



Coastal Caretakers  
PO Box 70038  
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CITY OF SAN DIEGO PLANNING COMMISSION  
City of San Diego Planning Commission  
1222 First Ave, 5th floor  
San Diego, CA 92101

DATE: August 27, 2024

SUBJECT: City of San Diego Planning Commission Hearing, August 29, 2024 Item 1, APPEAL OF APPROVAL OF COMPLETE COMMUNITIES CDP 4705 POINT LOMA AVE, THE POINT, PRJ-1086681

As you consider this appeal, REPORT NO. PC-24-037 on the Planning Commission Agenda, please note:

1. Final decisions are now made for “Complete Communities” Projects by the City of San Diego Planning Commission. There is no higher level of appeal for the citizenry.
2. The Development Services Department (DSD) approved the project now being appealed. DSD also made the findings and recommendations in support of its decision for your support of its position. DSD has a clear conflicting interest in providing a Staff Report that is not neutral but is in support of its own decision, and the Planning Commission should recognize that in considering this appeal.
3. The Commissioners must consider a large number of cases on any hearing date with a staggering quantity of material. As a result, DSD summarizes the cases, including the Appeal, for the Commissioners. Here is an example from the one DSD slide on a complex issue from the September 28, 2023, Appeal of the 301 Spruce Street Project:

Recording...  
SD Development Services Department

## Community Comments within the Uptown Planners Appeal

**Appeal Items:** Historic Designation of 301 Spruce Street.

**Response:** Staff evaluation of submitted reports found no evidence for designation under any HRB Criteria.

4. From the example of past hearings, the appellant and others challenging the Point Loma Ave Project must combine a complicated set of 1-minute time allocations to provide a comprehensive presentation to the Planning Commission. The appellant is not given a set time slot for a presentation.
5. Existing Planning Commission procedures and the time allocated to speakers undercut the ability of the Commissioners to consider all aspects and raised deficiencies of the Project (such as Historic Designation or poor-quality project documentation). The Planning Commission is the final decision-making body.
6. Further, the plan of the Project to defer many project requirements to the Building Plan phase means that no further input from the public is a part of the process.
7. The number of LLC Developers in San Diego has increased astronomically since “Complete Communities” was adopted. They advertise “easy approval” as a selling point as the developer seeks investors. These LLC Developers are wrong; this Planning Commission has the ability and duty to deny Projects that are in direct violation of the San Diego Municipal Code, zoning code, and development standards.
8. What action, if any, the applicant may take on a reasonable and supportable denial of the Project should not factor into the Commissioners’ decision. Community members in Ocean Beach and other citizens of San Diego are pursuing all options to exercise their rights and enforce their rights to the fullest extent possible because, once built, community members will live next to the development approved by this Planning Commission as the outcome of your decision.

REPORT NO. PC-24-037 does not refute the evidence provided in the appeal. The staff recommendations are not supported. There are direct conflicts within the project documents. New and previously presented factual misinformation provide a project unacceptable by the city. The City DSD has not provided evidence to contradict the Appeal and addendum material. Once again, we are asking you to perform your duty by upholding the Appeal.



August 28, 2024

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City of San Diego Planning Commission  
1222 First Avenue, MS 501  
San Diego, CA 92101

**Re: Support for 14110 STONEBRIDGE PARKWAY – PRJ # 1075505  
(Agenda Item 5, August 29, 2024, Planning Commission Agenda)**

Dear Commissioners:

**MISSION:**  
To accelerate  
clean technology  
innovation and  
promote the  
equitable  
deployment  
of sustainable  
solutions across  
the San Diego  
region for the  
benefit of the  
economy, the  
environment, and  
all members of  
the community.

On behalf of Cleantech San Diego, please accept this letter as one of support for a Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit to construct underground transmission lines for energy distribution connecting the San Diego Gas & Electric (SDG&E) Sycamore Canyon Substation in the Rancho Encantada Community Plan Area with the proposed Nighthawk Battery Energy Storage Project facility in the City of Poway.

Cleantech San Diego is a member-based business organization that positions the greater San Diego region as a global leader in the cleantech economy. Our members include more than 135 businesses, universities, governments, and nonprofits committed to advancing sustainable solutions for the benefit of the economy, the environment, and all members of the community.

On August 20, the City of Poway voted to approve Arevon's Nighthawk Project, a 300MW battery facility in Poway. Approval of the permitting for the construction of an underground transmission line is necessary for the project to be connected to the electric grid.

As background, Arevon is one of the nation's most innovative renewable energy companies. They successfully manage over 160 wind and energy storage projects throughout the country, with several battery storage projects operating and in various stages of development in California. Battery storage is used to capture excess generation of electricity that can be stored and put back on the grid when it is needed most. Battery storage projects today are built with the latest in technology and safety to ensure they pose little risk to surrounding areas.

Over the past few years, Arevon and its team have worked closely with the Poway and Scripps Ranch communities, as well as with the broader San Diego region, to conduct a transparent and thorough outreach process with a commitment to ensuring the project is built as safely as possible. They have also worked closely with both the Poway and San Diego fire departments to address all safety concerns.

Thank you in advance for your support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Anderson", written over a light blue horizontal line.

Jason Anderson  
President and CEO  
Cleantech San Diego



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August 29, 2024

Honorable Chair Kelly Modén  
City of San Diego Planning Commission  
202 C St  
San Diego, CA 92101

#### RE: SUPPORT Item 1: The Point - PRJ 1086681

To Honorable Chairperson Kelly Modén and Commissioners:

On behalf of the YIMBY Democrats of San Diego County, please accept this letter regarding our support of The Point affordable housing project and staff's recommendation to deny the proposed appeal, and affirm the Development Services Department's decision to approve Coastal Development Permit No. 3211002.

The YIMBY Democrats of San Diego County are dedicated to growing sustainable housing opportunities in the communities where we live. In addition to developing more affordable and market-rate housing to increase the supply of housing, we believe in prioritizing infill development near transit and employment centers with the goal of increasing our housing supply, leveraging our urban environments, protecting our natural resources, and advancing economic inclusion and opportunity for all. We have also committed ourselves to reversing the historic patterns of segregation that still affect our city.

The Point is in conformance with the regulations of the land development code, the Ocean Beach community plan, and development standards within Complete Communities. After reviewing the appeal in detail, we have concluded that the 15 appeal issues are baseless and easily refuted through publicly available materials. Since 2018, Ocean Beach has seen approval for only 44 multi-family units, none of which have been deed-restricted for affordable housing. The 20 new units at The Point, including the three deed-restricted affordable units, will be a welcome and meaningful addition to the community's housing supply.

**Delays in Addressing Critical Housing Needs:** Any unwarranted delays for The Point and similar projects hinder timely delivery of much-needed housing, worsening the existing housing crisis and impacting affordability for residents. Postponing approved projects affects individuals and families in need of housing, denying them access to suitable living accommodations and stability. Delays can also lead to increased construction costs and deter future investments in housing development.



**Undermining Legitimate Planning and Development Processes:** The appeals process should be used responsibly to address genuine concerns, not as a tool to obstruct compliant and beneficial projects without valid grounds. Entertaining frivolous appeals encourages similar obstructive tactics in the future, undermining the integrity of planning and development processes.

**Inefficient use of City Resources and Taxpayer Money:** Baseless and lengthy appeals like this one divert significant time and effort from city staff who could be working on other pressing community issues related to the creation of new housing. While the staff response is commendable, the underlying information is publicly available - and the appellant could have addressed the issues themselves, limiting additional costs incurred by the city, builder, and taxpayers. Additionally, processing unfounded objections adds unnecessary burden to broader programs, potentially causing delays in other important projects awaiting approval. To deter unfounded objections and baseless appeals, we recommend that appeal fees be raised to a minimum of \$5,000.

**Promoting Fairness, Equity, and Coastal Access:** Legitimate building restrictions such as the Coastal Zone and Coastal Height Limit Overlay Zone already provide inherent challenges to cost-effectively building multifamily affordable units. When projects like this one comply with all development regulation and standards, frivolous appeals can unjustly block projects that offer significant benefits to the wider community. Unnecessary delays can disproportionately affect lower-income individuals and families who rely on accessible and affordable housing options. Approving projects promptly, ensures that the needs of the many are not overshadowed by the unfounded objections of a few. This project is an incremental step to roll back the exclusionary, segregationist history of coastal San Diego.

Finally, to eliminate further confusion and inefficient use of developer and city resources, we recommend that the Ocean Beach Planning Board (OBPB) further educate their community on the city's land development code, Complete Communities, and especially Historic District formation and designation of contributing and non contributing resources. Updating the OBPB website of what to expect at their project review committee will set a common point of arrival for projects proceeding through the DSD cycle.

In conclusion, the YIMBY Democrats of San Diego County urge the Planning Commission to act in favor of responsible growth that benefits the entire community and to affirm the City's decision to approve this much-needed project by denying this appeal. Any further delays in approving and constructing new housing can have long-term negative impacts on the community, exacerbating housing shortages and increasing costs for everyone.

Thank you for your time and consideration.

Sincerely,

YIMBY Democrats of San Diego County

*\*Note: Some of our board members are employed by the City of San Diego but are participating in this policy advocacy solely in their personal capacity. They are not representing their professional roles in this matter.*



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August 27, 2024

***Via Email***

[planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov)

Planning Commission  
CITY OF SAN DIEGO  
1222 First Avenue,  
MS 501 San Diego, CA 92101

Re: *Opposition and Objections in Support of Appeal (and Project Denial)*  
Item No. 1, Appeal of Staff Decision “The Point”  
4705 Point Loma Ave., PRJ-1086681 (Project)

To the Honorable Planning Commissioners of the City of San Diego:

This office represents Coastal Caretakers (“Coastal Caretakers”), an association of community members and stakeholders within the Point Loma community of the City of San Diego (City). Members of Coastal Caretakers include Point Loma area community members and residents in the nearby and adjacent neighborhoods of the Project site located at 4705 Point Loma Avenue (“Project Site”). This comment letter is further in support of the appeal filed by Patricia Lewis and incorporates the appeal and supplemental materials of and for the appeal of Ms. Lewis as if fully set forth herein.

**A. INTRODUCTION**

The opposition and appeal of the Project includes a challenge to the application and decision of City’s Development Services Department’s (DSD) for a ministerial process and decision under the Complete Communities Regulations, and including a Process Two application and approval of a Coastal Development Permit (“CDP”) to demolish an existing commercial structure and construct a three-story residential only structure (the “appeal”).

The applicant is Point Loma Avenue Villas, LLC, a California Limited Liability Company Owner/Golba Architecture Inc. (“Applicant”). The Project Site is zoned CC-4-2, which requires a mix of commercial and residential space pursuant to San Diego Municipal Code (“SDMC”) section § 143.0540 and which is required to be consistent with the Ocean Beach Community Plan and Local Coastal Program (“OBCP”), attached hereto as Attachment 14. The Project is within the Ocean Beach Cottage Emerging District.

On April 10, 2024, prior to any review of the Project, and prior to the public having the benefit of understanding the nature of the Project from review and documentation, City issued a Notice of Exemption for the Project. Coastal Caretakers is unaware of any

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evidence that City complied with the requirements of Public Resources Code section 21152, amended as of January 1, 2024 by S.B. 69. Thus, unless demonstrated to the contrary, Coastal Caretakers or another interested member of the public can and will challenge the Project's compliance with CEQA pursuant to the limitations period set forth in Public Resources Code section 21167, subdivision (a). The appeal in this matter raised and exhausted substantive CEQA issues, the inapplicability of California Code of Regulations, title 14 § 15332 (exemption for certain types of infill development).

On May 7, 2024, the Ocean Beach Community Planning Group voted to deny the project on an overwhelming 8-1-0 vote that clearly demonstrates significant problems with the Project. (Staff Report, Attachment 5 thereto.) The Project was subsequently approved, without further public input or comment, by the San Diego Development Services Department on May 23, 2024.

A timely appeal was made to the City Planning Commission. (Staff Report at p. 4.) Coastal Caretakers requests that the San Diego Planning Commission ("Planning Commission") grant the appeal and deny the Project for the reasons discussed in this comment letter.

## **B. STANDARD FOR PLANNING COMMISSION'S REVIEW**

The Staff Report confuses the Planning Commission's determination of the appeal and attempts to limit the scope of the appeal to a finding of insufficient evidence. (Staff Report at p. 4.) SDMC section 112.0504, subdivision (a)(3)(A-D) permits appeals for (1) factual errors, (2) new information, (3) findings not supported, and (4) conflicts. (Id.) The appealed category of "conflicts" includes whether the Staff Decision complied with the law (land use plan, a City Council policy, or the Municipal Code). Regardless, City, and therefore this Planning Commission faces the liability and risk of legal action if it fails to correctly interpret and apply the law.

Pursuant to Government Code section 1094.5, subdivision (b), a trial court's inquiry into the decision of the Planning Commission "shall extend to the questions whether the respondent has proceeded without, or in excess of, jurisdiction; whether there was a fair trial; and whether there was any prejudicial abuse of discretion." (Id.) Applicable to claims presented in this comment letter on the interpretation of the Complete Communities ordinance, an "**abuse of discretion is established if the respondent has not proceeded in the manner required by law**, the order or decision is not supported by the findings, or the findings are not supported by the evidence." (Id., bold added.)

## **C. REASONS FOR DENIAL OF THE PROJECT**

### **1. The Complete Communities Housing Solutions Regulations do not Apply Because the Project is Within a Designated Historical District**

The Project cannot be approved under City's Complete Communities Housing Solutions Regulations ("Complete Communities Regulations") and the additional floor area ratio ("F.A.R.") and density benefits of SDMC §§143.1010, subd. (a) and 143.1010, subdivision (b).

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As discussed below, it is an undisputed fact that the Project is within a designated historical district. As such, the Project may not be approved pursuant to the Complete Communities Regulations. That is because the Complete Communities Regulations do not apply to “[d]evelopment located within a designated historical district. . .” (SDMC § 143.1002, subd. (b)(6).)

a. The Project is Located Within the Boundaries of the Ocean Beach Cottage Emerging District

SDMC section 143.1002 is entitled “Application of Complete Communities Housing Solutions Regulations.” (Id.) Under SDMC section 143.1002, subdivision (b), the Complete Communities Regulations “**shall not apply** to the following types of *development* . . . **Development located within a designated historical district** or subject to the Old Town San Diego Planned District.” (Id., see italics in original, bold added.) Nothing in SDMC section 143.1002, subdivision (b)(6) requires that the property of the Project Site is a contributing property in order to be “located within” a designated historical district.

An August 13, 2024 search of the California Historical Resources Inventory Database for the City of San Diego<sup>1</sup> provides the District Summary, District Record, and A Statement of Significance Regarding The Beach Cottage Community Of Ocean Beach, dated 1999 (“Statement of Significance”) for the OB District, all of which are attached to this Comment Letter. (Attachments 1-3.) Thus, the Ocean Beach Cottage Emerging District (“OB District”) is a designated historical district. (Id.) The Staff Report readily admits the same “The District was designated by the City’s Historical Resources Board in October of 2000 in accordance with the Historical Resources Board Procedure on Establishing Historic Districts. . .” (Staff Report at p. 5.)

Multiple City maps identify the specific geographic boundaries for OB District. (Attachment 4 [OB District Maps]; Attachment 3 Statement of Significance at p. 4.) Christian Hoppe, Development Project Manager, for City’s Development Services Department (“DSD”) admitted in an April 10, 2024 email that “the district [OB District] has a boundary . . .” (Attachment 5 [April 30, 2024 Email from Christian Hoppe re 4705 Point Loma/PRJ-1086681].)<sup>2</sup>

The OB district has a specific boundary description:

**Boundary Description:**

Properties in the Ocean Beach Precise Plan boundaries: Ocean on West, West Point Loma Blvd (former bank of False Bay) on North, Seaside and Froude on East, and Point Loma Ave/Adair Avenue on South.

(Attachment 2 [OB District Record].)

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<sup>1</sup> Available at <https://sandiego.cfwebtools.com/search.cfm>, last accessed August 13, 2024 (linked through the City Planning Department at <https://www.sandiego.gov/planning/work/historic-preservation-planning/historic-districts>).

<sup>2</sup> Mr. Hoppe’s other comments on the subject are addressed in Section B.1.b.



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The Project Site is located at the Southwest corner of Point Loma Avenue and Ebers Street – within the boundaries of the OB District. (See Attachment 6 [Google Map Aerial dated August 13, 2024]; Staff Report at p. 2.)

The admission by Staff, the clear supporting evidence from the California Historical Resources Inventory Database for the City of San Diego, and multiple maps of the OB District and Project Site should end the inquiry – the Project is within a designated historical district.

b. There is no Viable Argument That the Project is not within a Designated Historical District

The Staff Report attempts to differentiate the OB District from all other designated historical districts in San Diego. First, the Staff Report quotes the definition of historical district from the SDMC:

A historical district is defined by SDMC Section 113.0103 as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City.”

(Staff Report at p. 5.)

Defining a historical district is irrelevant, as the Staff Report admits that “A designated historical district is a historical district that has been designated by the City’s Historical Resources Board. . .” and that the OB District was designated as a historical district in 2000. (Staff Report at p. 5.) The Staff Report further attempts to utilize the distinction between a contributing and non-contributing resource to argue that “this District only has contributing resources and only the designated contributing resources are regulated as part of the historic district.” (Staff Report at p. 5.)

The Staff Report does not identify any source for the above statement. (Id.) Longstanding City policy rejects the statement that a district is only made up of contributing properties. (Attachment 7.) Rather, historic districts have contributing and non-contributing properties “[a]ll properties within the boundary of a historic district are identified as either contributing or noncontributing resources.” (Attachment 7.) The Staff Report makes a further assertion that “There are no non-contributing resources in a thematic historic district” (Staff Report at p. 6.) Staff has taken the position that SDMC § 143.1002, subd. (b)(6) does not apply because the OB District is made up solely of non-contiguous contributing properties. (Staff Report at p. 6.) This position is inconsistent with San Diego thematic districts. Nomination Materials for thematic districts recognize that the districts include both contributing and non-contributing properties within the districts. (Attachments 8 and 9 [Warehouse Thematic Historical District and Asian Pacific Thematic Historic District].)

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Further, the OB District itself is recognized as a district in the November 9, 2015 Ocean Beach Community Plan and Local Coastal Program. (Attachment 10 [OBBCP, Appendix C at pp. c-3.] Multiple Agenda for the Ocean Beach Planning Board (“OBPB”) over several years considered projects at properties within the OB District. (Attachment 11.)

For example, in the meeting Agenda for Wednesday, Nov 19th, 2014, the OBPB considered a project at 4939-41 Del Mar Avenue and the agenda lists that, among the various zones and community plan areas, “the project is located in the . . . Ocean Beach Cottage Emerging District.” (Attachment 11 at p. 1.)

City maintains a register of “Historical Landmarks Designated by the SD Historical Resources Board” (“Historical Registry”) that identifies the property address of contributing properties, including contributing properties to the OB District. (Attachment 12.) In the most recent version obtainable by Coastal Caretakers, the Historical Registry does not include 4939-41 Del Mar Avenue as a contributing property to the OB District, nor any of the other examples attached to this Comment Letter. (Attachments 11-12.)

The voluntary aspect of the OB District is whether particular property owners want to obtain a historic designation for their properties, not whether the property is or is not within the district boundaries. (Attachment 13 [Historical Resources Board Policy 4.1].)

Prior to this Project, City has clearly recognized that non-contributing properties were located in the OB District. If this Planning Commission adopts Staff’s new interpretation and approves the Project pursuant to Complete Communities Regulations, it will subject City to liability for an incorrect interpretation and application of the San Diego Municipal Code and guidelines and policies for designated historic districts. Further, because the Complete Communities Regulations do not apply, the Project cannot be approved as discussed below.

## **2. The Project Cannot be Approved As Designed**

### **a. The Project Exceeds Maximum Allowed Density**

The Complete Communities Regulations (SDMC § §143.1001 et seq.) do not apply to the Project pursuant to SDMC § 143.1002, subd. (b)(6) and therefore the Project does not qualify for allowances under the Complete Communities Regulations. Rather, the Affordable Housing Regulations of SDMC Chapter 14, Article 3, Division 7 (SDMC § 143.0710 et seq.) are controlling.

The base density of the CC-4-2 is one dwelling unit per 1,500 sq. ft. (SDMC § 131.0507(b)(4) [“maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*”], italics in original.) The corresponding RM-2-5 development regulations “apply as appropriate according to the maximum permitted residential *density*, except that the *lot area*, *lot dimensions*, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.”<sup>3</sup>

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<sup>3</sup> Staff is incorrect that **all** developmental regulations of the RM-2-5 zone apply. (Staff Report at p. 2].)

