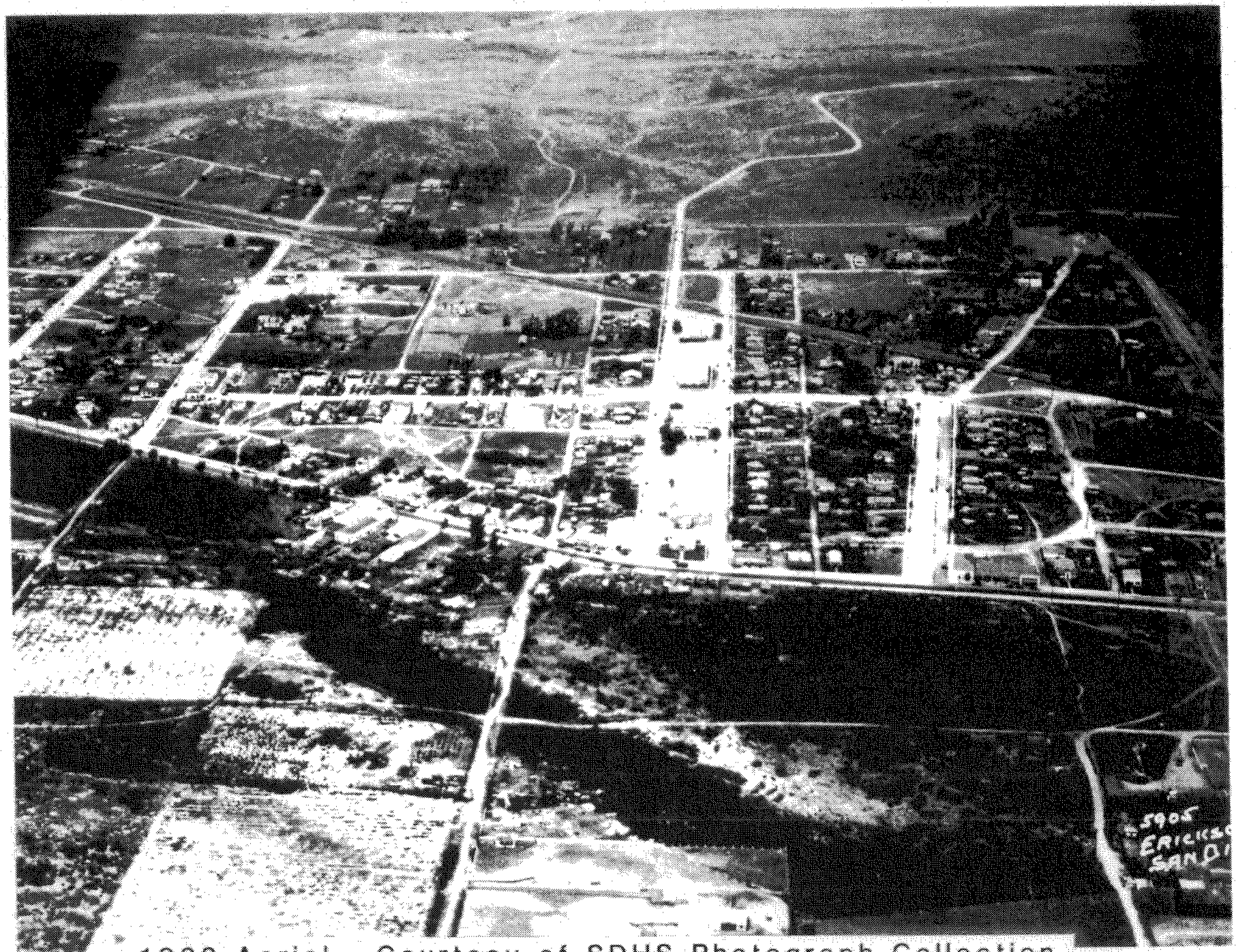
this so evident as in architecture styles: (Kirker 1985: 53). San Ysidro has evolved from primarily a middle-class community with white Protestant roots in the mid-west to a suburb of mixed ethnic backgrounds; over the century of settlement, as styles, densities and cultural heritage changed, the concept of neighborhood has been maintained.

Commerical, institutional and residential buildings representing vernacular, Spanish Eclectic, Mission Revival, Craftsman and Art Deco architectural genres were detailed in the first phase of the historic inventory for San Ysidro (see attached maps for project boundaries). As stated in the beginning, in terms of historic significance very few of the buildings in San Ysidro could be successfully nominated as outstanding examples of architecture or places associated with important people or historic events. Only three to five of the single family dwellings and seven of the extant non-residential buildings (San Ysidro Hotel, La Nola Hotel, The International, the San Ysidro Library, the Community Congregation Church, Templo de Restauracion and the Ferreteria International Hardware Supply Store) could be realistically considered. The emphasis for each of the evaluations will be one that stresses suburban design and community character, rather than isolated architectural design elements or resident history.

FIGURE 18



Little Landers Map Loebenstein 1909



1928 Aerial Courtesy of SDHS Photograph Collection

FIGURE 19

1954 Aerial Courtesy of SDHS-Photograph Collection

FIGURE 20

RECOMMENDATIONS

There is more to preservation and historic designations than the individual historical ideals that change depending on what special interest group is consulted. Some preservationists, for example, seek accurate restoration to the point of replacing nails, glass and woods with nothing but originals; opting for restoring only the grandest buildings to a frozen moment in time. While this approach is sometimes desirable, for San Ysidro the goal should be to protect and maintain the communal heritage; to enrich the present and future by using remnants of the past in an intelligent and economically feasible way. The approach for appropriate rehabilitation of the San Ysidro neighborhood is to leave the buildings and the landscape functional while at the same time retain those qualities that reflect a sense of time and place. A successful program will allow for preservation, restoration, renovation, revitalization and reuse of the existing resources and allow historically sensitive infilling. An adequately developed plan can renew civic pride by physically involving the people who live in the area in both decision making and the revitalization process. By educating the public as to their options and the availability of various incentive programs, the restrictions placed on the area as a result of an historic designation will not be viewed by the residents as merely another example of beauractic control.

> . . . ."El Pueblito historic district is recommended for the protection, preservation and restoration of San Ysidro's principal physical resource. The intent is not to make "El Pueblito" a quaint historical museum. Instead it is to shut down inappropriate and destructive new residential construction, restore dignity to commercial areas along San Ysdiro Blvd, provide an opportunity for a major new village plaza, and put control of development back into the hands of the people".
> (R/UDAT 1989: Housing)

As clearly discussed in the Significance Overview of the foregoing report, San Ysidro has undergone considerable change over the past one hundred years. However, it still retains a sense of its historic past. In

assessing the potential significance of the proposed San Ysidro Historic District, it is imperative that the study area be viewed beyond the architectural and sketchy biographical data of earlier inhabitants. When studied as isolated buildings, the majority of the 128 evaluated structures do not qualify for federal, state, or local historic designation; they are neither architecturally nor historically significant. The area must be viewed as a single, cohesive entity; a neighborhood. The core area is a community that retains the fabric of narrow streets, deep lots, a linear park and a tightly grouped commercial district reflective of both the original Little Landers subdivision and early 1920s changes.

Many of the concerns addressed in both the 1987 and 1989 R/UDAT reports have direct bearing on whether or not the study area should be nominated as a historic district. These issues include:

1) Is it the historic houses of "El Pueblito" that need to be preserved or is it the way of life that it represents which is in need of preservation?

2) Would a Historic District accomplish this preservation of a culture or way of living or will it merely put a new layer of bureaucracy on individual decisions?

3) Are there any financial incentives associated with an Historic District that enable the residents directly and personally to benefit from the designation?

4) Will the community control its own process or will an Historic District remove the ability of San Ysidro residents to control their most important residential neighborhood?

5) How far reaching will the Historic District requirements be? Will it impact all improvement decisions such as painting and landscaping or will it control only block-buster multi-family housing development as it was intended to do?

6) Is there community support for the idea; is there enough support for the idea to make it a reality; is there a community process of discussion and education that can make it a reality?
(R/UDAT 1989: Housing)

Communities have a legitimate interest in preserving local historic neighborhoods, however the means towards making such decisions may be traditionally different for each culture. Public hearings conducted for San Ysidro have been unsuccessful in generating enthusiasm for the establishment of an historic district in San Ysidro; few, if any, residents within the study area have attended the two meetings given by Roth and Associates dealing with individual house identification, gathering bibliographic background or designating portions of the area as a historic district. Local residents interviewed during the field portion of this contract where unaware of the legal and planning limits associated with historic designation; their primary concern was: "whether historic nomination would prevent improvements to their property; could they split their parcels into smaller lots so that their sons or daughters could build a house; does historic designation mean the "City" will increase the taxes" (personal communications). Many of the residents interviewed felt that "historic designation" of the older neighborhoods would prevent the infilling by multi-story apartment buildings. In this case their concern was one of preventing or slowing down the increase of density and the number of low income housing, rather than viewing the area as "historically" important.

A Historic District Ordinance would accomplish the goals of preserving the current character of the study area and help to preserve the way of life only if there is community support and financial aid towards maintaining and restoring the older homes. A historic ordinance would focus the intent of a district towards urban planning rather than individual houses. However, the use of a Historic District Ordinance or nomination of the area into a Historic District should not be considered

until the community can successfully address the six issues listed above. If these critical issues can not be solved, a program involving additional rezoning and coordination with the recently adopted City of San Diego Growth Management Policy for the preservation of single family neighborhoods will address the problem of neighborhood disruption via multi-family, low income housing. The success or failure of a Historic District Ordinance will depend on community support and outside financing. Simply designating the area "historic" will not slow down the rate of deterioration found within the study area nor will it regenerate local pride of the older areas of San Ysidro.

Numerous instructions and ordinances are implemented at the time of an historic designation. The historic fabric of the San Ysidro neighborhood would be protected by using the U.S. Department of Interiors Standards for Rehabilitation and forming a community based Historic Architectural Review Board. The ten principals for retaining the design and character of already extant buildings is as follows:

1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material, or distinctive architectural features should be avoided when possible.

3) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure of site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be greater with sensitivity.

6) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.,

7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent, to any project.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

An Historic Architecture Review Board would insure compatible infilling and the retention of an historic atmosphere in the community. Other historic survey reports have developed exact specifications for allowable changes within the designated historic boundaries; strictly defining and limiting height, yard and facade articulations, set back, yard and street scapes, building materials and design elements. As

demonstrated in the overview, individuality and variety predominated in this community with the exception that the majority of houses were one story bungalows. Design and maintenance guidelines for alterations and improvements should be created that are loosely defined. San Ysidro was never a "quaint" community; rather it was varied and functional. A continuum of options, rather than narrowly defined design selections, eliminate the possibility of a board approving again and again a "sameness" of architecturally pure styles; something the homes in San Ysidro were not. These criteria should be developed drawing from newspaper ads, mail order catalogs of the era, and existing treatments depicting the myriad of choices. The choices though broad would serve to limit the types of buildings allowed. The guidelines must be developed and made available to owner and the board at the same time historic designation is established. By illustrating the appropriate possibilities, the board can encourage construction of housing types compatible with the historic character of the neighborhood. Members of the Historic Architectural Review Board should be drawn from the local government, landowners, residents and experts in the field of history and planning.

The establishment of a Historic District Overlay Zone will allow the community some control over future development and the types of restoration programs needed to keep the district viable. An overlay zone retains the underlying zones that currently exist in an area; it does not change allowable uses. However, by its requirements, it may make some de facto changes in uses. For example, although, theoretically, multi-family housing might be an allowable use, it cannot be accomplished while meeting the specific design requirements for height, site utilization and setbacks.

Historic resources belong to the people and ordinances and regulations are passed "for the benefit of the public good". Ordinances alone, however, can and do cause antagonism. Individuals generally opt

for preservation if they either have a deep sense of appreciation for architectural quality and history or are offered economic incentives. Property owners must be presented with clear reasons why an historic designation within their community could be of a personal benefit. It is imperative that funding sources and incentive programs be clearly defined for the occupants of the core area. Throughout the U.S. many preservation projects are successful only because they have been able to defray costs by using a number of preservation incentives. These programs include RITC, preservation easements, property tax deferrals, restoration grants and community and economic developments programs. Possibilities include offering below market rate financing for restoration if the result contributes to the economic viability of the community, improves deteriorating neighborhoods or relieves housing needs. HUD's programs include urban homestead, CDBG Grants, UDA grants and Federal section 8 subsidies.

With a Historic District in place, the community and neighborhood could request that the City institute a number of programs to promote the revitalization of the area including:

1) Both owner and renter-occupied housing rehabilitation assistance.

2) Investment tax credits for the rehabilitation of single and multi-family units.

3) Tax abatement or other economic incentives.

4) Development of programs which discourage displacement of current and lower-income residents.

5) Use of Conditional Use Permits for alternative use of historic structures.

6) Use of Historic Building Code.

Perhaps the most important aspect determining the success or failure of an historic designation is community involvement. Through

various programs focusing on neighborhood involvement, the residents of San Ysidro can take an active role in the future course of their town. The following activities should be considered:

- Initiation of an amendment; a signed petition of 51% of the owners/occupants by area or a signed petition of 65% of the owners/occupants by number. The petition would measure the communities interest in historic rehabilitation.

- Community participation on the Design Review Board is essential. Residients need to be a valid part of decision making as it applies to their community.

- Retain the commercial strip within the core area; encourage commercial owners to return facades and uses to the historic period through tax incentives and main street programs.

- Keep the residential feeling of the neighborhood by discouraging mixed use north of San Ysidro Blvd and educating the landowners of viable development programs.

- Local community groups in conjunction with SOHO or other organizations should purchase at least one of the historic buildings to be used as a community rehabilitation project as well as an interpretive center and focus of community events. In conjunction with this purchase, a youth program through the local high school and college should be developed. Much like the mechanics classes offered in schools, the students would learn hands-on job training, receive school credit and at the same time develop a sense of community awareness by actually taking an active part in restoration.

- Through block parties and community picnics organize members into co-op work groups. Community work days where streets, yards, etc. can be cleaned could serve to restore community pride because the individuals will have directly invested in their community.

- Educational programs should be developed for both adults and children. If San Ysidro is to contain an historic district, an active education program needs to be instituted to generate community support and

understanding of restoration, rehabilitation and various preservation programs needed to insure that the district remains intact. Further, the history of the area should be incorporated into the educational system of the area, including the 4th grade history of California cirriculum. Because the resident turn over in this area is high, it is suggested that a history of the neighborhood be offered at the Jr. High and High school level as well.

- Offer seminars and classes throughout the community showing painting, plasters, floor refinishing, wiring and plumbing techniques.

- Obtain a grant to develop both a home repair library and a tool library. Home improvements books, old house journals, etc. could be purchased and translated. A tool library could be housed in the community restored building and made available for free to residents actively involved in a particular restoration.

- Develop a skills and supplies bank in conjunction with hands-on training. This would be a neighborhood association composed of members having particular building skills or access to needed building supplies, thus reducing the cost of rehabilitation.

The viability of an Historic District in San Ysidro depends on community involvement, the availability of monies for rehabilitation, and whether or not the City of San Diego will offer substantial support beyond mere ordinance implementation. San Ysidro needs assistance in preserving those parts of its past that give it meaning while at the same time encouraging growth and development in ways that will ensure economic viability and a continuum of neighborhood cohesiveness. An historic designation without a detailed, implementation program for complete neighborhood rehabilitation including funding and revitalization programs and the coordinated efforts of all government and community groups will benefit neither the residents of San Ysidro nor the rapidly decaying historic element. If the program is to be successful, San Ysidro must no longer be viewed as San Diego's "step child". It must be symbiotically connected to the city so that its historic fabric and cultural heritage can survive.

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APPENDIX

SIGNIFICANCE STATEMENT

REFERS TO ALL SPECIFIC PARCELS; WHERE APPLICABLE ADDITIONAL SIGNIFICANCE STATEMENTS ARE GIVEN ON A STREET BY STREET BASIS

HISTORIC RESOURCES INVENTORY

SIGNIFICANCE GENERAL OVERVIEW

SAN YSIDRO STUDY AREA- LITTLE LANDERS COMMUNITY

Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

Under accepted criteria, few of the individual structures within the study area qualify for federal, state, or local historic designation. Throughout its history, San Ysidro has been the home to few individuals who would qualify as persons important in history. As ordinary middle-class and blue collar workers, the majority of San Ysidro inhabitants often left little or no record in the local annals. Even the local residents interviewed during the course of the investigation offered little in the way of site specific background. This lack of data is compounded by the paucity of information found in the primary sources. Directories for San Ysidro do not include street addresses until the late 1950s; Sanborn maps are lacking; deeds are often incomplete and impossible to trace back to original ownership; irrigation and sewer records are incomplete; and local archives contain only fragments of lore that often lack references. Since it was not part of the scope of work, complete individual chain of titles were not compiled. This information, even if completed, does not necessarily provide a date of construction. The overall lack of data for this area resulted in compiling little or no social history for many of the structures selected by the city for additional study.

The concept of historic preservation, however, has grown beyond the confines of mere architecture to include the landscape itself:

> The single building is but an element in a complex civic or landscape design. Except in the abstraction of drawing or photography, no building exists in a void: it functions as a part of a greater whole and can be seen and felt only through dynamic participation in that whole.
> (Mumford 1955:ix).

In assessing the potential significance of the proposed San Ysidro historic district, it is imperative that the study area be viewed beyond the mere architectural descriptions of individual structures coupled with sketchy biographical data of earlier inhabitants. This area is more than simply isolated "old houses" that retain certain stylistic elements reflective of an earlier period of San Diego's suburban history. This historical environment is rather the sum of the buildings, and its landscape. The spatial relationship of various buildings to each other, the pattern of the streets and roads, the location of major services and the chosen styles for individual homes combine to reflect both the ideals of the original founders of the colony and the visually apparent transformation of the community and its support institutions. Even as it moved away from its basic agrarian character, the original planned community of San Ysidro had the capacity to absorb change while at the same time retain its historical landscape (see attached 1928 and 1954 historic aerial photographs and the Little Landers site map). These figures visually depict the continuity of the neighborhood plan within the historic survey area. If the area is to be nominated as a local, state of national district, its significance lies in suburban planning rather than in the importance of individual houses or subjective aesthetic values. Unlike other planned communities in the San Diego area such as Rancho Santa Fe where an environment based on picturesque principles was created or districts that contain distinctive, uncompromised architecture such as Balboa Park and Golden Hills, the homes in San Ysidro are as a rule small and of no specific textbook style; no two are the same and most are in fair to poor condition. As a neighborhood, however, cohesion is evident.

In January of 1909, the Little Landers Colony #1 was formally incorporated (A detailed article regarding the Little Landers development was written by Lee (1975). Unless otherwise noted, information regarding the Little Landers was extracted from that source). Five hundred and fifty acres of land had been purchased, with streets, parks, town lots and acre plots marked out for prospective colonists. Prior to 1909, the area surrounding what was to become San Ysidro, had been the site of farms layed out like a ribbon along the

main artery of transportation between San Diego and Baja California. The subdivision of "Tia Juana" had been developed by the real estate firm of Hart and Stern in the valley area south and west nearer the international border. This small, rural community was destroyed by a flood in 1891 and never fully recovered.

William Smythe, a successful back-to-the-land colonizer and George Hall, former chairman of the California State Board of Horticulture, selected the site of the Belcher Ranch in the Tia Juana River Valley as the location for their settlement. As was typical of the suburban development genre that had evolved throughout the United States since the 1820s, the site was selected not only because of its fertile soil and available water, but also because of its access to a city. Since the 1820s, reformers had attempted to combine what was perceived as the best qualities of city and country: modern city conveniences melded with country ambiance. This movement, professing the borderland good life, had by the 1880s built into "a flood of articles, books, and even poetry that nearly overwhelmed publishers in the 1890s and succeeding decades". This literature mirrored and shaped turn of the century middle-class thinking (Stilgoe 1988:168). The 1906 San Francisco earthquake with "the toppling of towers and bridges quickly became a metaphor for the collapse of social and economic order, the end of traditional virtue" (Stilgoe 1988:280). Capitalizing on the fear and insecurities felt by much of the middle class, reformers such as Smythe offered an answer for economic and cultural security: "A little land and a living"; it was perceived by many "that it is the family on the acre of land which improves the national character" (Little Landers advertising, n.d.). The progressive literature glorified the single family home as the proper atmosphere to cement family ties and elevate community spirit. Combined with the preoccupation with health, fresh air and a general move away from the plight of urban industrial cities, many designs for community living had evolved.

In San Ysidro, lots were large enough for gardening yet aligned on streets to avoid the dangers associated with rural isolation. Community life

was centered in Redwood Hall, where town meetings, church services, the library and classes in Spanish, gardening and philosophy were conducted. These institutions, established the first summer combined with Mrs. Smythe's Thursday afternoon social gatherings gave promise of cultural advancement, a major feature of the Little Landers design for community living. These events were designed to "prove that gracious living could elevate what otherwise was a drab existence" (Smythe 1909:3-4).

In 1909, the community had been layed out with townsite lots measuring 50 feet by 120 feet selling for $250.00 and acre tracts selling at $350- $500, depending on location and soil. In addition to the townsite lots and acre tracts, linear parks were also planned. The townsite was planned in a traditional grid fashion. Many suburbs of the preceding decades used curved streets and broad areas of rural, landscaped open space to create a sense of picturesque, country tranquility. The Little Landers Plat, however, is a community of rectangular townsites and parks, straight roads intersecting at angles and acre tracts outside the townsite (see attached Little Landers plot map). This general plan could be perceived as an eden based on order. To reformers such as Smythe, the anti-wilderness connotation of straightness and thereby order mattered in a world viewed as chaotic.

The initial Little Landers plan called for each member of the colony to purchase a town lot and an acre away from the core community for agricultural pursuits. Deed restrictions specifically restricted minorities and defined 30 foot set-backs for homes, the mandatory planting of yards, and in the first few deeds, it was specified that house plans had to be approved by the Colony's architect. (This was dropped from the deeds almost immediately). Unlike many of the planned communities that developed during this era where houses were actually built and restrictions much more rigid, Little Landers had realized that this static "scientific" approach to living went against the individualist grain for many Americans. Though restricted to who could live in the community, individuality was allowed in house design, garden plantings and agricultural pursuits. By the fall of 1910, 38 families were living in San Ysidro. Many of the original purchasers of land had been speculators who

refused to carry out the terms of their contracts and actually never lived in the village. The company, by this time, had not made good on all its promises regarding roads, sidewalks, sewers, street lighting and supplying water to the struggling colonists. Further difficulties resulted when many of the settlers used all of their available income to purchase the land and seeds, leaving no cash to build a permanent house or buy other needed supplies. Historic photographs show that rather than the small Craftsman bungalows preferred by the founders, many of the colonists were living in tents and crude lean-to structures.

By 1910, the original rule requiring families to buy a lot and an acre plot was dropped. A family could now buy either a townsite or as many acres as they felt they could successfully plant. This change in ownership resulted in an increase in population of people who simply wanted to live in the community rather than practice agriculture. By 1912, again in order to increase the population so that an irrigation district could be formed. George Hall contributed land for the parks and landscaped them using arbors and bridges in the Downey tradition. Forty-seven new homes were built in 1912, increasing the population of San Ysidro to approximately 300 people.

Smythe's endeavor had gained national attention through a promotional campaign that included brochures, postcards and leaflets filled with personal testimony of the success of the colony. The initial ideals of the community ("a little land and a living") however had been compromised from the beginning. Many of the original settlers were middle class professionals (teachers, doctors, etc.) and single women who had been educated in wanting the better life symbolized by the Little Landers Colony and other suburban developments. Yet many of these early colonists had little experience or training in agriculture and were unable to make a living on their plots. Consequently, they were forced to commute to the city in order to remain economically secure. In addition to the large number of agricultural novices attracted to San Ysidro, many of the earlier settlers were elderly: "many of the early settlers were white middle class elderly city dwellers with limited personal capital who had a rural childhood or a sentimental attachment for the soil and

sought refuge from eastern cities because of retirement, ill health or economic adversity" (Lee 1975:41). In addition to the lack of skills, equipment, and working capital, problems dealing with the equality of the marketing system plagued the Little Landers community.

A different type of population increase occurred when the Jockey Club across the border was opened in 1916, with many of the 300 employees moving into San Ysidro. By this time, the restrictions on minorities had been dropped. The 1916 Hatfield flood completely destroyed any hope of the Little Landers becoming a successful community: 100 families lost their homes and by 1918, the Little Landers Incorporated was extinguished for failure to pay the state franchise tax of 1917. From this date, acre plots began to be subdivided into smaller individual holdings.

Following World War I, both the homestead ideal and back-to-the-land movements that had swept the U.S. had been replaced in the American psyche. The shortage of American labor from World War I and the flu epidemic impacted the nation as a whole. San Ysidro, as a border town, saw a steady increase of immigration populations arriving to fill the void.

It was in the early 1920s that San Ysidro began to completely loose its agricultural character. An engineer's survey of 1922 noted work would be done to provide fire protection for what had become largely a residential community (Lee 1975:47). In 1923:"there was built or under construction in the town more than 100 dwelling house's indicating a growth in population of a least 500" (San Ysidro Irrigation District 212-6, #2, File 1084b). By 1928, the population was estimated at 1200: "many new homes and business buildings having been constructed recently" (Sun 2-28-28). Laborers and entertainers who worked in Tijuana in the casinos and race tracks lived in San Ysidro, crossing the border daily to work. By the 1920s the urban-industrial transformation that was sweeping the entire nation reached well into the suburbs and outlying communities. San Ysidro was not excluded from this change. The community focus gradually changed to cater to tourists and the commercial and social

needs of an ethnically mixed town. The construction of hotels, auto courts, a permanent library, new churches, etc. reflect this change. In addition, the growing change in the ethnicity and economy of San Ysidro becomes apparent when the directories of the 1920s are reviewed; besides noting a wider range of occupations and available services, Spanish surnames begin to become more common.

This growth and change is further documented in the architectural changes that occurred. "In every period, homes reflect changing times and the evolving ambitions of their owners" (Reeves 1988:181). The earliest home (the San Ysidro Inn), which predates the 1909 Little Landers settlement, was constructed as a typical white, vernacular farmstead building, symbolizing the rural ideals of an earlier period of American history. With the Little Landers, the small craftsman type bungalow came into vogue. This structure, projecting an image of deeply rooted security and family unity, had become a sign of up-ward mobility associated with naturalism and Amercanism. This style and variants on the simple vernacular form continued to be built in San Ysidro throughout the 1920s with the addition of a new style, the Spanish Eclectic. The change to Spanish Eclectic style bungalows and the construction of numerous commercial buildings in the same style reflect the move in Southern California to redefine the past based on a Spanish heritage. What had become vogue in the upper class society had, by the mid to late 1920s, filtered down into the communities of the working class. This move to a new style had an economic base as well. Because of the rising cost of lumber, Spanish stucco and frame was cheaper to build than previous styles. As a result, thousands of these small, single family bungalows were built throughout Southern California. These homes, as before, were for the most part not designed by architects. Individual homeowners purchased and constructed house styles available in dozens of catalogs. These homes were typically inexpensive to construct and maintain.

In San Ysidro, since World War II poorly planned infilling has occurred on a frequent basis. Although severely compromised by the construction of

multi-stored apartments, move-on military housing, and poorly built houses, the historic core of the area is still visible.

Unlike the suburb developments of post World War II, where individuality seldom was expressed in neighborhood construction, small communities like San Ysidro reflect individual tastes, while at the same time retaining the concept of neighborhood; a concept that is rapidly disappearing in middle and upper-middle class areas where suburbia is often interpreted as row upon row of monotonous, impersonal planned communities. . . "few of them expressing more than conformity to a bland national taste. "(Reeve 1988:147). The core area of San Ysidro was initially designed to function as a neighborhood and although the cultural make-up and density have changed, it still reflects the original intent of providing a sense of place and belonging to its inhabitants. San Ysidro serves as an example of the intertwining of vernacular architecture and man-made landscapes of parks, narrow deep lots and set backs for yards that blended a variety of influences to create a feelings of informal, cozy living with a community cohesiveness.

> "While the history of a town's form is much broader than the history of a single house, one can be reasonably confident that the cultural values that operate in a town's planning in some measure also influences the planning of its homes "
> (Upton and Vlach 1987:124).

San Ysidro is not a town of static facades frozen in an early 20th century arcadian community. Rather, it is a changing, dynamic neighborhood that retains architectural qualities from different periods of its evolving history. "The significant factor in California history is the interaction of successive immigration waves upon its life and culture. . . . . And nowhere is this so evident as in architecture styles: (Kirker 1985: 53). San Ysidro has evolved from primarily a middle-class community with white Protestant roots in the mid-west to a suburb of mixed ethnic backgrounds; over the century of settlement, as styles, densities and cultural heritage changed, the concept of neighborhood has been maintained.

At the structure specific level, much of the area is in drastic need of repair. As such, San Ysidro needs assistance in preserving those parts of its past that give it meaning while at the same time encouraging growth and development in ways that will ensure economic viability and a continuum of neighborhood cohesiveness. An historic designation of the study area without a plan for complete neighborhood rehabilitation will benefit neither the current residents nor the rapidly decaying historical element.

Commerical, institutional and residential buildings representing vernacular, Spanish Eclectic, Mission Revival, Craftsman and Art Deco architectural genres were detailed in the first phase of the historic inventory for San Ysidro (see attached maps for project boundaries). What follows is the historic evaluation and significance statements selected by the City Planning Department. As stated in the beginning, in terms of historic significance very few of the buildings in San Ysidro could be successfully nominated as outstanding examples of architecture or places associated with important people or historic events. Only three to five of the single family dwellings and seven of the extant non-residential buildings (San Ysidro Hotel, La Nola Hotel, The International, the San Ysidro Library, the Community Congregation Church, Templo de Restauracion and the Ferreteria International Hardware Supply Store) could be realistically considered. The emphasis for each of the evaluations will be one that stresses suburban design and community character, rather than isolated architectural design elements or resident history.

THE FOLLOWING INVENTORY FORMS ARE ARRANGED BY STREET. THOSE STRUCTURES SELECTED FOR SIGNIFICANCE ARE EACH MARKED IN THE UPPER RIGHT HAND CORNER.

BLANCHE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 98 Blanche
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-02-1 Lot A99

5. Present Owner: Michael Fleming Address: 98 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

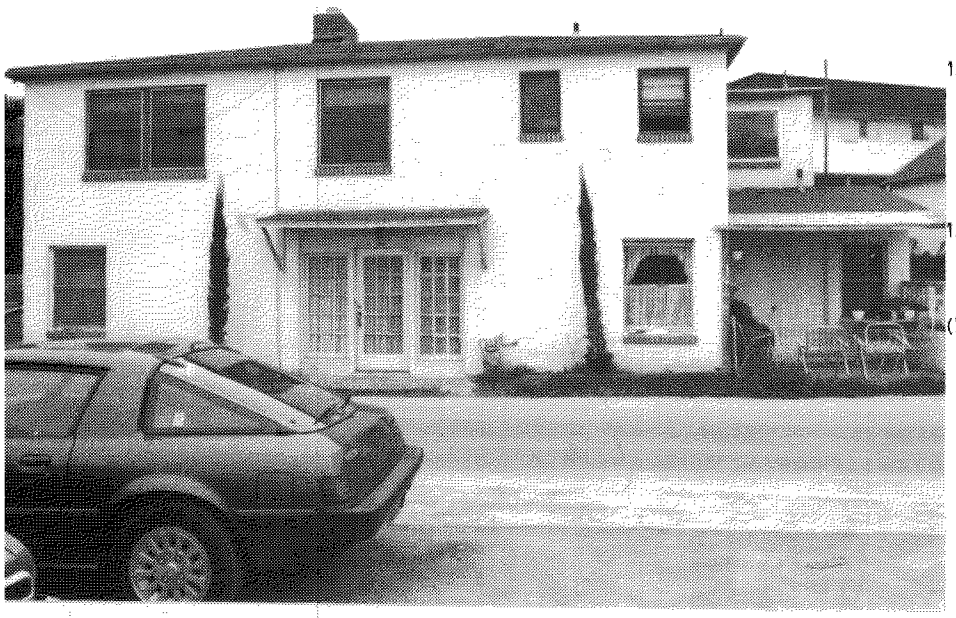
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style:

7b. Describe present physical description of site or structure; describe major alterations from original condition:

2 story stucco apartment with hip roof; possible side additions. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with one stucco bracket under side roof; no coping or other detail on wall. ROOF: composition shingle with slight overhang; plain narrow eaves fascia. CHIMNEY: central brick with 2 circular ceramic vents. WINDOWS: 1st story front: 2 double hung single panes at either end of building; 2nd story front: 5 double hung, single pane windows (4 different shapes); windows are inset with brick sills; windows in the back and sides include narrow vertical double hung, cube glass and a small 3 light arched window. DOOR: front facing, glazed with 15 lights with inset 15 light side panels. PORCH: none; shed roof overhang with stick braces over door.



8. Construction date:
   Estimated: post 1930
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 265'
    depth: 365'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 8, Frame #3,6,7

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacements; side additions

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development x Zoning x Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: x Moved? ____ Unknown ? ____

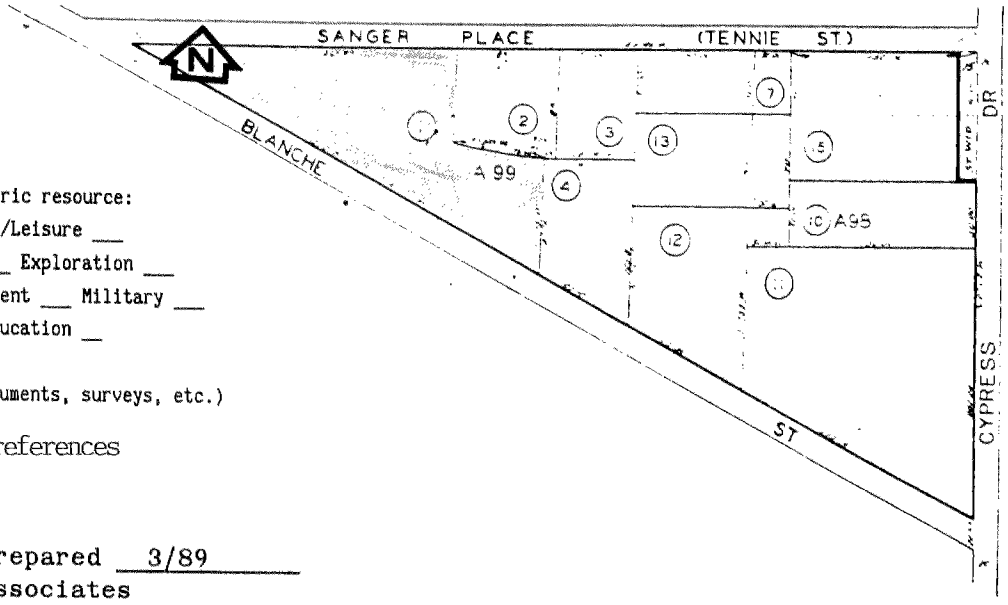
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement x Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

98 BLANCE 666-02-01 Lot A99

BACK SIDE

BACK SIDE (SIDE VIEW)

COTTONWOOD

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 201 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-17 Lot A67

5. Present Owner: Dolores/Juan Silva Address: 203 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ SIMPLE COLONIAL REVIVAL PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

(* Vegetation obscures house). One story house with multiple roof elements including a low pitch side gable roof, a dropped, offset low pitch gable addition on side and a dropped, low pitch front facing gable over porch entry. Asymmetrical front facade.
STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; vertical boxed lattice vent under side gables. ROOF: composition sheeting; moderate overhang; plain eaves fascia and gableboard. CHIMNEY: side, exterior, brick. WINDOWS: approximately 1/3 have been replaced with metal sliders; in front- fixed with sash bar pattern of 5 small lights on top/ larger single light below; slightly flared lentil; one front window has slat framing, others have plain board surrounding trim with some sills extended beyond window. DOOR: front facing, plywood; no surrounding trim. PORCH: open porch covered by boxed, low pitch gable roof; 2 squared columns with molded base and capital serve has porch roof supports; 2 front wood steps to wood porch; no railing system.

8. Construction date:
   Estimated: 1915-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #3
    Roll 6 Frame #12

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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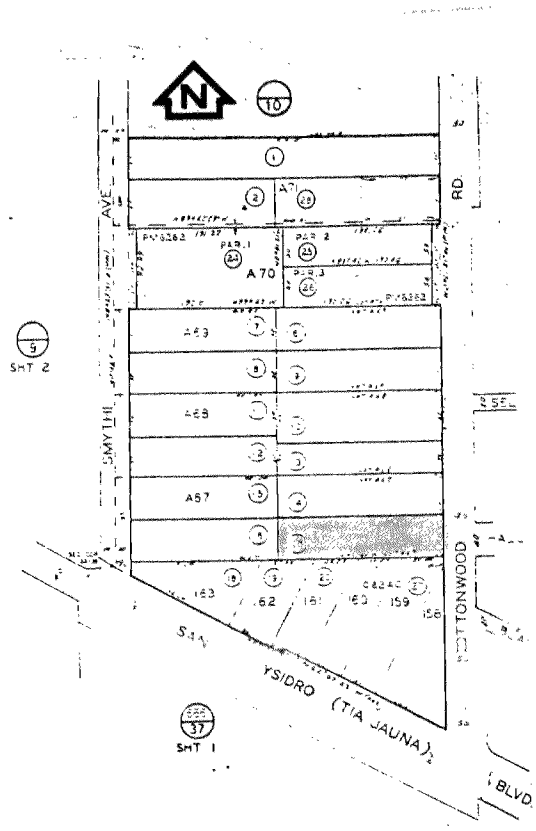
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 209 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-10 Lot A68

5. Present Owner: Vera/Will Hornsby Address: 209 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with extremely low pitch side gable and corrugated metal awning extending out beyond 1/2 porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco (a wooden structure is to the rear of the house, but we had no access to it). ROOF: composition sheeting; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: metal sliding glass. DOOR: inset, front facing; plain board surrounding trim; covered by screen door. PORCH: inset, under principal roof with corrugated awning; wrought iron supports; no steps.

8. Construction date:
   Estimated: 1928-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 65'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #36

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __rear added to; metal siding on additions; detached garage; front altered_____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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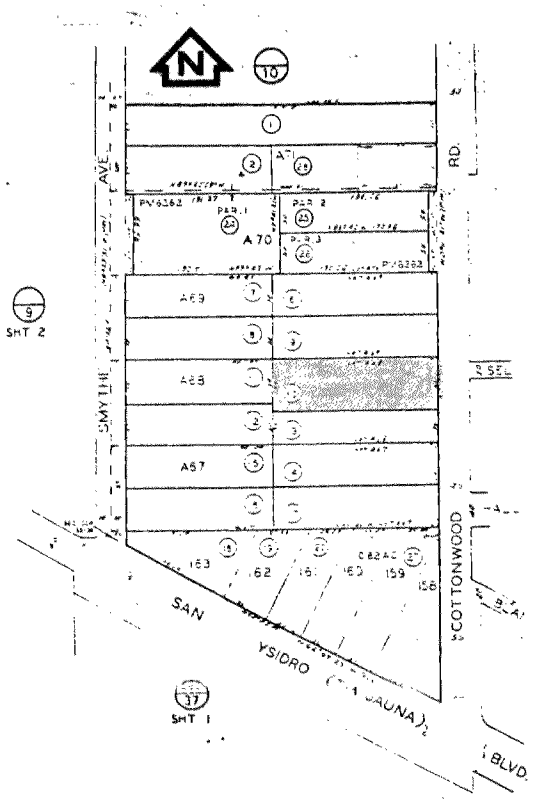
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 211 1/2 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-09 Lot A69

5. Present Owner: Max Smith Address: 211 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

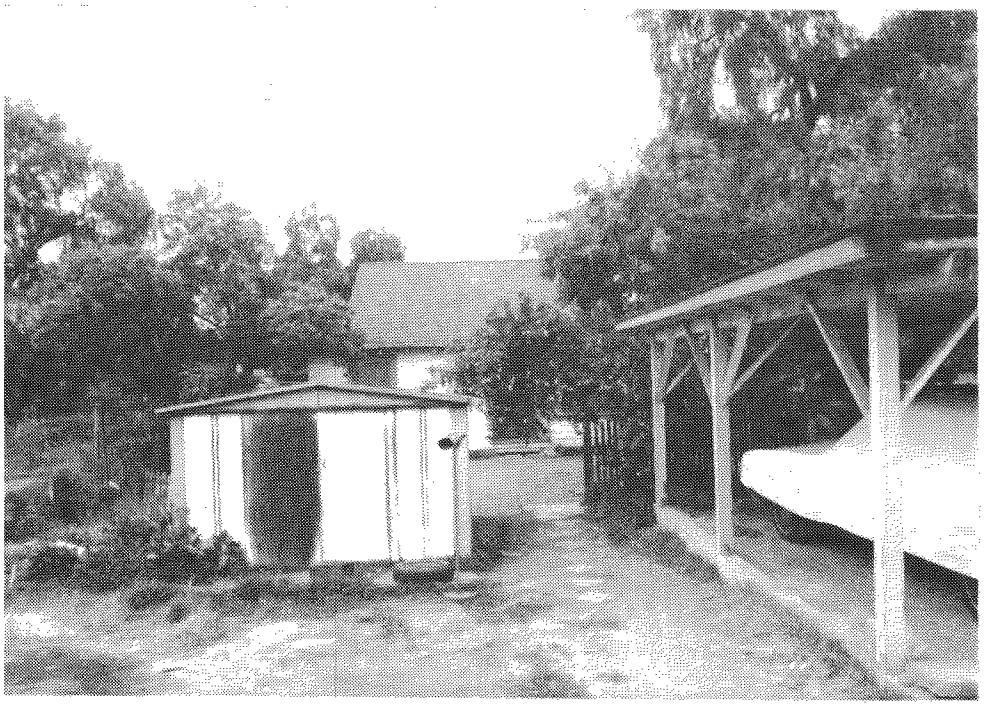
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with a medium pitch side facing gable roof and a hip extension along the front (house set deep on lot;behind 211 Cottonwood- clear description of building difficult to impossible). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: wide lap siding with board and batten under gable. ROOF: composition shingles; exposed eaves; plain gableboard. CHIMNEY: none. WINDOWS: double hung with single light panes, both horizontal and vertical orientations; most have small plywood hoods over them; plain surrounding board trim. DOOR: center front, screen door with wood panel PORCH: inset entry porch with small shed roof; no steps.



8. Construction date:
   Estimated: post 1915
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 210'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 6 Frame #9

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

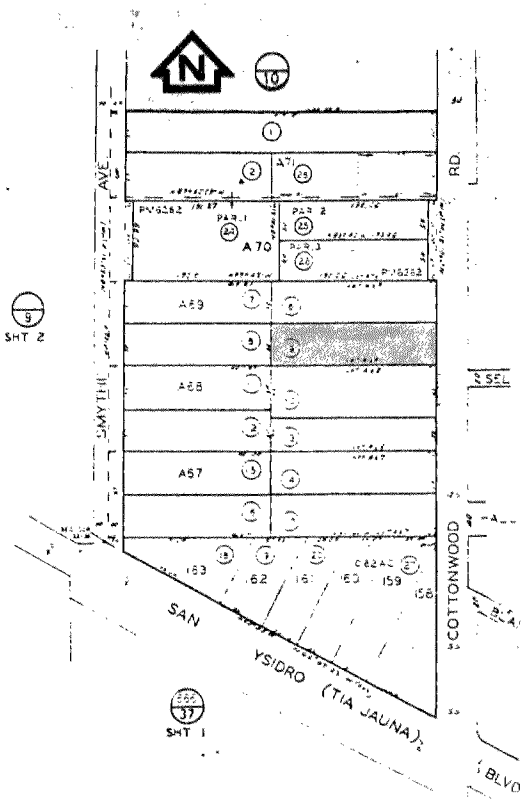
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 211 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-09 Lot A69

5. Present Owner: Max Smith Address: 211 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Narrow one story house located on a slope; house has a medium pitch front facing gable roof with slightly dropped shed extension to the sides, a dropped flat roof over a full front porch and at least 1 gabled roof addition to the rear ("shot-gun w/ additions"). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: board and batten; rear has lap siding; large louvered, rectangularly shaped boxed vent with slight sill under gable (in rear same element on 1 gable, screened horizontal boxed vent under other); partial concrete foundation. ROOF: composition shingles; slight overhang; exposed eaves; plain gableboard; front gable has plain cornice board as well. CHIMNEY: none. WINDOWS: single window in front (right of door); single light double hung covered with security screens; plain surrounding board trim; side windows combination wood sliders, double hung and louvered. DOOR: front facing, off-set to left, partially glazed with 1 large rectangular pane and 3 wood panes; security screen; plain surrounding board trim. PORCH: full width, open, flat roof overhang with wrought iron supports; 1 front facing step to porch.

8. Construction date:
   Estimated: 1915-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #33,34

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: shed extensions to the sides

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

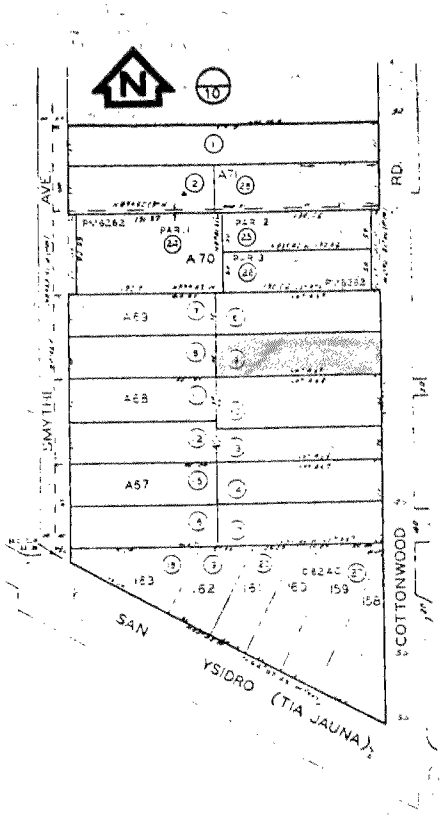
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The one acre lot A69 (see attached Little Landers Map) was purchased by Thoustrap in 1915 As a representative for the Little Landers Corporation Thoustrap's name apperas of over 87 parcels within the colony. The house does appear on the 1928 aerial. Thus, the construction date falls between 1915 and 1928. An intensive review of primary sources (i.e.: Little Landers Log Books, Irrigation Records, Directories, etc.), and secondary sources (personal interviews and newspapers) failed to uncover any evidence that this house was associated with any important event or person within the community, associated with local lore, or that the building itself is architecturally significant.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____

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San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

211 COTTONWOOD 638-11-09 Lot A69 FOLK VERNACULAR

BACK VIEW (NOTE DIFFERENCE IN GROUND ELEVATIONS)

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 215 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-06 Lot A69

5. Present Owner: Rudolph Estrada Address: 215 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ SIMPLE FOLK VICTORIAN PORCH ELEMENT

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story rectangularly shaped house with a low pitch front facing gable roof and a dropped shed roof over a full front porch (additions to house in rear). Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding in front; sides have lap siding with shingle skirt; widely boxed metal grill vent under gable small jig-saw cut triangle placed below vent as accent. ROOF: composition shingle; exposed eaves; moderate overhang; plain gableboard. CHIMNEY: none. WINDOWS: 2 front facing- 1 on each side of door; rectangular with single light, double hung; plain surrounding board trim. Side windows are fixed; some have been replaced with metal sliders. DOOR: front, centered; covered with screen; plain surrounding board trim. PORCH: open, full porch; dropped shed roof over entire expanse; exposed eaves; stick supports- no braces; lattice work from ground level to approximately 3'; no stairs.

8. Construction date:
   Estimated: 1915-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #32

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __window alterations/replacement; detached garage_____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

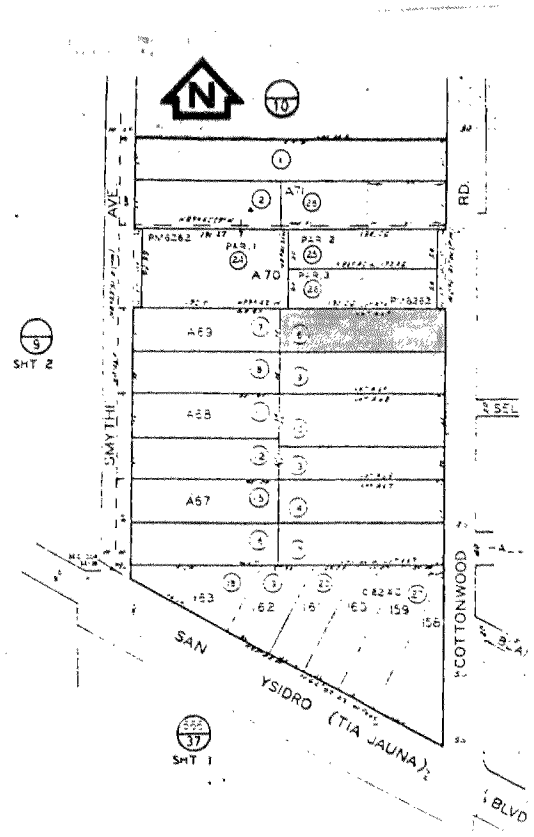
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 220 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-07 Lot A92

5. Present Owner: H.W. Hurtado Address: P.O. Box 162
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR (EXTREMELY ALTERED)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch side facing gable roof and shed extension in rear (Hall and Parlor configuration); extended shed roof over front door; attached side shed gives aysmmetrical front appearance. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition; slight overhang; plain eaves fascia and gableboard. WINDOWS: all replaced with metal sliders; no surrounding board trim. DOOR: front facing centered; glazed panel on top 1/3, wood inset panel below. PORCH: extended shed roof over door; series of 2 by 2 roof supports.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 40'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: alterations to all sides; window replacements

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
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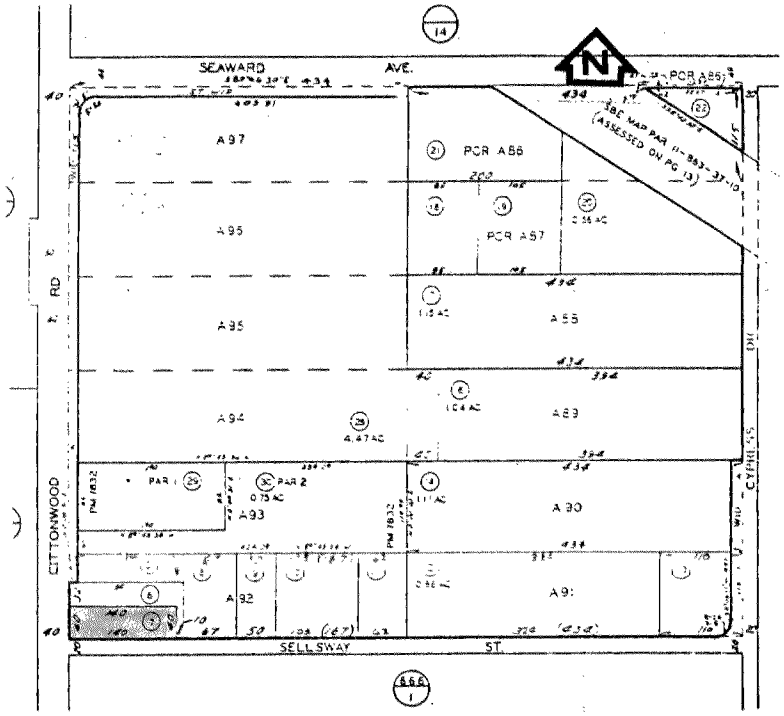
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 224 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-05 Lot A92

5. Present Owner: Rubeo Valadez Address: 1525 Arliss Court
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with medium pitch front facing gable roof and a dropped, centered medium pitch gable over partial porch and a pitched dormier on each side of the house. Door is slightly off-set to the right giving the exterior an asymmetrical appearance. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; triangular wood banded pediment under each gable (same lap siding painted a contrasting color for accent). ROOF: composition shingle; moderate overhang; exposed eaves; plain gableboard. CHIMNEY: none. WINDOWS: metal bars on all; front 2 windows appear to be one fixed pane with a single, fixed thin vertical 2 pane side light; plain surrounding board trim. DOOR: front, slightly off-set with metal security screen; plain surrounding board trim. PORCH: open, 1/2 porch; pitch roof over porch with 2 square column supports; simple molded capitals and bases; columns sitting on wide wood block pillars; 3 cement steps to porch; no railing system.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 45'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #8

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: alterations to back and side

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
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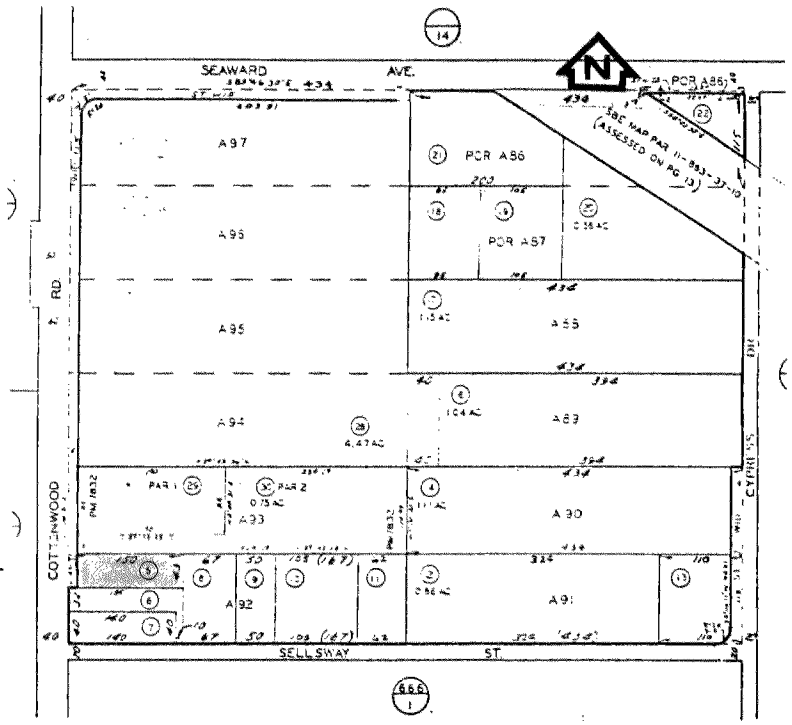
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 251 1/2 Cottonwood (rear structure)
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-11 Lot A72

5. Present Owner: Ortiz Policarpo Address: 251 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

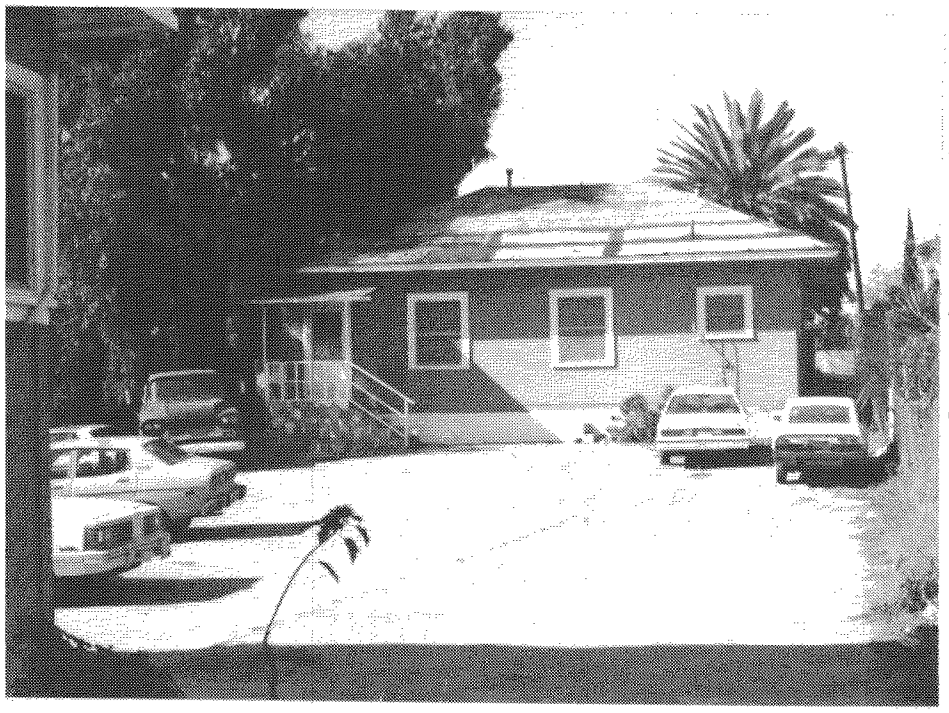
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house located to the rear of the lot; has a hip roof and a dropped shed roof over offset front door. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: concrete block foundation; lap siding. ROOF: new composition shingle; boxed eaves; plain eaves fascia. CHIMNEY: none. WINDOWS: 3 front facing windows, all to the right of the door: 2 are rectangular, double hung with 4 lights on each pane; 3rd window is smaller, double hung, single light in each pane; plain surrounding board trim. DOOR: located at front left corner; screen and plywood; plain surrounding board trim. PORCH: entry porch, dropped shed roof over door and small entry area; 2 stick supports; stick railing system resting on decorative cement/rock wall; 5 side steps to entry.



8. Construction date:
   Estimated: pre 1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 220'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #29

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

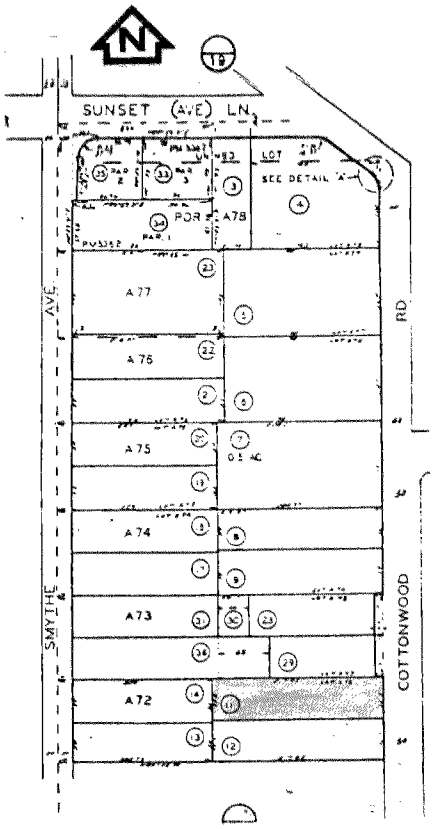
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original acre lot A72 (see attached Little Landers Map) was purchased by M.L. Bridge in 1914. The house does not appear on the 1928 aerial and therefore was not constructed during the Little Lander's period. No biographical data was obtained from either a review of the City Directories or available Little Landers Property Books for a M.L. Bridge.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 251 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-11 Lot A72

5. Present Owner: Ortiz Policarpo Address: 251 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

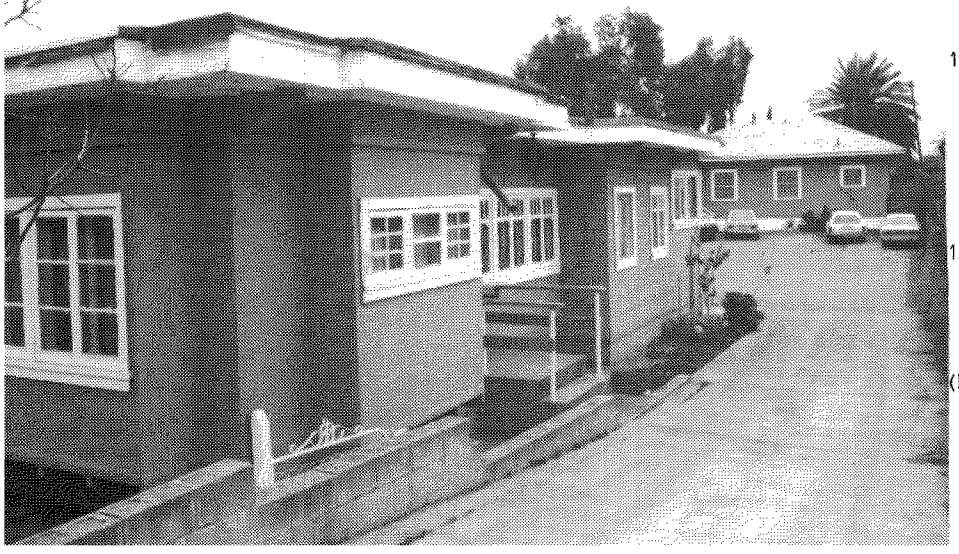
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN BUNGALOW WITH PRAIRRE ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story, roughly rectangularly shaped house with a flat widely overhanging roof, subtle details and wall/roof recesses emphasizing low linear nature of this house (Only house in study area with this outline). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with cement foundation; angular recesses at corners; squared bays; simple molded band around entire perimeter of house below brackets; rear and side 1/3 of house covered with plywood. ROOF: composition sheeting; wide boxed overhang; numerous wood brackets at irregular intervals; extremely wide fascia board. CHIMNEY: none. WINDOWS: front 2 sets of windows: to the left 3 small casement windows with 3 small vertical lights on top/ single light below; to the right- set of 3 larger casement windows, 6 lights in each (side windows vary in size and sash pattern); plain, wide surrounding board trim. DOOR: side entrance, glazed with 6 square lights on top/ 3 vertical lights on bottom; plain surrounding board trim. PORCH: entry only; no covering; principal roof extends only slightly; 2 cement steps with plain round metal and board railing.



