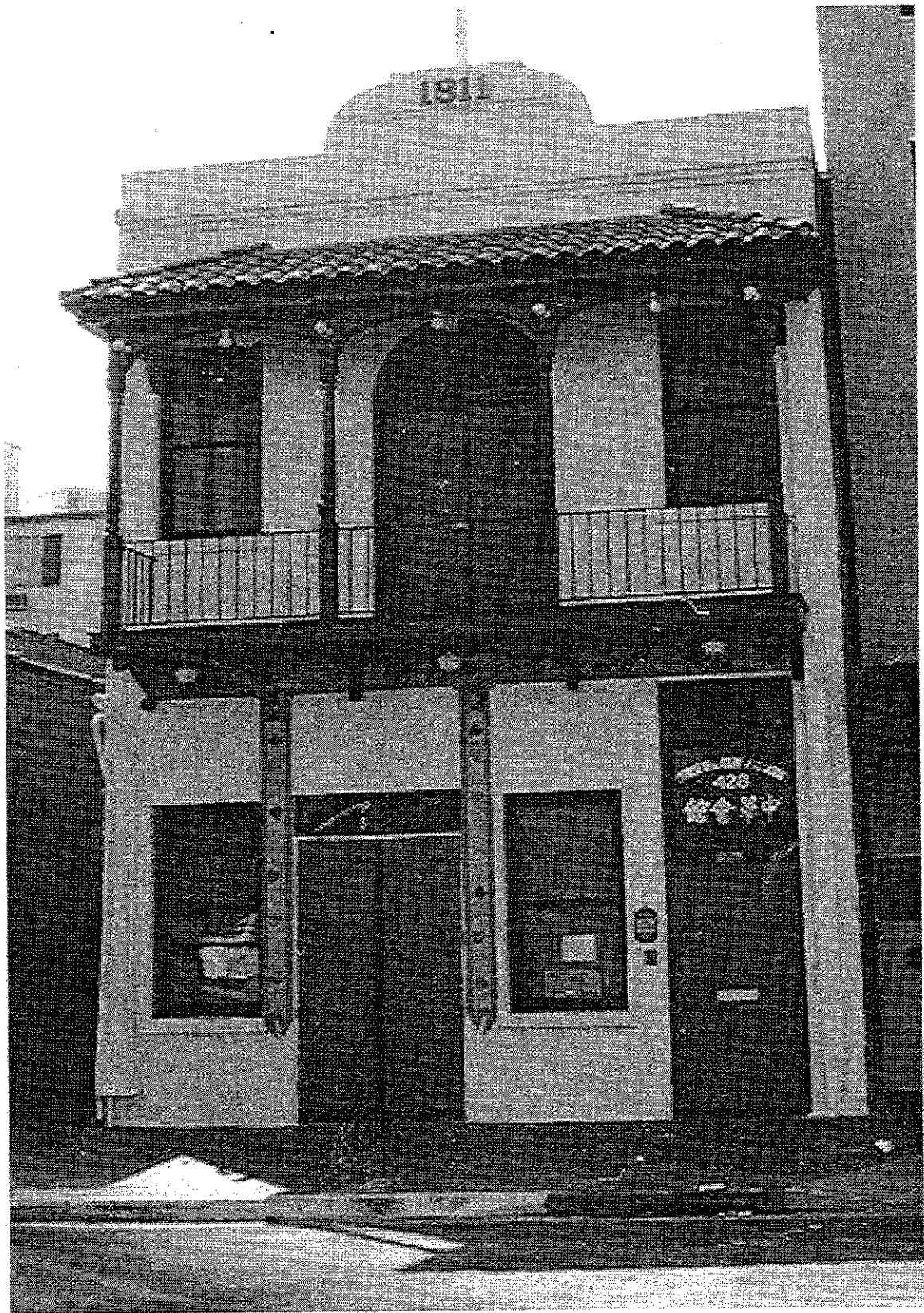


CHINESE/ASIAN THEMATIC HISTORIC DISTRICT

CITY OF SAN DIEGO HISTORICAL LANDMARK #207



Prepared by The City of San Diego Planning Department/Urban Conservation Section, April, 1987. Designated by the City's Historical Sites Board on April 29, 1987. Ratified by the San Diego City Council on May 27, 1987. Reissued, September, 2000.

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CHINESE/ASIAN THEMATIC HISTORIC DISTRICT

INTRODUCTION

In the early 1970's, two major planning and conservation efforts took place in the Centre City . One was the updating of the Centre City Community Plan, which was completed in 1976, and resulted in the establishment of several major redevelopment programs, now in the construction stages. The other was the establishment of the Gaslamp Quarter Historic District and Planned District Ordinance, completed in 1976. In 1980, the Gaslamp Quarter Historic District was placed in the National Register of Historic Places. Both the Centre City Plan and Gaslamp Quarter Historic District identified the importance of the Chinese in the development of the southern portion of downtown in conjunction with the "Old Stingaree" District now within the Marina Redevelopment area (Map A).

In March of 1986, the Centre City Development Corporation (CCDC) contracted for the preparation of a study identifying the remaining Chinese buildings within the Marina Redevelopment area. The study was designed to review certain properties and establish their importance to the development of the Chinese Community in the City of San Diego.

In March of 1987, the CCDC Board approved in concept the idea of establishing a Chinese Thematic District generally centering along Third Avenue south of Martin Luther King Way (Market Street), incorporating the remaining nine Chinese historical structures which have been identified outside of the Gaslamp Quarter Historic District. The study and program was referred to the Planning Department for Historical Site Board review and action. A concurrent action by the CCDC Board was to encourage the formation of an Asian Commercial/Mixed Use District in the Gaslamp Quarter in response to proposals made by leaders of the Asian Community of San Diego.

Subsequent to the CCDC Board action, and the endorsement by the City's Redevelopment Agency, the Planning Department prepared the attached report for Historical Site Board review. This information addresses boundaries and building designations. The report includes a physical description of the Chinese-Asian Thematic District, including fourteen buildings in Gaslamp Quarter and nine remaining buildings in the Marina. This District is divided into three areas: (1) The numerous structures of historical importance to the Chinese Community located in the Gaslamp Quarter Planned Historic District; (2) The remaining Chinese/Asian District buildings within the Marina area; and (3) Additional buildings that are not physically connected but which are of historical importance to the local development of the Chinese/Asian Community.

The Gaslamp Quarter historically contained a concentration of sequential Chinese, Japanese, Filipino and Hawaiian owned buildings and businesses throughout the early historic development of San Diego's New Town. The demographics of the original Asian District show that buildings and businesses began their development by the Chinese as early as the 1860's. Between 1860 and 1890, the early settlement included Chinese and Filipino buildings located in the area bounded by Second Avenue, Sixth Avenue, E Street, and K Street (Map B). There were at least 24 Asian buildings/businesses in the area at this time.

A second period occurs between 1891 and 1910 with a notable increase of Asian buildings/businesses between Broadway and K Street, Second Avenue to Sixth Avenue (Map C). The majority of the approximately fifty businesses/buildings, were concentrated between Second Avenue to Sixth Avenue, Market (Martin Luther King Way) to J Street. Many of these were newly arrived Japanese merchants.

The businesses within these two identified areas were predominantly restaurants, wash houses, merchandise sales and housing. The Chinese had primarily grocery stores, laundries, residences and social halls, while the Japanese developed such businesses as barber shops, billiard halls and groceries as new additions to the area.

A third period of development for the Asian Community is from 1911 to 1930. At this time, the number of businesses/buildings is close to a 100 and there is a congenial combination of many Asian ethnic groups. Chinese, Filipino, Japanese and Hawaiian businesses flourished during this time side by side with a remarkable concentration between Market (Martin Luther King Way) and J Street, Second and Sixth Avenue (Map D). The construction of the Chinese Mission Building, a community church and social services center located at 645 First Avenue took place in 1912 outside of the Chinese Community's traditional boundaries. Fifth Avenue, the original main street in New Town San Diego was the main corridor for Asian businesses and buildings.

From the 1930's to the present available information, shows that there was a gradual decline in Asian businesses. There are still numerous existing buildings in the Gaslamp Quarter that have distinctive Chinese design elements and names which provide a continuing link of the Gaslamp Quarter District with the proposed Chinese/Asian District.

The unique character of the remaining Chinese buildings and their history from the early development of New Town San Diego establish the need to preserve these special examples of our Asian past so integral in the growth and development of the City of San Diego.

BOUNDARIES AND SUBAREAS

The proposed general boundaries for the Chinese/Asian Historic Thematic District are Martin Luther King Way (Market) on the north, "J" Street on the south, Sixth Avenue on the east, Midblock between Second and Third Avenues on the west, plus the Chinese Mission Building on First Avenue. These boundaries were chosen for being those that best reflect the history of the Asian Community's development and mercantile activities, as well as local Chinese/Asian history, culture and heritage.

These general areas of interest overlay two development districts in Centre City, the Gaslamp Quarter, and the Marina Districts as shown in Map A. Within those general boundaries, specific subareas are identified as follows:

SUBAREA 1 - Gaslamp Overlay

Includes the area within the Gaslamp Quarter District bounded by Market (Martin Luther King) and "J" Streets, Sixth Avenue to Fourth Avenue, an important section to the historical development of the Asian District. The buildings in this area identified for their Asian heritage. No additional development regulations beyond those established by the Gaslamp Quarter Planned District are proposed.

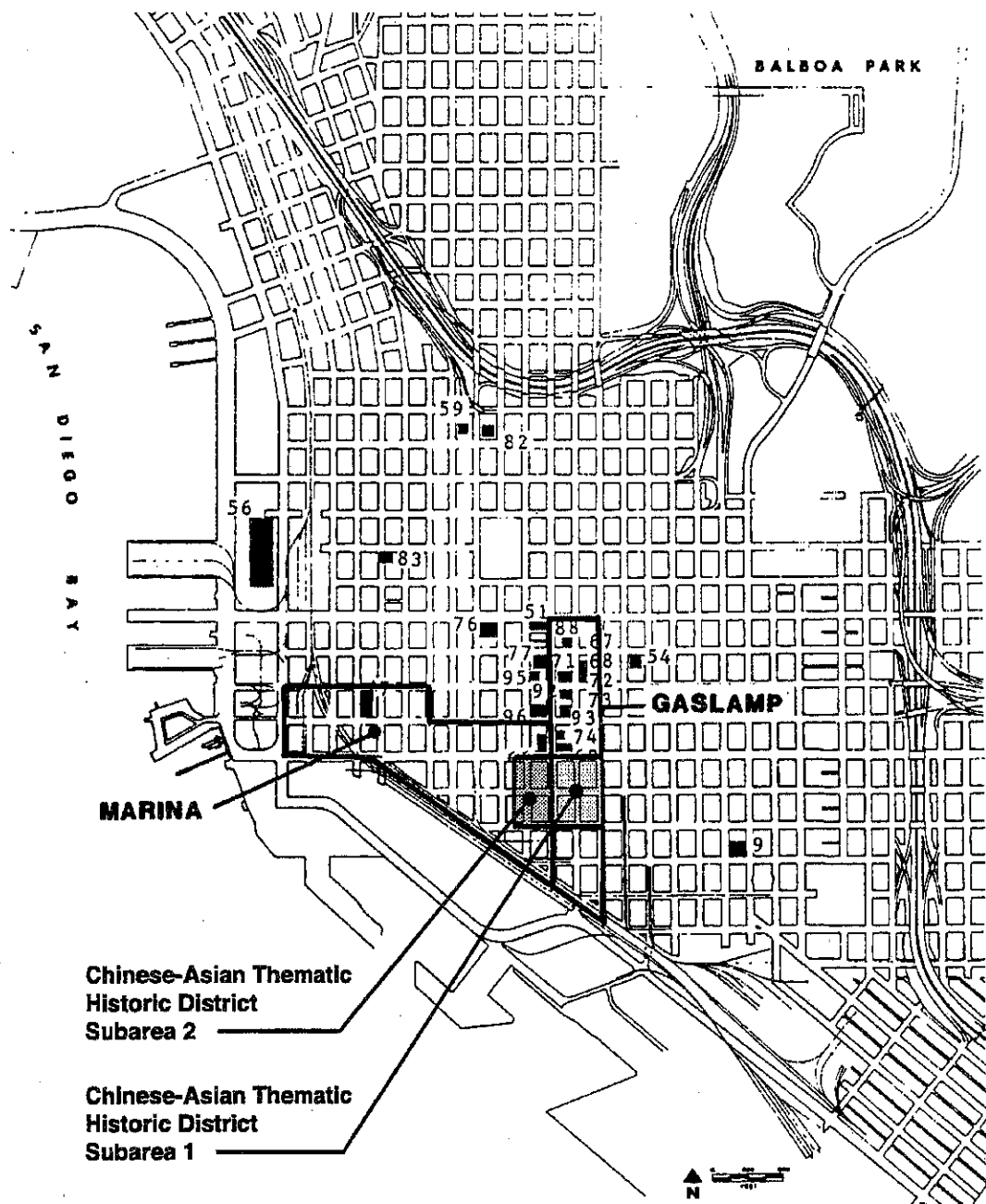
SUBAREA 2 - Third Avenue

Includes the area bound by the Gaslamp Planned District on the East, the mid-block between Third and Second Avenues to the west, Market (Martin Luther King Way) to the north, and "J" Street to the south. Additional development regulations to those established by the Marina Planned District Ordinance are proposed as follows:

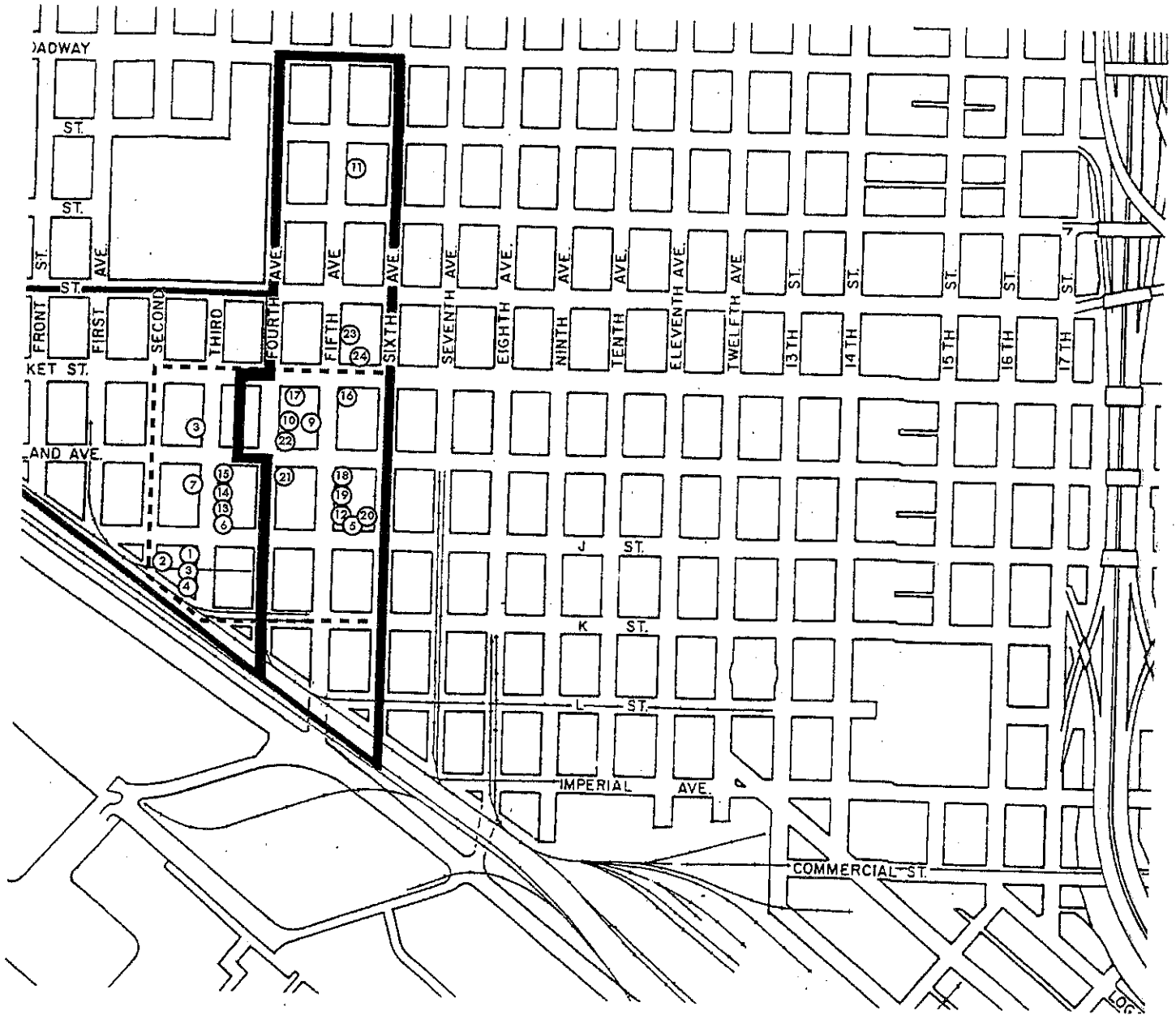
- a. The eight buildings of known Chinese heritage shall be preserved, rehabilitated and restored. These are identified and discussed in greater detail later in this report.
- b. Project review for new buildings reflecting the scale, materials, colors, and detailing of existing buildings shall be established in order to preserve the continuity of the street scene. Those regulations shall be added to the Marina Planned District Ordinance regulations. The Historical Site Board should participate in the review of all projects in this subarea.

SUBAREA 3 - First Avenue

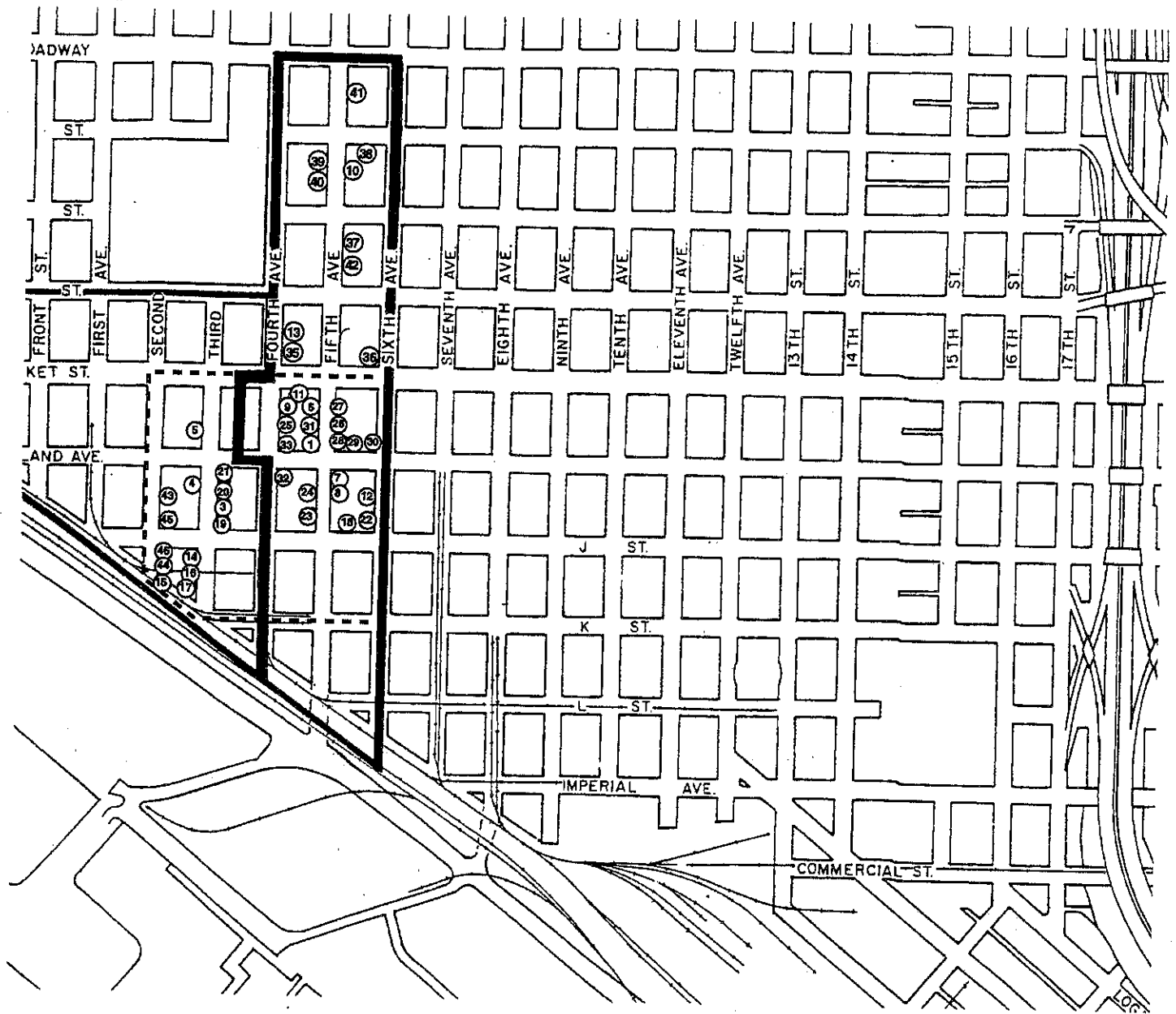
Includes only the site of the Chinese Mission Building which is proposed for preservation.



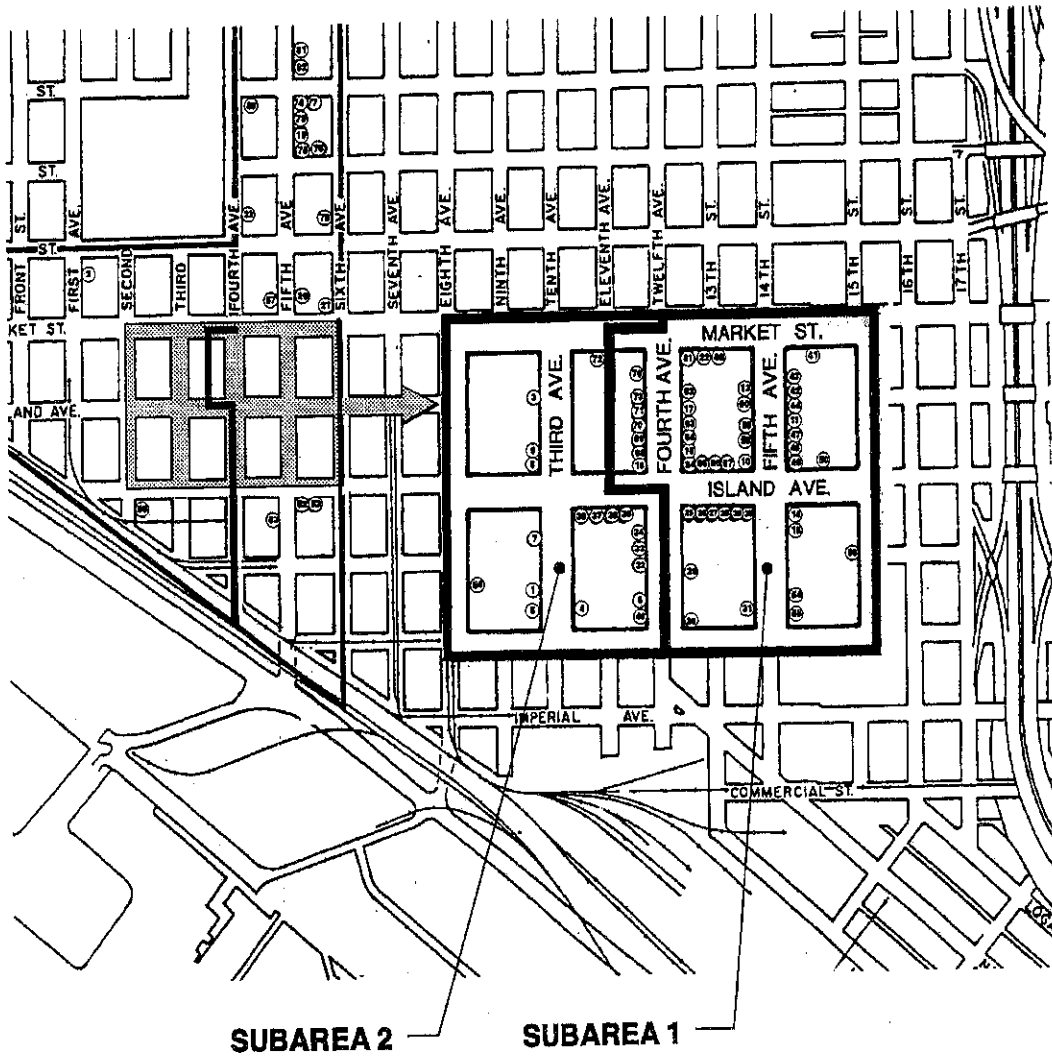
Chinese/Asian Thematic Historic District Map A



**Chinese/Asian Thematic Historic District
Map B 1877-1890**



**Chinese/Asian Thematic Historic District
Map C 1891-1910**



**Chinese/Asian Thematic Historic District
Map D 1911-1930**

HISTORY

San Diego's Chinese Community evolved early in the City's "urban" development history. Attracted by the area's fishing resources, the first Chinese settlers moved south from the Sierra-Nevada gold fields in the 1850's. By 1869 they had developed a fishing colony at the foot of First Avenue, but later shifted north to a three-block area: two blocks bounded by Market (Martin Luther King Way), "J" Street, Second and Third Avenues, and one block bounded by Island, "J" Street, Third and Fourth Avenues. This area became known as the Stingaree District.

The buildings of the Chinese quarter housed laundries, restaurants, produce centers, stores, and dwellings along with more disreputable businesses such as gambling, opium dens and "female boarding houses." A joss house (Chinese temple) and three fraternal organizations were established in this area.

Chinese laborers flooded San Diego during the construction of the California Southern Railroad. The population of Chinatown rose to almost 1000 in 1882. The first structures built by the Chinese were crude wooden shacks along the waterfront. The Chinese accepted and incorporated local methods of construction, consisting of simple frame structures. As the Chinese Community accumulated wealth and were able to invest in real estate, they adapted their cultural architectural traditions to American building techniques and design. Tiled roofs, ornate balconies, inscriptions, and bright colors gave simple structures a distinctive oriental appearance. Decorative lights and flag poles appear to have been popular additions as well.

Anti-Chinese sentiment swept through the state in the 1880's, leading to the Chinese Exclusion Acts of 1882, 1888, and 1892, which prohibited further immigration and forbade Chinese residents from owning property or becoming citizens. These laws had a great impact on San Diego's Chinese population, for it dropped to 300, by 1883. However, despite their troubles, the Chinese became permanent residents of San Diego, creating community organizations that have continued to play a prominent role in the cultural and business life of the City.

Chinese residences and businesses, fraternal organizations, a Chinese School, the Chinese Mission, and the Chinese Benevolent Association kept the area alive. A few of the structures in the proposed district, with their unique styles of Chinese ornament, still maintain the architectural and cultural character of the neighborhood.

The buildings that are part of this Chinese-Asian District are historically significant for their associations with San Diego's 19th and 20th Century Chinese-Asian Community. Some are still occupied by Chinese residents or businesses. These buildings have retained their historic uses. The buildings reflect the unique ethnic adaptations of vernacular American structures.

Further analysis of the Chinese and other Asian communities, including Japanese and

Filipino, shows that the original Chinese buildings and district were later exclusively occupied by other Asian peoples who replaced the original Chinese. The Chinese predominated in the district from 1860 to 1890, when they are replaced by large numbers of Japanese businesses. The Japanese disappeared from the district in 1942, as a result of the U.S. government relocation program. After the war, some of these businesses were replaced by Filipino tenants.

To this day, the combined Marina and Gaslamp Quarter areas have a continued Chinese preserve along with some Japanese and Filipino merchants and businessmen.

HISTORICAL STRUCTURES WITHIN THE OVERLAY DISTRICT SUBAREAS

SUBAREA 1 - The Lower Gaslamp Quarter.