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For the purpose of determining base density, the RM-2-5 zone is identical and permits 1 DU/1,500 sq. ft. of lot area. (SDMC § 131.0406.) The lot size for the Project is 7,396 sq. ft. (Staff Report at p. 2.) The total maximum base density for the Project Site before any density bonus is 5 units ( $7,396/1,500=4.9307$ ).<sup>4</sup>

The applicant has designated three of the units as affordable housing (Staff Report at p. 3.) One very-low income, one low-income, and one moderate income unit. (Id.; Staff Report at p. 1.) Pursuant to Tables 143-07A, 143-07B, and 14307C, the most favorable density bonus possible is for the very low-income unit which accounts for 20% of the base density permitted on the Project Site ( $1/5=20\%$ ) Per Table 143-07A, the Project would be entitled to a 50% density bonus, or an additional 3 units ( $5*.5=2.5$  [rounded up to 3]). Therefore, the **maximum density for the Project is 8 units.**<sup>5</sup> This is inclusive of the maximum base density of 5 units and an additional 50% bonus of 3 units.

The Project includes 20 units, and well exceeds the maximum allowed under City's Affordable Housing Regulations in Division 7. The Project must be denied.

b. The Project Exceeds Maximum Allowed Floor Area Ratio

The Project Site is subject to the 2.0 maximum Floor Area Ratio ("F.A.R.") restriction for the CC-4-2 Zone. (Table 131-05E [SDMC, Chp. 13, Art. 1, Div. 5].) The proposed F.A.R. for the Project is 2.18 and exceeds the maximum permitted. (Staff Report at p. 7.) The Project is not entitled to any F.A.R. bonus because it does not qualify with the Complete Communities Regulations.

c. An Incentive Cannot be Used to Eliminate All Regulations of SDMC § 143.0540

The Applicant seeks two incentives. Incentive 1 is as follows:

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<sup>4</sup> Fractions are rounded up to the next whole number of units. (SDMC § 143.0720, subd. (n).)

<sup>5</sup> Per Table 143-07A, where the very-low income percentage is equal to or greater than 15%, the 50% density bonus permitted may be supplemented by an additional 25% bonus where "an additional 10 percent of the pre-density bonus units are restricted in accordance with the provisions of this Division for households earning less than or equal to 120 percent of the area *median income*, as adjusted for household size, and the *development* is within a *Sustainable Development Area*." Coastal Caretakers has not seen any evidence that this standard is met. However, in such a case the total maximum density permitted would still only be 9 total units.

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PER SDMC SECTION 143.1010(1)(1)(A), AN INCENTIVE IS A DEVIATION TO A DEVELOPMENT REGULATION.

INCENTIVE #1:

THE PROJECT SITE FALLS INTO BASE ZONE CC-4-2, PER SDMC SECTION 131.0540, RESIDENTIAL DEVELOPMENT IS PERMITTED ONLY WHEN A COMMERCIAL STRUCTURE IS PART OF THE PROPOSED DEVELOPMENT. IN ORDER TO UTILIZE THE COMPLETE COMMUNITIES HOUSING SOLUTION PROGRAM & PROVIDE THE HIGHEST NUMBER OF RESIDENTIAL DWELLING UNITS, WE PROPOSE TO DEVIATE FROM THIS SECTION & ELIMINATE THE REQUIREMENT FOR COMMERCIAL DEVELOPMENT & ALL THE REGULATIONS THAT RELATE TO THE COMMERCIAL DEVELOPMENT.

(Staff Report, Attachment 9 at p. 2 [Project Plans].)

The uses permitted Commercial Zone CC-4-2 are limited by SDMC § 131.0540. “Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.” (Id., subd. (b), italics in original.) “Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*. . .” (Id., subd. (c)(1), italics in original.) In the Coastal Overlay Zone “Residential uses are not permitted on the ground *floor*.” (Id., subd. (c)(2)(B).) Further, per Table 131-05E, the Project is required to comply with SDMC §§ 131.0550 [Pedestrian Paths]; 131.0552 [Transparency Requirements]; and 131.0554 [Building Articulation].)

In essence, the Applicant seeks a spot zone by requesting the elimination of all requirements of the CC-4-2 Zone. This is inconsistent with State density bonus law, which requires increasing amounts of affordable housing for limited numbers of incentives. (See Government Code section 65915, subd. (d)(2)(A-F).) Government Code section 65915, subdivision (d)(1) further specifies that incentives and concessions are “specific.” (Id.) City similarly limits the number of incentives based on the amount and type of affordable housing. (See Tables 143-07A, 143-07B, 143-07C.) State density bonus law is to be liberally interpreted in favor of the maximum number of total housing units (Government Code section 65915, subd. (r)), which in this case would require that the Applicant provide further affordable housing in order to obtain further incentives rather than simply attempt to use an incentive to spot zone the Project Site.

d. There is Not Substantial Evidence that the Denial of the Waivers will Physically Preclude Development

The statutory standard for City’s authority to deny a waiver is measured by *whether a denial would preclude the construction of a qualifying development*. (Government Code § 65915, subd. (e)(1).) City can rely on substantial evidence to find that denying the waivers will not preclude the affordable housing development. The Staff Report makes a generalized statement that “The project is using waivers to waive or reduce a development standard that physically precludes the construction of development. . .” (Staff Report at p. 3.) This statement is made without any referrals or supporting evidence, as discussed below.

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The Applicant requests three waivers. Waiver No. 1 is a waiver for the requirement for common open space, Waiver No. 2 is a waiver for the requirement for the private exterior open space to reduced dimensions, and Waiver No. 3 is a waiver to reduce the number of parking spaces.

The Applicant requested the waivers on the basis that denying the waivers “would preclude the development from fully utilizing the F.A.R. bonus and unlimited density bonus to provide the most dwelling units possible.” (Staff Report at pp. 3-4; *see also* Attachment 9 thereto at p. 2 [Project Plans].) Despite thorough requests and reviews of public records submitted for the Project, there is no publicly available information in the record of any documentation or other evidence that the denial of the waivers would physically preclude the construction of the Project. The conclusory statement, without reference or support, defies basic rules of administrative decision-making and mandates a denial of the Project and its waivers.

### **3. The Project Is Incompatible with the OBCP**

The Staff Report only considers a broad goal of “different housing times and economically balanced communities” (Staff Report at pp. 1-2.) First, a community is not economically balanced by removing anticipated and planned commercial space. Consistent with the CC-4-2 reservation of ground floor space for commercial and restriction of no residential space in the Coastal Zone, the OBCP contains goals, objectives, and policies for mixed-use residential and commercial development. (OBCP at LU-20-22.)

Second, Planning Commission must consider the specific policies that the Staff Report omits and does not address. The Project is within the Point Loma Avenue District of the OBCP. (*See* OBCP at LU-22, Fig. 2.2; Staff Report at p. 2.) In OBCP Section 2.2 Commercial, the Point Loma Avenue District is designated Community Commercial to accommodate mixed-use residential/commercial development. (OBCP at LU-20.) This mixed-use is intended to serve the community within 3-6 miles with community needs, including retail goods, personal, professional, financial and repair services, recreational facilities, as well as convenience retail, civic uses and regional retail services. (*Id.*) The Point Lima Avenue District is best served by mixed-use development. (*Id.*)

Consistent with the goals of mixed-use community commercial development, the OBCP has policies to develop mixed-use projects with commercial features:

2.2.1 Mixed-use projects should be developed in commercial areas in an integrated, compatible and comprehensive manner.

2.2.2 Maintain and enhance commercial districts in Ocean Beach by promoting locally-owned businesses.

2.2.4 Develop commercially designated properties in accordance with the land use designations of the plan. The commercially designated properties fronting Newport Avenue and Niagara Avenue are prime locations for high-priority

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commercial recreation and visitor serving uses to meet the demands of goods and services required by the tourist and local populations. Priority uses include overnight accommodations, dining, retail, and recreation facilities, as well as mixed-use development with ground-floor commercial uses, and such uses will be encouraged over general commercial uses in these locations.

2.2.5 Encourage the City to adopt pilot programs aimed at creating incentives for more sustainable, mixed-use commercial development.

(OBCP at LU-21.)

The Project is inconsistent with the above policies.

The OBCP recognizes the need for off-street parking and the Project is within the Parking Impact Overlay Zone. (OBCP at p. ME-40.) Policy 3.5.12 mandates that the Applicant “Provide adequate off-street parking for new development.” (OBCP at p. ME-41.) The Project’s deficient and inconsequential 9 parking spaces (instead of the required 30 spaces) does not comply with Policy 3.5.12 or goals of the OBCP for parking consistent with the planned and zoned OBCP site location.

General, specific, and local plans sit atop the hierarchy of local government law regulating land use. (*Neighborhood Action Group v. County of Calaveras*, (1984) 156 Cal.App.3d 1176, 1183.) Goals and policies in a plan are not merely advisory. (*Napa Citizens for Honest Government et al. v. Napa County Bd. of Supervisors (Napa Citizens)*, (2001) 91 Cal.App.4th 342, 378 [rejecting respondent Napa County Board of Supervisors contention that goals and policies in a general plan are not directives and therefore should be viewed as only advisory].) The consistency doctrine applies to all development. (*Friends of “B” Street v. City of Hayward*, (1980) 106 Cal.App.3d 988, 998.) An outright conflict between provisions of the project and general plan is not required for a finding of inconsistency. (*Napa Citizens, supra*, 91 Cal.App.4th at p. 379)

The test for general plan consistency, and by extension greater specificity in a specific plan such as the OBCP at issue here, is whether, overall, the “project is compatible with, and does not frustrate, the plans’ goal’s and policies.” (*Napa Citizens, supra* 91 Cal.App.4th at p. 378.) The Planning Commission must consider the applicable policies and the extent to which the proposed project conforms with those policies in order to determine plan consistency. (*Save Our Peninsula Committee v. Monterey County Bd. of Supervisors*, (2001) 87 Cal.App.4th 99, 142.)

The Project is inconsistent with multiple policies of the commercial element of the OBCP and the particular Point Loma Avenue District and the policy to provide sufficient off-street parking and cannot be approved.

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**C. CONCLUSION**

Thank you for consideration of the above information, arguments and evidence in support of the Planning Commission granting the appeal under Agenda Item No. 1 and denying the Project in its current manner, shape and form for the reasons and arguments stated in this comment letter and the materials of the appellant, Coastal Caretakers, and others.

Should you have any questions or would like this letter or any of the supporting materials or attachment in any other form, please do not hesitate to contact my office.

Sincerely,



Craig A. Sherman

cc: Renee Mezo, (via email: [RMezo@sandiego.gov](mailto:RMezo@sandiego.gov))

Encls. Attachments 1-14  
(Attachments 1-8 sent as part 1 of 2)  
(Attachments 9-14 sent as part 2 of 2)



# CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE

City of San Diego

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## District Summary

Ocean Beach Cottage Emerging District

## District Summary [\[print\]](#)

### Records

- DPR523A - Primary
- DPR523D - District Record

### DISTRICT INFORMATION:

**Historic Name:** Ocean Beach Cottage Emerging District      **Common Name:**  
**City:** San Diego      **State:** CA      **County:** San Diego

**Year Developed:** 1887-1931      **General Location:** Ocean Beach  
**Builder:** various      **Architect:** various

**Number of Properties in District:** Contributing: 72      Total: 72

**Document:** [extra\\_16338\\_22\\_OB-Context\\_Statement.pdf](#)

**Description:** Ocean Beach was developed as a "seashore" resort and vacation home area between 1887 and 1931, by which time it was a full "trolley suburb" of the City of San Diego. The first maps developed wide streets running from the hillsides to the ocean, and narrower service streets parallel to the ocean. The second development, Ocean Beach Park, brought streets and lots to the edge of False Bay, where the long-term road connected the area with Old Town and Roseville in Point Lorna. A trolley in 1909 confirmed use of West Point Loma, on False Bay, as the permanent access. The area has wide sand beaches, bluff and cliff formations, hillsides with ocean views, City Park and Recreation active athletic fields on the Robb Field fill of the river channel, a Dog Beach, and grass passive parks. Mature landscaping includes extensive palm plantings, and 70 year old Torrey Pines on one block forming a grove that is unique anywhere. Until the 1980's the town was a self-sufficient community with a civic center, post office, library, elementary school and City Recreation Center and a three block commercial retail center.

**Entered By:** Date: -/-/-





# CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE

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## District Summary

Ocean Beach Cottage Emerging District

## DPR523D - District Record [\[print\]](#)

### Records

- DPR523A - Primary
- DPR523D - District Record

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #:  
HRI #:  
Trinomial #:

### DISTRICT RECORD

\*NRHP Status Code:

\*Resource Name or #:

D1. Historic Name: Ocean Beach Cottage Emerging District

D2. Common Name:

\*D3. Detailed Description:

Ocean Beach was developed as a "seashore" resort and vacation home area between 1887 and 1931, by which time it was a full "trolley suburb" of the City of San Diego. The first maps developed wide streets running from the hillsides to the ocean, and narrower service streets parallel to the ocean. The second development, Ocean Beach Park, brought streets and lots to the edge of False Bay, where the long-term road connected the area with Old Town and Roseville in Point Loma. A trolley in 1909 confirmed use of West Point Loma, on False Bay, as the permanent access. The area has wide sand beaches, bluff and cliff formations, hillsides with ocean views, City Park and Recreation active athletic fields on the Robb Field fill of the river channel, a Dog Beach, and grass passive parks. Mature landscaping includes extensive palm plantings, and 70 year old Torrey Pines on one block forming a grove that is unique anywhere. Until the 1980's the town was a self-sufficient community with a civic center, post office, library, elementary school and City Recreation Center and a three block commercial retail center.

\*D4. Boundary Description:

Properties in the Ocean Beach Precise Plan boundaries: Ocean on West, West Point Loma Blvd (former bank of False Bay) on North, Seaside and Froude on East, and Point Loma Ave/Adair Avenue on South.

\*D5. Boundary Justification:

D6. Significance: Theme: Vacation Architecture

Area: Ocean Beach

Period of Significance: 1887-1931

Applicable Criteria:

F

\*D7. References:

\*D8. Evaluator:

Date of Evaluation:

Affiliation and Address: - 0

[\[print\]](#)

**A STATEMENT OF SIGNIFICANCE**  
**REGARDING**  
**THE BEACH COTTAGE COMMUNITY**  
**OF OCEAN BEACH**

PREPARED FOR: CONSIDERATION BY THE  
SAN DIEGO HISTORICAL SITE BOARD  
202 C STREET  
SAN DIEGO, CA 92101

PREPARED BY: SALLY WEST  
ARCHIVIST, SAN DIEGO HISTORICAL SOCIETY

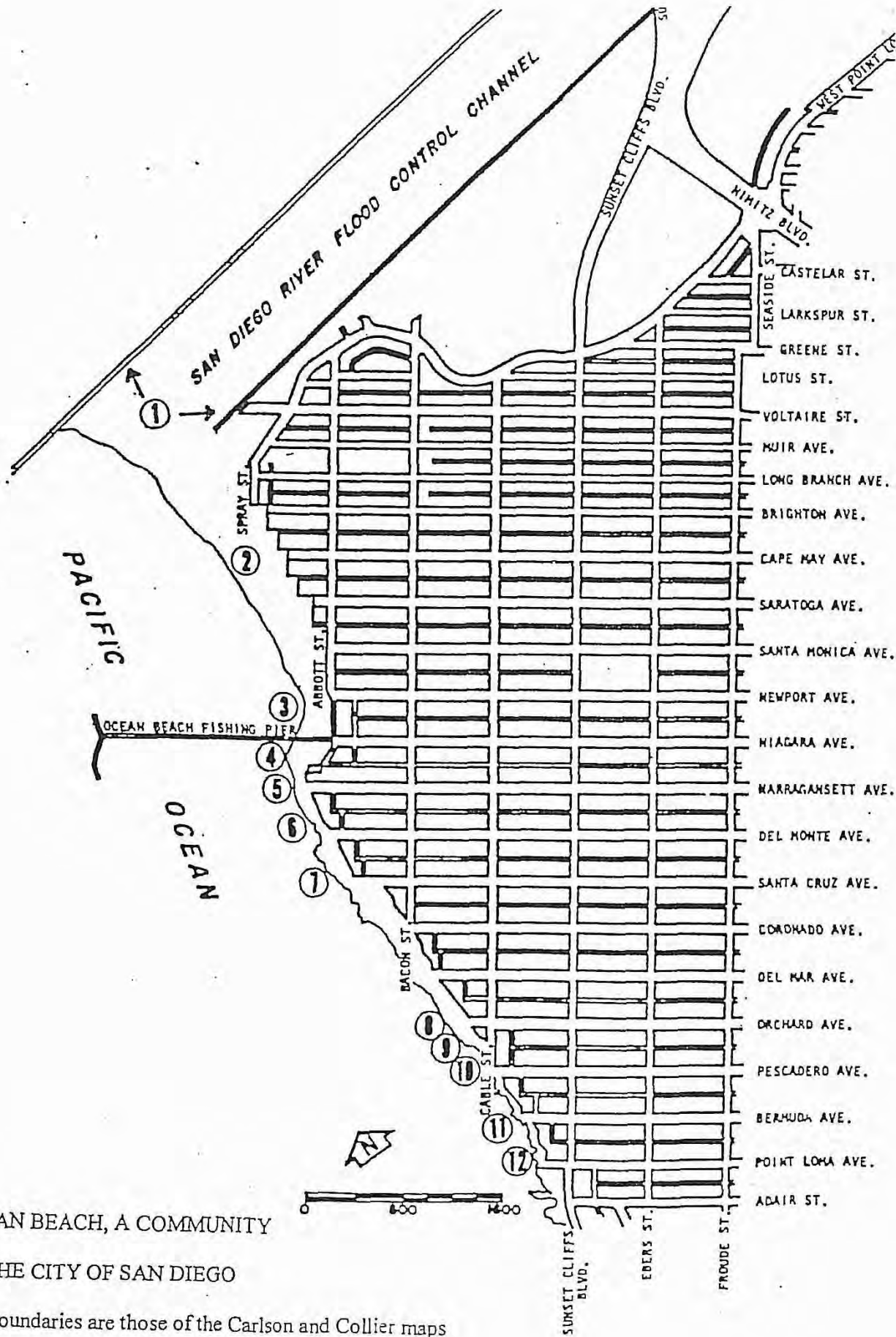
DATE: MARCH 1999

PRISCILLA MCCOY  
Ocean Beach Historical Society  
P.O. Box 7895  
San Diego, CA 92167



## TABLE OF CONTENTS

1. Map of Ocean Beach
2. Introduction
3. Background
4. Carlson and Higgins' Ocean Beach
5. Collier's Ocean Beach Park
6. Transportation
7. The Built Environment
8. Goals



OCEAN BEACH, A COMMUNITY

OF THE CITY OF SAN DIEGO

The boundaries are those of the Carlson and Collier maps

## INTRODUCTION

Establishment of a Non-Contiguous Thematic District of Beach Cottages 1931 and Prior in Ocean Beach:

Individual applications for historic status of individual residences under a Statement of Significance which establishes that the properties meet the City of San Diego Historic Sites Register Guidelines and Procedures:

1. "exemplifies the Ocean Beach historical development"
6. "is a group of resources related to one another...and is a neighborhood containing improvements
7. which have a special character and historical interest"

The properties are residences built between 1887 and 1931 within the boundaries of the Ocean Beach Precise Plan. to serve as vacation and second home uses in a seaside resort community. Few if any have broader significance than as the substance of the early development. Some 40 cottages have indicated an interest, with others to be added or deleted by regular processes.

The Ocean Beach Precise Plan's primary goal for land use is to "Preserve and Enhance" the community. Historic designation of individual properties will save them, provide incentive and affordability for the small and relatively expensive properties by use of the Mills Act, and increase incentives for owner occupancy and pride of ownership.

The application from the Ocean Beach Planning Board is supported by the Ocean Beach Town Council and the Ocean Beach Historical Society.

The beach community cottages are the substance of the early development of Ocean Beach as a resort and beach-oriented new residential area, a significant facet of the growth of San Diego.

## BACKGROUND

Ocean Beach is a small community located on the seaward northern side of Point Loma and topographically consists of a hillside which drops in a half mile distance from approximately three hundred feet to the sea.

A coastal plain with level beaches and large dunes was formed by the San Diego River over the ages. These beaches extend approximately one half mile south from the river mouth. Rocky headlands and bluffs primarily of uplifted sandstone edge the alluvial plains to form the beach areas. This area abuts to the south the headland of Point Loma with its eroded cliffs and tidepools.

Temperate marine climate, accessibility by trails from the western side of San Diego Bay, the abundant mussel beds and other sea food, made the beaches of extreme importance to the Native American peoples in the area. Native plants of the coast were also available along the marshes and hillsides. Because of this, the area was a destination in the annual food gathering migrations. It is interesting to note that Native Americans were still traveling to the shore in the late 1800's.

Spanish sailors, on orders from Vizcaino, explored the western side of Point Loma, from the cliffs to the river in 1602. The Spanish of the Presidio and later, Old Town, discovered that Los Medanos (the dunes) made an ideal place for an outing if you carried your own water.

On the early Hayes, Poole and Pascoe maps (1850-1870), the area north of the Rancho Peninsular de San Diego, the headland of Point Loma and the future Ocean Beach were shown to be included in the Pueblo Lands of San Diego.