8. Construction date:
   Estimated: 1928-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 220'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 6 Frame #6,7

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

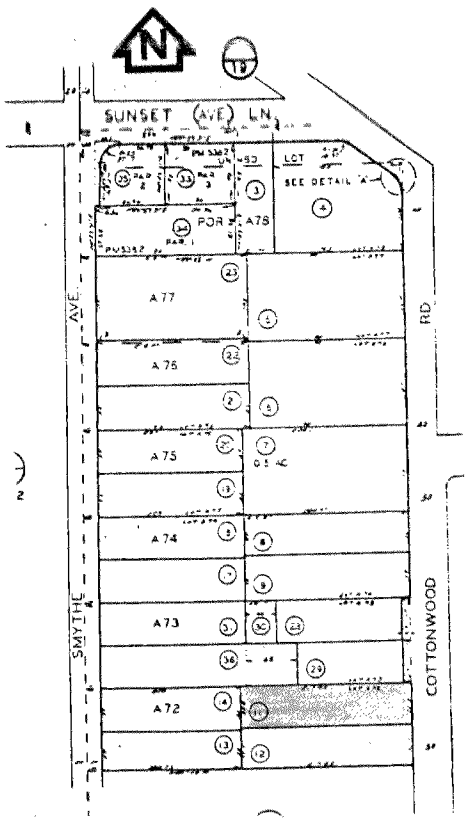
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original acre parcel A72 (see attached Little Landers Map) was purchased by M.L. Bridge in 1914. The house does not appear on the 1928 aerial, therefore was not constructed during the Little Lander's period. No biographical data was obtained from either a review of the City Directories or available Little Landers Property Books for a M.L. Bridge.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for federal, state or local historic designation. This structure is not considered historically distinctive (see attached discussion dealing with historic significance of the study area). Architectually, it is the only house in the area with the specific design elements discussed on the previous page.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

251 COTTONWOOD 638-10-11 Lot A72

FRONT VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 257 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-09 Lot A74

5. Present Owner: Marlene/Bernard Mange Address: 257 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shaped" house with medium pitch cross gables and attached single car garage. House is on a slope; asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; plain cornerboards; patching indicative of front wall alterations; small vertical slat vent pediment under gable. ROOF: composition shingle; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: double hung- single pane (2 in front; 2 on either side of door); wide surrounding board trim, sill extends slightly beyond window. DOOR: front facing, covered with screen; unglazed; plain surrounding board trim. PORCH: none.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 55'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window alterations; alterations along back and rear side; basement-like addition

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development _x_ Zoning _x_ Vandalism _____
Public Works Project ____ Other: _____

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

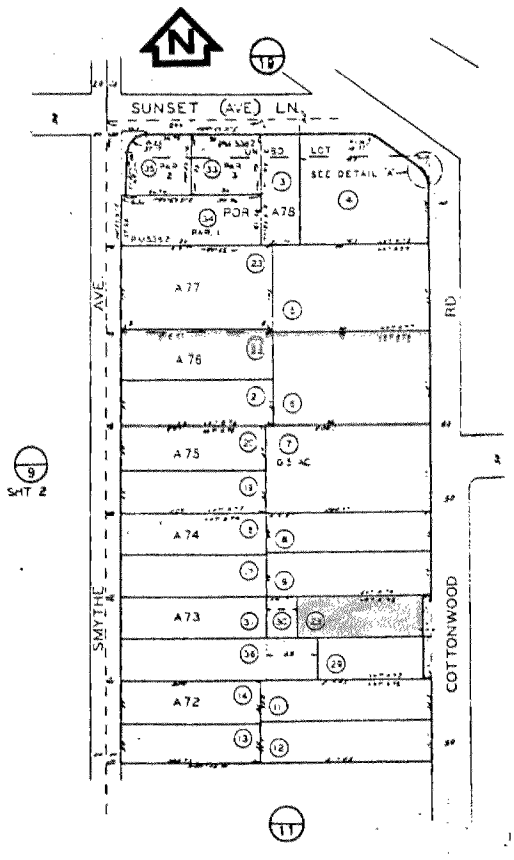
18. Related features: stucco perimeter wall with brick cap and wrought iron fence

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _X_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural Address: 255 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-28 Lot A73

5. Present Owner: Elena/Hector Coronel Address: 255 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ SIMPLE CRAFTSMAN ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with a medium pitch front facing gable and a trellis porte cochre roof extending from the left of the house. The lot slopes down to the rear. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; small vertical slat vent pediment under gable. ROOF: composition shingle; slight overhang; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: front window appears to be a pair of 12 light, fixed with top of surrounding board slightly curved (windows are covered with security grills); side windows are combination metal sliders and fixed single pane. DOOR: side entrance; can not see. PORCH: none; trellis porte cochere extends from left of house, rests on thin stucco arches and small square piers (2 arches: 1st one at entrance; wider arch for car); no stairs.
Detached garage immediately to right of house- lap siding and a steeper pitch to the roof.

8. Construction date:
   Estimated: 1930-1954
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 160'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 11 Frame #27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: numerous outbuildings to the rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
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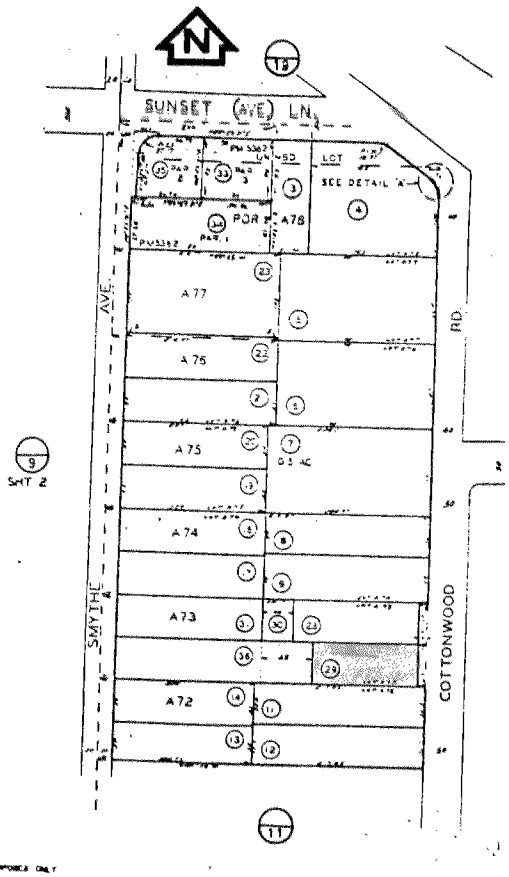
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 253 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-29 Lot A73

5. Present Owner: Maria Roach/ C.Alvarez Address: 253 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

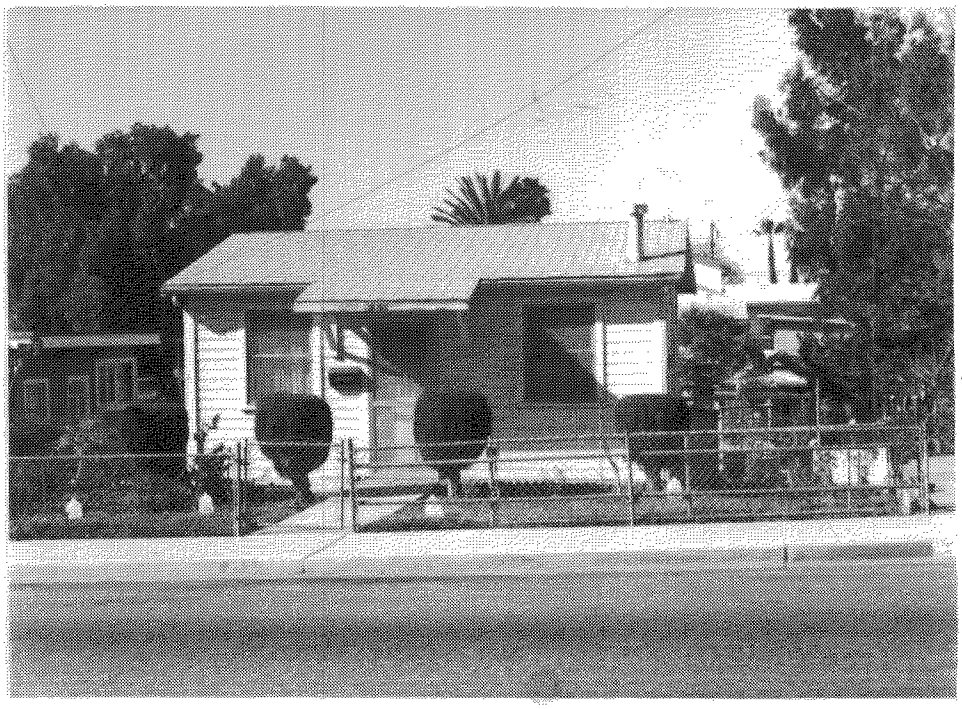
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with a medium pitch side facing gable roof and an extended shed roof over front door entry. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: dropped siding with wide corner boards. ROOF: composition shingle; plain eaves fascia and gableboard; rain gutters along roof line. CHIMNEY: none. WINDOWS: 1 double hung window on either side of front door; not evenly spaced; single light in each pane; plain surrounding board trim. DOOR: front facing; single rectangular glass pane on top half, solid wood panel below; covered with screen door. PORCH: none; extended shed roof over door; simple triangular knee braces as support; single step to entry.



8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 135'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #28

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: new siding

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: slat/open board fence along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

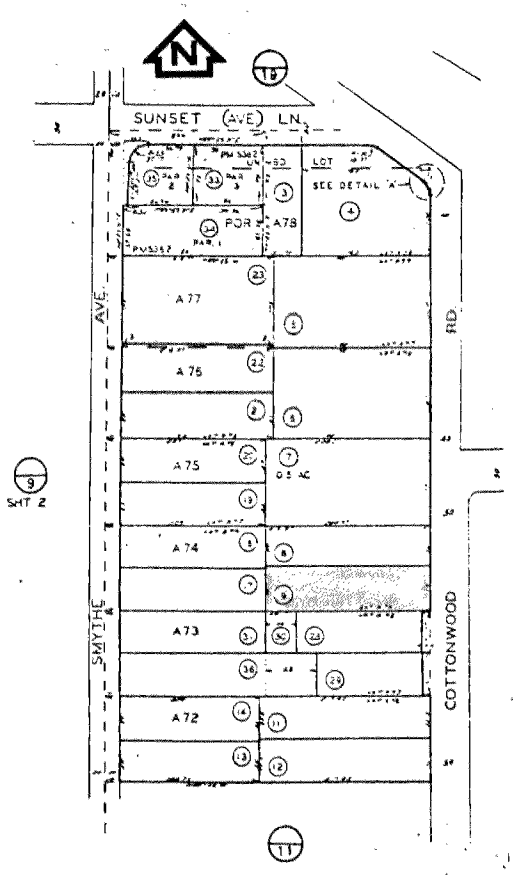
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 261 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-07 Lot A75

5. Present Owner: Amando/Sally Almanza Address: 259 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch front facing gable roof and a dropped shed roof bracketed hood over front door. Asymmetrical front facade (front windows are not evenly spaced). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap with plywood siding along bottom 3-5'. ROOF: composition sheeting; moderate overhang; exposed eaves; plain gableboard; 2 plain knee braces under gable edges. CHIMNEY: none. WINDOWS: 2 front facing double hung- single light in each pane; side windows are same with some replaced by metal sliders; windows covered with screens; plain surrounding board trim. DOOR: front centered, 15 lights covered by screen. PORCH: none; bracketed shed roof hood over door; brackets are single stick braces; jig-saw cut trim fascia along hood; 3 front facing steps with wrought iron railing system to stoop.

8. Construction date:
   Estimated: 1915-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 110'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #24,25
    Roll 2 Frame #9

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: house is on slope- lower basement-like room in the rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: potential for out buildings in back but lot is filled with trash;
detached stucco garage;

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

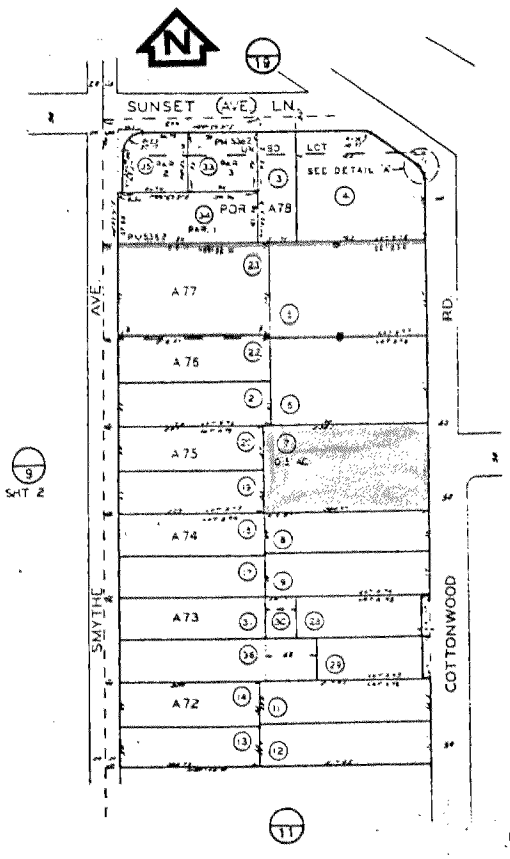
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

261 COTTONWOOD 638-10-07 Lot A75 FOLK VERNACULAR

SIDE VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 315 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-04 Lot A78

5. Present Owner: Adelina/Frank Rosa Address: 315 Cottonwood
   City: San Ysidro Zip: 92073 County: San Diego

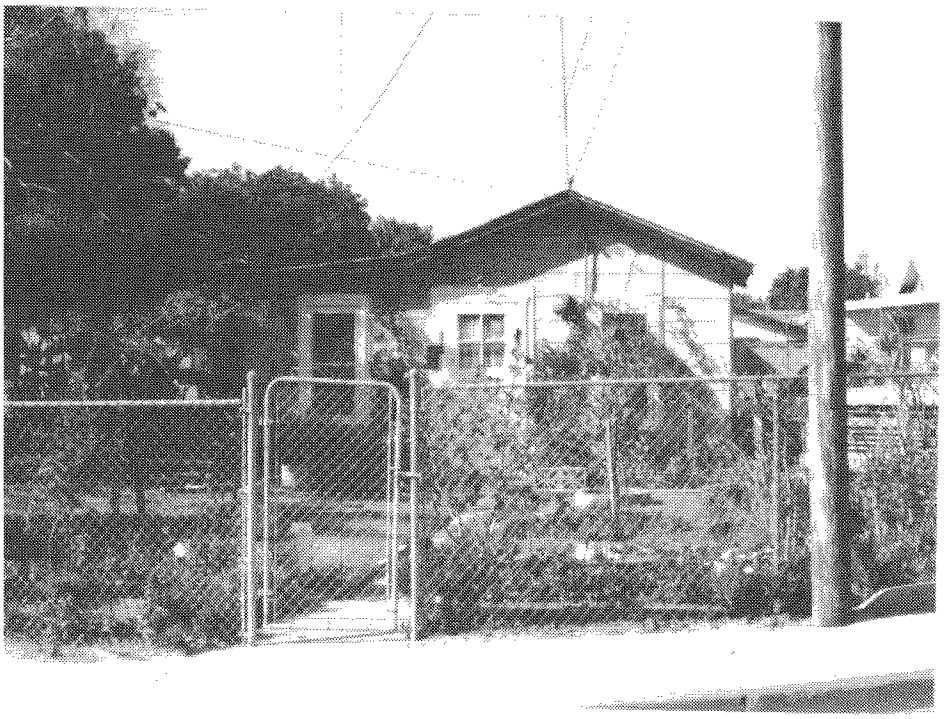
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Small, "Hall and Parlor" house with a medium pitch front facing gable roof and a shed extension on the right. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: composition siding. ROOF composition shingle; slight overhang; exposed eaves; plain narrow gableboard. CHIMNEY: none. WINDOWS: one on either side of front door, rectangular in shape; vertical; appear to be 2 light awning over windows, curved with screen; wide surrounding plain board. DOOR: front facing; partially glazed with 4 square lights above; lintel slightly flared; plain surrounding board trim. PORCH: none.



8. Construction date:
   Estimated: 1915-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 110'
    depth: 165'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #23

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: corrugated metal shed in rear; alterations along sides

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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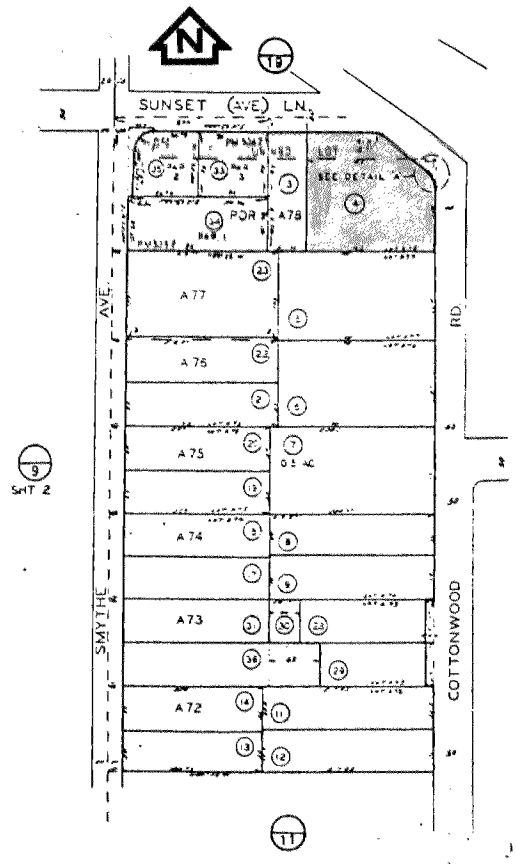
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



CYPRESS

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 122-24 Cypress
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-09 Lot 27

5. Present Owner: Gilda/Jaime Pena Address: 4060 Epsilon
   City: San Diego Zip: 92113 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR COTTAGES

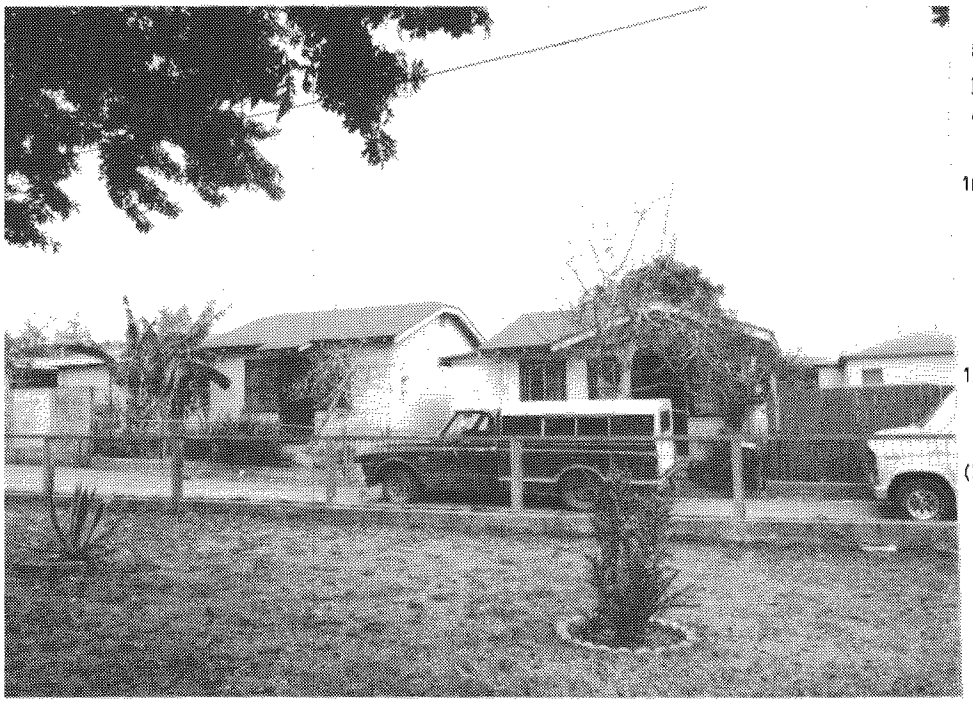
7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two small cottages:

124 Cypress- 1 story low pitch side hipped gable; asymmetrical front facade.

122 Cypress- 1 story low pitch cross gable; asymmetrical front facade.

STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with original lap siding showing in some places; louvered unboxed vent under side gable and side hip gable; undecorated corner boards. ROOF: composition shingles; exposed eaves; moderate overhang. CHIMNEY: none. WINDOWS: (124 Cypress) metal sliders with security bars; (122 Cypress) pair of double hung windows on either side of door; sash bar pattern of 2 lights/ 2 lights; plain board trim. DOOR: (124 Cypress) wood door with four glass panes, covered with security bars; (122 Cypress) can not see, covered with security bars and screen. PORCH: no porch; 124 Cypress has slight shed extension over front door; 122 Cypress entry is located under principal roof.



8. Construction date:
   Estimated: post 1914

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 68'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #34

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

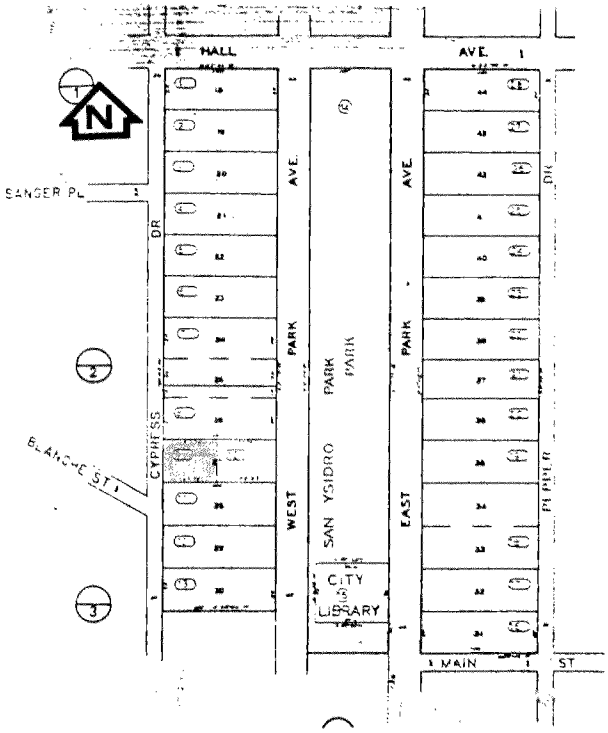
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement x Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 125 Cypress
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-02-11 Lot A98

5. Present Owner: Nora Youmans Address: 125 Cypress
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR WITH CLASSICAL PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with medium pitch front facing gable roof and front facing dropped hip porch roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with no corner boards; cement foundation; small boxed loft-like opening under rear gable. ROOF: composition shingles; boxed eaves along porch roof; two 4 by 4 brackers under gable at wall junction; exposed rafters; plain undecorated gableboard; series of vertical strips and horizontal plain board form triangular decorative pediment under the front gable. CHIMNEY: none. WINDOWS: one on either side of door: double hung with 4 vertical lights on top/ 1 on the bottom; windows covered with screen; simple plain board trim with sill and lentils extended slightly beyond window opening. DOOR: front facing, centered; partially glazed with 5 vertical lights on top/ wood panel on the bottom; wood screen door. PORCH: open, front facing with 2 doric support columns; simple molded capitals and bases; plain boxed cornice and frieze along roof; slat finishing under porch roof; 1 front cement step to entry.

8. Construction date:
   Estimated: 1926

9. Architect: _____

10. Builder: Youmans

11. Approx. property size (in feet):
    Frontage: 210'
    depth: 210'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3, Frame #20, 21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: shed additions to the rear; lower pitched offset gable extension to the rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: house currently for sale

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

18. Related features: detached garage across alley; good exterior condition; older vegetation
includes pepper trees.

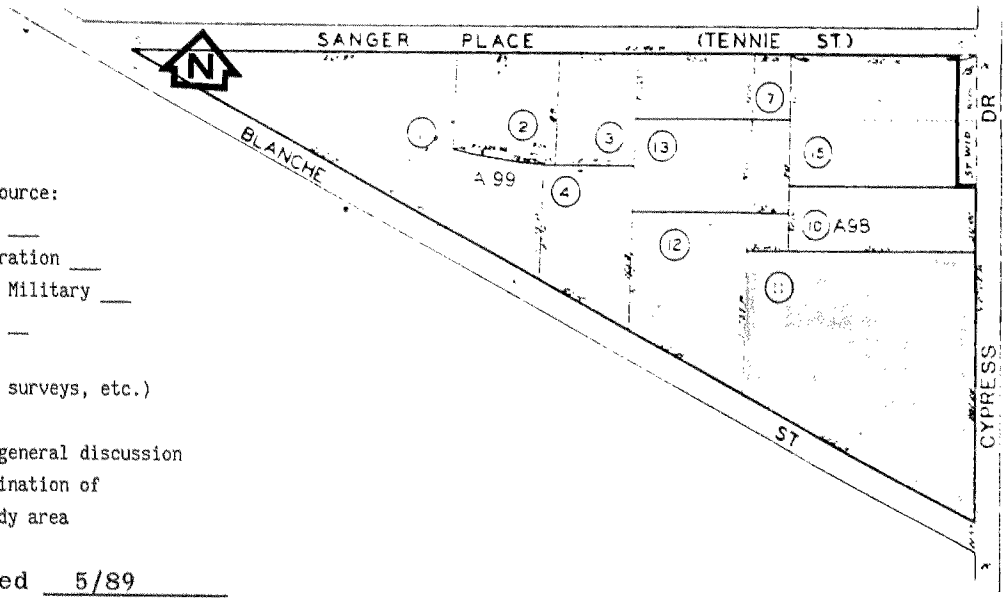
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original lot (Parcel A98, see attached Little Landers map) was purchased in 1910 by Sarah Youmans. The Youmans owned other land in the community including town lot 28 and acre lot 6. The lot has been owned continuously by the Youmans family since 1910. In 1926 Elmer Sarah's son) and Nora Youmans arrived in San Ysidro: "at that time it was a community, not just a place to drive through. . . . there was no better place to raise a family.. ." (SWC 12/22/55). The Elmer Youmans family built this house and raised turkeys, goats, rabbits, ducks, and had a perennial garden on their land. The City Directories list Elmer and his father, Herbert, as carpenters. They were responsible for building many of the homes in the area. Elmer Youman was postmaster for San Ysidro in 1938.

The historic importance of this structure lies in its early construction date (associated with the original Little Landers settlement) and its association with the Youmans family.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
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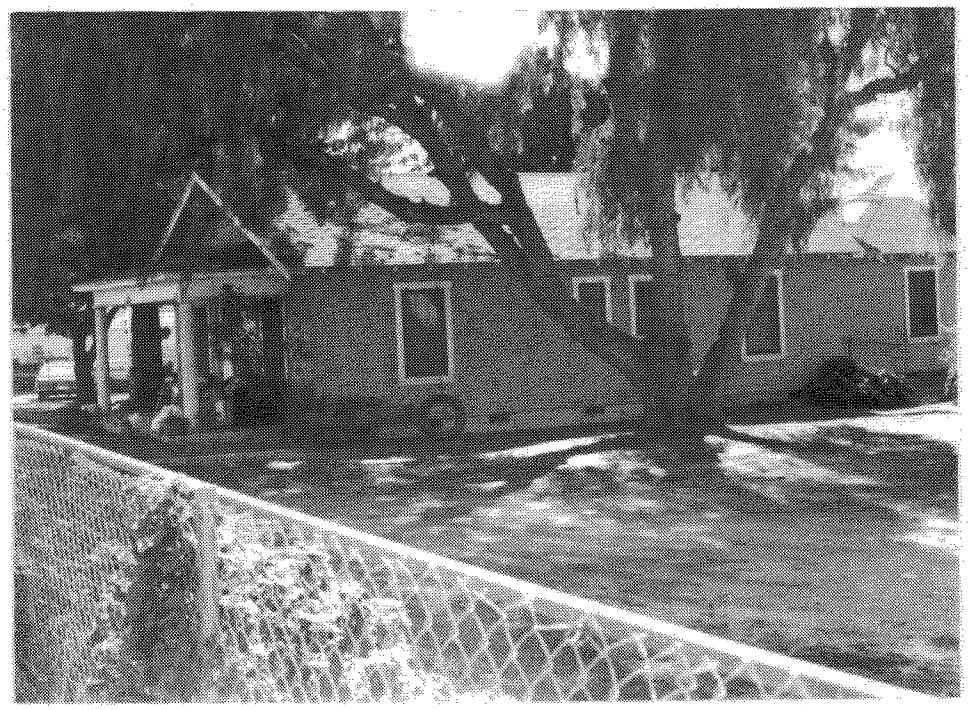
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

125 CYPRESS 666-02-11 Lot A98 FOLK VERNACULAR



SIDE VIEW

E BEYER

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Pan American Apartments

2. Historic name: _____

3. Street/rural address: 2313 East Beyer
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-162-19 Lot A20

5. Present Owner: D. Zachay Address: 6788 Madrone
   City: San Diego Zip: 92011 County: San Diego

6. Present Use: apartment building Original Use: commercial building

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC IN OVER ALL STYLE with Art Moderne Elements (porch hood,cube glass); Auto Court

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Six stucco flat-roofed, box-like units clustered around a large open court; stark surroundings. Asymmetrical front facades (apparent alterations to main facade). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with circular drains aligned horizontally below roof line; squared wall junctions, no coping; fake brick skirt along front bottom 3' of several units. ROOF: flat, covering unknown. CHIMNEY: none. WINDOWS: combination glass cube side panels and both paired narrow and single wide double hung with horizontal sash bar pattern; wood lintel on some, open board shutters along sides of most. DOORS: main office door glazed with 5 horizontal lights and surrounding cube glass, other doors are screen covered; most units have a softly curved stucco hood over door. PORCH: none; several units have a low brick capped curved stucco wall around entry.

8. Construction date:
   Estimated: 1930s
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 169'
    depth: 230'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7, Frames #9,10,11

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: individual units have slightly different architectural elements

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

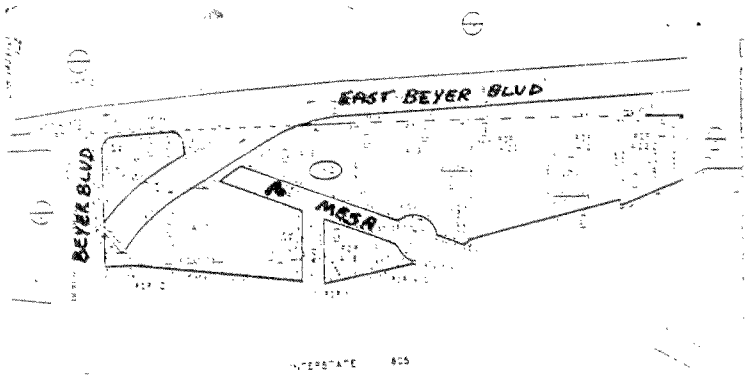
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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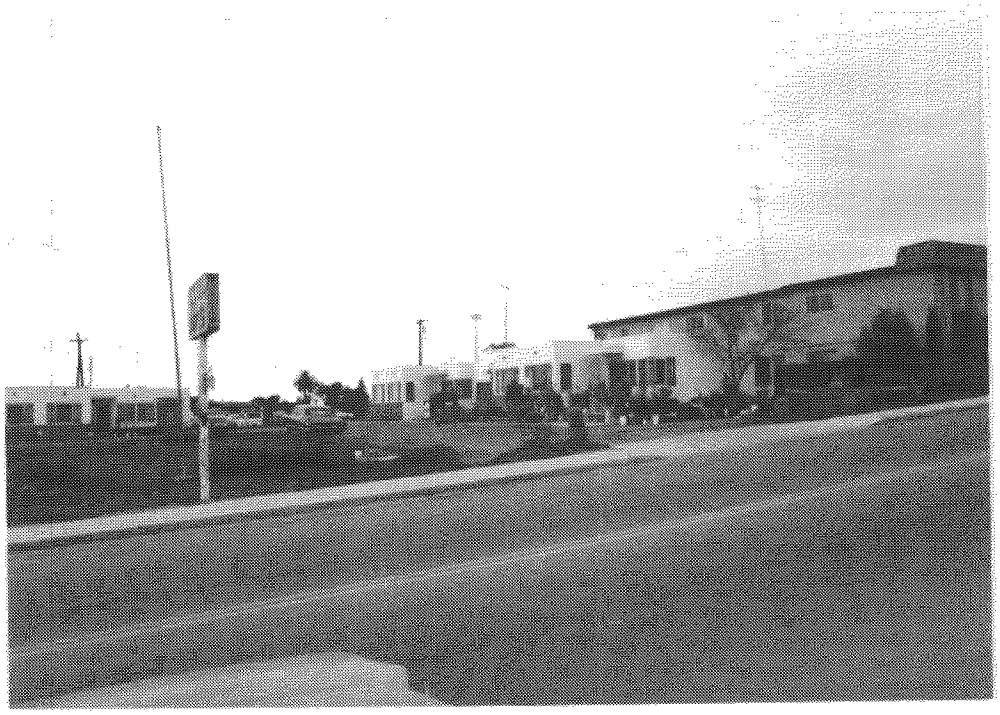
HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

2313 EAST BEYER 638-162-19 10T A20 AUTO COURT

UNITS TO THE REAR OF THE LOT



SIDE UNITS

E PARK

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 106 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-16 Lot 31

5. Present Owner: Victor Velaquel Address: 106 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ CRAFTSMAN PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with a medium pitch side gable roof and an extended, low pitch front facing gable roof over full porch. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco sides with front wall and rear shed extension covered with rock; vertical boxed, lattice vent under gable. ROOF: composition shingle; wide eave overhang on shed extension; jig saw trim along bottom of porch roof; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: metal sliders with security bars; no surrounding trim. DOOR: plywood with screen; no surrounding trim. PORCH: open, full porch with massive rock piers; wrought iron railing system; 2 front facing cement stairs.

8. Construction date:
   Estimated: 1910-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #4
    Roll 7 Frame #20

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: wall treatment; window/door replacement

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

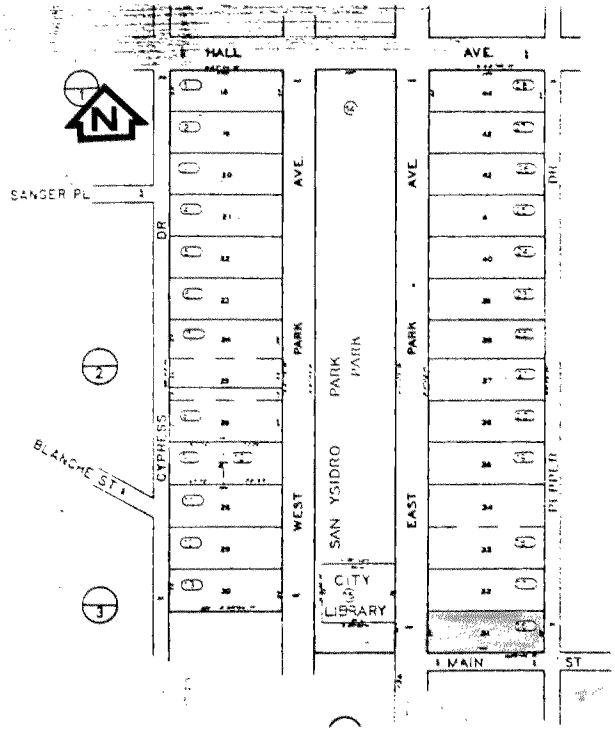
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 110 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-17 Lot 32

5. Present Owner: Lucy Tomboulian et.al. Address: 110 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with two low pitch front facing gables: lower gable is offset to the left with an extended shed roof over side porch entrance. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS WALL TREATMENT: white stucco exterior with rounded corners; 3-holed metal boxed vent under each gable. ROOF: composition shingles; moderate eave overhang; undecorated fascia gableboard. CHIMNEY: none. WINDOWS: double hung, horizontal sash bar arrangement with 2 lights in each; plain surrounding board trim; sill extend slightly beyond window opening. DOOR: side entrance; wood panel with 2 square inset panels on top/ 4 rectangular panels on the bottom; attached screen door; plain wood trim around door. PORCH: partial, open porch with wrought iron railing system; 3 front facing cement stairs to entry; roof extension covers only the door.

Detached garage to the rear identical in shape and design to main building.

8. Construction date:
   Estimated: late 1920-30

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #5

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential _x_ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development _x_ Zoning ____ Vandalism ____
Public Works Project ___ Other: _____

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

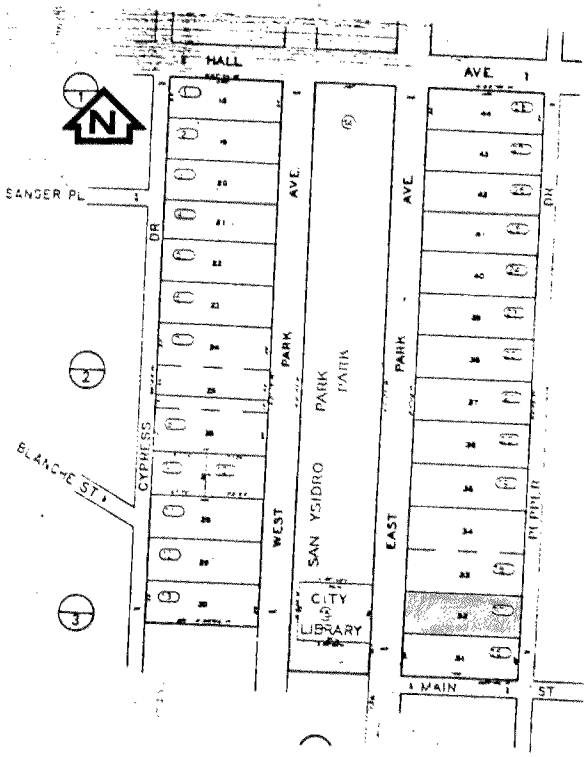
18. Related features: cracked foundation; chain-link fence along perimeter.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _X_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared ____3/89____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 130 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-21 Lot 37

5. Present Owner: Dorothy Kelly Address: 130 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with a flat-topped,hip roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: white stucco. ROOF: composition shingle; hip roof with irregular hipped extension on one side; no exposed rafters or beams. CHIMNEY: none. WINDOWS: fixed, inset, rectangular main window with center sash bar arrangement of 6 lights on top/ 3 on bottom; adjacent windows to the side have sash bar arrangement of 4 lights on top/ 2 on bottom; side window is bell shaped with similar sash treatment as the door; windows along sides of the house are combination double hung and multi-light casements. DOOR: surrounding treatment is an inverted bell; glazed door with 6 lights on top/3 vertical panes on bottom; irregularly shaped fixed lights surround the door- panes are cut to fit into the curvature of the inverted bell. PORCH: none; no overhang; 3 front facing cement steps to entry.

Detached garage has pyramidal roof. Detached house to the back (132 East Park) has stucco exterior; roof line is front facing medium gable with two lower hip roofs; no exposed rafters. Porch treatment elements include slender round doric porch supports. The front and rear house appear to have similar construction and were built at the same time.

8. Construction date:
   Estimated: 1911-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): _____
    b/w photo Roll 3 Frame #6

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: detached house in the back

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: combination picket and low brick fence along perimeter

SIGNIFICANCE

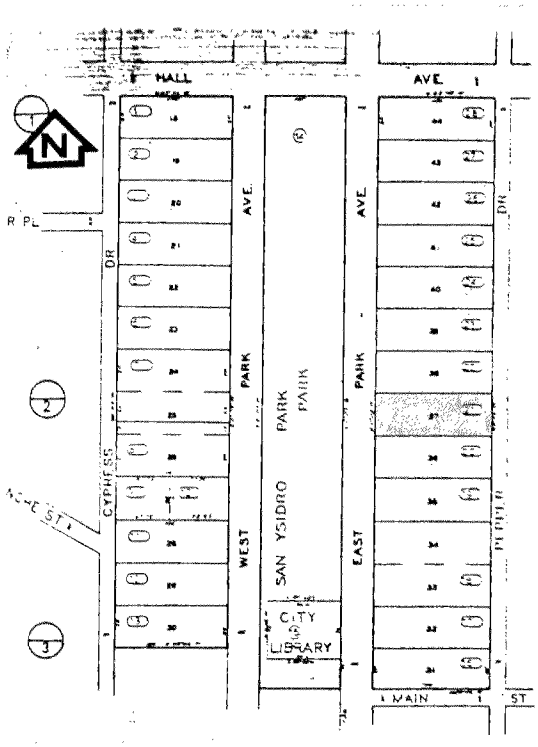
19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 37 (see attached Little Landers Map) was purchased by Maria Wakefield in 1913. Apparently many of the original colonists were single, unattached women who bought undeveloped lots, stayed for an undetermined time and then moved away. (They appear in the directories for one or two years. Some perhaps married which would account for the names no longer appearing in the directories). Extensive archival research coupled with interviews failed to document the date of construction, biographical data of the original inhabitants or any associated local lore.

A review of the 1928 aerial indicates that a structure was on this lot. It is unclear however whether or not this is the same structure. By 1928 most of East Park and Olive had been filled in by building activity.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89__

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 134 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-22 Lot 38

5. Present Owner: June Thompson Address: 134 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style:

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitched cross gable roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; cement foundation; broad triangular, vertical slat vent under each gable. ROOF: composition shingle; wide overhang; boxed eaves; plain eaves fascia and gableboard. CHIMNEY: side, brick painted white. WINDOWS: front focal window is fixed pane with 5 lights on top/ 1 on bottom; 2 narrow double hung on each side; plain surrounding broad trim; arched side treatment on windows with 4 lights on top/ 2 vertical lights on bottom; all windows covered with security screen. DOOR: glazed with 6 lights on top/ 2 on bottom; covered with security grill. PORCH: none; 2 steps to entry.

8. Construction date:
   Estimated: 1910-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #7
    Roll 7 Frame #21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment; converted detached garage

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

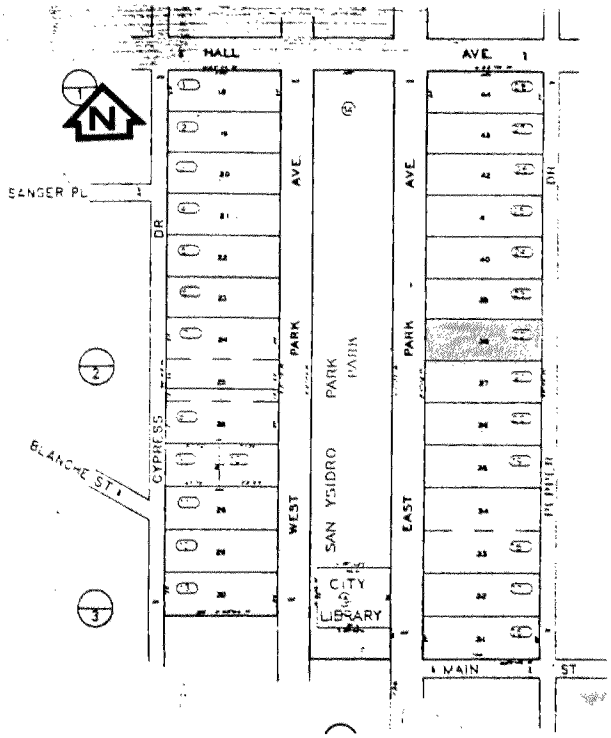
18. Related features: little associated older vegetation

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 144-146 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-25 Lot 41

5. Present Owner: Barbara/Katherine Caballero Address: 148 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

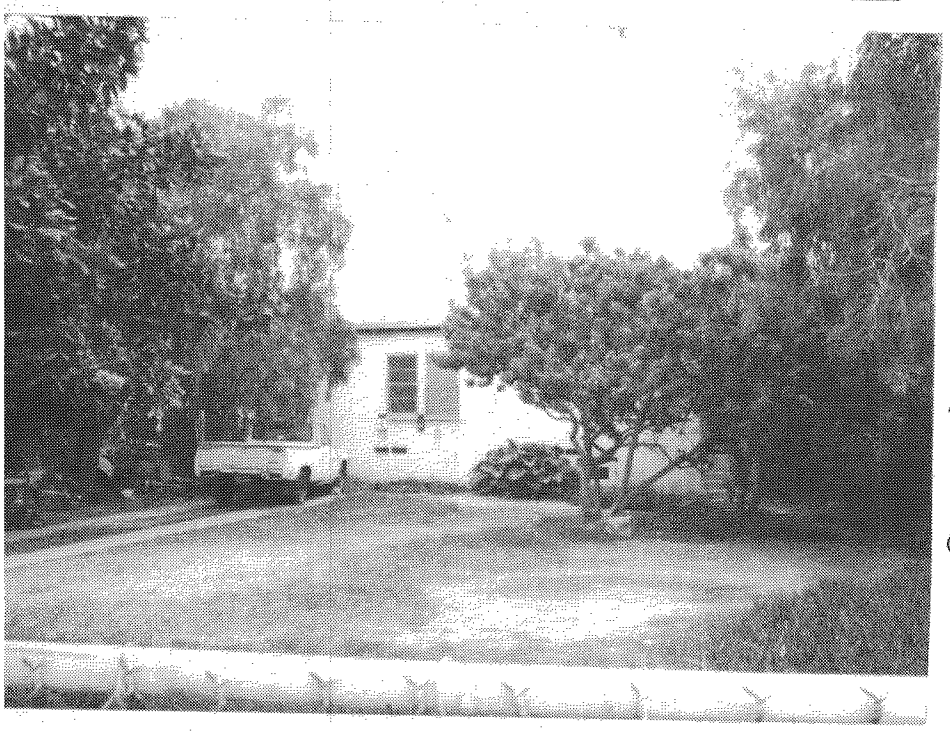
DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC w/ FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

(* House difficult to see because of dense vegetation)

One story rectangular shaped house with flat roof; asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with 2 horizontal, molded bands along entire front wall (1- 6" below roof, other approximately 3' below roof). ROOF: can not see covering. CHIMNEY: none. WINDOWS: 2 sets of double-hung visible; narrow sills; no other surrounding detail. DOOR: side entry; can not see. PORCH: none; steps along side of building.



8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #22

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: ___poor-deteriorated exterior_____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

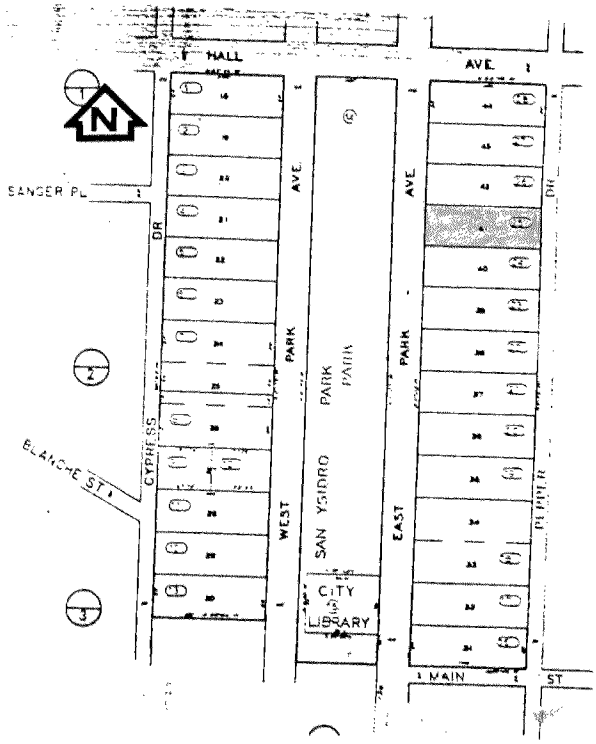
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 154 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-27 Lot 43

5. Present Owner: James Sanchez Address: 186 Moss
   City: Chula Vista Zip: 92011 County: San Diego

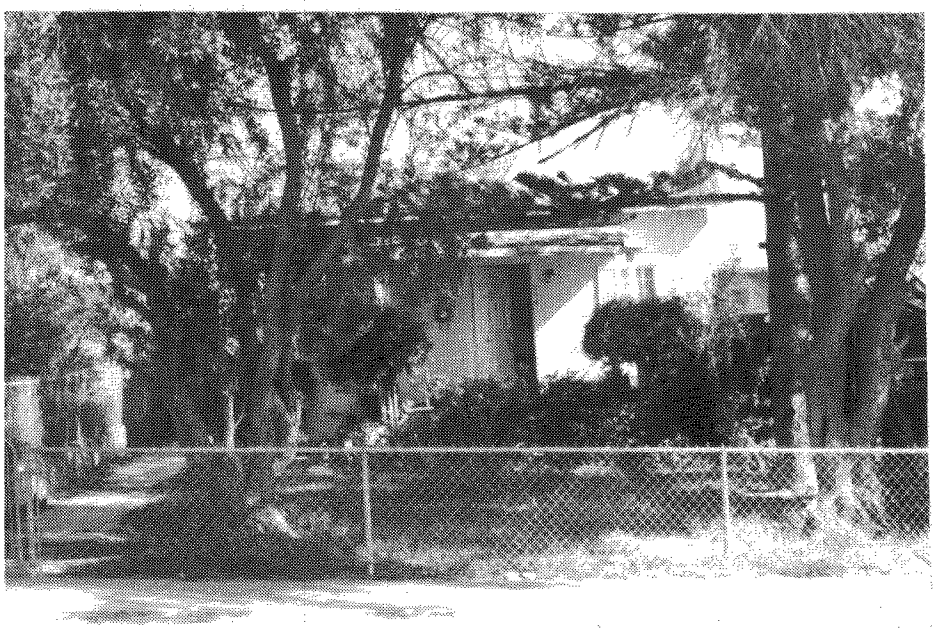
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with medium pitch side gable and shed extension to the rear. ("Hall and Parlor" configuration). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: yellow stucco exterior. ROOF: composition shingles; moderate eave overhang with undecorated eaves fasica and gableboard. CHIMNEY: none. WINDOWS: on either side of entrance: window to the left of the door is fixed with 9 lights on top/ 1 on the bottom; to the right of the door is a small double hung window with 9 lights on top/ 1 on the bottom. plain surrounding flat broad trim; slat-shutter treatment on some of the windows. DOOR: front facing; 6 paneled unglazed wooden door with simple undecorated flat board trim. PORCH: half porch with shed extension roof; porch supports are plain 2 by 2 boards; no trim nor bracing; porch is completely open; 3 cement, side entry steps to cement porch. New structure to the back.



8. Construction date:
   Estimated: pre 1915

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #9

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: original lapped siding now has stucco exterior; new roof; shutter treatment on windows

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: new structure (apartment) in back; chain-link fence perimeter

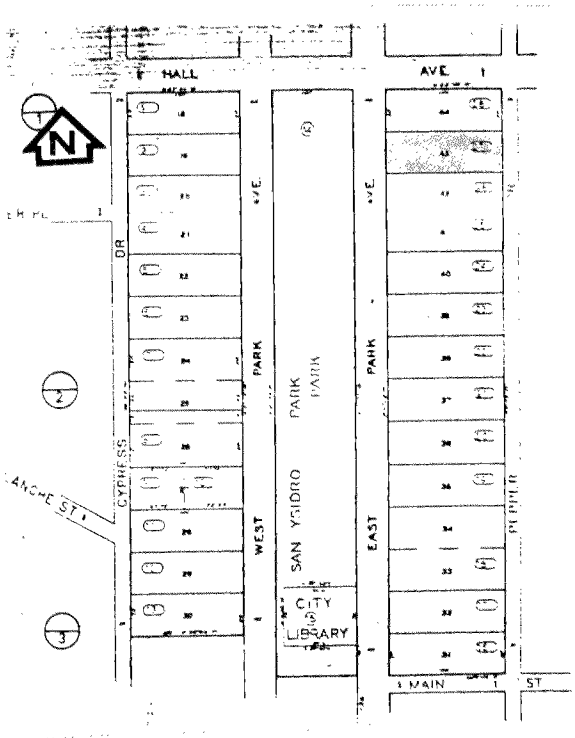
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 43 (see attached Little Landers Map) was purchased by Alex Schwabe as an improved lot in 1915. This implies a pre-1915 date of construction. Extensive archival research coupled with lengthy informant interviews, howver, failed to document the actual date of construction, biographical data of the original inhabitants or any associated local lore.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 158 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-28 Lot 44

5. Present Owner: Beatrice Villegas et al Address: 9541 Tropico Drive
   City: La Mesa Zip: 92041 County: San Diego

6. Present Use: residence Original Use: residence

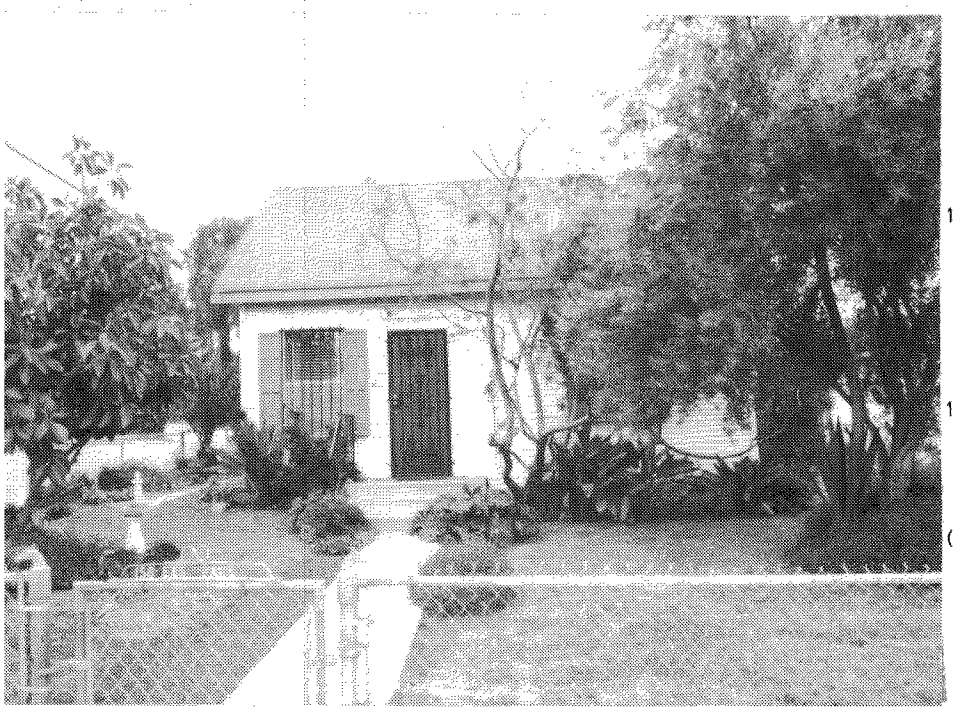
DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ SIMPLE COLONIAL REVIVAL DOOR ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with medium pitch side facing gable roof and shed roof extension along rear ("Hall and Parlor" configuration). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; plain undecorated corner boards and cornice boards (original siding was board and batten). ROOF: composition shingle; moderate overhang; boxed eaves and rafters; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: 2 front double hung single pane, unevenly spaced on either side of front door; windows covered with security bars; batten shutters; lentil over windows slightly flared at both ends. DOOR: can not see, security screen; flat column pilasters on each side of door (only house in survey area with this type of door surrounding treatment); narrow bracketed hood tops door. PORCH: none; 3 front facing cement steps to front door; attached lattice covered porch in rear.

Additional structures: single car garage and sheds in rear.



8. Construction date:
   Estimated: circa 1912
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #10, 11
    Roll 7 Frame #23, 24

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment; shutters; new foundation

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

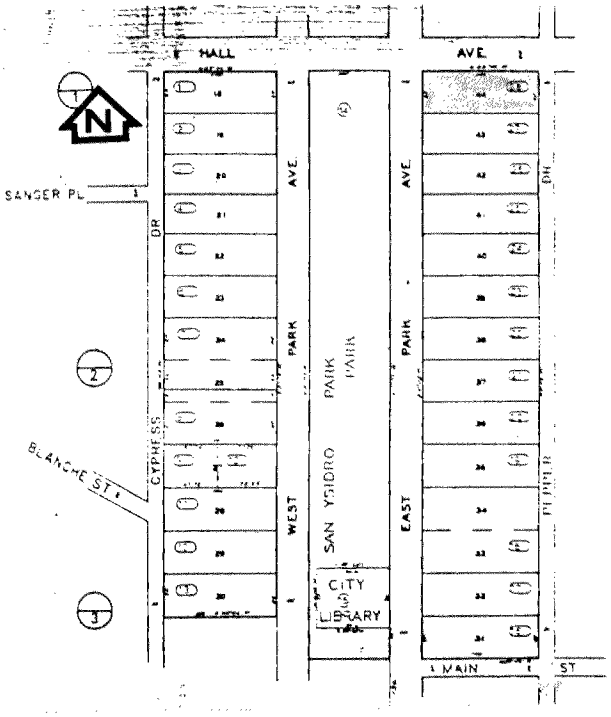
18. Related features: chain-link fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 4 (see attached Little Landers Map) was purchased by a Mr. Stokes in 1912. According to the current howners, this house dates to the original Little Landers occupation. When it was originally built, it had a redwood board and bat exterior. Interviews and archival research failed to document any information regarding Mr. Stokes and his activities during the Little Landers period.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89__

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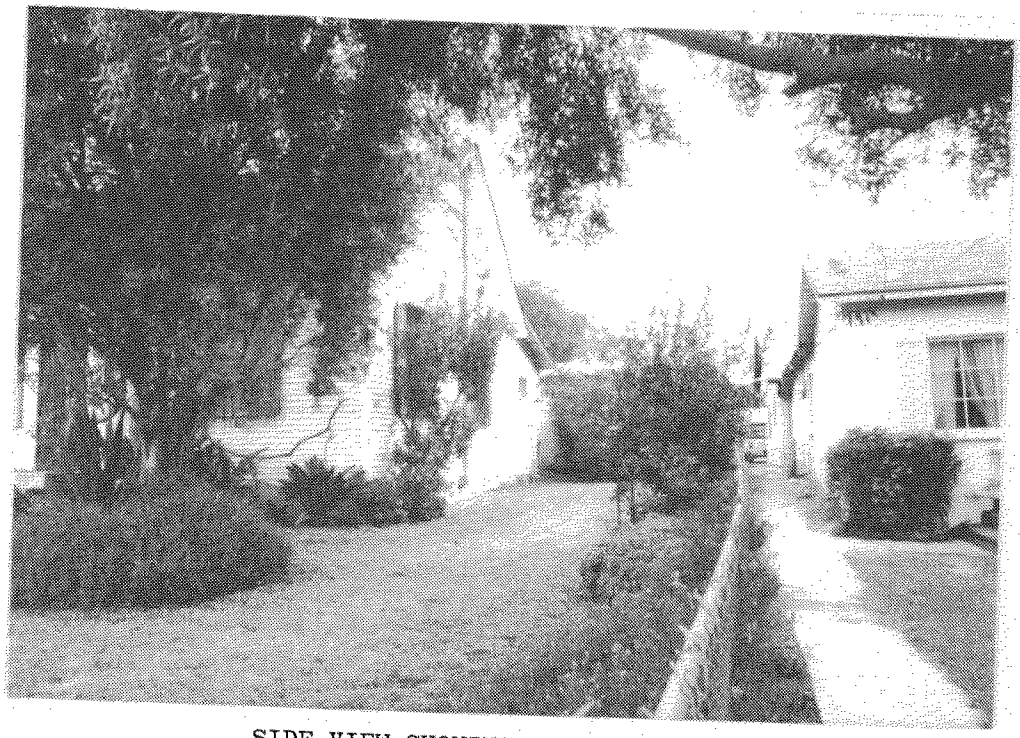
HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

158 EAST PARK 666-05-28 Lot 44 FOLK VERNACULAR



SIDE VIEW SHOWING SHED EXTENSION TO REAR

HALL

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 109 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-01 Lot 62

5. Present Owner: Joyce Hettich/ E. White Address: 9130 Lakeview Rd
   City: Lakeside Zip: 92040 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN (ALTERED)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Single story bungalow with a low pitch front facing gable and a slightly dropped, centered gable roof over totally enclosed 3/4 porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: composition shingle siding and wide lap siding; possible boxed vent under porch gable. ROOF: moderate overhang, plain eaves fascia and gableboard; decorative wood braces under gable; composition shingle roof. CHIMNEY: none. WINDOWS: front windows are part of fully enclosed porch, can not see elements; plain wood surround with continuous sill lapping around corner. DOOR: side of porch, covered by screen. PORCH: totally enclosed with solid wood from ground level to 3-3 1/2' above floorline; 9 steps to porch entry.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #12,13

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development _x_ Zoning _x_ Vandalism ____
Public Works Project ____ Other: _____

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

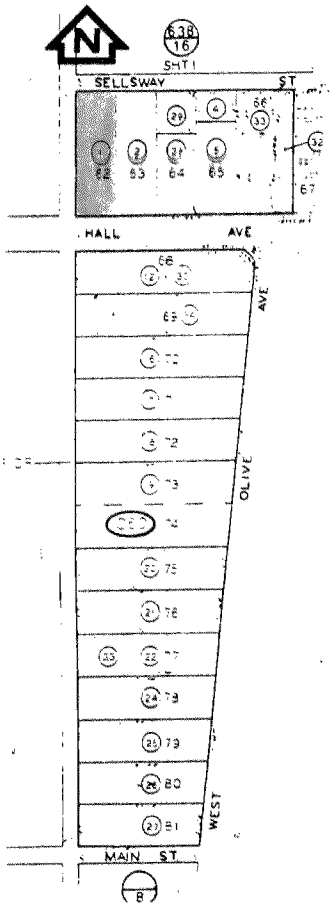
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _X_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared _3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 110 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-18 Lot 140

5. Present Owner: Gloria Ortega et al Address: 122 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: Vernacular

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch, side gable and extended centered front facing porch gable. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with ceramic tile along side of house and at wall junctions; horizontal slat, triangularly boxed vent under gable. ROOF: composition shingle; moderate overhang; exposed eaves; plain gableboard. CHIMNEY: none. WINDOWS: pair of metal sliders on either side of door; no surrounding board trim. DOOR: can not see; screen door. PORCH: partial, open with 3' high concrete wall; wrought iron porch supports.

8. Construction date:
   Estimated: post 1920

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #2
    Roll 6 Frame #24

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

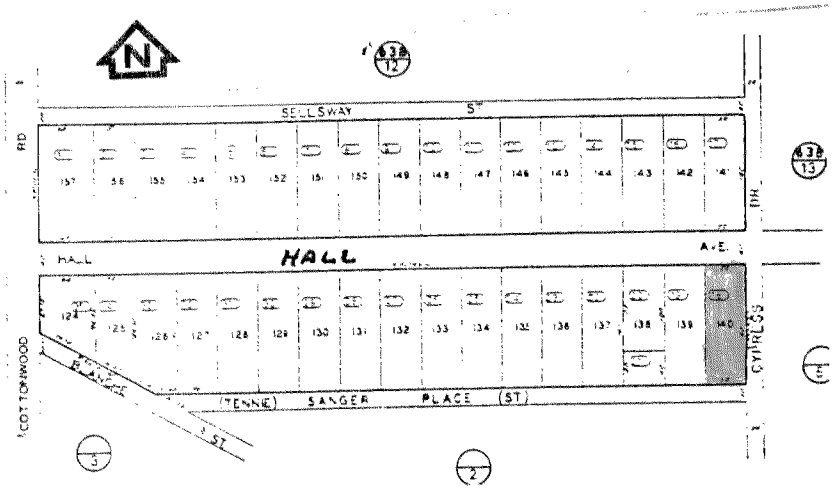
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Templo de Restauracion (Roca-refugio)

2. Historic name: (originally Our Lady of Mount Carmel; Catholic Church)

3. Street/rural address: 114 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-20 Lot 138

5. Present Owner: Hermanos Lopez Inc. Address: 114 West Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: Church Original Use: Catholic Church

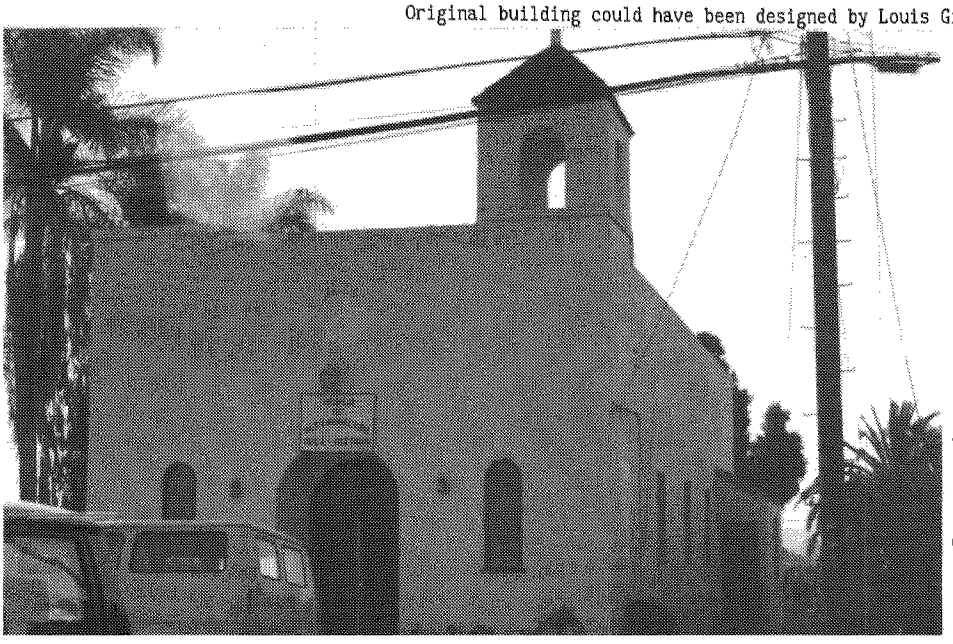
DESCRIPTION

7a. Architectural style: MISSION REVIVAL

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Simple two story building with flat roof; the positioning of the bell tower at the right side results in an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; simple stucco coping at roof line, stucco relief on wall face midway between roof and entry arch (possibly contained glass elements in the past) ROOF: bell towewr has pyramidal tile roof; square bell tower with cross at top, openings in tower are 4 semi-elliptical arches. WINDOWS: all have been altered; front narrow arched recessed windows on either side of door; thin undecorated board trim; sill extends slightly beyond window opening; windows on side of building are rectangular insets. DOOR: recessed double door with arched fan light.