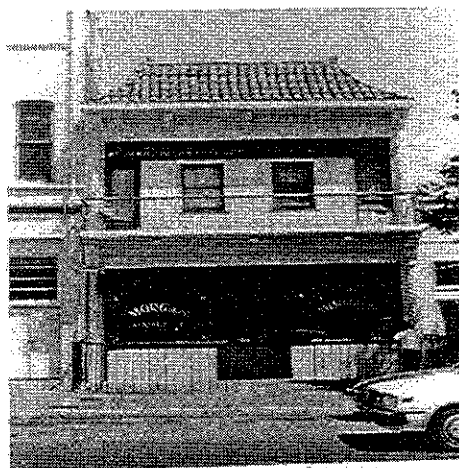
Bound from Sixth to Fourth Avenues, Market (Martin Luther King Way) and J Streets. The purpose of identifying this area is to establish the significance of Chinese-Asian buildings and activities which shaped the historical development of the Gaslamp Quarter. Since the Gaslamp Quarter already has in place a preservation ordinance, no further regulations will be necessary to implement the proposed Chinese-Asian District concept, except through the identification of those buildings that had a connection to the Asian communities in San Diego.

The following buildings are so connected to the Asian Community:

1. Callan Hotel (1904)
502-512 Fifth Avenue



2. Morgans (1930)
515 Fifth Avenue



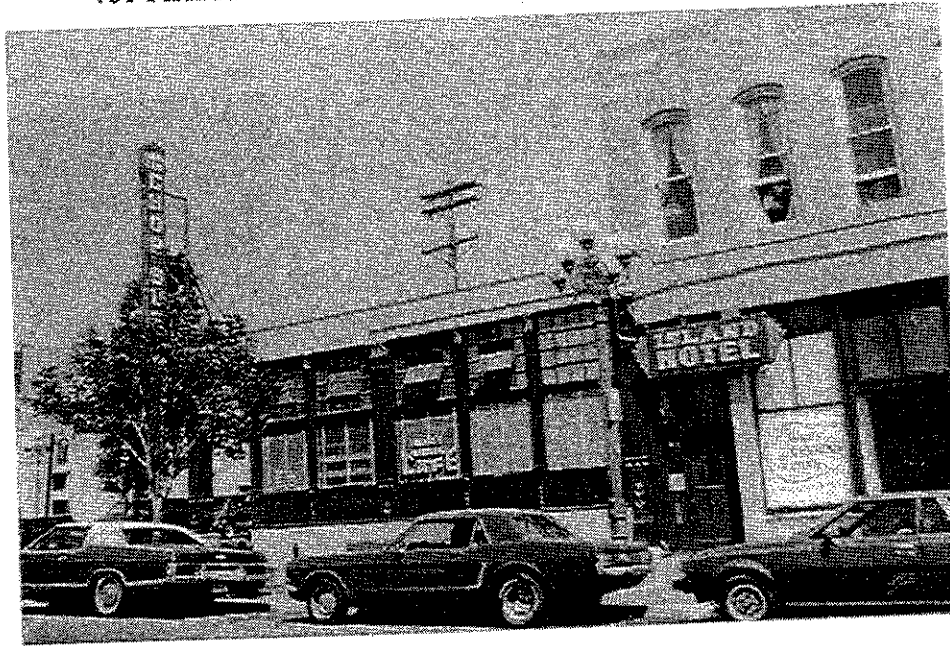
3. Lincoln Hotel (1913)
536 Fifth Avenue



4. Stingaree Building (1887)
540 Fifth Avenue



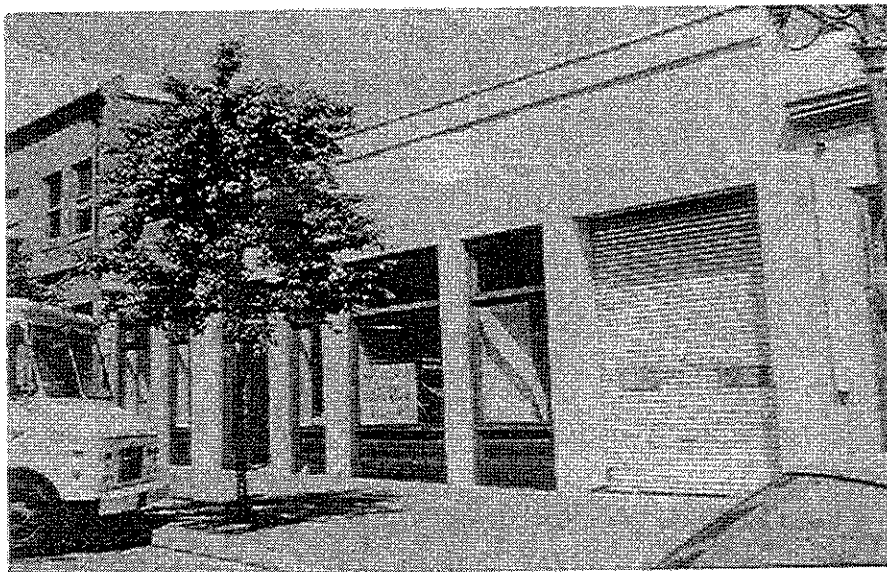
5. Nanking Cafe (1877)
461 Fifth Avenue



6. Island Hotel (1877)
449 Fifth Avenue



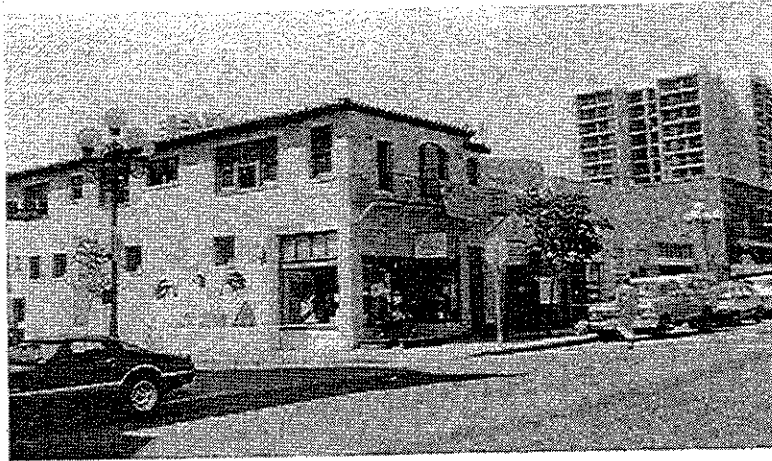
7. Chinese residences (1923)
527 Fourth Avenue



8. Tai Sing Building (1887)
539-543 Fourth Avenue



9. Quin Building - Quin Warehouse (1905) (1932)
500-520 Fifth Avenue



10. I.O.O.F. Building (1872)
526 Market/Martin Luther King Way



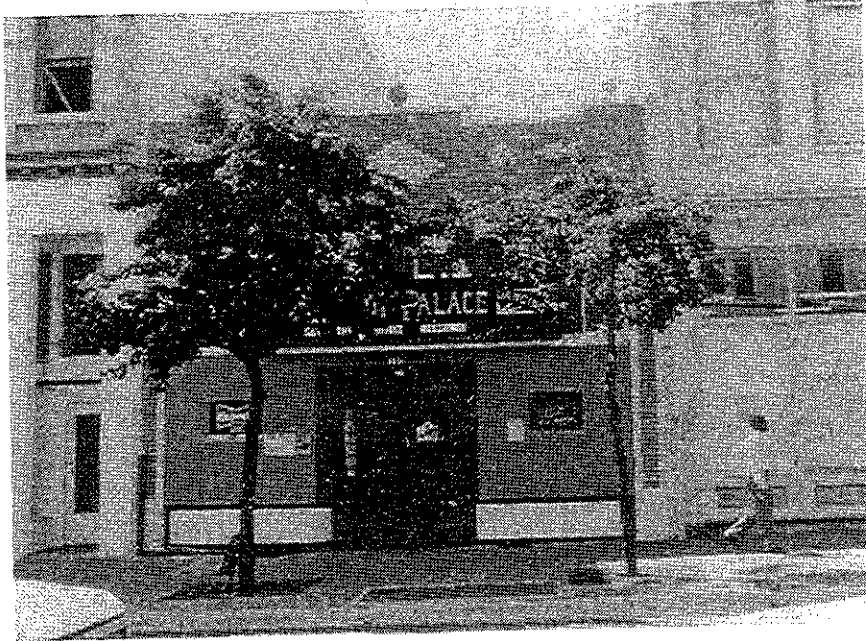
11. Sun Cafe (1883)
421 Market/Martin Luther King Way



12. Manos Market (1896)
444 Sixth Avenue



13. Saigon Palace (1895)
560 Fifth Avenue



14. ABC (1886)
544 Fifth Avenue



SUBAREA 2 - Third Avenue

Bound by Market Street (Martin Luther King, Jr. Way), J Street, Fourth and the mid-block line between Third and Second Avenues. This is the core of the remaining Chinese-Asian District.

Eight buildings make up this zone. These include:

1. Plants and Fireproofing Building
540 Third Avenue
2. Quin Residence
422-429 Third Avenue
3. Quong Building
416-422 Third Avenue
4. Regal and Anita (Raid) Hotels
416-422 Third Avenue
5. Woo Chee Chong Building
448-458 Third Avenue
6. Ying-on Merchants and Labor Benevolent Association Building
500 Third Avenue
7. Ying-on Merchants and Labor Benevolent Association Building Annex
502-504 Third Avenue
8. Chinese Consolidated Benevolent Association
428 Third Avenue

Within this subarea, development guidelines should be developed and incorporated into the Marina District to insure the design compatibility of old and new construction.

SUBAREA 2 - DETAILED BUILDING/SITE DESCRIPTIONS

The following are detailed building descriptions for the proposed historical structures that make up this subarea of the Chinese/Asian Thematic Historical District.

1. PLANTS AND FIREPROOFING BUILDING (1912)

ADDRESS: 540-546 Third Avenue

OWNER: You P. Hom

LEGAL DESCRIPTION: Horton's Addition, Block 93, Lot "J"

PARCEL NUMBER: 535-073-08

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The Plants and Fireproofing Building is a two-story structure constructed of brick masonry walls at the exterior. The floor system consists of wood framing spanning across the width of the building; the roof framing is clear-span wood trusses. The structure is built of hollow tile and brick, rectangular in shape with some 9,300 square feet of area. Arranged in three bays, the ground floor has a central recessed entrance with access to stores on each side.

The feasibility for rehabilitation is excellent. The building is in good interior and exterior condition, and maintains almost all of its original historic fabric including prism glass transom windows at the storefront, and original concrete floors on the first floor.

HISTORIC SIGNIFICANCE

A building contract for the Plants and Fireproofing Building was recorded on May 1, 1912, with John and R. Hart and Daniel Woods, and the notice of completion was recorded on August 27, 1912. The Mayrhofers, an old San Diego family and investors in real estate, owned the building from the time of construction up to 1944. Built as a commercial structure with second floor residences, the structure has continued in this capacity to the present day. The building's principal significance stems from its long association with the Chinese Community as a residential hotel.

The site is historically significant due to its long association with the Chinese Community. As of this date, it has not been placed on the local Historical Site Board Register, but has been determined as eligible for nomination to the National Register of Historic Places.

2. QUIN RESIDENCE (1888)

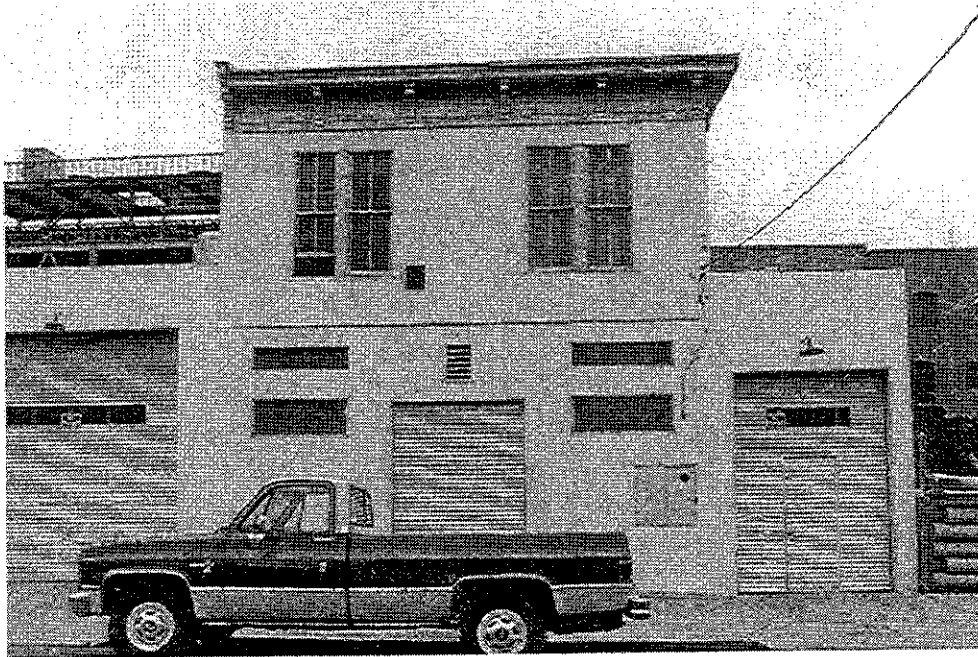
ADDRESS: 429-431 Third Avenue

OWNER: Joseph Quin

LEGAL DESCRIPTION: Horton's Addition, Block 115, Lot "D"

PARCEL NUMBER: 535-086-04

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

This 1888 two-story building is wood frame with redwood siding covered with stucco. The one-story wings are concrete block. There is a concrete floor at the first floor, and a wood floor at the second floor for the two-story building, the original cornice and decorative corbels still remain.

Structurally, the building has concrete floors on the first floor and pine floors above. It includes an apartment upstairs and has a garage/store warehouse below, with the two additions made in 1937. The rectangular building is constructed of both frame and cement tile, has a flat roof, and is finished on the exterior with stucco. The square footage for the first and second floor is 1,716 square feet and the two "wings" add 1,560 square feet.

The feasibility for rehabilitation is good. The major components of the building's historic fabric are still there. The plaster has covered up the original exterior but the structure could be easily rehabilitated.

HISTORICAL SIGNIFICANCE

The original owner Thomas Ah Quin, came to San Diego and worked to aid others to find work and hence have a better life. In time he would become the "Mayor" of Chinatown, and leave a legacy of goodwill with a family tree that now transcends beyond the social, cultural and political boundaries of our region. His role was instrumental in shaping the smooth, gradual assimilation of the Chinese into the larger melting pot of San Diego society. At the same time he fostered among his family and those who came from certain provinces in China the concept that they could make something of their lives here. Today at 429-431 Third Avenue, descendants of Ah Quin still maintain the original family business and structure that dates from 1887-1888, when the house first appears on a Sanborn Fire Map.