On the East coast of the United States fashion was following the lead of Europe with recreational development of seaside sites. In France and England, from the 1870's, locations like the Riviera, Costa del Sol, "watering places" like Brighton and Bath sprang up and people flocked to the seashore for holidays and seasonal residences.

American entrepreneurs made ocean locations like Newport, Cape Cod, Martha's Vineyard, and Bar Harbor the "in" destinations of the leisure class. More accessible vacations were available at Cape May, Niagara Falls, and Saratoga Springs. In California the trend continues on a smaller and more rustic scale, with development of Santa Monica and Santa Cruz as growing seaside towns. Ocean Beach was ideally situated to become the beach resort for San Diego, its growth spurred on by the national boom of the eighties and the new local prosperity brought by the railroad, agriculture, and real estate development.

In the years before development, occasional references show outings and visits to the area. Newspapers make mention of a Mr. Palmer's Place, a resort, or at least a building of some kind and a well at the Palmiro Mussel Beds in the 1850's. In 1866, campers from Old Town, drawn to the beauty of the area, describe the abundance of game, in particular rabbits and quail, and the lushness of the wildflowers and lemonade bushes. In the late 1870's, a Captain Thomas constructed a windmill, and piped water from the one well to a corral and a shack.

In 1872 a Fourth of July picnic was held at "Palmer's Ocean House" by Old Town boosters as a spoof of the rather grand New Town celebration. Attended by most of Old Town, it was reported as one of the outstanding parties of the early period in San Diego.

The Mumford family, in 1873, drove all day to reach the beach for a "great boil". They also described a thick covering of brush which the Indians would gather for fuel.

In 1886 a Vermonter, "Gen." Cook moved in with Thomas at his house on Bacon and Newport. Cook planted a potato patch, and constructed a blacksmith shop and two cottages.

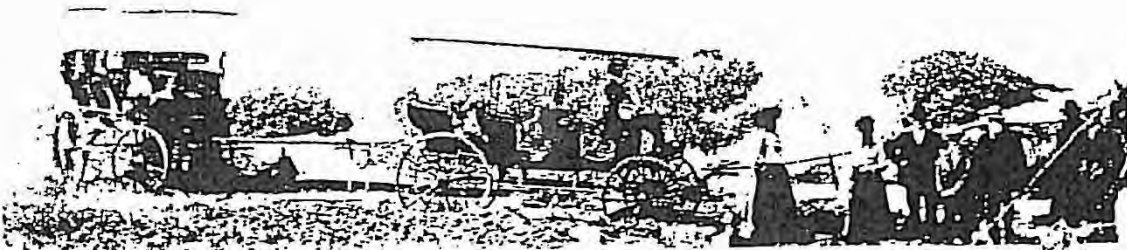
## CARLSON'S OCEAN BEACH

The first mapping of the community of Ocean Beach was done by Carlson and Higgins in 1887, within the boundaries of the ocean to Froude Street, and Brighton Avenue to Point Loma Avenue.

In 1885, when the California Southern Railroad reached National City by way of San Diego, creating a "through line" to the East, a development boom lit up every area of San Diego County. Among those arriving to exploit the apparently limitless opportunities for making a fortune, was William H. Carlson. Age 22, fresh from a job as a page in the California Senate, he entered the real estate business. Advertisements show the office located in the 700 block of 5th Street, and list Frank Higgins as a partner. During 1887 the office ran ads for properties in Oceanside, Lakeside, Ramona, Del Mar, La Jolla and Lugonia, as well as neighborhoods in the city of San Diego. In addition to dealing in existing properties, Carlson was also preparing a new development on the northwest coast of the Point Loma peninsula. He established ferry service from New Town to Roseville, and a stage line to Old Town. In early 1887, the partners bought 600 acres of Pueblo lots 195, 202 and 203, prepared subdivision maps that named streets after resorts in Europe and the U.S., and opened the seaside community he called Ocean Beach. He planned a resort hotel, a railroad, and made full-on marketing preparations.

His first ads, and the articles, in the San Diego Sun, on April 24, 1887, claimed that over 2000 lots had been sold without advertising.. From then on, increasingly poetic ads in the papers and in a Souvenir promotional brochure, promised the Garden of Eden, Heaven on Earth, and the Fountain of Youth. Mussel roasts, free ice cream, bands, hot air balloons, and rental bathing suits brought crowds and lot buyers. Early on, lots sold for \$40 and \$60, with \$20 down and the balance in a year, with prices rising with each celebration party, to \$200 and \$400 per lot. This was during the time that lots close to New Town were priced in the thousands of dollars, and escalating rapidly. The Ocean Beach lots were priced to draw ordinary income and vacation buyers.

Late in this busy year, Carlson married Carmen, daughter of Col. Manuel Ferrer. He was known as a general in the Mexican Army, and was reputed to have extensive real estate holdings there and in Old Town. Her mother, Dona Maria de Rosario Estudillo, was a member of a prominent Old Town family. On January 5, 1888, the partners Carlson and Higgins signed Articles of Incorporation for the Ocean Beach Company, the Ocean Beach Hotel Company, and the Ocean Beach Railroad. The Cliff House Hotel was completed and opened for business that month.

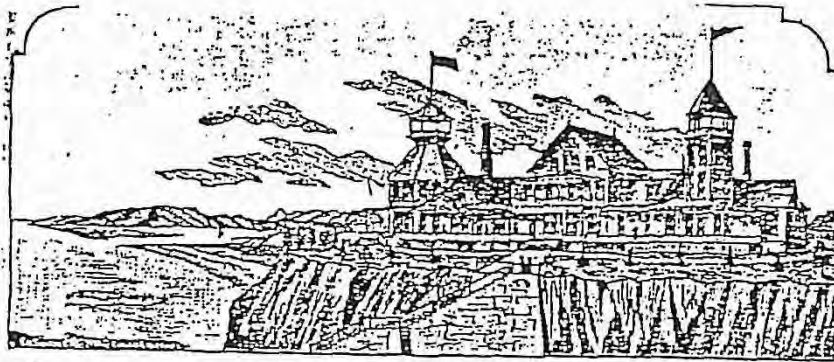




Ocean Beach was secluded on the west of the as-yet undeveloped peninsula, with an awkward trip across mud flats and rocky hills from either Old Town or Roseville. Never the less, crowds came, some on excursions from Los Angeles. Carlson planned a railroad, was delayed by lack of funds, and finally had a line in operation, very briefly, in April 1888.

The national economic "Bust" of 1888 hit San Diego hard. During the speculative years the population of the city went from 5000 in 1885 to 35,000 in 1887. By 1890 the population dropped to 15,000. Banks failed, debts and rents were not paid, and properties were abandoned as people fled back to their former snowy climates. In 1889 Frank Higgins committed suicide, but Carlson landed on his feet. He sold the hotel, the Roseville wharf with 20 adjoining acres, and completed a small railroad to service a wire factory in Roseville.

He was in Utah on other ventures in 1890, but retained an interest in Ocean Beach, running an ad in 1891. He began a political career in San Diego, becoming Mayor in 1892. He lived a long life, tainted by fraudulent deals and even serving a short prison term. He made no fortune from founding Ocean Beach



CLIFF HOUSE AT OCEAN BEACH.

Now being built for Carlson & Higgins. To be completed before Nov 23

Motor Line Guaranteed to be Completed as Soon as Possible.

San Diego Union October 1, 1887

After the Bust, Ocean Beach reverted to the Rocks, the Mussel Beds, and the Dunes. The flowered hills became a favorite picnic and day trip destination, and some 200 families camped or stayed in tents or tent houses. By 1894 there was daily hack service from downtown. Substantial and permanent houses included the Hilliard ranch house northeast of Ocean Beach, and the Archers' in 1893. Arthur Reid, Miss Margaret McGregor, Rachel Loring, and the Moffetts built as the years passed. Rentals were built, and also family shacks or beach shelters. Until it burned in 1894, families rented rooms in the hotel, or used the kitchens while camping nearby. There was still plenty of room for beach fun, visiting the Captain Thomas shell shop, hiking the flat rocks above the surf, and the children, fully dressed, jumping the white waves coming in on the beach. In 1908 a resident said there were only 18 houses in the community, not counting the shacks and tent houses.

## COLLIER'S OCEAN BEACH PARK

Among the families that camped on the beach was that of D.C. Collier Sr., who had been enjoying beach outings since moving to San Diego in 1884. The son, David Charles Collier, then 16 years old, bought one of the very earliest lots sold by Carlson, at "Alligator Rock" (now oceanfront at Bacon and Coronado). He built a shack or shelter for the camping expeditions.

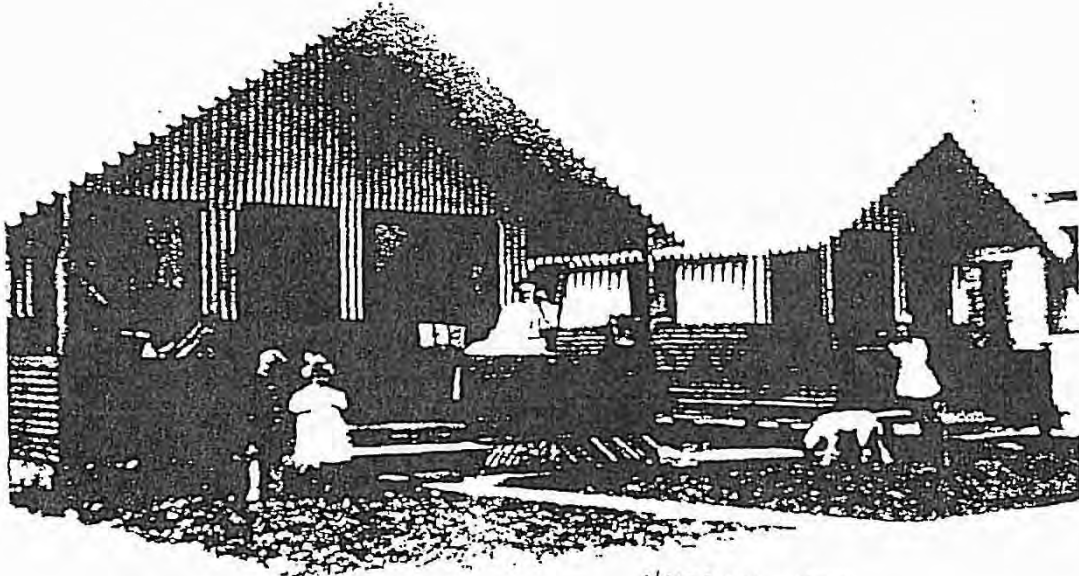
The Collier family had come from Central City, Colorado, where D.C. Collier Sr. was a lawyer, judge, and newspaperman. He built an early log cabin on a hillside, expanded as the family grew. They moved to San Diego in 1884. Collier Sr. opened a law office, and when the son finished high school he worked in his father's office. While there he studied law, was admitted to the bar, and practiced law in that office. San Diego was still feeling the effects of the "Bust" of the 1890's, and many of the his law clients paid him in lots, then nearly worthless, in Pacific Beach, Ocean Beach, East San Diego, Normal Heights and North Park. Perforce, he found himself in real estate, and opened the Ralston Real Estate Company. He sold lots and developed in each of the nascent communities.

In 1908, the office name changed to the D.C. Collier Company. In 1906 his Syndicate bought the Craine tract, Pueblo lot 205. He opened the tract Ocean Beach Park just north of the Carlson Ocean Beach, from Brighton to West Point Loma Blvd, and east, to the Dupuy Addition on Seaside, then to Wabaska Canyon (now Nimitz). Voltaire and West Point Loma Blvd. were planned as wide access streets. Lots on other narrow streets were offered in different size and configurations, but all small and intended for vacation dwellings. Advertising from 1887 on had promoted buying into a seaside "resort". He graded and paved streets, brought in utilities, and built a trolley line, which became part of Spreckel's City trolley system.

The opening of the trolley line in 1909 produced a rush of lot purchases, as well as a boardwalk the length of the beach, the cotton candy and games of chance style amusements, and "thousands" of seaside visitors. Real estate excursions came from all points east and from Los Angeles. In 1910, Collier built a two room school to complete the community for residential use. One source notes 100 houses built by 1910. Wonderland, a major amusement park, was built by in 1913 on land owned by Wilson Chamberlin. The San Diego Union estimated that 30,000 arrived on opening day, and 22,000 paid for admission. Wonderland continued to attract amazing crowds, but had a short life before damage in the 1916 storms.

During these early years of the Ocean Beach development, Collier turned his efforts to an exposition for the Pacific-Panama Canal. He was made Director General, and credited with the organization, and personal financial contribution, that resulted in the 1915 Exposition in Balboa Park. He continued to use the Alligator Rock property, expanding it to an elaborate enclave where he came for rest, recreation, and entertainment of his many colleagues and visitors.

D.C. Collier continued a long life as a true civic leader and "city builder", remembered over Point Loma and Ocean Beach as a founder and benefactor of the area.



VOITAIRE 1909

1909

## THE SPOT

that made Point Loma famous, and also made the Point Loma railway possible, and obtain the spot that is turning the greatest benefit and largely needs a very important consequence in the excellent car service.

## Ocean Beach Park

where, but a year ago, tall ferns and a miscellaneous variety of "barren grass" stood prominently in the august presence of the sea. Today, hard surfaced streets lined with standard cement walks and curbs that border with scores of trees, cottages appropriate to the surroundings are a revelation to those who have been absent but a few months.

## New Maps and Lists

have recently been issued, which include every foot of land in the tract. They form a map outside the West Point Loma Boulevard and occupying the area that encompasses pretty Falls Bay a residence property rarely equaled for its views surroundings. All streets are named, uniform walks every-where, City Water, Electric Light, Telephone, School, Restaurant, Store, Pleasure Pier, Bath House, Surf Bathing, Fishing, Boating, Etc., Etc.

**D. C. COLLIER & CO.**

Main Bldg., 1241 D Street

Ocean Bay Beach

1913

## SAY, MR. MAN!

### Wake Up!

Don't you know as yet that a half million dollar hotel is to be built at Abbott and Newport? A sixty thousand dollar hotel on the cliffs, and cluster lights placed on Abbott from Woodland to Newport? Can't you see that the future of Ocean Beach is POSITIVELY assured?

### THE QUESTION IS

Are you going to be one of the fortunate property owners who will wake some day to find themselves rich?

Abbott street property at \$140 per front foot would be worth \$1500 per front foot at Long Beach.

It's time you figure.

29-ft. lot on Abbot	at	\$4,200
34-ft. (with cottage) Abbott	at	\$,000
38-ft. (corner) Abbott	at	\$12,000
50-ft. (corner)	at	7,500
50-ft. (corner)	at	6,500
40-ft. (inside)	at	3,000
75-ft. corner to lease on Abbott		

**Skelly & Wenrich**

Cor. Santa Monica and Abbott

**J. A. HOLDRIDGE**

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**F. A. MARKLEY & CO.**

REAL ESTATE

Phone 61-W

Newport Ave. Ocean Beach

**WILSON & GILBERT**

Real Estate, Rentals and Insurance

Tel. Main 2369 W 12

Res. Phone Main 2369 J 3

Newport Avenue, Ocean Beach

## TRANSPORTATION

Development of Ocean Beach as a residential area was tied completely to the availability of transportation. This was the case in the most scenic or recreational areas in close proximity to a city. The move to the attractions can be easily seen in the large metropolitan areas. Tuxedo Park, the Hudson Valley, the Jersey Shore and the Pennsylvania Main Line are good examples. Here in the growing San Diego was one of the best incentives, the ocean.

In the early period, the usual trip to Los Medanos was in a horse-drawn dray of tallehyo down the line of the Derby Dike. The dirt road cut across the hill by what is now Voltaire and headed down to the sea. The drays, for the most part, were available at Seeley stables. It might be noted that there was only one well at the beach, that of Capt. Thomas, to provide water for the horses.

When Billy Carlson and his partner Frank Higgins bought 600 acres of the coast in 1887 they understood that more and better access to the new development must be found. They decided to build a railroad in three sections. It would run from San Diego to Old Town, Old Town to Roseville, and Roseville to Ocean Beach. Short of money, they abandoned the first two sections and concentrated on the Roseville to Ocean Beach route. People could reach Roseville by ferry, and then proceed by rail.

One disaster after another followed. A rented engine was burned, and Carlson used a small donkey engine on one flat car. The route ran from the Roseville Wharf and up Carlson Canyon (Nimitz) over Tennyson and Voltaire to Brighton and Cable. From there it went west on Cape May (skirting the dune) to Bacon, south to Del Monte, east to Defoe (Sunset Cliffs) and south again to Point Loma Avenue.

The little railroad was short-lived. The first section was fully abandoned after another attempt to connect San Diego and Old Town. The section from Old Town to Roseville ran for about a year and served the Wire Cloth Factory at Roseville.

In 1891 Carlson made one more attempt to reach his property with the Old Town Motor Company. Stages would connect with the train twice a day. This was never successful and the boom had collapsed, leaving Carlson to seek his fortune elsewhere.

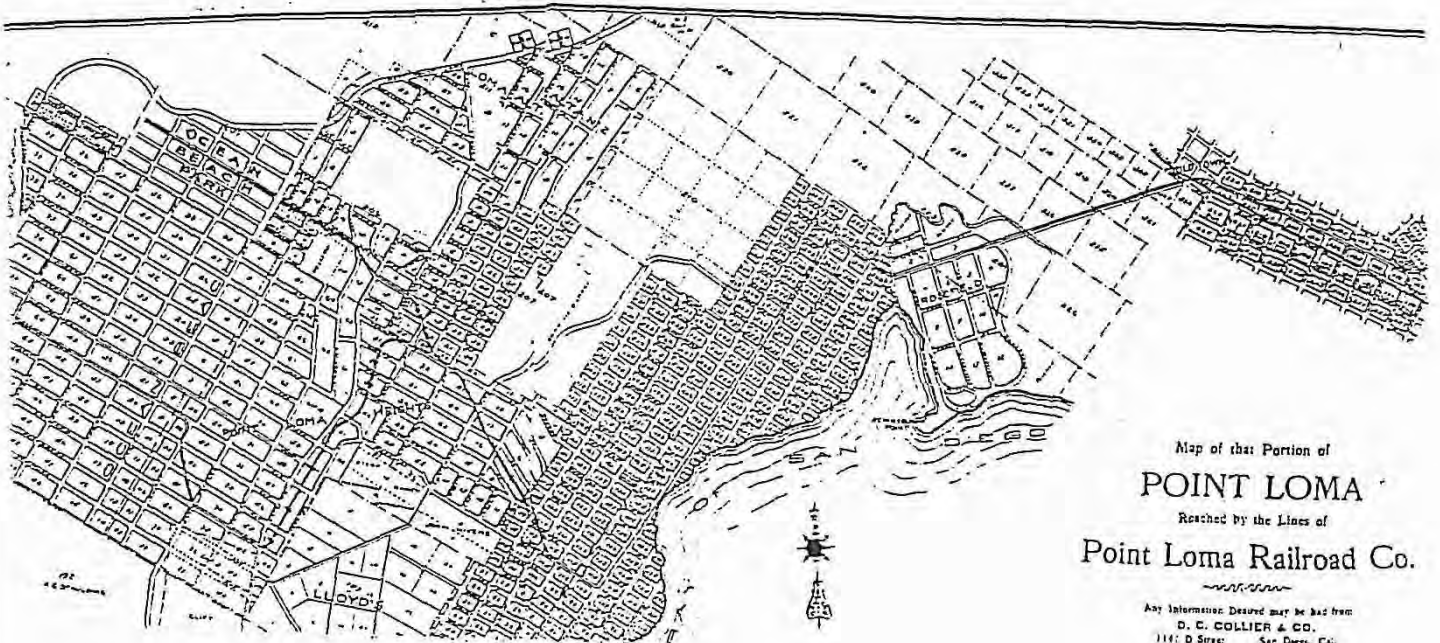
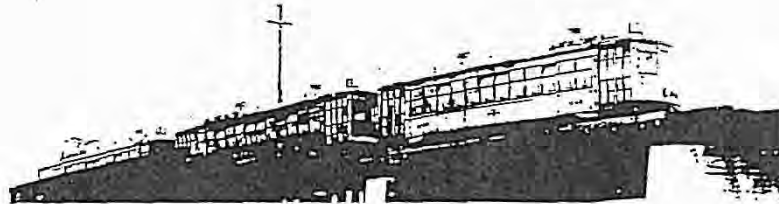
D.C. Collier, in order to develop his ever-increasing Ocean Beach properties, built a rail line in 1907. By this period Collier had graded the streets and people had a choice of transportation.

The trolley made every part of Ocean Beach accessible. It ran from San Diego to Barnett, Lytton, Rosecrans, and up Nimitz to Tennyson, Voltaire, Bacon to Santa Cruz and to Defoe (Sunset Cliffs). Other loops switched off at Tennyson and ran South to Orchard, Santa Barbara, Santa Cruz and Guizot. Ocean Beach could be a "commuting" community, and many families moved to the seaside for the season or permanently as Father could get to work in town in forty minutes.

The Point Loma Railroad, with the help of a contract with J.D.Spreckels, was put into operation in 1909 with passenger equipment from the San Diego Electric Railway. In 1910 Spreckels took over the operation from Collier and the route was shortened. It ran west on West Point Loma Blvd., north on Bacon, east on Santa Cruz, and reversed to go back.