Overall appearance of building is stark with little or no design elements; little vegetation. Residents indicate that building was severely altered when the Catholic diocese sold the building. Original building could have been designed by Louis Gill (informant).



8. Construction date:
   Estimated: 1927

9. Architect: W.B. Settle

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 100'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #35
    Roll 6 Frame #17

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacements; possible additions

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: former rectory on adjoining parcel

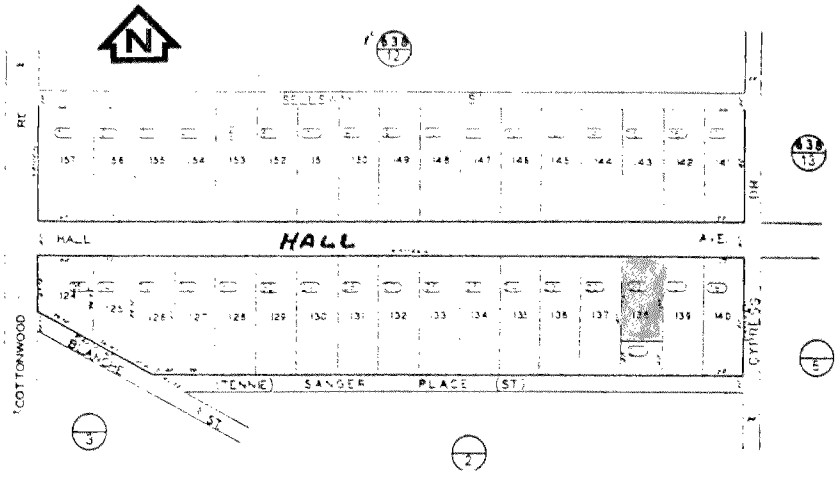
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

This simple Mission Revival building was originally Our Lady of Mount Carmel, the first Catholic Church in San Ysidro. Father Seville Alloero provided the dedication and blessing at the first service on Easter Sunday, 1927. The church was built by Mr. W.B. Settle, a San Diego carpenter and contracter for the sum of $5,100.00 (personal communications: Carolyn Garcia, Mt. Carmel Heights Church, 1989). The money for the construction of Mount Carmel was donated by Mr. Frank Beyers, described as a "capitalist of San Ysidro and Tijuana, Mexico, with a long list of benefactions in his community" (News Notes of California Libraries: Vol 20, #1:pg 28). In addition to owning a large diary, known as Rancho Lechuza located west of the study area, Mr. Beyers built and owned a home on Hall, donated money for the construction of the community church, the Catholic church, the library, and quit claimed title to the Civic Center located in the park. A major street in San Ysidro is named after Frank Beyers.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion __x__ Social/Education __

21. Sources (books, documents, surveys, etc.)

See attached references

22. Date form prepared __5/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
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HISTORIC RESOURCES INVENTORY

114 Hall "Templo de Restauracion (Roca-refugio)"

19. SIGNIFICANCE CONT.

The significance of this Church does not lie in its Mission Revival style nor in its association with an individual important in the post 1916 development of San Ysidro. Rather, as the first Catholic Church in San Ysidro, the original site of Our Lady of Mount Carmel, the building reflects the social and cultural changes that were beginning to occur in this town in the early 1920s. "The significant factor in California history is the interaction of successive immigrant waves upon its life and culture" (Kirker 1986:53).

It was in the early years of the 1920s that San Ysidro began to lose its agricultural character. An engineer's survey of 1922 noted work should be done to provide fire protection for what had become largely a residential community (Lee 1975:47). In 1923 "there was built or under construction in the town more than 100 dwelling houses, indicating a growth in population of at least 500: (San Ysidro Irrigation District 212-6, #2 File 1084b).

Following World War I, both the homestead ideal and back-to-the-land movements that had swept the U.S. had been replaced in the American psyche. The shortage of American labor from World War I and the flu epidemic impacted the nation as a whole. San Ysidro, as a border town saw a steady increase of immigration populations arriving to fill the void. In addition, may laborers and entertainers who worked in Tijuana in the casinos and race tracks lived in San Ysidro, crossing the border on a daily basis to and from work. An urban-industrial transformation was sweeping the nation, reaching well into the suburbs and outlying communities. San Ysidro was no exception. The community focus gradually changed to cater to tourists and the commercial and social needs of an ethnically mixed town. The growing change in the ethnicity of San Ysidro becomes apparent when the directories of the 1920s are reviewed; besides noting a wider range of occupations and available resources, Spanish surnames begin to frequently appear.

The Little Landers, like other planned communities of the era, explicitly restricted minority groups in an effort to create a totally homogenous place grounded in the moral ideals of white, middle-class Protestants; a place "where families 'knew' who their future neighbors would be" (Stilgoe 1988:232).

Our Lady of Mount Carmel (now Templo de Resaurection) serves as a symbol of the changing cultural make-up of San Ysidro; a moving away from a predominately Protestant, mid-Western Little Landers community toward an ethnically mixed community where many of the permanent residents were and are of a Catholic-Hispanic background.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

114 Hall 666-01-20 Lot 138 CHURCH

SIDE VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 119 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-15 Lot 143

5. Present Owner: Maida/Robert Slanovik et al Address: 119 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: community agency Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC w/ FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Currently used as Casa Familia (community agency)

One story box-like bungalow with a flat roof and partial porch inset under principal roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with wide stucco band coping along roof line; tiles set in a diamond pattern at either side of front wall; 4 circular drains aligned midway between top of window/porch arch and roof. ROOF: flat; can not see covering; no parapet. CHIMNEY: none. WINDOWS: front right window- metal slider, wood sill extends slightly beyond window edge; front window in porch (left of door) fixed, with 4 small lights on top/ single pane on bottom; long vertical, fixed sidelight with small light on top, larger on bottom on each side of main pane; plain board surrounding trim. DOOR: can not see; screen door. PORCH: partial, inset under principal roof; flattened arch entry; no porch railing system; 6 front facing cement steps with metal railing to porch.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #14
    Roll 6 Frame #18

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: interior modified to meet "office" needs; cracked foundation

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

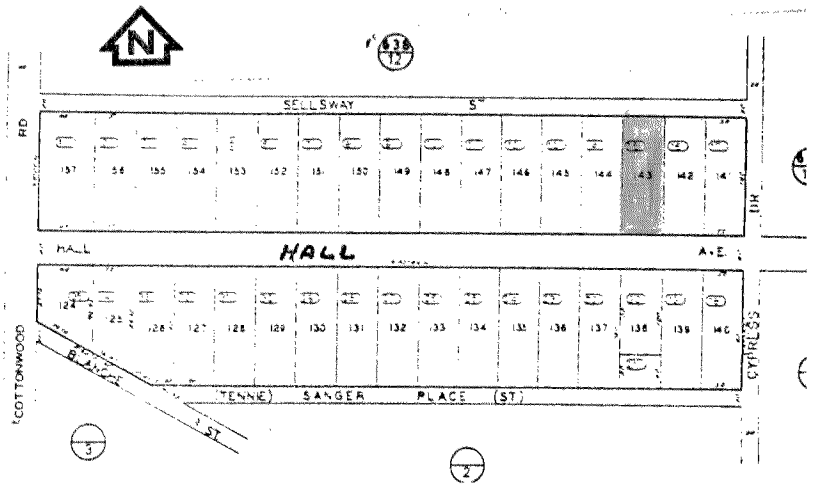
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 122 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-22 Lot 137

5. Present Owner: Esperanza Manzo Address: 122 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

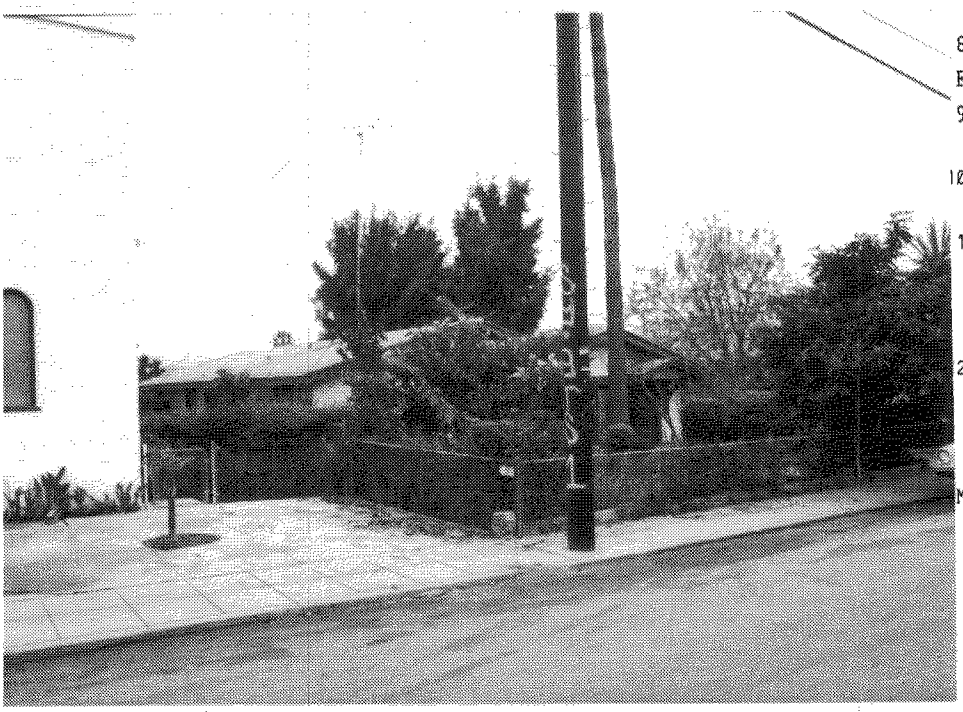
DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

In the 1920s served as rectory for Catholic priest (next door to church); *dense plant growth prohibits good photo/or detailed description of building.

Long narrow house with 2 low pitch front facing gables and a small gable over front door. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: metal lap siding (over wood lap); decorative rock skirt around bottom 1/3 of structure. ROOF: composition shingle; moderate overhang; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: 1 main front focal window: fixed with a narrow 3 vertical light casement abutting on either side; plain surrounding board trim. DOOR: plywood. PORCH: low pitch gable roof over front door entry; 2 stick, open triangle knee braces; no porch supports; 2 cement steps to door.



8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #34
    Roll 6 Frame #19

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: difficult to see with dense vegetation around building

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

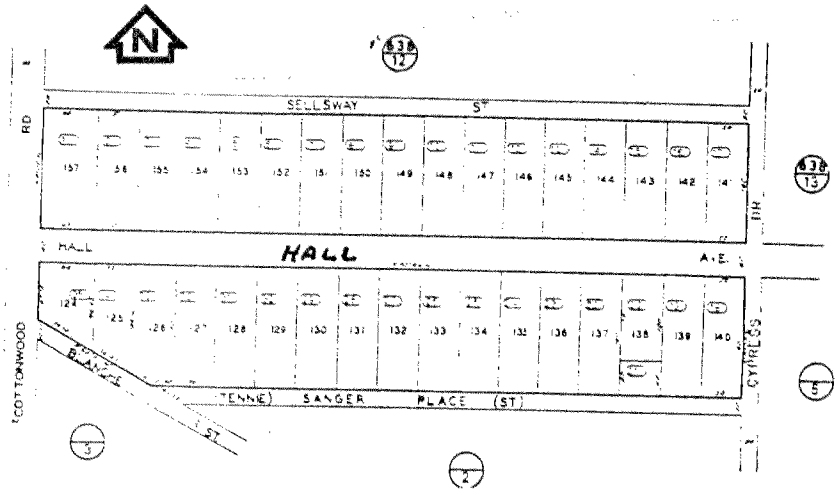
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

LOCATIONAL SKETCH MAP



22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 123 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-14 Lot 144

5. Present Owner: Oralia/Romero Ralph Address: 138 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

* dense vegetation- photograph/building description difficult to obtain

One story bungalow with a low pitch front facing gable and a dropped low pitch front facing gable over a full porch (possible shed extension in rear). Asymmetrical front facade (door and porch steps at far right). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; pediment under porch gable: triangularly shaped, boxed lattice with a jig-saw decorative element placed over it. ROOF: composition shingle; moderate overhang; plain eaves fascia and gableboards. CHIMNEY: none. WINDOWS: 1 main front window (left of door)- appears to be double hung (covered with security screen); plain surrounding board trim; double hung side windows. DOOR: right front, inside porch; plywood, covered by screen. PORCH: full porch with tapered wooden pillars resting on massive piers; solid lap siding railing system from ground level to approximately 2-3' above porch floor; 4 front facing cement stairs to porch
3 cobble/cement pier remnants at front sides of house; pond remnants in front yard.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #15
    Roll 6 Frame #20

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: double car garage moved onto property in 1930s

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: remnants cobble/cement piers; remnant of pond; older vegetation

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

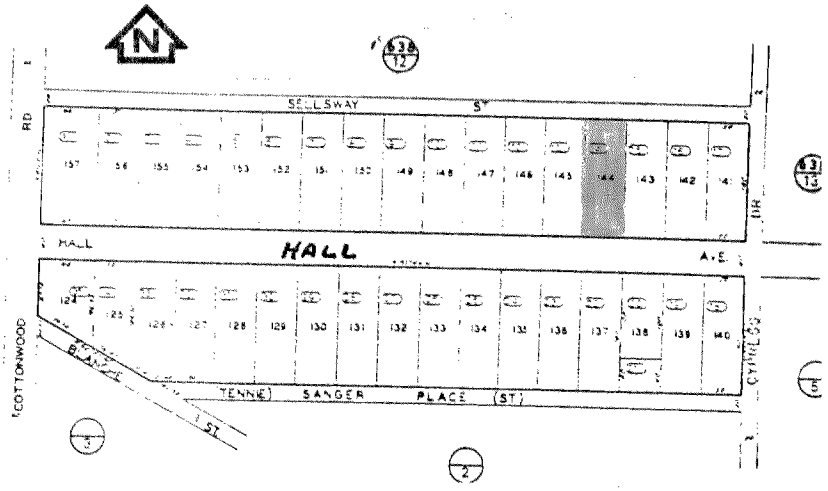
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

LOCATIONAL SKETCH MAP



22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 127 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-13 Lot 145

5. Present Owner: Guadalupe/San Roman Cordero Address: 148 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with medium pitch side gable roof; similar roof type addition to the right of the original; roof shed extension in rear ("Hall and Parlor" effect). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; plain undecorated wood cornerboards. ROOF: composition shingles; exposed eaves with plain undecorated gableboard. CHIMNEY: side, brick. WINDOWS: metal sliders with thin board surrounding trim; metal awnings around windows. DOOR: side entrance with wood shed overhang (can't see main portion of door). PORCH: no porch; 2 front facing cement steps to entry.

Detached wood structure to the side.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #16

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door replacement; side, front and back alterations

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

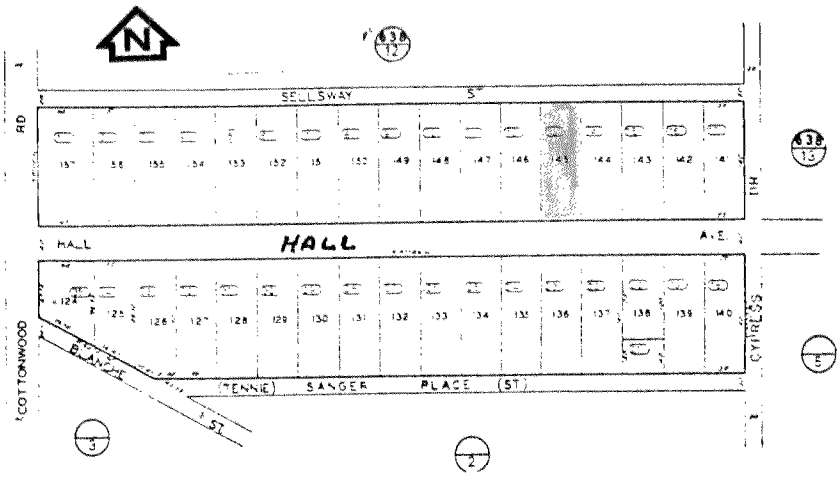
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 138 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-23 Lot 136

5. Present Owner: Bertha Sidwell/Ana Urias Address: 138 Hall
   City: San Ysidro Zip: 92073 County: San Diego

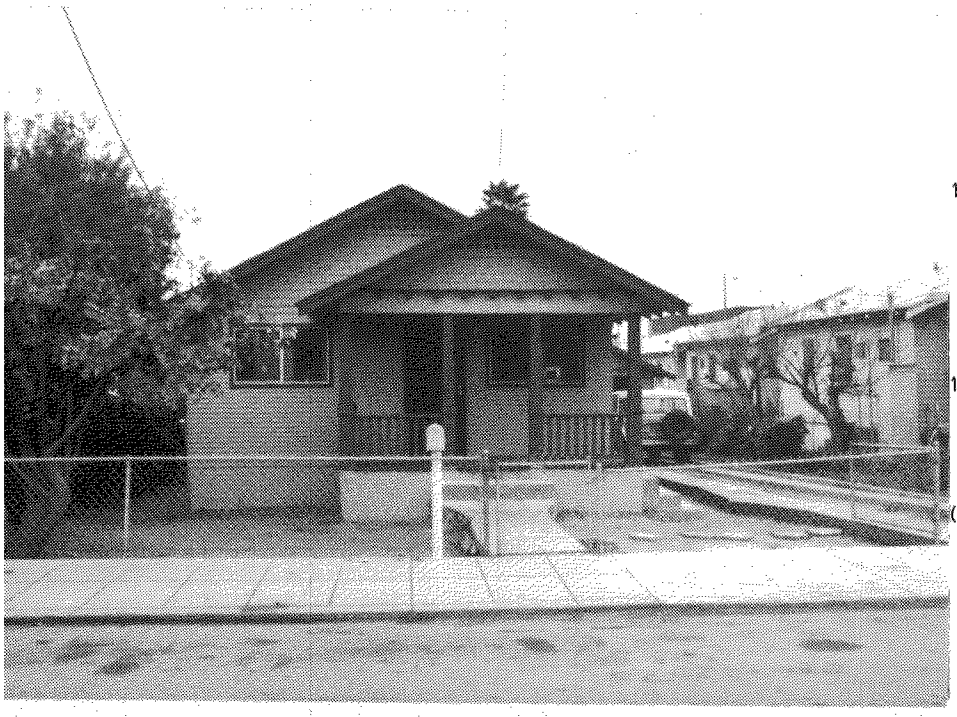
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNARCULAR w/ FOLK VICTORIAN ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with medium pitch front facing gable and dropped, off-set front facing medium pitch roof over 3/4 porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; cement foundation; large pediment feature under gable, includes lattice work directly under gable, shingles and a 2 by 2 cornice with evenly spaced horizontally aligned blocks. ROOF: composition shingle; moderate overhang; exposed eaves; plain gableboard. CHIMNEY: none. WINDOWS: 2 small rectangular front metal sliders (on either side of door). DOOR: can not see; covered by security screen. PORCH: 3/4 open porch; 4 slender tapered pillars sitting on 4 by 4 piers; open, jig-saw railing system and piers setting on cement foundation; 2 front facing cement steps to slightly off-centered front door.
Detached garage in back with identical elements; open porch in back.



8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #33
    Roll 6 Frame #21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

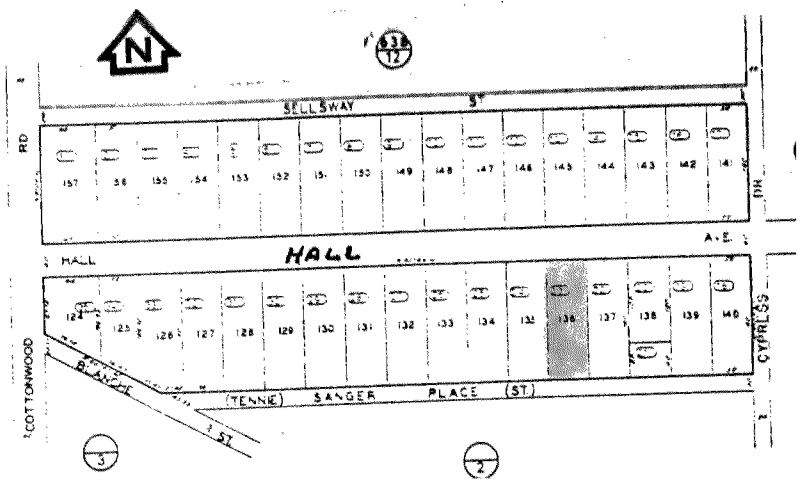
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 141 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-10 Lot 148

5. Present Owner: Jesus Huerta Address: 141 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

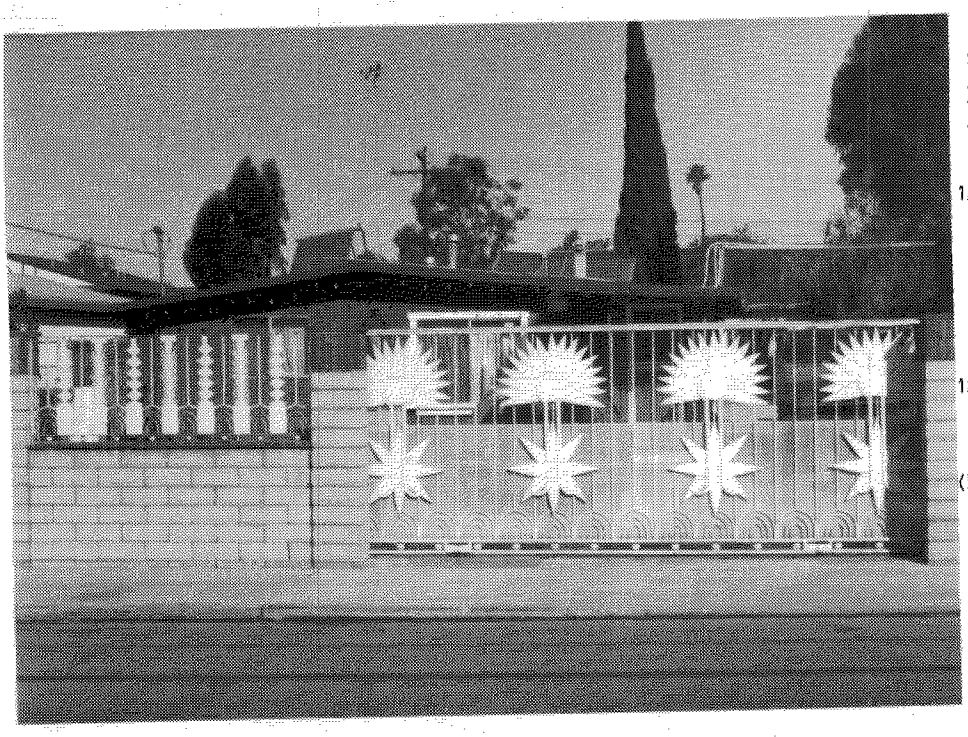
DESCRIPTION

7a. Architectural style: VERNACULAR (INFORMANT STATES STRUCTURE WAS A CHICKEN COOP CONVERTED INTO A RESIDENCE)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with front facing, extremely low pitch gable. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: wide flush siding painted green along the front of the house and what appears to be painted shingles along the side. ROOF: composition sheeting; plain board eaves fascia and gableboard. CHIMNEY: none. WINDOWS: all visible windows are metal sliders with plain board surround or with no trim. DOOR: not visible (covered with screening). PORCH: entry porch has two thin metal pipes for roof support.

Structure has at least one detached garage and two associated sheds.



8. Construction date:
   Estimated: _____
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #17

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: difficult to determine if structure was originally built as a residence

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development x Zoning x Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: x Moved? ____ Unknown ? ____

18. Related features: sheds/ detached garage; little/no vegetation. Decorative element for the property is a iron perimeter fence.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

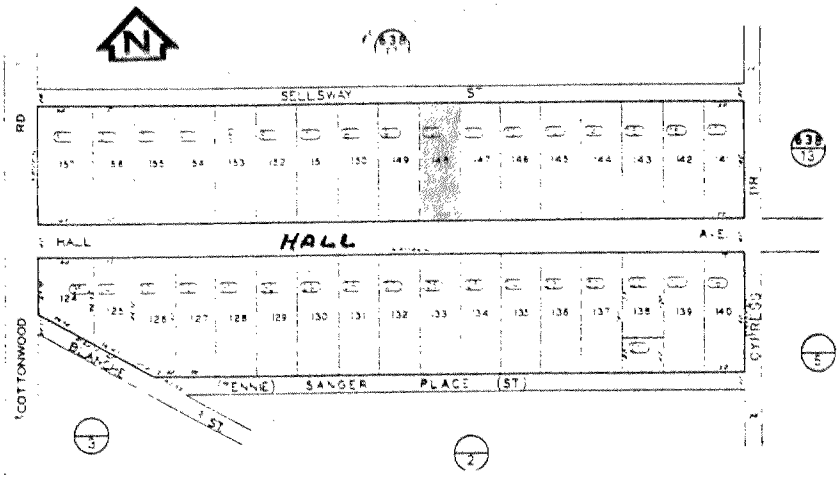
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement x Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

LOCATIONAL SKETCH MAP



22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 144 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-24 Lot 135

5. Present Owner: Rose Bustamente et al Address: 144 Hall Apt. D
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: Vernacular

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Series of 5 small, identical detached units with medium pitch front facing gable and side entrance; units are set on the lot in a rectangle/narrow side fronting street (each is approximately 50 by 20' in size). Asymmetrical front face. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: wide lap siding; exposed concrete block foundation; horizontal louvered vent, boxed and silled under gable. ROOF: composition sheeting; exposed eaves; plain gableboard; moderate overhang. CHIMNEY: none. WINDOWS: paired and single; double hung with one light in each; sill and lentils extend beyond windows; lentils have slight flare; the two sets of front windows have a narrow shelf above each lentil. DOOR: large oval glazed with molded trim along base; door in past had shelf; most likely similar to windows. PORCH: none; 2 cement steps to stoop; metal railing on one side.

UNITS MOVED ONTO PROPERTY.

8. Construction date:
   Estimated: _____

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #2, 3
    Roll 6 Frame #27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

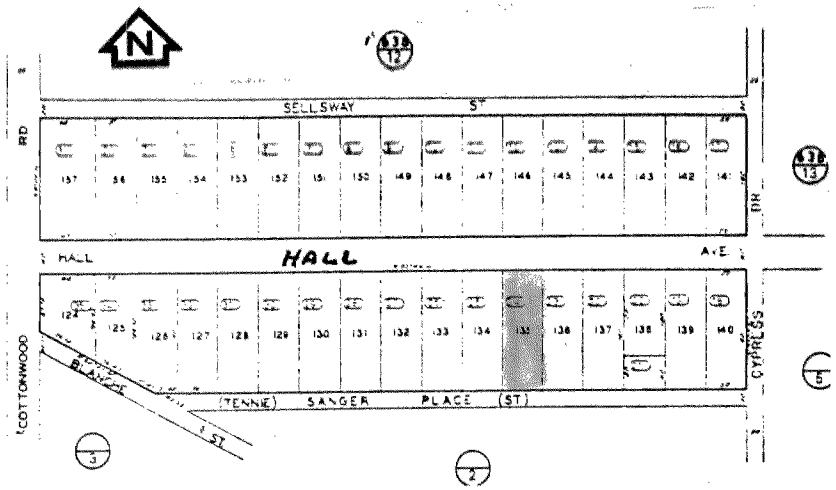
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

LOCATIONAL SKETCH MAP



22. Date form prepared __3/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 145 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-09 Lot 149

5. Present Owner: Rafael Gayton/ Maria Navarro Address: 145 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN (ALTERED)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with low pitch front facing gable and dropped, low pitch front facing gable roof over full porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; no decorative elements under gable. ROOF: composition sheeting; slight overhang; plain eaves fascia and gableboard; exposed beams under gable. CHIMNEY: none. WINDOWS: 2 sets of double hung on either side of door; sill extends at least 2' beyond window (only house with continuous sill; all others have been either slip or lug sills); other surrounds, plain board trim; windows covered with security screens. DOOR: slightly left of center; plywood with metal security screen. PORCH: full porch; massive stuccoed tapered pillars atop massive piers that extend from ground level to approximately 3 1/2' above porch floor; 2 narrow stuccoed beams at steps; simple wood railing system.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #18
    Roll 6 Frame #24

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential x Industrial _____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development x Zoning x Vandalism ____
Public Works Project ___ Other: _____

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

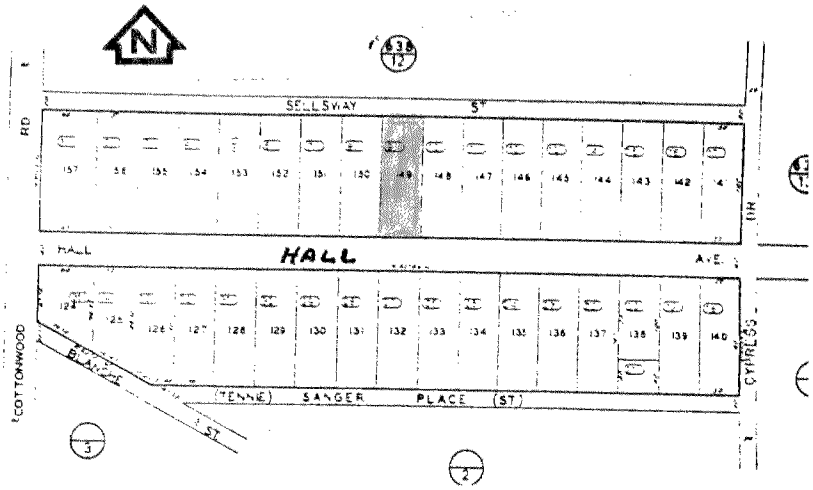
18. Related features: concrete block/wrought iron wall along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X ___ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ____ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 146 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-25 Lot 134

5. Present Owner: Andrew/Maria Loperena Address: 146 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

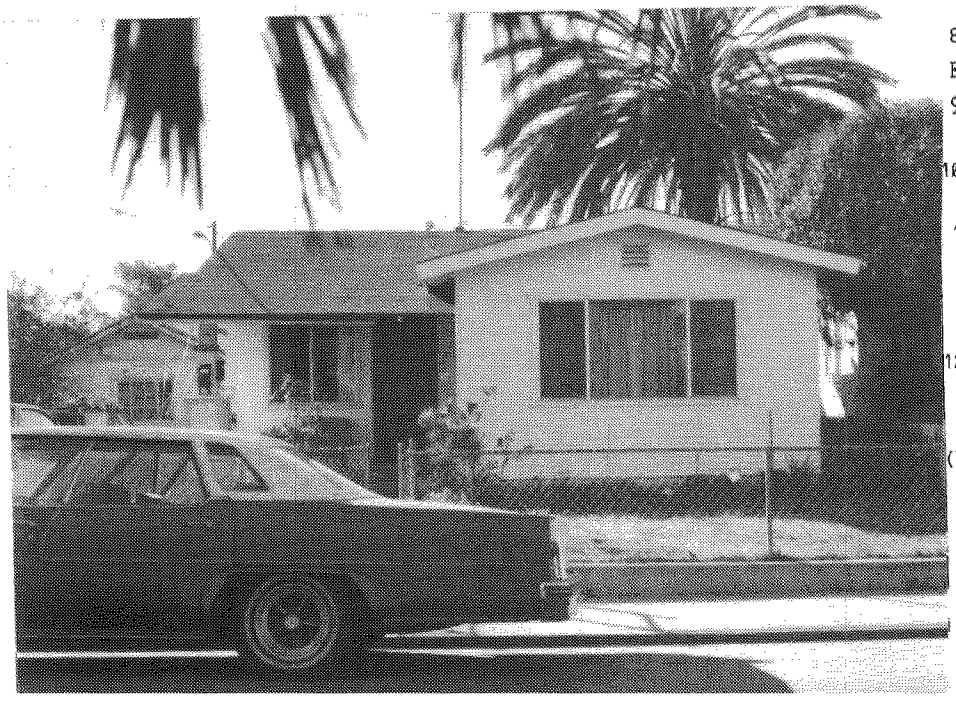
DESCRIPTION

7a. Architectural style: CRAFTSMAN BUNGALOW- ALTERED

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with low pitch, cross-gable roof and semi-enclosed porch. Asymmetrical, "L-shaped" front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; no corner boards; louvered square vent under gable; exposed undersurface of the gable is open rake, resulting in a "ladder" effect. ROOF: composition shingle; plain undecorated eaves fascia and gableboard; 2 square knee braces at side of gable edges. CHIMNEY: none. WINDOWS: all front facing windows have been replaced with metal sliders; side windows are 2 sets of double hung with 4 small lights on top/ 1 rectangular pane on bottom; surrounding trim is very wide undecorated board. DOOR: front facing, plywood with no decorative trim. PORCH: inset, open porch (modified- original porch would have been side entranced; existing porch is likely recent addition); entry has tapered wood pillars with simple molded capitals; pillars rest on large wooden pier that are covered with lap siding and plain undecorated corner boards; porch roof is part of the side gable; 2 cement steps to porch.

Detached garage (converted to apartment) to the back and side of main structure: unit contains 12 light windows and glazed door- likely taken from front structure during remodeling.



8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #31
    Roll 6 Frame #22

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacement; possible addition of porch; multi-roof line suggests room additions

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

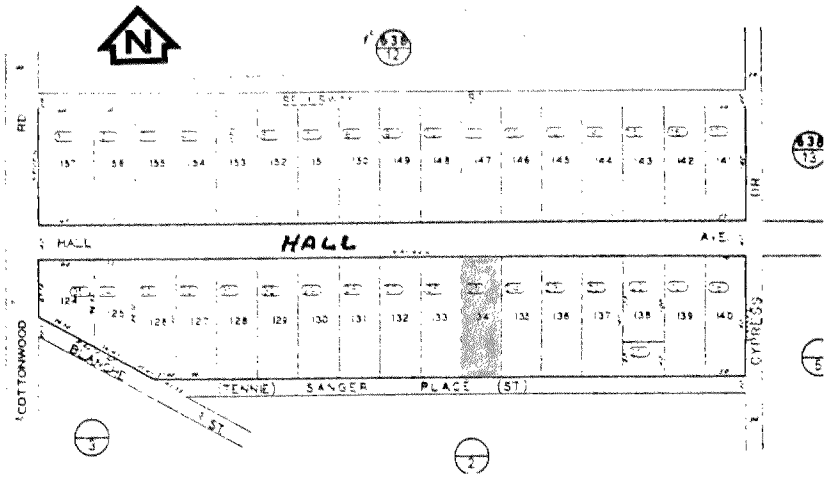
18. Related features: detached garage; chain-link fence along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

146 Hall 666-01-25 Lot 134 CRAFTSMAN BUNGALOW

SIDE VIEW SHOWING PORCH ELEMENTS

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 148 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-26 Lot 133

5. Present Owner: Marcelino/Guadalupe Cordero Address: P.O. Box 2848
   City: Chula Vista Zip: 92012 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

"T-shaped", one story bungalow with combination cross-gable and hipped gable roof line (reflecting numerous alterations and additions to the main structure). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco siding. ROOF: composition shingles with exposed eaves; plain wood knee braces at gable edges; two front gables are accented with two narrow strips forming an upside down "T" directly under the gable; plain undecorated gableboard. WINDOWS: double hung with single light; plain board trim on three sides, no board trim along bottom of the window. DOOR: two front doors, both have iron security screens; plain surrounding board trim. PORCH: 3/4 wrap-around porch with 1 by 1 porch supports; open metal rail system; lattice work extends from plastic awning roof to approximately 3' above porch floor (porch system is a recent addition to main structure); 3 front entry cement steps to door.

8. Construction date:
   Estimated: post 1913-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #30
    Roll 6 Frames 23,25

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __existing roof line suggests numerous alterations/additions to mains structure_____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning ___x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: One foot high cement berm w/ chain-link fence perimeter

SIGNIFICANCE

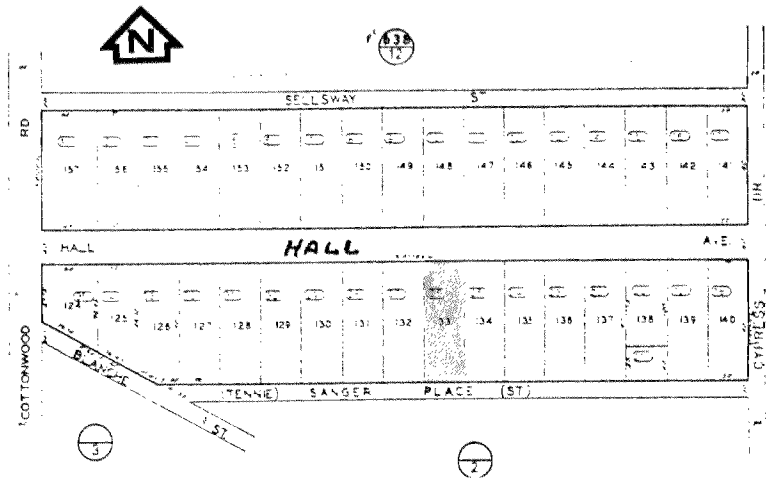
19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 133 (see attached Little Landers Map) was purchased by M. Johnson in 1913 as one of many properties he bought between 1912-1915. Extensive archival research coupled with interviews failed to document the date of construction, biographical data of the original inhabitants or any associated local lore.

By 1928, this side of Hall Ave had at least 10 structures and a church. The 1928 aerieal shows a house on this particular lot, however it is unclear whether or not this is the same building that currently occupied the site.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____

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HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

148 Hall 666-01-26 Lot 133 FOLK VERNACULAR

SIDE VIEW SHOWING PORCH ELEMENTS

SIDE VIEW SHOWING ROOFLINE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 158 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-30 Lot 129

5. Present Owner: Laura Sandoval Address: 158 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC: MULTIPLE ROOF PLANES

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story Spanish eclectic bungalow with multiple roof planes that include (from right to left): a medium pitch front facing gable, a flat roof and a shed roof extension over an attached, slightly arched wing wall. Multiple roof lines form asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco exterior. ROOF: red tile on gable and shed roof; composition shingle on flat roof; decorative scroll tile work along the rake a scrolled tile element extends above the roof at gable peak; circular stuccoed-relief vent under gable; 2 tile drains on wall of flat roof portion. CHIMNEY: side chimney (stucco exterior) with 2 exhaust vents on top. WINDOWS: two palladium, center of each is fixed; side panels are double hung with 9 lights on top/ 1 on the bottom. DOOR: main door detail not visible; side entrance; front door is covered with heavy security screen. PORCH: unroofed with 3' high stucco wall with simple curved relief; 1 side entry cement step to cement porch.

Attached stucco garage has arched entry way to rear of house.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w Photo Roll 3 Frame #29

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: security screens, multiple roof line may indicate additions to main structure

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

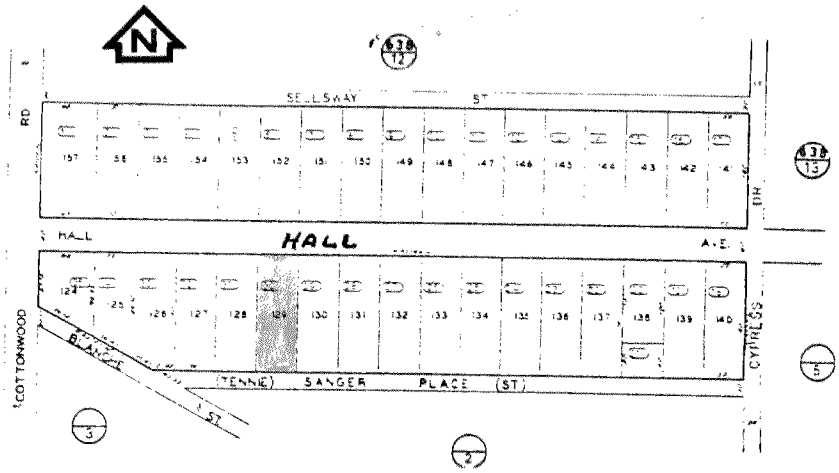
18. Related features: attached stucco garage; cement block w/iron fence around perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared ___3/89___

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 159 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-06 Lot 152

5. Present Owner: Ben Meyer Address: 159 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC, FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story front facing house with flat roof. "L-shaped" yet box-like appearance; asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with cement foundation. ROOF: decorative tile pattern over flattened arch entry; 3 sets of 3 ceramic drains below roof line; roof corners are slightly parapeted. CHIMNEY: none. WINDOWS: front focal window is 3 sections: center window is fixed with 8 small lights on top/ 1 light on bottom; side panels are double hung with single panes; an additional fixed window is located to the right of the door. Windows along the side of the house are double hung with the same sash bar pattern as the front focal windows. All windows have stucco sills; the 2 front windows have bracketed shed roofs (covered with roofing tile and supported by massive stucco braces). DOOR: glazed with 2 glazed side panels; glaze pattern is 3 square lights on top/ 3 rectangular lights on the bottom; side panel has 1 square light on top/ 1 rectangular light on the bottom; glass sash bar placement emphasizes vertical lines of the door. PORCH: four cement steps to open front facing half porch; entry is accented by a wide flattened arch and stucco wall.

No detached structures.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #19

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: building has cracked foundation; peeling stucco, needs window repair

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

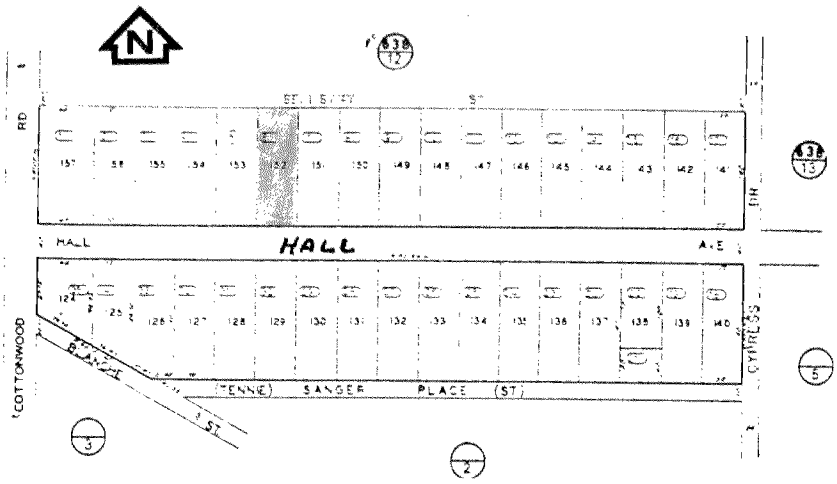
18. Related features: older vegetation includes large pepper trees; associated out buildings have been removed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

In-town home of Frank Beyers: See preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc

see attached references

22. Date form prepared ___3/89___
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ___ HAER ___ NR ___ SHL ___ LOC ___

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 166 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-32 Lot A-127

5. Present Owner: Elena Macedo Address: 166 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with a front facing, low pitch gable roof and a dropped, off-set, low pitch front facing gable over a 3/4 porch. The off-set roof line gives the house an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding, plain cornerboards, open vertical strips with a thin, molded and toothed horizontal board along cornice create a wide pediment under the gable of the porch roof (the same element appears under the main roof line, but not as large). ROOF: composition shingle; moderate eave overhang with plain board eaves fascia and gableboard. CHIMNEY: none. WINDOWS: 2 sets of 2 vertical double hung windows; 1 set on each side of the front door (sash bar pattern on upper window is a diamond shape; single pane on the bottom; plain board surrounding detail with sills extended slightly beyond window opening. DOOR: partially glazed with window treatment covered with an "x" strip pattern; 4 vertical wooden panels on the bottom; door covered with metal screen; plain undecorated board trim around door opening. PORCH: 3/4 open porch with plain 2 by 2 porch supports; 1 front entry cement step to a cement porch.

8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frames 27,28

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: screen door; extensions to side and rear of structure

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: block concrete wall and fence along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

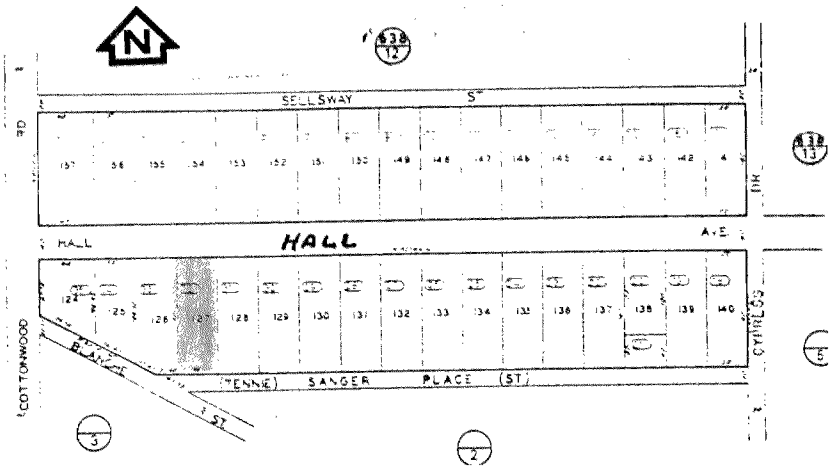
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

LOCATIONAL SKETCH MAP



22. Date form prepared __3/89_____
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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 167 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-03 Lot 155

5. Present Owner: Rafael/Sanjvanna Palacios Address: 167 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC, COMBINATION ROOF LINES

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof planes. Roofline includes low pitch side gable with extended shed extension over side porch and flat roof on rear of structure. "Stepped" layout gives house an asymmetrical front facade; angular appearance with no arches. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition sheeting on gable roof with red tile along top; 3 circular drains set in a triangular pattern located under gable; flat roof has red tile decorative red tile trim extending beyond roof line; serving as a cap of the flat roof.
2 plain molded horizontal coping immediately below flat roof. CHIMNEY: side stucco chimney with two angular exhaust vents. WINDOWS: majority have been replaced with metal sliders; remaining ones are casement with 3 lights on top/ 3 on bottom. DOOR: side entry with metal screen. PORCH: side entry, open porch with single 4 by 4 porch supports; redwood decorate braces at corners; 3 front facing cement steps to entry.
House currently being remodeled: front bay window added; new stucco siding; new roof

8. Construction date:
   Estimated: post 1929
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #20

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: front bay window; new roof; new exterior treatment; room additions

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

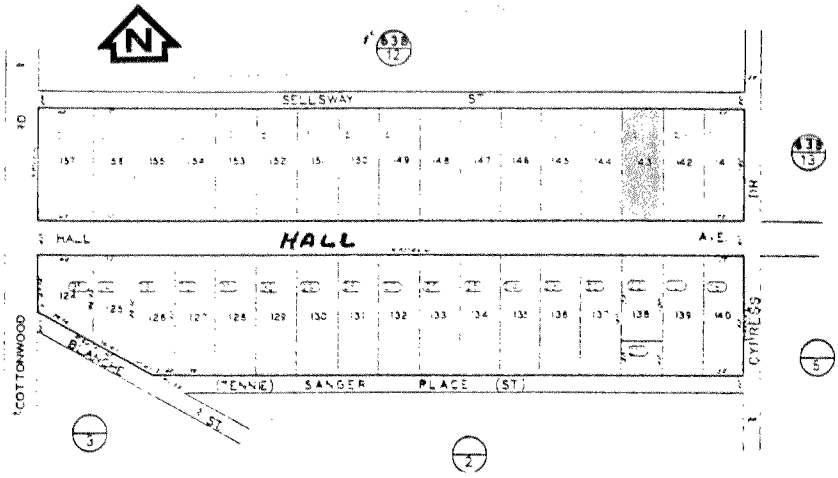
18. Related features: Detached garage to the rear

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared ____3/89____
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(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 172 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-34 Lot 125

5. Present Owner: Carmen/Enrique Leon Address: 172 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with low pitch front facing gable and dropped, off-set low pitch roof over 1/2 porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; rectangularly shaped horizontal louvre vent, boxed and covered with decorative grill (design same as security grill covered windows). ROOF: composition shingle; slight overhang; plain eaves fascia and gableboard; 3 plain board knee braces under porch gable. CHIMNEY: none. WINDOWS: vertical metal sliders on either side of door; no surrounding board trim; security grills. DOOR: front facing, can not see; security metal screen door. PORCH: open, 1/2 porch; area under gable open down to crossbeam with single vertical board extending from gable to beam- forming an open yet accented pediment; 2- 4 by 4 porch supports; no steps.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 135'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #26
    Roll 6 Frame #26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

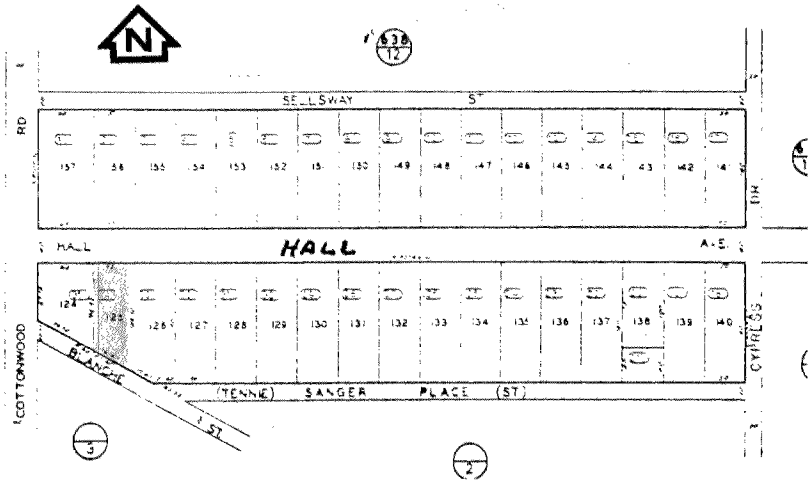
18. Related features:_____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Community Congregation Church

2. Historic name: _____

3. Street/rural address: 173 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-01-01 Lot 157

5. Present Owner: First Congr. Church of S.Y. Address: P.O. Box 1551
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: MISSION REVIVAL

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story church with slight triangular parapet at left front and tiled low pitch gable roof over a shaped one-dimensional bell tower. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; no coping along roof; stucco relief arch treatment over arched entry. ROOF: covering can not be seen. CHIMNEY: none. WINDOWS: originals appear to have been replaced; main focal window fixed segmental arch with plywood panels on top, 4 vertical panes below; window to right of entry fixed with 3 vertical lights; all windows are deep inset; side of building as 2- 30 light windows. DOOR: side entry inside arched entry; glazed 6 square lights on top/ 3 vertical panels on bottom. PORCH: arched inset entry; one front step.

8. Construction date:
   Estimated: 1924
9. Architect: Louis Gill

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 68'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 6 Frame #13

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __window replacement__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: __The original cross was lit so it could be seen on both sides of the border (Hettich 1988:4)__

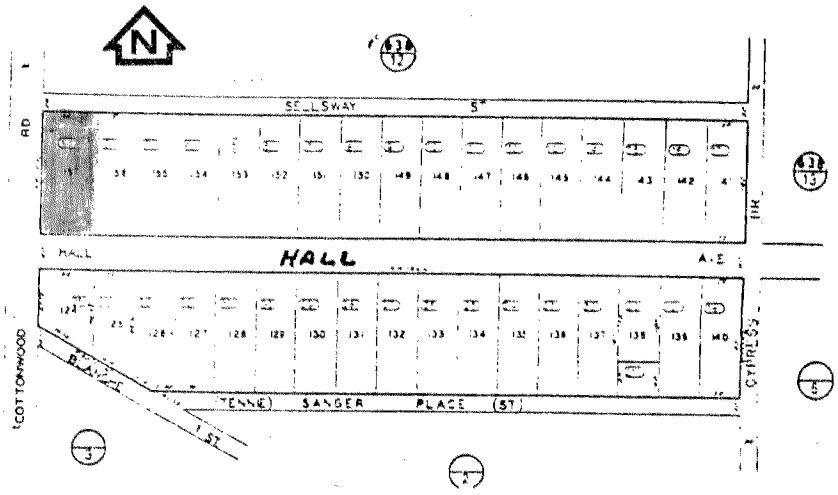
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The first church in the San Ysidro area used by the Little Landers was a tent dubbed "the north annex". It had been added to the rustic Redwood Hall, a structure located in the park that served as the focus of community activities. On Sundays, Reverend Josiah Poeton, one of the original Little Landers organizers and other visiting ministers conducted Protestant church services for the Federated Church, Sunday School for the fifty children in the settlement and Christian Science services for the members of that faith (Lee 1975:40). Though not a religious settlement per se, the 1909 Little Landers planned community attracted primarily middle-class, white Protestants with roots in the mid-west. They had immigrated from areas that were typically homogeneous communities whose values and virtues, suggested by the Protestant ethic were quite similar (Russo 1974:40).

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion __x__ Social/Education __

21. Sources (books, documents, surveys, etc.)

See attached references.

22. Date form prepared __5/89__
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2707 Congress Ave. Suite 2A
San Diego, California 92110
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HISTORIC RESOURCES INVENTORY

173 HALL Community Congregation Church

19. SIGNIFICANCE CONT.

Although church services were conducted from the beginning of the settlement, the Community Church was not formally founded until June 8, 1913. The constitution was approved on October 12, 1913. The Church had 21 members; rent for the Little Landers Hall was $6.5Ø per month (Hettich 1988:4). In November of 1916, a committee was appointed to select and acquire a site on which to build a permanent house of worship. However the flood of 1916, World War I, a flu epidemic and a dwindling population between 1916 and 192Ø held up the project for eight years. By acquiring community-wide donations, San Ysidro's first permanent structure for a church was dedicated on June 29, 1924. The corner lot, purchased in 1913 by Sarah Rust, was donated to the church. She and her daughter donated the money for the stairs and windows. Mr. Frank Beyers donated money and provided supervision for the installation of the drainage and gutter systems. Since 19Ø9 twenty-six ministers have served the community, delivering the Gospel and performing weddings, christenings and funeral services (Rev. Reinger 1989 p.c.).

In addition to being the first Protestant Church in San Ysidro, this structure is significant because it was designed by Louis Gill, the nephew of Irving Gill. Gill (born in New York in 1895, a graduate of the Architectural University of Syracuse in 1911) was associated with his uncle from 1911 until 1919. Between 1911-1914 he worked first as a draftsman and then as a partner with his uncle (McCambridge 1973: n.p.). Between 192Ø to the late 193Øs, Gill drew plans for numerous churches, hospitals, commercial buildings, apartments and parking garages. Other churches in the San Diego area built by Gill include the Sacred Heart Church in Coronado, Mission Hills Congregational, St. James by the Sea, and various Congregational Churches in San Diego, La Mesa, and Del Mar. He was associated with other San Diego architects in major public building construction including the County Adminstration Building. After 1945, Gill was active in civic activities in San Diego and in the AIA (Gebbard 1983:n.p.)

Gill had extensive knowledge of traditional Mexican architecture and many of his buildings were of this style. He was also an advocate of the Aikon Lift Method, whereby walls with windows and doors were made before the entire frame was lifted up thereby radically reducing the overall cost of construction (McCambridge 1973: n.p.).

Gill designed the Congregational Church in 1924 for the community of San Ysidro. In 1927, he designed a commercial and apartment building on San Ysidro Blvd for R.W. Smith (see significance evaluation for 147-149 San Ysidro Blvd). The Architectural Drawing Collections at U.C.S.B. has plans for both these structures. Only the front elevations were requested for the current investigations.

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 195-197 Hall
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-33 Lot 66

5. Present Owner: Darrel Larks Address: 195 Hall
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Series of 1 story wood frame/stucco apartments located on the corner of Hall and Pepper; all have low to medium pitch roofs with plain eaves fascia and gableboard. Combination stucco and vertical board siding. Double hung single pane windows with plain board surround. No chimney; no porches.

8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #11

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings: (check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential x Industrial ___ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development x Zoning x Vandalism ___
Public Works Project ___ Other: _____

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

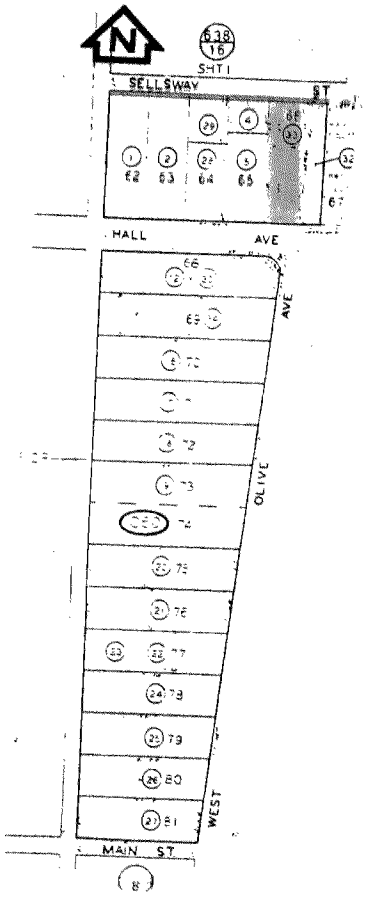
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

MESA

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 252 Mesa
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-162-23 Lot A19

5. Present Owner: Joseph/Grace Caballero Address: 395 E. San Ysidro Blvd.
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with a medium pitch stuccoed gable hood over front door and a flat roof addition to left side of house. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; no decorative elements. ROOF: composition shingle with red tile along hips; slight overhang; no exposed beams or rafters; plain fascia board. CHIMNEY: none. WINDOWS: 3 sets of vertical, inset casements; 2 sets right of door- each have 2 vertical panes; window set left of door has 2 larger rectangular panes on top/ 2 narrow lights on bottom; sills extend slightly beyond window; no other surrounding board trim. DOOR: front facing, partially glazed (single pane) covered with security door; stuccoed gable hood over door. PORCH: open porch with no overhang; cement and low wrought iron railing system; side entry- 1 step.

8. Construction date:
   Estimated: 1929-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 102'
    depth: 147'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #4

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: detached garage

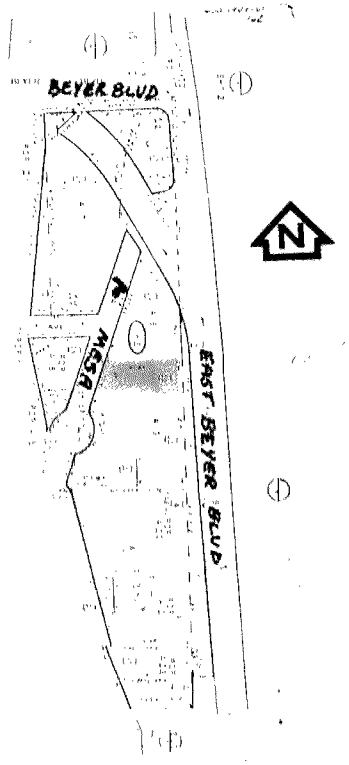
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

An intensive review of both primary sources (i.e.: deed books, Little Lander log books, Irrigation records, City directories, etc.), and secondary sources (personal interviews and newspaper articles) failed to uncover any evidence that this house was associated with an important person of the community, that an important event occurred here or that the building itself is considered architecturally significant.

Construction date is estimated between 1929 (lot is empty on the 1928 aerial) and 1954 (structure is present on the 1954 aerial); builder is unknown. In terms of historic significance, most individual houses in the study do not qualify for either federal, state or local historic designation. This structure is neither architecturally or historically distinctive (see discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____

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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ____ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 260 Mesa Ave.
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-162-24 Lot A18

5. Present Owner: Donald/Marta Clark Address: 325 Mesa Ave
   City: San Ysidro Zip: 92073 County: San Diego

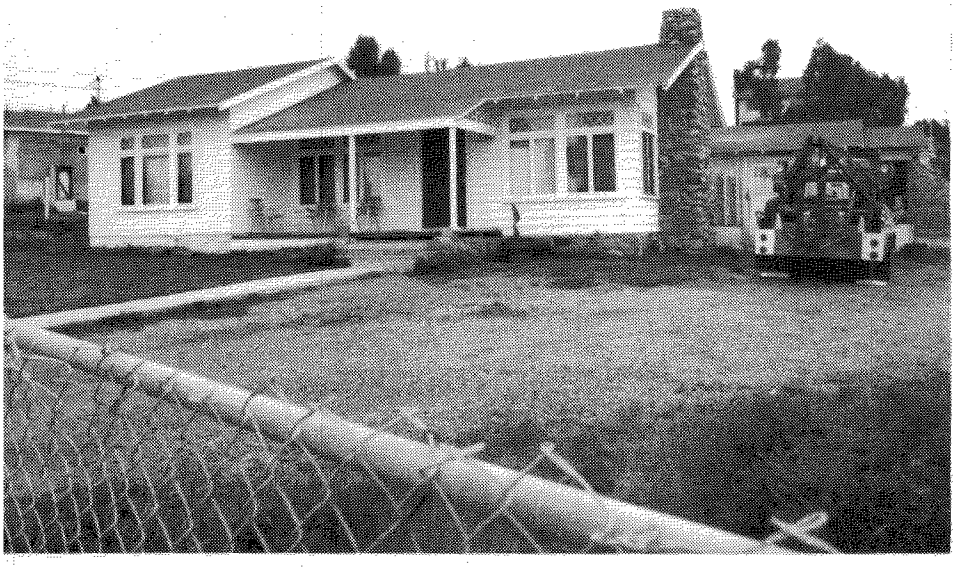
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof lines including a medium pitch cross gable roof, a medium pitch side gable, a partial hip (in rear) and an extended shed roof over front facing porch (a separate structure adjoins house in rear). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding (new); louvered vent, boxed and silled under side and back gable roof; cobblestone skirt along foundation. ROOF: composition shingles; exposed eaves, plain gableboard; moderate to wide overhang. CHIMNEY: massive, exterior cobblestone chimney along right side of house WINDOWS: front windows are combination fixed and casement with vertical panes below/ Queen Anne "x" lights above; plain surrounding board trim with sill. DOOR: solid, unglazed with plain surrounding board trim. PORCH: partial front facing porch covered by shed roof that extends as part of principal roof; decorative angular stick work; 2 stick porch supports; totally open- no railing system; 2 brick steps to porch.