During 1886-1902, city directories reflect the building as having a variety of commercial and professional enterprises such as Dr. Hing, Chinese physician, Jim Hee, Chinese-Japanese Merchandise and one of the notorious Quinlan brother, T.J. who had a saloon.

The Commercial-Industrial Building Record for parcel 53-086-04, indicates that the building was erected in 1888, the owner of the property being one Grantville Eaton. Over the years as the title shows, the building (without alteration) was owned by three other persons.

Joseph Quin indicates that Ah Quin had leased the property at 429-431 Third Avenue for use for the family produce business and after his death the George Quin family (Ah Quin's oldest son and Joe's father) continued to lease the property at 429-431 Third Avenue. After George Quin passed away, which Joseph Quin has indicated as being in 1930, the Quin family purchased 429-431 Third Avenue.

After the family moved in as tenants and bought the residence, Joseph added two "wings" or additions to the building for the produce business. The most recent business still consisted of buying produce from brokers and distributing to retail outlets. Since 1914, the business has always been named the Ah Quin Produce Company.

The building's significance stems from its lengthy ties to the Chinese Community, and its continued use by the founding family.

3. THE QUONG BUILDING (1913)

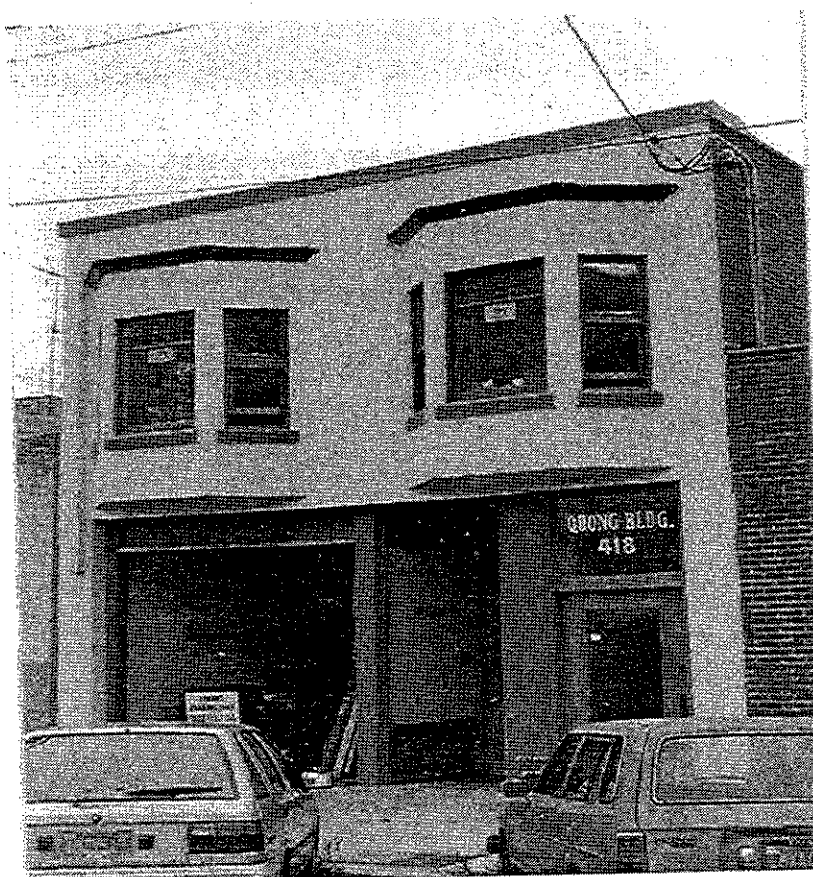
ADDRESS: 416-418 Third Avenue

OWNER: Fritz & Susana Ahern

LEGAL DESCRIPTION: Horton's Addition, Block 116, Lot "H"

PARCEL NUMBER: 533-074-04

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The building was subject to some remodeling in 1950. The building plan includes 2,250 square feet on the first floor and the same on the second floor; two bay windows exist on the second floor at the east or front of the building. The two-story brick building rests on a masonry foundation. The flat roof is of wood. The first floor is of concrete while the second is made of pine, some of the flooring is covered with linoleum.

A decorative parapet was removed sometime in the 1950's or 1960's precisely what other remodeling was accomplished after 1978 is not known, but in 1978, prior to the rehabilitation by Mr. Ahern, part of the first floor had been converted into a garage. The building was plastered white inside and out, and the wiring and plumbing were replaced. The building has a concrete floor with unreinforced masonry bearing walls.

The second floor of 416 Third Avenue was entered by a separate inside stairwell, complemented by hardwood floors, fine doors and built in metal fireplaces. At that time, a kitchen existed at the back of the building on the second floor. Several very elaborate bathroom areas were still in place and every room upstairs was equipped with an inside doorbell. Students respectfully referred to this as Mary Smith's Place or MS Place. Currently the structure, particularly the second floor, has been beautifully rehabilitated.

The feasibility for rehabilitation is good. The building rehabilitation was completed in 1978 and is in excellent structural condition. The second floor rehabilitation is beautifully executed although the storefront has been redesigned and is not original.

HISTORICAL SIGNIFICANCE

The name Quong was derived from Mow Yuen Quong who had his Chinese-Japanese store here for a number of years, at least from 1889-1928.

After the boom years of 1886-1887, a number of different firms show up listed at these addresses including, in 1889-1890, an opium den and the long operating businesses of Mow Yuen Quong, a restaurant and a merchandise store. He had his businesses on the first floor and it can be assumed that some other types of activities were carried on at the second floor level.

The Commercial-Industrial Building Record for parcel 535-074-04 reflects that the building was constructed in 1913. Since a directory search shows other businesses at this address prior to 1913, it can be inferred in this instance that the older building was either demolished in the 1912 raids or was torn down in 1913 to make room for the Quong Building.

Rosie Olsen, whose name is to be found associated with ownership of a number of properties in this area, enters the picture in 1913 having taken over her father's properties at the time of his death. Rosie Olsen, who becomes Mrs. Cohn, owned other houses of ill-repute in the Stingaree District.

The Quong Building derives its historical significance from its long time association with the Chinese Community and with businesses dating back prior to the 1913 construction date through 1946. These businesses were an important part of the original colorful ethnic district.

4. "REGAL AND "ANITA" HOTELS (RAID HOTEL) (1911)

ADDRESS: 416-422 Fourth Avenue

OWNER: Goodwill Industries

LEGAL DESCRIPTION: Horton's Addition, Block 115, Lot "H"

PARCEL NUMBER: 535-086-12

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The Raid Hotel is actually designed as two hotel buildings within the same building facade. The Anita Hotel and the Regal Hotel were in fact built at the same time; both are identical and both were built under the same conditions and ownership. The discrepancy in the records that indicate only the existence of one hotel appears to be a simple omission for the buildings were under the same ownership. In the Regal there are 12 rooms. The brick building has wood floors on a concrete foundation. For the last few years when the building was occupied, the third floor remained vacant. Each floor had a sink and a bath. The Anita Hotel has 20 rooms with the same features as the Regal. Each building has the recessed front where a variety of businesses operated over the years.

The Regal and the Anita Hotels at some point in time had Chinese-Japanese merchandise, and an Asian Cafe in the first floor level. The original entrance tile still exists. The hotels

were operating as late as 1967. There is no other specific evidence of what uses occupied the first floor level. The three-story hotel is constructed of unreinforced masonry brick walls, an add-on at the rear built of wood frame and stucco appears to date from the 1940's. A concrete floor and wood frame with stucco makes up the Fourth Avenue facade. In more recent times the building has been owned and utilized by Goodwill Industries, for storage space.

The building maintains the majority of its original historic fabric both on the exterior and interior, however the building has water and pigeon damage and is in need of repairs.

HISTORICAL SIGNIFICANCE

Probably this site deserves a more appropriate name than the "Raid Hotel," such as the "Anita" or the "Regal" which it held for many years. For lack of a known name, the site has been called "The Raid Hotel" because it was the first stop of the police raid of November 11, 1912 on houses of ill-repute. The raid was immortalized in the newspaper photo coverage of the event and is one of the few to remain standing after the police raids and Health Department actions of the years 1912-1916. When the police raids warned the ladies of the impending arrests, they did not panic, but rather took time to dress in their finest and strolled to the police wagons. Some walked to the station when the wagons filled up. This is the hotel shown in the San Diego Union at the time of the raids, and it is for that reason it has become so well known in very recent times as the "Raid Hotel."

Colorful history such as this building's past is part of the mystique which makes our heritage interesting. In the words of Dr. Ray Brandes' report, "If we had a Stingaree District; if we had a Jewish bordello, if several of the bordellos featured black ladies of the night, if the sailors and the bankers mixed at night in the German beer halls and the gambling parlors what is there to hide? History performs one function for historians and that is to tell the truth, a task sometimes quite indelicate."

The building maintains its original architectural fabric and is an important site to the social listing of the "New Town" area of San Diego.

5. WOO CHEE CHONG BUILDING (GIM WING) (1888)

ADDRESS: 448-456 Third Avenue

OWNER: Ralph Burni

LEGAL DESCRIPTION: Horton's Addition, Block 116, Lot "K"

PARCEL NUMBER: 535-074-07

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The Woo Chee Chong building was completed in 1888, at a time when Bryant Howard a local banker and capitalist owned the property. Discussion of this building must deal with what the structure originally looked like and what survives today. The original building was of wood frame with shiplap siding. The foundation consisted of masonry and mudsills. A flat roof was set off by an interesting cornice with corbels. Tall double-hung windows across the second story had a decorative upper level trim piece. A wide sloping awning of corrugated metal covered the sidewalk in front of the storefront which in a 1912 photograph is very simply detailed much different from the 1935 storefront picture.

There appears to have been a major fire in the building years ago. The structural repairs appear to be haphazard. There is new concrete block for about 50 percent of the building. There is substantial water damage, and the wood floors slope a great deal indicating

settlement of the building. Corrugated metal siding now covers the sides of the building and the front of the building has been covered with stucco but shows evidence of the original siding, windows and some of the corbels. The building is now used for storage of new and used furniture and appliances.

HISTORICAL SIGNIFICANCE

The Woo Chee Chong Building takes its name from the long time grocery business of the same name which was a tenant from 1898-1964. Although no longer at this site, the business has now expanded to three locations in San Diego.

The building is actually two structures and has been variously owned by one or more owners from 1898 on. The major businesses in the building were the Woo Chee Chong and Company and the Gim Wing Company. Neither business apparently owned the building but the building was in Chinese ownership from 1898 to approximately 1964 or 1967.

The building is historically significant because of its long time association with one of the more significant Chinese businesses in San Diego. Though the building has been greatly altered, the present owner has indicated that he would be interested in a restoration of the structure back to its original appearance provided he can obtain financial support. If that is done, most of the structure will be a reconstruction as most of the building is too greatly deteriorated to rehabilitate. The building maintains some interior fabric. The exterior fabric has been modified, and is hidden by the stuccoed facade. If the facade is restored, the building would then contribute architecturally to the district as well.

**6. YING-ON MERCHANT AND LABOR BENEVOLENT ASSOCIATION
BUILDING (1925)**

San Diego Historic Site Number 151

ADDRESS: 500-502 Third Avenue

OWNER: Ying-On Merchants & Labor Association, Inc.

LEGAL DESCRIPTION: Horton's Addition, Block 93, Lot "G"

PARCEL NUMBER: 535-073-05

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

According to the 1887 Sanborn Map, a "female boarding house" occupied this corner parcel. About 1907 the Avery-Fuller Children's Center, run by Dr. Oliver N. Nelson and Christine Hinsdale, occupied the same building or a new structure. Tom Mow and Fam How bought the parcel on April 22, 1925. They moved or demolished the old structure and constructed the present building. Although the building's date is recorded as 1925 in the parapet, the notice of completion was not filed until January 12, 1926. Originally, the building's ground floor was used for commercial space while residences occupied the second floor. On October 13, 1954, the Ying-On Labor and Merchants Benevolent Association, Inc. bought

the building for their headquarters. This group was an outgrowth of the Ying-On fraternal organization, one of three in San Diego's Chinatown. They are still active in the Chinese Community. The building is architecturally and historically significant for its contribution to the Chinese Community as an example of an ethnic building type.

Based upon a 1912 photograph, the continuous occupancy of the two-story brick building at the northwest corner of Third and Island, and the statement that the owners Hom and Mow made repairs could indicate that the Ying-On Merchant and Labor Benevolent Association Building dates from the mid 1880-s' and that the changes to the structure made in 1926 were in fact a remodeling of the older building. There is no evidence of the demolition of the older building. A contrary indication is presented by a second 1912 photograph showing the Annex building present but not the two-story structure on the corner.

The Ying-On Building is some 60 by 25 feet, and built of brick veneer over wood framing. The brick has been plastered with rough surfaced yellow stucco. The ground level, as evidenced by the photographs included herein is divided into two bays made up of one central entrance flanked by two windows and an entrance on the right, which leads to the second floor.

Paraphrasing from the 1980 Charles Hall Page report; documentation of this Historic Structure for historical research; the building's oriental character is achieved through the decorative treatment of the second floor and parapet. Central French doors, flanked by casement windows, open onto a balcony of iron tracery. Sconces at the balcony's corners hold light bulbs. Light bulbs attached to the facade surround the door and windows. Chinese characters are printed on the building's sign above the doors. The parapet, skirted by a pent tile roof, is a modified triangular shape. Its slightly upturned ends augment the building's oriental flavor. The building's date, 1925, is recorded in the parapet, and a flag pole is positioned at its crest.

The north elevation has no openings, but the south elevation has two double-hung windows at each floor. Stairs enclosed by a lattice screen lead to a wooden addition at the rear of the building.

The Ying-On Building contains approximately 3,000 square feet. The first floor is built over a crawl space.

At present, the Ying-On Merchant and Labor Benevolent Association Building is a business and social gathering place for local merchants and residents. Chinese restaurant owners meet here to discuss business and attend social gatherings. There is also a resident in the Ying-On.