Wells Fargo also ran an express service to Ocean Beach once a day. In 1916 a branch was constructed to serve La Playa and Fort Rosecrans. The railroad, however always ran at a loss. It had been run as a separate company from the San Diego Electric Railway on the books and was officially purchased by that company in 1922.

A bridge was built over the mouth of False Bay in 1915 by Bay Shore Railroad Company which carried trolley tracks and sidewalks. It connected Ocean Beach and the empty dunes of Mission Beach. Fishing from the bridge and sightseeing excursions became an added attraction for Ocean Beach, helping to advertise it as a residential community.



Map of that Portion of  
**POINT LOMA**  
Reached by the Lines of  
**Point Loma Railroad Co.**  
Any Information Desired may be had from  
**D. C. COLLIER & CO.**  
116 D Street San Diego, Cal.

## BUILT ENVIRONMENT

From the beginning, every imaginable residence type was built in Ocean Beach, from tent-house bases, to large well-built family homes. After the arrival of the trolley, the Collier addition north of Brighton, attractive for the improvements and low prices on lots, quickly built up in small vacation beach-use shelters and inexpensive second homes. Tent houses and flimsy rentals filled the narrow streets near Wonderland, while "hunting lodges" and "pleasant" second homes were built on Voltaire and West Point Loma Blvd, to take advantage of duck hunting, docks and swimming holes on the banks of False Bay. Some of these were built for prominent people, architects Hebbard and Weavers' flat roofed designs reported in the newspaper articles. While these are no longer standing, others by Pacific Building Company are still here.

South of Newport and on the hillsides larger family homes were built, often with rentals built on the lot or nearby. In these areas there were largely unsuccessful attempts to require the building value to exceed \$1000, which would buy a house well-built and over 1000 square feet. Many complied, but added a small rental at the back of the property.

Many of the early vacation units were 400 to 600 square feet, single-wall board and batten construction, with interior partitions of minimal material, including layers of glued paper or cardboard. Typically they were on pier and post (often flat rocks on the ground). Local anecdotes tell that they were easily, and routinely, picked up and moved to other locations. Some of these were "cabins" or true shacks, others had amenities such as front porches, shed or porch "rooms" at the back, and garages off the alleys, sized of course for the autos of the era.

Better built homes typically had foundation walls, stucco, siding or shingle exterior finish, full lath and plaster interior partitions, service porches, closets, gas floor furnaces, and fireplaces. A number are fully detailed Craftsman or Spanish examples, with fine cabinetry and detailed doors, hardware, and light fixtures in the appropriate style. Some of these are on full sized lots with views of the ocean.

The first year-round water source in the earliest period was a well located on the alley south of Santa Monica near Bacon Street. The earliest settlers carried water. Collier brought in utilities, including gas, electric, telephone, and water, in place as the trolley began service, but many properties still used cisterns filled by the winter rains. However, the sewers were not installed until 1917, so clearly all relied on cesspools, septic tanks and the bay through the first building boom.

The Carlson map oriented the streets NW to SE, and NE to SW, with current use calling the ocean to hill streets "west to east" and the River to the Adair St. boundary "north to south". The map used the assumption that access in the future would be from East to West, over the crest of the hill. Thus the wide streets were laid out East to West.

with the narrower "service streets" running North to South. Most blocks had alleys, east to west. The trolley route brought access from the north onto the north-south streets.

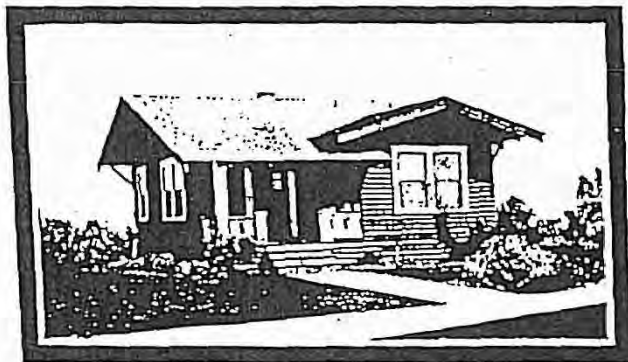
In trying to document names of people who did the actual building in Ocean Beach, there is a general picture that the person who "built" a property was the owner who arranged the project, hiring a building company, or served as his own contractor. For instance, oral stories by Madeline Boyd Dibble, tell that her father Butler Boyd (well-known at the period as an engineer of the Carrizo Gorge railroad bridge and the first route along the North Rim of the Grand Canyon) "built", that, is contracted himself, hiring workers to build several houses on Bacon and Saratoga.

Records of the names of people who did actual hammering show Arthur Reid, a Scottish carpenter who came in 1905, building himself a family home and other rental units. Earlier a house had been built for a Miss Margaret McGregor on Cable Street by a man named Mosier, who also built a tower of the hotel.

During the 1950's and 1960's owners "moving up" to the new suburbs, and pressure to provide more housing citywide, led to many cottages sold to builders, to be replaced with multi-unit apartment and condo buildings. The 1970's brought hippies and radicals, some with university training in land use and theories of sense of place. They became a lobby for very low rent (preferably none!) in the cottages, raising further the owners' motivation to sell to builders. During this period many of the wide streets were nearly cleared of cottages and family homes. A community battle culminated in a down-zoning which took effect in the mid-1980's. There are very few vacant lots with residential potential; now infill building must demolish older properties. Cottages continue to disappear with each upswing of the economy.

**\$1570**

THIS HOUSE AND 50-FOOT LOT



**\$150 CASH—\$20 PER MONTH**

**PLAN 318** This attractive little home is within the reach of anyone possessing a moderate salary. The outside walls are covered with red siding, stained green. The trim is painted white.

There is an attractive buffet, with glass doors, in the dining room; kitchen has plenty of cupboard space; beneath the sinkboard are found conveniences of the best of houses. The bedrooms are provided with clothes closets with shelves, hook strips, hooks, and the plumbing throughout is complete. There are in all five rooms, besides the bath and screen porch.

You can just as well own a delightful home of your own amid congenial surroundings, as to pay rent, if you come in and see us.

*Built by Pacific Building Company*

## GOALS

Very few communities of the Pacific Coast have been able to preserve the integrity of their original personalities as has Ocean Beach, and the heart of this preservation, besides many original families, are the beach cottages built in the early Carlson and Collier additions.

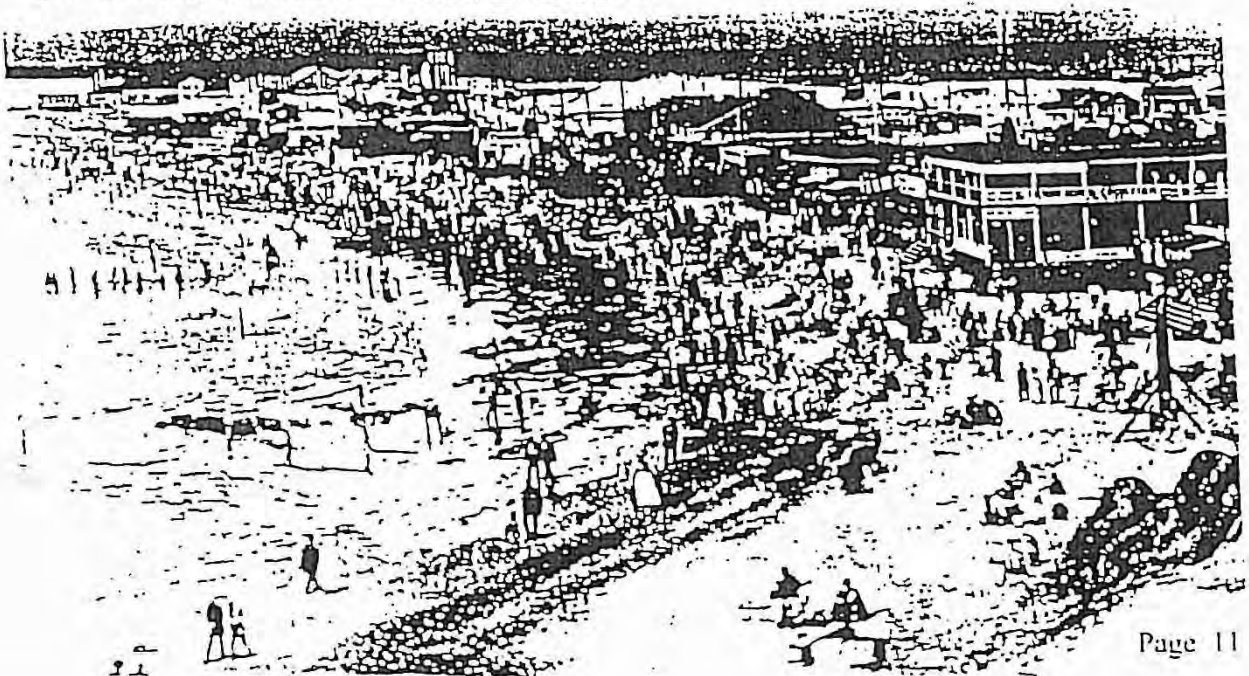
Ocean Beach was "the beach" for most of San Diego's early 20<sup>th</sup> Century years, planned and developed as a middle class seaside community. It has had, from early on, its own unique personality. Devoid for the most part of the influence of large or wealthy developers, it offered values in the pleasures of the place and room for individuality, not dependent on pretension or social climbing. Early families came here for the beach, the ocean, the flowers, the safety and friendships, and for raising a family in a human-sized place.

Many value Ocean Beach for offering a sense of "rootedness", of personal place and participation in a unique community. There is a sense of affectionate attachment by many over the years, from beach town visitors, short and long term renters, to the many families who have held the properties through the generations.

These feelings, the unique quality that has endured, are epitomized in the cottages. All display intact the design or style, the materials, and the workmanship of the period. They illustrate the community development, from the minimal seasonal beach shack, to second homes and vacation residences in the beach area setting, to family homes in a "trolley suburb" of San Diego.

It is hoped that recognizing these buildings, and offering incentives to preserve them, provides a way to celebrate our early Obceans and encourage even more preservation. It will give a new level of appreciation of the community to all.

4724. A Sunday Afternoon, Ocean Beach, San Diego, Cal.







## END NOTES

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- Hall, Ed. Oral History 1973. San Diego Historical Society
- Hayes Map. Plat of the Pueblo Lands. U.S. National Archives 1858
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- San Diego Daily Herald*. June 14, 1956
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- Smythe, William. *History of San Diego*, 1907. San Diego Historical Society
- Subdivision Maps. City of San Diego
- Suhl, Alvina. *Historical Geography of San Diego* 1927. San Diego Historical Society
- White, Ethel Weight. Oral History Society. San Diego Historical Society

Bryant H. Howard Tract - Ocean Bay Beach.  
 Latest Price List, 4/4/15 - Subject to change without notice.

BLOCK	LOT	EACH
91	1, 2 and 3	\$ 1800
"	4	2000
"	5	2250
"	6 to 18, incl	2000 Each
"	19, 20 and 21	3000 "
"	22 and 23, undivided,	7500
96	1 and 2	2500 Each
"	3 and 4, undivided,	4500
"	5, 6 and 7	2000 Each
"	8 and 9, undivided,	6500
"	12 and 13	6500
"	14 and 15	7500
"	16 and 17	7000
"	No. 50 ft. 18, 19, 20 & 21	10,000
"	So. " " " " " " " "	8,500
"	22 and 23, undivided,	8500
"	26 and 27	8500
"	28 and 29,	3500 Each
"	30 and 31, undivided,	8500

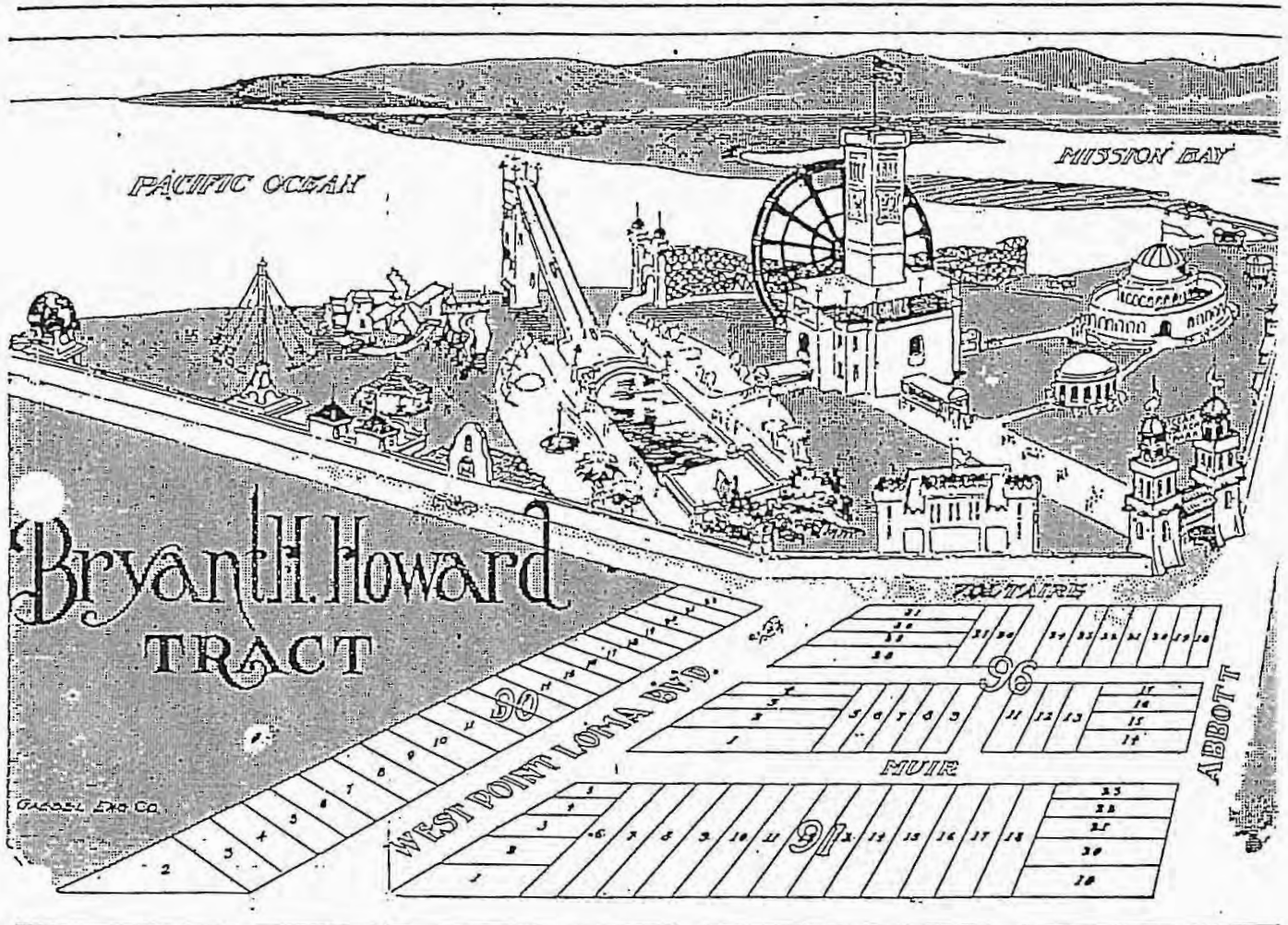
TERMS;- One third down; balance to one half six months fr  
 date of contract; total balance twelve months from date of contract  
 terest 7 %.

Straight 5 % commission all through.

Lots 10 and 11 and 24 and 25 have been eliminated to ma  
 a street 50 feet wide from Voltaire to Muir.

# OCEAN BAY BEACH

GREATEST OPPORTUNITY FOR  
INVESTMENT ON RECORD



The Only Available Amusement Beach Near San Diego  
Fine Electric Car Service and  
Superb Boulevards

## BRYANT H. HOWARD & CO.



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date / / \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: Beach Cottage Community Plan area

P1. Other Identifier: Various

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address Streets in Ocean Beach City San Diego CA Zip 92107

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Properties in the Ocean Beach Precise Plan boundaries: Ocean on West, West Point Loma Blvd (former bank of False Bay) on North, Seaside and Froude on East, and Point Loma Ave/Adair Avenue on South.

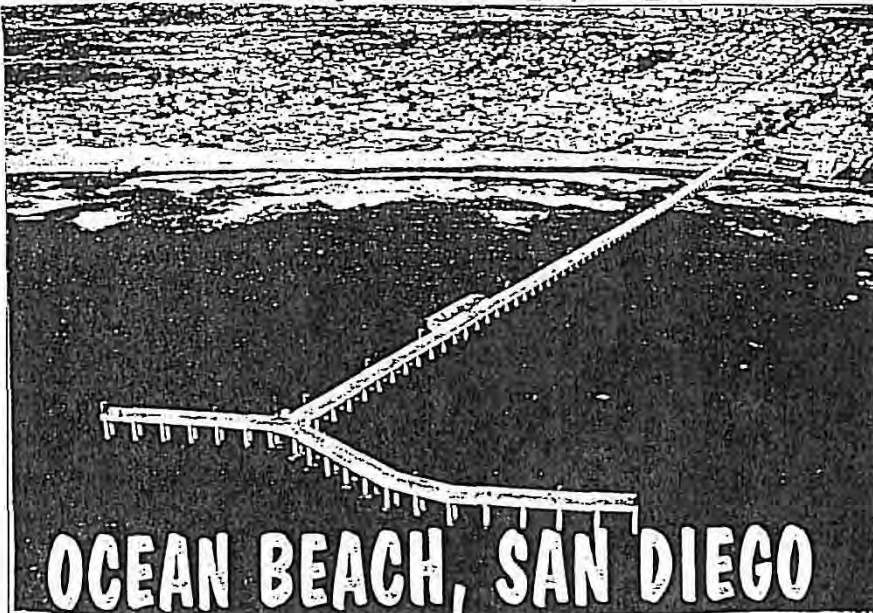
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Ocean Beach was developed as a "seashore" resort and vacation home area between 1887 and 1931, by which time it was a full "trolley suburb" of the City of San Diego. The first maps developed wide streets running from the hillsides to the ocean, and narrower service streets parallel to the ocean. The second development, Ocean Beach Park, brought streets and lots to the edge of False Bay, where the long-term road connected the area with Old Town and Roseville in Point Loma. A trolley in 1909 confirmed use of West Point Loma, on False Bay, as the permanent access.

The area has wide sand beaches, bluff and cliff formations, hillsides with ocean views, City Park and Recreation active athletic fields on the Robb Field fill of the river channel, a Dog Beach, and grass passive parks. Mature landscaping includes extensive palm plantings, and 70 year old Torrey Pines, on one block forming a grove that is unique anywhere. Until the 1980's the town was a self-sufficient community with a civic center, post office, library, elementary school and City Recreation Center. and a three block commercial retail center.

\*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property HP3. Multiple Family Property

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



P5b. Description of Photo: (View, date, etc.)  
Overview of Ocean Beach  
faces NW

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
Year built: 1887-1931  
Assessor's record

\*P7. Owner and Address:  
various private ownership

Ocean Beach Plan area

\*P8. Recorded by: (Name, affiliation, address)  
Priscilla McCoy  
Ocean Beach Planning Board  
5133 Cape May Ave.  
San Diego, CA 92107

\*P9. Date Recorded: 06/02/1999

\*P10. Survey Type: (Describe)  
Individual Application to the  
Beach Cottage Community of Ocean  
Beach

\*P11. Report Citation: (Cite survey report/other sources or "none") Statement of Significance for the Beach Cottage Community of Ocean Beach

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or #: Beach Cottage Community Plan area

B1. Historic Name: Carlson's map Ocean Beach, Collier's map Ocean Beach Park

B2. Common Name: Ocean Beach

B3. Original Use: cottages

B4. Present Use: residential

\*B5. Architectural Style: Craftsman, California bungalow, Spanish Colonial Revival, folk Victorian

\*B6. Construction History: (Construction date, alterations, and date of alterations.)  
1887-1931

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Cottages built as seasonal beach residences, and full-time family residences.  
Collier brought in sidewalks, utilites, and in 1909 a trolley.

B9a. Architect: D.C. Collier, subdivider b. Builder: various

\*B10. Significance: Theme Vacation architecture Area Ocean Beach

Period of Significance 1887-1931 Property Type R-3000 R-1750 Applicable Criteria \_\_\_\_\_

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

Individual applications by property owners to be considered under a Statement of Significance for a Beach Cottage Community for Ocean Beach.