8. Construction date:
   Estimated: 1909

9. Architect: _____

10. Builder: Lewis

11. Approx. property size (in feet):
    Frontage: 106'
    depth: 230'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #3, 4, 8

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: wall treatment; window replacements; new roof

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

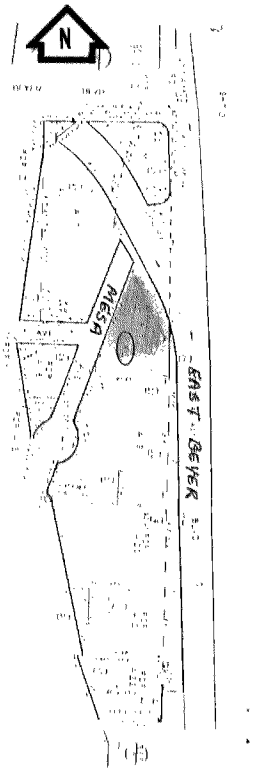
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

Uncertainty exists as to who actually lived in this house during the initial years of the Little Landers colonization. Joyce Hettich believes that it was the William Smythe home. However, research indicates that it could actually have been the home of Harold Champ, Smythe's son-in-law. Champ's house, according to newspaper articles, was one of the first homes constructed within the settlement. Harriet and William Smythe, founders of Little Landers Colony #1, purchased Parcels A18 and A19 for the site of their home and agricultural endeavors. According to early deeds, Harold Champ did not own an acre parcel nor a townsite in the community. However, since he was a relative of Smythe's, it is highly likely that he built on the family acreage. In either case, the extant structure was built on land owned by Smythe and is one of only 6 remaining houses within the Historic Survey area definitively associated with the original Little Landers colony.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)
see attached references

22. Date form prepared __5/89_____
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San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

260 MESA

19. SIGNIFICANCE CONT.

As of May 16, 1909, Harold Champ's house had been completed. It was built by J.W. Lewis, the general manager and contractor for the colony. The Champ house was a frame cottage with a massive cobblestone fireplace and chimney, overhanging eaves, a long hall and a front porch (San Diego Union, May 16, 1909). From the description, it is clear that Champ's home was an informal, straightforward Craftsman bungalow; a style of house that was being constructed in suburban developments throughout the country. It had become a sign of upward mobility and had become associated with naturalism and Americanism, projecting images of deeply rooted security and family stability (Gowans 1987:75). The placement and shape of windows, doors, porches and even the structure itself on the lot emphasized a tie with nature, while offering privacy and seclusion. Windows became larger to let in light and fresh air; the result of nearly a century of concern for health. Porches opened the house into its surroundings "as somehow combining the coziness of indoors with the freedom of outdoors" (Stilgoe 1988:102). Doors were often off-set under the porch to provide a family with a sense of privacy.

> "Successful mass-produced suburban house design depended upon creating illusions of a spacious lot no matter how cramped the actual one might be . . . . On three sides at least, such a house should imply yard space- front, back and sides" (Gowans 1986:31).

Numerous catalogs available to the suburban owner dealt with this desire for space in different ways. Basic rectangular homes had wrap around porches and back porches accessible from the side Frequently side gables repeating front gables were used to create a yard facade. Homes sat on their individual lot, perpetuating the rural tradition. Yet because of street alignments, they related to other structure on the street like older urban homes. Individuality was expressed in the selected treatment of house style and the creation of gardens within both rear and front yards. Dozen of magazine writers wrote of the merits of this relatively new style of building, emphasizing its open and natural, yet modern and efficient form that combined city convenience with country-like ambiance. Floor plans and even materials were easily accessible through the mail order catalogs.

The Smythe house was a craftsman home as well. At the July 4, 1909 house warming, The house, not yet completed consisted of a single room with adjoining tents serving as sleeping and cooking quarters. When completed, it "served as a model San Ysdiro residence" (Lee 1975:44). Mrs. Smythe held regular Thursday social gatherings at the house: ". . . It was her earnest endeavor to level social barriers and with music, conversation, games, flowers, and refreshments meant to prove that gracious living could elevate what otherwise appeared to be a drab existence" (Smythe in City Homes on County Lanes, #3).

In an article written in 1911, the Smythe house is described as:

> ". . . In the big fireplace at one end of the room, blaze big logs. There are books aplenty and pictures one loves. There are bunches of holly given us by a child, and the big generous writing table and (blessed thought) time to write. East and north of the bungalow rise the foothills of the Coast Range- a mile and a half south lies Mexico, and, silvering the sunset gleams, the great ocean sparkles five miles west. Little farms dot the lovely valley. Little acres compose the town. The acres, of which each true Little Lander possesses one or two are laid out in narrow strips 100

HISTORIC RESOURCES INVENTORY

260 MESA

19. SIGNIFICANCE CONT.

> by 4ØØ feet. One acre brings the modest homes near to each other and prevents loneliness. The kind friend who built this room provided windows north, south and west where we sit and view the kingdoms of this world and the glory of them. . . .."
> (L. Judd 1956 "Once Upon A Time")

William Smythe was the founder of the Little Landers Colony #1, existing in San Ysidro between 19Ø9 to 1916. He was known throughout the United States as a journalist, public-speaker, organizer and promoter of the popular progressive back-to-the-land movements. He was the leader of the National Reclamation movement, editor of Irrigation Age, founder of the National Irrigation Congress in the 189Øs, founder of three successful colonies prior to the establishment of the San Ysidro colony, (and several after San Ysidro), editor of the San Diego Sun, and author of a history of San Diego. Smythe was influenced by a 6Ø year tradition that sought to combine the best of city and country life; a movement to rectify the perceived collapse of the social, moral and economic order by developing a new form of living, the suburbs. An entire generation of educated middle class people had been raised with the idea that the borderlands offered the answer to society's ills. By the 188Øs, the genre had built "into a flood of articles, books and even poetry that nearly overwhelmed publishers in the 189Øs. The literature of the borderland good life mirrored and shaped turn of the century middle class thinking" (Stilgoe 1987:168). Smythe, like other reformers of the day, attempted to establish communities that created family and community ties yet still allowed individual expressions. His promotional brochures, phamplets and articles were distributed as part of a national campaign to promote his ideals that "it is the family on an acre of land which improves national character". His writing, typical of the day, is dramatic and flowery: exposing the virtues of :"a Little land and a living". He believed that a family could gain a livelihood from cultivating an acre of land and that to avoid rural isolation and perpetuate cultural ideals, colonists should live in townsites, separate from their cultivated plots. Neither the idea of separate agricultural plots nor small lot gardening was a new idea. Since at least 182Ø these ideas had been generated by numerous reformers. As early as 1857 "half acre" lots were sold demonstrating the adoption of traditional gardening practices to a new sort of settlement arrangement (Stilgoe 1988:89).

Though not as economically successful as Smythe's prose suggest, the colony did have approximately 1ØØ families prior to the devastating flood of 1916. Many families however, rather than being involved in purely agricultural pursuits, owned only residential lots and commuted to the city to earn a living. By 1916, San Ysidro had become a small suburb rather than the Arcadian colony first envisioned by Smythe.

Following the 1918 death of his wife, Smythe left California to promote the Soldier Homestead Program. He also launched another settlement program in the east through the American Homesteaders Society, an organization designed to help working men secure homes in garden city suburbs. Smythe died in 1922 in New York City. (According to Professor L. Lee, a retired historian from San Jose State and an expert on the Little Land movements in the U.S., all of Smythe's personal papers and memorabilia were destroyed in a fire shortly after his death).

The significance of this particular structure lies in the probable historic association with Wm. Smythe, the founder of the Little Landers Colony #1, as well as with its chosen architectural style. It still retains integrity as an example of the Craftsman Bungalow built throughout the county during the early decades of the 2Øth century.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

260 MESA 638-162-24 Lot A18 CRAFTSMAN

BACK VIEW (NOTE DIFFERENT ROOF LINES)

OLIVE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 129 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-21 Lot 76

5. Present Owner: Rachael/Robert Castellanos Address: 129 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with mansard roof and a dropped mansard roof over full porch; slightly off-center door makes an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding. ROOF: combination wood, corrugated metal and composition sheeting; diamond pattern wood shingles along sides of roof; roof elements partially clasper; boxed eaves. CHIMNEY: none. WINDOWS: front are very wide double hung, single pane with plain surrounding board trim. DOOR: glazed with 6 irregularly spaced lights. PORCH: dropped mansard roof over full open porch; porch roof has same diamond pattern shingles as principal roof; 4- 2 by 2 porch supports; 3 front facing wood steps to wood porch; lap siding extends from ground level to porch ground level.

8. Construction date:
   Estimated: unknown
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 175'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #13, 14

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: apartment building to rear and side; older vegetation in yard; house is close to falling down

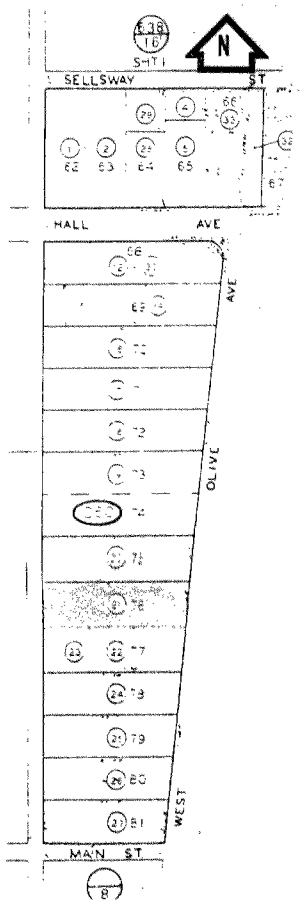
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The orignal lot 76 (see attached Little Landers Map) was purchased by a Mr. Miller in 1912 An Elmer Miller is listed in the 1930s City Directory, occupation carpenter, it could not be determined however whether this was the same Miller. A review of the 1928 aerial shows that a structure with a pitched roofline was located on this particular parcel; the 1954 aerial shows a structure with what appears to be a Mansard roofline. Based on the overall condition of the house and comparison of the 1928 and 1954 aerials, it is difficult to determine whether or not this particular house is the one seen on the earlier aerial. A review of the City Directories fail to list specific addresses or occupations, thus severely hampering any type of biographical reconstruction for the Millers.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation; this structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
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San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

129 WEST OLIVE 666-06-21 Lot 76 FOLK VERNACULAR

SIDE VIEW SHOWING ROOF LINE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 136 East Olive
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-07-34 Lot 89

5. Present Owner: Cornado Amparo Address: 140 East Olive
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with medium pitch front facing gable, open, 1/2 porch under principal roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: board and batten under gable; lap siding in the front, narrower lap siding on the side; plain corner boards; boxed and silled, rectangular louver under gable. ROOF: composition sheeting; extremely slight overhang; plain undecorated eaves fasica and gableboard. CHIMNEY: none. WINDOWS: two sets of front windows, sash bar pattern of 12 panes; side window double hung; all have plain surrounding board trim with sills extending slightly beyond window opening. DOOR: front inset; can not see door. PORCH: offset to the right, front facing, open porch under principal roof; simple scallop design used as trim along top of porch; stick work supports.

8. Construction date:
   Estimated: 1912-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 70'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #12

(MODIFIED DPR 523 rev. 4/79)

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

14. Alterations: major alterations to the front and at least 1 side of the structure

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

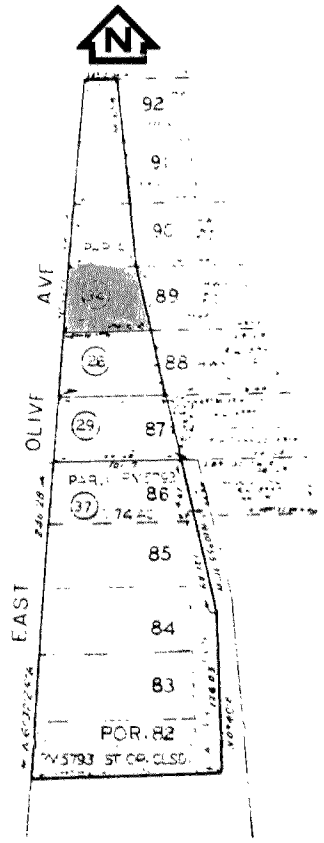
18. Related features: detached one car garage to side rear; older vegetation in yard; on 1929 aerial

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 147 West Olive
   City: SAN YSIDRO Zip: 92073 County: San Diego

4. Parcel number: 666-06-18 Lot 72

5. Present Owner: Guadalupe/Marco Perales et al. Address: 1856 Blanda Lane
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

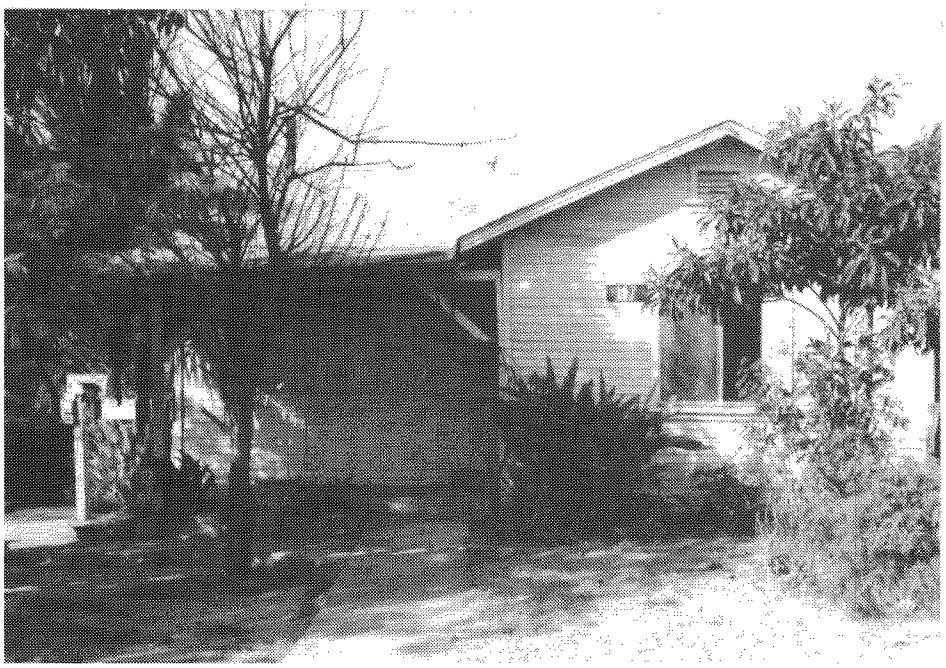
DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shape" house with low pitch cross gable roof and an open porch under principal roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with plain, narrow corner boards; horizontal boxed and silled slat vent under front gable; fish scale shingle trim under side gable. ROOF: composition shingles; exposed under-surface of the gable is open rake, giving a "laddered" appearance; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: combination metal sliders and double hung with single lights; plain undecorated surrounding board trim. DOOR: offset side entrance, partially glazed with single upper glass panel/ 3 bottom wood panels; plain undecorated surrounding board trim. PORCH: located under principal roof with slight shed extension; totally open; two 2 by 2 open triangular knee braces; one front entry cement step to cement porch; porch roof is collapsing

Shed in back; possible shed extension at back of house.



8. Construction date:
   Estimated: 1910-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 200'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #7,8

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacements; roof replacement; shed extension; exterior trim

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

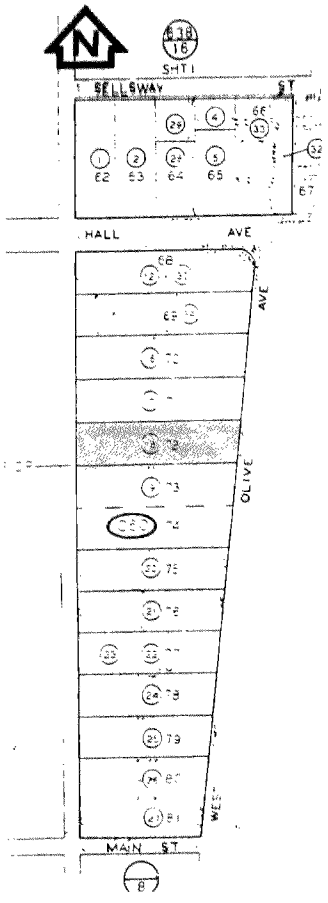
18. Related features: older vegetation in years (including old palm)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 149 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-17 Lot 71

5. Present Owner: Ned/Antonia Elmore Address: 934 Nolan Way
   City: Chula Vista Zip: 92011 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

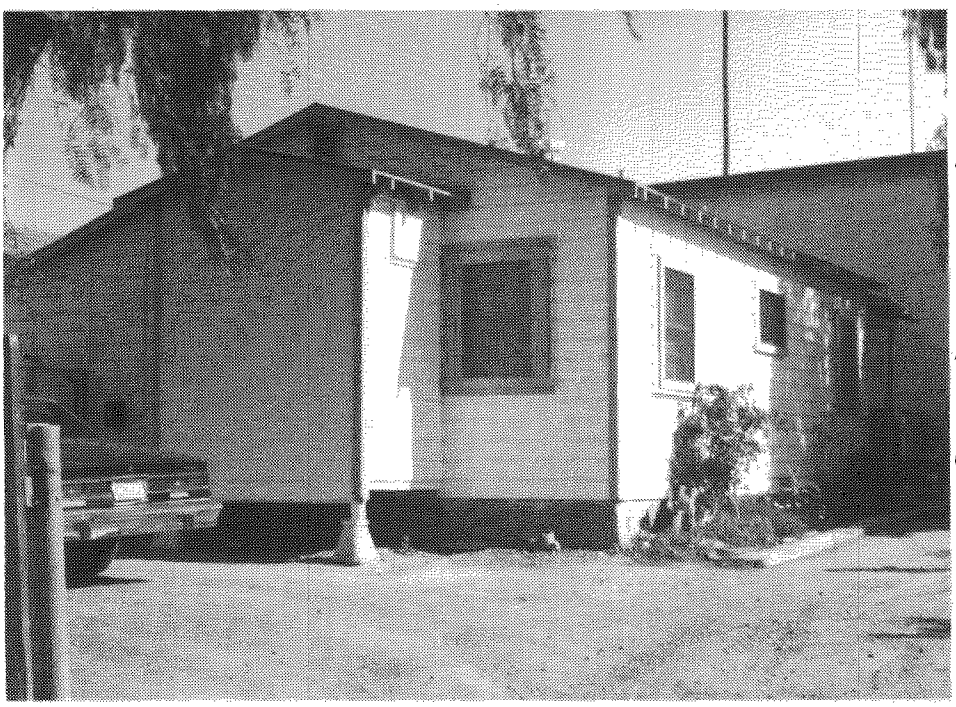
7a. Architectural style: FOLK VERNACULAR

(house backs on Pepper; can not see from Olive; modern apartment complex fronts building)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch front facing gable and dropped shed extension roof over a full porch; shed extensions to the side and rear. Symmetrical front facade.

STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: drop siding; plain corner boards; boxed horizontal slat vent under gable. ROOF: composition roof; exposed rafters; plain gableboard; slight overhang. CHIMNEY: none. WINDOWS: combination metal sliders and double hung with removable storm shutters; all have plain surrounding board trim. DOOR: can not see. PORCH: open porch; four 2 by 2 roof supports; 2 side cement steps to entry.



8. Construction date:
   Estimated: 1910-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 195'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4, Frame #32,33

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: exterior treatment; shed extensions at rear of building; window replacement

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

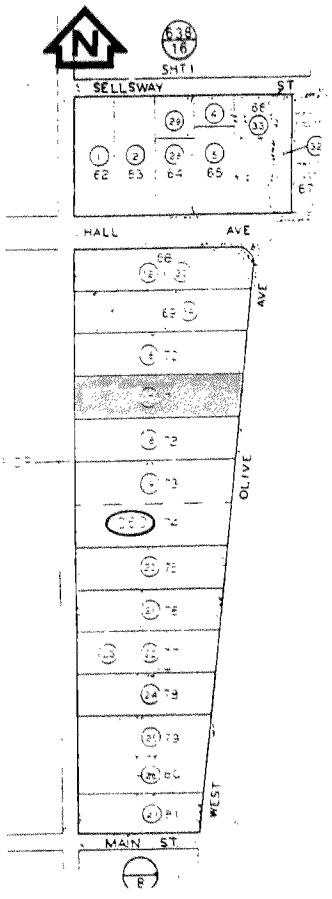
18. Related features: older vegetation includes pepper tree and palms

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 151-155 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-16 Lot 70

5. Present Owner: Maria/Robert Martinez Address: 7109 Purdue Ave
   City: La Mesa Zip: 92041 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story, long and narrow house with medium pitch front facing gable and an off set dropped front facing gable over door entry ("shot-gun"). Back of house has a lower gable attachment, suggesting had least one addition to the main structure. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: board and batten exterior with horizontal board cornice; wood or cement pier foundation; small,louvered boxed vent under gable. ROOF: composition sheeting; porch roof has "original" wood shingles; undecorated gableboard; exposed rafters. WINDOWS: front window is double hung with single pane in each; plain undecorated surrounding board treatment; side windows are a combination of fixed and double hung. DOOR: plywood and screen; plain undecorated surrounding board treatment. PORCH: open entry porch; roof supports are four 2 by 2 beams; simple molding at capital; three cement front steps to entry; no railing system.

8. Construction date:
   Estimated: 1915-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 120'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #5,6

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacements; roof replacement; shed extension; exterior trim

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

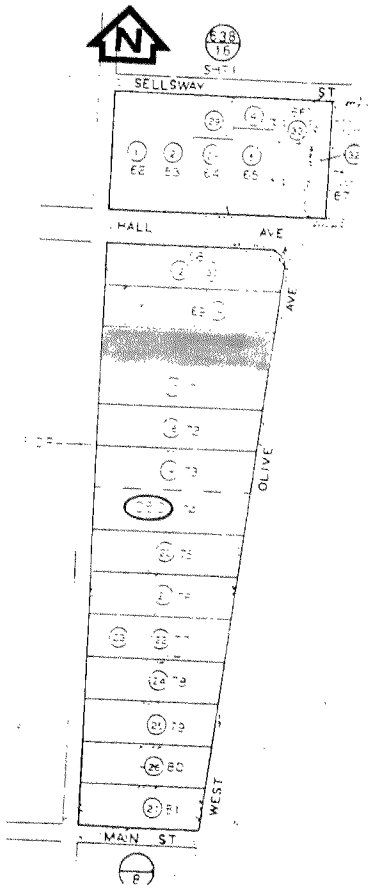
18. Related features: older vegetation includes palm trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

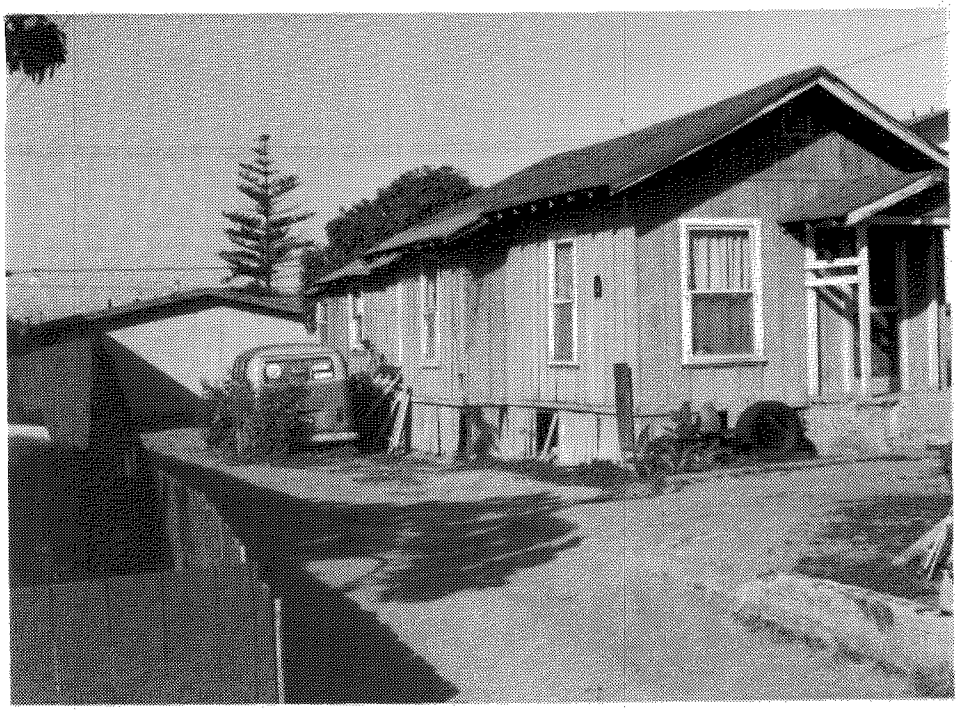
see attached references

22. Date form prepared __2/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

151-155 WEST OLIVE 666-06-16 Lot 70 FOLK VERNACULAR



SIDE VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 159 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-30 Lot 68

5. Present Owner: Ramona/Juan Jaurequi Address: 159 West Olive
   City: San Ysidro Zip: 92073 County: San Diego

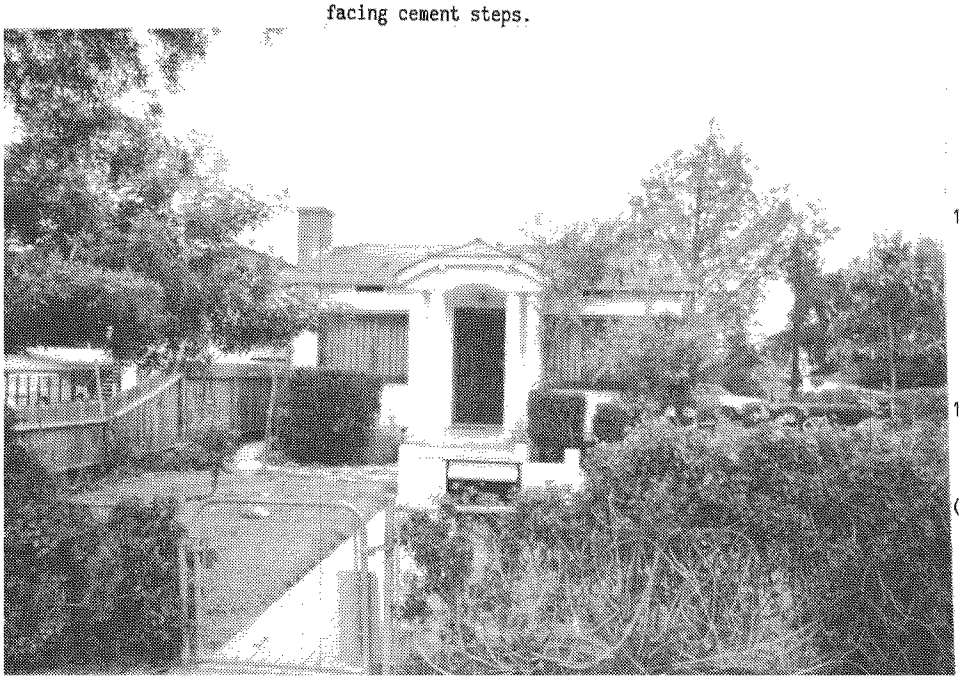
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR WITH POSSIBLE COLONIAL Revival ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

(Possibly not the original structure on the lot; informant states that this house contains elements of previously owned house destroyed by freeway construction; informant states that some salvage occurred on the first house during construction of the existing one- possible that some of the elements are older than current construction). One story cottage with side facing low pitch hipped gable and an extended hip gable over front porch entry ("hall and parlor configuration"). Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; louvered box vent under hipped gable. ROOF: composition shingle; exposed rafters; plain undecorated gableboards; two decorative beams at hips. CHIMNEY: side, new brick. WINDOWS: set of windows on either side of door, horizontal fixed; plain surrounding board trim; security bars over windows/door; side windows double hung. DOOR: front facing center, glazed with 10 lights; plain surrounding board trim. PORCH: open entry porch with four hollow metal doric columns as porch supports; portico has curved boxed underside; 2 front facing cement steps.



8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 40'
    depth: 108'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame 15,16

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: difficult to determine what parts of structure could be historic

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development _x_ Zoning _x_ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

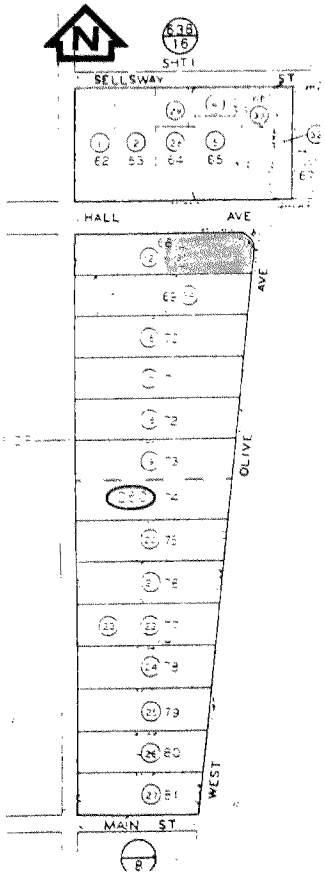
18. Related features: awning car port off to the rear

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _X_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

159 WEST OLIVE 666-06-30 Lot 68 FOLK VERNACULAR

SIDE VIEW SHOWING ROOF LINE

PEPPER

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 130 Pepper
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-06-23 Lot 77

5. Present Owner: Carmen/Celestino Perez Address: 130 Pepper
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch front faacing gable and shed extension roof to one side ("Hall and Parlor"). A separate, dropped shed roof extension has been added to the rear of the house. Below the main structural gable is a drop low pitch gable roof covering the entry. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: aluminium lap siding with aluminum corner boards. ROOF: composition shingles; exposed eaves, plain gableboard (roof appears to be collapsing). CHIMNEY: none. WINDOWS: 2, unevenly placed on either side of front door metal sliders with security bars; narrow plain board surrounding trim. DOOR: front facing central door under gable; glazed with 2 rectangular lights on top/ 1 large wood inset panel on bottom. PORCH: open entry: 4 stick supports, stick cross beam; dropped, low pitch gable roof over door entry; 2 by 2 open railing; 3 wood side steps to wood stoop area.

8. Construction date:
   Estimated: 1909-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 55'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #19

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __shed additions__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

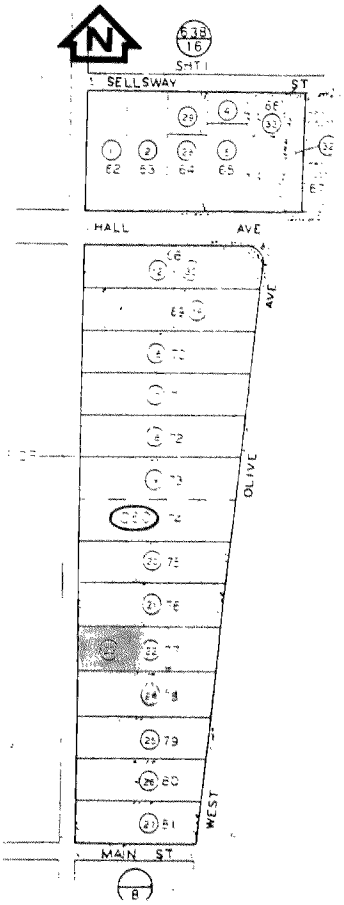
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 240 Pepper
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-161-27 Lot A12

5. Present Owner: Geraldine Severance Address: P.O. Box 555
   City: Jacumba Zip: 92034 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN BUNGALOW

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof lines including a low pitch front facing gable, shed roof extensions and gables over enclosed porch and above at least 1 side window. Asymmetrical front facade. Extremely dense vegetation/foliage made viewing of house difficult to impossible (front photo was impossible to take). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination lap and flush siding; shingle skirt around entire house from foundation to approximately 3' above ground; boxed lattice vent under main gables. ROOF: composition shingle; ends of gable slightly flared; exposed rafters, plain gableboard; simple, long stick knee braces at gable ends. CHIMNEY: central brick with thin brick cap. WINDOWS: combination of long fixed panes with sash bar arrangement of 3 small lights on top/ 1 large light on bottom, long narrow double hung, and long, narrow fixed with vertical lights; all have wide surrounding board trim with lintels slightly flared. DOOR: can't see. PORCH: totally enclosed, full extension under dropped, low pitch gable roof; solid walling system from ground level to above porch floor is shingled; tapered wood piers at each end; 3 side facing cement stairs with iron rail to door (door is covered by thin shed roof overhang).

8. Construction date:
   Estimated: circa 1915
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 170'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #30,31,32

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: additions; window alterations; total enclosure of porch

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development _x_ Zoning _x_ Vandalism _____
Public Works Project ____ Other: _____

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

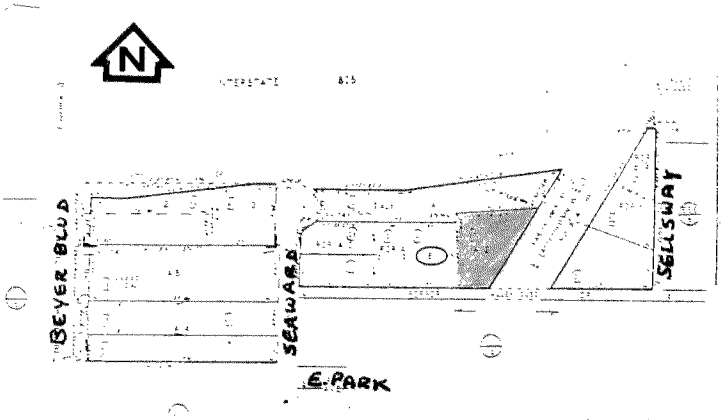
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original acre lot A12 (see attached Little Landers Map) was purchased by a Mr. McIntosh in 1910 who also owned Parcel 63 at 109 Hall. According to Joyce Hettich (1989: p.c.) this particular house was built by a Mr. Cruthers around 1915. When the Cruthers divorced, Mrs. Cruthers was given the house and associated acreage. She ran a nursery on the site until she was killed crossing the railroad tracks (no date for her death). The Cruthers also owned the Hettich property and several others within the study area. A review of the City Directories list a Alva Cruthers as a school teacher in 1911 and 1912. There is no listing for a Mr. Cruthers.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _x_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared 5/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

240 PEPPER 638-161-27 Lot A12 CRAFTSMAN

BACK OF HOUSE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 218 Pepper
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-161-21 A12

5. Present Owner: Imogene Husk/ Joyce Hettich Address: P.O. Box 2565
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

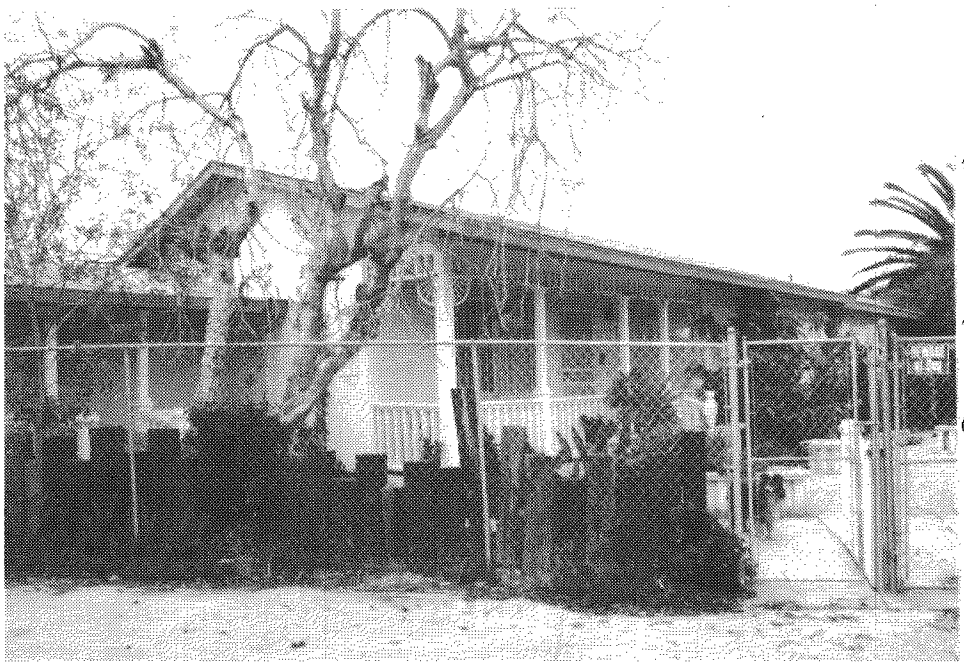
7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

COMPLETELY REDONE/IMPOSSIBLE TO TELL WHAT THE ORIGINAL STRUCTURE LOOKED LIKE.

One story rectangularly-shaped house with a front facing low to medium pitch gable and a dropped, off-set low pitch gable addition on the front; side entrance porch under principal roof. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition shingle; undecorated eaves fascia and gableboard. CHIMNEY: none. WINDOWS: metal sliders with security bars. DOOR: side entrance, door covered with security bars. PORCH: partial side porch under principal roof with a second smaller side porch off front addition; porch supports consist of 4 square 4 by 4 posts with simple molded base and capital; 3'high open vertical board railing system; same decorative open-slat system (on a smaller scale) used along top of porch; tops of columns rest on bottom of this element; knee braces are spindle-work, 3/4 wheels; 2 cement steps to porch.

Associated out structures, garden lattice work, large wood planter boxes, and brick walk-way are likely recent additions.



8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 200'
    depth: 125'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #28,29

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: associated out structures; window replacement; garden;siding; roof

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

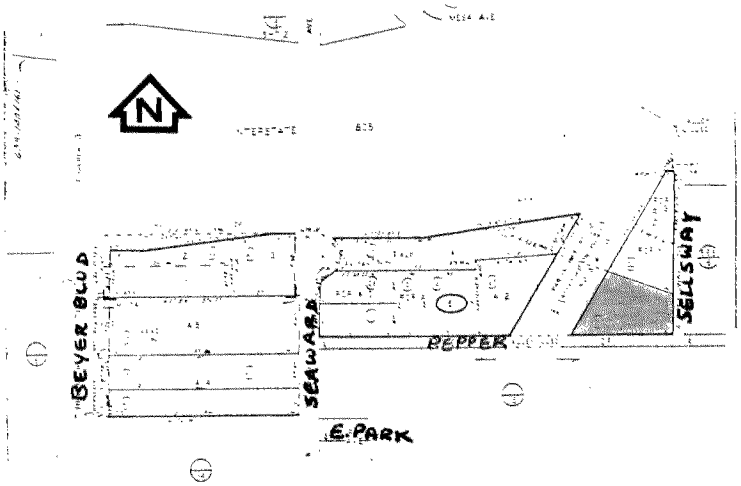
18. Related features: chain-link fencing around perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement x Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

SAN YSIDRO BLVD

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: FARMER'S MEXICO INSURANCE/ ALICIA RODRIQUEZ INCOME TAX/ TV SERVICE/ MANCILLAS AND SONS MARKET
2. Historic name: _____
3. Street/rural address: 65, 73, 83 (D,E,F) San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego
4. Parcel number: 666-08-31 Lots D,E,F
5. Present Owner: Orelas Munoz Address: 121 Park Ave.
   City: San Ysidro Zip: 92073 County: San Diego
6. Present Use: commercial Original Use: commercial

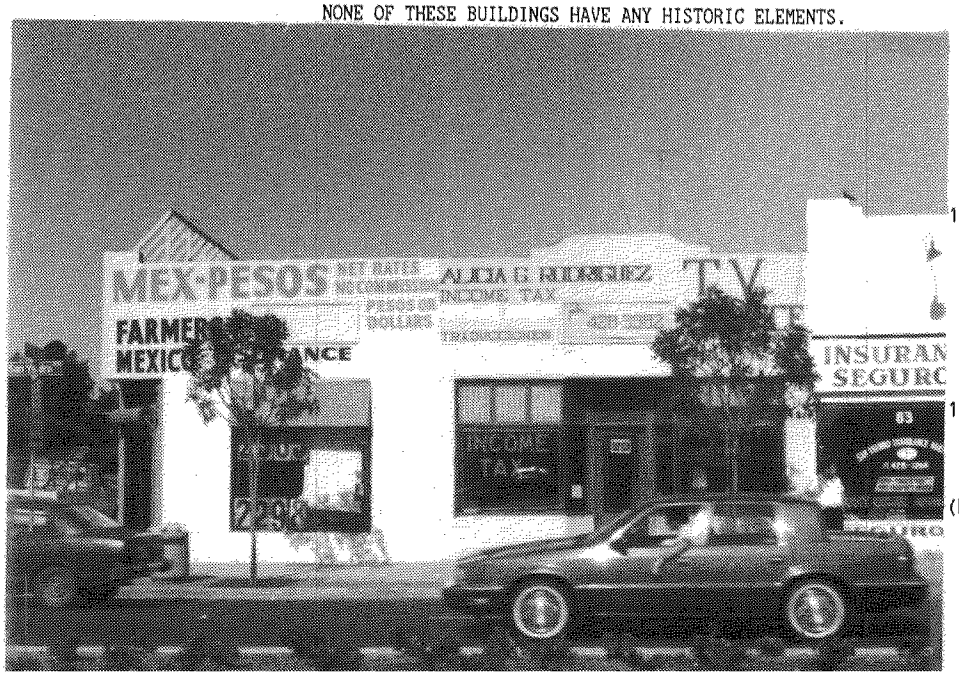
DESCRIPTION

7a. Architectural style: COMMERCIAL, SPANISH ECLECTIC w/ FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Long rectangularly shaped, 1 story commercial building complex (currently used as 5 separate businesses) has a flat roof with simple angular parapet extensions and a very plain appearance It is possibly three separate buildings abutting each other. From left to right they are described as follows: corner building is smooth stucco box, flat roof with front entry, slightly inset under main wall system. Large inset plate glass window covered with awning at street level. What appears to have been a fixed horizontal window half way up between roof and focal window is now boarded up. Second building to the right is boxlike with a low, centered, angular parapet: inset, front facing glazed door under main front wall, front facade includes 2 inset windows with 3 fixed panes above/ a boxed horizontal window half way between wall and entrance is boarded up. The largest of the 3 continuous buildings is stucco with a simple stepped parapet extension at the center and ends. Windows are large plate glass with thin stucco sills; doors are front facing and inset under principal wall.

NONE OF THESE BUILDINGS HAVE ANY HISTORIC ELEMENTS.



8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 150'
    depth: 100'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #16,17

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __window/door treatment_____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

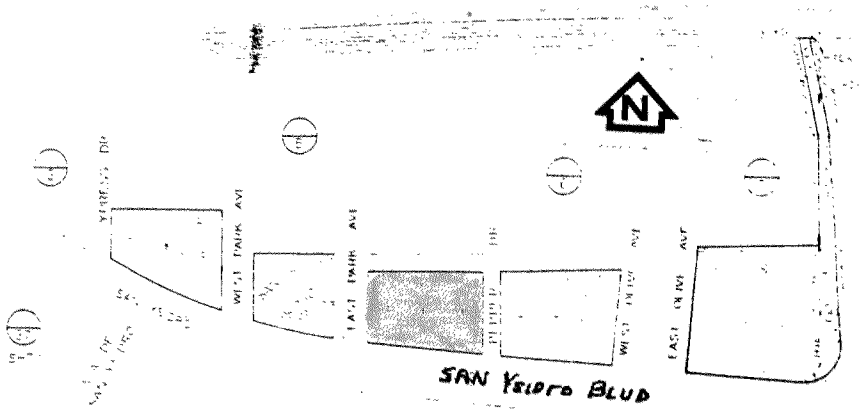
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

65/73/83 SAN YSDIRO 666-08-31 COMMERCIAL BUILDINGS

CONTINUATION OF BUILDING

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Biblioteca Publica (San Ysidro Library)

2. Historic name: San Ysidro Free Public Library

3. Street/rural address: 101-105 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-08-03 Part of San Ysidro Park

5. Present Owner: City of San Diego Address: 202 "C" Street
   City: San Diego Zip: 92101 County: San Diego

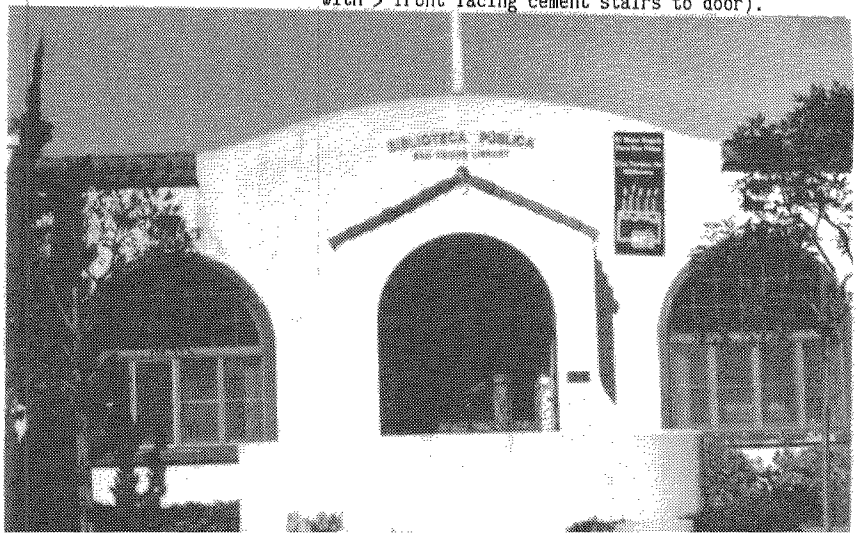
6. Present Use: library Original Use: library

DESCRIPTION

7a. Architectural style: Spanish Eclectic

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story rectangularly shaped, flat roof library building. Symmetrical front facade with arched front focal windows on either side of a recessed, central entry. Plain in overall appearance. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with sets of 3 tiles placed at corners at top of wall extension; small vertically shaped vents centered above each window. ROOF: flat with slightly parpated walls and gentle curve at centers; roof tile slopes from roof at either side of curved parapet; wall corners extend above roof line and are blocked and stucco capped (identical to chimney). CHIMNEY: exterior, side; stucco, blocked with thin stucco cap; no extending chimney vents or decorative emblishments. WINDOWS: 2 inset, front facing focal windows; semi-elliptical arches with stucco band surrounding trim; top half is small multi-light (19), bottom contains 4 vertical casement windows; side windows are smaller but contain some theme. DOOR: front facing, ressessed; semif-glazed with large single pane on top 2/3's; similar side lights. PORCH: centered entry porch with dropped medium pitch tiled roof; arched, stuccoed entry; low stucco wall has been added to fron to enclose entry way (originally entry was open with 3 front facing cement stairs to door).



8. Construction date:
   Estimated: 1924
9. Architect: unknown
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: _____
    depth: _____
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: modifications to entry; exterior wall treatment (see historic photos)

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial __x__ Other: park

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

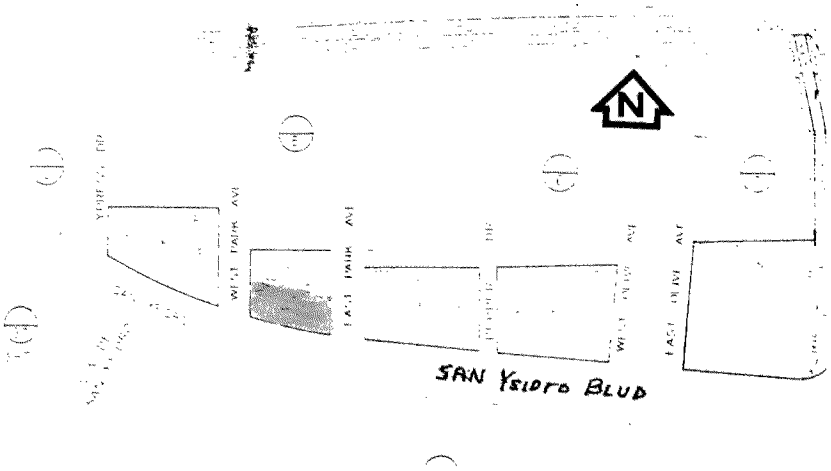
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

From 1909 until 1924 as part of the original Little Landers settlement, a church and library had been housed in a building within the designated park area. In May of 1924, Frank Beyers, described as "a capitalist of San Ysidro and Tijuana, Mexico with a long list of benefactions in his community, offered to give $8,000.00 for the construction of a permanent library branch (New Notes of California Libraries Vol 20:#1:28). Mr. Beyers owned considerable property in San Ysidro and the Gold Room Casino and Restaurant in Tijuana. In addition to owning a large dairy, Rancho Lechuza located west of the study area, Beyers built and owned a home on Hall, donated money for the construction of the community church, and quit claimed title to the civic center, located in the park. A major street in San Ysidro is currently named after this man. Local residents nicknamed him "Booze Beyers"; lore has him associated with both the glamorous and seamy side of 1920s gambling and bootlegging.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education __x__

21. Sources (books, documents, surveys, etc.)
see attached references

22. Date form prepared __5/89__

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

SAN YSIDRO LIBRARY

19. SIGNIFICANCE CONT.

In making the offer to fund the construction of a library, Beyers stipulated that the building had to be located on the Boulevard, that it have a smoking room for men, that no gambling occurred inside its wall, and that his name would appear on the building (NNOCL Vol 19 #3:211).
A library board headed by Mr. Goetz of the San Ysidro Irrigation District was formed with the idea that once completed, the building would be deeded over to the county. Mrs. Eleanor Hitt, County Librarian, wrote to Milton Ferguson, State Libraries, in May of 1924 requesting:" pictures and plans of some of the branch buildings costing $7-8,000 . . . including furniture " (letter on file, County Library). (Note: The California State Library was contacted in an effort to locate the original plans for this building; only the three photographs included herein showing the completed building were found).
The library was formally opened on October 16, 1924; the building had the unique distinction of being the first branch building owned by the county and the only library in the country to have a smoking room for men; Beyers insisting:"that most men wish to smoke while they read" (NNOCL Vol 19 #4:403).
Though lengthy, the following passage describes the results of Beyer's "public spirited generosity":

> . . . ."On the evening of October 16, the new library at San Ysidro was formerly opened with a delightful reception given by the people of the community in honor of Mr. and Mrs. Frank Beyers, the donor of the building. . .. The library which was erected and finished by Mr. and Mrs. Beyers at a cost of about $12,000 has several unique features. Besides the usual library furniture are 8 or so large upholstered chairs and an attractive floor lamp. When these comfortable chairs are drawn up by the readers around the fireplace in the evenings the atmosphere is more like that of a home in which the custodian is hasten than like that of a public library. The gift of Mr. Beyer was wholly unsolicited and was most graciously bestowed. In addition to the building and furniture, Mr. Beyer bought over $500 worth of books selected by the County Library to form a permanent reference collection for the library. He has also provided for the upkeep of the grounds for a long period of years The only requests made by Mr. Beyer in connection with his gift are that the library shall be open every evening except Sundays and holidays, that smoking shall be allowed in the room provided for that purpose, and that the Police Gazette be kept on the reading table"
> (New Notes of California Libraries Vol 20 #1 Jan 1925:28)

Final clarification of the title to the library building was achieved as a result of a title suit against the San Ysidro Irrigation District by the County of San Diego. The county's title to the building was finalized on May 22, 1957. In 1983, the library was closed for remodeling and expansion, including the addition of an atrium. However, the exterior of the original structure was only slightly altered (see attached 1924 and 1989 photographs).

SAN YSIDRO FREE PUBLIC LIBRARY

SAN YSIDRO FREE PUBLIC LIBRARY

SAN YSIDRO FREE PUBLIC LIBRARY

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: SAN YSDIRO FEED AND SUPPLY

2. Historic name: _____

3. Street/rural address: 109 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-08-02 Lot C

5. Present Owner: Joseph/Virginia Cuen Address: 114 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: commercial-feed store Original Use: commercial/barn?

DESCRIPTION

7a. Architectural style: COMMERCIAL- CONVERTED BARN?

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Large rectangularly shaped, 1 1/2 story barn-like structure with a wide low pitch front facing gable roof. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco and wood frame. ROOF: composition sheeting; moderate overhang; plain gableboard. CHIMNEY: none. DOOR: large truck size opening with sliding wood doors; plain surrounding board trim. WINDOWS: none.

Attached shed in front.

8. Construction date:
   Estimated: pre 1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 75'
    depth: 125'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #15

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

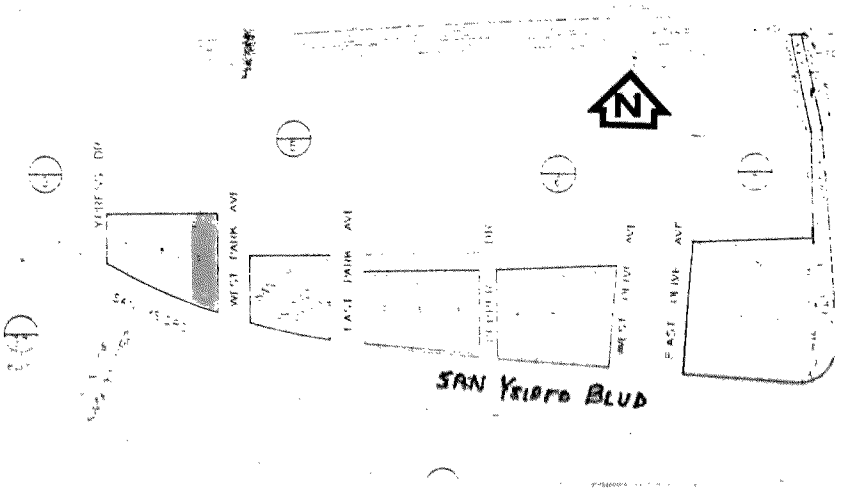
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: FRIEND'S MARKET AND LIQUOR

2. Historic name: _____

3. Street/rural address: 125 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-23 Lot 105

5. Present Owner: Cesar/Richard Sota Address: 4365 Mt. Helix Highland
   City: La Mesa Zip: 92041 County: San Diego

6. Present Use: Market/Liquor Original Use: _____

DESCRIPTION

7a. Architectural style: COMMERCIAL/ONE STORY

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story rectangular shaped building now used for commercial purposes. Appears to have been a garage. Structural details include flat roof, stucco over brick siding, wide garage entry, front windows and garage entry now boarded up with flush siding. Building has molded "Moorish" design knob-like elements spaced along roof with corresponding shield on wall face below each design elements.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo: 2/89
    b/w photo Roll 5 Frame #12

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ___ Industrial ____ Commercial _x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

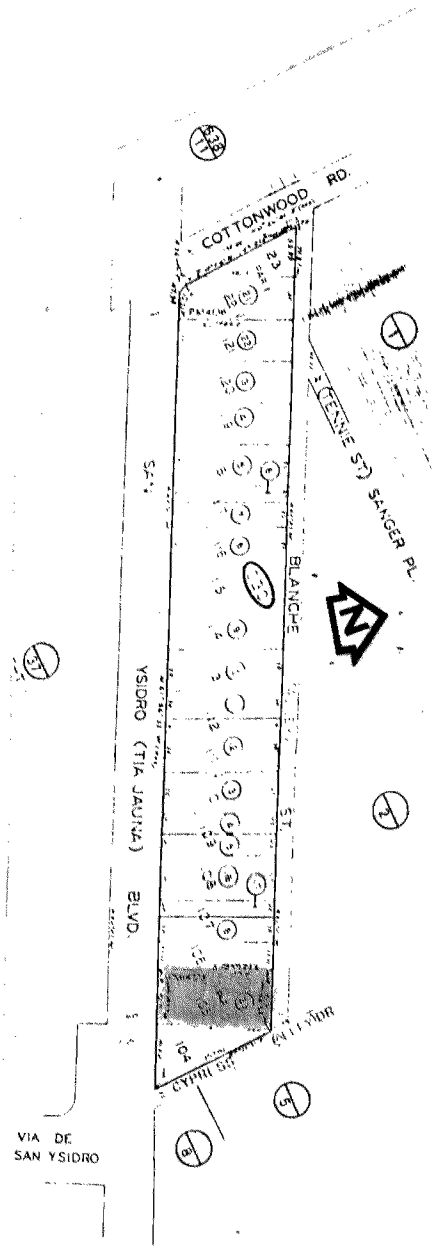
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _x_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: BEST MONEY EXCHANGE/ LEES PRINTING/ GRADY'S KEYS

2. Historic name: _____

3. Street/rural address: 128-134 San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-037-32 Lot A31

5. Present Owner: Richard Palacios Address: 128 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: commercial Original Use: commercial

DESCRIPTION

7a. Architectural style: COMMERCIAL w/ FLAT ROOF; BRICK BUILDING

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Long rectangularly shaped one story painted brick building; asymmetrical front facade. Design elements include: flat roof (no parapets or coping), 5 brick pilasters with plain caps along front (serving as corner blocks and store divisions), glazed tile skirting along front facade, inset windows (plate glass covered with security bars) and partially glazed entry door.

2nd story has been added over the center half of the building.

8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 100'
    depth: 200'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #19, 20

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: 2nd floor addition; window replacements

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

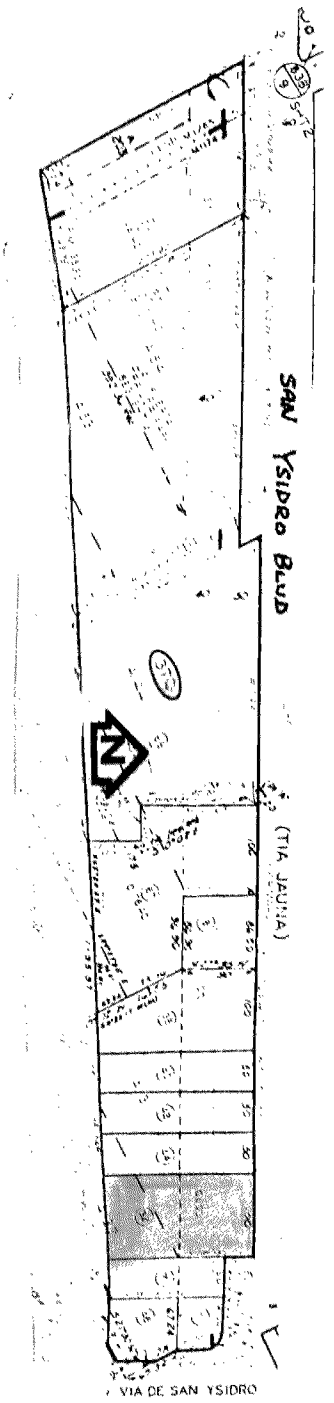
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

128-134 SAN YSIDRO 666-037-32 1OT A31 COMMERCIAL

CONTINUATION OF BUILDING

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: SAN YSIDRO HOTEL

2. Historic name: SAN YSIDRO HOTEL

3. Street/rural address: 133 San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-18 Lots 106/107

5. Present Owner: Silvian/Maria Valdez Address: 136 Alverson
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: San Ysidro Hotel Original Use: private home (pre 1909)

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two story rectangularly shaped structure with medium pitch side gable roof and a dropped single story flat roof over centered partial porch. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: vertical board siding. ROOF: composition shingles; plain eaves fascia and gableboard; slight overhang (roof collapsing). CHIMNEY: 2, one on each side (interior) brick with brick cap. WINDOWS: all front windows are narrow, vertical; 2nd story- 2 sets of double hung multi paned at each side; center is single double hung; plain board surround (added). 1st floor: set of double hung multi-glazed on each side of door (directly below 2nd story windows), plain board surround with narrow classical molded lintel (added). Rear windows same- some boarded up. DOOR: front center. PORCH: front, centered, partial porch with flat roof; 2 simple stick supports resting on wood porch (enclosure to ground level added); picket fence railing system; side entrance steps to porch (added).
THIS IS THE OLDEST STRUCTURE IN THE SAN YSIDRO STUDY AREA; PRE-DATES 1909 LITTLE LANDERS SETTLEMENT

8. Construction date:
   Estimated: pre 1909
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 85'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #12,13

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window treatments; porch alterations; full width 1 story shed roof addition in rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

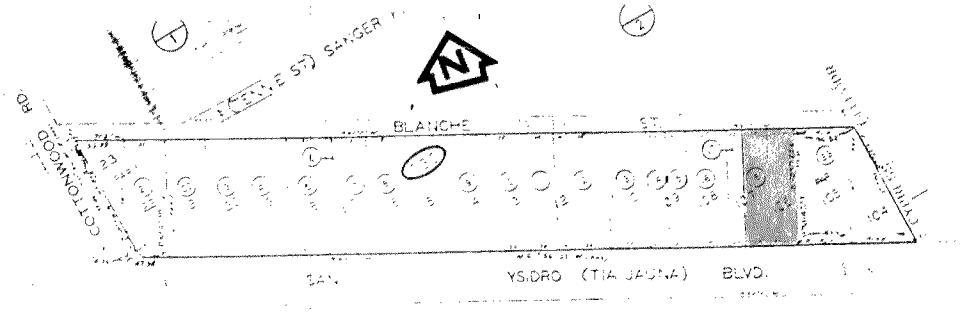
19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

This two story building, currently used as a residence hotel for men, is the oldest extant structure in San Ysidro, and as such, is perhaps the most significant building within the study area.

From 1909 to the present the building has served as a hotel; housing at first prospective settlers of the Little Landers community and the growing tourist market. Prior to 1909, it was the private home of the George Belcher family; owners of the property from 1901-1909 (Deed Book 463:1). Between 1874 and 1901 this area was owned by L. Judkins (1901), Stern/Bowman (1888), J. Quinn (1887), W.B. Spence (1882), Dranga (1882) and J. Platt (1874) (Deed Books 1874-1905).
Although no mention of an existing structure is mentioned on any of the earlier deeds and no buildings are shown on early maps, there exists the possibility that the house predates the 1901 Belcher purchase of the acreage. The building may have originally been associated with the 1888 settlement

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial __x__ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

133 SAN YSIDRO BLVD SAN YSIDRO HOTEL

19. SIGNIFICANCE CONT.

of Tia Juana, a community of at least 21 buildings promoted by the real estate firm of Hart and Stern. Although the town of Tia Juana, destroyed in the flood of 1891, was located further south than the Little Landers Subdivision, local homesteads are noted as occurring along the railroad line that passed directly in front of this building. A recent article the L.A. Times (November 12, 1987) suggests that the hotel is possibly a pre-fab and a twin of the Heath-Davis House in San Diego (documentation was not located to verify this statement).

By 1907, there was a concentrated effort to bring people to southern California, resulting in thousands of tourists and colonists taking advantage of low fares into the area (Sun November 1907). The promoters of the Little Landers Colony #1 selected the Belcher farmstead as the site of their development. An "ideal location had been selected at the site of the old Belcher Ranch in Tia Juana River Valley where fertile soil was combined with ample sources of water and proximity to the city" (Lee 1975:31). At the time only two families were living on the tract. "The old ranch adobe was converted to headquarters and the Belcher homestead became the San Ysidro Inn. Five floored tents were erected to serve as dormitories while homes were built" (San Diego Union June 18, 1909)(see attached historic photograph). During the early teens, J. Thomas and M. Dalley served as the hotel keepers for the Little Landers Corporation. By the 1920s, C.A.Schultz had taken over the hotel (San Diego Directory).

Like other reformers of the era, the Little Landers founders sought to meld what was perceived as the best qualities of town and country into their new community. The Belcher home was a typical rural vernacular building. "The traditional American farmhouse represents plenty, simplicity, virtue, and beauty; qualities some reformers suddenly found lacking in the homes of urban dwellers" (Gowan 1987:31). Converting the home into an inn did not alter this visual effect. To the prospective colonist arriving by train, the building maintained its rural character, reflecting a traditional value system, the re-establishment of pre-industrial values.

> "Pioneer and farm families had long built symmetrical, white painted houses as soon as circumstances permitted. Such houses announced the triumph of humanity over forest and prairie wilderness . . . . The attachment to such stand-out buildings survived long after the pioneers. . . ."
> (Stigoe 1988:196).