The feasibility for rehabilitation is good, the only exceptions being the brick veneer on the south side which should be removed and reinstalled with proper anchorage. There should also be some strengthening of the floor joist members.

HISTORICAL SIGNIFICANCE

The Ying-On Labor and Merchant and Labor Benevolent Association Building was the headquarters of the Ying-On Chinese Fraternal Organization, one of three in San Diego. The name has changed but, the Association is still active today and the building is architecturally and historically significant for its contribution to the Chinese Community and as an example of ethnic architecture.

The Ying-On Labor and Merchant Association Building is listed on the local Historical Site Board register as site No. 151 and was placed on that register on June 2, 1981. The site has been determined eligible for nomination to the National Register of Historic Places.

**7. YING-ON MERCHANT AND LABOR BENEVOLENT ASSOCIATION
BUILDING ANNEX (1888)**

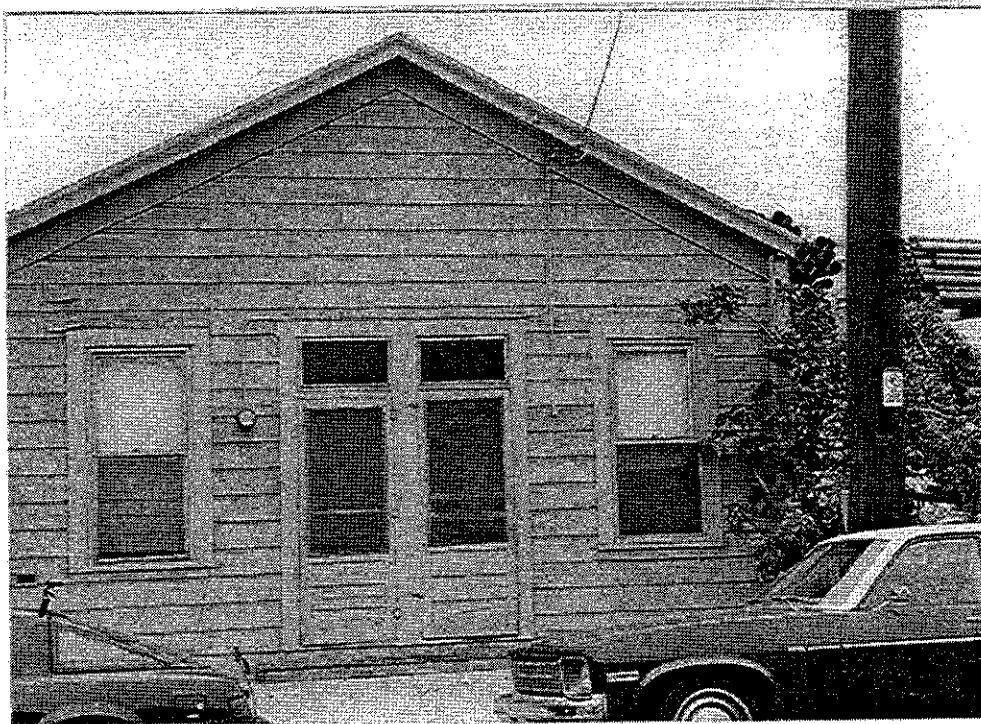
ADDRESS: 504 Third Avenue

OWNER: Ying-On Merchants & Labor Benevolent Association

LEGAL DESCRIPTION: Horton's Addition, Block 93, Lot "G"

PARCEL NUMBER: 535-073-05

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The Annex is a small rectangular residential building with shiplap siding on the exterior, located to the north of the Ying-On Building. It has a gable roof and the structure is painted the same color as the Ying-On. There are two entrances with transoms and both are framed by plain surrounds. The building is of wood frame construction with apparently no brick or concrete foundation. The original board and batten construction is still apparent. No openings are located in other than front facade. The Annex appears in the 1912 photo predating the Yino-On and reflecting a vacant lot to the south. Its shape and appearance lead to the conclusion that it is a pre-1900 building. The Ying-On Annex has been continuously

lived in by Chinese residents over the years and remains one of the oldest Chinese structures in the community.

HISTORICAL SIGNIFICANCE

The Ying-On Annex has been associated with the Chinese community as a residence on an ongoing basis since 1888 and is the best representative of the original pioneer residential architectural style typical of the earlier Chinese settlement in New Town San Diego. This building is an excellent example of the unique ethnic adaptation of vernacular American structures, which is the key architectural characteristic of this Chinese/Asian District.

8. CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION (1911)

San Diego Historic Site Number 150

ADDRESS: 428 Third Avenue

OWNER: Chinese Consolidated Benevolent Association

LEGAL DESCRIPTION: Horton's Addition, Block 116, Lot South 1/2 "Y"

PARCEL NUMBER: 535-074-05

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The Chinese Benevolent Society Building is a two-story structure containing approximately 2,520 square feet of floor area. The exterior walls are bearing brick masonry which support the interior wood-frame walls, floor, and roof. The front facade has a stucco finish over the brick. The building is in generally good condition, without major problems. A porch structure has been added to the rear of the building. The date of construction, 1911, is shown on the parapet, and a flagpole sits at its crest. The

building is 25 feet by 60 feet, wood floors interior, wood lath and plaster. It includes a sloped tile roof over an exterior wood balcony with an iron balustrade.

The lot size is 50 feet x 100 feet and the building occupies only a portion of the site, having a backyard of approximately 25 x 45 feet. A four-foot exit way exists at the south wall. While the front facade is now stuccoed painted, the other elevations are not. Access to the second floor is through an entrance at the far right.

The second floor is set off by a wooden balcony supported by iron brackets, an iron balustrade and a pent tile roof with a central double door and two windows. It is this facade which gives the oriental flavor to the building. Traditional Chinese colors and the Chinese characters or lettering provide an additional ethnic flavor to the structure. Window door frames are painted green and the balcony is red.

At the rear facade a wooden porch is located at the second floor. An initial structural study was made of the building for purposes of rehabilitation opportunities. The results of the study concluded that the building's rehabilitation opportunities are excellent. The feasibility of any further rehabilitation is excellent as the initial rehabilitation was completed in 1981 and is in good condition today. Much of the original historic fabric exists and has not been altered.

HISTORICAL SIGNIFICANCE

According to a deed dated April 20, 1883, Ida Juch conveyed to Yee Hing and Company the south one-half of Lot I, Block 91 in Horton's Addition for \$450. Yee Hing and Company removed the existing tenements and built a Joss House which appears on the 1887 Sanborn Map. Ownership cannot be traced after 1883 for no deeds are available. However, a building contract with F. A. Clarey was filed on June 22, 1911 for the present structure. The notice of completion was recorded on August 24, 1911.

The occupants of the new building were the Gee Goon Tong, famous for their help in plotting Dr. Su Yat-sen's revolution that made China a republic. In 1920, as an outgrowth of the Tong, the Chinese Benevolent Society was founded. They represent and protect the interest of all the Chinese citizens in San Diego. Between 1937 and 1946, the Chung Wah School was located in the building. Since most of the San Diego's Chinese or their ancestors were from Canton, Cantonese was taught. Kei T. Wong, pastor of the Chinese Congregational Mission was the teacher. At first the school had only 20 students, but soon the number rose to 60.

Recently, the building has housed another service for the Chinese community--the Chinese Senior Citizen Center. Opening in 1972, the center aids all elderly Chinese in the City, particularly the 130 residents of the area.

Both the site and present building have strong historical ties to San Diego's Chinese Community. Like the Ying-On Merchants and Labor Building, the Chinese Benevolent

Society Building is also architecturally significant and an example of an ethnic building type.

The Chinese Benevolent Society Building was placed on the local historic register on November 6, 1970. A San Diego Historical Site No. 150. It has been determined to be eligible for the National Register of Historic Places.

SUBAREA 3 - First Avenue

This Subarea includes only one structure, known as the Chinese Mission Building at 643-645 First Avenue, Horton's Addition Block 91C. The objective within this Subarea is the preservation of the Chinese Mission Building and its integration with any new development onsite. In the event that the preservation of the complete structure is unfeasible, a facade easement should be established to preserve the original building's street facade and integrate it in any new redevelopment project on the site.

CHINESE MISSION BUILDING (1927)

ADDRESS: 643-645 First Avenue

OWNER: Charles P. Tyson

LEGAL DESCRIPTION: Horton's Addition, Block 91, Lot "C"

PARCEL NUMBER: 535-065-10

PHOTO:



BUILDING DESCRIPTION AND BACKGROUND

The old Chinese Mission Building was torn down in July 1927. The architect chosen for the new, now existing building was Louis J. Gill, nephew, protégée and earlier partner of Irving Gill, noted California architect. The design is California Mission revival with features and facade detailing typical of many Irving Gill buildings.

The feasibility for rehabilitation is good as the building retains much of its original exterior historic fabric. The dormitory is original. The interior of the chapel has been modified by a manufacturing firm. Exterior walls are of concrete block with stucco, the floor is concrete.

HISTORICAL SIGNIFICANCE

The Chinese Mission began in San Diego in 1885, at a time when there was little mingling among Caucasians and Orientals. The Chinese Mission School opened under the sponsorship of the California Chinese Auxiliary of the Congregational American Missionary Association in rented facilities.

The Mission became a center where, particularly men, could learn the English language so as to carry on business or find work. For 75 years the Mission would be a place to live, learn English, receive religious instruction and serve as a social center. At the Mission, the immigrants held services in both Chinese and English, and it was a tribute to this program that they continued to be educated in their own heritage, and were encouraged to retain many of their own customs and traits. After using several other rental quarters for its home, the Mission moved to 645 First Avenue in 1907 on land donated by George White Marston. In 1925, the Reverend C. C. Hung became the Mission's first minister and he rapidly saw the need to build a new home to replace the older wooden building which was in poor shape.

The building gains its significance from its important role in the Chinese community as the site of a Religious Mission which indoctrinated the Chinese immigrants to culture. The building is also important for the architectural significance of the California Mission style typical of Irving Gill's influence, and the site's association with George Marston.

SUBAREA DEVELOPMENT STANDARDS

SUBAREA 1 - Gaslamp Quarter

The Gaslamp Quarter Planned District Ordinance will continue to regulate development on this subarea.

SUBAREA 2 - Third Avenue

The Marina Planned District Ordinance will regulate development on this area. A special subdistrict should be identified within the Marina Planned District Ordinance. The guidelines within this subdistrict should be designed to preserve the unique urban character and cultural heritage of the Chinese/Asian District.

The following development guidelines are recommended for new development, to supplement the Marina Planned District ordinance:

FACADE DESIGN ELEMENTS

The following elements should be included for special facade decoration purposes:

Sloping red tile roofs
Cornice overhangs
Parapets
Corbels
Pediments
Ornate and linear wrought iron balustrades
Wood frame doors and windows
Bay windows on second stories
Overhanging second story balconies
Tiled entrances at the sheet floor level

FACADE SIGNAGE

Signage should be consistent with historic Asian styles

FACADE COLORS AND MATERIALS

Colors should be consistent with historic Asian color schemes
Materials should include wood, masonry, brick and stucco

The following development guidelines should be followed for the rehabilitation and restoration of the identified historic buildings:

1. Preserve and restore the building's historic fabric.
2. Efforts should be made to restore the original facades to their earlier historical form and quality. This will often mean the removal of stucco applied to the wood facades at a

later date. The original wood, masonry, and brick facades, and building details, should be restored based on factual onsite or historical photographic evidence.

SUBAREA 3 - Chinese Mission

The Marina Planned District Ordinance will regulate development on this site.

The Historic buildings preservation will allow use flexibility under the Marina Planned District Ordinance, as written.

Modern additions to the Historic building may be considered provided these maintain important original architectural building fabric. The preservation and restoration of the original building facade is particularly important.

SUBAREA DEVELOPMENT REVIEW

The Historical Site Board and/or its designated staff shall review any project within the Chinese-Asian Thematic Historic District for consistency with these guidelines.

CHINESE/ASIAN THEMATIC HISTORIC DISTRICT DEVELOPMENT GUIDELINES

Development within Subareas 2 and 3 of the District shall be regulated by the Marina Planned District Ordinance, modified as follows:

NOTE: All added language to the Marina Planned District Ordinance is underlined.

BOUNDARIES

The area bounded by Martin Luther King Way (Market Street) on the north, J Street to the south, Fourth Avenue to the east, and mid-block between Second and Third Avenues to the west, as well as the Chinese Mission Building site at 643 First Avenue, will be considered by the local Historical Site Board and National Register of Historic Places as a portion of a potential Chinese/Asian Thematic Historic District. The following guidelines should be considered for historic structures and infill development in this area.

REVIEW PROCESS

All projects within the area shall be reviewed by the staff of the Historical Site Board for consistency with the guidelines prior to consideration by the Redevelopment Agency. Historical Site Board review shall be concurrent with review by the City of San Diego Planning Department, and Historical Site Board. Recommendations shall be forwarded to the Planning Commission and the Redevelopment Agency.

HERITAGE STRUCTURES

Restoration:

Structures which have been identified for retention due to their historical significance to the City's Chinese/Asian Thematic Historic District, and are located within the boundaries described above, should be preserved and rehabilitated by retaining or restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior guidelines.

Alterations:

No alterations or modifications may be made to historic structures without full review and permit from the appropriate regulatory agencies, as identified above. Where renovations take place, all applicable codes, laws and regulations shall apply.

Maintenance:

Buildings should be preserved from deliberate or inadvertent neglect.

Reuse:

Encourage adaptive reuse of structures. Heritage structures shall not be subject to the permitted use requirements of other structures in the district.

NEW DEVELOPMENT

New development adjacent to Heritage structures shall relate to the architectural characteristics of the existing buildings to provide visual continuity and coherence. Visual continuity will be enhanced by consideration of the following elements:

Mass:

New adjacent development shall be of massing that complements the massing of an existing heritage structure. Appropriate techniques may include a stepping down in height of new structures, a stepping back from the street facade to achieve visual continuity (see Figure 23 of the Marina Planned District Ordinance).