B11. Additional Resource Attributes: (List attributes and codes) HP3, Multiple Family Property

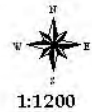
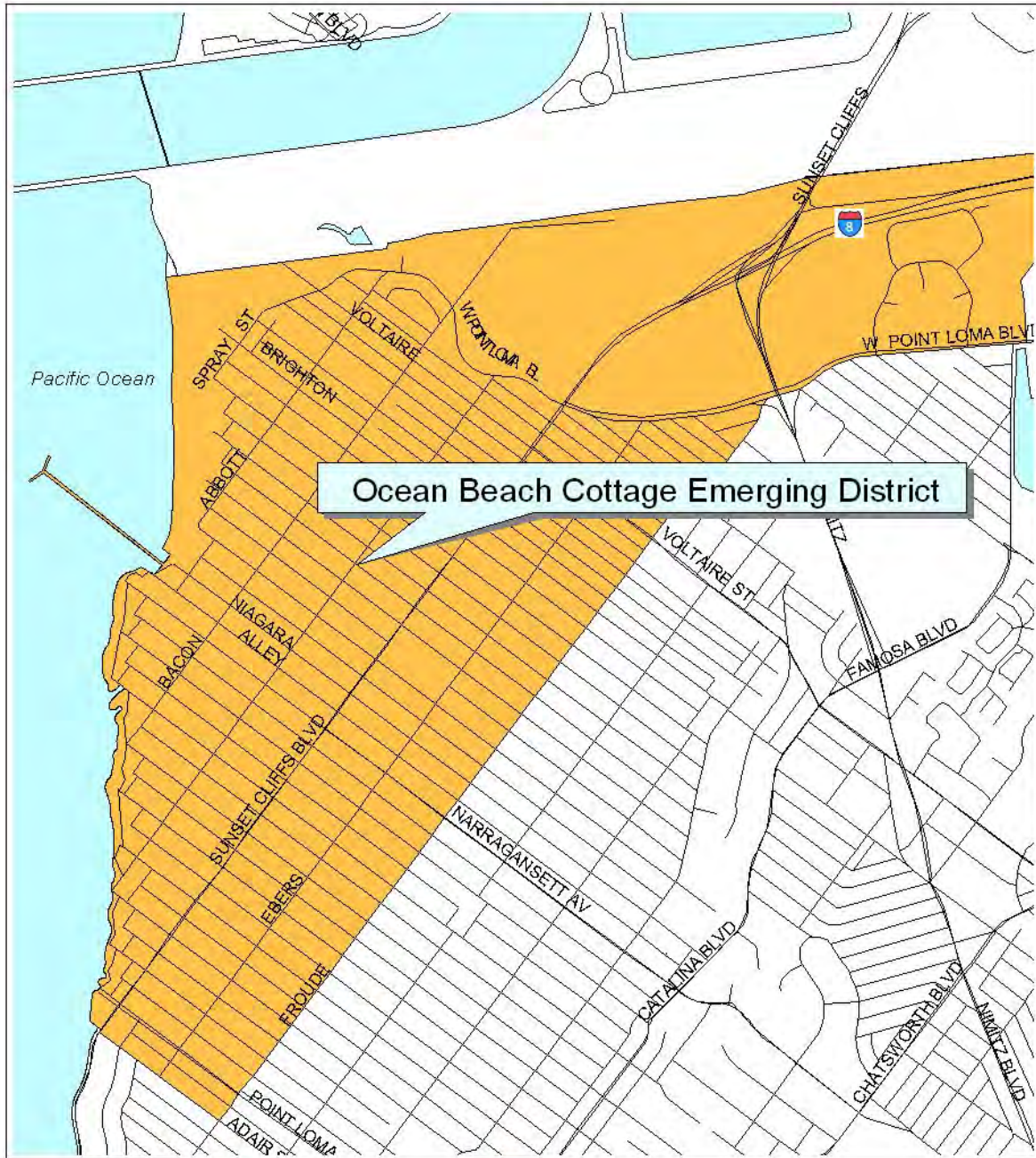


\*B14. Evaluator: Priscilla McCoy, Sally West  
Date of Evaluation: 03/30/1999

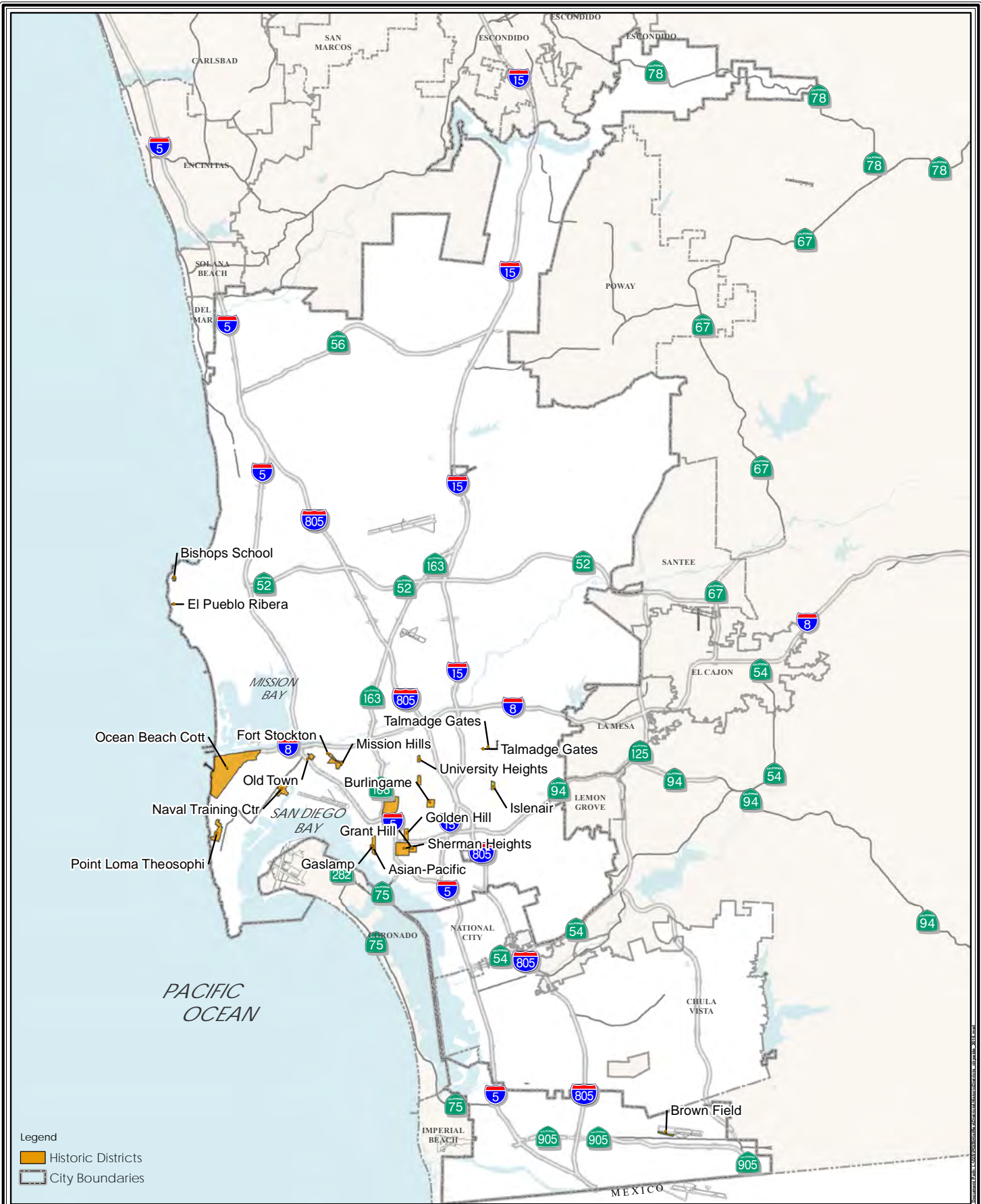
(This space reserved for official comments.)

# Ocean Beach Cottage Emerging Historical District

## City of San Diego Historical Districts Ocean Beach







Legend  
 Historic Districts  
 City Boundaries



Kevin Hastings <obplanningkevin@gmail.com>

---

**Fwd: [EXTERNAL] 4705 Point Loma / PRJ-1086681**

1 message

---

Geoff Page <[REDACTED]>  
To: Craig Klein <[REDACTED]>, Kevin Hastings <obplanningkevin@gmail.com>

Tue, Apr 30, 2024 at 12:15 PM

I haven't read through this in detail but I thought I'd share what response I did get. This may be what you've all gotten already.

Geoff

----- Forwarded message -----

From: **Hoppe, Christian** <CHoppe@sandiego.gov>  
Date: Tue, Apr 30, 2024 at 7:59 AM  
Subject: RE: [EXTERNAL] 4705 Point Loma / PRJ-1086681  
To: Geoff Page <[REDACTED]>

Good morning,

SDMC Section 143.1002(b)(6) does state that Complete Communities Housing Solutions (CCHS) cannot be utilized within a designated *historical district*. **The OB Cottage Emerging Historical District is a designated historical district**, but it is unique among all of the City's designated historic districts, and is a holdover from an old Historical Resources Board Procedure on Establishing Historic Districts that had multiple types of historic districts. The OB Cottage Emerging Historical District is both thematic and voluntary in nature. This means that only properties that meet the theme (statement of significance and period of significance) and are volunteered by the property owner to be designated as contributing resources fall within the historic district. Although **the district has a boundary** (because all thematic districts need some sort of boundary, even if it is an entire jurisdiction) it only has contributing resources and does not have non-contributing resources, and only the designated contributing resources are regulated as part of the historic district. This is stated clearly in the current HRB Procedure on Establishing Historic Districts, which I have attached in full, but this is the primary relevant excerpt:

Google Maps 4705 Point Loma Ave



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 m



## Planning Department

Historic Preservation Planning Section

**FACT SHEET**

### HISTORIC DISTRICT DESIGNATION

#### What is a Historic District?

A Historic District is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City.

In other words, a historic district is a geographically defined concentration of resources – typically buildings – that come together to collectively convey a shared significance under one or more of the City’s designation criteria. Individual buildings within the boundary of the historic district may or may not be significant in their own right, but much like pieces of a puzzle these properties come together to paint a picture and tell an important story about our City’s past.

#### How is it determined that an area is significant as a historic district?

In order for an area to be considered for designation as a historic district, an intensive-level survey and historic district nomination must be prepared. Nominations must provide the following elements:

- **Historic Context Statement**

Historic contexts are critical tools for understanding, identifying, evaluating, and protecting those resources which give each community its individual character and sense of place. Contexts typically are based on one or more themes, geographical areas, and periods of significance. They describe the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. They also identify important associated property types, and establish eligibility criteria and integrity thresholds.

For a historic district nomination, the historic context statement will address the broader City-wide and community/neighborhood development up to the point in time where the district was first developed, as well as any relevant broader state or national trends, such as streetcar suburb development or the small house movement. The historic context will then address the historical development of the district itself, and how that relates to the broader context.

- **Statement of Significance**

Once the historical and/or architectural development of the district is placed into its proper context, the historic district is then evaluated under the City’s designation criteria A–E and a statement of significance is developed. A historic district need only meet one of the designation criteria to be found significant and designated.

- Criterion A

Exemplifies or reflects special elements of the City’s, a community’s or a neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.



○ Criterion B

Is identified with persons or events significant in local, state or national history.

○ Criterion C

Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

○ Criterion D

Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

○ Criterion E

Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

● **Period of Significance**

In addition to a statement of significance, a period of time that reflects the statement of significance must also be defined and justified. This is known as the period of significance.

● **Boundary Justification**

The defined geographic boundary must be based upon a shared relationship among the properties constituting the district, as established by the historic context and statement of significance.

● **Individual Site Surveys**

All properties within the district boundaries are surveyed, evaluated and identified as contributing resources and non-contributing resources. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

### What are contributing and non-contributing resources or properties?

All properties within the boundary of a historic district are identified as either contributing or non-contributing resources. They are distinguished from one another as follows:

● **Contributing Resources:**

- Are built within the Period of Significance;
- Reflect the significance of the district and contribute to that significance as a piece of a larger whole;
- Retain sufficient integrity to convey the significance of the District (i.e. not too many changes or modifications);
- Are eligible for the direct benefits of designation (i.e. Mills Act); and
- Are not required to restore the property unless the property owner enters into a Mills Act Agreement, in which case the restoration work will be specifically identified prior to signing and recording the contract.

● **Non-Contributing Resources:**

- Are either built within the Period of Significance; or
- Do not retain sufficient integrity to convey the significance of the District (i.e. too many changes or modifications to convey the significance of the district).
- Are not eligible for the direct benefits of designation (i.e. Mills Act).

### What is the process for an area to become a historic district?

In order for an area to be designated as a historic district, the City's procedures for establishing a historic district requires the following steps:



- **Property Owner Workshop**

Invitations are mailed to the property owners of record to attend an informational workshop that covers what a historic district is, why the nominated historic district is significant, and the responsibilities and benefits of historic designation. Property owners will also learn whether their property is recommended for classification as a contributing or non-contributing resource.

- **Review by the Historical Resources Board's Policy Subcommittee**

At an agendaized, public meeting the Historical Resources Board's Policy Subcommittee reviews the proposed historic district boundary, historic context, statement of significance and period of significance and provides comment and feedback to City staff on the adequacy of the information and analysis.

- **Review by the Historical Resources Board**

The Historical Resources Board will review and consider the nomination at two public hearings that are directly noticed to the property owner of record. At the first hearing, the Board reviews and advises on the adequacy of the proposed historic district boundary, historic context, statement of significance and period of significance. The Board also begins the processing of classifying properties as contributing and non-contributing resources. At the second hearing, the Board takes action to designate the historic district and finalizes the classification of contributing and non-contributing resources.

## Can the designation of a Historic District be appealed?

Yes. The HRB's action to designate the Historic District, as well as the classification of Contributing Resources, is appealable to the City Council by an applicant or interested person. The appeal must be filed with the City Clerk within 10 business days of the Board's action to designate. The findings to overturn a designation can be found in SDMC Section 123.0203(b).

## How are properties in a designated historic district regulated?

Both contributing and non-contributing properties are regulated by the City, and improvements to both require review and approval by historic resources staff. This review process is discussed in the Development Services Department's [Information Bulletin 581](#)<sup>1</sup>. However, contributing and non-contributing resources are regulated differently, as follows:

- **Contributing Resources**

Receive a greater degree to regulation because they contribute to the significance of the district:

- All improvements and repair must comply with the U.S. Secretary of the Interior's Standards.
- Maintenance of original materials, character and massing is important.
- Existing historic material, such as original windows and siding must be repaired and retained.
- Additions will be limited in size and location depending upon the specific building/resource.

- **Non-Contributing Resources**

Receive a far lesser degree of regulation because they do not contribute to the significance of the district:

- Preservation of original materials is not important, but compatibility with the character of the district is.
- Substantial alteration or even demolition may be approved.
- Any new construction or additions must be reviewed and approved to ensure that they do not adversely impact the district as a whole.

<sup>1</sup> <https://www.sandiego.gov/sites/default/files/dsdib581.pdf>



## What are the U.S. Secretary of the Interior's Standards?

The U.S. Secretary of the Interior's Standards, specifically the Rehabilitation Standards, are 10 Standards used at all levels of government to guide proper treatment of historic resources. Detailed information regarding the Standards and their application are available online:

- <https://www.nps.gov/tps/standards/rehabilitation.htm>
- <https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>
- <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/14Preserve-Brief-Additions.pdf>
- <https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

## Is my property contributing or non-contributing?

Contributing and non-contributing resources cannot be identified until the historic context, proposed boundary, statement of significance, period of significance and survey work is complete. If the nomination is prepared by someone other than the City, the nomination must be reviewed by City staff to verify the initial classification of contributing and non-contributing resources. However, it is important to note that any classification of a property as contributing or non-contributing is only preliminary until the HRB acts to designate the district and establish contributing and non-contributing properties. The Board's final action can differ from the recommendation of City staff.

## What are the benefits of historic district designation? I have heard I could receive a tax break.

The indirect benefits for all properties include increased property values resulting from the desirable nature of historic districts, as well as preservation of community character. Direct benefits available to contributing resources include use of the State Historic Building Code, which provides some flexibility from building code requirements to all preservation of significant historic features; Conditional Use Permits to allow adaptive reuse of historic building; and the Mills Act, which provides a property tax reduction. In addition, the City is proposing new development incentives to allow for deviation from zoning regulations in order to achieve a project that complies with the Standards. Those new development incentives are anticipated to be adopted in the fall of 2017.

- **Mills Act Program**

The Mills Act Program agreement is a legal contract binding the owner of a designated historical resource to maintain the subject property consistent with the U.S. Secretary of the Interior's Standards, to provide visibility of the historical resource from the public right-of-way, and to improve or rehabilitate the property based on specific conditions included in the agreement. The agreement is recorded with the County which allows the Assessor to determine the property tax, based on a formula set in State Law that typically results in a substantial annual savings to the property owner. The average property tax savings ranges between 20 percent and 70 percent. This tax benefit, authorized by the State of California in Government Code Sections 50280-50290, has been available in the City since 1995 and is authorized by Council Policy 700-46. [More information is on the City's website](#)<sup>2</sup>.

## I don't want additional regulation of my property that comes with historic district designation. Can I opt out of the historic district?

The City's Historical District Policy and Historical Resources Regulations do not allow property owners to opt out of participation in a historic district. All properties are regulated either as contributing or non-contributing resources. While the District Policy does not specifically require support from a majority of property owners, such a level of support is highly desirable.

<sup>2</sup> <https://www.sandiego.gov/development-services/historical/faq/millsact>



## What type of regulation is my property currently subject to, without a designated historic district in place?

Currently, under the City's Municipal Code all properties that are 45 years old or older are subject to review for impacts to historic resources when a building permit application is submitted. This review process is described in [Information Bulletin 580](#)<sup>3</sup> on the City's website.

- **Most improvements to a property require a building permit.**

Most work done on a property requires a building permit, with limited exceptions as defined in San Diego Municipal Code (SDMC) Section [129.0203](#)<sup>4</sup>. All work not listed in Section 129.0203 requires a building permit. These exemptions are summarized below, but please refer to the code section for specific exemptions and requirements.

- Small accessory buildings 120 square feet or less (sheds, play structures, etc.)
- Walls, fences and retaining walls (within height limits)
- Above-grade water tanks, pools and spas (within certain parameters)
- Paving decks and platforms (not more than 30 inches above grade)
- Patio covers and awnings (within certain parameters)
- Temporary buildings
- Some interior remodeling
- Roof repair or replacement (when no structural elements are replaced)
- In-kind siding or other material repair totaling less than \$1,000 in materials and labor
- Window replacements within single family and duplex units (no change to opening or weather resistive exterior allowed)

- **Historic Review under SDMC Section 143.0212**

If improvements to a property require a permit, SDMC Section 143.0212 requires review of all permit applications impacting properties 45 years old or older to determine if the property is historically significant. The project applicant is required to submit photos and a copy of the Assessor's Building Record with their application.

- If the property appears eligible for individual designation under one or more designation criteria, the applicant is required to design a project consistent with the U.S. Secretary of the Interior's Standards or prepare a Historic Report that evaluates the property.
- If a Historic Report is submitted and the property may be eligible for designation, the property will be forwarded to the Historical Resources Board to consider designation of the property as an individual resource.

## What if I still have questions?

Please contact Kelley Stanco, Senior Planner in the Historic Preservation Planning section at [kstanco@sandiego.gov](mailto:kstanco@sandiego.gov) or 619.236.6545 for more information.

<sup>3</sup> <https://www.sandiego.gov/sites/default/files/dsdib580.pdf>

<sup>4</sup> <http://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art09Division02.pdf>





# WAREHOUSE THEMATIC HISTORIC DISTRICT

PREPARED BY:

Heritage Architecture & Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

PREPARED FOR:

Centre City Development Corporation  
225 Broadway, Suite 1100  
San Diego, CA 92101



# WAREHOUSE THEMATIC HISTORIC DISTRICT

## City of San Diego Historical Survey



Prepared for:

CENTRE CITY DEVELOPMENT CORPORATION  
225 Broadway, Suite 1100, San Diego, CA 92101

Prepared by:

HERITAGE ARCHITECTURE & PLANNING  
625 Broadway, Suite 800, San Diego, CA 92101

April 2006

**Approved historical survey by the City of San Diego  
Historical Resources Board on February 23, 2006**



## **EXECUTIVE SUMMARY**

Situated in San Diego's first commercial industrial area, the Warehouse Thematic Historic District provides a link to over a century's worth of development in the waterfront area from the late-nineteenth century through the 1950s. The *Warehouse Thematic Historic District* nomination was prepared for the Centre City Development Corporation (CCDC) in response to a settlement agreement that addressed a Subsequent Environmental Impact Report (SEIR) that failed to evaluate or discuss the potential for a National Register of Historic Places or California Register of Historic Resources eligible warehouse district within the area projected for the construction of the Padres ballpark. A Preservation Advisory Group (PAG)<sup>1</sup> was also established in the settlement agreement to provide input to the ballpark developers and the project design team to avoid litigation over preservation issues. The office of Heritage Architecture & Planning was selected by the PAG and retained under contract by CCDC in July 2003 to conduct a field survey, determine the existence of a potential warehouse historic district, and if applicable, prepare a nomination for the inclusion of a warehouse district to the Local, State, or National Registers. This nomination is a result of the findings noted in the *Historic Assessment Report for a Proposed Warehouse Thematic District*, March 2005.