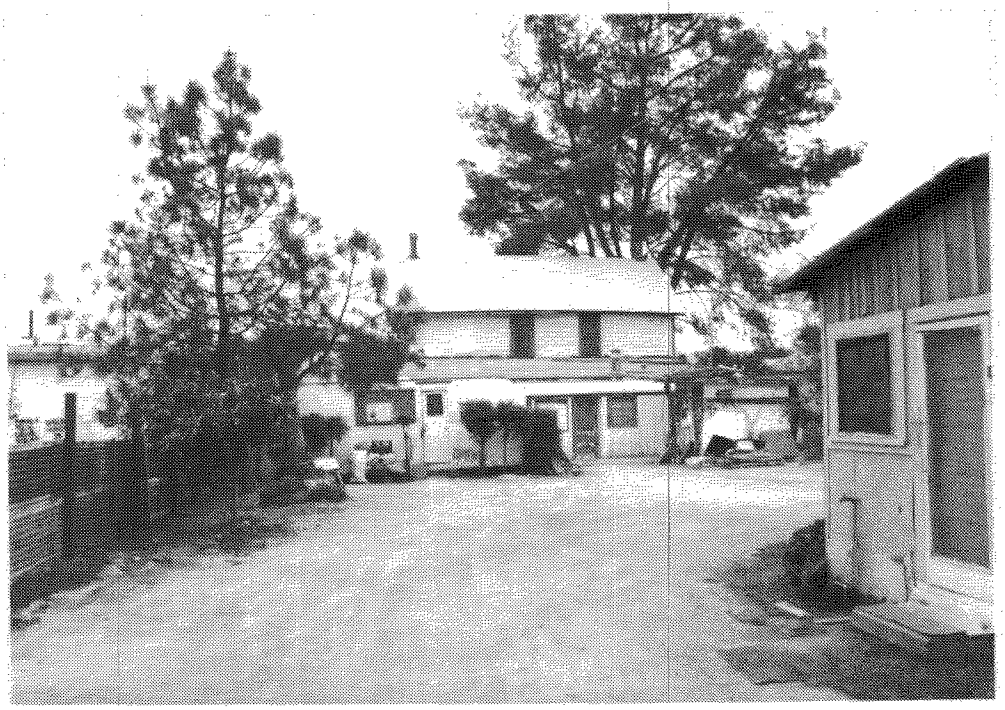
Pictorial evidence of the structure suggests that although the exterior is deteriorated and in need of immediate care, the facade of the Hotel has changed little since 1909.The only known historic photograph shows the building alone, facing the railroad tracks. The structure represents San Ysidro's rural past; over time, infilling as occurred has the commercial strip of San Ysidro Blvd developed in response to the growing population of the town. Immediate stabilization or restoration of this structure is highly recommended.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

133 SAN YSIDRO 666-03-18 LOT 106/107 FOLK VERNACULAR

FRONT VIEW



BACK VIEW

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

133 SAN YSIDRO 666-03-18 LOT 106/107 FOLK VERNACULAR

HISTORIC PHOTO; NOTE ALTERATIONS IN MODERN PHOTO

HABS ____ HAER ____ NR ____ SHL ____ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: INTERNATIONAL FASHIONS

2. Historic name: _____

3. Street/rural address: 138 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-370-44 Lot A31

5. Present Owner: George Ellis Address: 2955 Plaza Leonardo
   City: Bonita Zip: 92002 County: San Diego

6. Present Use: commercial Original Use: commercial

DESCRIPTION

7a. Architectural style: COMMERCIAL w/ SIMPLE SPANISH ECLECTIC ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One and a-half story commercial building with flat roof and tile coping along roof. Entry door set slightly to the left giving the building an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; corner and central block pilaster; relief with no caps extends several inches above roof line center block extends from roof to 1st story ceiling line. ROOF: can not see covering; tile copping along front of the building. CHIMNEY: none. WINDOWS: set of 5 rectangularly fixed, inset windows above 1st floor covered with security bars; no surrounding trim; front 1st floor windows at side edge and inset under principal wall; large plate glass covered with security bars. DOOR: double hung multi-paned off set to left of center.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 180'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment

15. Surroundings: (check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

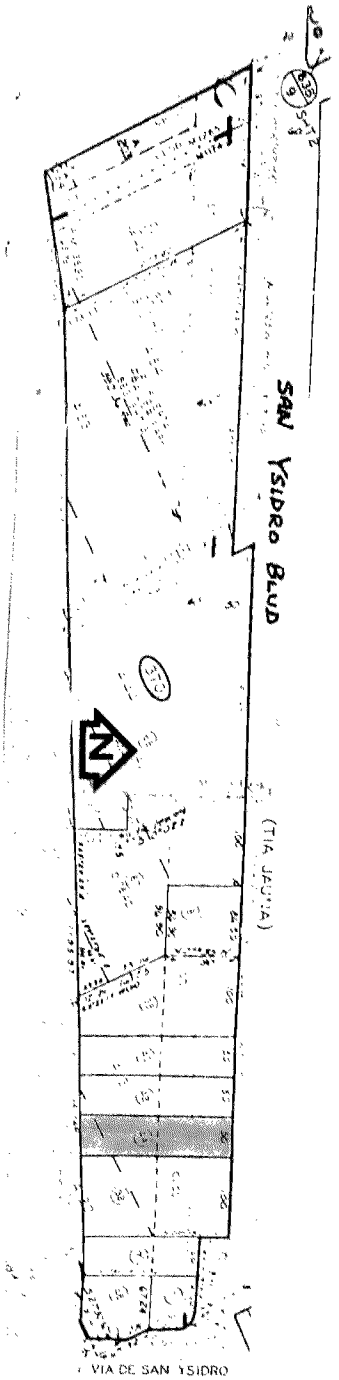
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: JULIANS

2. Historic name: _____

3. Street/rural address: 140 San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-15 Lot 109

5. Present Owner: Silvano/Maria Valdez Address: 136 Alverson
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: commercial "Julian's" Original Use: _____

DESCRIPTION

7a. Architectural style: COMMERCIAL, SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Simple two story rectangularly shaped stucco building (short side, street facing) with flat roof. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; several circular vents below roof line; small centered front facing drain surrounded by small stucco arch; 2 sets of 3 molded arrow shaped elements on front wall immediately below coping. ROOF: flat with angled tile coping along roofline. CHIMNEY: none. WINDOWS: 2nd floor- front facing 2 sets; to left is a rectangular fixed window with 2 thin vertical slider side lights. Windows to right are 2 vertical sliders. 1st floor street frontage- inset, large plate glass, subtle stucco relief frames square store front openings (possible long narrow expanse of windows between floors- now boarded up). DOORS: inset under front wall. PORCHES: none.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 25'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #10, 11

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

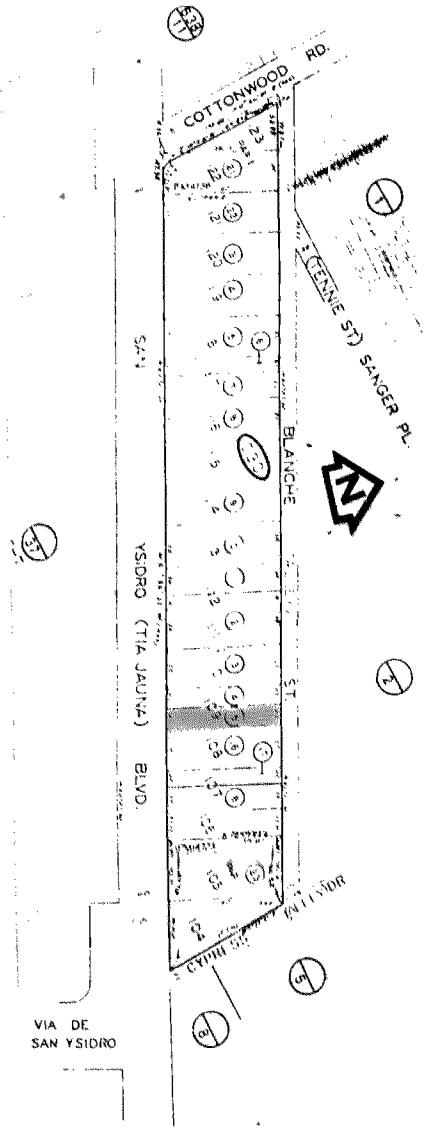
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: Rear of 143 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-14 Lot 109

5. Present Owner: Silvano/Maria Valdez Address: 136 Alverson
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

(ENTRANCE to house is immediately to the right of Juan Felix Cafe; only the rear of this building is visible; pre-dates development of commercial strip along San Ysdiro).

One story rectangularly shaped house with medium pitch front facing gable roof and dropped full width shed roof addition to the rear. Front facade not visible. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination vertical and horizontal flush boards. ROOF: composition shingles; slight overhang; plain gableboard. CHIMNEY: none. WINDOWS: double hung, single pane; plain board surrounding, covered with screens. DOOR: can not see. PORCH : can not see.

8. Construction date:
   Estimated: circa 1909

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 25'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #35

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial _____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

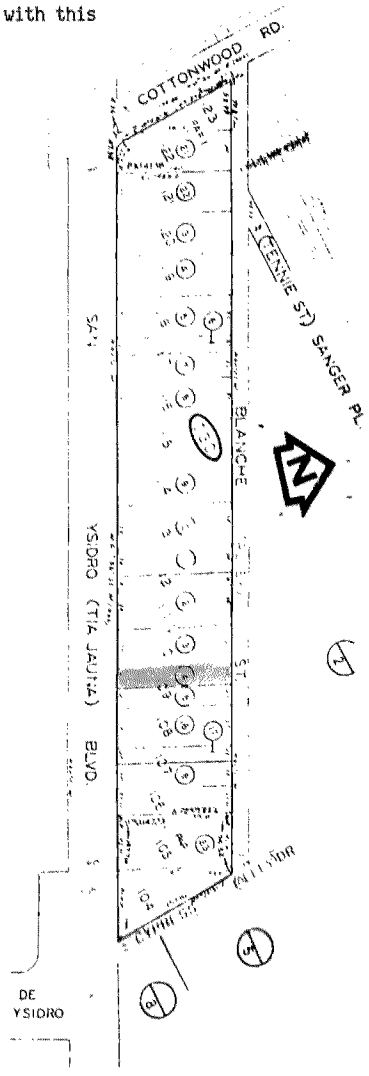
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original parcel (Lot 109, see attached Little Landers Map) was purchased by H.W. Hamilton in 1909. Because this particular house is set back off of San Ysidro Blvd, it pre-dates the commercial development that occurred between 1920-1928; the style of this house is very similar to the San Ysidro Hotel, implying that it could have been built at the same time. However, research suggests it is most likely one of several extant vernacular strcutures built during the early years of the Little Landers Colony. Hamilton moved from Hemet in 1909 and opened up a small store and watch repair near the old hotel. In 1911 the City Directories list him as a shoe repairman and the postmaster; in 1925 Ruth Hamilton is listed as postmaster.

In terms of historic significance, this house is most probably associated with the Little Landers. However, extensive archival research coupled with interviews failed to document the actual date of construction, biographical data of the Hamiltons or any additional local lore associated with this building.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: DON FELIX CAFE

2. Historic name: _____

3. Street/rural address: 143 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-14 Lot 109

5. Present Owner: Silviano/Maria Valdez Address: 136 Alverson
   City: San Ysidro Zip: 92073 County: San Diego

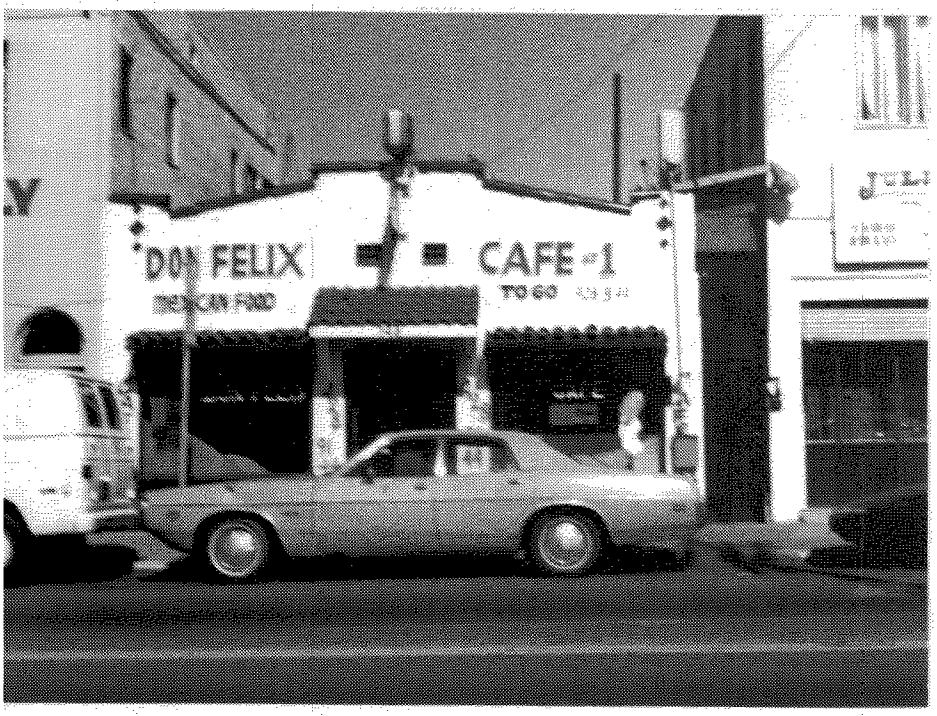
6. Present Use: Don Felix Cafe #1 Original Use: _____

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC/ RESTAURANT

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Single story rectangular shaped commercial building with a flat roof having a slight angular parapet stepped and tile coping. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; 3 diamond tiles placed vertically at either corner; 2 sets of 6 small circular drains boxed at center front. ROOF: flat roof (can not see covering); stucco and tile bracketed shed roof over entry. CHIMNEY: none. WINDOWS: 2 front inset fixed windows; tiled hoods over windows. DOOR:centered, glazed, front facing. PORCH: none.



8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 25'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #10

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window alterations

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

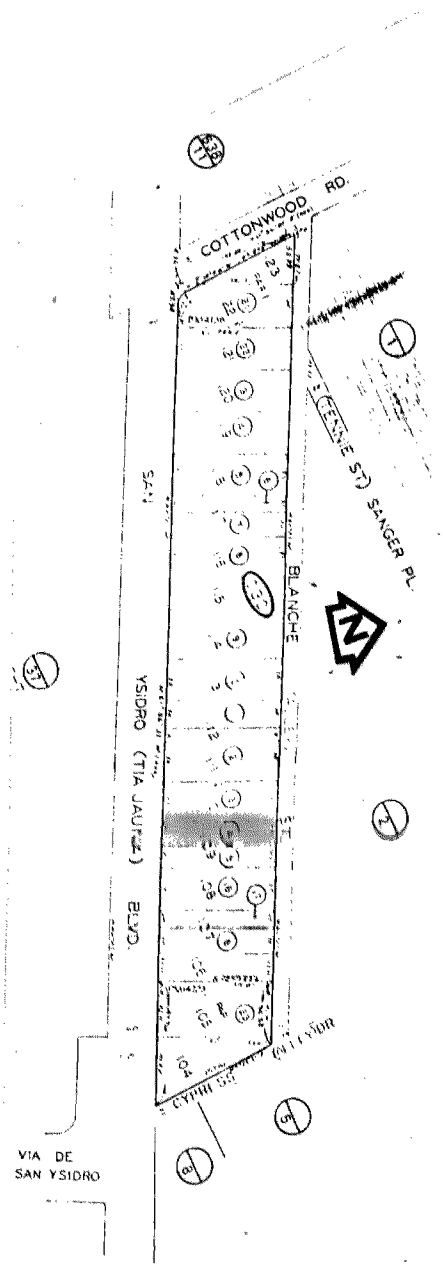
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: FERRETERIA INTERNATIONAL HARDWARE SUPPLY

2. Historic name: SAN YSIDRO COMMERCIAL COMPANY

3. Street/rural address: 145-147-149 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-13 Lot 110

5. Present Owner: Carmen/Vizcarra Morales Address: Calle Santa Maria
   City: Tijuanna Zip: _____ County: Baja California

6. Present Use: commercial/hardware store Original Use: general merchandise store

DESCRIPTION

7a. Architectural style: COMMERCIAL/SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two story rectangular stucco commercial building with molded coping and tile along flat roof line and 3- 1 story flattened arches along front. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination stucco over brick and plain brick side wall. ROOF: flat roof line (can not see covering); tile coping along front; drains along either side of building. CHIMNEY: none. WINDOWS: original second story- inset multi-paned casement windows have been replaced with metal sliders, louvers and fixed windows. DOOR: 1st floor consists of partially glazed doors with fan lights at each end of building and 3 arched areas evenly spaced between the doors; top of arches have fixed multi-light panes; plate glass below. Main entry door inset front facing under front wall; glazed. PORCH: none.

8. Construction date:
   Estimated: 1927
9. Architect: Louis Gill

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #8, 9

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window treatment (see historic photo); wall treatment- stucco over brick

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

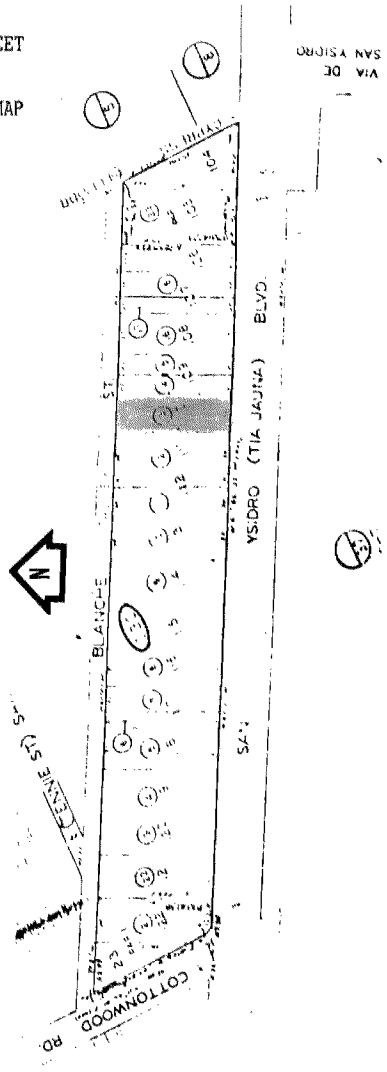
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

Historically known as the San Ysidro Commercial Company (see attached historic photograph), this two story Spanish Eclectic structure was designed in 1927 by Louis Gill, the nephew of Irving Gill. Gill, born in New York in 1895, graduated from the Architectural University of Syracuse in 1911. Between the years 1911-1914 he worked as a draftsman and later (1914-1919) became a partner with his uncle, Irving Gill (McCambridge 1973: n.p.). Between 1920 to the late 1930s, Gill drew plans for numerous churches, hospitals, commercial buildings, apartments and parking garages in the San Diego area. Gill was also associated with other San Diego architects in major public building construction, including the County Administration Building. After 1945, he became active in civic activities in San Diego and in the AIA (Gebbard 1983: n.p.).

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial __x__ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

See attached references.

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

145-147-149 SAN YSIDRO BLVD FERRETERIA INTERNATIONAL HARDWARE SUPPLY

19. SIGNIFICANCE CONT.

Gill had extensive knowledge of traditional Mexican architecture. He was also an early advocate of the Aikon Lift Method, whereby walls with windows and doors in place were lifted up with the super structure. This was a quick and cheap form of construction (McCambridge 1973:n.p.).

Gill also designed the Congregational Church on Hall in 1924 for the community of San Ysidro. In 1927, he designed this structure, planned as an apartment building and store for Mr. R. W. Smith (see attached historic plans; Architectural Drawing Collections, U.C.S.B.).

Following World War I, both the homestead ideal and back-to-the-land movements that had swept the U.S. had been replaced in the American psyche. The shortage of American labor from World War I and the flu epidemic impacted the nation as a whole. San Ysidro, as a border town saw a steady increase of immigration populations arriving to fill the void. In addition many laborers and entertainers who worked in Tijuana in the casinos and race tracks lived in San Ysidro, crossing the border daily to and from work. An urban-industrial transformation was sweeping the nation, reaching well into the suburbs and outlying communities. San Ysidro was no exception. It was in the early 1920s that San Ysidro definately began to loose its agricultural character. An engineer's survey of 1922 noted work would be done to provide fire protection for what had become largely a residential community (Lee 1975:47). In 1923 "there was built or under construction in the town more than 100 dwelling houses, indicating a growth in population of at least 500" (San Ysidro Irrigation District 212:6 #2) During this decade of growth, community focus gradually changed to cater to the tourists and commercial needs of an expanding population. The economy of the area expanded and diversified. Both a wider range of occupations and available services are evident in the directories of the 1920s; the economy of the area expanding and becoming more diversified.

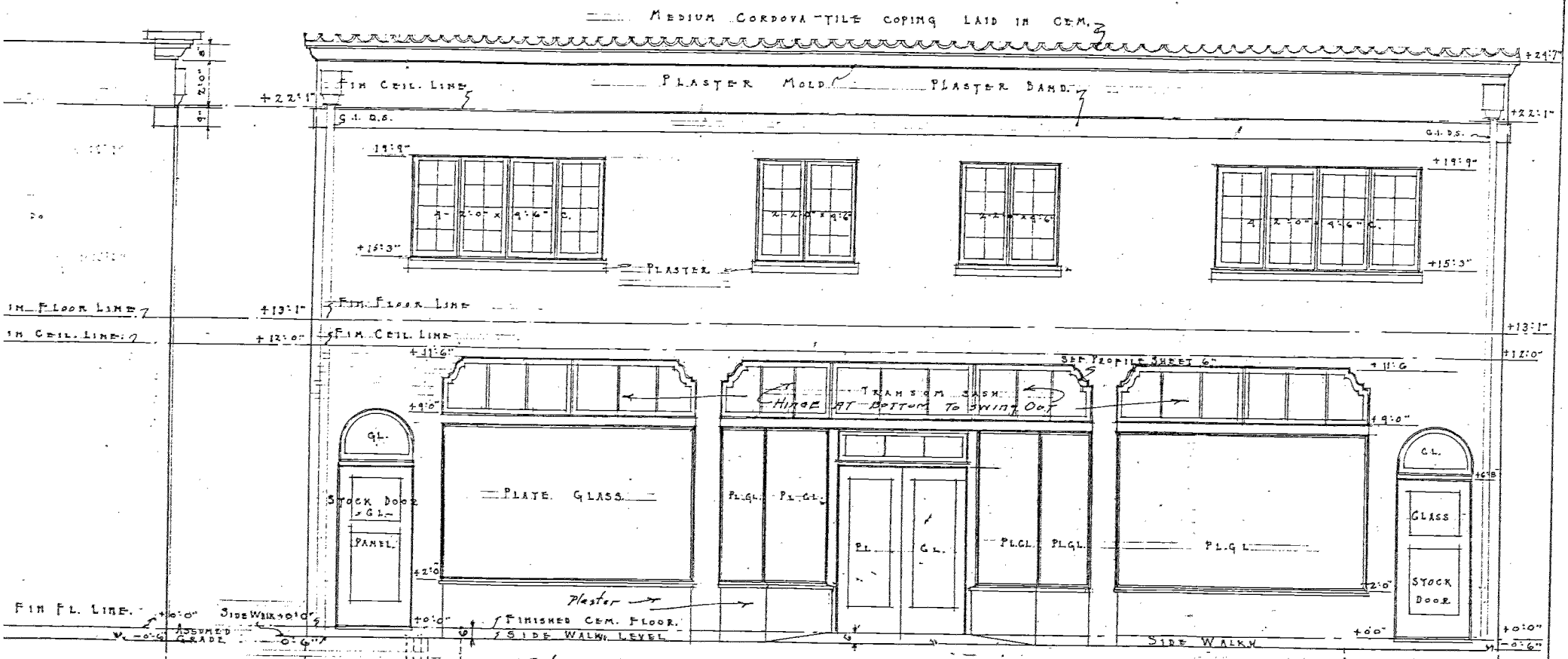
In addition to its importance as a Gill designed structure (one of two remaining in San Ysidro), the Commercial Company, located in what by 1927 was becoming the tightly grouped commercial core of San Ysidro, symbolizes the expanding economic needs of the community. Restoration of this structure to its 1927 form is highly recommended.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

147-149 SAN YSIDRO 666-03-13 LOT 110 COMMERCIAL SPANISH ECLECTIC

HISTORIC PHOTO- NOTE ALTERATIONS IN MODERN PHOTO



FRONT ELEVATION

SCALE ¼" = 1'-0"

OPR NO 210	STORE AND APARTMENT BLD'G. FOR MR R W SMITH SAN YSIDRO CALIF.	DFTSM EMS
OCT 31 1927	LOUIS J GILL ARCHITECT — SUITE 32 SEFTON BLDG. SAN DIEGO CALIF.	SHEET 3

Courtesy of Architectural Drawing Collection UCSB

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: LA NOLA HOTEL

2. Historic name: _____

3. Street/rural address: 148 San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-370-38 Lot A31

5. Present Owner: Guy Zug Address: 148 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: commercial Original Use: hotel

DESCRIPTION

7a. Architectural style: COMMERCIAL- SPANISH ECLECTIC w/ FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Large two story rectangularly shaped building, flat roof, originally used as a hotel; currently used as shops and apartments. Front facade has been entirely redone with a Spanish motif. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco front, narrow irregular length channel siding along sides; large stucco corner blocks with slight angular relief extend slightly beyond roof line; concrete block skirt along bottom 2 1/2' of front. ROOF: flat, can not see covering; no eaves; front facade roof line slants in toward roof top (shed-like appearance), tile covered. Side roofline flat with plain board along top. CHIMNEY: side, stucco. WINDOWS: 2nd story front- double hung on either side of balcony, 12 lights on top/ single pane below; inset with narrow board surround; iron grill work railing. 1st floor front- large horizontal plate glass with extremely wide stucco lintel. Side windows- irregularly spaced, all appear to have been replaced. DOOR main door set under front wall with flattened arch entry surrounded by extremely wide flattened arch stucco relief. 2nd story center balcony with grill work railing, massive stucco brace relief; opening into balcony is segmental arch with wide molded arched detail serving as surround (edges of arch flared).

8. Construction date:
   Estimated: 1922-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 100'
    depth: 200'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #23,24,31

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial _____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

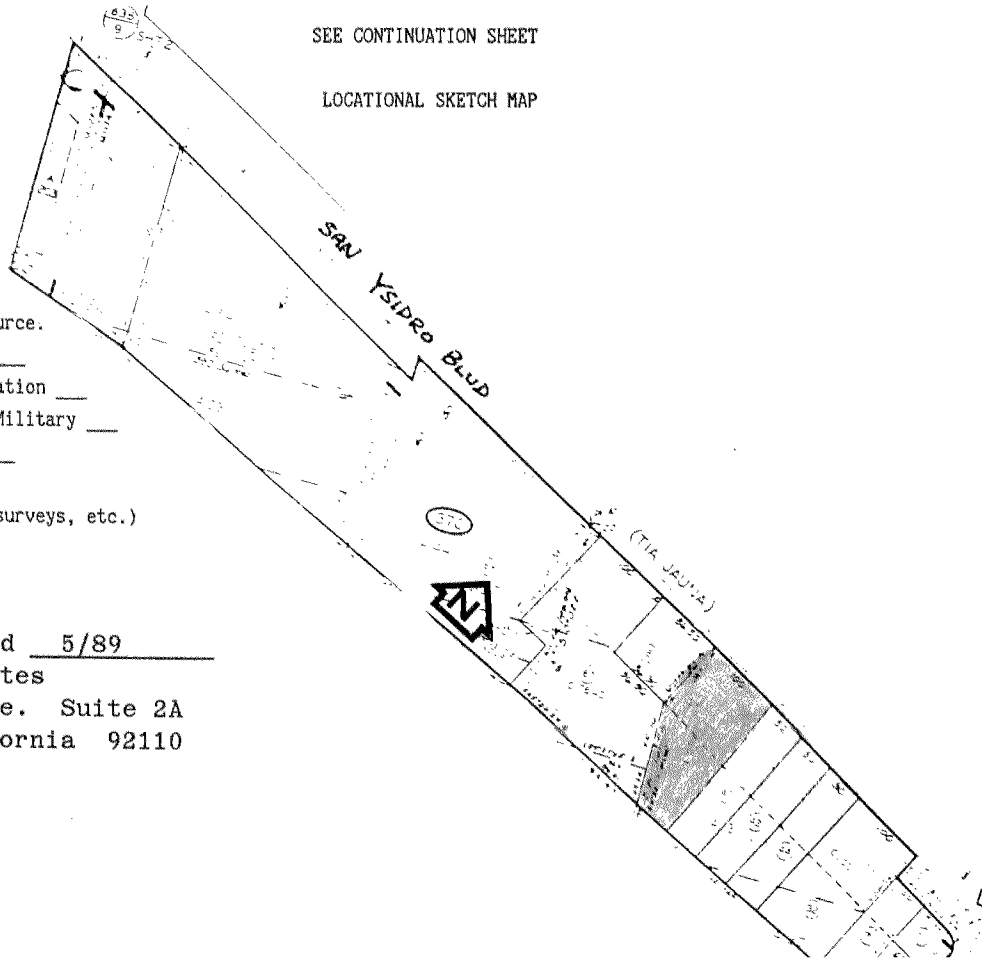
19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

This two story hotel is located within what historically was the small, tightly grouped commercial district of San Ysidro. This structure does appear on the 1928 Erickson aerial, but does not appear in the San Diego Directories until 1935 (when E.J. Herbert is listed as the manager). No records of the contractor or the architects were located.

As of 1928, the original one acre lot (A31), owned during the Little Landers period by Parker, had been divided into nine smaller lots (Buckley Map, 1928). Several of the lots remained empty as of that date (1928 aerial). When first constructed, the La Nola was adjacent to the Bijoi Theatre, a building that no longer exists and directly across the street from the extant Commercial Building constructed in 1927 (Dixon 1989, p.c.). It is highly likely that both these structures and others along San Ysidro Blvd correspond in time to the construction of Aqua Caliente in Tijauna and residents anticipating a further increase in visitor traffic in the area.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource.
Architecture __x__ Arts/Leisure ___
Economic/Industrial __x__ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

148 SAN YSDIRO BLVD LA NOLA HOTEL

19. SIGNIFICANCE CONT

A brief article from the San Diego Sun supports this idea:

> San Ysidro Port of Entry . . . . Poultry is a thriving industry here as in Chula Vista. Truck gardening is likewise profitable and is cultivated year round. Its permanent population is estimated at 12ØØ. Many new homes and business buildings have been constructed recently . . .
> (Sun 2-28-28)

As was typical of main street development in general, the La Nola abuts the sidewalk and the current 6Ø' alignment of San Ysidro Blvd. (Prior to commercial construction along this side of the boulevard, San Ysidro Blvd (4Ø'), San Diego Southern Railroad easement (5Ø') and the Little Landers Road (4Ø') encompassed 13Ø' from the north side of the street). Only the front facade of the building contains decorative, stylistic elements. Side walls on linear developed main streets "are almost always treated in an elementary, utilitarian manner" (Langstreth 1987:17). In the case of the La Nola, the sides and rear are simple, lapped siding. According to the current owner the front facade has not been altered (Zug 1989: p.c.). Like the El Toredor Motel, constructed almost two decades later, the La Nola was built in the Spanish Revival genre. Although two stories and blocky in appearance, Spanish Revival elements were used on the front. The selected elements are more elaborate than those used on the Spanish Eclectic commercial buildings in the area.

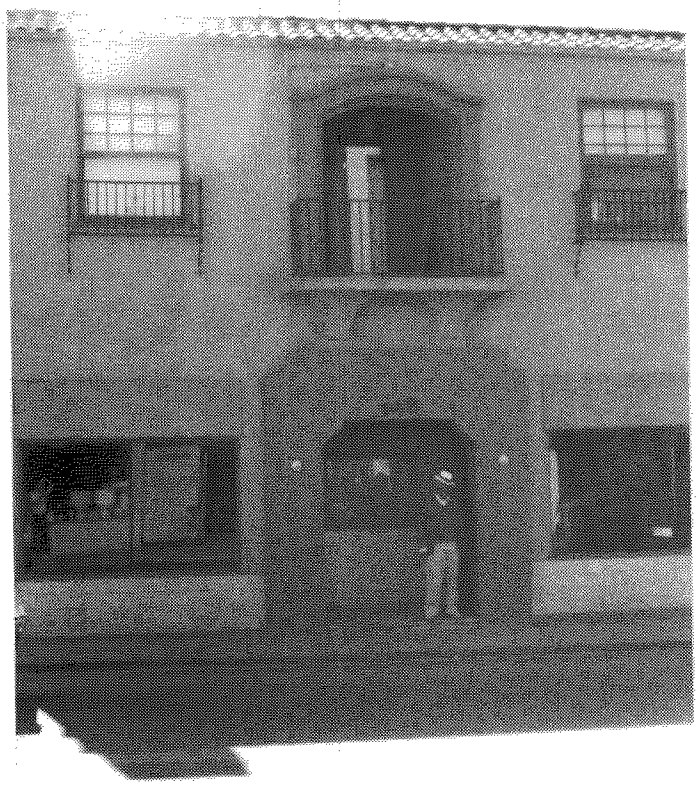
The significance of this building lies in its use as a hotel for at least the past 6Ø+ years; its style and location catering to increased traffic in the city of San Ysidro and the thriving gabbing industry in Tijuana, Mexico. (At least two "auto camps" or "motor courts" were constructed in the 192Øs to serve the same tourist population during the decades preceding World War II).

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

148 SAN YSIDRO 666-370-38 LOT A31 COMMERCIAL SPANISH ECLECTIC

CLOSE OF FRONT- BALCONY/WINDOW TREATMENT



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 150A San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-37-38 Lot A31

5. Present Owner: Guy Zug Address: 148 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shaped" house with medium pitched cross gables and shed extension roof covering inset partial porch. House is set to the rear of San Ysidro frontage buildings. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; plain corner boards. ROOF: composition sheeting; moderate overhang; boxed eaves, plain eaves fascia and gableboards (roof appears to be collapsing). CHIMNEY: none. WINDOWS: 2 pane double hung; plain board surround; sill extends slightly beyond window; covered by screens. DOOR: inset in "L"; can not see details. PORCH: extended shed roof over inset porch; solid lap siding railing system; 2 stick column supports with simple molded capital; one step to entry.

8. Construction date:
   Estimated: pre 1925
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 100'
    depth: 200'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #30

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

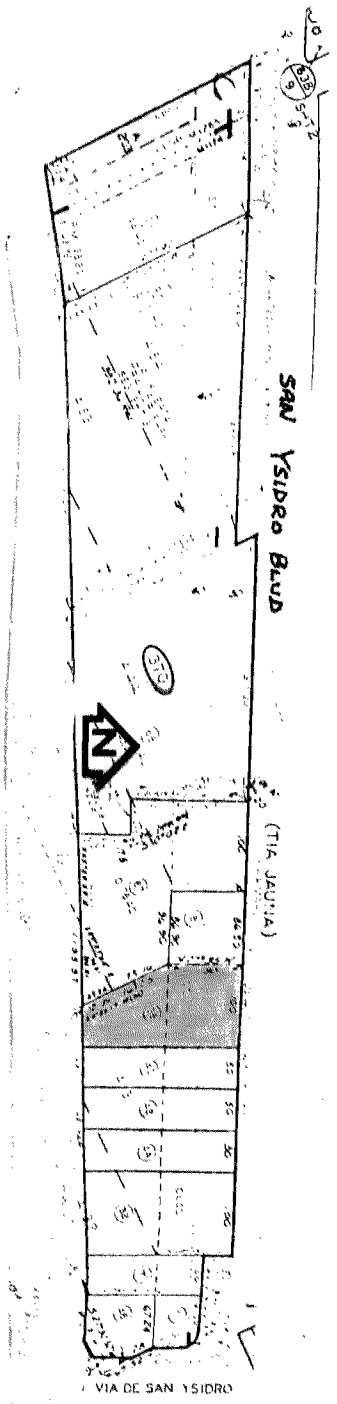
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 150-152 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-370-38 Lot A31

5. Present Owner: Guy Zug Address: 148 West San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

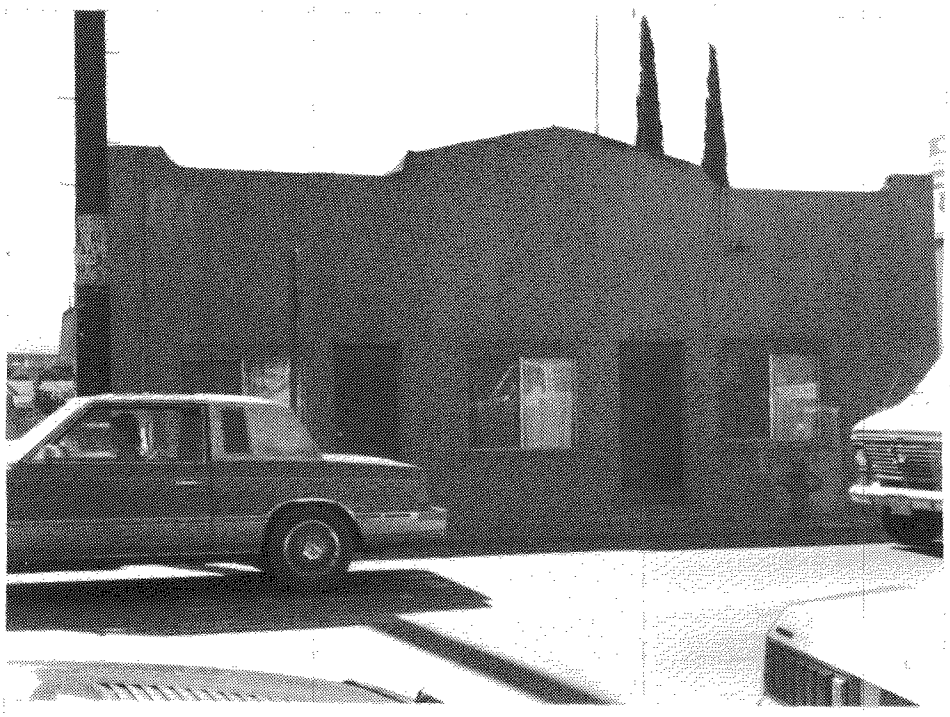
6. Present Use: apartments Original Use: _____

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Single story duplex with a flat roof; extremely stark appearance; asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: smooth stucco; 2 diamond shaped tiles below center of roof line; single circular drain over door to the left; walls slightly parapeted at corners and center; center roof line is slightly pitched. ROOF: flat, composition sheeting. CHIMNEY: none. WINDOWS: 3 sets of metal sliders along front; plain surrounding board trim. DOOR: 2 front facing, unglazed; no surrounding trim. PORCH: none; no entry overhang.



8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 100'
    depth: 200'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

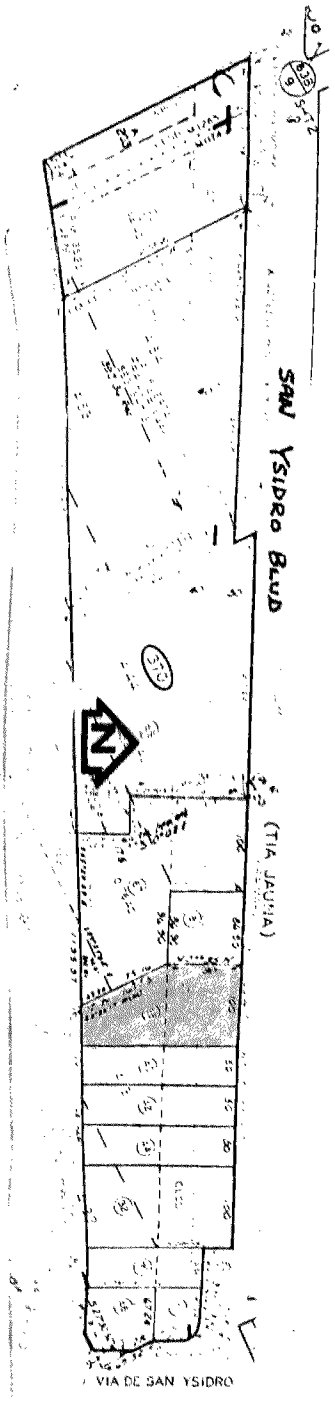
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)
see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 154 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-037-08 Lot A31

5. Present Owner: Messner Real Estate Address: 156 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: appears to be apartments Original Use: _____

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC BOX w/ FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Stark, one story apartment building with a flat roof and slight stepping element at roof corners. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: smooth stucco; no bands, coping, drains or other decorative elements. ROOF: flat with angular stepped corners; can not see covering; may have had tile coping at roof line. CHIMNEY: none. WINDOWS: front facing large sliding glass door at left, horizontal, inset fixed at right; no surrounding board trim. DOORS: 2 front facing; glazed with 2 small rectangular lights on top; 2 vertical lights below; inset slightly, no surrounding trim. PORCHES: none.

8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 90'
    depth: 100'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door alteration; possible alteration in wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

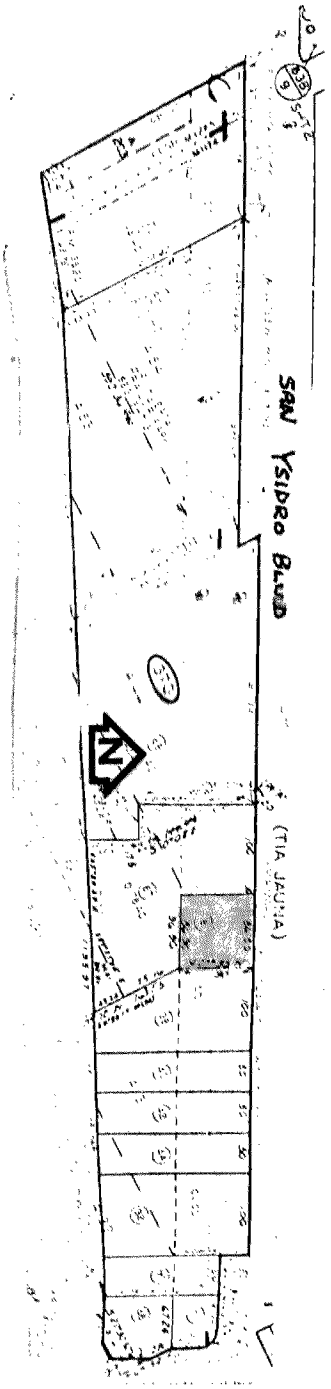
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 159 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-10 Lot 113

5. Present Owner: Refugio/Elsie Zuniga Address: 452 Blackshaw Lane
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow set back off San Ysidro Blvd with a medium pitch front facing gable and a dropped off-set medium pitch gable over 1/2 porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with shingle siding under main gable; triangularly framed vent under each front facing gable. ROOF: composition sheeting; moderate overhang; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: front facing appear to be double hung with surrounding fixed pane; covered with security screens- can not see details from street; plain surrounding board trim. DOOR: left, side entrance under 1/2 off-set porch. PORCH: 1/2 porch, front facing, open; thin tapered wood pillars with plain molded capital sitting on cement porch; 4 front facing cement steps with wrought iron railing system.

8. Construction date:
   Estimated: pre 1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #5, 6

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

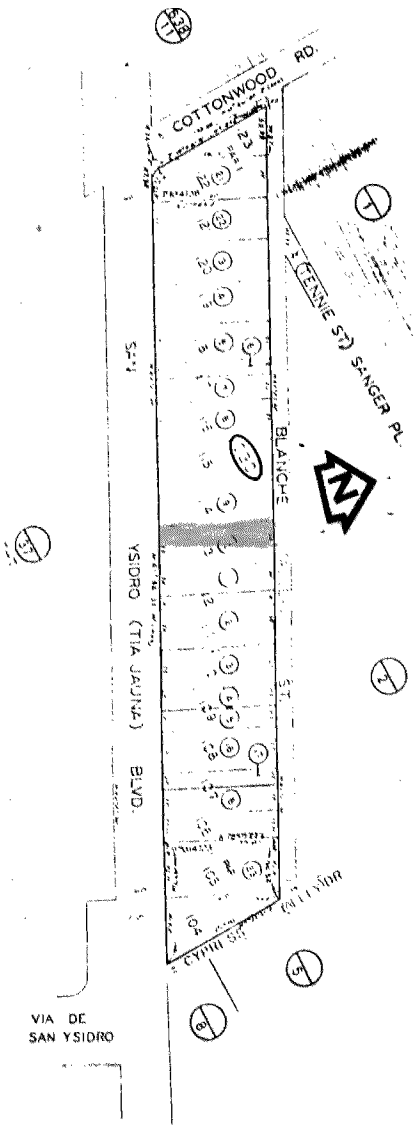
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 165 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-08 Lot 115

5. Present Owner: Ramzi Garmo et al Address: 1358 Craigmont
   City: El Cajon Zip: 92019 County: San Diego

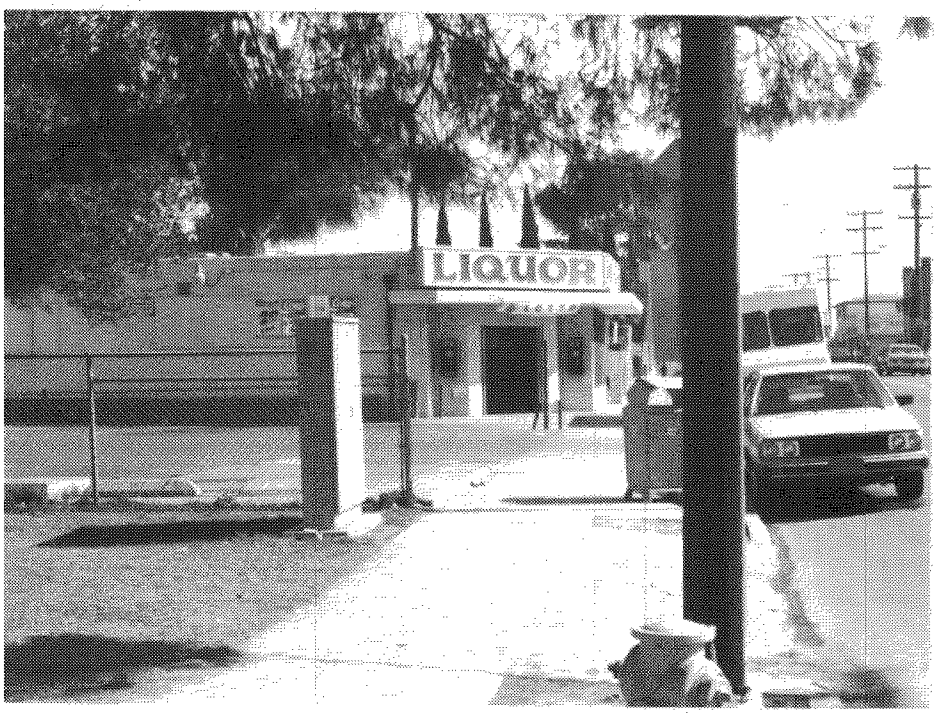
6. Present Use: commercial/liquor store Original Use: commercial

DESCRIPTION

7a. Architectural style: COMMERCIAL- SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story rectangularly shaped commercial building with a flat roof. Asymmetrical front facade with front off-set entry. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination stucco over brick with wide horizontal and vertical molded bands along side wall; wide stucco hood over entrance and street window. ROOF: can not see covering. CHIMNEY: none. DOOR: off-set entry; heavy glass with metal framing



8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 150'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #2, 3

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

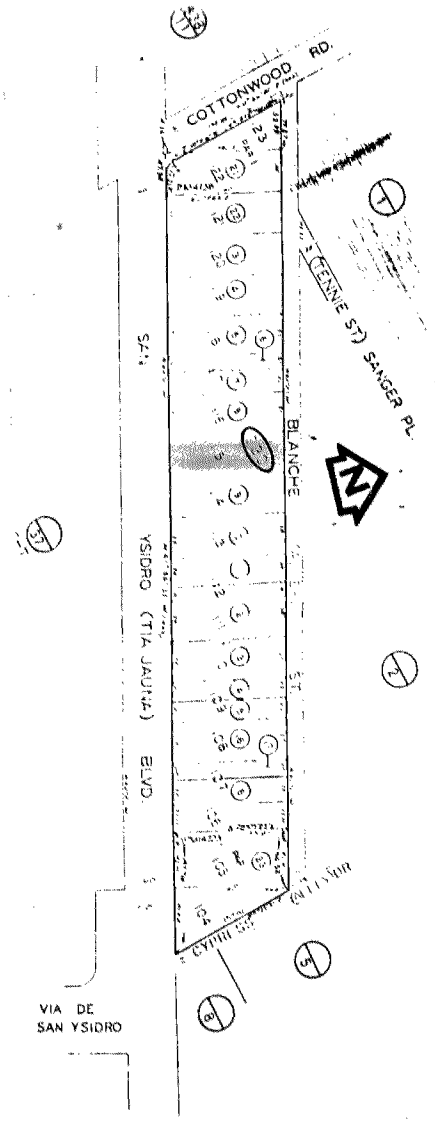
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial __x__ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 171 San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-03-08 Lot 116

5. Present Owner: Garmo Ramzi et al Address: 1358 Craigmont
   City: El Cajon Zip: 92019 County: San Diego

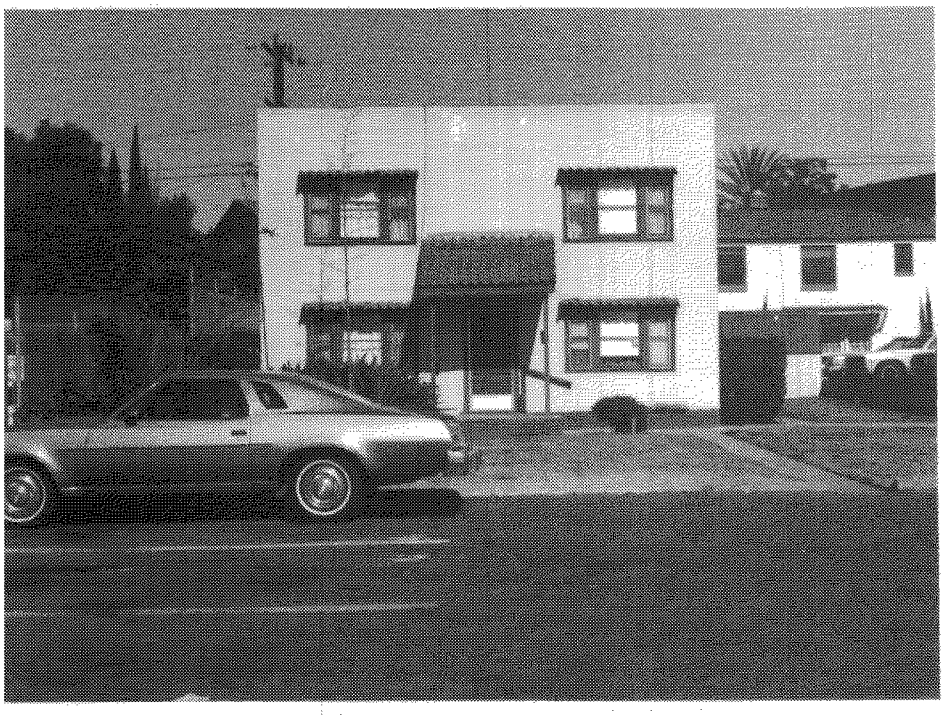
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: COMBINATION: SPANISH ECLECTIC (FRONT) w/ FOLK VERNACULAR (REAR)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Simple two story apartment building with flat roof; symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco in the front; lap siding in the rear. ROOF: flat, composition sheeting; no coping, parapets or roofline detail. CHIMNEY: none. WINDOWS: front facing, 2nd story 2 evenly spaced sets of single pane double hang with narrow vertical double hung sidelights; plain board surrounding; simple tile hoods over each set. 1st floor- same windows- aligned directly below 2nd floor windows; same hoods. DOOR: centered, front facing, partially glazed with screen covering. PORCH: entry only, open with dropped, wood and tile covered shed roof; 2 stick supports; no railing system; one step to front entry; rear has 2 sets of steps to 2nd floor entry/ wood railing with plywood and metal awning over entry.



8. Construction date:
   Estimated: 1922-23

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 150'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #3

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: front/back facades totally different

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

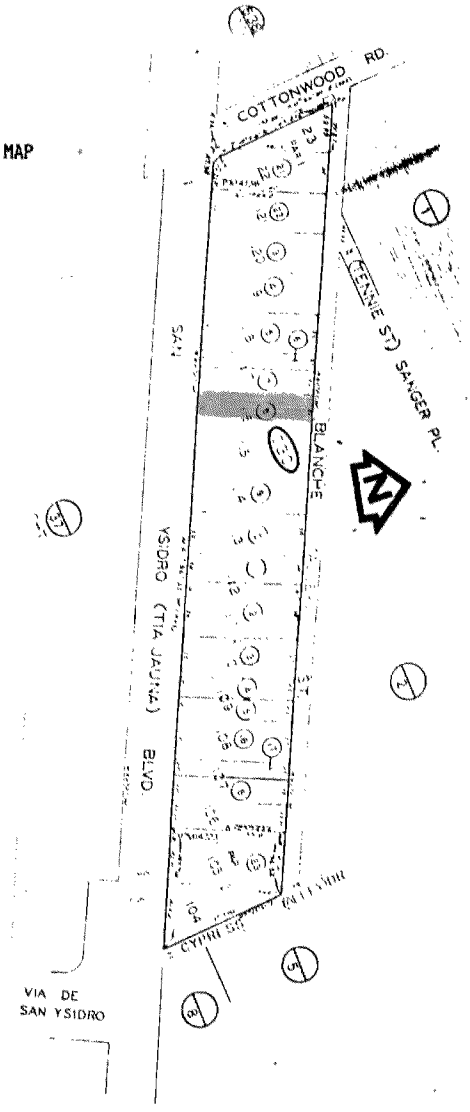
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

171 SAN YSIDRO 666-03-08 LOT 116 SPANISH ECLECTIC/FOLK VERNACULAR

REAR VIEW- VERNACULAR ELEMENTS

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: EL TOREADOR MOTEL

2. Historic name: EL TOREADOR MOTEL

3. Street/rural address: 631 East San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-200-30

5. Present Owner: Mondana Corp. Address: 658 San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: El Toreador Motel Original Use: El Toredor Motel

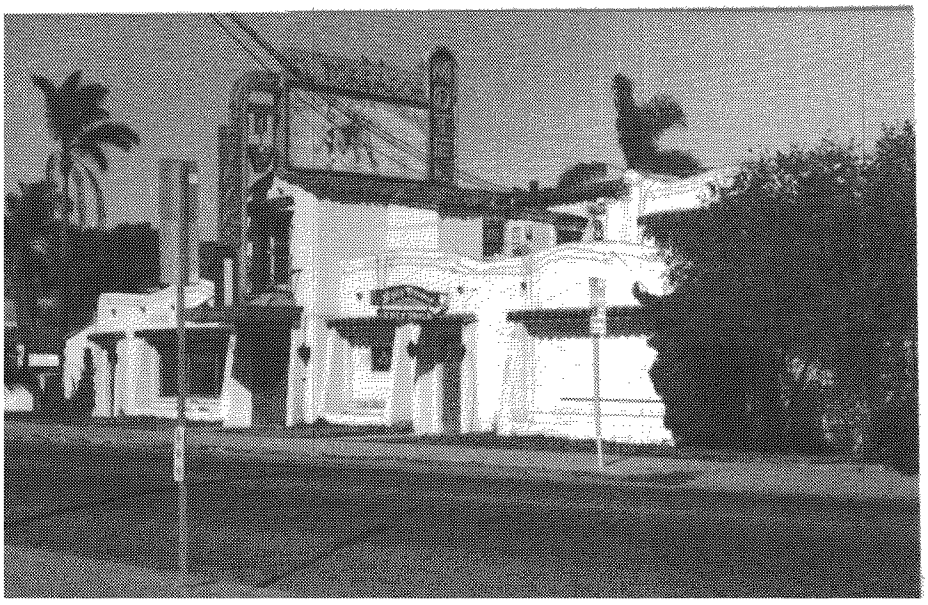
DESCRIPTION

7a. Architectural style: MOTEL- SPANISH ECLECTIC

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Combination single story motorcourt with multi-stored main building. Single story units are long rectangular buildings with low pitch side facing gables, stucco facades and tiled roofs; "main" building has multiple roof lines including a 2 story low pitch front facing gable, 1 and 2 story flat roof with curving parapet and tiled shed roof extensions; tile extends well over wall edge. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition sheeting and tile covering over shed extensions. CHIMNEY: none. WINDOWS: front windows are deep set with stucco molded trim and protruding stucco side walls and tiled hoods; side has multi-light casement windows covered with tiled hoods. DOORS: unglazed, covered by tiled shed roofs. PORCH: exterior stairs with stucco railing system.

Front of building has large neon signs and new lighting along roof line.



8. Construction date
   Estimated: 1948
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: _____
    depth: _____
    or approx. acreage: 1.66
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #33-35

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: numerous lighting features in front (including neon signs)

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: complex contained the "first" swimming pool in San Ysidro; many of the residents would come down to the motel complex to see the "matador and bull" painted on the bottom of the pool (personal communications, 1989)

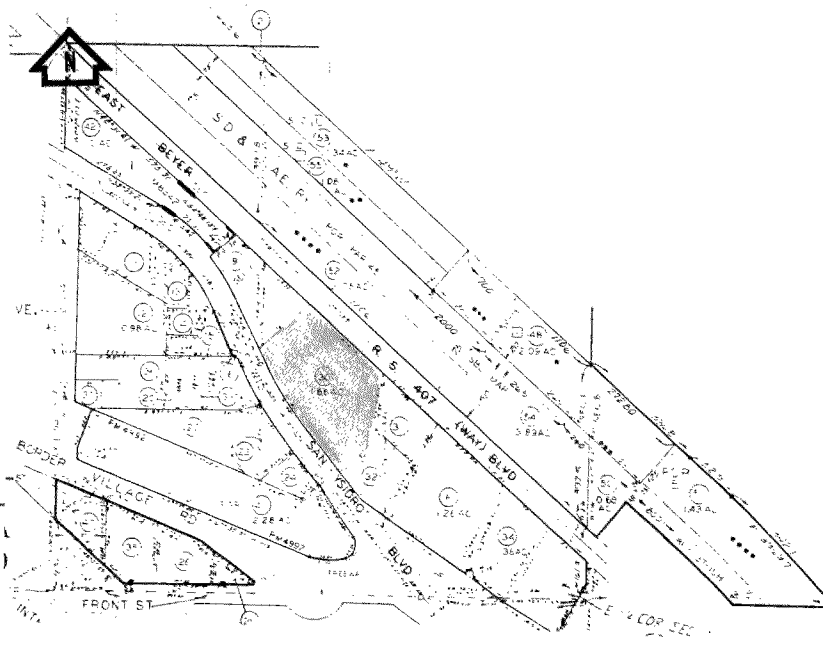
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The site of this Spanish Eclectic, 3Ø-unit motel complex was originally part of a large tract of land owned in the late 188Øs by the Tavan family, early settlers of Tia Juana and merchants on both sides of the border. In 192Ø, the parcel was sold to a W. Christoferson (Deed Book 1719:4Ø8). However, as of 1929, the lot remained empty (San Diego County 1929 aerial). On January 28, 1948, the 1.66 acre lot was purchased by Mr. Tony M. Silva from O.K. Campbell (Deed Book 2646:52). The motel was constructed the same year. Shortly after completion, fire destroyed the main building (Hettich, p.c. 1989). It was subsequently rebuilt. On June 6, 1949, Mr. Silva (DBA El Toredor) purchased a liquor vendor license from Milton and Ruth Hall for $125.ØØ (Deed Book 3219:244). Advertised in various issues of Hotels and Motels of San Diego brochures of the 196Øs and 197Øs, El Toreador offered daily, weekly and month rates for its rooms, suites and kitchenette units, TV, radio, a heated pool and a restaurant/bar for its patrons.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure __x__
Economic/Industrial __x__ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __5/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

631 EAST SAN YSIDRO BLVD "EL TOREADOR" MOTEL COMPLEX

19. SIGNIFICANCE CONT.

This motel does not meet the 50 year criteria for potential National Register nomination. Further, as discussed below, it is not unique as a resort architectural style nor is it reflective of either the original Little Landers community intent nor the post World War I Hispanic growth in the area. Rather, it was built to cater to the tourist market. From the early 1950s, the border crossing has become the busiest between the U.S. and another country.

As early as the late 1800s, corresponding with California's mythical creation of its quaint, romantic Hispanic roots, tourists made visits to the Mexican side of the border. Tijuana at this time and until 1933 with the naturalization of all foreign owned properties in Mexico, was dominated by American capitalists. Tourism increased with the 1916 opening of the race track and was further stimulated by the 1928 opening of Aqua Caliente. Being located adjacent to the International Border, San Ysidro in the twenties and thirties had a few "auto camps" and "motor courts" and two small hotels that catered to the day visitor and thriving gambling industry in Tijuana, Mexico (San Diego Directories). Hollywood stars, for the most part unaffected by the Depression, comprised a good deal of the visiting public. Once casino gambling was outlawed and alcohol again legalized in the U.S., dog and horse racing, bull fights and shopping continued to attract tourists across the border.

From an economic point of view, Spanish stucco and frame as a style, became increasingly popular in Southern California after World War I. Because of the rising cost of lumber, it was simply cheaper to build. In Southern California thousands of small single family homes and commercial buildings were built in this style.

However, it was not purely economic reasons that perpetuated the popularity of this style for buildings associated with leisure activities. Architecturally, Spanish architecture was (and still is) a favored style for resorts because it creates a visual metaphor of an "easy going, relaxed, fun-loving style of a semi-tropical people" (Gowans 1987:108). Exteriors were intentionally designed to reflect a "holiday or foreign atmosphere". From the early 1800s, when Americans began trading and moving into Mexican occupied territory, "Mexican" was used derogatorily to connote laziness, corruption and frivolity. This is expressed time and again in early correspondences. However, for the past 100 years, even during the Spanish Civil War for purposes of promoting real estate, in Florida, California, New Mexico and Hawaii, Spanish Eclectic building styles became associated with the exotic, with "fun, sun and leisure".

In California, the missions had been forgotten until the last decade of the 19th century, "when they were discovered as a native source for the Colonial Revival which swept the nation following the Philadelphia Centennial exposition" (Kirker 1986:7). As early as the 1890s, Spanish Revival (Mission) became part of a romantically and falsely viewed past of a pastoral existence that was expressed in the arts and literature of the period. "The western romanticists had far greater freedom in their dedicating task of fabricating the legend of Southern California than was enjoyed by either the northeast or southern myth makers: (Kirker 1986:7).

The Spanish style received further impetus when the Santa Fe and Southern Pacific Railroads adopted this architectural genre for stations and railroad-owned resort hotels (MacAlester 1984:410). The achieved effect created a contrast of the mythical, dreamy, romantic Latin and the hard working, stern Anglo (Gowans 1987:108). Spanish Eclectic became a perfect style to promote leisure activities.

HISTORIC RESOURCES INVENTORY

631 EAST SAN YSIDRO "EL TOREADOR MOTEL"

19. SIGNIFICANCE CONT.

The disparity between the realities of provincial architecture and the myth of a splendid Adalusian manorial building tradition has become more obvious in the past few decades as historical research and archaeological investigations as well as social sciences focus on separating fact from historical fantasy. However, by the 1920s, the Spanish Revivalists set about creating a past even more legendary than the one manufactured by the earlier Mission Revivalists (Kirker 1986:126).

Decorative elements were freely taken from Moorish, Byzantine, Gothic and Renaissance Spanish inspirations as well as a board area labelled "Mediterranean" which even included North African styles. The resulting style was meant to symbolize California's heritage. Following World War I, fear and insecurity swept the nation. "Tradition" again was in vogue. In California, this was reflected in the popularity of the style for homes, as well as businesses, places of worship and recreation areas.

By the 1920s, Hollywood's association with fantasy and luxury and the adoption of the style for movie sets and private homes reinforced the romantic ideal. Through the 1920s and into the 1930s, Spanish Revival was the ideal style for resorts and to a degree movie theatres.

The construction of El Toreador Motel, in 1948 (well passed the "hey-day" of Spanish Revival) and the re-revial of Mediterranean styles in the 1980s exemplify the lingering power of romanticism. However, typically built and run by persons whose social and cultural upbringing was antithetical to everything Spanish, perhaps it even exemplifies subtle stereotypical overtones . . . the Spanish Revival architecture used for resorts reflecting what Americans perceive Hispanic culture to be rather than understanding its heritage.