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National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name Chinese/Asian Thematic Historic District

historic

and/or common

2. Location

street & number Three sub areas

not for publication

city, town San Diego vicinity of

state CA code county San Diego code 92101

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Thematic Group	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Fraternal

4. Owner of Property

name Multiple ownership, see continuation sheets

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. San Diego County Recorder

street & number 1600 Pacific Highway, Suite 260

city, town San Diego state CA 92101

6. Representation in Existing Surveys

title Chinese/Asian Thematic Historic District has this property been determined eligible? yes no

date April 29, 1987 federal state county local

depository for survey records City Planning Department, 202 "C" Street

city, town San Diego state CA 92101

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Chinese/Asian Thematic Historic District is comprised of 24 structures located in three distinct subareas. The various properties included here are those which have strong ties to the Chinese/Asian community either through ownership, business or cultural use. Some of the structures reflect their Chinese/Asian association through architectural treatments such as the use of patterned glazed ceramic tiles, overhanging balconies, clay tile roofs, and other minor distinguishable attributes. These are also the only remnant structures in downtown San Diego historically/culturally associated with the Chinese/Asian community.

Subarea 1 includes 13 buildings located in the Gaslamp Quarter National Register Historic District. Most of these buildings were identified and described in the 1978 National Register of Historic Places Nomination. Information developed subsequent to the National Register Nomination provided additional ownership information, dates of construction, and business listings for each property in Gaslamp Quarter.

Subarea 2 is the area traditionally considered Chinatown or the Chinese district and is centered along Third Avenue. The eight structures located here are most directly associated with the Chinese community but have also been identified with other Asian groups as well.

Subarea 3 includes only one property - the Chinese Mission Building, located at 643-645 First Avenue. Though physically isolated from the traditional Chinese district/Stingaree, this building also has a long historic association with the Chinese community.

Subarea 1

1. CALLAN HOTEL
502-512 FIFTH AVENUE

DATE: 1912
ARCHITECT: UNKNOWN

The Callan Hotel is a three-story brick structure with commercial storefronts fronting on Fifth Avenue. The hotel entrance is at the southwest corner of the building facing Island Street. The recently rehabilitated building has an angular roof with a slightly stepped parapet with visible anchor bolt plates. The one-over-one, wood, double-hung windows have arched openings. A belt cornice above the first-floor is accentuated with paint. A large mural of historic figures (including Chinese figures) adorns the south wall of the building.

2. MANILA CAFE
515 FIFTH AVENUE

DATE: 1930
ARCHITECT: UNKNOWN

The appearance of the present day "Manila Cafe" (now Morgan) is one of interesting contrast. The two-story reinforced concrete structure is

Please see continuation sheets

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1940	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Cultural
		<input type="checkbox"/> invention		

Specific dates _____ **Builder/Architect** _____

Statement of Significance (in one paragraph)

The buildings that are part of this Chinese/Asian Thematic Historic District are significant because they are the remnant structures in the City of San Diego directly and historically associated with San Diego's 19th and 20th century Chinese and Asian communities, either through ownership and/or business or cultural uses. Some are still occupied by Chinese or Asian residents and businesses and many have retained their historic uses. Some buildings also reflect unique ethnic adaptations of vernacular American architecture which convey an oriental feeling or appearance.

These buildings are for the more part, located in what has been historically considered to be the Stingaree/Chinese district. Recent historic research has established that these two districts were initially somewhat distinct but very quickly the boundaries became blurred. Thirteen of the buildings are located within the Gaslamp Quarter National Register Historic District, the nomination of which noted that the area south of Market Street (now Martin Luther King, Jr. Way), "The Stingaree," also encompassed the primary area of Chinese/Asian settlement and business.

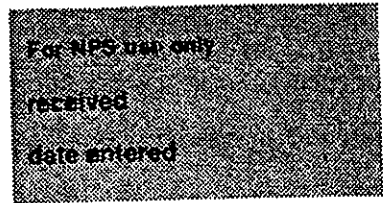
Eight structures are located in the area traditionally regarded as the Chinese district from Second to Fourth Avenues south of Market Street/Martin Luther King, Jr. Way. Four structures in this area were determined eligible for the National Register of Historic Places during a Section 106 Review process carried out by the Centre City Development Corporation in 1979-80. Three of the buildings are the Plants and Fireproofing building, the Ying-On Merchants and Labor Benevolent Association Building and the Chinese Consolidated Benevolent Association Building. The fourth building, the Stingaree Bordello, was demolished in 1985 following the acceptance of a Preliminary Case Report and a Memorandum of Agreement by the Advisory Council on Historic Preservation.

From 1869 when Alonzo Horton began the development of New Town, San Diego, there has been a Chinese population present in downtown San Diego. A Chinese fishing colony developed early along the edge of the bay and laborers, farmers, shop owners and others soon followed. As in most cities, and with most ethnic groups, the Chinese congregated in a district, in close proximity to the waterfront fishing colony and Horton's Wharf which provided jobs off loading the many ships arriving in San Diego Bay.

'Please see continuation sheets

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**National Register of Historic Places
Inventory—Nomination Form**



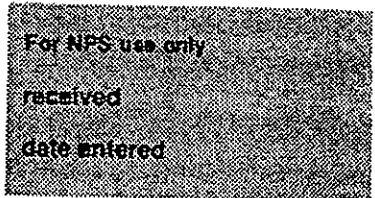
Continuation sheet 1 Item number 4 Page 1 of 4

Subarea 1 Gaslamp Quarter

	Owner
1. Callan Hotel ¹ 502-512 Fifth Avenue San Diego, CA 92101	Bottom Line Limited 1248 Broadway, Ste. 210 El Cajon, CA 92021
2. Manila Cafe 515 Fifth Avenue San Diego, CA 92101	Patrick Ahern c/o John Burnham & Assoc. P.o. Box 2910 San Diego, CA 92112
3. Lincoln Hotel ² 536 Fifth Avenue San Diego, CA 92101	Susan Lew 7841 Balboa Ave., #105 San Diego, CA 92111
4. Stingaree Building ³ 540 Fifth Avenue San Diego, CA 92101	Charlie Williams 540 Fifth Avenue San Diego, CA 92101
5. Kabazon Cafe ⁴ 461 Fifth Avenue San Diego, CA 92101	Alan Wong 461 Fifth Avenue San Diego, CA 92101
6. Island Hotel ⁵ 449 Fifth Avenue San Diego, CA 92101	Alan Wong 461 Fifth Avenue San Diego, CA 92101
7. Tool Sales/Laundry 527 Fourth Avenue San Diego, CA 92101	Jim Ahern 418 Third Avenue San Diego, CA 92101
8. Tai Sing Building ⁶ 539-543 Fourth Avenue San Diego, CA 92101	Shee Yen & Su Chin Hom 543 Fourth Avenue San Diego, CA 92101
9. Quin Building & Garage ⁷ 500-520 Forth Avenue San Diego, CA 92101	Dr. Kong c/o Levy Trust 143 West Fifth Avenue P.O. Box 272 Oxnard, CA 93030
10. Sun Cafe ⁸ 421 Market Street/MLK Way San Diego, CA 92101	Ming & May Jeong 421 Market Street/MLK Way San Diego, CA 92101

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11. Manos Market ⁹
444 Sixth Avenue
San Diego, CA 92101

John Manos
444 Sixth Avenue
San Diego, CA 92101

12. Montijo Building ¹⁰
554 Fifth Avenue
San Diego, CA 92101

Roy Salzman
3059 Lloyd Street
San Diego, CA 92117

13. Loewenstein Building ¹¹
544 Fifth Avenue
San Diego, CA 92101

John Filipi
2626 National Avenue
San Diego, CA 92113

Footnotes

1. Listed as #58, Chinese Market-Hotel, 502-506 Fifth Avenue, in 1978 Gaslamp Quarter Historic District National Register Nomination. Callan hotel is accepted historic name.
2. Listed as #22, Rio Hotel and #59, Pacific Hotel in 1978 Gaslamp Quarter National Register Nomination. Lincoln Hotel is correct historic name.
3. Not listed in 1978 Gaslamp Quarter National Register Nomination. The 540 Fifth Avenue address was mistakenly applied to the ABC Pool Hall (see #15). Stingaree Building is not an historic name.
4. Listed as #23, Cafe Building (Kabayzon Cafe [sic]) in the 1978 Gaslamp Quarter National Register Nomination. Kabazon Cafe is accepted historic name.
5. This building was not listed in the 1978 Gaslamp Quarter National Register Nomination. Island Hotel is the common name; the historic name is the French Hotel.
6. Incorrectly listed as #44, Chinese laundry, 540 Fourth Avenue, in the 1978 Gaslamp Quarter Nation Register Nomination. The historic name is the Tai Sing Building.
7. The Quin Garage was listed as #47, Sewing Factory in the 1978 Gaslamp Quarter National Register Nomination. Both buildings were developed at the same time. The historic name is the Quin Building and Garage.
8. Listed as #63, Sun Cafe in the 1978 Gaslamp Quarter National Register Nomination.
9. This property was not listed in the 1978 Gaslamp Quarter National Register Nomination.

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10. Listed as #61, Zebra Club in the 1978 Gaslamp Quarter National Register Nomination. The historic name is the Montijo Building.
11. Listed as #60, ABC Pool Hall, 540 Fifth Avenue, in the 1978 Gaslamp Quarter National Register Nomination. The historic name is the Loewenstein Building.

Subarea 2

Owner

- | | |
|--|--|
| 1. Plants and Fireproofing Building
540 Third Avenue
San Diego, CA 92101 | You P. and Lui C. Hom
540 Third Avenue
San Diego, CA 92101 |
| 2. Quin Residence
431 Third Avenue
San Diego, CA 92101 | Joseph Quin
431 Third Avenue
San Diego, CA 92101 |
| 3. Quong Building
416-418 Third Avenue
San Diego, CA 92101 | Fritz Ahern
5652 Stresemann Street
San Diego, CA 92122 |
| 4. Regal and Anita (Raid) Hotels
416-422 Forth Avenue
San Diego, CA 92101 | Michael Rowan
c/o Goodwill Industries
402 Fifth Avenue
San Diego, CA 92101 |
| 5. Woo Chee Chong Building
448-458 Third Avenue
San Diego, CA 92101 | Ralph Burni
c/o Jetco Furniture
315 "H" Street
Chula Vista, CA 92010 |
| 6. Ying-On Merchants and Labor
Benevolent Association Building
500 Third Avenue
San Diego, CA 92101 | Ying-On Merchants and
Labor Benevolent
Association, Inc.
c/o Mr. Barrios Leong
500 Third Avenue
San Diego, CA 92101 |
| 7. Ying-On Merchants and Labor
Benevolent Association Building Annex
502-504 Third Avenue
San Diego, CA 92101 | Ying-On Merchants and
Labor Benevolent
Association, Inc.
c/o Mr. Barrios Leong
500 Third Avenue
San Diego, CA 92101 |

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8. Chinese Consolidated Benevolent
Association
428 Third Avenue
San Diego, CA 92101

Mrs. Sally Wong
c/o Chinese Consolidated
Benevolent Association
428 Third Avenue
San Diego, CA 92101

Subarea 3

Chinese Mission Building
643-645 First Avenue
San Diego, CA 92101

Charles P. Tyson
c/o McKean Financial
P.O. Box 2763
La Jolla, CA 92038

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distinctly oriental in style and has several fascinating combinations which make the building very unique. Starting at the roof, a red clay roof is evidenced. Rather than rounding into the typical "Espadana" type design, however, this facade has the convex taper of an oriental roof complete with spiral decorative ornaments on either corner. This roof is in excellent repair and is supported on either end by brackets which are in turn supported by two substantial looking spiralling columns of stuccoed concrete construction. These columns originate from a small balcony which separates the first and second stories and runs the entire twenty-four and one-half-foot frontage. There are also three small concrete brackets supporting the cornice and tile roof.

The balcony is also supported by two large spiralling columns at either side of the ground-floor storefront. These are made of the same type of stuccoed concrete as the two supporting the cornice. This balcony extends about three feet from the front of the building and has a blue ornamental metal balustrade surrounding its edge. The second-story has a door leading to the balcony on the north side and three, three-foot by five-foot windows to the south. Above these are two rows of thick glass, transom windows with one-foot square panes, providing extra light for the rooms within the second-story.

The ground-floor storefront has undergone many changes throughout the years. The present configuration has a recessed central entry with a door off to the left going up to the second-floor apartments and a door to the right into the restaurant. The recessed entry is flanked by two large symmetrical windows with the name of the current restaurant (Morgan) painted on them. A metal railing enclosing a sidewalk dining area projects out into the sidewalk.

3. LINCOLN HOTEL
536 FIFTH AVENUE

DATE: 1913
ARCHITECT: D.H. HOLMES

The Lincoln Hotel is a four-story, steel frame, brick and hollow clay tile building with 48 rooms. It was used originally as a wine business on the first-story and a hotel on the upper three stories. The hotel usage remains today.

Though built for an Italian wine grower and merchant, the building has a decidedly oriental style. This style is conveyed through the use of white glazed ceramic tiles on the face of the building and offset green tiles around the upper floor doors and windows, which creates an interesting notched pattern. The twenty-four and one-half-foot-wide by 85-foot-long building has a flat roof with a slightly stepped parapet and a decorative concrete pediment with the date of construction (1913) cast into the piece.

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There is a small, sloping, red tile roof overhanging the third-floor doors and windows and just below the parapet. The upper facade is symmetrical, with central hall doors that originally opened out onto balconies or, more likely, fire escapes (only the second-floor fire escape landing remains, the third- and fourth-floor door openings have been half filled in) and are flanked on each side by a small bathroom window and a large one-over-one, double-hung, wood frame window. All of the ground-floor is obscured by a plywood and corrugated metal facade. A small square canvas awning is situated over the entrance door to the hotel at the north side of the facade. There are double-hung windows along the south side of the building, and the hollow clay tile evidences much need of repair.

4. STINGAREE BUILDING
540 FIFTH AVENUEDATE: 1887
ARCHITECT: UNKNOWN

The original ornate Victorian facade was probably removed in 1935 when the owner signed a Notice of Non-responsibility for a building contract of \$3,115. This two-story brick building was rehabilitated about 1979-80. The second-story has a small parapet and a modest cornice with decorative dentils on a plain frieze. Arched radiating bricks surround the second-story windows. Fixed canvas awnings are over the windows, which were changed to three fixed-pane sets of windows framed in wood with diagonal wood trim panels below. A wood belt cornice with dentils separates the two floors. The rehabilitated storefront has recessed wood doors at either side and a wood storefront.