Study area boundaries were defined in consultation with the PAG. Mid-block Island Avenue marks the northern border. The railroad easement along Harbor Drive and Commercial Avenue form the southern boundary, while the west side of Fourth Avenue and the east side of Fifteenth Street provide the western and eastern boundaries respectively. The study area overlaps with the Gaslamp Quarter Historic District and the Asian/Pacific Thematic Historic District as well as the concurrent East Village Survey and the African American Survey. Two additional warehouse buildings in Barrio Logan at National Avenue and South 16th Street, located outside of the defined study area, were later included in the survey at the request of Save Our Heritage Organisation (SOHO) and the National Trust for Historic Preservation (National Trust).

In order to establish if a warehouse historic district exists, and if that proposed district is eligible for inclusion in the Local, California, or National Registers, a field survey was conducted. Under the historical context of downtown San Diego's warehouse and industrial development history, proposed contributing properties were selected based on the building type, age, historic integrity, and adherence to at least one criterion under the Local, California, or the National Registers. Historical and archival research provided additional background information. Forty (40) resources were identified as contributors to the Warehouse Thematic Historic District. Recordation of the district was entered on a California Department of Parks and Recreation (DPR) 523D, District Record form. Each contributor was recorded on DPR 523A, Primary Record form DPR 523B, and a Building, Structure, and Object Record form.

The report nomination provides an analysis of Sanborn Fire Insurance Maps specific to the study area and a Historical Context narrative that includes discussions of adjacent areas that have historical bearing on the proposed district. Based on the survey findings and historical research, the Statement

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<sup>1</sup> The PAG consist of representatives from the City of San Diego, Centre City Development Corporation (CCDC), the Padres, JMI Realty, Save Our Heritage Organisation (SOHO), and the National Trust for Historic Preservation.

# WAREHOUSE THEMATIC HISTORIC DISTRICT

## City of San Diego Local District Nomination

### Executive Summary

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of Findings supports the existence of a thematic warehouse historic district within the defined boundaries of the study area. While the district does not appear to be eligible for the California or National Registers, the report recommends that a Warehouse Thematic Historic District be nominated for Local designation for its integrity and ability to reflect downtown San Diego's warehouse and industrial development history as the city's "economic machine" from 1894 to 1957.

## **ACKNOWLEDGEMENTS**

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## I. INTRODUCTION

The issue of a warehouse historic district in Centre City East of the Centre City Community Plan area was raised by the public in response to a Subsequent Environmental Impact Report (SEIR) prepared for the Ballpark and Ancillary Development Projects and Associated Plan Amendments in 1999. At that time, comments from the public and Acting California Historic Preservation Officer, Daniel Abeyta, determined that the SEIR failed to evaluate or discuss the potential for a National Register of Historic Places or California Register of Historical Resources eligible warehouse historic district within the ballpark project area. As a result of potential litigation, a Settlement Agreement (Agreement) was reached and executed in September 1999.

The Settlement Agreement established a Preservation Advisory Group (PAG) entrusted with implementing the provisions of the agreement by providing input to the ballpark developers and project design team. The PAG consisted of up to three representatives from Save Our Heritage Organisation (SOHO), one representative from the National Trust for Historic Preservation (Trust), one representative of another historic preservation organization chosen by the Trust and SOHO, and one representative each from the Centre City Development Corporation (CCDC), the City of San Diego, the City's Historical Resources Board, the San Diego Padres, JMI Realty Inc., and Burnham Real Estate Services.<sup>1</sup>

In accordance with the Agreement, an evaluation of a potential warehouse historic district was executed utilizing the criteria for the City of San Diego's Register of Designated Historical Resources (Local Register), the California Register of Historical Resources (California Register), and the National Register of Historic Places (National Register).

The office of Heritage Architecture & Planning was selected by the PAG and retained under contract by CCDC in July 2003 to conduct a field survey within a PAG defined study area, determine the existence of a potential warehouse historic district and, if applicable, prepare nominations for inclusion of the district in the Local, California, or National Registers.

As a result of the study, SOHO and the Trust determined that a Warehouse Historic Thematic District did exist and may qualify for inclusion in the Local Register. The nomination herein is a result of the findings of the potential warehouse district survey. A total of thirty-nine (39) resources are included in the Warehouse Thematic Historic District.

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<sup>1</sup> PAG members listed under acknowledgements include two official Trust members and zero members from other preservation group selected by SOHO and the Trust. Burnham Real Estate Services is replaced by Sedona Pacific Realty under the representation of Greg Shannon.

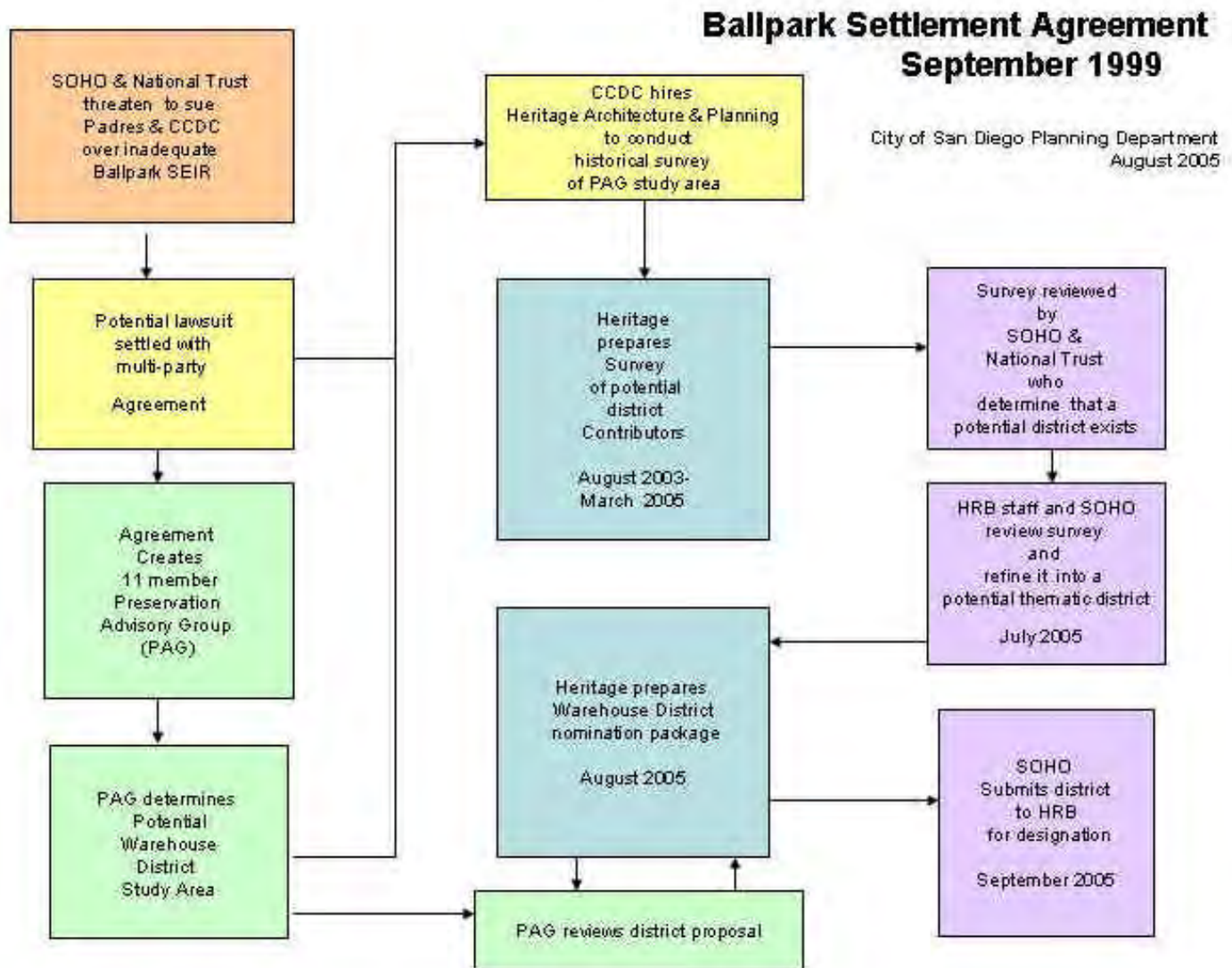


Figure 1A: Ballpark Settlement Agreement.

**A. PROJECT LOCATION**

The Warehouse Thematic Historic District is located in Downtown San Diego’s East Village. The district overlaps the Gaslamp Quarter Historic District, the Asian/Pacific Thematic Historic District, a 1995 proposed warehouse historic district, the 1980 Uptown Survey, the 1988 Bayside Survey, the 1989 Centre City East Survey, and two concurrent surveys—the East Village Survey and the African American Study Survey. The initial study area was determined by the PAG.



Figure 1B: Location map.



Figure 1C: Map of district boundary.



Figure 1D: Contextual land use map. Courtesy of CCDC.

**WAREHOUSE THEMATIC HISTORIC DISTRICT**

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Section I: Introduction

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The Warehouse Historic Thematic District is bounded by mid-block Island Avenue to the north, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, the west side of Fourth Avenue to the west, and the east side of Fifteenth Street to the east.

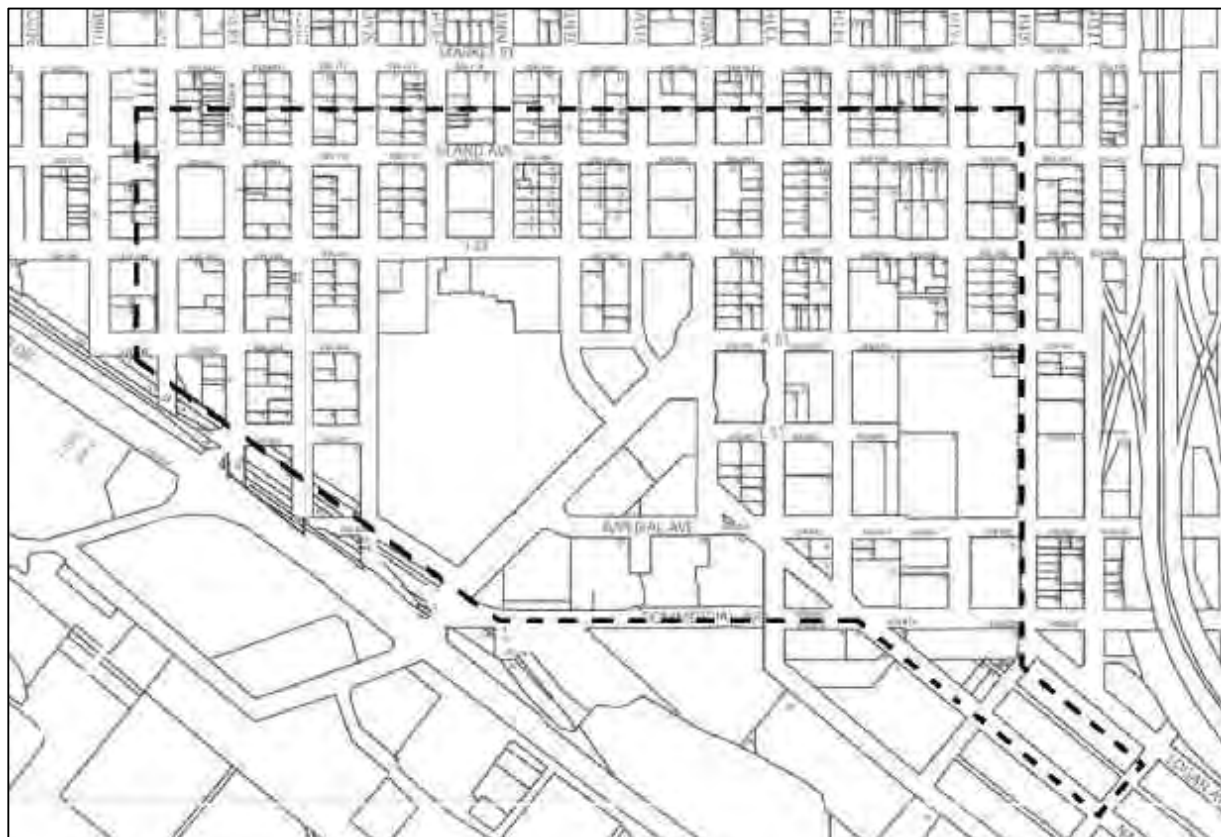


Figure 1E: Project study area boundary.



**B. LAND USE AND PLANNING CONTEXT**

The Warehouse Thematic Historic District is located in the Centre City Community Planning area. The Centre City Community Plan, adopted in 1992 by a resolution of the San Diego City Council, provides specific guidelines for review of discretionary projects. The plan contains several proposals for implementation of the longer term community vision. The basic plan direction is to provide compatibility between the various districts within the overall plan area. Existing conditions are described and mapped and specific visions, goals, and objectives enumerated to achieve the desired outcome. The most relevant element within the Downtown Community Plan is the Urban Conservation (UC) Element. Its goal is to “preserve historic structures and districts in downtown to maintain a tangible link to the past.” Objectives include:

1. Enrich downtown by preserving buildings, and groups of buildings, that create a strong sense of character or theme, through a combination of architectural cohesiveness or social interest; like the Gaslamp Quarter Historic District and the Chinese/Asian Thematic Historic District.
2. Encourage new, infill development to respect the scale, character and architectural and visual integrity of existing and potential historic buildings and thematic districts.
3. Encourage the adaptive reuse and rehabilitation of historic and non-historic buildings, and encourage appropriate in-fill development by establishing protective regulations and incentives.

The development of a Warehouse Thematic Historic District conforms to this vision. The Warehouse Thematic Historic District is located within the Downtown Community Plan’s Centre City East/Arts District area. This area emphasizes mid-rise residential neighborhoods including live/work and arts and crafts studios, performing arts, and arts oriented retail at the street level.

Currently, this plan is being updated and is in draft form. In the draft San Diego Downtown Community Plan (June 2005), the Warehouse Thematic Historic District is located within East Village neighborhood and the Ballpark sub-district. The area is envisioned as a thriving mixed-use and residential community. It is noted that the reuse of historic warehouse will contribute district character to the sub-district.

Downtown’s historical integrity will be propagated with a combination of preserved buildings, historic districts, portions of older buildings integrated in new projects (like warehouses in East Village) emphasis on downtown’s historic public realm, and on-going architectural and cultural history interpretive programs.<sup>2</sup>

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<sup>2</sup> Centre City Development Corporation. “San Diego Downtown Community Plan: Rising on the Pacific.” Public Hearing Draft, June 2005.

## **C. DESIGN GUIDELINES**

The City of San Diego has developed design guidelines for treating historic resources within historic districts. Where no design guidelines are found, the City has utilized *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as its criteria. Design Guidelines are intended to be a design aid in determining acceptable alterations, additions, and repairs for preserving the character of the historic district. In addition, the Settlement Agreement allotted provisions for a Treatment Plan for Retained Buildings and Design Criteria for development within the Ballpark District.

### **1. Land Development Code**

The City of San Diego Land Development Code (LDC) sets forth the procedures used in the application of land use regulations, the types of review of development, and the regulations that apply to the use and development of land in the City of San Diego. The intent of these procedures and regulations is to facilitate fair and effective decision-making and to encourage public participation.

Chapter 14, Article 3, 7, and Division 2 are regulations pertaining specifically with historic resources including historic districts such as the Warehouse Thematic Historic District. These regulations are intended to assure that development occurs in a manner that protects the overall quality of historical resources. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.

Exempted development activities on historic resources are noted in Section 143.0220, because they are based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as stated:

- (a) Any development that proposes minor alterations or improvements consistent with Section 143.0250(a), to a designated historical resource, or any historical building or historical structure located within a historical district, or any new construction within a historical district that will enhance, restore, maintain, repair, or allow adaptive reuse of the resource and which will not adversely affect the special character or special historical, architectural, archaeological, or cultural value of the resource when all feasible measures to protect and preserve the historical resource are included in the development proposal consistent with *The Secretary of Interior's Standards and Guidelines*.
- (b) Interior modifications or repairs or the ordinary maintenance or repair of any exterior architectural feature in, or on, any historical building or historical structure that does not adversely affect the special character or special historical, architectural, or cultural value or designated interior elements of the proper consistent with *The Secretary of Interior's Standards and Guidelines*. Exterior architectural features shall mean the architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of an improvement or structure, including the type of building materials and the type and

style of all windows, doors, lights, signs, and other fixtures appurtenant to the improvement or structure.

- (c) Substantial alteration of a nonsignificant structure within a historic district consistent with the *Secretary of Interior's Standards and Guidelines*. However, new construction within a historic district is not exempt from the requirement to obtain a Site Development Permit except in accordance with Section 143.0220(a).

The City of San Diego's Land Development Code (§ 143.0250(a)) defines alteration, minor alteration, and substantial alteration as the following:

- (1) Alteration means any change or modification, through public or private action, of any historical resource or of any property located within a historic district including changes to designated interior architectural features; exterior changes to or modification of structural details, architectural details, or visual characteristics such as doors, windows, surface materials and texture, grading, or surface paving; addition of new structures; cutting or removal of trees, landscaping, or other historical features; disturbance of archaeological sites; and the placement or removal of any exterior objects such as signs, plaques, light fixtures, *street* furniture, walls, fences, steps, plantings, and landscape accessories affecting the exterior visual qualities of the property.
- (2) Minor alteration means improvements that enhance, restore, maintain, repair, or allow adaptive reuse of a historical resource that do not adversely affect the special character or special historical, architectural, archaeological, or cultural value of the resource and will conform to standards embodied in the designation of a historical district when applicable.
- (3) Substantial alteration means demolition, destruction, relocation, new construction or alteration activities that would impair the significance of a historical resource.

## **2. The Secretary of the Interior's Standards for the Treatment of Historic Properties**

*The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)* provide general information to determine appropriate treatments for historic properties. They are intentionally broad in scope in order to apply to a wide range of circumstances. *The Standards* have been designed to enhance the understanding of basic preservation principals and may be applied to one historic resource or a variety of historic resource types such as Districts, Sites, Buildings, Structures, and Objectives. *The Standards* identifies four primary treatments: preservation, rehabilitation, restoration, and reconstruction.

**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity and material of an historic property. Improvements generally focus on the ongoing maintenance and repair of historic materials, rather than extensive replacement or new construction.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical or cultural value. The *Standards for Rehabilitation* have been codified in 26 CFR 67.

**Restoration** is defined as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular time by the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features and detailing of non-surviving site features for the purpose of replicating its appearance at a specific period of time and in its historic location.

Although there are components may include restoration and preservation treatments, it is the *Standards for Rehabilitation* that is emphasized within the district. The ten *Standards for Rehabilitation* are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### 3. Settlement Agreement

As part of the Settlement Agreement, Design Guidelines were established for development within the Sports/Entertainment District. The goal of the Design Guidelines was to create a memorable district that retained its association with historic activities of the J Street Corridor and the Transition Zone. It is the intent of the Design Guidelines to revitalize the East Village and promote new development that is compatible with the Ballpark and the existing buildings of the J Street Corridor and the Transition Zone. The Design Guidelines are advisory, not regulatory.

The two sub-areas within the Sports/Entertainment District that is noted within the Design Guidelines include:

- **The J Street Corridor.** The J Street corridor (between Sixth and Eleventh Avenues) should be developed as an active commercial mixed-use district with a strong pedestrian orientation. The character of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings should be extended eastward from the Gaslamp Quarter. The development of new building shall be compatible in scale and materials.
  - I. *Built-to Lines:* With the exception of where plazas are planned, a street wall should be built within five (5) feet to the right-of-way along one hundred percent (100%) of the building frontage.
  - II. *Street Wall Façade:* the street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.
  - III. The height of buildings along the streetwall should create a building base and compliment the height of older buildings in the corridor. Generally, streetwall height should be not taller than five stories or 60 feet in keeping with the character of existing 19<sup>th</sup> and early 20<sup>th</sup> century commercial and warehouse structures. Tower elements of the streetwall which do not exceed 50 feet in width may exceed 60 feet in height so long as architectural fenestration, detailing and exterior materials occur so as to create a podium appearance compatible with adjacent structures and visually break-up the appearance of the streetwall. Any development with its highest occupiable floor level above 75 feet, which is greater than 50 feet in width, shall be stepped back by at least 50 feet. (*Note: This setback dimension*

*should be 50 feet to match the Settlement Agreement's Guidelines as it was adopted at 10 feet due to a typographical error.)*

- IV. Buildings should be massed and scaled in a manner that complements the incremental parcelization of the street, introducing changes in building plane, fenestration rhythm, materials etc., at intervals of approximately 50-100 feet.
- V. The design of facades should provide for a well-composed treatment of recessed and large "punctured" openings within a solid wall. Large expanses of curtain wall are discouraged in this area.
- VI. Vertical and horizontal articulation of the façade utilizing cornices, beltcourses and banding, plane changes, variation in window openings, and other architectural elements are encouraged.
- VII. Building facades should be visually terminated through the use of cornices, parapets, hip and stepped terraces, and other forms of multi-faceted tops.
- VIII. Facades should introduce special treatments at major entrances, building corners, street corners and street-end view termini.
- IX. Buildings are encouraged to employ materials that extend and complement the character of existing 19<sup>th</sup> and 20<sup>th</sup> century commercial and warehouse structures (e.g., brick, metal, stucco, ornamental cement, terra cotta, wood or steel sash).
- X. Large well-composed punctured window openings, in the spirit of existing commercial and warehouse structures should be provided on the building facades to extend the character and scale of these 19<sup>th</sup> and early 20<sup>th</sup> century buildings. To further this objectives, buildings along this corridor should introduce high floor to floor dimensions (e.g., greater than 12 feet on upper floors and greater than 15 feet on the ground floor).
- XI. *Vehicular Access:* Curb cuts are strongly discouraged along J Street. The number and size of curb cuts for all projects should be minimized.