Older members of the San Ysidro community were interviewed to determine whether or not the El Toreador was considered by them as "historic". Its only significance is perhaps at the local level. Located on the main boulevard, El Toreador became a well-known landmark for post World War II residents in San Ysidro. At the time of construction it was the largest and most visible motel in the area. It was the first place in the community to have a swimming pool; the tiled toreador on the pool bottom became a local curiosity (the pool has recently been filled in); it was the first motel in San Ysidro to use neon signage extensively; and according to local lore, Hollywood movie stars, including Jay Silverheel and Buster Keaton frequently stayed here. None of these reasons, nor the mere opinion that as a style it is visually appealing are considered strong arguments for preservation and inclusion on San Diego's Historic Sites Board list of locally significant properties. Within the study area, there are at least two simple, flat topped, Spanish Eclectic auto courts built in the 1920s and early 1930s and two hotels which predate the El Toreador. El Toreador, however, is the only motel in San Ysidro dating from post World War II built with the decorative details described in the previous section of this form.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

631 EAST SAN YSDIRO EL TOREDOR MOTEL SPANISH ECLECTIC

SIDE VIEW OF FRONT BUILDING

UNITS IN REAR

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: INTERNATIONAL BUILDING

2. Historic name: _____

3. Street/rural address: 751-755 East San Ysidro Blvd
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 667-020-24

5. Present Owner: James/Melinda Lim et al Address: P.O. Box 41-h
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: commercial Original Use: commercial

DESCRIPTION

7a. Architectural style: ART DECO (ZIGZAG MODERNISTIC)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two story commercial building with Art Deco stylistic elements. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: smooth stucco wall surface with simple horizontal projections emphasizing the vertical along roofline and front facade. ROOF: flat roof with central parapet type projections. CHIMNEY: none. WINDOWS: large plate glass windows inset along 2nd floor; 1st floor converted into 2 stores (signs obscure detail), plate glass windows. DOORS: 2 doors, front facing, not evenly spaced.

8. Construction date:
   Estimated: late 1920-30s

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: _____
    depth: _____
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 5 Frame #27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __window/door treatment_____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial _____ Commercial __x__ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

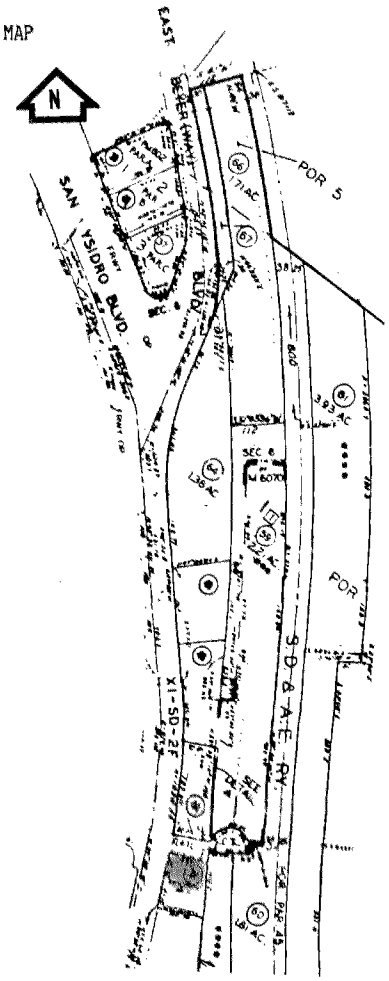
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

Art Deco became common in public and commercial buildings in the late 192Øs and ~3Øs; many of the movie houses and theatres built during this time period used Art Deco styles to make the buildings stand out: ". . . at the end of the 192Øs, both the baroque and the exotic gave way to the simplified lines and colors of Art Deco" (Naylor 1955:25). Many structures in the 1925 Paris Exposition were Art Deco. By the 1933 Chicago Exposition the form had evolved into an American form. In Southern California, particularly in Los Angeles, the style was strongly influenced by the Mission style and Hollywood's attraction to the new and different. By the late 3Øs the style changed from vertical and zig-zag to more streamline effects.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure __x__
Economic/Industrial ___ Exploration ___
Settlement ___ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

755 SAN YSIDRO BLVD "THE INTERNATIONAL BUILDING"

19. SIGNIFICANCE CONT.

The original use of the building is unknown, although a single informant stated that prior to World War II a theatre was located there. In an effort to trace its possible use as a theatre, newspapers, directories and film libraries were checked (including the San Diego Theatre Owners Association, Academy of Motion Pictures Library, the Goldberg Film Transport, and the Breakwater Film Distributors); no records were found to indicate that films were sent to this location.

The lack of definitive information regarding the original use of this building is compounded by the possible confusion in the City Directories for San Ysidro. The 1930 Directory lists "International Commercial Co- J.N. Llanos manager" and an "International Garage". By 1934 neither is listed. 1920/1925 photographs for the border area however show a wood frame building with "International" written across the side wall. The 1932 Sensor photos of the custom house under construction show a wood frame as the "International". (Based on Directory research the use of the word "International" in part of a company name is not unique to this particular building).

The historic significance of this structure lies in the architectural style. It is the only "art deco" building in San Ysidro, and one of the few remaining in the entire City.

SANGER

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 93 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-02-12 Lot 99

5. Present Owner: Thomasa/Rosendo Velasquel Address: 93 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

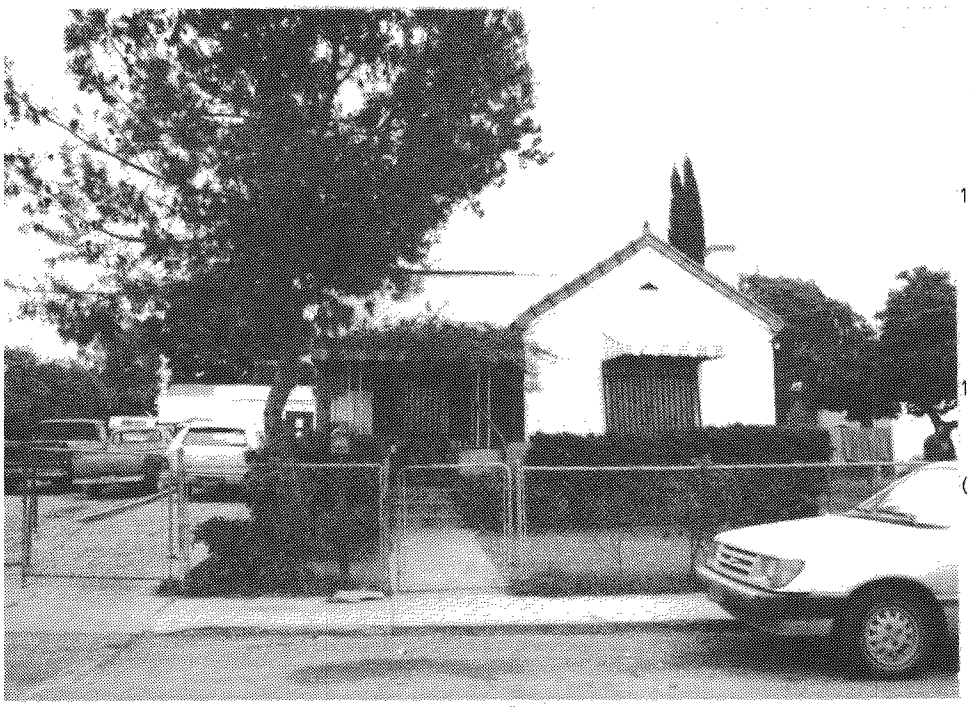
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC WITH MULTIPLE ROOF PLANE

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story, "L-shaped" bungalow with combination flat roof and medium pitch front facing gable. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: tile roofing; decorative scroll-like coping along gable; set of 3 decorative drains under gable. CHIMNEY: side stucco with brick cap. WINDOWS: main focal window is curved (semi-elliptical), covered with metal awning and security bars; windows under porch are double hung; side windows are a combination double hung and metal sliders; wood sill extends slightly beyond window inset. DOOR: offset, partially glazed with small arched window in center, faced with spindle work, bottom portion of door is wood panels. PORCH: inset into "L", covered with metal awning, wrought iron supports; low stucco wall along porch perimeter; 3 front facing cement steps to entry.



8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 105'
    depth: 90'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #25

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window replacements; porch treatment; addition security bars/screens

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

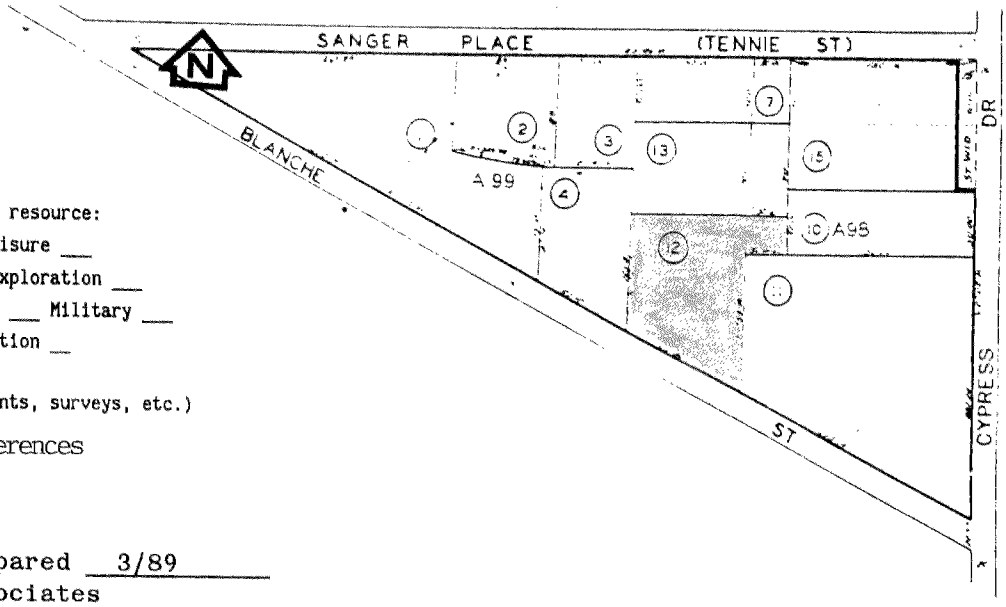
18. Related features: detached single car garage; chain-link fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 97 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-02-13 Lot 99

5. Present Owner: Maria Jurado Address: 97 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC WITH MULTIPLE ROOF PLANES

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow; roof lines include low pitch front gable, hip and flat. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco siding with slanted side walls. ROOF: red tile with the rear of the building currently undergoing alterations. CHIMNEY: placed at side, stucco with brick cap on the side. WINDOWS: main focal window deep set with arched stucco relief design element; security bars over other windows. DOOR: can not see entry door; arched entry with wrought iron security screen; two long narrow inset windows are on either side of entry, each with 5 lights. PORCH: none.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 75'
    depth: 130'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #24

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: possible rear additions-front does not appear original; windows altered

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

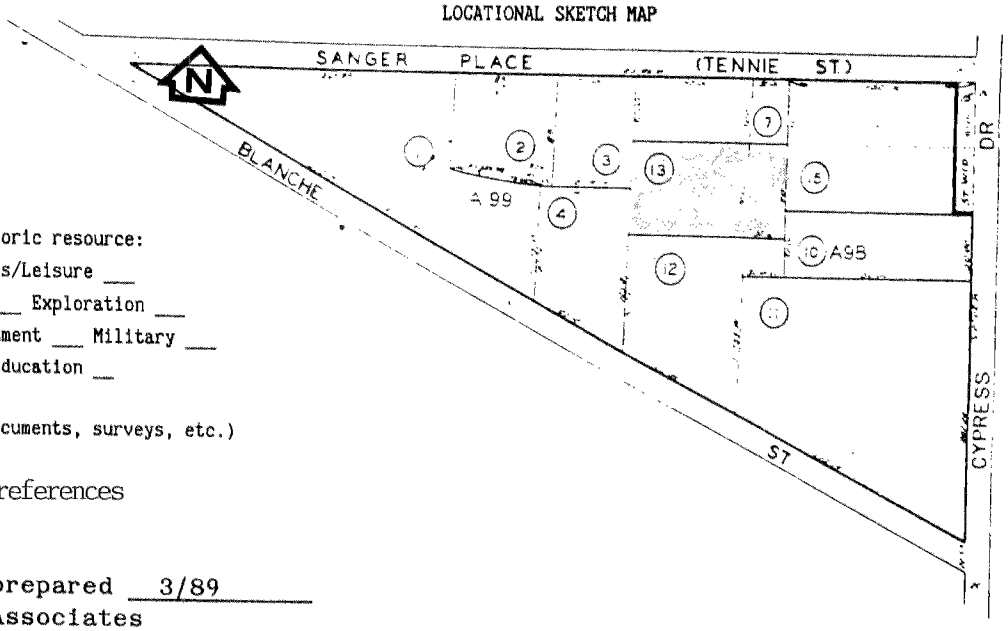
18. Related features: detached garage converted into apartment; chain-link fence around perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 98 Sanger (backs onto Blanch)
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-02-01 A99

5. Present Owner: Michael Fleming Address: 98 Sanger
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story shack with combination of uneven, medium pitch parallel gables with cross-gable at one side. Hodge-podge shape implies multiple additions. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination flush siding, shingles, stucco, board-batten and channel with scalloped ends; small triangular vent, unboxed under gable. ROOF: composition shingle; exposed eaves; undecorated gableboard. CHIMNEY: stucco with narrow brick cap. WINDOWS: metal sliders; some have plain board trim, others have no surrounding trim. DOORS: 3 doors along the front, irregularly placed; one has hooded bracket over entry; other two are under principal roof; two are plywood, one is partially glazed with square panel on top/ 2 wood panels on bottom. PORCH: none.

8. Construction date:
   Estimated: 1930-1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 265'
    depth: 365'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 8 Frame #3,4

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: multiple additions to structure difficult to determine original configuration

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

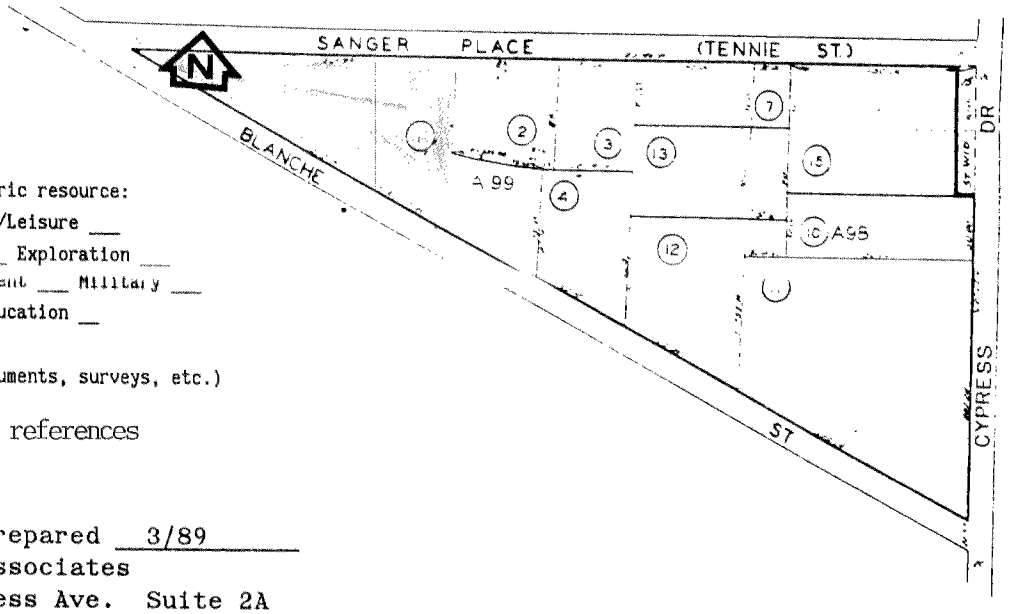
18. Related features: partial picket fence around perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

98 SANGER 666-02-01 Lot 68 FOLK VERNACULAR

BACK VIEW (NOTE DIFFERENT ROOF LINES)

SEAWARD

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 108 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-13-1 Lot 1

5. Present Owner: Antonia/Ned Elmore Address: 934 Nolan Way
   City: Chula Vista Zip: 92011 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with medium pitch side gable and shed extension in back ("hall and parlor"). Added carport to left side results in an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; plain wood corner boards; louvered vent under gable. ROOF: composition sheeting; exposed eaves; undecorated gableboard with small square wood decoration at gable apex (keystone). CHIMNEY : none. WINDOWS: two square fixed windows on either side of door; plain board surrounding trim; double hung side windows with attached screening. DOOR: center door; unglazed with 3 wood inset panels; plain board trim. PORCH: no porch; 1 front facing cement step to entry; no roof overhang.

8. Construction date:
   Estimated: 1910-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #20

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: additions- metal carport to the side; additional side entrance to house

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

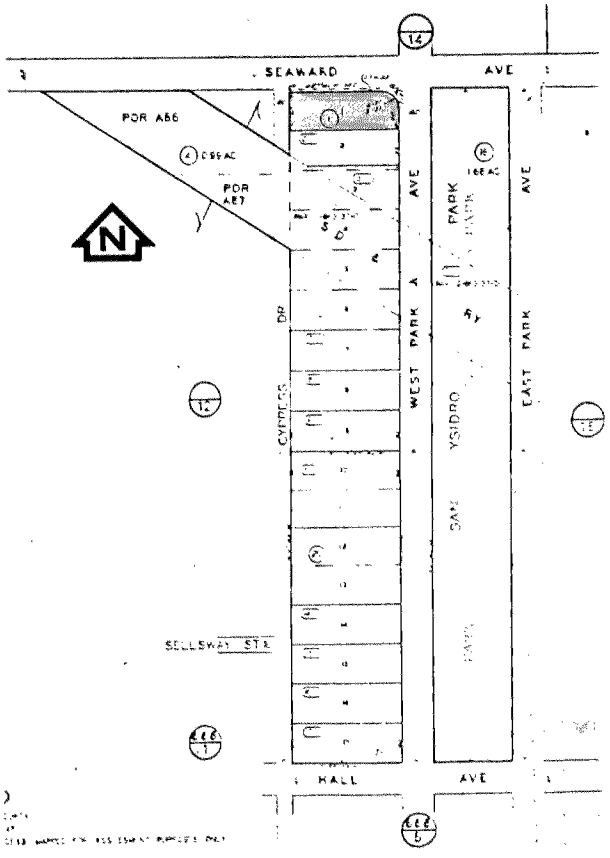
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 117 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-14-20 Lot A3

5. Present Owner: Lamya Hourani Address: P.O. Box 375
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/VICTORIAN ELEMENTS (bays, classic columns, Queen Anne window design)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with medium pitch cross gables; numerous additions to both the side and rear of the structure; dropped medium pitch gable roof over door entry. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding. ROOF: composition sheet; exposed rafters; plain undecorated gableboard; at the apex of both front facing gables, a jig-saw design element has been added for accent (keystone). CHIMNEY: cement/cobblestone extending from the current center of the house. WINDOWS: each side of the house has different sash bar arrangements reflecting constant change/alterations to the structure; elements include double hung with transom, double hung with no transom, diamond pane, clear and colored glass; all windows have undecorated plain board trim. The three main front windows (left of the door) are fixed with 4 lights on one side, single pane on other side (Queen Anne element put in sideways); to the right of the door is a set of casement windows with an irregular sash bar division and a set of ribbon windows. DOOR: front center, partially glazed with 4 decorative panels on top/ 4 rectangular wood panels on the bottom. PORCH : front entry porch; open boxed under gable; 2 slender wood doric-like columns serve as porch support; two front facing cement steps to entry.

8. Construction date:
   Estimated: 1910
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 114'
    depth: 211'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2, Frames #14,15

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __window additions/treatment; additional roof lines/rooms; along rear of building are a number of additions and sheds.__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: __lots of older vegetation on lot_____

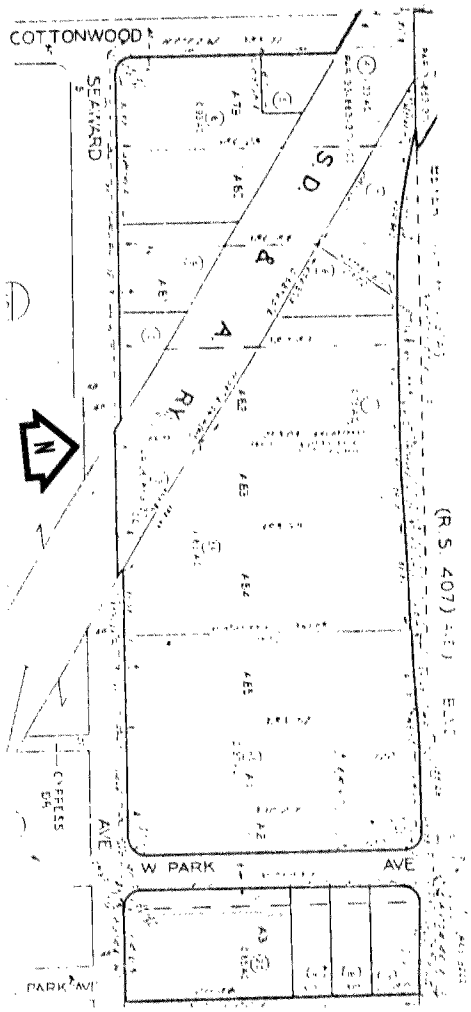
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original lot, designated as acre lot A3 (see attached Little Landers Map) was purchased by C.J. Young in 1910. Young had originally lived in San Francisco, importing Irish linen. However the 1906 earthquake killed his wife and destroyed his business. Young was typical of many of the Little Lander colonists, elderly and with limited available cash. After the death of his wife, at the age of 70, Mr. Young moved to San Ysdiro with a total of $350 in cash. After five years, by doing carpentry work in the area, he was out of debt; his land and personal property assessed at $2,500.00 (Lee 1975:42). Young became Director of the Irrigation District and for a time managed the Colony's market in San Diego.

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

117 SEAWARD "YOUNG'S HOUSE"

19. SIGNIFICANCE CONT.

C.J. Young was one of the original incorporators of the Little Landers Colony; at the colony he married Dr. Blackshaw's daughter. In 1912 the statue of General Grant stood on Young's porch until a pedestal could be built for it:

> ". . . . George P. Hall, our Horticulturist asked for General Grant and two lady statues to be set up in our Park. They were brought out, the two ladies were set up in the Park near where the Irrigation District office now is, and General Grant was laid on the front porch of Youngs home at the head of Park on Seaward Ave. until a pedestal was a built to set it on Later when a pedestal was ready a ceremony was held to dedicate Grants statue which was set up with his arm pointing to Mexico and stood there until 1918 when during the War came a great scarcity of copper came about, so the residents got together and tore down General Grant and sold the copper for the war effort. The two ladies known as Mrs. Eddy and Lydia Pinkham were taken down later."
> (L. Judd September 30, 1955).

The potential historic importance of this structure lies in its early construction date (associated with the original Little Landers settlement) and its association with C.J. Young, one of the incorporators of the Colony and head of the Irrigation District.

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

117 SEAWARD 638-14-20 Lot A3 FOLK VERNACULAR

SIDE VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 123 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-161-38 Lot A5

5. Present Owner: San Ysidro Investment Address: P.O. BOX 3408
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two story bungalow with medium pitch side facing gable,a front facing, full width, medium pitch gabled dormier, and a full extension porch. Porch entry is off-set, giving the structure an asymmetrical front facade. Principal roof extends over porch to give a side "salt-box" appearance. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding. DORMIER: boxed lattice vent under dormier gable; windows are 2 sets of 2 double hung, rectangularly shaped panes; plain board trim with lentils slightly flared. ROOF: composition sheeting and shingles; large decorative knee braces at 3 points under gables; exposed rafters; undecorated plain gableboard. CHIMNEY: 2 brick chimneys on either side of house. WINDOWS: metal sliders and 1 single pane, double hung window to the left of the door; tall thin double hung window with flared lentils to the right of the door; rectangular side windows; two small high windows on either side of chimney. DOOR: off center, partially glazed with oval glass panel inset. PORCH: full porch contained under principal roof; solid lap-sided porch balustrade to approximately 3' above ground level; 2 massive, tapered wood supports set on wood piers; 3 front facing wood steps to entry; wrought iron railing system along stairs.

8. Construction date:
   Estimated: circa 1912
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 114'
    depth: 391'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo, Roll 2 Frames #16,17

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: additions to the back; attached converted garage

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: older vegetation (palms)

SIGNIFICANCE

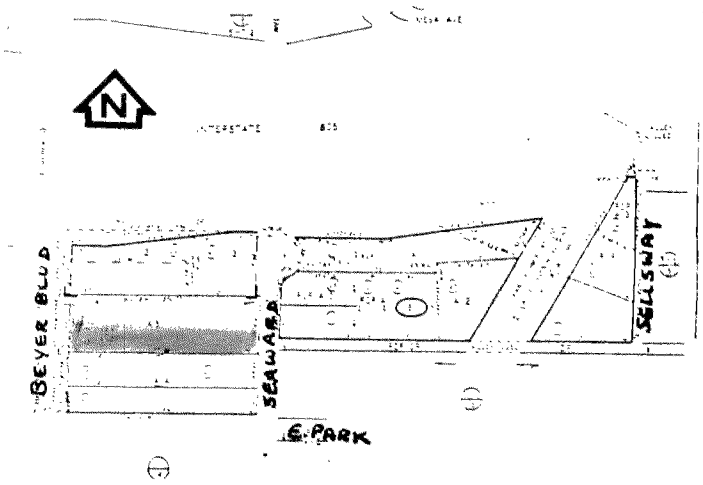
19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original lot designated as acre Lot A5 (see attached Little Landers Map) was purchased by Mrs. Rundell in 1911. She was one of two sisters who moved into the Little Landers colony (Little Landers Record Books). Construction of the house was started in 1911 and completed in 1912 (builder unknown). Mrs. Rundell left San Ysidro and returned to Indiana when her son committed suicide. A Roy Haigler owned the house in 1955.

A review of the City Directories fail to list specific addresses or occupations, thus severely hampering any type of biographical reconstruction for the Rundells.

The historic importance of this structure lies in its early construction date (associated with the original Little Landers settlement) and its architectural style (it is the only remaining 2 story Craftsman in the study area).

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared 5/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

123 SEAWARD 638-161-38 Lot A5 CRAFTSMAN

HISTORIC PHOTO
NOTE ROOF LINE IN BACKGROUND

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 124 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-161-28 Lot A10

5. Present Owner: Gloria/Jesus Lopel Address: 1505 Banner Ave
   City: Chula Vista Zip: 92011 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with hip roof and extended flat roof over partial porch. Front window placement gives the house an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: dropped siding; narrow corner boards. ROOF: composition shingle with red tile along hips, undecorated plain board fascia around entire perimeter. CHIMNEY: none. WINDOWS: right of door- double hung with 2 horizontal lights on each pane; left of door (at far corner of front wall)- 4 horizontally set panes with 1 batten shutter. DOOR: covered with black iron screen (can not see actual door). PORCH: partial porch; roof supports includes 2 1 by 1 and two-2 by 2 boards; low open board railing system around porch; 2 front facing, cement steps to entry.

8. Construction date:
   Estimated: post 1929
9. Architect: _____

1Ø. Builder: _____

11. Approx. property size (in feet):
    Frontage: 5Ø'
    depth: 15Ø'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #18

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: attached garage; window alterations; new siding

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

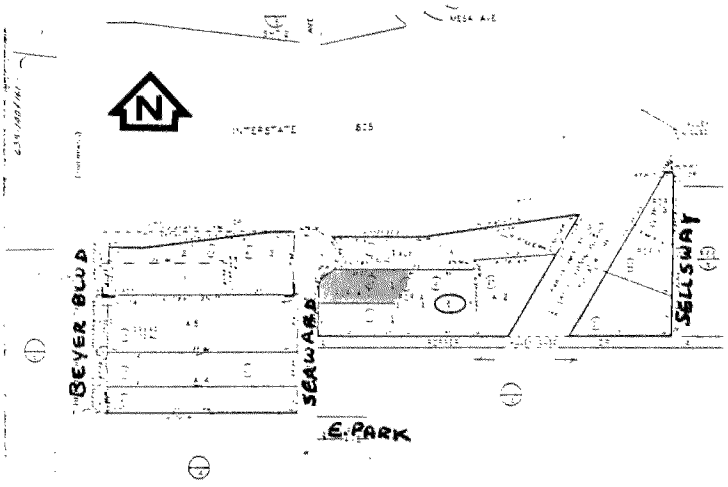
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 129 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-161-40 Lot 45

5. Present Owner: Gloria/Leopoldo Lopez Address: 1892 Via del Tanido
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: MISSION REVIVAL, MULTIPLE ROOF PLANE

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof planes, including low pitch front facing gable, flat roof over open porch and pyramidal roof over attached garage. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; 2 circular drains under gable; wide band of stucco coping along flat roof line and gable line. ROOF: composition shingle (garage roof has roof along hips and exposed eaves); undecorated eaves fascia and gableboard on rear portion of house; front gable has no overhang. CHIMNEY: none. WINDOWS: front focal is inset rectangular metal slider; no surrounding board trim; windows in porch area and along side house are fixed, double hung with 4 lights on top/ 2 on bottom. DOOR: offset; can not see door. PORCH: open, 3/4 front facing with 3 stuccoed, segmental arches; horizontal stucco trim makes the sides of the arches appear as massive columns; attached garage has same arched elements.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 114'
    depth: 127'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #29

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

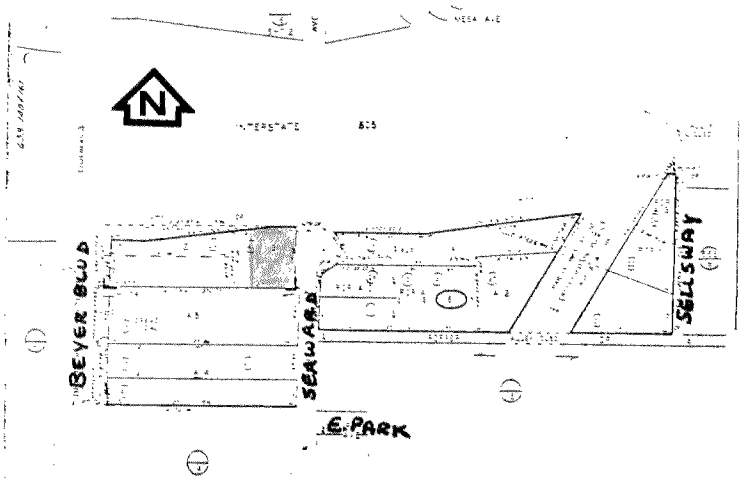
18. Related features: combination block and wrought iron fence along perimeter; post 1920s construction

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 163 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-14-10 Lot A81

5. Present Owner: Rosa/Ofelia Lara Address: 163 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

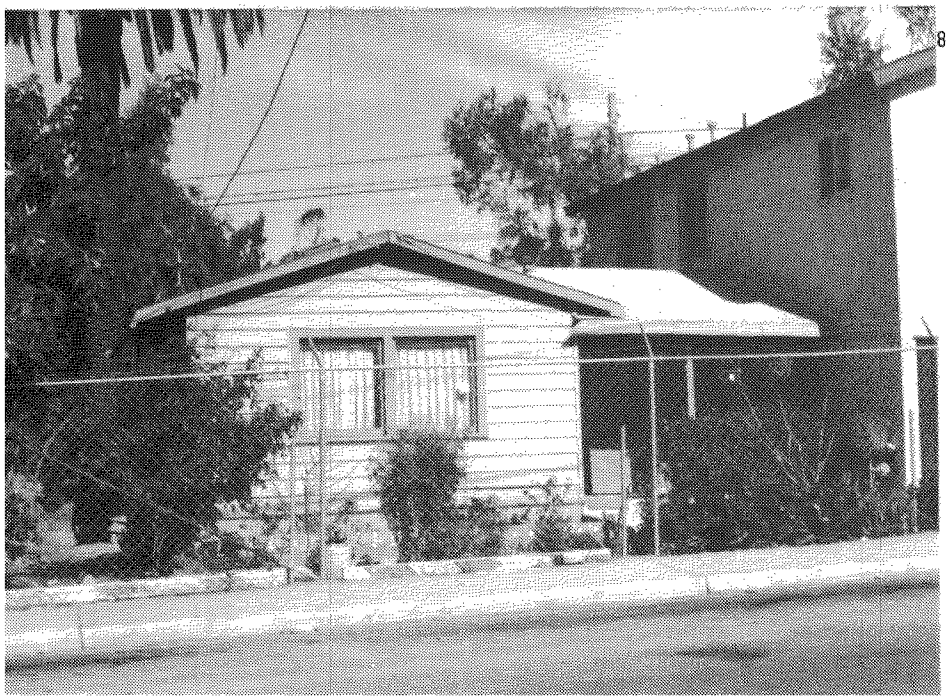
DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

"L-shape", one story structure with low pitch cross gable. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: one story portion of structure has new lap siding with thin corner boards; square metal vent under gable. ROOF: composition shingle with exposed rafters; plain, undecorated gable board. CHIMNEY: none. WINDOWS: front (left) set of 2 single panes in wooden slider with plain board surrounding detail; window in porch is a fixed, single pane. DOOR: side entrance; wrought iron screen obscures door. PORCH: located under principal roof; single 2 by 2 porch support; 1 front facing cement step to entry.

Additions to original structure include modern 2 story stucco apartment (garage with upper apartment). Original structure contains little/no remaining historic integrity.



8. Construction date:
   Estimated: 1913-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 145'
    depth: 85'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #13

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: attached 2 story stucco garage/apartment; window replacement; new siding

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: older vegetation (palm trees) in yard suggesting older structure may have been on lot or that a portion of this house is old

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

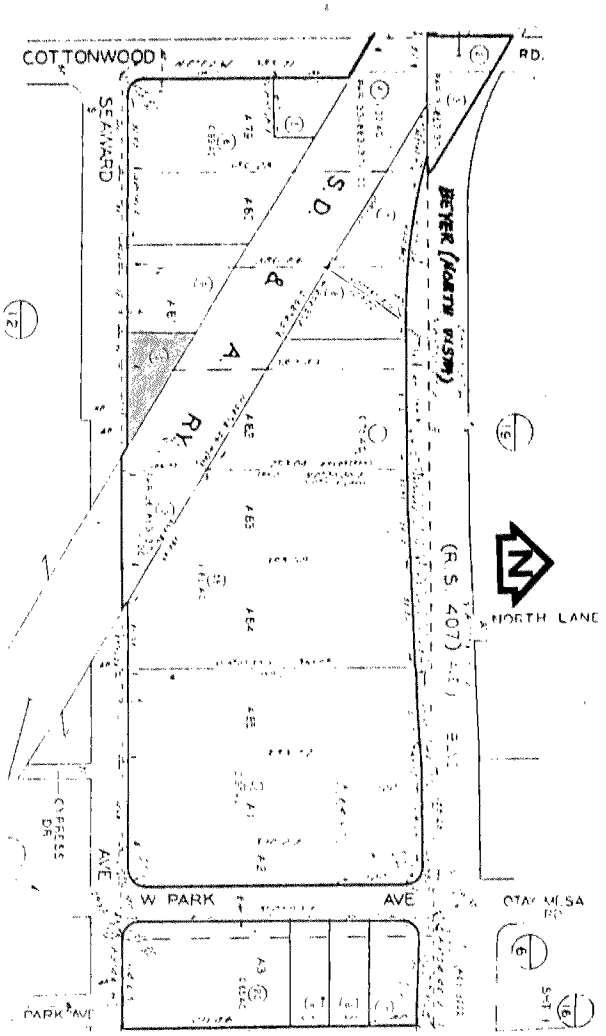
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 285 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-162-28 Lot A16

5. Present Owner: D. Clark Address: 325 Mesa Ave.
   City: San Ysidro Zip: 92073 County: San Diego

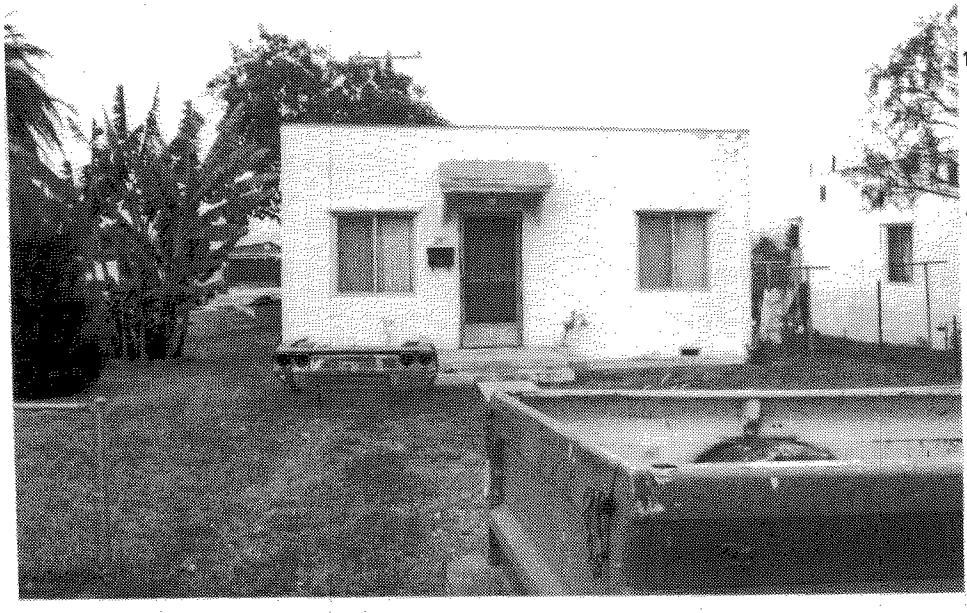
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC with FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with flat roof; box-like shape with stucco bracketed hood over door. House sits on same lot as 285 Seaward. Asymmetrical front facade (unevenly spaced front windows). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: white stucco. ROOF: flat, no relief at roof/ wall junction; can not see roof covering. CHIMNEY: none. WINDOWS: 2 front facing metal sliders with thick molded stucco lentils above each. DOOR: front facing, glazed with 8 lights; braced stucco hood over door covered with composition sheeting. PORCH: none; one front facing cement step to stoop area.



8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 109'
    depth: 105'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #6

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

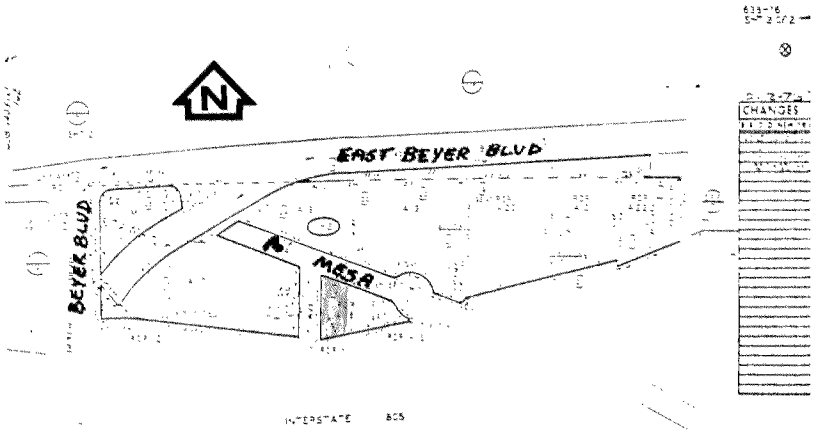
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 295 Seaward
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-162-28 Lot A16

5. Present Owner: D. Clark Address: 325 Mesa Ave.
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC with FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with flat roof, box-like shape with stucco bracketed hood over door. Asymmetrical front facade (2 front windows are not evenly spaced). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: flat, no relief at roof and wall junction; can not see covering. CHIMNEY: none. WINDOWS: 2 front facing metal sliders with thick molded stucco lentils above each. DOOR: front facing, glazed with 8 lights; braced stucco hood over door. PORCH: none; one front facing cement step to stoop.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 109'
    depth: 105'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #7

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

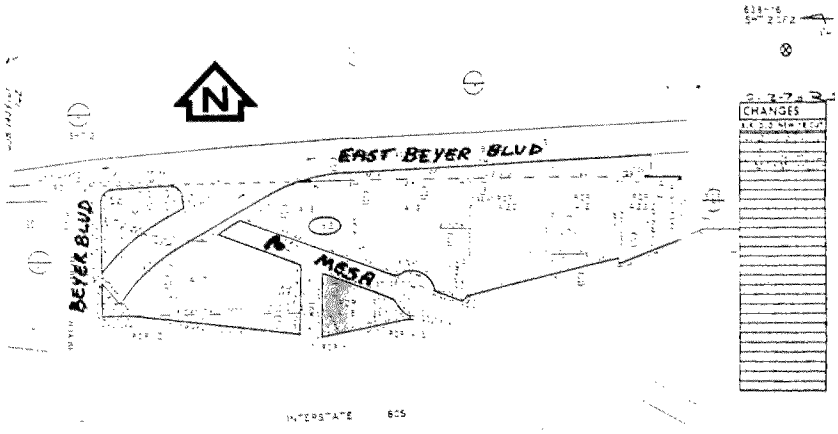
18. Related features: chain-link fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

SELLSWAY

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 139 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-12 Lot A91

5. Present Owner: Juanita Cell/Frank Wisner Address: 139 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

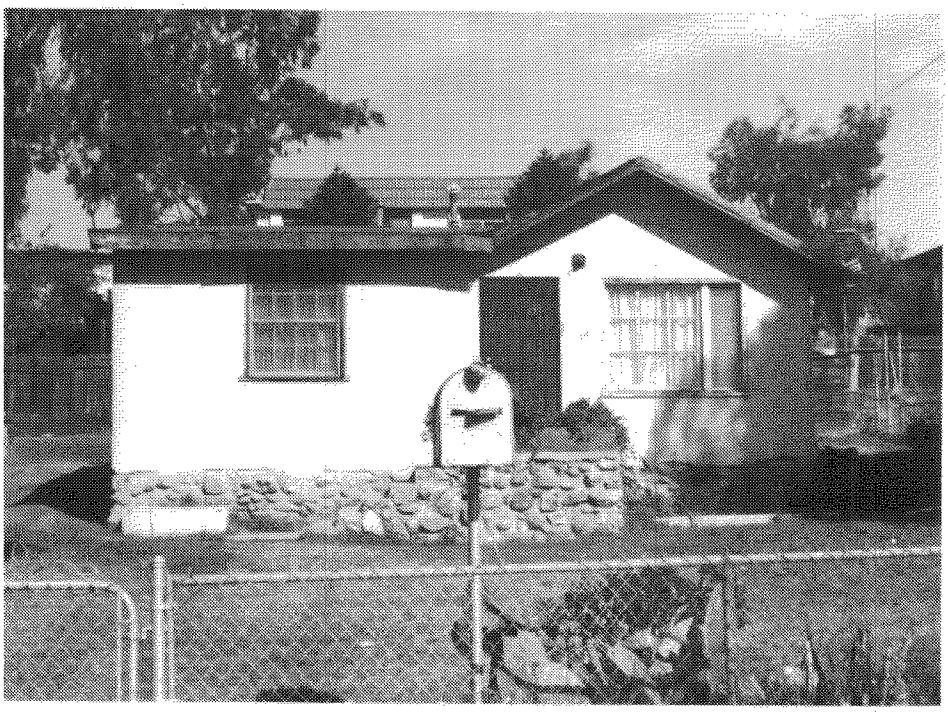
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with cross gable (medium pitch front gable; extremely low pitch side gable). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with decorative cobble/cement skirting along bottom 2' of structure; small horizontal vent under side gable. ROOF: combination wood shingles, composition sheeting and composition shingles; undecorated fascia and gable boards; exposed rafters along one side of building. CHIMNEY : none. WINDOWS: left of door- double hung with 8 lights on top and bottom; right of door- fixed window with 9 lights on top/tall narrow louvered window along right outer edge; plain board surrounding trim; side windows are double hung with same light pattern as front. DOOR: plywood with metal security screen. PORCH: open porch with no roof overhang; side approach with 5 cement steps; low cement/cobble wall accents perimeter of porch.



8. Construction date:
   Estimated: __ ___ _____
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 321'
    depth: 120'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #26, 27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: at least 2 associated out buildings

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development _x_ Zoning _x_ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: chain-link fence along perimeter; older vegetation includes large pepper trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

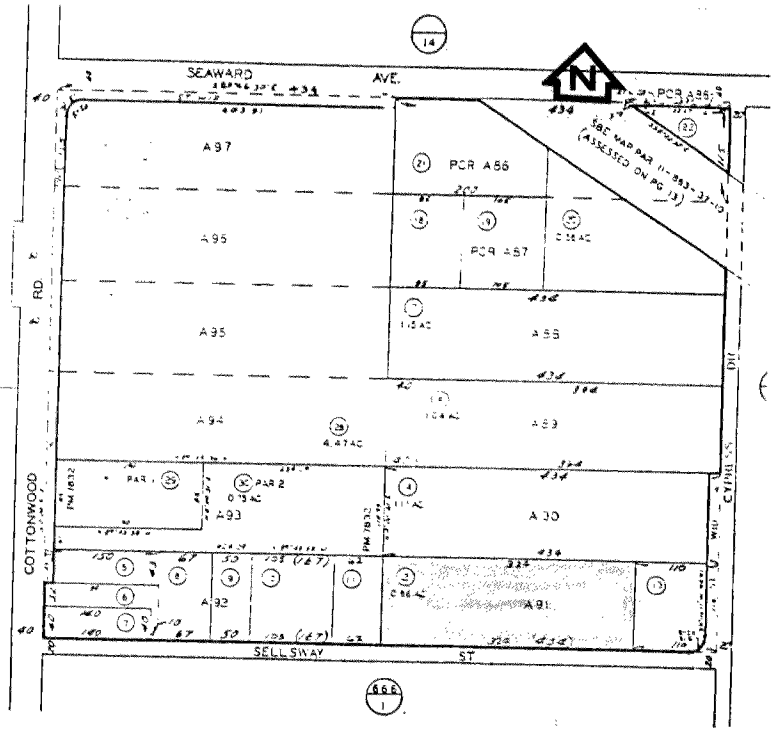
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _x_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 145 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-12 Lot A91

5. Present Owner: Juanita Cell/F. Wisner Address: 139 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

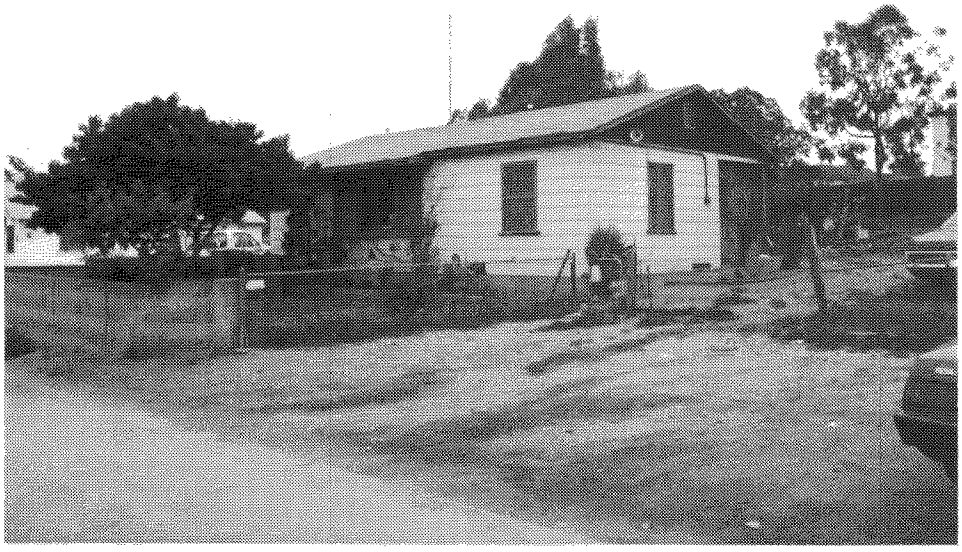
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR (neighbor states house was built in 1956)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch side gable and slight principal roof extension over porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: composition shingles as siding; dropped vertical siding under gable which extends to wall line; horizontal louvered and boxed vent under gable; cement foundations. ROOF: composition shingle; no exposed eaves or rafters; extension over porch is boxed; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: (to the right of door) center window fixed, 6 light panel with double hung 2 light/2 light pattern on each side; to the right side is a double hung (2 vertical lights on top and bottom); side windows appear to have same treatment; sill extends slightly beyond window opening; narrow surrounding board trim. DOOR: can not see; front facing- set at left side of house. PORCH: no porch; roof extension over door and main focal window; rear porch under principal roof that is now enclosed with plywood.



8. Construction date:
   Estimated: post 1929
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 120'
    depth: 324'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #24
    Roll 6 Frame #15

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window treatment; wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: block wall and chain-link fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

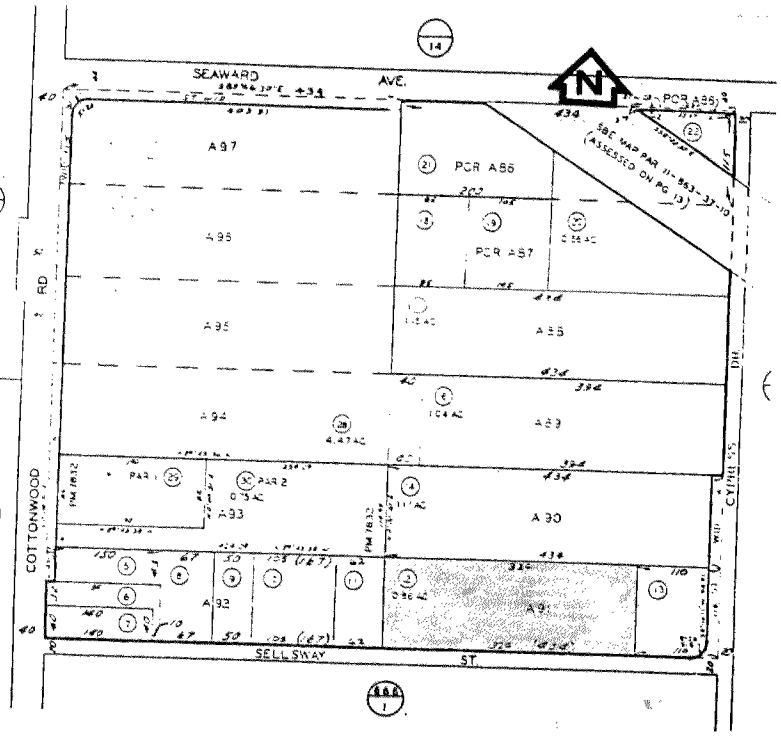
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 149 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-11 Lot A92

5. Present Owner: V. Lopez Address: 153 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with front facing medium pitch gable and dropped medium pitch porch entry roof. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; horizontal louvered vent under gable (partially boxed). ROOF: composition shingles; exposed rafters; plain undecorated gableboard on both house and porch. CHIMNEY: none. WINDOWS: 2 front inset windows, fixed with 3 horizontal panes; window sill extends slightly beyond opening. DOOR: front facing, unglazed with 3 square wood panels. PORCH: open, entry porch; boxed pediment under porch gable; 2 stick supports; 1 front facing cement step to stoop inset

8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 62'
    depth: 115'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 6 Frame #15

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: shed additions in the back

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development x Zoning x Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: x Moved? ____ Unknown ? ____

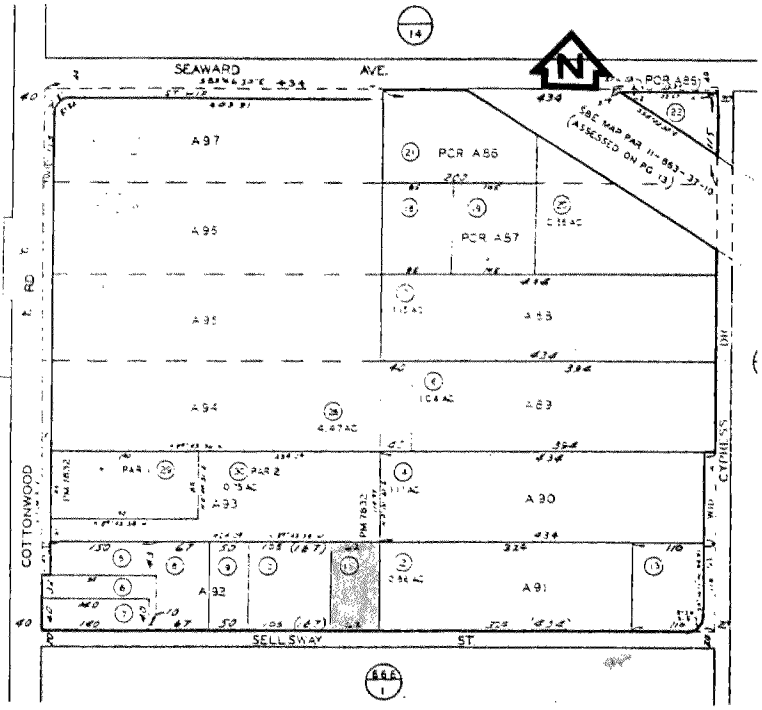
18. Related features: detached garage; chain link and open board fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 167 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-9 Lot A92

5. Present Owner: George Ellis Address: 2955 Plaza Leonardo
   City: Bonita Zip: _____ County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC, FLAT ROOF BOX

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with flat roof; symmetrical facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: white stucco; diamond shaped tile below roof line in a decorative pattern. Initials on tile include "LYJ, CYM<, SYJ". CHIMNEY: none. WINDOWS: double hung windows on either side of door; window to left has 1 double light on top/1 on bottom; other window has 2 horizontal lights on top/ 6 lights on the bottom. DOOR: plywood; undecorated. PORCH: hipped roof over entry porch; porch roof supported with 2 by 2's; roof covered with composition sheet; exposed eaves; 3 side steps to open wooden porch; one horizontal board serves as railing system.

8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 115'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #23

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __(cracked foundation; stucco falling off; window repair needed; poor exterior)__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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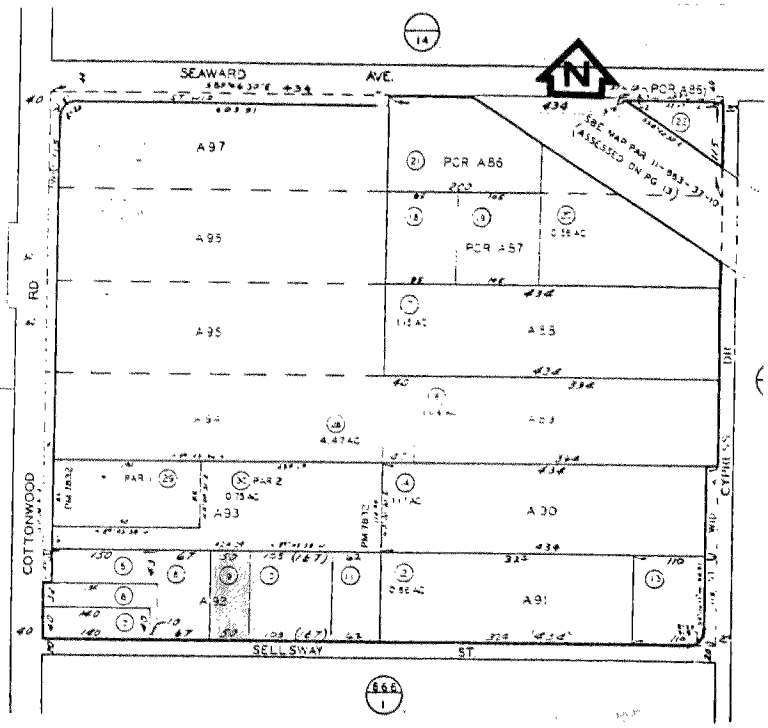
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 169 Sellsway
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-12-8 Lot 92

5. Present Owner: George Ellis Address: 2955 Plaza Leonardo
   City: Bonita Zip: _____ County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Two-one story structures, each with side facing parallel medium pitched gables. Asymmetrical front facade (door under one gable, window under the other).

STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: vertical flushed siding on one; combination of horizontal and vertical flushed siding on the other; both buildings are sitting on concrete piers; triangular framed vent under gable. ROOF: composition sheeting. CHIMNEY: none. WINDOWS: single double hung. DOOR: can not see. PORCH: no porch; small shed extension over door supported by 2 by 2's; no steps to entry.

8. Construction date:
   Estimated: post 1929

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 67'
    depth: 115'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frames #21,22

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: NO THEMATIC ELEMENTS/NO STRUCTURAL INTEGRITY

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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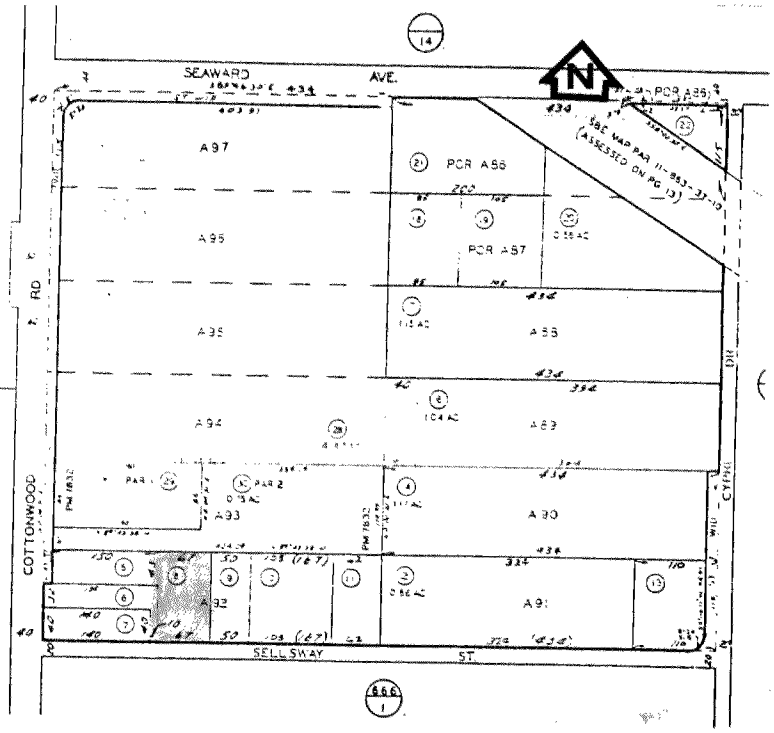
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



SMYTHE

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2267 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-18 Lot A74

5. Present Owner: Lorenzo Gonzalez et al Address: 128 E. Paloma
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with 2 low pitch front facing gables (one is dropped and off-set from the principal roof. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; vertical slat vent, triangularly framed under gables. ROOF: composition sheeting; wide overhang; exposed eaves, plain gableboard; 2 simple beam braces under sides of gable. CHIMNEY: has been removed, was on side of house. WINDOWS: front window- fixed with sash bar of 4 lights along top/ larger pane below; shutters on each side (possible that they cover 2 sidelights); plain surrounding board trim with sills extending slightly beyond window. On either side of front door are 2 narrow, vertical fixed windows with sash bar pattern of 4 square lights on top third/ 2 vertical lights on bottom. DOOR: front facing, plywood (this door and sidelights were added when porch was totally enclosed. PORCH: totally inclosed; 2 front facing steps to door.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #11, 12

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: chimney removed; porch enclosed

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement ~~x~~ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
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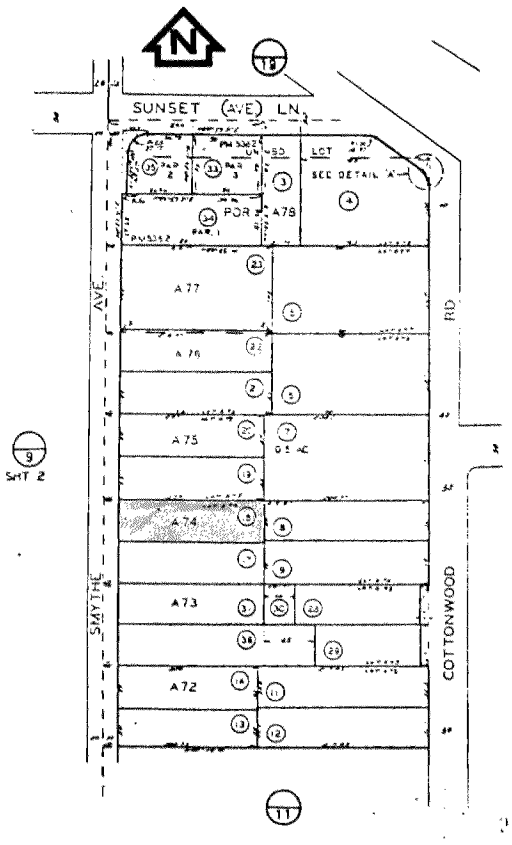
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2277 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-17 Lot A74

5. Present Owner: Gabriel Rodriquez Address: 17 E. Seaward
   City: San Ysidro Zip: 92073 County: San Diego

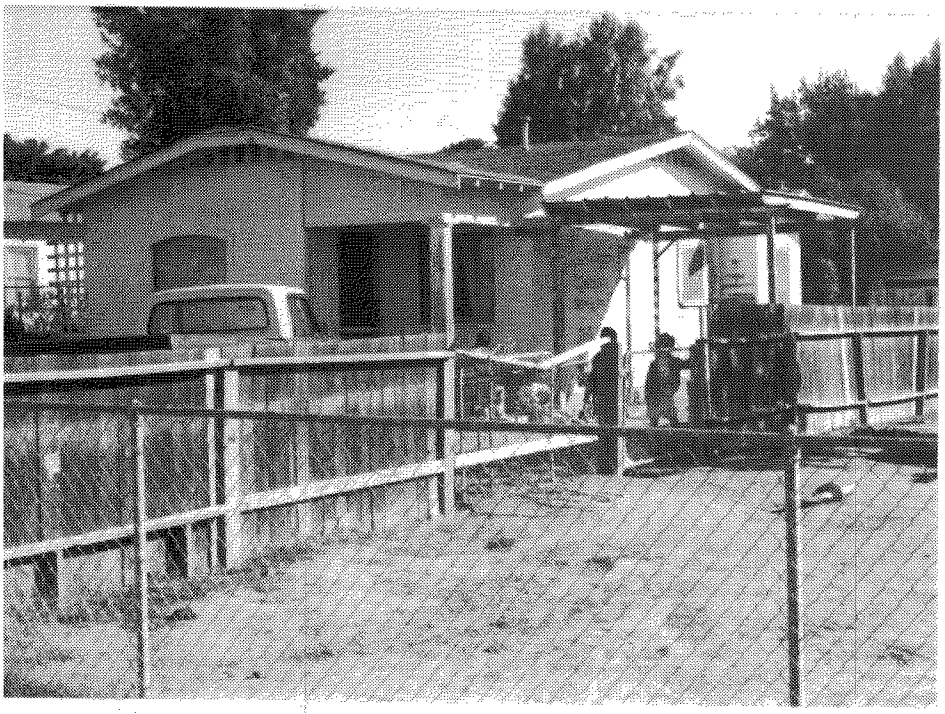
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof lines including a low pitch front facing hip gable and 2 different sized medium pitch gables along the sides; porch is inset under principal front facing gable; stick trellis extends to right of house. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding, alternating with thin and wide vertical slats framed as a triangular vent under gables. ROOF: composition shingle; moderate overhang; exposed eaves; plain gableboard. CHIMNEY:exterior side, brick with narrow brick cap. WINDOWS: main front window- large fixed pane with segmental arch, plain surrounding board trim; front facing window at porch rear are square, single pane, fixed with no surrounding detail. DOOR: plywood. PORCH: open, partial inset under principal roof; single wood column with molded base and capital serves as porch support; single horizontal stick serves as railing; 1 side step to porch



8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #9, 10

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: deteriorated detached garage to rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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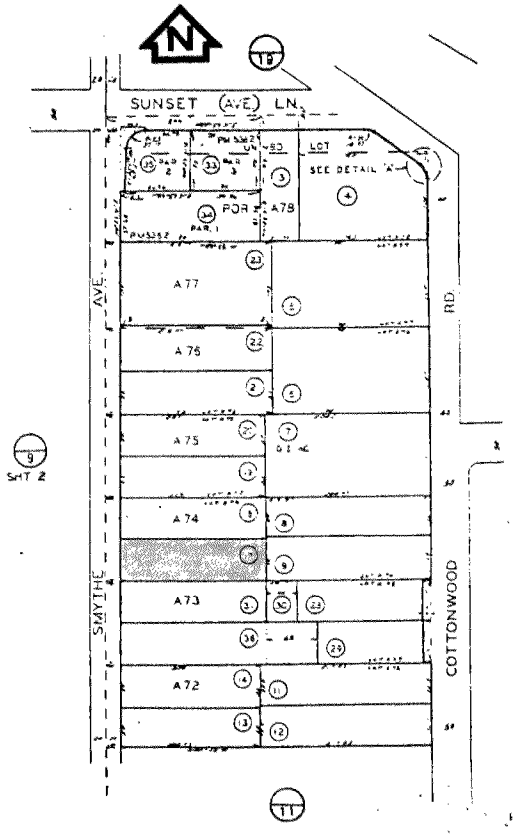
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2285 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-31 Lot A73

5. Present Owner: Gabriel Rodriquez Address: 2285 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

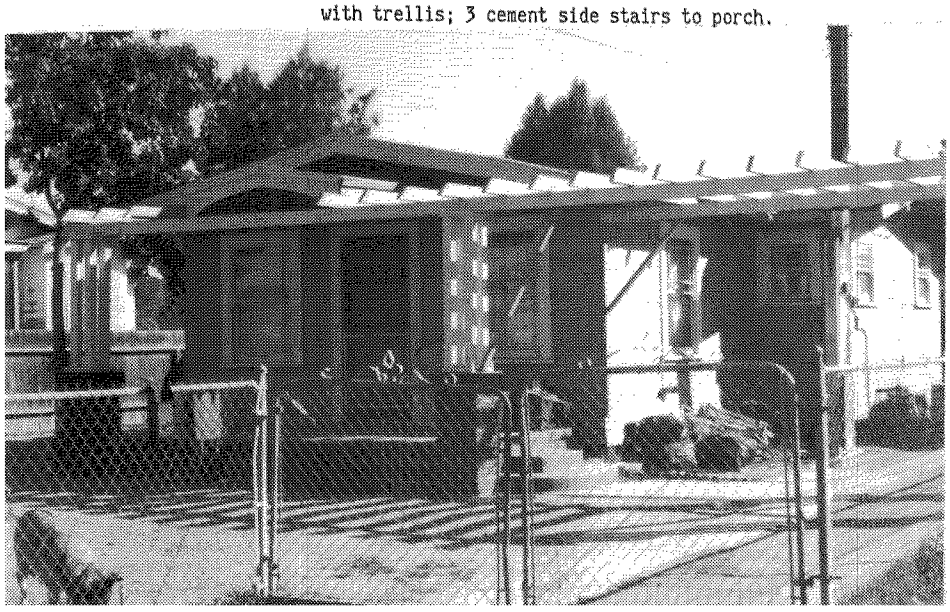
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shaped" bungalow has a low pitch cross gable roof line with a dropped low pitch front facing gable roof and trellis work over full front porch; a trellised porte cocherre roof extends to the right of the house-giving an asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: alternate width lap siding; boxed slat vent under gables. ROOF: composition shingles; moderate to wide eave overhang; plain eaves fascia and gableboard on main house; gableboard along porch roof rake is arched. CHIMNEY: side, exterior brick. WINDOWS: 1 window on either side of centered door; doublehung- top pane has 9 light pattern (sash division at edges emphasizes horizontal lines)/single pane below; plain wide surrounding board trim; sill extends slightly beyond opening. Side windows are smaller than front windows but are double hung with same sash pattern and surrounding trim; all windows appear to be original DOOR: center front partially glazed, plain surrounding board trim; screen door. PORCH: full, open front facing porch; porch covering is a centered low pitch front facing gable roof with a trellised roof extending on both sides; roof gableboard is arched and rests on trellis; two brick piers located at each end of porch extend from ground level to approximately 2' above porch level; a third pier is located at the end of the porte cochere; 4 clustered 2 by 2 sits on each pier and connect with trellis; 3 cement side stairs to porch.