5. KABAZON CAFE (NOW NANKING)
461 FIFTH AVENUEDATE: 1912
ARCHITECT: UNKNOWN

This one-story, stuccoed brick building has decorative cast-iron columns along the Fifth Avenue and Island Street facades and a cast-iron column located in front of the corner entrance. Oriental characters adorn the entrance and signage. Decorative anchor plate rosettes detail the top of the cast-iron pillars. These pillars divide the window openings, which have large single-pane windows below large twenty-pane openable transom windows. A projecting sign advertises chop suey.

6. ISLAND HOTEL
449 FIFTH AVENUEDATE: 1877
ARCHITECT: UNKNOWN

This is a two-story stuccoed brick hotel building. Four arched, wood, double-hung windows are across the second-story. There is otherwise no ornamentation on the building. The ground-floor storefront has a door on the north side and one in the middle. Doors and windows are topped with fixed, split window transoms with larger single-pane windows below. The storefront is old, but probably is not original.

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7. TOOL SALES/LAUNDRY
527 FOURTH AVENUE

DATE: 1923
ARCHITECT: UNKNOWN

A simple, one-story, hollow clay tile structure built in 1923 to house a Chinese laundry. Recently rehabilitated, the building now has a new storefront with transom windows and a roll-up garage door at the south end of the building. The building is without ornamentation, the only detail being a recessed sign panel below a modest cornice treatment.

8. TAI SING BUILDING
539-543 FOURTH AVENUE

DATE: 1923
ARCHITECT: UNKNOWN

A two-story, 25 x 55-foot building, built of eight-inch concrete block. The upper floor has been stuccoed. Four wood double-hung windows are placed across the second-floor. The ground-floor has three doors with glass transoms; the door at the southwest corner is the stairway entrance to the second-story. Two large ground-floor windows have curtains, indicating their current residential use.

9. QUIN BUILDING AND GARAGE
500-520 FOURTH AVENUE

DATE: 1930
ARCHITECT: UNKNOWN

Building records are not complete enough to document whether these are two different buildings. It is suspected that they were built at the same time by the same owner, Thomas Quin, as two separate buildings.

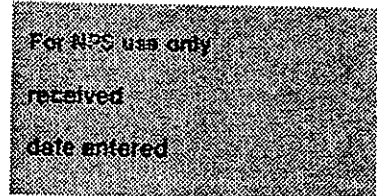
The Quin Building is a two-story, stuccoed brick building. The style is somewhat Mission Revival in appearance, with a red clay tile roof, plastered facade and second-story balcony with an ornate balustrade. However, many of these same elements are also present in most of the structures built by Chinese in this period, as was this structure.

At the north side of the second-floor balcony is an eight-lite French door which opens out onto the balcony. The clay tile roof makes an interesting break and drops down over the door. A large arched window includes a fixed-pane of glass in the middle, flanked by two casement windows. A plain plaster trim surrounds this window. A multi-lite casement window is located at the south end of the balcony. Fifteen double-hung windows, in different groupings of one, two and three, and different sizes, traverse the south side of the second-floor.

The ground-floor has the doorway to the second-floor apartment located at the north side and a commercial storefront with painted, multi-paned transom windows above large storefront windows. The entrance is recessed and has a wood door with a large single-pane of glass. A row of small square windows at the height of the transom windows runs the length of the south facade. A large garage entrance onto Island Street is from the Quin Garage next door.

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The garage on the north side of the Quin Building is a 14-foot-high, one-story, hollow clay tile building with a stucco facade. The building has a steel truss reinforced roof on concrete pilasters, with a large wire glass skylight over the center of the building. The flat roof has a stepped parapet with a simple cornice molding in the center. At the north and south ends of the building, the parapet steps back up and is capped with red clay tile. Recently remodeled, the ground-floor has new wood storefronts on either side of a small entrance door, which is also flanked on either side by large multi-paned windows. Decorative plaster ornaments occur over the central and garage doors. Two large multi-paned windows also flank the storefronts at the north and south ends of the building.

- 10. SUN CAFE
421 MARKET STREET
MARTIN LUTHER KING JR. WAY.
- DATE: 1883
ARCHITECT: UNKNOWN

This building was built some time between 1873 and 1883. It first appears on the 1883 Sanborn Fire Map as a one-story brick structure measuring 25 feet in width by 50 feet in length. In 1925, the Obayashi family had the building "remodeled and repaired". The present facade has a recessed entry slightly offset from the center of the building. The flanking windows also reflect this lack of symmetry, with the largest window on the west side. This is to accomodate and allow for the luncheon counter in the interior. The transparent glass block frames the storefront. Above the door is a red sign - Sun Cafe - probably original (1926) when the name of the restaurant was changed. The top one-third of the facade is stucco with decorative Art Ceco ornamentation.

- 11. MANOS MARKET
444 SIXTH AVENUE
- DATE: 1896
ARCHITECT: UNKNOWN

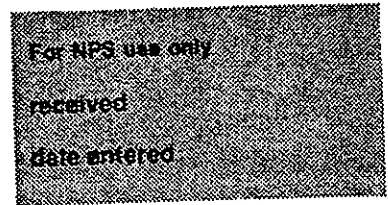
A simple, one-story brick structure with folding doors across the front beneath a corrugated metal awning suspended from a long, linear, stepped stucco pediment with metal rods.

- 12. MONTIJO BUILDING
560 FIFTH AVENUE
- DATE: 1887
ARCHITECT: UNKNOWN

This structure, as best as can be determined, was constructed in approximately 1887 and was remodeled in 1894-1895 as a restaurant. It is suspected that the exterior facade was remodeled to its existing style in the 1920's or 30's. The building is a one-story, brick structure, with a double door in the center front. Over the door, extending the 25-foot width, are ten rectangular, transom glass windows approximately one and one-half feet by four feet in dimension. Over

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this bank of windows and for two feet on the north and south ends of the buildings is a handsome glazed brick wall. It is trimmed with white brick and has a green and white design on the basic reddish background. The storefront has been covered with plywood except for two small windows cut out of the plywood. A decorative concrete urn is located in the middle of the stepped parapet. The words "Model Restaurant" are inscribed on a tile inset leading to the door.

13. LOWENSTEIN BUILDING
544 FIFTH AVENUE

DATE: 1886
ARCHITECT: UNKNOWN

This two-story brick building has a stuccoed storefront with a metal frame door and windows. The original ornate Victorian facade was probably removed in the '30's. The upper facade is white brick with a large, rectangular green and white design done in tile. There is a shallow, central, stepped parapet.

Subarea 2

1. PLANTS AND FIREPROOFING BUILDING
540 THIRD AVENUE

DATE: 1912
ARCHITECT: UNKNOWN

Two-story brick and hollow clay tile structure, rectangular in shape. The ground-floor is divided into three bays with a central stairwell and a recessed entrance. The building has a flat roof with a triangular-shaped pediment parapet at the front facade, with crenellets at the corners and peak of the parapet. A string course separates the first and second floors. The second-story, double-hung wood windows have flat radiating stones with a center keystone top trim. The floor system consists of wood framing spanning across the width of the building; the roof framing is clear-span wood trusses. The storefront is possibly original, including original prism glass transom windows. Light wells are located on the south elevation.

2. QUIN RESIDENCE
429-437 THIRD AVENUE

DATE: 1888
ARCHITECT: UNKNOWN

From 1914 to the present day, this two-story Victorian residence has been used in the Quin family wholesale grocery business. The original 1888 redwood-sided residence has been covered with stucco. The original cornice, decorative corbels and frieze are intact and wraps more than halfway back along the south side of the house, but not the north. The original wood, double-hung windows still exist as well. The two, one-story concrete block wings were added in 1937 by Joseph Quin. They contain roll-up industrial doors, and a metal door is located in the middle of the residence with a metal vent above and two sets of rectangular windows located on each side of the central door.

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The ground-floor has a concrete floor and large industrial weight scale installed into the floor. The owner wishes to restore the property to its original condition.

3. QUONG BUILDING
416-418 THIRD AVE

DATE: 1913
ARCHITECT: UNKNOWN

Two-story brick structure with a plastered facade on a masonry foundation. The building was remodeled in 1950, and a Mission style "Espadana" parapet was removed at that time. The second-story has two projecting bay windows with decorative molding over the top of each bay. A lingsill trims the bottom of each window in both bays. The building was also rehabilitated in 1978, at which time the south bay of the ground-floor was converted into a workshop space and an industrial roll-up garage door installed. The entrance to the second-floor is located on the north side of the building, and an angled, recessed door opens into the northerly ground-floor bay. The upstairs rooms are still equipped with the original inside doorbells, as the Quong Building was historically a bordello. The building is in very good condition.

4. REGAL AND ANITA (RAID) HOTELS
416-422 FOURTH AVENUE

DATE: 1911
ARCHITECT: UNKNOWN

These two, three-story hotels were built at the same time as two different buildings but were later joined at the facade, creating an image of being one building including false windows built between the two buildings. Both buildings have been stuccoed and are built of unreinforced masonry brick walls with first-floor concrete floors. The Regal contains 12 rooms, and the Anita has 20 rooms. Both hotels have two, two-story projecting bay windows, with a mixture of original windows and some newer, inappropriate aluminum windows. Fire escapes on each building are located between the projecting bays and have ornate iron balustrades at the second- and third-floor landings. Both buildings have the original recessed storefronts where a variety of Asian businesses operated over the years. In front of the Anita Hotel, the original inlaid tile entrance to The Asia Cafe is still in good condition. The storefronts also still have the original transom windows. Both hotels have suffered greatly from lack of maintenance, with extensive water damage and bird roosting occurring in the upper floor of the Anita because of lack of roof repairs.

5. WOO CHEE CHONG BUILDING
448-456 THIRD AVENUE

DATE: 1888
ARCHITECT: UNKNOWN

The Woo Chee Chong building was completed in 1888, at a time when Bryant Howard a local banker and capitalist owned the property.

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Discussion of this building must deal with what the structure originally looked like and what survives today. The original building was of wood frame with shiplap siding. The foundation consisted of masonry and mudsills. A flat roof was set off by an interesting cornice with corbels. Tall, double-hung windows across the second-story had a decorative upper level trim piece. A wide sloping awning of corrugated metal covered the sidewalk in front of the storefront which in a 1912 photograph is very simply detailed, much different from the 1935 storefront picture.

There appears to have a major fire in the building years ago. The structural repairs appear to be haphazard. There is new concrete block for about 50 percent of the building. There is substantial water damage, and the wood floors slope a great deal indicating settlement of the building. Corrugated metal siding now covers the sides of the building and the front of the building has been covered with stucco but shows evidence of the original siding, windows, and some of the corbels. The building is now used for storage of new and used furniture and appliances. The owner has evidenced an interest in restoring or reconstructing the building to its original condition.

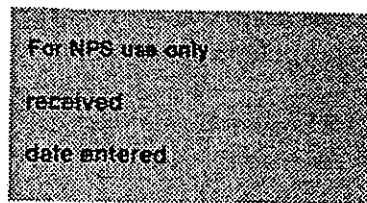
6. YING-ON MERCHANTS AND LABOR
BENEVOLENT ASSOCIATION BUILDING
500-502 THIRD AVENUE

DATE: 1925
ARCHITECT: UNKNOWN

The Ying-On Merchants and Labor Benevolent Association Building was constructed in 1925. It is a two-story, brick veneer structure over wood framing. The brick has been plastered with rough yellow stucco. The ground-floor is divided into two bays made up of one central entrance flanked by two windows and an entrance on the right leads to the second-story. A red clay tile roof overhangs the second-story iron balcony. The iron balustrade is decorated with ornate tracery. Two sconces at the balcony corners hold lights and a string of lights frames the upstairs openings. A curving parapet adorns the roof with the date of construction recorded in the center beneath a flagpole. The triangular tile roof has slightly upturned edges that provide the building an oriental flavor and Chinese characters are printed on the building's sign above the doors. The south elevation has two double-hung windows at each floor and a lattice screen leads to a wooden stair addition at the rear of the building. On the south side of the building the brick veneer wall is separating from the framing and will require major repair.

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7. YING-ON MERCHANTS AND LABOR
BENEVOLENT ASSOCIATION ANNEX
502½-504 THIRD AVENUE

DATE: UNKNOWN
ARCHITECT: UNKNOWN

The Ying-On Merchants and Labor Benevolent Association Annex is a small, rectangular one-story, wood structure with shiplap siding on the front facade and a gable roof. The Annex is located to the north of the Ying-On building and painted the same color of yellow. Two entrance doors in the center of the facade with transoms and adjacent double-hung windows are framed by plain surrounds. The original board and batten construction still existing on the north and west side of the building. This building is an excellent example of the early pioneer residential architectural style prevalent throughout much of downtown San Diego.

8. CHINESE CONSOLIDATED BENEVOLENT
ASSOCIATION BUILDING
428 THIRD AVENUE

DATE: 1911
ARCHITECT: UNKNOWN

The Chinese Consolidated Benevolent Association Building is a two-story structure with exterior walls of bearing brick masonry which support the interior wood-frame walls, floor and roof. The front facade has a painted stucco finish over brick and is in good condition. The date of construction, 1911, is shown on the parapet with a flagpole on top of its crest. There is a sloped tile roof over an exterior wood balcony with an iron balustrade. Beneath the tile roof, decorative wood arches across the front of the wood balcony between the decorative wood columns mimic the arched door opening onto the balcony. Two double-hung windows occur on either side of the second-story door to the balcony. The stairway to the second-floor is located at the north door beneath a large glass transom with the name of the Chinese Benevolent Association printed in English and Chinese. A double pair of doors flanked by wood double-hung windows is located beneath another large, glass transom window with the Chinese Social Service Center written in English and Chinese. Decorative Chinese art work and colors surround the door. Most of the original historic fabric still exists.

Subarea 3

- CHINESE MISSION BUILDING
643-645 FIRST AVENUE

DATE: 1927
ARCHITECT: LOUIS J. GILL

The Chinese Mission is a California Mission Revival style building and was built in 1927. The architect for the Mission was Louis J. Gill, nephew, protege and partner of Irving Gill, the noted California architect. The facade of the one-story Chapel has a red tile sloping roof over a central bell tower with the entrance to the Chapel in the

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middle. A two-story dormitory is connected at the rear and creates a reverse "L" shape. The two structures are constructed of concrete block and the front of the sanctuary is stuccoed and now overgrown with vines. The Chapel has a 25-foot frontage and is 60 feet long. The dormitory section is 35 feet by 45 feet. The Chapel height is 14 feet and the dormitory 20 feet. The feasibility for rehabilitation is good as the building retains much of its original exterior historic fabric and the dormitory is very little changed. The interior of the Chapel has been modified. The floor is concrete.