- **The Sixth/Seventh Avenue Transition Zone.** Located immediately west of the ballpark between L Street and the J Street Corridor, this area needs to create an appropriate transition in scale between the ballpark and the Gaslamp Quarter. It also needs to integrate the Clarion Hotel into the fabric of the neighborhood through appropriate massing of adjacent buildings and through the introduction of ground level activities that create linkages along K and L Streets between the Gaslamp Quarter and the ballpark.
  - I. *Built-to Lines:* With the exception of where plazas are planned, a street wall should be built within five (5) feet of the right-of-way along one hundred percent (100%) of the building frontage.
  - II. *Street Wall Façade:* The street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.
  - III. Buildings should be built to a maximum height of six floors or eighty feet to complement and transition the scale of the ballpark to the Gaslamp District, and to extend the base of the Clarion Hotel. Development above this height should be stepped back by 10 feet, or introduce a clear material delineation that achieves the same visual effect.
  - IV. On the block bounded by Sixth and Seventh Avenues and K and L streets, development (i.e., a proposed parking garage) should be designed to express increments of 50 to 100 feet in keeping with the scale and character of existing buildings (e.g., Western Metal) to be retained in the area. Façade treatment should include well-composed punctured openings in the spirit of existing commercial and warehouse buildings. The architectural expression of sloping garage floors is strongly discouraged. Façade materials should complement adjacent building materials.

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## **II. HISTORICAL CONTEXT**

### **A. HISTORY**

The Warehouse Thematic Historic District is defined by the area bounded by mid-block Island Avenue to the north, the west side of Fourth Avenue to the west, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, and the east side of Fifteenth Street to the east. The Historical Context narrative includes discussions of additional adjacent areas that have historical bearing on the proposed district. For over a century, the development of the waterfront hinged on the introduction of railroads and the automobile. These events tie the warehouse/industrial buildings to the functions and uses that created them. The district derives its significance from being the first commercial industrial area in San Diego which, served by a robust waterfront, was the economic engine for the city from the late nineteenth century through the 1950s.

Southern California's growth since 1870 has been described as 'one continuous boom punctuated at intervals by explosions'. The two major explosions were the booms of the 1880s and the 1920s both can be traced directly to transportation improvements respectively, the Santa Fe railroad and the widespread use of the automobile.

Carey McWilliams, 1946  
*Southern California Country: An Island on the Land*

#### **1820-1850 (Approx. Population Range 150-400)**

In the early 1820s, at the close of the California Mission Period, Mexico gained its independence from Spain and Alta California became part of the Mexican Republic. Shipping trade flourished with the exchange of cowhides and tallow from California for manufactured goods from Europe. San Diego's Royal Presidio, the original site of the San Diego Mission, was in decline and soldiers began to move their families off the hill closer to the San Diego River. They built simple adobe dwellings and tended gardens and small farms. By 1829 thirty homes or so were in place surrounding a small plaza. The community that the Spanish and Mexican Californios established at San Diego was a synthesis of the two cultures. In 1835 Mexico granted San Diego official Pueblo (town) status. The population was approximately 400 people at the time, but residents slowly dispersed and the number dropped to 150.<sup>1</sup>

When the Americans took over the small village in 1849, the town stabilized and began yet another cultural layer. In *Two Years Before the Mast*, an 1840 reconnaissance novel of the California coast, author Richard Henry Dana wrote of Old Town and the San Diego harbor:

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<sup>1</sup> James D. Newland, "The Americanization of the Cultural Landscape of Frontier San Diego 1846-1872." M.A. thesis, San Diego State University, 1992.

The first place we went to was the old ruinous presidio, which stands on a rising ground near the village, which it over looks. It is built in the form of an open square...The small settlement lay directly below the fort, composed of about forty dark brown looking huts, or houses, and two larger ones, plastered, which belonged to two of the gente de razon. This town is not more than half as large as Monterey or Santa Barbara, and has little or no business.

For landing and taking on board hides, San Diego is decidedly the best place in California. The harbor is small and land-locked; there is no surf; the vessels lie within a cable's length of the beach; and the beach itself is smooth, hard sand, without rocks or stones.<sup>2</sup>

**1850-1867 (Approx. Population Range 400-1000)**

It was evident to Americans coming from the east that expansion of the village of San Diego was precluded by the promontory to the northeast and an erratic river and vast marshland surrounding it to the west and south. In 1850, the same year California joined the Union, San Diego's center shifted away from the little Mexican Republic village to the San Diego Bay waterfront, due south of Old Town.

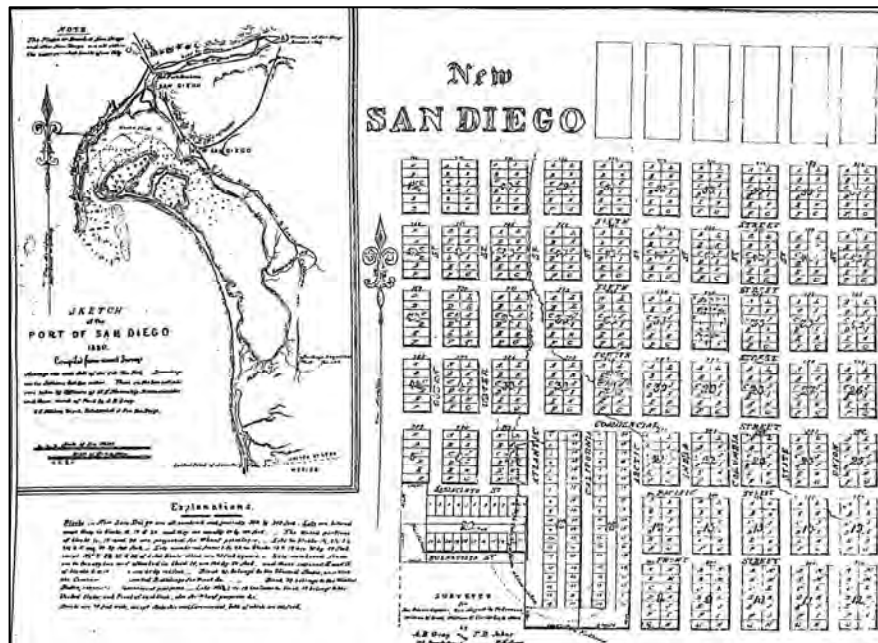


Figure 2A: Andrew Gray City Plan for New San Diego 1850.

<sup>2</sup> Richard Henry Dana, *Two Years Before the Mast*. New York: P.F. Collier & Son, 1909.

William Heath Davis, a land speculator, and Andrew Gray, a military surveyor for the U.S. Boundary Commission, acquired 160 acres adjacent to the waterfront. Gray prepared a city plan that laid out blocks and streets in a typical north/south, west/east grid. San Diego's first subdivision was bounded by what is now Broadway to the north, the Bay to the west and south, and Union Street to the east. Gray oversized blocks near the shore, intending them to be used for waterfront privileges. He also set aside United States blocks for government and military uses.

Conforming to basic American Period town planning, Gray's plan utilized numbered streets, although they ran west/east, instead of north/south as they do today. Gray also oversized two large cross streets, Commercial and Atlantic, to 100-foot widths that intersected where Kettner and Market (former alignment) are today. The first 'L' shaped pier was constructed by 1852 at the site of Punto de los Muertos. Several street names from the Gray plan survive from that early period; California, Commercial, Front, India, Columbia, State, and Union. However, much of the plan went unimplemented as several of the paper blocks extended out into the bay in anticipation of future landfill and pier development. In some respects, the plan was too far ahead of its time. The business that fueled the efforts of Davis and Gray was the selling of lumber and prefabricated structures from the East Coast. The extant William Heath Davis House, re-located to Fourth and Island, was a pre-fab that originated in Maine and was brought around the Horn on the Brig Cybele.



Figure 2B: Waterfront Development ca. 1859 (Davis's 'L' shaped Wharf).

Unfortunately for the new town, the promise of a transcontinental railroad terminus stalled. The lack of available water and the severe winter rains of 1862, which caused significant pier damage, also conspired to irreversibly mire the hard work of Davis and Gray. Their gallant experiment, a victim of bad timing, thereafter became known as Davis' Folly. One of the few remaining pieces from the Davis and Gray era is the old Plaza site on west 'G' Street, called Pantoja Park.

**1867-1880** (Approx. Population Range 2,000-2,600)

In 1867 Alonzo Horton came to San Diego fresh from his gold rush successes in the San Francisco bay area. Lured by the promise of gold in the hills around Julian, he purchased 800 acres of languishing downtown waterfront property at about 30 cents an acre. Two years later he would add another 160 acres.

Horton filed a new and improved downtown plan essentially building on, yet nullifying, the Davis and Gray plan. 'Horton's Addition,' often referred to as 'New Town' or 'Nuevo', borrowed heavily from the Gray layout with the exception of relocating the prominent central intersection east to Fifth Avenue and Market Street, and renaming all streets west/east alphabetically, and north/south in numeric designations. The plan was bounded by A Street to the north, First Street (near the water's edge) to the west, O Street to the south, and Fifteenth Street to the east. A subsequent amended plan in 1870 referred to as the 'final' Horton's Addition expanded the boundaries to address the new 1400-acre City Park reservation of 1868. Upas Street served as the park's northern boundary as well as an amended Horton subdivision line. A Street became the new southern boundary to the park.

In 1868 Horton constructed his first pier of 500 feet at the end of Fifth Street, ensuring a major connection with shipping and related land uses. Lumberyards, horse corrals, warehouses, Chinese laundries, and a few saloons began emerging in close proximity to the pier. Early businesses transported fruits, grains, honey (San Diego was the largest producer of honey in the United States), and other cultivated crops. Incoming shipments included lumber, iron and dry goods.

Following the end of the American Civil War, western pioneer migration escalated and brought to bear external forces on the maturing town. In 1870-1875, Horton's real estate ventures boomed through. Later, in 1880 the transcontinental railroad finally became a reality when ground was broken in December for the first 18 miles of the California Southern Railroad, a subsidiary of the Atchison Topeka and Santa Fe. The line would lead out of San Diego. The coastal route started in National City and passed through San Diego, Encinitas, Temecula, San Jacinto and Colton, where it would eventually cross the Southern Pacific line and meet the Santa Fe Atlantic and Pacific at Barstow.

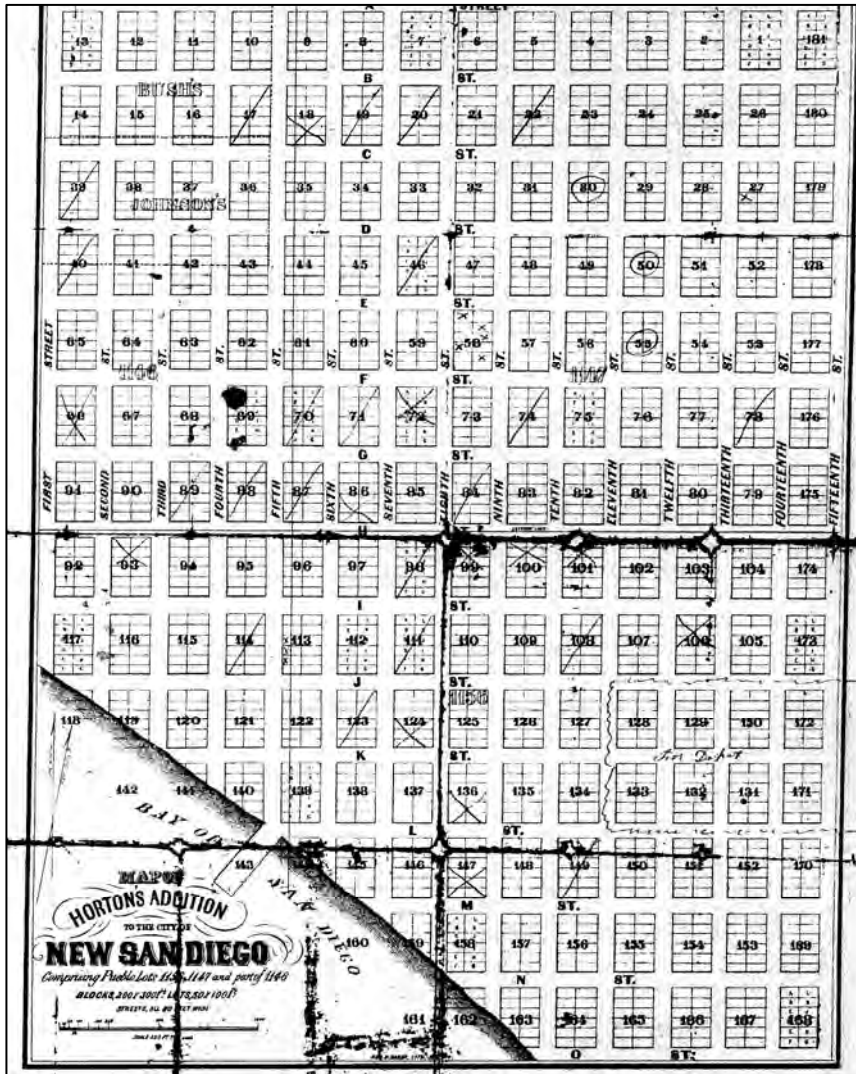


Figure 2C: 'New Town' Horton's Addition 1870.

Thanks to the railroad, land speculation was off and running. 'San Diego became real estate mad', according to the Federal Writers' Project book, *San Diego: A California City*.

People lived in tents on their lots until they could clear away brush and cactus. More frequently they sold out at fancy prices before they could settle on the land. Buyers brought from maps without inspecting the purchase, and in turn sold to other speculators sight unseen.<sup>3</sup>

Local people, housewives, lawyers, clerks, ministers, and businessmen began buying and selling. Some speculators paid as much as \$500 for a place in line to buy property. The first significant land boom in San Diego was unprecedented and erratic, with dramatic highs and lows from 1880 through 1906. As fast as prices would rise, they would fall with equal intensity. Horton remained successful

<sup>3</sup> Federal Writers' Project. *San Diego: A California City*. San Diego: San Diego Historical Society, reprint 1937.

during this period and re-invested in more land and gold mining. Quite well heeled at this point, he continued to stimulate the town's growth in a genuine attempt to create a sense of permanency. He gave land to Protestant groups for new churches, donated the site for the U.S. Courthouse, and also donated land to people who pledged to build houses at once.

Throughout the cycles of boom and bust, an additional element in San Diego's sustained growth was the consistent presence of military installations from the very beginning. Essentially charged with securing California's coast and border against Mexican forces, the U.S. military was always welcome and provided a source of stability for residents and investors.

### **1881-1890** (Approx. Population Range 2,630-16,150)

In 1881, between Old Town and New Town combined, the population of the fledgling city reached 3,000. In 1882 the California Southern Railroad service connected San Diego to all points north. By the end of the decade the population would increase more than seven times. Construction of homes and businesses was strident, increasing the demand for building materials not available locally.

Because there was little marketable timber in the immediate area, most lumber products used in building San Diego had to be imported. Well into the 1940s, log rafts could often be seen drifting in the harbor. Lumber companies (two of the largest at the time were Benson and Russ) brought logs, packaged as rafts, twelve hundred miles from the Pacific Northwest. Some of the rafts reached nine hundred feet long, fifty to sixty feet wide, and thirty to forty feet deep.<sup>4</sup>

San Diego Gas and Electric was founded in 1881 and built its first facility, 'Station A', at 10th and M (Imperial). Ancon and her sister steamship, Orizaba, carried oil in 1882 from Ventura down the coast to San Diego for the new power company's oil and gas manufacturing plant. Oil, however, proved impractical for local power and railroads and was replaced with coal imported from Australia.<sup>5</sup>

At one point the Santa Fe Railroad threatened to terminate service for lack of sufficient coal supplies. In 1889 sugar magnate and developer John D. Spreckels hurriedly constructed a wharf for coal bunkers at the foot of 'G' Street as well as a spur line on the pier to the Santa Fe line. By the 1890s military vessels were home ported in San Diego Bay. Piers and waterfront warehouses soon followed to service them.

The town was progressing through waterfront development, public transportation, utilities, and an emergent city government. A brief land boom caused the population to expand from 5,000 to 40,000 in only a few years, but by 1890 only 16,000 residents remained. The town survived despite the slowing of growth, sustained by the foundations it had laid down in terms of important social, educational and cultural entities. Following the reactive land boom days, the next decade permitted

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<sup>4</sup> Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

<sup>5</sup> Kathleen Crawford and Iris Engstrand, *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

San Diego to develop at a more gradual, sustainable pace.

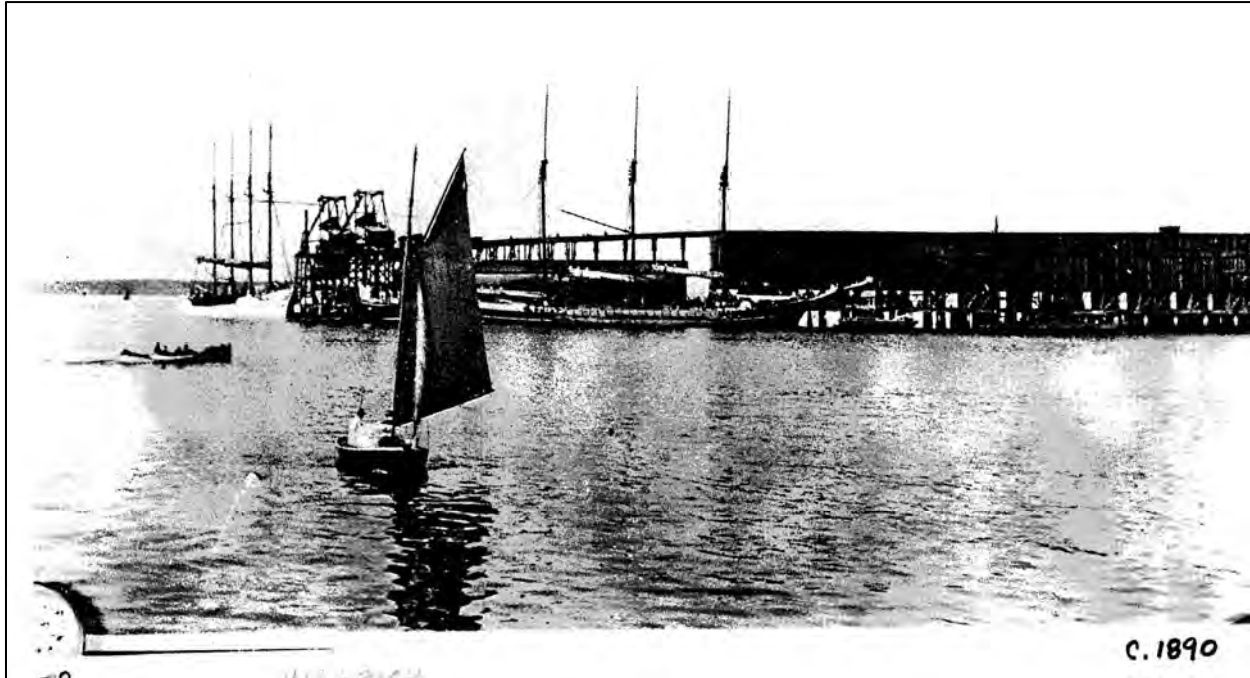


Figure 2D: John D. Spreckels Coal Bunker ca. 1890.

### **1891-1900** (Approx. Population Range 16,150- 17,700)

As the decade of the 1890s began, San Diego remained in an economic recession. The region was still not on a main direct rail line. San Diego watched as Los Angeles absorbed much of the economic benefits of the railroad. Rivalry between the two cities originated during this period.

A second round of harbor improvements was initiated to attract businesses and new residents. Although the San Diego Bay was an excellent naturally land-locked harbor, it was predominantly shallow with a narrow channel and silting problems. The major contributor of silt to the Bay, the San Diego River, was rerouted to False (Mission) Bay, to arrest the problem. Dredging began in 1891 and a jetty was built keep clear the entrance to the harbor.