8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #8

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: detached garage converted to apartment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

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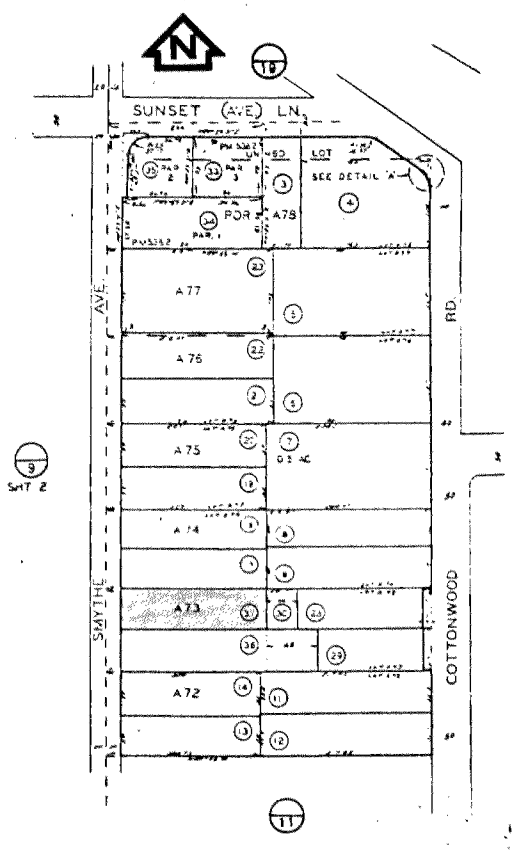
LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2303 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-36 Lot A73

5. Present Owner: J. Dolores/E. Chavarria Address: 2303 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: Vernacular

7b. Describe present physical description of site or structure; describe major alterations from original condition:

House has undergone so many alterations and additions original style and structural elements difficult if not impossible to determine. Original house was positioned toward the rear of the lot, backing onto Cottonwood. It was a one story cottage with parallel gables. A portion of the original structure has been incorporated into the newer 2 story house; the older portion of the house can not be seen from the street.

8. Construction date:
   Estimated: post 1916

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 250'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #7

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: original structure incorporated/altered into 2 story modern building

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
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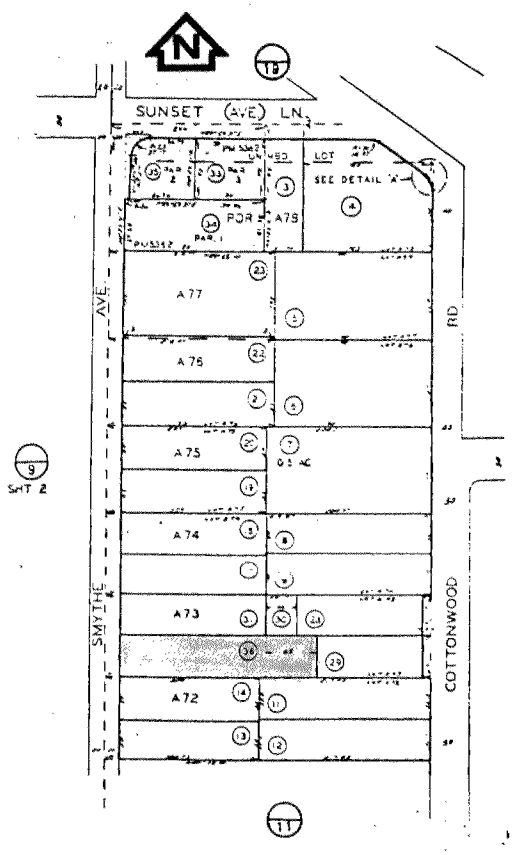
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2311 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-10-13 Lot A72

5. Present Owner: Dolores/Francisco Gonzalez Address: 2311 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Design element similar to apartments directly across the street (apartments are likely post WWII housing moved onto property)

One story house with a hip roof and shed extension roof over front door; stark and simple appearance. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition shingles; exposed eaves; slight overhang. CHIMNEY: left side brick with circular ceramic vent. WINDOWS: 3 front facing (1 on one side of door/ 2 on other side), wide, double hung with 2 horizontal lights on each pane; no surrounding detail except for sill that extends slightly beyond window; covered with screens. DOOR: left of center; 6 panel wood; covered with screen. PORCH: none; shed roof extension, boxed on sides with scalloped edged channel siding over front door only; one step to cement entry.

8. Construction date:
   Estimated: post 1929
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 40'
    depth: 210'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #6

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

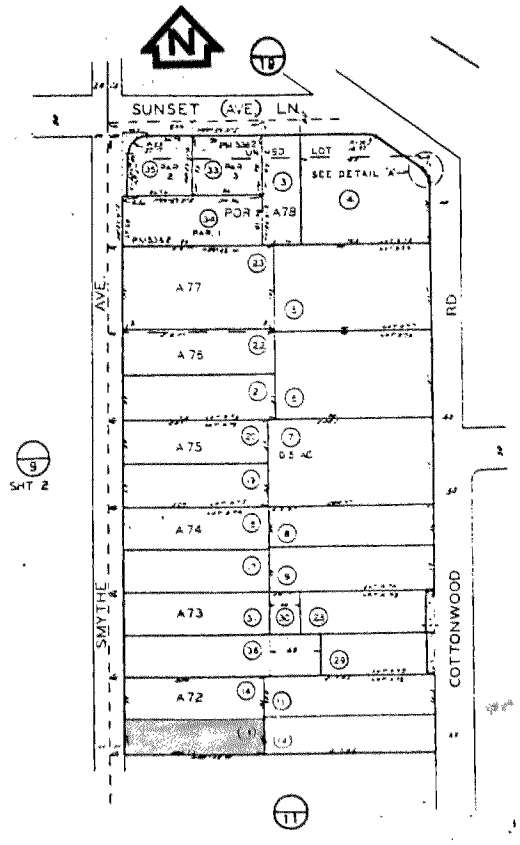
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2362 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-92-23 Lot A285

5. Present Owner: Pete/Marta Sapaden Address: 2358 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

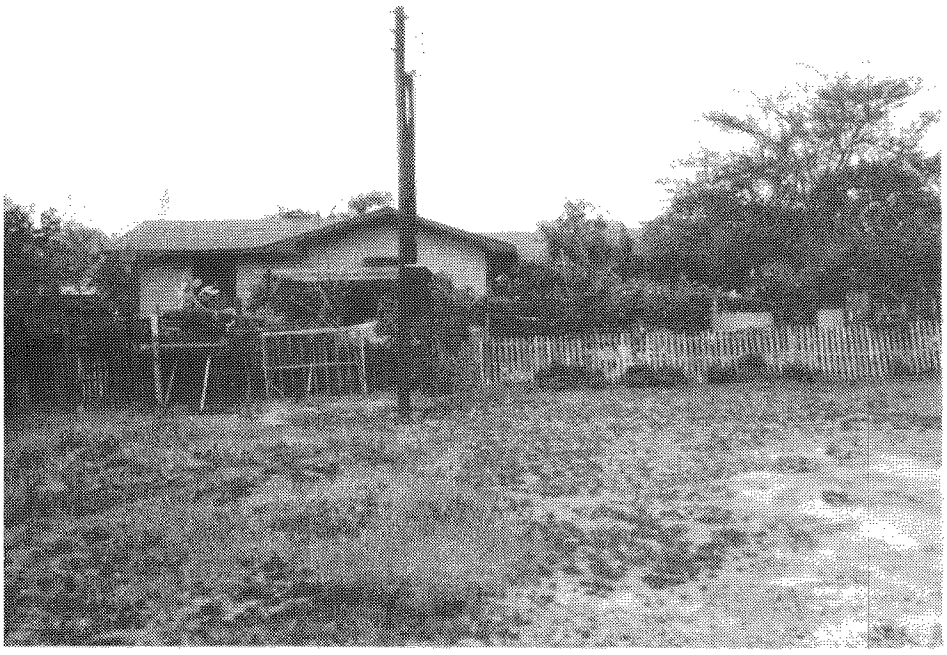
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shaped" house set back on the lot; house has a low pitch cross gable roof with a shed extension over porch. Asymmetrical front facade. Dense surrounding vegetation and trash made it difficult to describe details. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding; moderate overhang; boxed eaves; plain eaves fascia and gableboard. CHIMNEY: none. WINDOWS: casement covered with screens and security bars; can not see detail; plain surrounding board trim. DOOR: can not see; likely inset in "L". PORCH: two cement stairs, wrought iron railing; shed overhang; partial (set into "L").



8. Construction date:
   Estimated: 1916-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 53'
    depth: 314'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #19

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

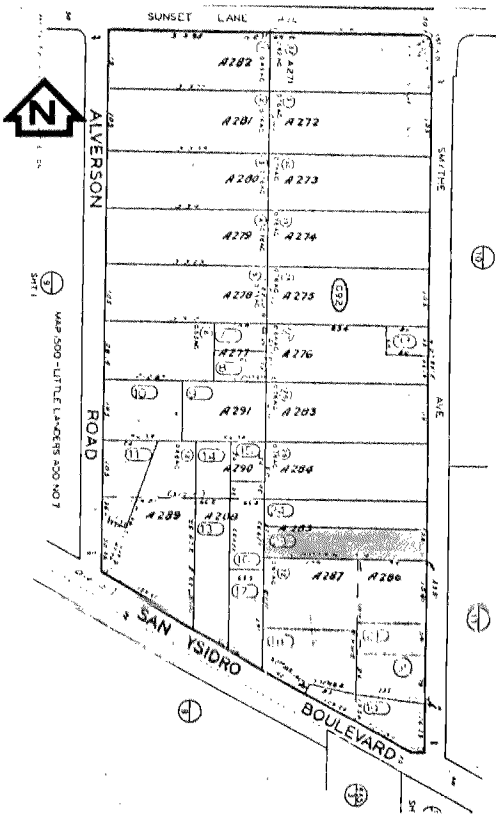
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

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HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2367 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-08 Lot A69

5. Present Owner: Linda/Gregory Filgo Address: 2367 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

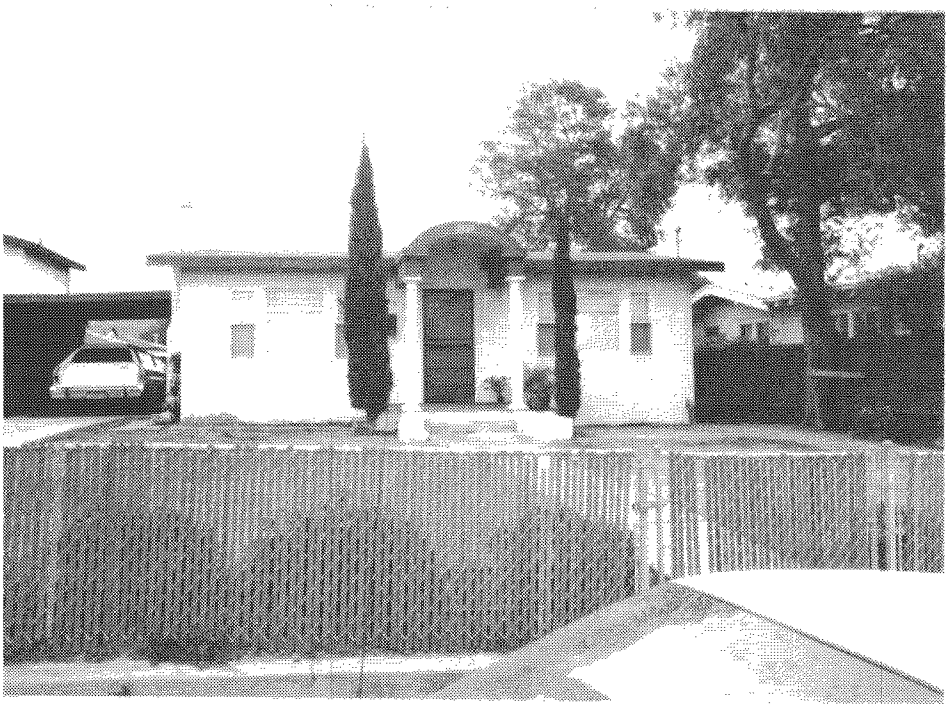
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ COLONIAL REVIVAL ENTRY PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with low pitch side gable roof and extended arched roof over front door. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition, moderate overhang; boxed eaves; plain eaves fascia and gableboard. CHIMNEY: right side, stucco. WINDOWS: front set on either side of door: center fixed with sash bar pattern of 9 lights in upper 1/3 of each side windows are double hung with 9 lights on top/ 1 on bottom; sash bars emphasize horizontal lines; thin strip surrounding trim. DOOR: center, front; partially glazed; screen obscures pattern. PORCH: open entry porch only; covered by arched roof with curved underside supported by doric columns (porch roof and columns extremely out of proportion with house); 1 front facing step to entry.



8. Construction date:
   Estimated: 1916-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 6 Frame #1

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: carport to left of house; extensive alterations

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

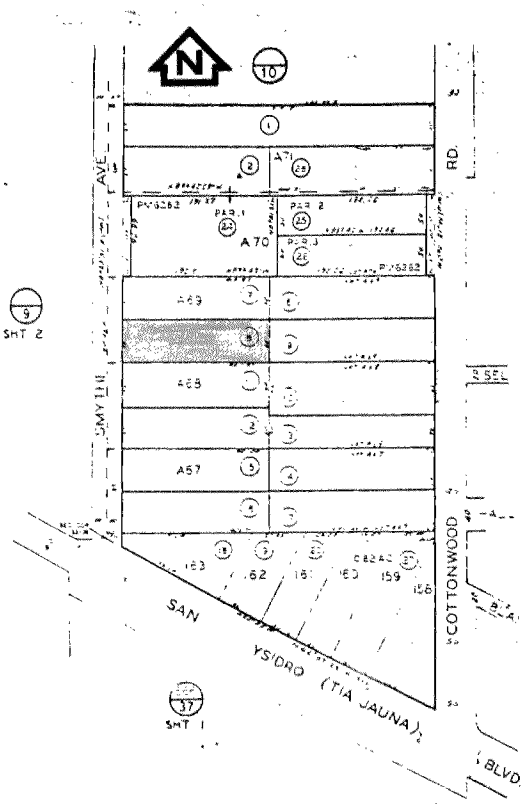
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2371 Symthe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-11 Lot A68

5. Present Owner: Imelda/Onofre Hernandez Address: 2371 Symthe
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with multiple roof lines including a low pitch front facing gable roof, parallel gables (can not see from street) and a dropped, low pitch front facing gable over full porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: shingle skirt with lap siding; decorated corner boards. ROOF: composition shingle; 3 plain beam braces under front porch gable; wide overhang; exposed eaves; plain gableboard. CHIMNEY: exterior, side brick. WINDOWS: 1 set to right of door has large center fixed with a 2 light horizontal sash bar pattern; upper light smaller than bottom; long, narrow 2 light double hung window on each side with surrounding plain board trim and molded lentil. DOOR: front, wood with 3 small square lights angularly descending down door; plain surrounding board trim with molded trim at top. PORCH: front, full open porch under gable roof; cross beams and 2 porch supports- simple cut beam; supports sit on brick piers that begin at ground level and continue to slightly above porch floor; 3 front facing cement steps to porch.

House also has side entrance between parallel gables; entry is door with 2 vertical windows on either side.

8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #4

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: shed addition in rear; window alterations; second entry

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding overview

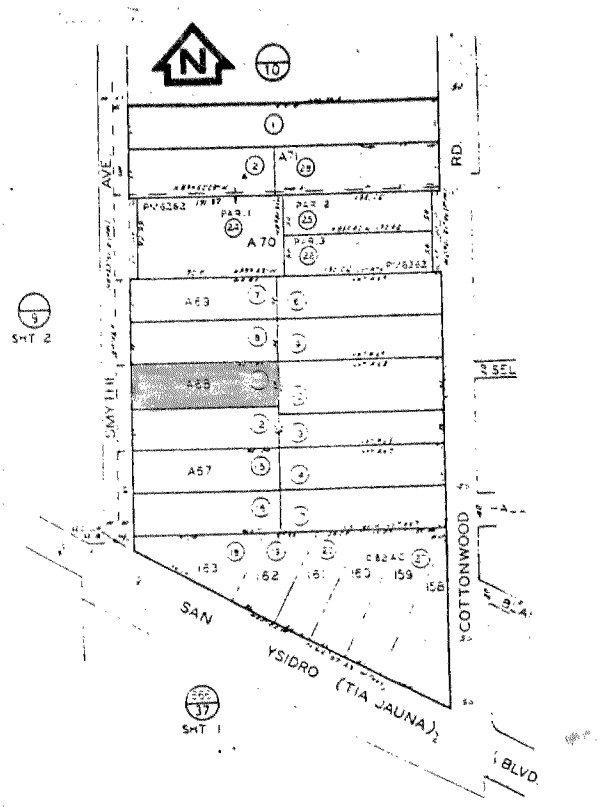
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2374 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-092-21 Lot A 286

5. Present Owner: Jesus Perez/ Teresa Zoldy Address: 2374 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ MODEST FOLK VICTORIAN PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house has a medium pitch front facing gable roof with a dropped off-set shed roof extension over an open porch . House deep set on lot; there is at least 1 gable roof addition in rear and a rear wrap around porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENT: WALL TREATMENT: lap siding, plain corner boards; boxed and silled louvered vent under gables; cement foundation (high in rear of building to compensate for slope). ROOF: composition shingle; exposed eaves; moderate overhang; plain gableboard. CHIMNEY: none. WINDOWS: front windows are all replaced; to left of door is a sliding glass door and a metal sliding glass window; to right of door a single pane, fixed. Side of house combination sliders and casements; plain surrounding board trim. DOOR: front facing, covered with security door. PORCH: ground level, 3/4 offset porch covered by extended shed roof; stick porch supports with solid triangular braces on each side; no steps.

8. Construction date:
   Estimated: 1913-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 56'
    depth: 160'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #20
    Roll 6 Frames #2,3,

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __shed extensions in the back; window alterations__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

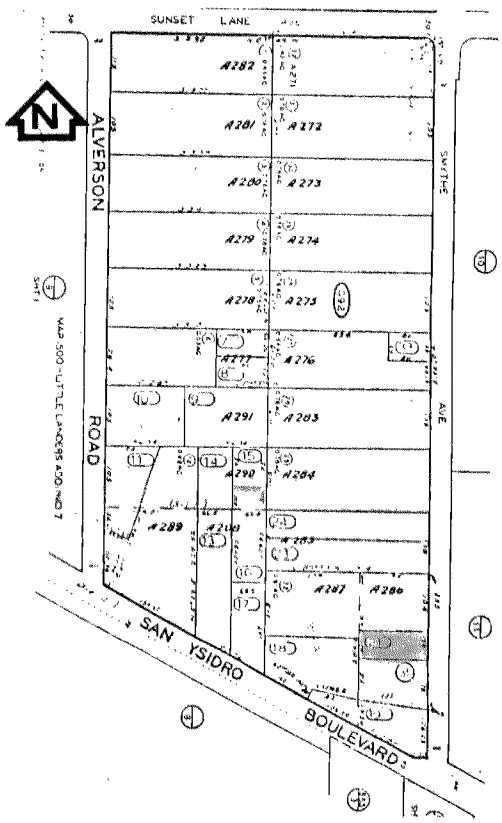
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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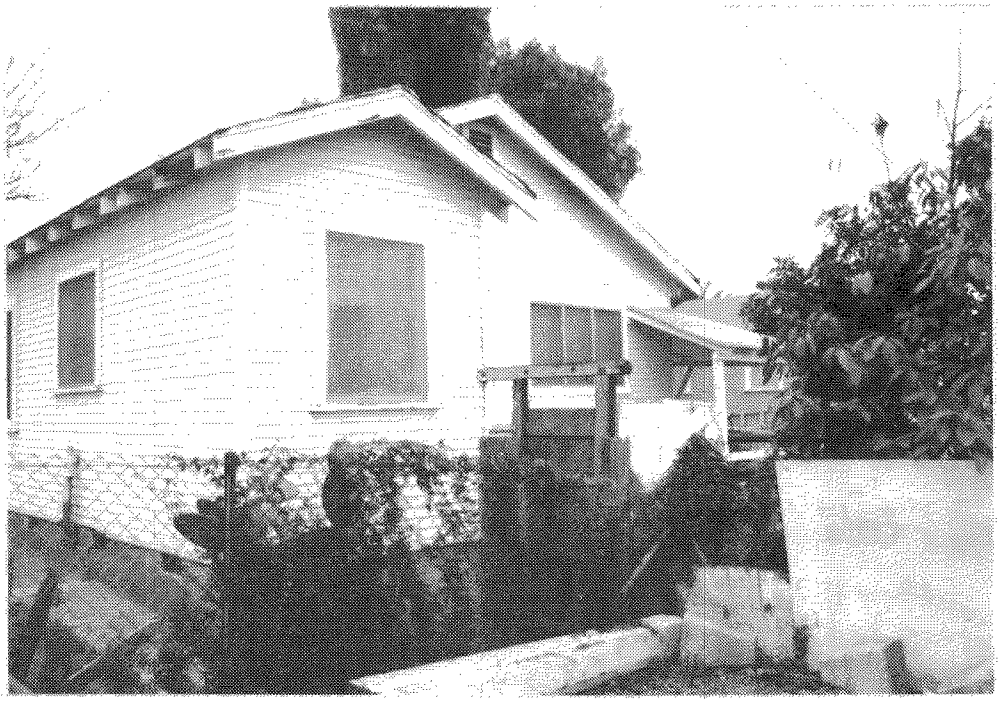
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

2374 SMYTHE 638-092-21 Lot 286 FOLK VERNACULAR



SIDE VIEW

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2375 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-12 Lot A68

5. Present Owner: Zoraldad Smith Address: 2375 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

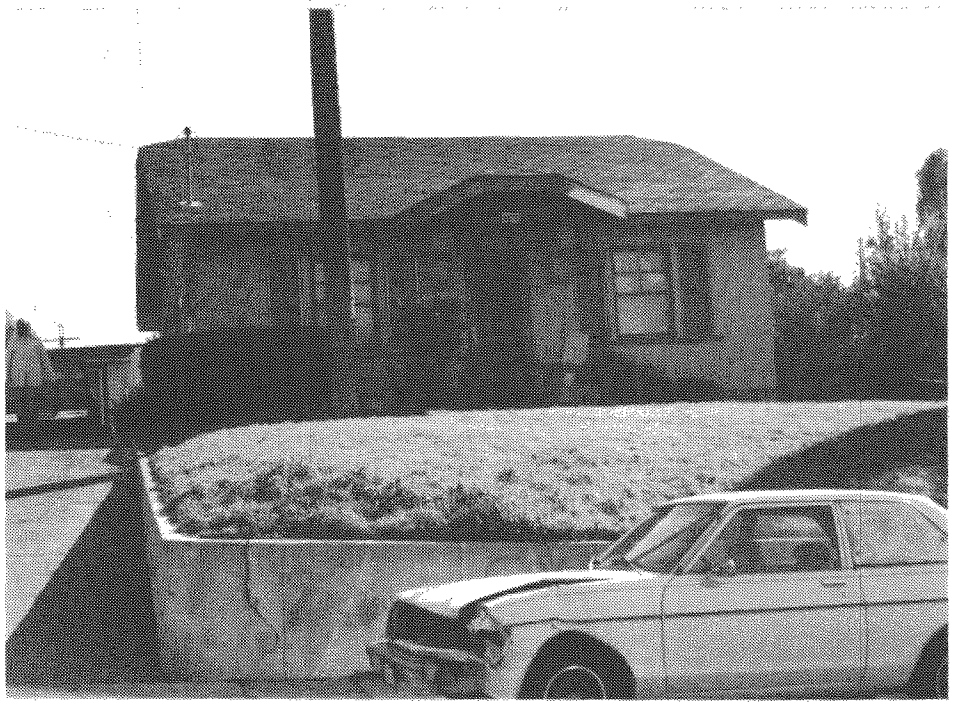
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style:

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with medium pitch side facing hip-gable and centered, extended front facing low pitch hip gable roof over entry door. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; boxed, lattice vent under side hip- gable. ROOF: composition shingles; plain eaves fascia and gableboard; moderate overhang; boxed eaves. CHIMNEY: none. WINDOWS: front, evenly spaced on either side of front door; each set is a central fixed with 4 lights on top/ 1 light below; 2 narrow, double hung side lights on either side of central window with 4 lights on top/ 1 on bottom; sill extends beyond window; no surrounding board trim. DOOR: center, front facing; wood covered with screen door. PORCH: none; entry only; extended hip-gable roof with massive stucco supports and lattice work pediment; one side step to cement entry area.



8. Construction date:
   Estimated: 1916-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #3

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: shed extension in rear; window replacements; converted garage in rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

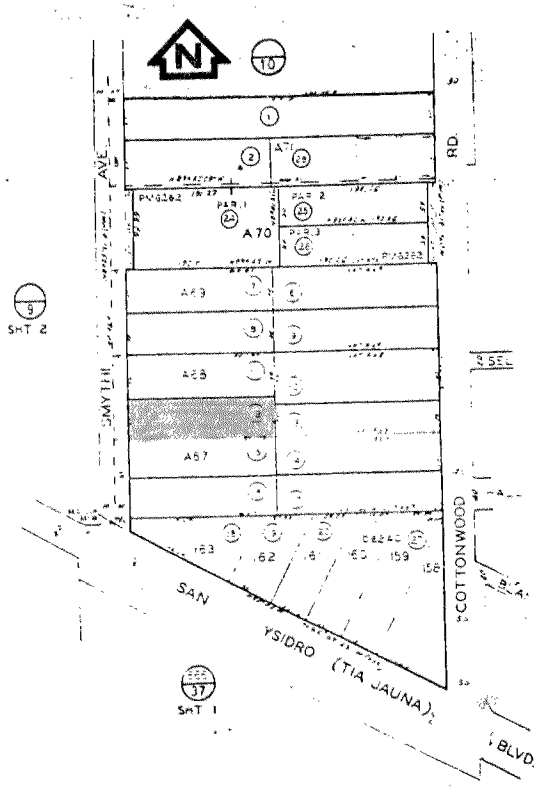
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 2383 Smythe
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-11-15 Lot A-67

5. Present Owner: Rio Feliciano Address: 948 Surey Drive
   City: Bonita Zip: 92002 County: San Diego

6. Present Use: residence Original Use: residence

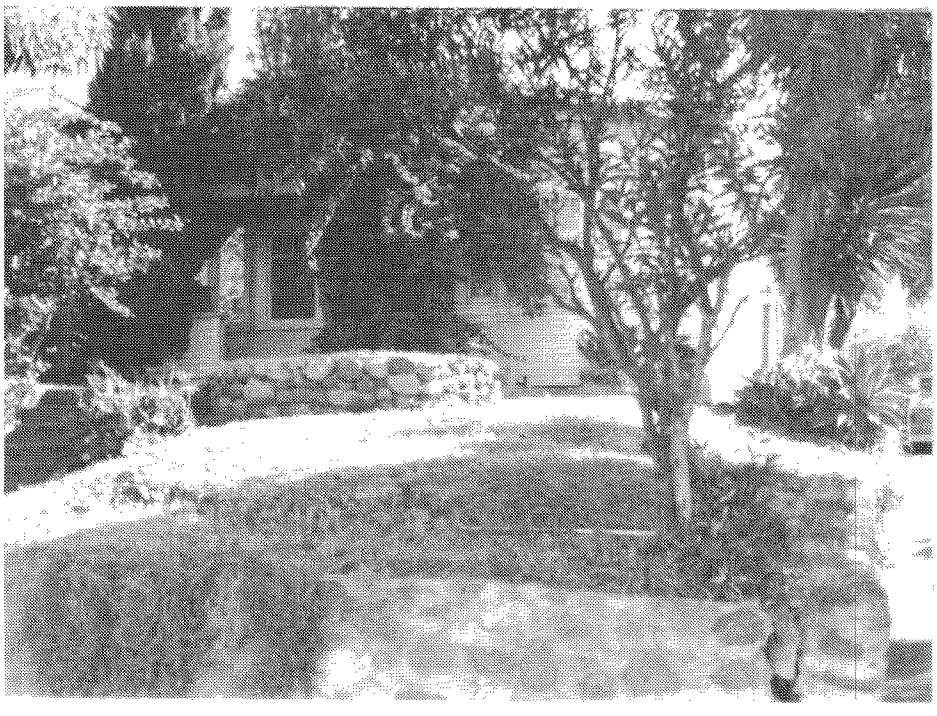
DESCRIPTION

7a. Architectural style: CRAFTSMAN BUNGALOW

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Structure is a one story bungalow with a front facing, low pitch gable roof and a dropped, offset roof over the porch entry. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with channel siding under porch gable; small lattice vent under main front facing gable. ROOF: composition shingle; undecorated gableboard. CHIMNEY: none.

WINDOWS: window treatment difficult to observe; main front window has a fixed, single pane with a sash bar pattern of 2 lights on top/ a single pane on the bottom. Two narrow, vertical fixed windows are located on either side of the door (sash bar pattern of 2 lights on top/ 1 on the bottom). Window to the left of the door is fixed (sash bar pattern of 4 lights on top/ 1 on the bottom). Surrounding window treatment consists of plain undecorated board. DOOR: slightly off-set; partially glazed with 4 vertical panes at the top/ 3 wood panels on the bottom; screen door has been added to original configuration. PORCH: semi-enclosed, recessed half porch with lap siding along solid railing system; two cement steps to entry door; porch supports consist of untapered 2 by 2 beams.



8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 190'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo: Roll 1, Frame #2

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential _x_ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development _x_ Zoning _____ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: rock retaining wall around perimeter/ stone planters

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

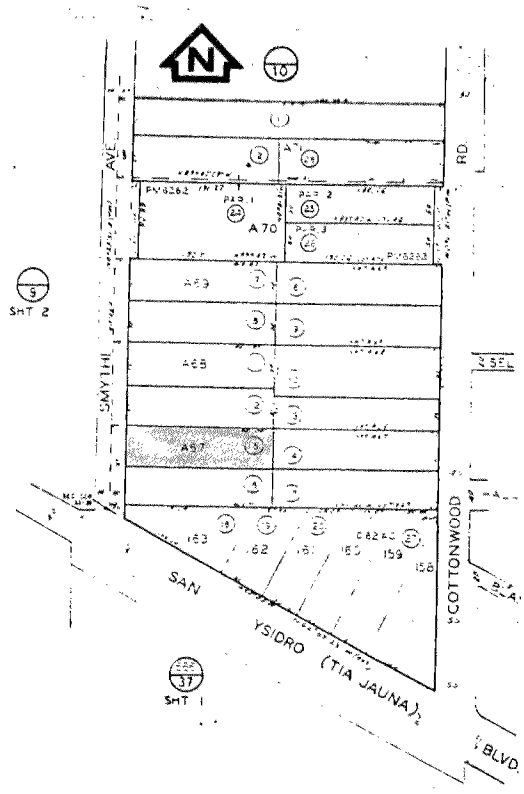
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _X_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared ___3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 305 W San Ysidro Blvd (corner Smythe/San Ysidro)
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-092-19 Lot A286

5. Present Owner: Mary Serrano Address: 305 W. San Ysidro
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC w/ CONSIDERABLE ALTERATIONS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story rectangularly shaped house located on a large corner lot; house has a low pitch side facing gable with a centered low pitch front, centered gable extension and a wrap around porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; vertical slat pediment under gables; Mexican code-of-arms painted over main focal windows. ROOF: composition sheeting; very slight eave overhang; plain eaves fascia and gableboard. CHIMNEY: back, stucco, double width with 2 squared stucco vents. WINDOWS: side windows are inset, fixed with 4 small lights on top/ large single light below. Other windows include casement and sliders; plain surrounding board trim. DOOR: sliding glass door front center; can not see main door. PORCH: 2 porches: a small front facing, unroofed balcony porch with open wood slat railing and a wrap around porch under principal roof with broad flattened arches; wrought iron railing system; 13 steps to front entry.

8. Construction date:
   Estimated: 1916-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 106'
    depth: 260'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 1 Frame #21, 22

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; addition in rear; 2nd porch

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

17. Is the structure: On its original site? __x__ Moved? ____ Unknown ? ____

18. Related features: cement wall with urns, lions around property; numerous statues of Virgin Mary, cherubs, lions, etc.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

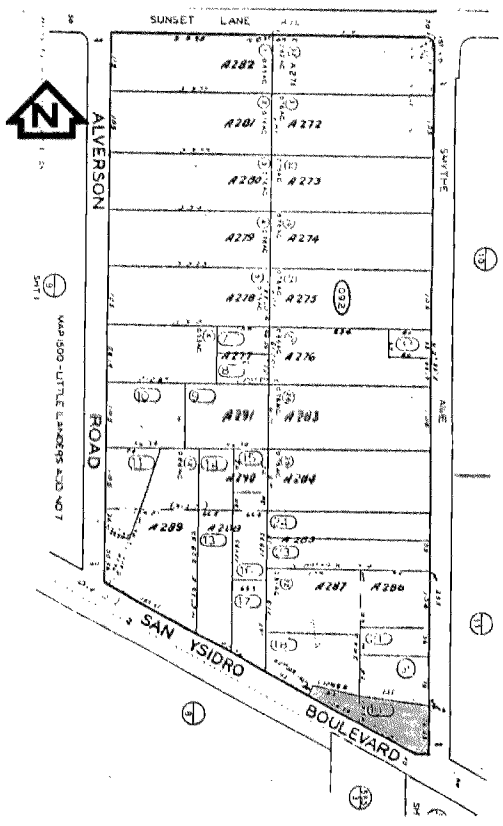
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

305 W SAN YSIDRO BLVD 638-092-19 Lot 286 SPANISH ECLECTIC

SIDE VIEW (ON SMYTHE)

W PARK

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 112 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-13 Lot 30

5. Present Owner: Virginia/Joseph Cuen Address: 111 West Park
   City: San Ysidro Zip: 92073 County: San Diego

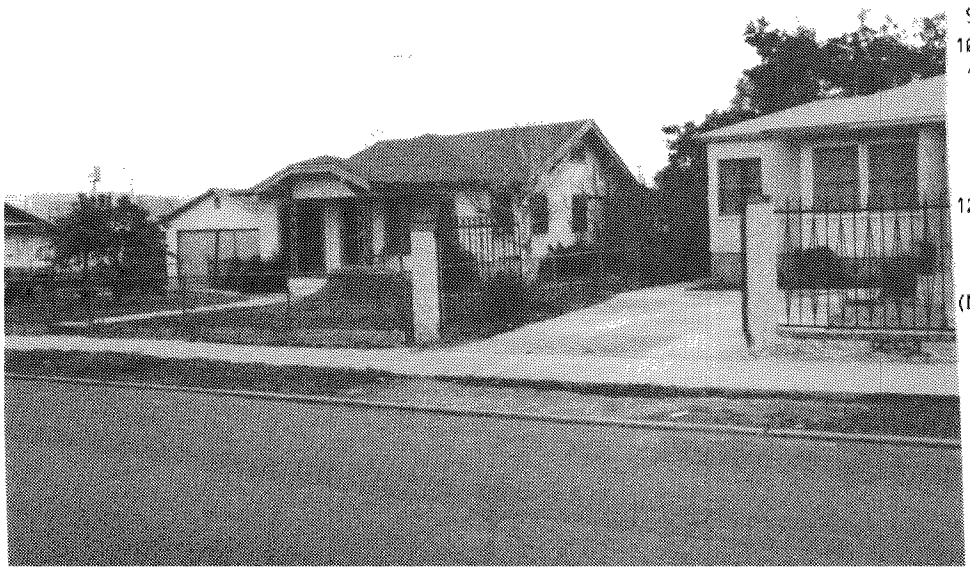
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style:

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with multiple roof types including a medium pitch side gable, a partially hipped, front facing roof and a hip gable roof over a front porch entry. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco over wood; horizontal louvered boxed vent under side gable. ROOF: composition sheeting; exposed eaves; undecorated gableboard; open, triangular knee braces under side and front gables; moderate overhang. CHIMNEY: none. WINDOWS: 3 front facing: main focal window (left of door) is fixed, tall semi-ellipitical with plain surrounding board trim, window right of door is shorter and wider than one to the left of the door (semi-elleptical in shape, fixed pane in middle with 2 narrow fixed side lights arched at corners), window at right front corner is single, narrow double hung; all windows have wide surrounding board trim with attached security bars. DOOR: can't see; covered by security bars. PORCH: totally open, partial stucco under roof; 2 wrought iron lattice-like porch supports; 1 front facing cement step to entry.



8. Construction date:
   Estimated: post 1914
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #36
    Roll 6 Frame #31

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

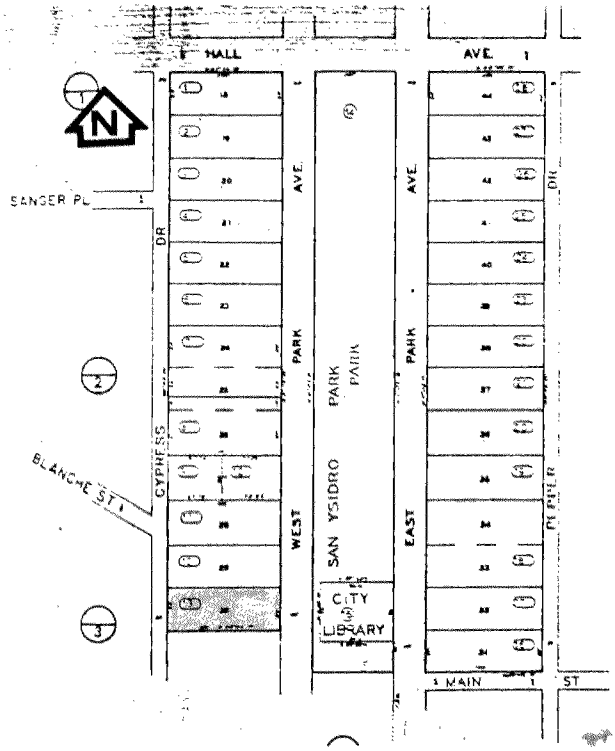
18. Related features: detached stucco garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

See attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 121 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-10 Lot 27

5. Present Owner: Nelly/Bernardino Vargas Address: 1530 W 9th St
   City: Santa Ana Zip: 92073 County: Los Angeles

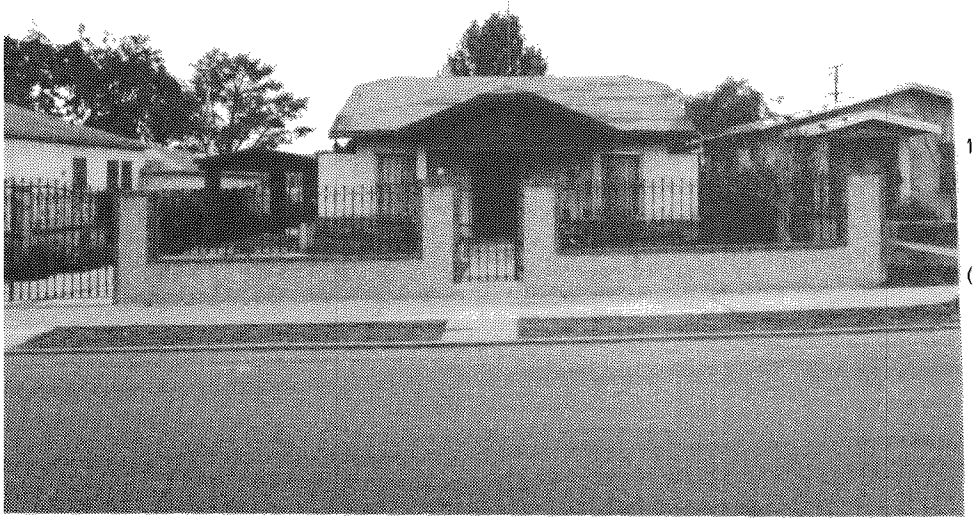
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style:

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with a cross hip-gable roof. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco with brick skirting along bottom 2'; wide plywood and batten pediment under front facing roof; both sides of the front-facing wall are stepped down and extend several feet beyond wall junction; metal vertical grill under front hip gable. ROOF: composition shingle; moderate overhang; plain eaves fascia and gableboards. CHIMNEY: none. WINDOWS: 2 front facing tall rectangular sliders. DOOR: security grill, can not see. PORCH: totally open, centered partial porch under front facing hip gable; 2 stucco 4 by 4 supports, 1 front facing cement step to entry.



8. Construction date:
   Estimated: post 1914
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 72'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll @ Frame #35
    Roll 6 Frame #31

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: door/window alterations; wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development x Zoning x Vandalism ____
Public Works Project Other:

17. Is the structure: On its original site?: x Moved? ____ Unknown ? ____

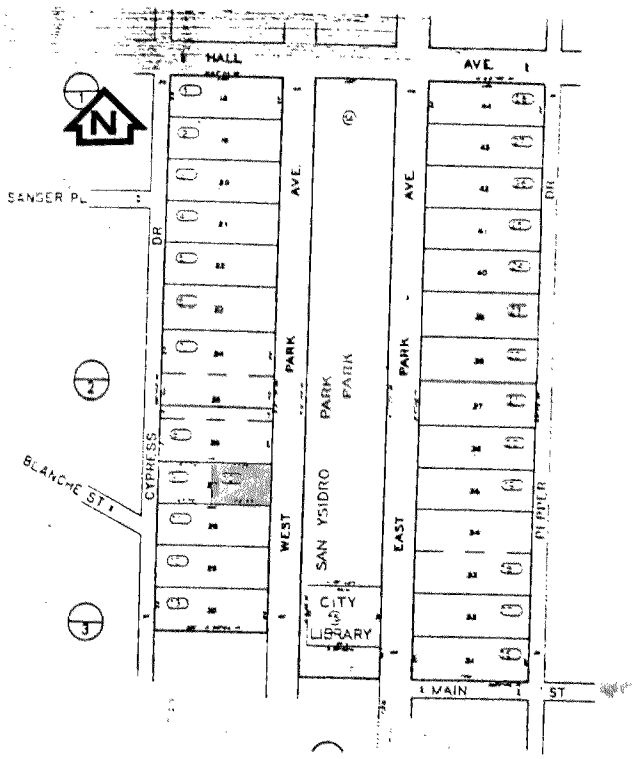
18. Related features: stucco with brick cap and wrought iron fence along perimeter no older vegetation

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 127 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-07 Lot 24

5. Present Owner: Rogelio Briceno et. al. Address: 129 West Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: NO DESIGN ELEMENTS/ NO HISTORIC INTEGRITY

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Structure is to the rear of 129 West Park, backs onto Cypress. The older part of this one story structure contains a low pitch side facing gable (an entire new front with higher roofline is currently under construction). STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding in back; cement block and stucco in front. ROOF: composition shingle; undecorated eaves fascia and gableboard. CHIMNEY: none. WINDOWS: (3 visible) double hung with single light; plain surrounding board trim with lentils slightly flared; sill extends slightly beyond window opening. DOOR: side entry; can not see (covered by security screen); plain surrounding board trim. PORCH: none.

8. Construction date:
   Estimated: post 1910
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #33

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: complete alteration; no apparent design elements

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential _x_ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development _x_ Zoning _x_ Vandalism ____
Public Works Project ___ Other: _____

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

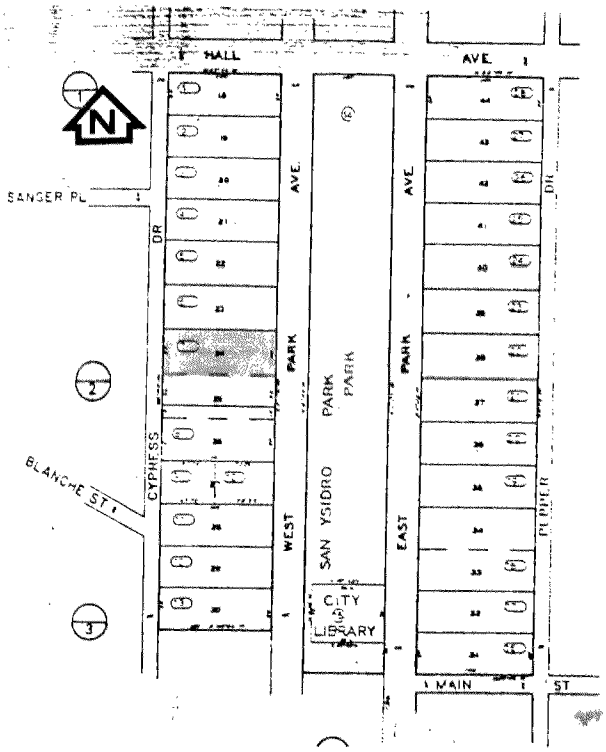
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement _x_ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 129 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-7 Lot 24

5. Present Owner: Rogelio Briceno et al Address: 129 West Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: VERNACULAR (MAY NOT MEET 1938 CUT OFF)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with low pitch cross gable roof and an off-set, dropped low pitch roof over partial porch; shed roof extension has been added to the right side. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; cement block foundation; small boxed and silled lattice vent under main gable. ROOF: composition shingles; undecorated eaves fascia and gableboard. CHIMNEY: none. WINDOWS: metal sliders left of the door; vertical double hung with 2 long fixed sidelights; security grill over windows; no surrounding trim. DOOR: can not see, covered with security screen. PORCH: stuccoed partial porch; solid to 3' height, flattened arch opening, low pitch gable roof over porch; 1 cement front facing step to cement porch.

8. Construction date:
   Estimated: unknown
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #33

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; wall treatment to stucco

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

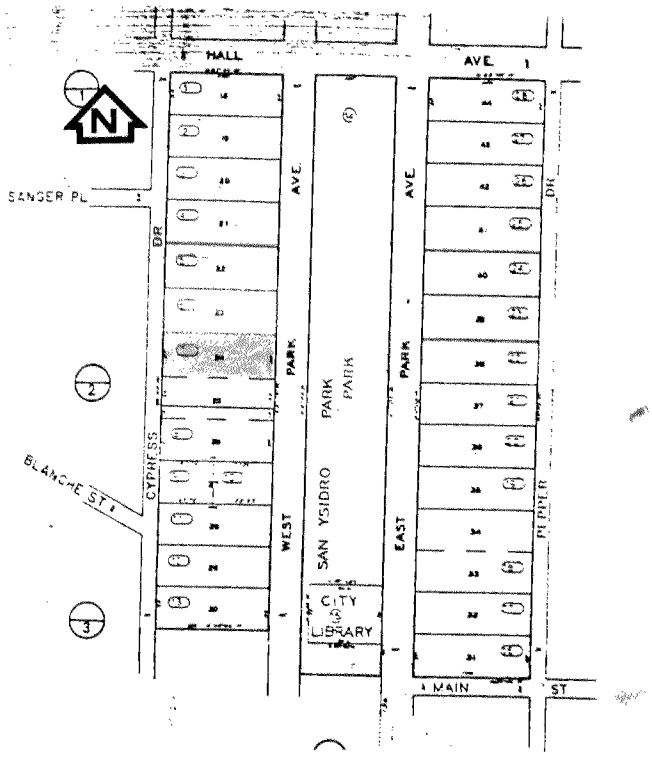
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 139 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-06 Lot 23

5. Present Owner: Norma Soria Address: 139 West Park
   City: San Ysidro Zip: 92073 County: San Diego

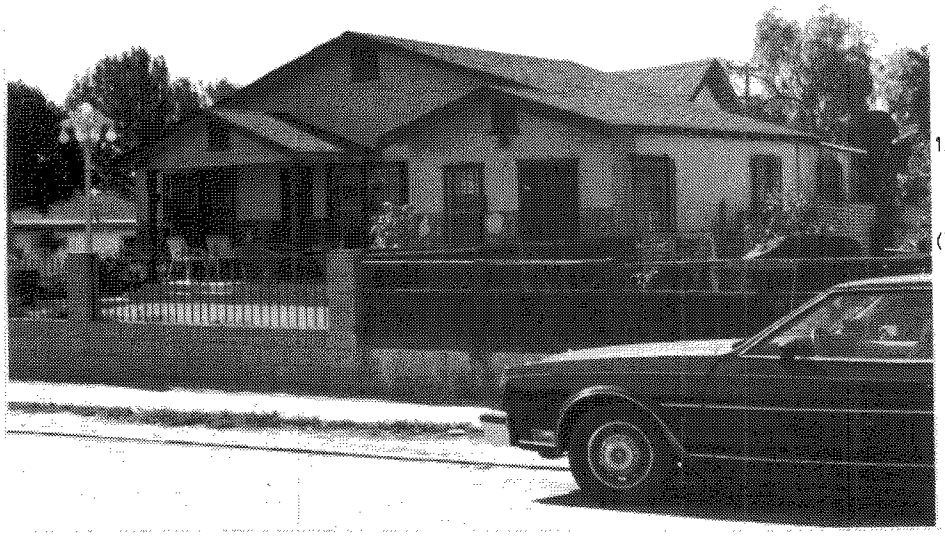
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: Craftsman

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with multi-gabled roof including low pitch cross gable with dropped, low pitch front facing porch gable and a low pitch off-set front facing gable over room addition. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: pink and black stucco with a pink fake rock skirt along bottom 4' of the wall; boxed and silled louvered vents under each gable. ROOF: wood shingles covered with composition shingles; exposed rafters; open rake, jig-saw cut plywood diamond at apex of each gable; plain board fascia along gables. CHIMNEY: none. WINDOWS: multiple sets of front facing metal sliders with iron grill work coverings; plain surrounding board trim. DOOR: can not see; grilled security screen. PORCH: 1/2 open porch offset to the left with slender post supports, plain molded capitals; boxed roof; pediment under porch roof; 2 front facing entry steps to cement porch.



8. Construction date:
   Estimated: post 1915
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #32

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; adjoining unit (139 1/2 converted to apartment)

15. Surroundings: (check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

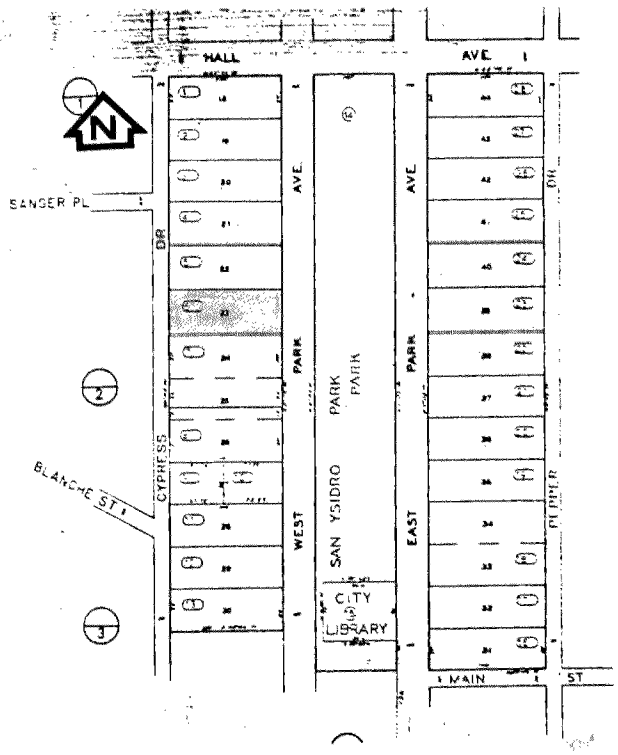
18. Related features: security lighting; brick retaining wall along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 143 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-05 Lot 22

5. Present Owner: Silvia/Maria Valdez Address: 143 West Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with a low pitch front facing gable and dropped, low pitch front facing gable over porch. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with plain corner boards; slat grill pattern boxed by narrow boards under both gables (only "decorative element"). ROOF: composition shingle; wide eave overhang; undecorated fascia board under gable. CHIMNEY: none. WINDOWS: wide pair on either side of door, sliding glass with plain surrounding board trim. DOORS: plywood with 1 square broken window; plain board trim. PORCH: totally open, full extension; 2 by 2 porch supports (2 clusters of 3).

8. Construction date:
   Estimated: 1915-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #31

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window treatment; shack addition in back; converted car garage

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

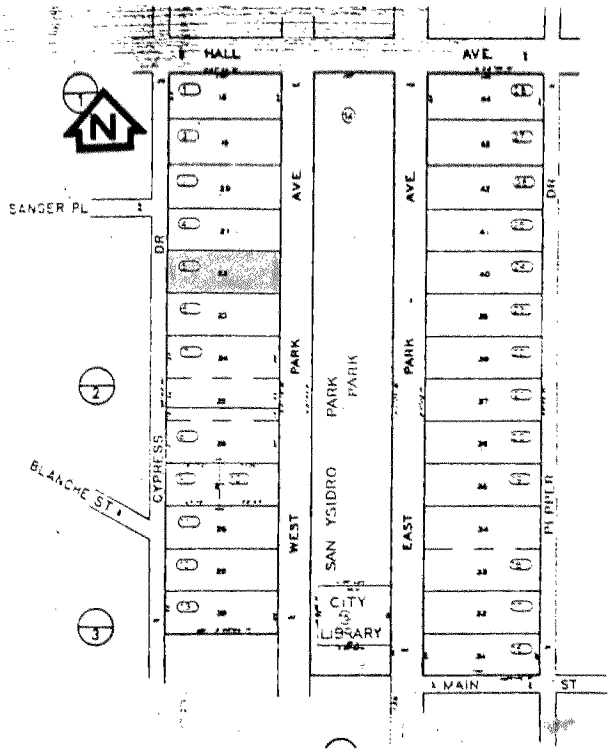
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 147 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-04 Lot 21

5. Present Owner: Olga Wright Address: 147 West Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC WITH MULTIPLE ROOF PLANES

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Combination one and two story building with multiple roof planes including: a low pitch, front facing gable, a flat roof, and a hip roof on the rear second story. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: cream stucco with fake rock skirt around bottom 3' of the house's front; clusters of three drains midway below gable and directly under flat roof edge. ROOF: composition shingles with tile along hips and ridge; front of flat roof is slightly parapeted; exposed rafters; no overhang at gable; stucco rake relief. CHIMNEY: none. WINDOWS: inset, fixed parabolic shaped main focal window; rock facade used as wallskirting frames window; other two front facing windows (associated with the flat roof portion of the house) are inset rectangular with fixed panes, sash bar arrangement 4 horizontal lights on one, 2 irregularly spaced horizontal lights on the other. DOOR: offset to side of gable; solid wood. PORCH no porch per se; dropped stucco/tile shed extension over door.

8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #30

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; multiple roofs; exterior treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial _____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism _____
Public Works Project ____ Other: _____

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

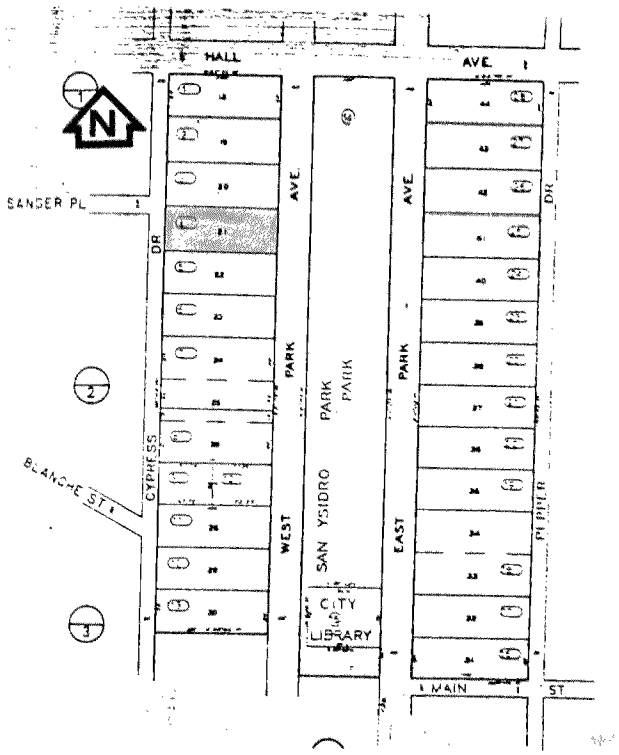
18. Related features: wrought iron fence along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 155 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-3 Lot 20

5. Present Owner: Ceclia Lopez/ F. Rodriquez Address: 153 West Park
   City: San Ysidro Zip: 92073 County: San Diego

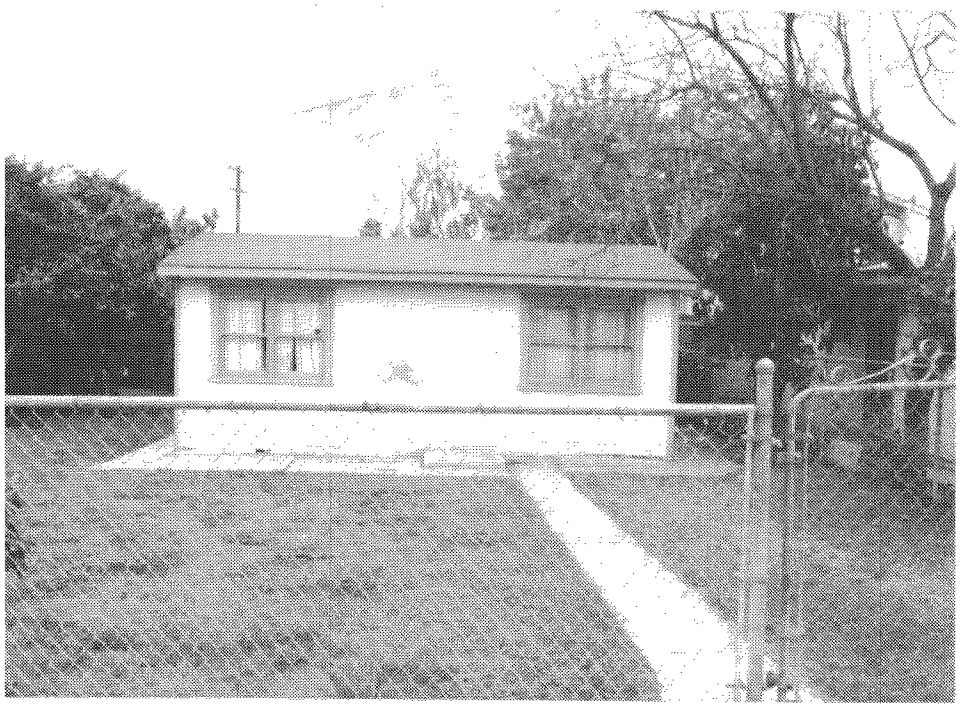
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story structure with low pitch side gable. Currently symmetrical front facade; original door was off-set and front facing. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with plain corner boards; pier foundation. ROOF: very slight overhang; composition sheeting, no exposed rafters; plain, undecorated eaves fascia and gableboard. CHIMNEY: none. WINDOWS: (facing street) 2 pairs of double hung- single light; plain board surrounding trim. DOOR: side door; covered with screen. PORCH: none; 2 wood steps to side door.