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The buildings of the Chinese quarter housed laundries, restaurants, produce centers, stores, and dwellings along with more disreputable businesses such as saloons and gambling emporiums, opium dens, and "female boarding houses". A joss house (Chinese temple) and three fraternal organizations were also established in this area.

In 1871, a Grand Jury report said a morals problem existed near the wharf where Chinese women occupied seven brothels around Fourth Avenue and "I" (Island) Street. In 1872, Horton sold a lot on Third Avenue to Wo Sung and Company, a branch of the large Chinese importing house of that name in San Francisco. The company built a large two-story brick store on the property.

San Diego, however, suffered from the same racial intolerance that gripped most of the west and anti-Chinese racial prejudice is evidenced by the many reports of violence, attempted arson, and problems in the Chinese district. Special note was made of the intolerable nuisances created by throwing water out around Chinese wash-houses. Actions were taken against slaughterhouses, laundries, privy vaults, and fishermen who were accused of the "wanton destruction of fish in the bay".

The major businesses of the area were prostitution and the associated drinking and gambling houses. These businesses expanded along with the Stingaree and soon encompassed most of the original Chinese district. It is incorrect, however, to suggest that vice was the only trade in the Stingaree. An eclectic mixture of stores, vegetable dealers, restaurants, laundries, residences, and other uses existed side by side with the dance halls, saloons and brothels.

It was the later businesses which attracted most of the attention and press coverage. This led to several attempts over the years on the part of public officials to close down the Stingaree. This usually took the form of arresting or shipping out of town the many working girls. Colorful coverage was also provided of such events as raids on opium dens and Chinese lottery dealers.

In 1888, a local reporter estimated the number of Chinese residents in San Diego at 5,000. The Chinese people continued to celebrate traditional holidays. October 15th, a holiday in 1871, found the Chinese residents dressed in their best clothes and setting off firecrackers while sharing community meals. They celebrated the Chinese New Year which began on February 14, 1877, and their Christmas which began on December 20, 1884, as evidence of adherence to their heritage and traditions. A long and extensive explanation of events taking place in the San Diego Chinese Quarter was carried in the press as a way of letting other people know that all were welcome to share their holidays. These also included annual feasts of the Chinese Free Masons of America who held the celebrations in

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front of the Joss House such as the one on April 22, 1897, and another big celebration of the Chinese New Year in February 1908.

The headlines of the San Diego Union of February 11, 1888, stated, "Chinese in Clover, Pagan New Year Opened with Great Relief, Mongolian Quarter Scenes." Reporters told of the popping of firecrackers, the burning of punk and the worship of Joss greeting the Celestial holiday. Houses were decorated in the Quarter with lanterns and white lilies; restaurants were very busy and a throng of American visitors invaded the Chinese Quarter pressing in on the good natured "Mongolians" who had secured permits from the City to allow the celebration to continue for a week.

After years of spotty enforcement and much expressed public indignation, the police held a much heralded early morning raid on the Stingaree on November 11, 1912. All of the known brothels were raided and the ladies either converted from their way of life, or shipped out of town. Not quite a month later the many shacks and cribs, in which the ladies plied their trade, were demolished as unsafe and unsanitary. The most memorable picture of this event is that of the ladies being picked up in front of the Regal and Anita Hotels. Dressed in their best finery, they are being escorted into a horse drawn paddy wagon.

The demographics of the original Asian District show that buildings and businesses began their development by the Chinese as early as the 1860's. Between 1860 and 1890, the early settlement included Chinese and Filipino businesses located in the area bounded by Second Avenue, Sixth Avenue, "E" Street, and "K" Street. There were at least 24 Chinese/Asian buildings/businesses in the area at this time.

A second period occurs between 1891 and 1910 with a notable increase of Chinese/Asian buildings/businesses between Broadway and "K" Street, Second Avenue to Sixth Avenue. The majority of the approximately fifty businesses/buildings, were concentrated between Second Avenue to Sixth Avenue, Market (Martin Luther King, Jr. Way) to J Street. Many of these were newly arrived Japanese merchants.

The businesses within these two identified areas were predominately restaurants, wash houses, merchandise sales and housing. The Chinese had primarily grocery stores, laundries, residences and social halls, while the Japanese developed such businesses as barbar shops, billiard halls and groceries as new additions to the area.

A third period of development for the Asian Community is from 1911 to 1930. At this time the number of businesses/buildings is close to 100 and there is a congenial combination of many Asian ethnic groups. Chinese, Filipino, Japanese and Hawaiian businesses flourished side by side during this time with a remarkable concentration between Market (Martin Luther King, Jr. Way) and "J" Street, Second and Sixth Avenues.

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The construction of the Chinese Mission Building, a community church and social services center located at 645 First Avenue took place in 1912 outside of the Chinese community's traditional boundaries. Third Avenue was the main corridor for Chinese/Asian businesses and buildings.

From the 1930's to the present, available information shows that there was a gradual decline in Chinese/Asian businesses. There are still numerous existing buildings in the Gaslamp Quarter that have distinctive Chinese design elements and names which provide a continuing link of the Gaslamp Quarter District with the proposed Chinese/Asian district.

All of the buildings nominated as a part of this thematic district derive their significance from their association with Chinese or Asian owners, businesses or other uses. Half of the buildings date from the period of the notorious Stingaree. Some were built shortly after the 1912 raid and others were built much later by the prominent Chinese businessmen such as Ah Quin. The buildings are the remaining link to the historic Chinese/Asian community of San Diego and as such their significance is greater than if the buildings were to be dealt with individually.

Subarea 1

- 1. CALLAN HOTEL
502-512 FIFTH AVENUE

DATE: 1912
ARCHITECT: UNKNOWN

The Hotel Pacific, operated by M. Hada, was the first hotel at this three-story structure which opened in 1914. Most of the people listed as early proprietors and businesses were Japanese. The Japanese Association of San Diego County had their offices at this site. In 1926 the Nippon Company purchased the property and began an imported merchandise business until 1942 when the FBI closed the building and interred the Japanese owners and shop keepers. In 1943, the hotel was reopened under the name of the Hotel Callan. In 1947 the Chinese-American Market moved into the building and remained until 1978.

- 2. MANILA CAFE
515 FIFTH AVENUE

DATE: 1930
ARCHITECT: UNKNOWN

The Manila Cafe was built in 1930 as a restaurant and was the Mandarin Cafe from 1931-1933 and the Av Sang to 1938. In 1940, Jerome J. "Kid Jerome" O'Connor, local pugilist and father of the present Mayor, opened and operated a pool hall until 1943. Various restaurants occupied the ground floor until the Kabazon Tavern opened in 1971, quickly followed by the Manila Cafe in 1973 which lasted until 1980. Upstairs the Owl Hotel has operated since 1930. The building is significant because of its distinctive oriental architectural treatment.

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and its long time use as an oriental restaurant. The Manila Cafe and its oriental architectural appearance were noted in the Gaslamp Quarter National Register Historic District Nomination.

3. LINCOLN HOTEL
535 FIFTH AVENUE

DATE: 1913
ARCHITECT: D.H. HOLMES

This building is significant because of its oriental architectural treatment which is conveyed through the red clay tile roof and decorative tile treatment on the facade. The original proprietor of the hotel through 1916 was A.K. Sakai. The Lincoln Hotel and its distinctive architectural treatment was noted in the Gaslamp Quarter National Register Historic District Nomination.

4. STINGAREE BUILDING
540 FIFTH AVENUE

DATE: 1887
ARCHITECT: UNKNOWN

This building, like many others in this block was associated with several early Japanese businesses. It was the location of the Nippon Company, a Japanese merchandise store from 1917 through 1927. From 1924 to the early 1930's, I. Fujimoto had a photographic studio in the building.

5. KABAZON CAFE
461 FIFTH AVENUE

DATE: 1912
ARCHITECT: UNKNOWN

This building is significant because of its long time association with the Chinese/Asian community and its oriental architectural treatment. The building has been either a Japanese or Chinese restaurant since its construction. Thomas A. Quin, son of Ah Quin, owned the Cafe in 1927 for a short period after signing a 49 year lease which was apparently quickly transferred.

6. ISLAND HOTEL
449 FIFTH AVENUE

DATE: 1875
ARCHITECT: UNKNOWN

The Island Hotel is one of the oldest buildings in the Gaslamp Quarter. The hotel was an early bordello and residence for many orientals. In 1929, it is shown as the Hotel Ohio, run by Harry Matsui.

7. TOOL SALES/LAUNDRY
527 FOURTH AVENUE

DATE: 1923
ARCHITECT: UNKNOWN

While the Fifth Avenue side of this block (95/082) is noted for its association with the Japanese community, the Fourth Avenue side of the block attracted primarily Chinese interest. The Hong Kong Gate, located at 517 Fourth Avenue, the Yuen Tom Cafe at 566, and the Tai

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little changed over the years and still has what is probably the original board and batten siding on the north and west sides. This building is one of the best if not only true representative of the original pioneer residential architectural style typical of the early Chinese settlement in San Diego.

8. CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION BUILDING
426-428 THIRD AVENUE
- DATE: 1911
ARCHITECT: UNKNOWN

The Yee Hing Company purchased this property in 1883 and constructed the present building in 1911. It is assumed that the Yee Hing Company carried out the commercial enterprises of the Chee Kung Tong which has also been identified as the Chinese Free Masons. The Chee Kung Tong was also affiliated with the Gee Goon Tong, who are famous for their help in plotting Sun Yat-Sen's revolution that made China a republic in 1912. The following material is taken directly from an April 1986 report prepared by Dr. Ray Brandes, Ph.D.:

By 1920 it is clear that as an outgrowth of the Tong, the Chinese Benevolent Association was founded. According to one source this was certainly not simply local, but represented powerful interests of families from Kwangtung Province and of the highest social organization and quasi-legal tribunal. Among its functions were:

- A. To handle discrimination against the Chinese in business and industrial affairs;
- B. To resolve the unreasonable difficulties the Chinese were having with the U.S. Immigration authorities;
- C. Where disputes arose over financial or other matters between Chinese was to make resolution;
- D. Where proper methods of educating the Chinese children in their native language were concerned to try resolution;
- E. To aid where the Chinese Hospital and other charitable activities of the Chinese were involved;
- F. To aid where all other miscellaneous activities connected with the public good were concerned they would become involved.

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From approximately 1917, the Chinese Free Masons utilized this building in part as their Masonic Hall; and in the late 1920's, the Chinese Parlor, Native Sons of the Golden West began to hold their meetings there.

In 1940, the Chung Wah School was located in the building. Since most of the San Diego's Chinese or their ancestors were from Canton, Cantonese was taught. K.Y. Wong, pastor of the Chinese Congregational Mission, was the instructor. This fell under the patronage of the Chinese Consolidated Benevolent Association with Phillip Hom as President.

In July 1972, Ruby Tom first suggested the idea of a Chinese Social Service Center at the location, an organization since incorporated. In 1985, Sally Tsui Wong as the Executive Director manages the CSSC as a nonprofit, multi-social service agency and has pulled together a number of services meant to specifically address the needs of the Chinese population in San Diego: the elderly, new immigrants, refugees, the truly needy and those who are monolingual. The CSSC continues to carry out functions for Seniors and Women. It should be recalled, as reported in the recent volume on the Stingaree District, this is the area, particularly in front of the Chinese Benevolent Consolidated Association Building, where as far back as can be recalled, the Chinese holidays were celebrated.

Subarea 3

CHINESE MISSION BUILDING
643-645 FIRST AVENUE

DATE: 1927
ARCHITECT: LOUIS J. GILL

The original Chinese Mission School opened in 1885 under the sponsorship of the California Chinese Auxiliary of The Congregational American Missionary Association in rented facilities at the First Presbyterian Church at Eighth Avenue and "D" Street (Broadway). The Mission became a center for interaction between Caucasians and orientals in San Diego, and provided an opportunity for the Chinese and later Japanese immigrants (mostly men) to learn English, receive religious instruction and utilize the facility as a social center.

A December 27, 1886, article in the San Diego Union reported on the "twenty promising young Celestials" receiving instruction in reading and writing and being taught "religious precepts from the Bible in their own language". The article, in the basic tenor of the times

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reflected a less than favorable attitude towards Chinese, speaks of several boys having graduated and gone back to the "Flowery Kingdom, to disseminate the gospel among their beknighted countrymen, providing they themselves don't backslide." The article mentions the desire to build a new school closer to the Chinatown and to provide sleeping rooms for the Christianized Chinese, "as their association with their unconverted countrymen is not conducive to morality and steadfastness in the faith."

In March 1887, the Mission relocated to 631 First Avenue and also acquired the hoped for dormitory at 639 13th Street as well. In 1900, the Mission was consolidated at 663 First Avenue and in 1909 moved again to 645 First Avenue, - the land having been donated by George Marston.

The first ordained Chinese minister arrived from Hawaii in 1925. Reverend C.C. Hung helped initiate a fund raising campaign to replace the old wooden Mission structure with a new brick sanctuary and dormitory. Soon \$15,000 was raised and Louis J. Gill, the nephew and partner of Irving Gill, was chosen as the architect for the new building.

The new Mission Revival style Mission was dedicated on November 22, 1927. The Mission continued as the spiritual and cultural center for much of the Chinese community until 1960, when a new church on 47th Street was completed and the Mission was sold.

Historian and author Elizabeth McPail noted that "the extent of the Mission's influence in the Americanization of Chinese in San Diego can be seen by the fact that today the first American born Chinese and their descendants have merged into San Diego's various communities so that a Chinatown has long ceased to exist." The Mission is significant because of its role in culturally acclimating new Chinese immigrants to this country and also encouraging them to maintain their own customs and traditions. The early Mission's association with George Marston is also important. Though not significant architectural work, the building's association with Louis J. Gill is notable and its simple Mission Revival style architecture is in keeping with the work of Louis' uncle, Irving Gill.