8. Construction date:
   Estimated: 1910-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #29

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: additions to the back (both flat and shed roofs); window/door alterations

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

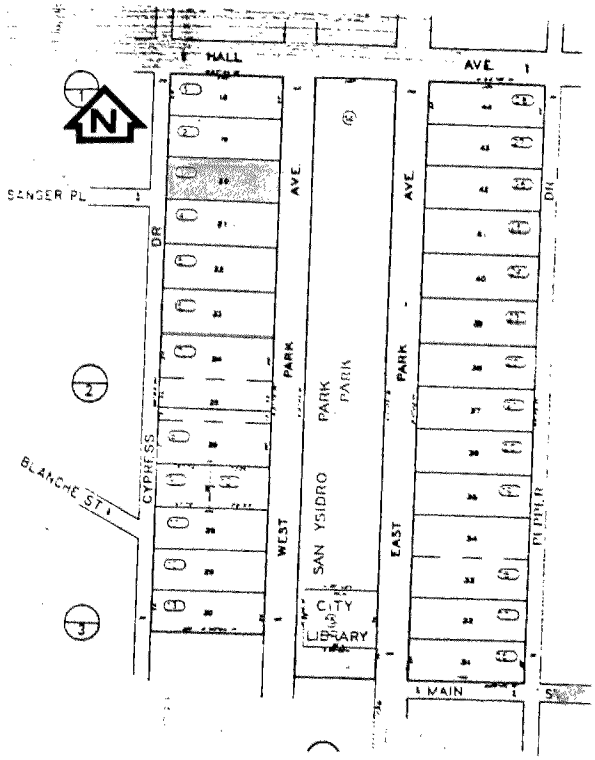
see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)
see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 159 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 666-05-01 Lot 18

5. Present Owner: Felicia Lacy Address: 4545 Cyndale Place
   City: Chula Vista Zip: 92010 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC WITH FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

2 story rectangularly shaped, flat roof apartment building. Symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: white stucco with 6 diamond-shaped tiles aligned above each of the bottom 2 windows; 4 circular drains at 2nd floor line and below roof. ROOF: flat with slight parapet at corners and higher low pitch triangular central parapet. CHIMNEY: none. WINDOWS: (3 on 2nd floor, 2 on 1st floor, 1 on each side of door) inset double hung with single pane; wood sills extend slightly beyond window opening; awnings over side windows. DOOR: center, front facing partially glazed with 1 rectangular pane on top/ 1 inset wood panel on the bottom; doors covered with screening. PORCH: none; tile and stucco bracketed hoods over each door.

8. Construction date:
   Estimated: post 1928-pre 1954

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #28

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door alterations; additions to the rear

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

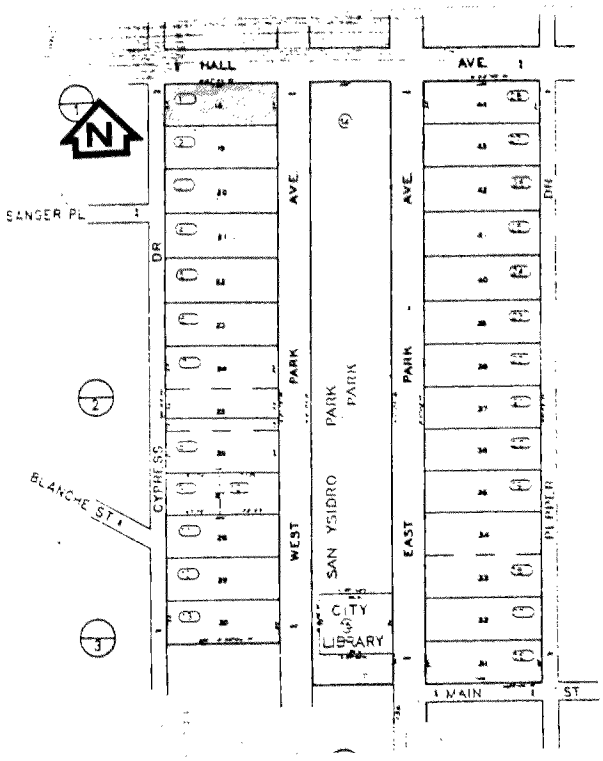
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 18 was purchased by White in 1913 (a White is listed in the 1909 City Directory as a "farmer"). A review of the 1928 aerial shows that this lot was empty when the photograph was taken. Interviews with Hettich (1989: p.c.) suggest that the building was constructed in the late 1920s-early 1930s as a doctor's clinic and apartment building. The building was never used by the doctor.

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation. The potential historical significance lies in the fact that this building represents the 1st apartment building in San Ysidro (built after 1928) area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89__

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San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 206 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-17 Lot 46

5. Present Owner: Genovera Escalante Address: 3794 Sunset Ave
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story "L-shape" bungalow with three off-set, low pitch front facing gables. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: new stucco. ROOF: composition sheeting; moderate overhang; exposed rafters; 3 large knee braces under each gable; pediment elements under gables most detailed in study area: triangularly boxed, vertical slat directly under gable, 2 layers of fake brick aligned below slat, horizontal blocks aligned approximately every 2-3" along cornice board. CHIMNEY: none. WINDOWS: frontmost section has series of 4 large single pane casements (same window pattern around side); single board surrounding trim; window under porch has 2 narrow 2 light casements; plain surrounding board trim; sill extends beyond opening. DOOR;: can not see- metal screen; entrance off-set within "L" of porch.
PORCH: open partial porch; tapered wood columns of new massive, cement block piers; 2 cement side steps to porch

8. Construction date:
   Estimated: 1910-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #12
    Roll 7 Frame #25

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: house currently being renovated- windows, wall treatment, etc.

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: older vegetation in yard (palm)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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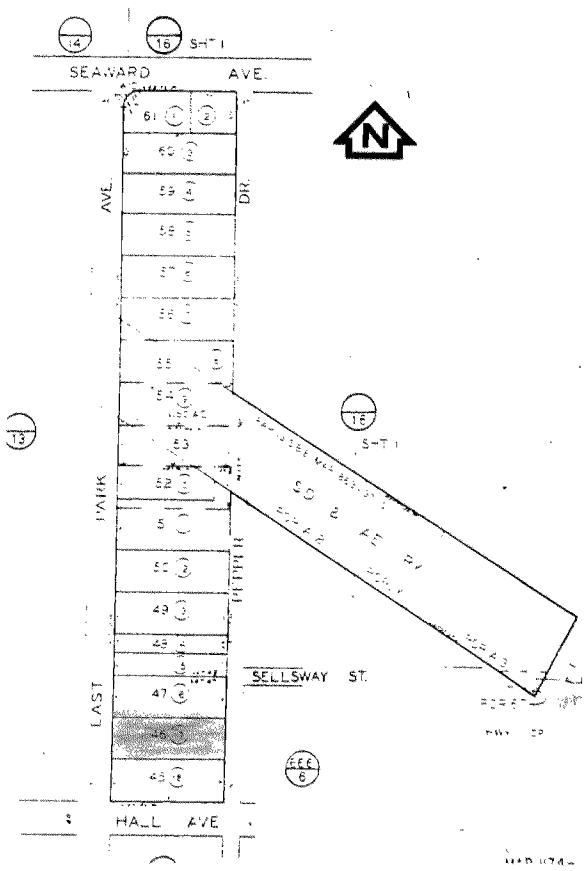
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 207 West Park
   City: San Ysidro Zip Code: 92073 County: San Diego

4. Parcel number: 638-13-20 Lot 17

5. Present Owner: Pauline/Robert Acero Address: 347 Bonito Ave
   City: Imperial Beach Zip: 92023 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR WITH SIMPLE FOLK VICTORIAN PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with combination roof lines that include low pitched front facing gable, off-set hip gable and a shed-like roof over wrap-around porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS : WALL TREATMENT: combination of irregular width lap siding, flush siding under gable, gold painted fake bricks (also serves as skirting above cement foundation) ROOF: composition shingles; exposed rafters along porch and under hip; plain fascia and gable board; horizontal boxed and silled louvered vent under gable. CHIMNEY: none. WINDOWS: main focal window is fixed with 30 panes; wood hood with jig-saw decorative board capped with Spanish tile; windows along porch are double hung with sash bar pattern of 2 lights in each window; side windows are covered with wood hood element. DOOR: partially glazed with one rectangular glass on top, 3 wood panels on bottom; attached screen door. PORCH: wrap-around porch; porch supports are combination 2 by 2 beams and wrought iron with triangular support braces at the top; simple jig saw design pattern along top of the porch railing and under porch roof; open strip vertical board railing; no stairs to front entry- four steps to side entry.

8. Construction date:
   Estimated: post 1929
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/porch treatment; multiple roof lines

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

18. Related features: chain-link fence along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

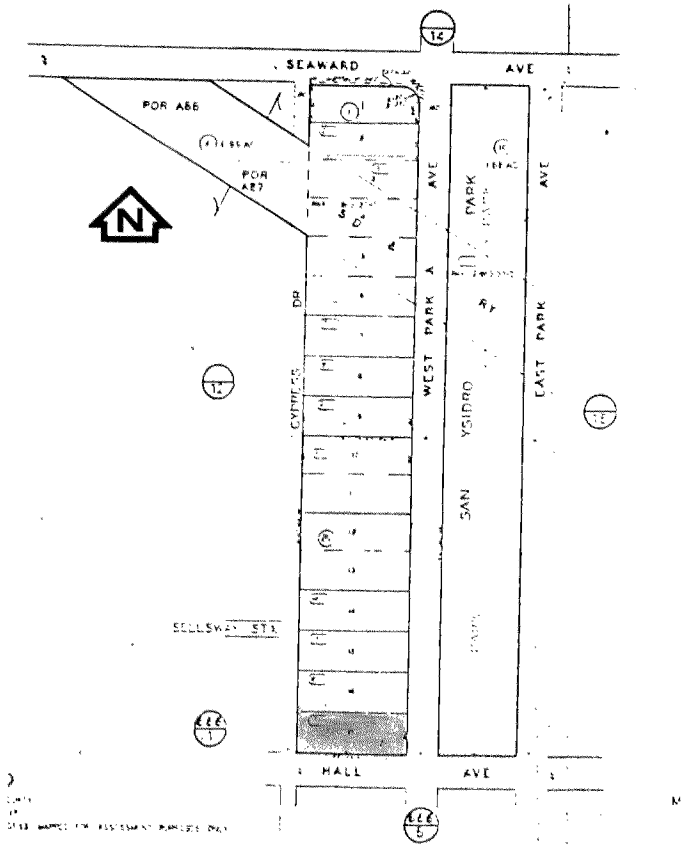
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 210 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-16 Lot 47

5. Present Owner: Josephine/Fernando Adame Address: 208 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Structure is set off street at least 50'. One story house with a medium pitch front facing gable and a dropped, off-set medium pitch shed extension in front. Asymmetrical front facade with slightly dropped flat roof over side entry porch. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding with plain corner boards; small screened vent under house gable. ROOF: scalloped composition sheeting; exposed rafters; undecorated gableboard. CHIMNEY: none. WINDOWS: all sliding glass with plain board surrounding trim. DOOR: can not see; side entrance. PORCH: semi-open entry porch covered by slightly dropped flat roof; stick porch supports with triangular knee braces; one side enclosed by lattice work; 1 cement step to entry.

* NOTE: there are 3 buildings on this lot.

8. Construction date:
   Estimated: 1910-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #13, 14
    Roll 7 Frame #26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; additions to main structure; original door faced street

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

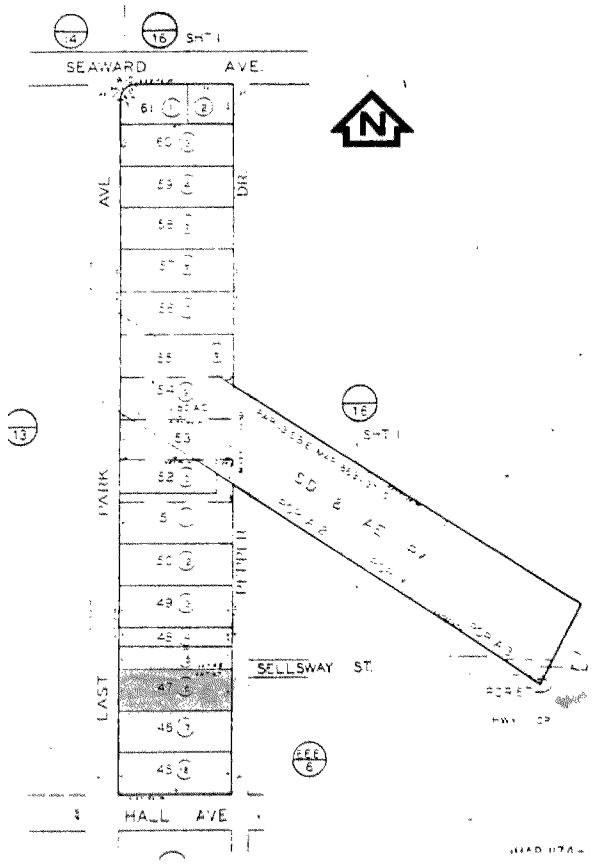
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 212 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-15 Lot 48

5. Present Owner: Joyce Hettich Address: 216 East Park
   City: San Ysidro Zip: 92073 County: San Diego

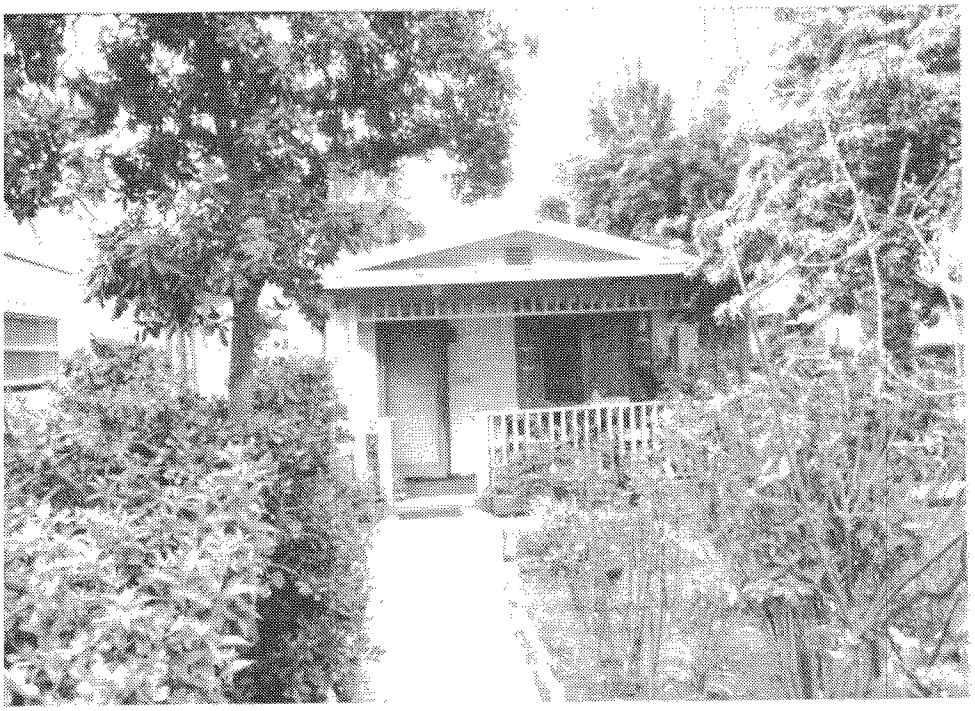
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR w/ SIMPLE FOLK VICTORIAN PORCH ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Narrow, one story house with a low pitch front facing gable and a dropped flat roof over a full front porch. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: vertical board and batten with horizontal board and batten under roof gable; rectangular, boxed louvre vent under gable. ROOF: composition shingles; plain gableboard; moderate overhang; exposed eaves; flat porch roof with plain fascia board. CHIMNEY: none. WINDOWS: front window (left of door) metal slider with narrow solid board shutters painted in blue/white floral pattern. DOOR: left, front facing; unglazed; plain surrounding board trim. PORCH: full porch with vertical, open stick railing (approximately 3' high) and corresponding open-stick trim inset along porch roof at railing line (roof of porch extends beyond actual porch); one front facing step to porch.



8. Construction date:
   Estimated: 1911-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 27'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 3 Frame #15
    Roll 7 Frame #27

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: likely additions to rear

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

18. Related features: surrounded by older vegetation

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
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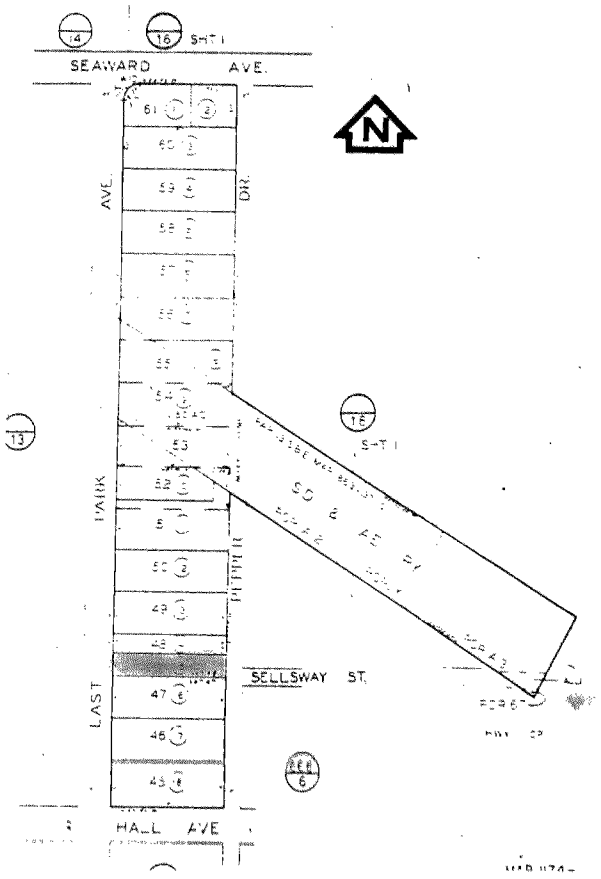
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 216 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-13 Lot 49

5. Present Owner: Joyce Hettich Address: 216 East Park
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

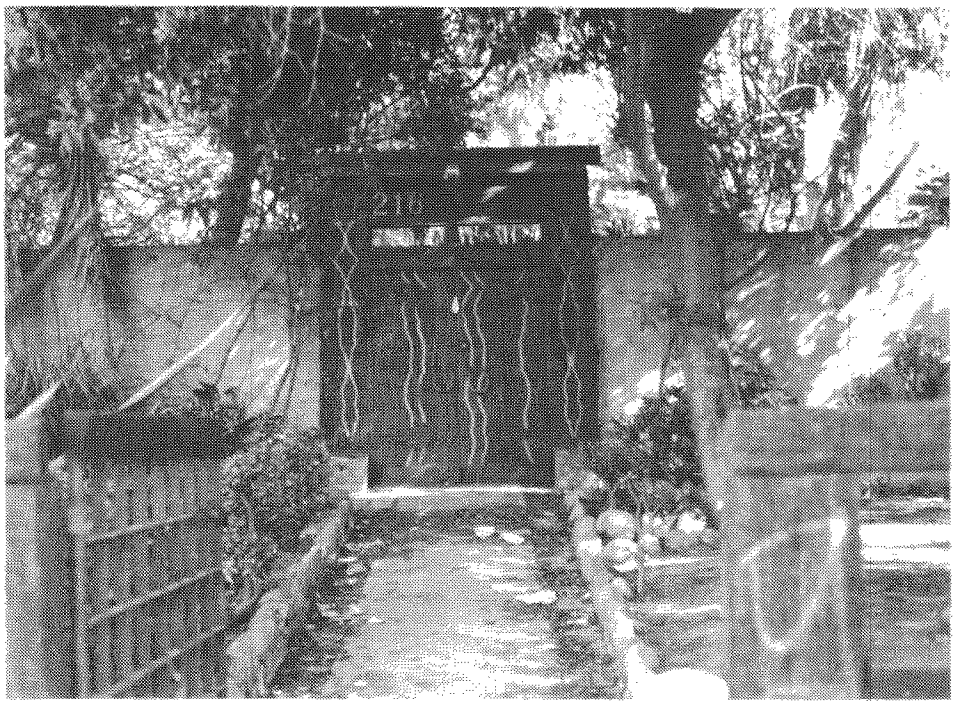
DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC: MULTIPLE ROOF PLANES

7b. Describe present physical description of site or structure; describe major alterations from original condition:

This is at least the second house on the property. Heavy vegetation coupled with a massive wood fence and block wall around the perimeter makes house evaluation difficult to impossible. Elements visible over the fence include multi-roof lines (possible second story addition); stucco exterior (owner says house is adobe); decorative ceramic chimney with high pitch roof-like element at the cap. Some of the visible windows have extended wood lentils and sills; others are metal sliders. Redwood lattice work within the garden area. Back of the structure has western motif with multilevel roof line; red tile gable roof, wooden parapet and iron work along the fence facing the alley.

Owner didn't want her house viewed at this time.



8. Construction date:
   Estimated: 1920s

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 4 Frame #30
    Roll 3 Frame #17
    Roll 7 Frame #17

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: main structure obscured with thick vegetation/security fences

15. Surroundings:(check appropriate boxes) Open land ___ Scattered buildings ___ Densely built-up ___
Residential __x__ Industrial ____ Commercial ___ Other: _____

16. Threats to site: None known ___ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ___ Other: _____

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

18. Related features: decorate gate/ western motif security fence facing the alley; lots of older vegetation

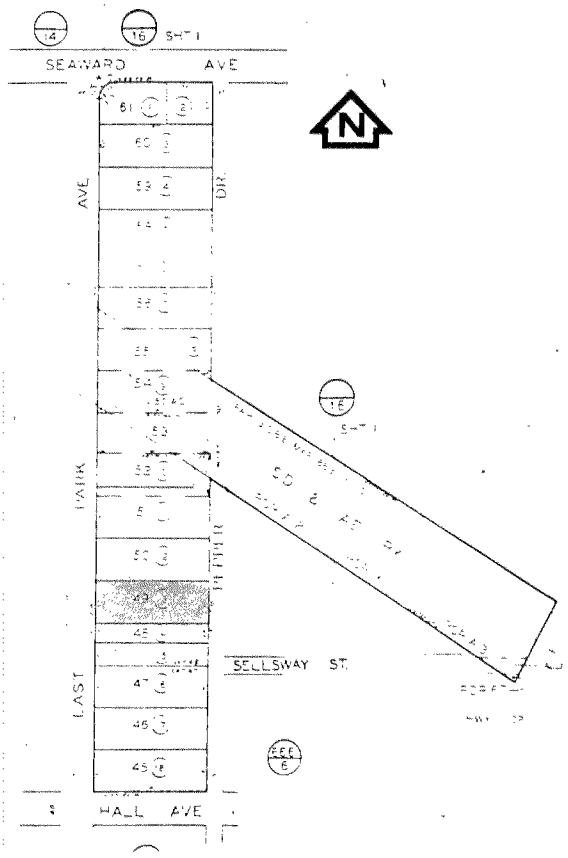
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

This is at least the second house built on the property; the original parcel (town lot 49, see attached Little Landers Map) was purchased by Margaret Story in 1911. The current house is a post Little Landers structure (Hettich 1989: p.c.). The first house was moved off the parcel by Mr. Cruthers (location or deposition of the original structure unknown). Although she did not move into the area until after World War II, Ms. Hettich is considered to be the "unofficial" historian for San Ysidro. Historic assessment of her house was not possible at the time of the study (Hettich's house has recently been broken in and "ransacked" for the 5th time, she was unwilling to let anyone see her house).

In terms of historic significance, most of the selected individual houses in the study area do not qualify for either federal, state or local historic designation. This structure is neither architecturally nor historically distinctive (see attached discussion dealing with historic significance of the study area)

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89__

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2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

PHOTO CONTINUATION SHEET

216 EAST PARK 638-15-13 Lot 49 SPANISH ECLECTIC

REAR VIEW FROM PEPPER

HABS ___ HAER ___ NR ___ SHL ___ LOC ___

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY
IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 218 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-12 Lot 50

5. Present Owner: A. Alcaraz Address: 218 East Park
   City: San Ysidro Zip: 92073 County: San Diego

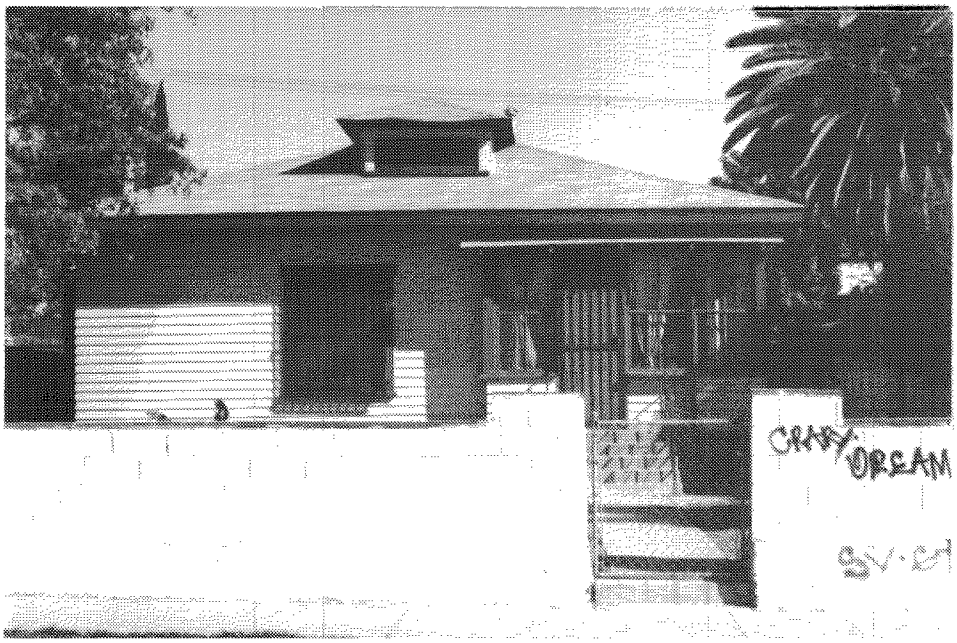
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with hipped roof, totally enclosed porch and a front facing dormier. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: combination stucco and lap siding with no corner boards. ROOF: shed extension roof in the back; composition shingles; undecorated fascia boards along main roof perimeter. DORMIER: faces the front with a slightly flared hip roof; double paned horizontal window in front; with surrounding plain board trim and lap siding; decorative braces under dormier roof. CHIMNEY: stucco side chimney. WINDOWS: main front window situated to the left of the entrance- double hung with Queen Anne detail in the upper panes/ single pane on the bottom; plain board trim around windows; lentils and sills extend slightly beyond window opening. DOOR: front facing (replacement door); above the door is an unglazed wood transem; the enclosed porch has a partially glazed door with 4 panes on top/ 3 wood panels on the bottom. PORCH: fully enclosed 1/2 porch under principal roof. The front facing side has 2 square 4 by 4 columns with simple molded capital and bases; the columns rest on a solid lap wall that extends from ground level to several feet above the porch ground level. The porch now has 3 front facing fixed windows with a sash bar pattern of 4 lights (inside windows of the porch may have been original exterior windows with Queen Anne sash bar pattern). There is 4 front facing cement stairs to stoop; stoop covered by a thin dropped shed roof that are exposed rafters and composition shingles. Wrought iron railing system along the stairs completes the exterior treatment of the porch.



8. Construction date:
   Estimated: circa 1909

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/29
    b/w photo Roll 3 Frame #18

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: fully enclosed porch; new siding/ new roof; new exterior wall treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: only 1 story Craftsman w/ dormier in area; cement block wall along perimeter; security bars on windows

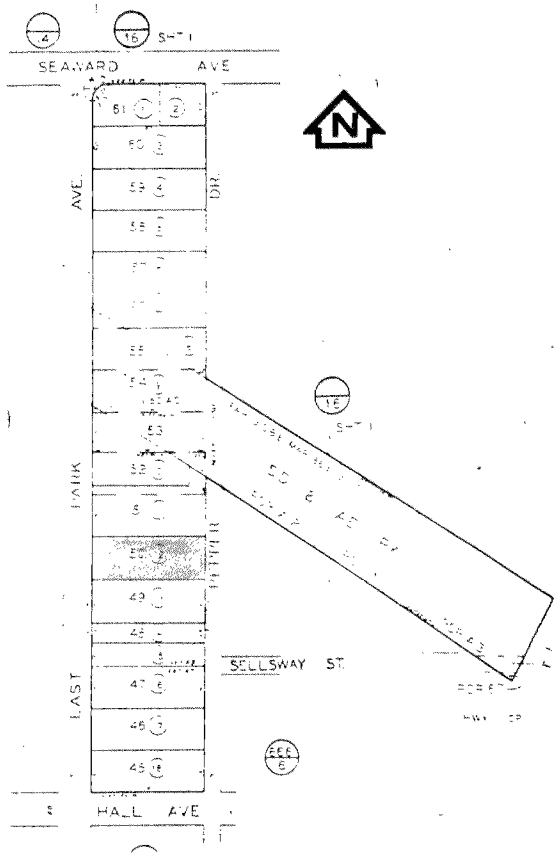
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original town lot 5Ø (see attached Little Landers Map) was purchased by Margaret Story in 19Ø9 and later bought by Cruthers in 1912. Story also owned parcels 49 (216 East Park) and 5Ø (218 E Park). This house appears in a 1912 historic photograph taken from the park and is therefore definately associated with the Little Landers Colony #1. Margaret Story was no longer listed in the Directories after 1911. Apparently many of the original colonists were single, unattached women who bought undeveloped lots, stayed for an undetermined time and then moved out of the area.
(They appear in the directories for one or two years. Some perhaps married which would account for the names no longer appearing in the directories).

Although nothing could be found regarding Margaret Story, this house is significant in that it is one of the oldest houses within the study area. It is a good example of the Craftsman bungalows built during the beginning of San Ysidro.

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture __x__ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89__

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 254 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-5 Lot 58

5. Present Owner: Zenaida/Juan Vargas Address: 534 10th St
   City: Imperial Beach Zip: 92023 County: San Diego

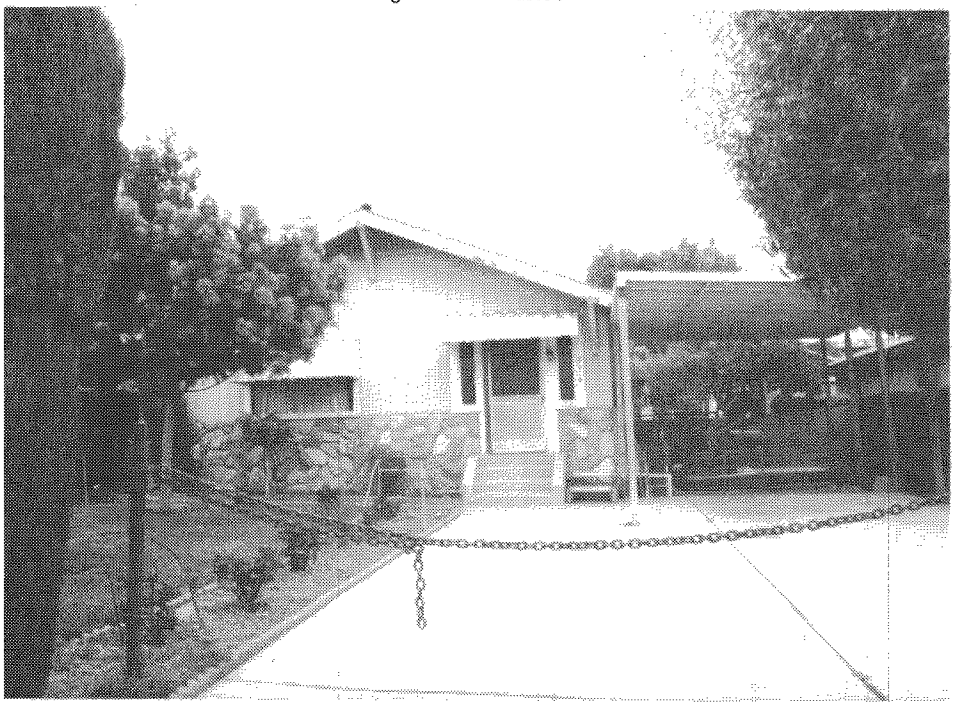
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with medium pitch front facing gable (numerous additions to the rear). Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: board and batten in rear; probable aluminum "board and batten" siding in the front; 3-3 1/2' decorative rock skirting; vertical stick vent, boxed in a triangular shape under gable. ROOF: composition sheeting with red tile along ridgeline; plain, wide gableboard; moderate overhang; exposed eaves; 3 large open triangular knee braces along gable. CHIMNEY: none. WINDOWS: main focal window (left of door) horizontal fixed, single pane covered with metal awning; plain surrounding board trim. DOOR: plywood and screen; 2 fixed long narrow single pane sidelights on either side of door; wide, undecorated surrounding board trim. PORCH: none; metal awning over door entry; 3 front facing stairs to door.



8. Construction date:
   Estimated: post 1912
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 7 Frame #28

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: __alterations to the rear; detached garage in rear (board and batten siding)__

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

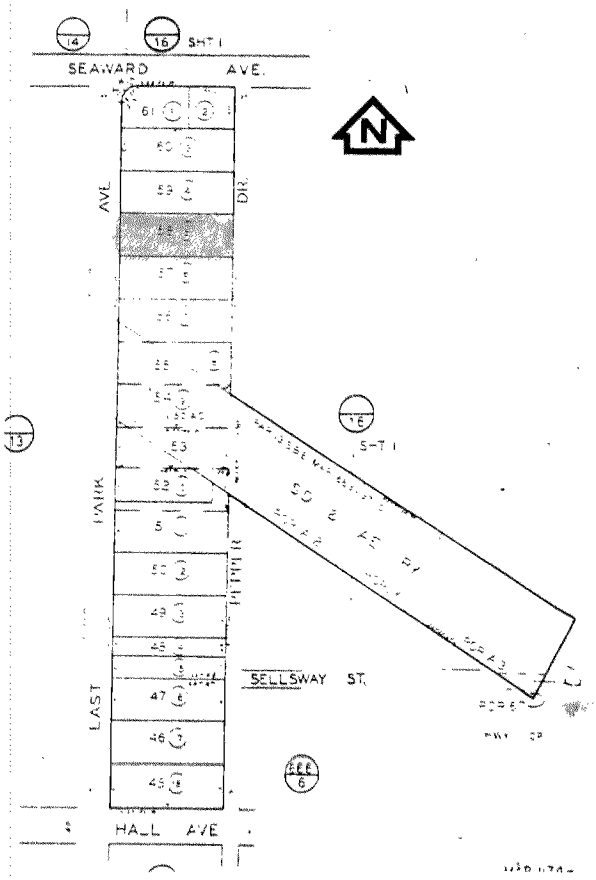
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 266 East Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-15-1 Lot 61

5. Present Owner: Dorothy Lee Green Address: 708 B. Ave
   City: Coronado Zip: 92118 County: San Diego

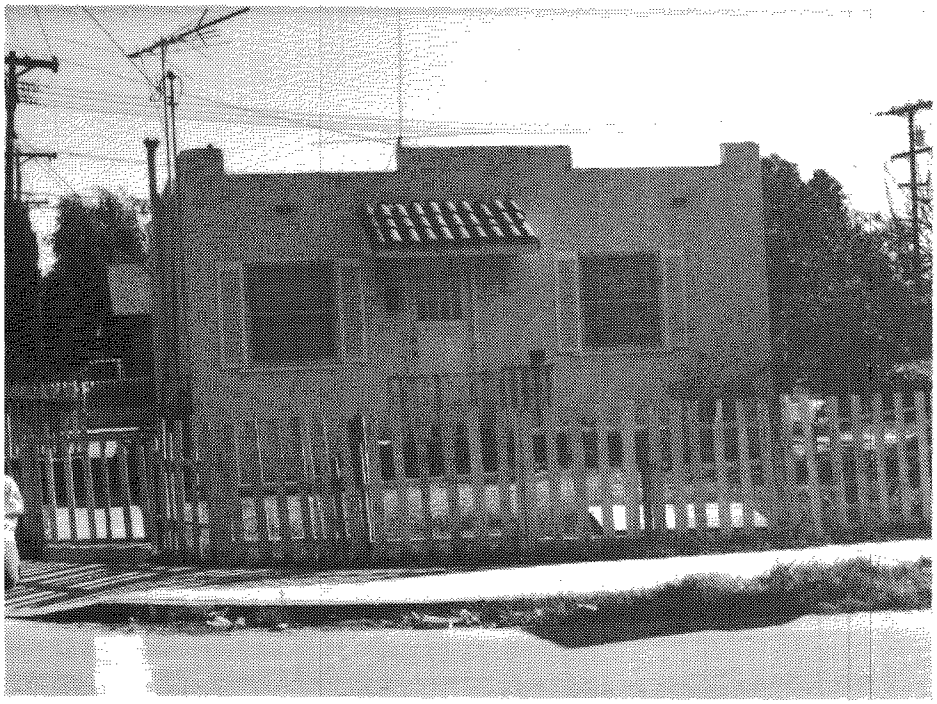
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC, FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow; symmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco; diamond pattern tile decoration at corners and over door entry; two sets of drains below roof line; semi-parapet (raised at corners and center); stucco bracketed shed roof over front door covered with red tile. CHIMNEY: none. WINDOWS: double hung windows on either side of door; sash bar pattern of 6 lights on top/ single pane on bottom; narrow sill extends slightly beyond window opening; narrow slat shutters along each side of window. DOOR: center front facing; partially glazed with 4 vertical lights on top/ 1 lower rectangular panel. Glazed portion of door boxed with wood trim, sill-like base has 3 square wood blocks as sub-base decoration. PORCH: door entry rather than a porch; slat wood railing on 2 sides; 3 side cement steps to entry..



8. Construction date:
   Estimated: 1920-1928

9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 50'
    depth: 80'
    or approx. acreage: _____

12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #19

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: _____

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: little/no older vegetation; wood slat fencing along perimeter- austere setting

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

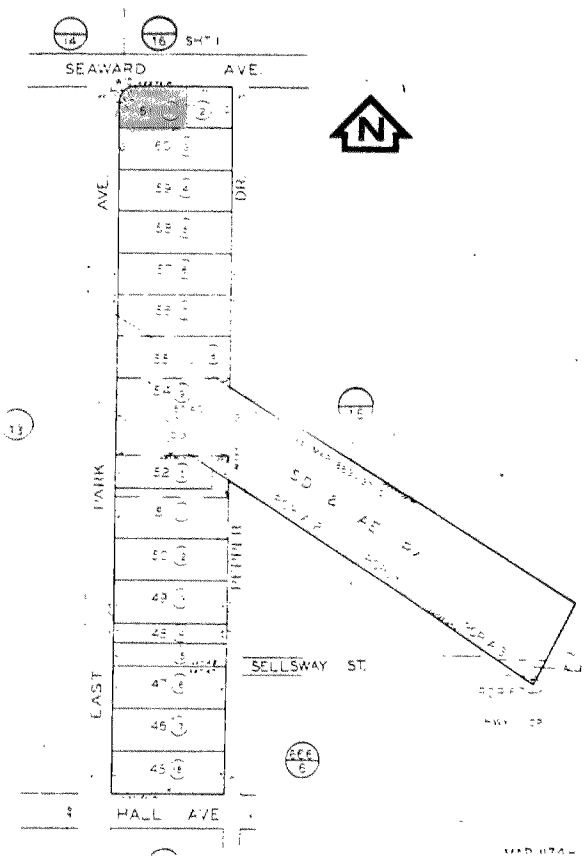
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 279 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-13-1 Lot 1

5. Present Owner: Antonia/Ned Elmore Address: 934 Nolan Way
   City: Chula Vista Zip: 92011 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FOLK VERNACULAR (possibly post 1938)

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story cottage with extremely low pitch side facing gable, shed roof extension to the rear. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: aluminum siding; lattice around base of house. ROOF: composition sheeting; exposed eaves; simple triangular knee braces under gable and along eave line, plain gableboard. CHIMNEY: none. WINDOWS: metal sliders; plain surrounding board trim. DOOR: front left; plywood; plain surrounding board trim. PORCH: none; 1 cement step to open wood platform which extends slightly to either side of door; no overhang, no railing system.

Additional structure includes detached plywood shed with new siding and new windows.

8. Construction date:
   Estimated: post 1910
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 50'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #23

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: severe alterations to original configuration; shed extensions; window/door treatment

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

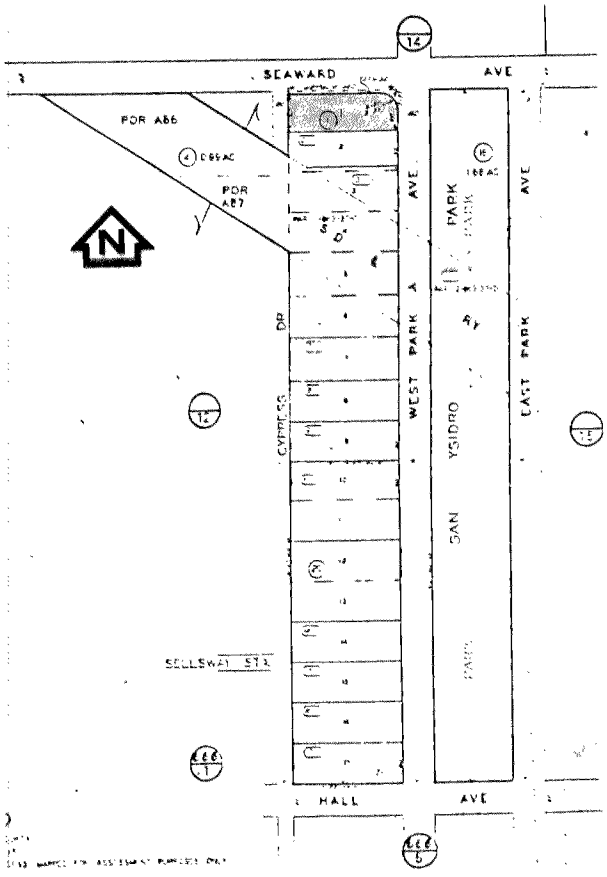
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 233 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-13-19 Lot 9

5. Present Owner: Pauline/Robert Acero Address: 347 Bonito Ave
   City: Imperial Beach Zip: 92023 County: San Diego

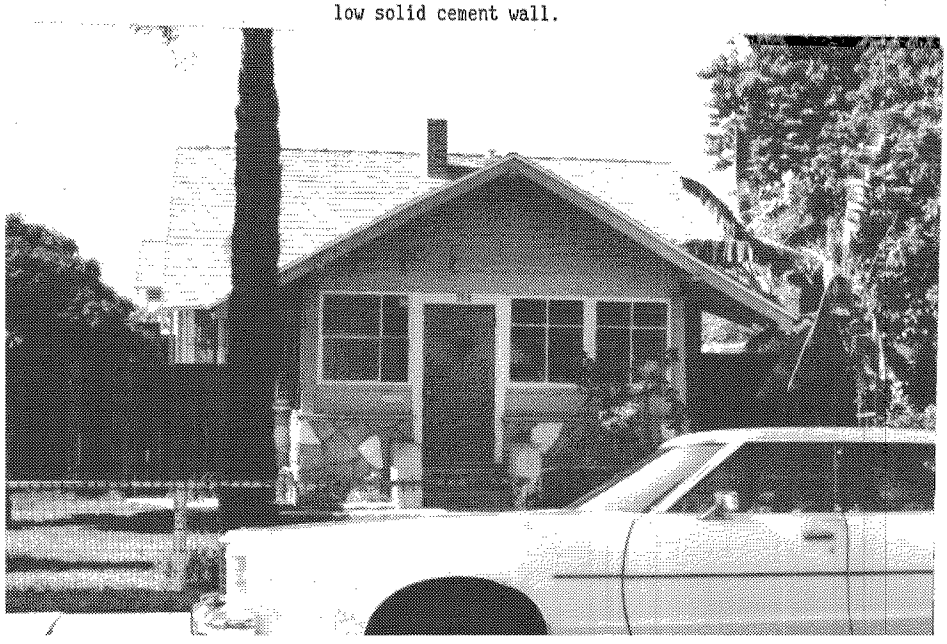
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: CRAFTSMAN BUNGALOW

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with medium pitch cross gable and low gable bay on one side. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: multiple siding with lap siding under gable, stucco on main walls, decorative rock skirt along foundation; side of the house has a combination of shingle and lap siding. ROOF: composition shingle; very wide overhangs; 3 decorative beams under gable; plaingable board, exposed eaves; underside of the gable is an open rake giving a "laddered" effect. Side wall has 3 vent openings under gable; 3 off-set decorative beams extend several inches out from front wall at cornice line. CHIMNEY: interior brick chimney. WINDOWS: windows facing the street are fixed (two placed to the right of the door, 1 to the left of the door); sash bar pattern of 2 smaller lights on top/2 vertical lights on bottom. Windows inside porch (original main house windows) are double hung with sash bar pattern of 3 vertical lights on top/ 1 vertical light on bottom; plain board trim surrounds each windows. DOOR: can't see main door (inside porch); exterior door is plywood with single diamond shaped glass pane. PORCH:fully enclosed (incorporated into the house); has 2 thinly tapered square wooden pillars (now stucco) at either end of porch, they sit on top of solid decorative rock railing system; 2 cement steps to entry, bordered on either side by a low solid cement wall.



8. Construction date:
   Estimated: 1913-1928
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 165'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #24,26

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: full enclosure of porch; window alterations; shed roof extension in back exposed wood tex-coated, original porch had lapped siding; recent fire place; numerous roof lines make determination of original configuration difficult to impossible.

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: no older vegetation; wire fencing along perimeter;

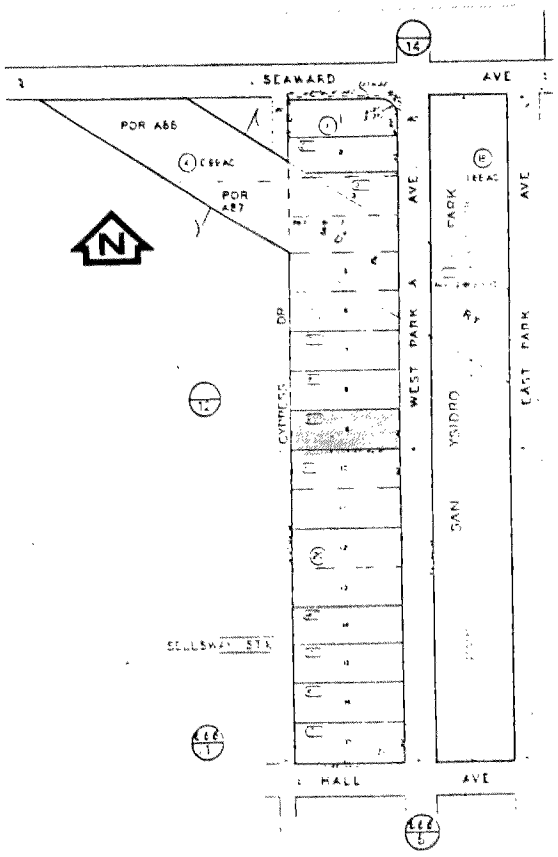
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

The original Town Lot 9 was purchased by George Hall in 1912. Hall at the age of 70 was one of the original officers for the Little Landers Colony and served as the 1st President of the 2nd Little Landers Corporation in 1912. As the horticultural commissioner for San Diego County, Hall advocated agricultural tracts of 10 acres or less as the best adaptation to county conditions. Based on the topographic considerations and soil conditions he suggested that the Little Landers Colony be established at San Ysidro. Hall and Smythe edited the one and only periodical for the settlement: Little Landers Library (1908). Hall bought the statue of General Grant in 1912 to "maintain good relationships with the city fathers of San Diego" (L. Judd September 30, 1955).

SEE CONTINUATION SHEET

LOCATIONAL SKETCH MAP



20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __x__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references and general discussion dealing with historic determination of individual houses in the study area

22. Date form prepared __5/89_____
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

HISTORIC RESOURCES INVENTORY

233 WEST PARK

19. SIGNIFICANCE CONT.

Hall also owned Lots 2 and 3 in 1910; Parcels A86, 87, 88, 257 and 233 in 1913. Although he advocated agricultural tracts of 10 acres lots, he never bought an acre lot- all of his holdings were town sites (see attached Little Lander Map).

Although this particular parcel was originally owned by Hall, there is no evidence that this particular residence was occupied by him. Based on a review of the 1928 aerial, it is apparent that the house was built prior to 1928 and therefore could have been associated with the early Little Landers occupation. Further, the Craftsman bungalow style suggests an early date as well.

HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 227 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-13-19 Lot 10

5. Present Owner: Pauline/Robert Acero Address: 347 Bonito Ave
   City: Imperial Beach Zip: 92023 County: San Diego

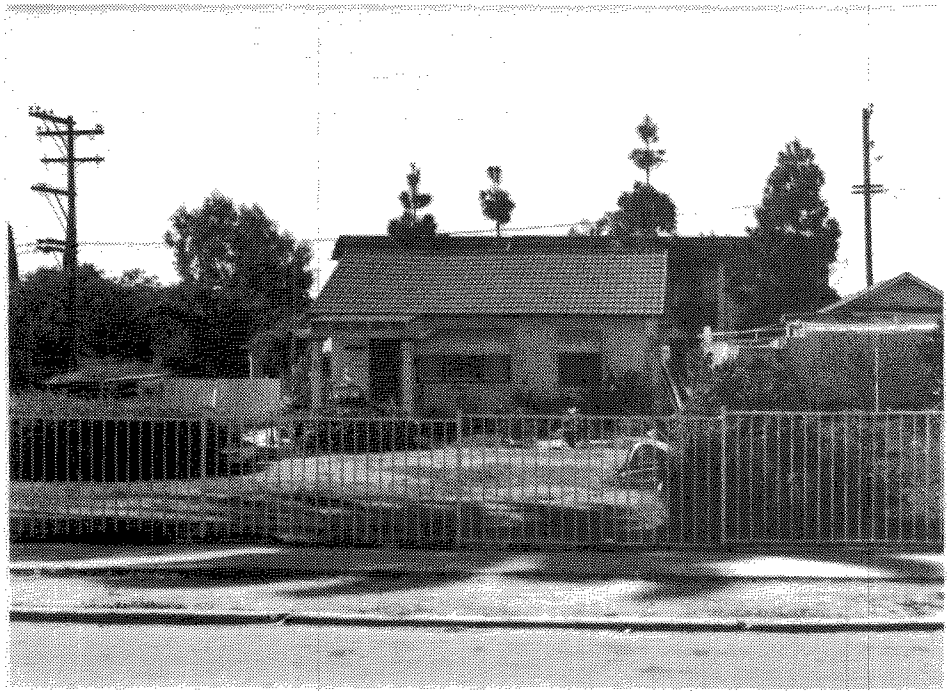
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: FORK VERNACULAR WITH DIVERSE THEMATIC ELEMENTS

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story house with medium pitch side gable and shed extension ("hall and parlor") Asymmetrical front facade; extremely deep set on property, set-off main street at least 50'. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: scalloped shingle siding with more prominent relief under gable. ROOF: tile with thin pole as coping along gable; exposed eaves; slighty dropped roof over front, off-set porch, covered with composition sheeting. CHIMNEY: none. WINDOWS: 2 sets to the right of door- one grouping contains fixed pane with double hung on either side (single pane); other set contains double hung windows; metal awnings over windows; plain board surrounding trim. DOOR: metal screen. PORCH: open entry, off-set at front left; cross beam and supports gives "pagoda-like" feeling; exposed roof rafters, cross-beam extends beyond roof on either side; ends are carved to emphasize horizontal plane. Two 4 by 4 wood support columns; simple molded square capitals; additional side entrance has 3 cement steps with wrought iron railing system. Other details include lattice-like archway attached to the house; associated lattice work throughout yard; at least 2 associated out buildings.



8. Construction date:
   Estimated: post 1915
9. Architect: _____

10. Builder: _____

11. Approx. property size (in feet):
    Frontage: 40'
    depth: 140'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo 2 Frame #25

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: difficult to ascertain original configuration of main structure; extensive yard work minimal changes include new door; siding, porch configuration

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development x Zoning x Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: x Moved? ____ Unknown ? ____

18. Related features: at least 2 out buildings; chain-link and board picket fence along perimeter; older palms in the yard

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

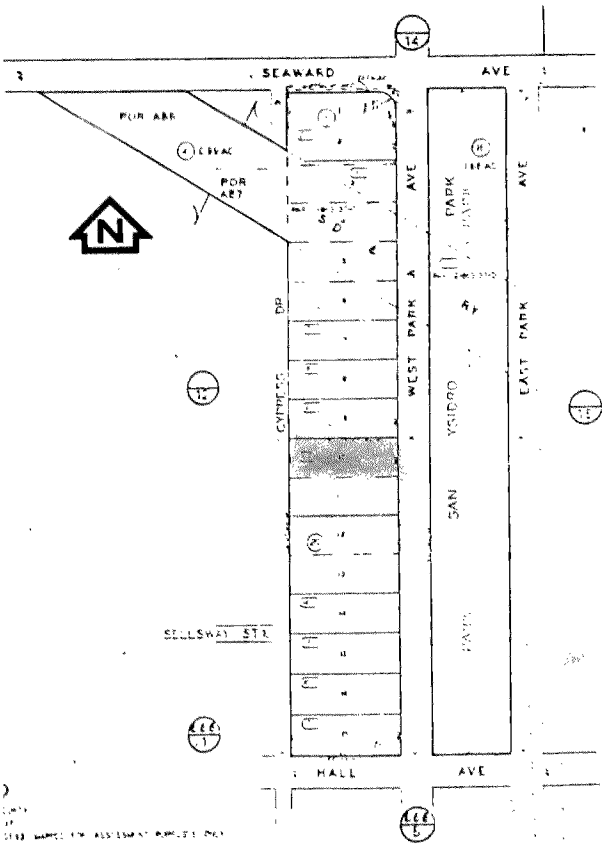
20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement X Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89
Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 312 West Park (rear structure)
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-14-20 Lot A3

5. Present Owner: Hourani Lamya Address: P.O. Box 375
   City: San Ysidro Zip: 92073 County: San Diego

6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: NONE

7b. Describe present physical description of site or structure; describe major alterations from original condition:

Elongated one story structure appears to be 4 apartments with connected garages; placed back off the street. Unit has a low pitch side gable roof with extended shed roofs of varied lengths protruding along the long side. Asymmetrical front facade. STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: lap siding. ROOF : composition sheeting; exposed eaves. CHIMNEY: NONE. WINDOWS: majority are long, double hung with simple light in each; plain surrounding board trim; windows arranged in panes and as singles. DOORS: wood with 6 panels. PORCH: cement walk runs entire length of building- no railing system; roof extension over 2 right units with stick supports; 2 doors on left have shed overhang over door only with no supports.

8. Construction date:
   Estimated: 1910-1928
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 211'
    depth: 114'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #22

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: no thematic style; units are close to total disrepair

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: ____

17. Is the structure: On its original site?: ____x____ Moved? ____ Unknown ? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement x__ Government ___ Military ___
Religion ___ Social/Education __

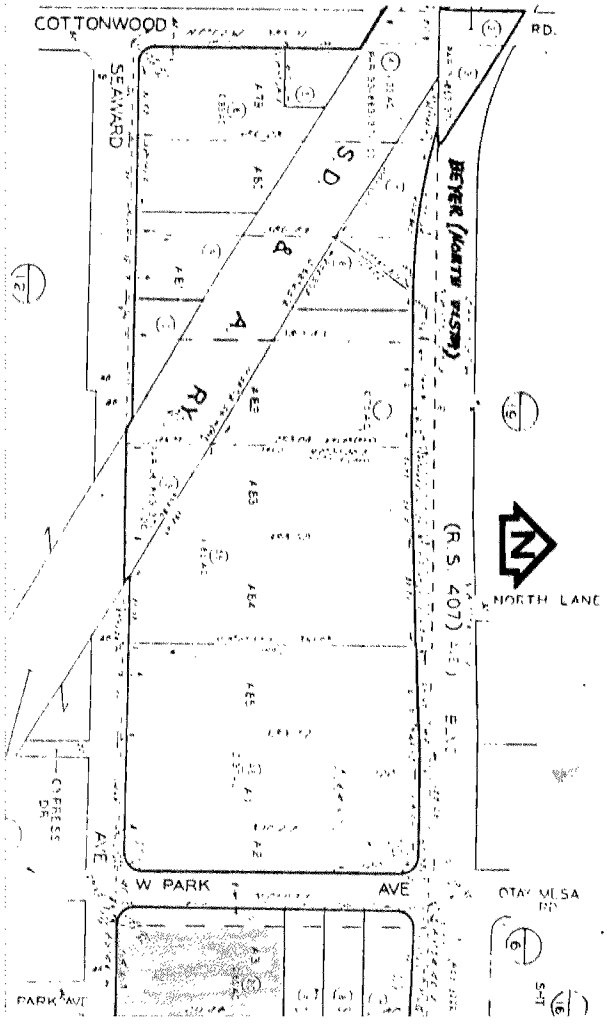
21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared 3/89

Roth and Associates
2707 Congress Ave. Suite 2A
San Diego, California 92110
(619)-295-3111

LOCATIONAL SKETCH MAP



HABS ____ HAER ____ NR ____ SHL ___ LOC ____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____

2. Historic name: _____

3. Street/rural address: 314 West Park
   City: San Ysidro Zip: 92073 County: San Diego

4. Parcel number: 638-14-20 Lot A3

5. Present Owner: Lamya Hourani Address: P.O. Box 375
   City: San Ysidro Zip: 92073 County: San Diego

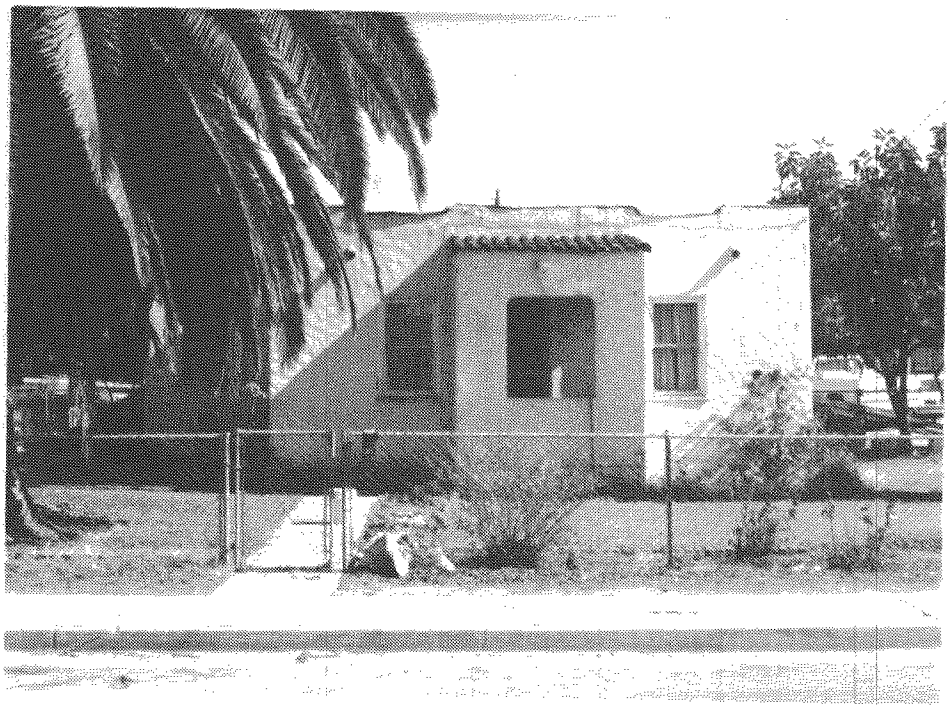
6. Present Use: residence Original Use: residence

DESCRIPTION

7a. Architectural style: SPANISH ECLECTIC WITH FLAT ROOF

7b. Describe present physical description of site or structure; describe major alterations from original condition:

One story bungalow with flat roof and a boxed porch extension. Asymmetrical front facade STRUCTURAL AND DESIGN ELEMENTS: WALL TREATMENT: stucco. ROOF: composition sheets extends beyond roof line; two drain pipes situated below roof; flat roof has squared, slightly elevated parapet at corner and center. CHIMNEY: none. WINDOWS: 1 window on either side of porch- inset double hung with single light in each pane narrow wood sills. DOOR: plywood with screening PORCH: stucco, boxed with flattened arch opening on two sides, flattened arch entry; two side cement steps to entry; roof over porch is tiled.



8. Construction date:
   Estimated: 1930-1954
9. Architect: _____
10. Builder: _____
11. Approx. property size (in feet):
    Frontage: 211'
    depth: 114'
    or approx. acreage: _____
12. Date of enclosed photo(s): 2/89
    b/w photo Roll 2 Frame #21

(MODIFIED DPR 523 Rev. 4/79)

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

14. Alterations: window/door treatment; exterior needs repair (stucco)

15. Surroundings:(check appropriate boxes) Open land ____ Scattered buildings ____ Densely built-up ____
Residential __x__ Industrial ____ Commercial ____ Other: _____

16. Threats to site: None known ____ Private Development __x__ Zoning __x__ Vandalism ____
Public Works Project ____ Other: _____

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

18. Related features: older vegetation includes palm trees; chain-link fencing along perimeter

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, persons, etc.)

see preceding significance overview

20. Main theme of historic resource:
Architecture ___ Arts/Leisure ___
Economic/Industrial ___ Exploration ___
Settlement __X__ Government ___ Military ___
Religion ___ Social/Education __

21. Sources (books, documents, surveys, etc.)

see attached references

22. Date form prepared __3/89__
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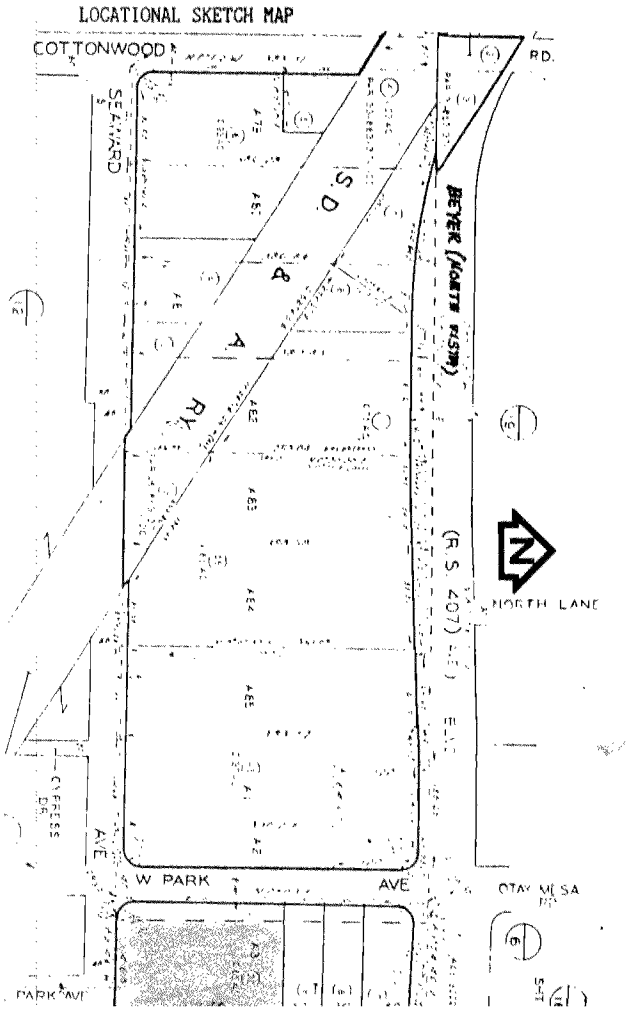
LOCATIONAL SKETCH MAP



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