A busy harbor was a characteristic of San Diego in this period. Despite the arrival of rail connections via the Santa Fe system, San Diego remained very much a port city, and would for a long time. Land transportation had many inherent difficulties and the sea remained the chief means of moving people and goods. A significant amount of wharf construction continued. Russ Lumber Co., West Coast Lumber, Benson's Wharf, and Standard Oil's Tanker Wharf were some of the larger projects. One of the major wharves was the Santa Fe Wharf, with its east and west wings. It was served by the railroad whose cars went out onto the wharf to receive and unload cargo.<sup>6</sup>

<sup>6</sup> Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

In *They Came By Sea*, author Jerry MacMullen wrote:

While the veritable armada to tall ships headed for San Diego from Swansea and Wellington and Hamburg and both Newcastles, that man-made marvel, Los Angeles Harbor, still was on the drawing board and San Diego was the seaport for most of Southern California.<sup>7</sup>

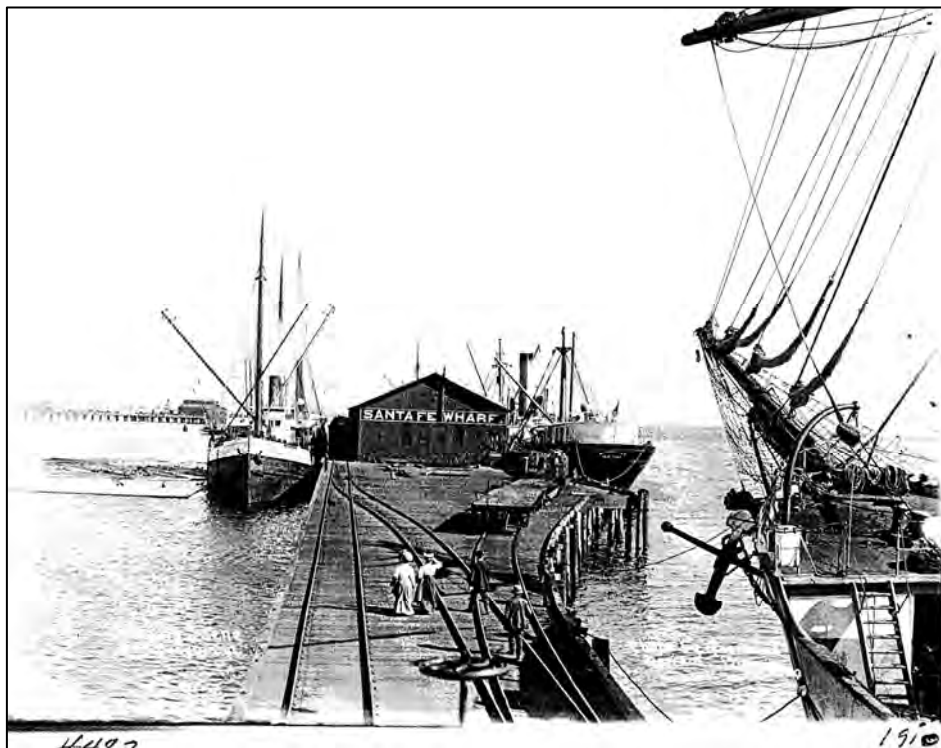


Figure 2E: Santa Fe Railroad Wharf ca. 1895.

### **1901-1910** (Approx. Population Range 17,700-39,570)

The turn of the century was a pivotal time for San Diego. Significant population increases were recorded and future growth seemed destined. New city builders were Louis J. Wilde, D.C. Collier, O.W. Cotton and Ed Fletcher—all of whom would contribute to the promotion and development of California's most southern city.<sup>8</sup>

Merchant prince and civic visionary, George Marston, generously commissioned noted city planner John Nolen of Cambridge, Massachusetts to visit San Diego and generate a guiding document in an

<sup>7</sup> Jerry MacMullen, *They Came By Sea*. San Diego: Ward Ritchie Press, 1969.

<sup>8</sup> Kathleen Crawford and Iris Engstrand, *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.



attempt to rationalize the burgeoning growth. With a fresh eye on the area Nolen was painfully honest about San Diego's existing conditions. His report characterized the city's planning, or the lack thereof, as "ignorant and wasteful." Among many recommendations, he concentrated on the "Great Bayfront," the area north of H (Market) Street. A champion of aesthetics, Nolen recognized the supreme importance of commercial interests, but he encouraged visual screening of the railroad yards to create pleasing views of the waterfront from land and offshore.



Figure 2F: John Nolen Plan for San Diego, 1908.

Despite the dawn of a new century, the horse and wagon was still the primary mode of transportation through about 1908. Horses and wagons were often superior to early motor vehicles on unpaved streets. As the automobile and truck population increased, local and state officials were forced to respond to the less than desirable road conditions. The County of San Diego appointed a County Highway Commission in 1909 to assess the region's needs. The commission consisted of three local millionaires: Newspaper magnate, E.W. Scripps, sugar tycoon, John D. Spreckels, and sporting goods manufacturer, A.G. Spaulding. The three were often referred as the "Triple-S Commission." Bonds were issued and in 1909 a number of streets were paved, mostly in the central portion of town. Other areas remained unpaved well in to the 1920s.<sup>9</sup>

<sup>9</sup> Raymond D. Chaney, Jr, "Racetrack to Highway: San Diego Early Automobile Days." M.A. Thesis, San Diego State

**1911-1920** (Approx. Population Range 39,570-74,360)

The official program at the July 19, 1911 groundbreaking for the Panama-California Exposition in Balboa Park boasted that a new era in California had begun with the rebuilding of San Diego. In the midst of the early century progressive movement in Southern California, this undertaking would foretell an awakening of enterprise throughout the Southwest.<sup>10</sup> San Francisco was the official site chosen to celebrate the linking of the Atlantic and Pacific Oceans by way of the Panama Canal. Even though San Diego was in the position of hosting a secondary Exposition, it was an opportunity to demonstrate the city's economic and natural assets as the first American port-of-call north of the canal.

The planning for the 1915 Panama-California Exposition consumed all city resources and efforts. San Diego, the upstart city that staged its own Exposition in 1915 without sanction by the federal government, created one of the most character-defining complexes of Spanish Colonial Revival architecture in the Southwest. In 1950, author T.E. Sanford, in his book *Architecture of the Southwest*, wrote, "The marriage of what was seen as historical and logical appropriateness and unfamiliarity was a fruitful one....and Balboa Park became the birthplace of that Spanish Colonial revival which by 1925 had become a nationwide craze." C.M. Price in the March 1915 issue of *Architectural Record* 37 praised master architect and creator of the Exposition architecture, Bertram Goodhue, for advancing a design narrative of that of "a Spanish City of flower-grown surfaces, reflecting the sunlight and the history and romance of Southern California."

In *San Diego: A Pictorial History*, author Dr. Raymond Starr notes the look of San Diego and the remarkable impact the 1915 Panama-California Exposition had on San Diego's built environment, essentially imprinting the region thereafter with all variations of the style. He writes:

From the arrival of Horton until this time (1915), San Diego had architecturally been a Victorian town, with a few classical buildings thrown in. From this point on, the Hispanic origins of San Diego would be firmly established....<sup>11</sup>

During the planning of the Exposition the city conducted a campaign to clean-up the downtown area, especially the areas around the docks. Some buildings were demolished, businesses centered on vice were driven out, and roads were paved. Downtown numbered Streets became Avenues.

In 1911, partially as a result of lobbying done by San Diego Congressman William Kettner, legislation entitled the *Tidelands Act of 1911* was passed by the California Legislature. The act was written exclusively for San Francisco and San Diego, coincidentally the two cities that were to host celebrations for the opening of the Panama Canal, granting them local control of bay front tidelands. Bond issues of \$1.4 million approved in 1912 and 1913 funded the purchase of 60 acres of bay front land from Broadway Street to Date Street, as well as construction of Broadway Pier. Kettner, with

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University, 1970.

<sup>10</sup> Crawford, Kathleen and Iris Engstrand. *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

<sup>11</sup> Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

help from then Assistant Secretary of the Navy, Franklin Delano Roosevelt, secured federal funding to dredge San Diego Bay to allow for the entry of deep hulled naval ships.

San Diego's largest harbor dredging project began almost immediately in anticipation of increased commercial and naval traffic to be generated by both Expositions. As the harbor was dredged for channels, the silt was used as fill to extend the shoreline considerably. By the end of the First World War almost 17 hundred acres of filled land had been created. Over time, many major installations including the Naval Training Station, Marine Corps Recruit Depot, Lindbergh Field, the Embarcadero, Harbor Drive, and much of the aircraft industry, were built on that fill.<sup>12</sup>

In 1919 the San Diego & Arizona Eastern Railway, another major contribution by John D. Spreckels with assistance from the federal government, was completed and provided a direct eastern link to the rest of the country. Plagued by rough terrain and a general lack of economic viability, the rail line underperformed. Los Angeles remained the major commercial railroad hub in California.

Automobile and trucking lines were beginning to overtake the railroads in profitability. The next significant infrastructural push was to get San Diego connected to a national highway system. The modern transportation crusade for the automobile, led primarily by Colonel Ed Fletcher, paralleled that of the 19th century efforts to promote rail lines.

### **1921-1930** (Approx. Population Range 74,360-147,990)

In the afterglow of the Exposition, where a town of about 40,000 hosted 3.7 million people in a two year period, city leaders were confident that San Diego's future was unlimited. They were sobered, however, by the 1920 census showing San Diego lagging far behind the state's most populous city, Los Angeles. At 75,000 residents, San Diego's highest count ever, the figure paled in comparison to the 576,000 in Los Angeles. Yet the feeling of optimism experienced during the previous decade could not be quelled and plans continued to enlarge and modernize the port for commercial activity. The end of the First World War brought some military cutbacks, although banking, manufacturing, the fishing industry, and agriculture continued to thrive.

Oscar W. Cotton, president of Pacific Building Co., San Diego's most prolific residential subdivider and builder, initiated a program of advertising in the Midwest and East. San Diego's delightful year-round climate, scenic beauty, clean air, orange groves and seaside resorts were an easy sell. Slowly people began to respond. By 1923 the city's population and the populations of adjoining communities were rising rapidly. San Diego's prosperity seemed assured.

By the 1920s the automobile had gained prominence as a growing fixture in the lives of Californians. An increase in the popularity of automobiles in San Diego called for road improvements to the city as well as to its rural back roads. The profound impact of the automobile also caused a general abandonment of earlier site design principles. Increasingly, the landscape had to be functionally

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<sup>12</sup> Raymond G. Starr, *San Diego: A Pictorial History*. Norfolk: The Donning Co., 1986.

accommodating of vehicular transportation.

Infrastructural issues persisted, including the development of an adequate water supply, maintaining a proper balance between civic, cultural and business interests in downtown, and adequate public transportation.<sup>13</sup>

In 1923 the city initiated its first zoning code, Ordinance #8924, in an attempt to manage growth, encourage business and commerce, and protect the quality of its residential neighborhoods. The new code addressed appropriateness and compatibility of land uses:

An Ordinance providing for the creation in the city of San Diego, California, of five zones, consisting of various districts, and prescribing the classes of buildings, structures, and improvements in said several zones, and the use thereof.<sup>14</sup>

In the heat of the 1920s boom, as he had done previously in 1908, George Marston again invited noted city planner John Nolen back to San Diego to produce a modern comprehensive city planning document that would further the city's zoning code effort with his progressive and aesthetic eye. Marston, who was Park Commissioner, personally funded the creation of the document which was prepared for the city's triumvirate of power at the time, the City Planning, Harbor and Park Commissions.

In Nolen's 1926, *A Comprehensive City Plan for San Diego, California*, he advanced a much needed global view on the importance of planning and zoning for a fast growing San Diego. The plan addressed major streets and thoroughfares, harbor and waterfront development, and park and recreational systems. Nolen's earlier attempt at a city plan in 1908 had essentially gone unimplemented. He contrasted the two plans, distanced by almost twenty years, in his opening statements:

(1908) The individuality of the town is an important factor. It is the most precious thing the city has, and there must be no destruction of the city; subtly, unconsciously, it affects his (sic) every scheme.

(1926) Without a doubt San Diego should be a more distinctive city in its physical development. Its topography, its climate, its purposes are all different from the average American city. Not to be distinctive is an advantage lost, and some things in San Diego cannot now be changed. The question is, what can be done to recover lost ground and lead the city toward a more distinctive San Diego for the future?<sup>15</sup>

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<sup>13</sup> Kathleen Crawford and Iris Engstrand. *Reflections: A History of the San Diego Gas & Electric Company 1881-1991*, San Diego: San Diego Historical Society and San Diego Gas & Electric Co., 1991.

<sup>14</sup> City of San Diego. *Ordinance No. 8924*. "An Ordinance Providing for the Creation in the city of San Diego, California of Five Zones, Consisting of Various Districts, and Prescribing the Classes of Buildings, Structures and Improvements in Said Several Zones, and the Use of Thereof: Defining the Terms Used Herein, and Prescribing the Penalty for the Violation Hereof." January 23, 1923.

<sup>15</sup> Nolen, John. *A Comprehensive City Plan for San Diego, California*. Cambridge, Mass.: Harvard Square, 1926.



Figure 2G: John Nolen's Comprehensive Plan for San Diego, 1925.

The 1926 plan commented on San Diego's first subdivision:

The Horton Addition, platted 85 years ago with little or no attempt to fit the land conformation has had its influence upon all subsequent layouts. It includes the business district of modern San Diego, has a typical 'grid-iron' design providing, with few exceptions, uniform 80-foot streets and uniform 200x300 foot blocks. Market Street, which was supposed to develop as the main business street, is 100 feet wide. Broadway from the Municipal Pier to Third Street is 120 feet.<sup>16</sup>

Nolen felt the waterfront was the city's chief asset as its economic engine, and that it deserved comprehensive attention. During the preceding fifty years, New Town had developed in a more or less haphazard, inconsistent, and wasteful manner. Nolen's recommendations for the waterfront began the process of sorting out land uses; it confirmed the interrelationship of the water's edge with the railroad and other attendant uses. Heavy industrial uses requiring large plots of land would be shifted further to the south in order to ease the loading of cargo.

<sup>16</sup> Ibid.

Nolen divided the waterfront into seven major zones, A through H, which stretched south to north from the city boundary at National City to the Fort Rosecrans Military Reservation on Point Loma. Zone A covered the full area of today's Warehouse Thematic Historic District, from the southern city boundary to Market Street at Punto de los Muertos. Nolen was firm: Market Street was to mark the northern boundary of industry in San Diego. Accordingly, activities assigned to Zone A fell under the designation of "Commerce and Industry."

Beyond the boundaries of Zone A, Zone B continued north from Market Street to Pier No. 1 (Broadway Pier) and was to be reserved for "Business and Commerce." Zone C was intended to be the civic showpiece and included the site for San Diego's new City Hall (now the County Administration Center). The plan for Zone C also featured a broad west/east block-wide green 'Paseo' connecting the waterfront to Balboa Park. The remaining four zones would fulfill additional purposes. The crowning piece of Nolen's plan, however, was the creation of Harbor Drive, a 200 foot wide thoroughfare connecting all seven zones. Harbor Drive was designed to serve as an efficient arterial route for heavy commercial use as well as pleasure driving, a modern consideration in deference to the automobile.

### **1931-1940** (Approx. Population Range 147,990-203,340)

In the aftermath of the Great Depression, San Diegans were fortunate to have attracted several New Deal government projects that softened the blow and kept the local economy moving. Former Assistant Secretary to the Navy, Franklin Delano Roosevelt, was now the President of the United States and took a keen interest in providing for San Diego, a significant naval port that he helped create.

Roosevelt's Works (Progress) Projects Administration (WPA), was mandated by the Emergency Relief Act of 1935 and provided 4.8 billion dollars for work programs—the largest peacetime appropriations in American history. Between the years 1935-1943, one-fifth of the nation's labor force worked on WPA projects, later transitioning into private industry from skills learned in WPA opportunities. After the bombing of Pearl Harbor much of the emphasis in labor skills of the WPA was absorbed by military contracts.

The WPA, like Federal Emergency Relief Administration (FERA) and Civil Works Administration (CWA) shared projects and budgets with the Public Works Administration (PWA), although the PWA was not a relief organization. Under Title II of the 1933 *National Industrial Recovery Act*, the majority of the PWA's budget provided for materials rather than manpower. The PWA was administered by a system of Districts that included several counties within a state. State administrators served as liaisons between local planning needs and the disbursement of monies from the federal government. The most important WPA/PWA projects for the San Diego County region were centered in and around the San Diego harbor. Early projects included: harbor facilities, the municipal airport, the civic center (now known as the County Administration Center), the police

headquarters,<sup>17</sup> jails, and the municipal courts.

Because of the strategic importance of San Diego as a military city, the federal government provided assistance in major harbor improvements, civic buildings, educational facilities at San Diego State University, and at the California Pacific Exposition of 1935. Just prior to the U.S. officially declaring war, programs shifted toward national defense projects and the WPA became the target of criticism for its apparent change in mission.

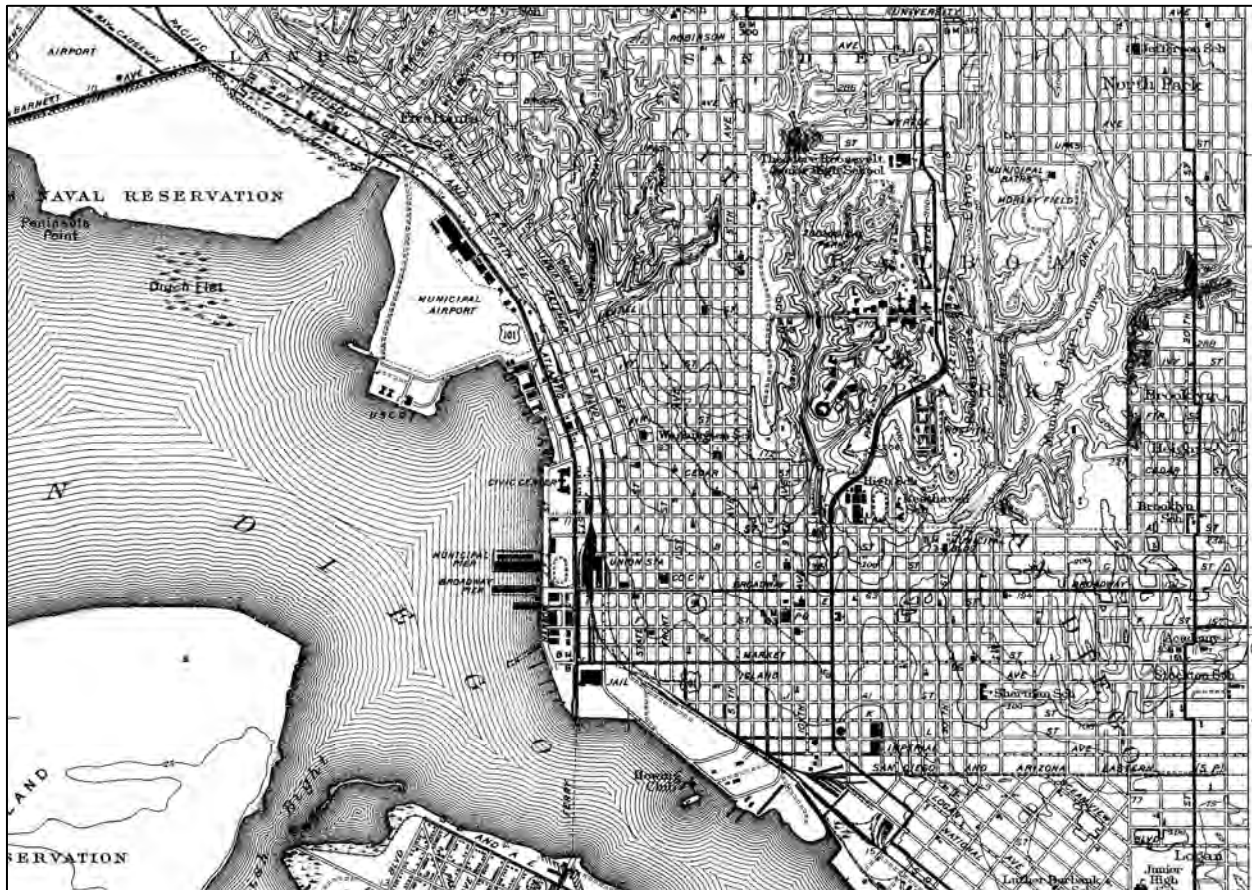


Figure 2H: 1939 USGS Map illustrating WPA/PWA projects.

<sup>17</sup> Commonly referenced as the Old Police Headquarters.

**1941-1950** (Approx. Population Range 203,340-334,380)

The bombing of Pearl Harbor on December 7th of 1941 catapulted the nation into the Second World War almost overnight. Following the outbreak of the war in Europe in 1939, the U.S. resisted involvement. However, knowing that the prospect of war was probably inevitable, the federal government directed the military to expand all aspects of its operations during the late 1930s.

When the conflict shifted to the Pacific Theater, in what was known as “America’s War,” military mobilization in the Western Command profoundly affected the San Diego region and its built environment. The Navy seized public and private properties temporarily for the war effort. Waterfront facilities were used for off-loading war supplies, hotels for personnel billeting, theaters for entertainment, warehouses for storage, and Balboa Park became an expanded Navy hospital. Supplies arriving by train were off-loaded on the east side of the bay and reloaded onto the Coronado Belt Way to old Rockwell Field and North Island Naval Base.

The Second World War created a multitude of changes in San Diego as the city outgrew its reputation as a small, fair weather cul-de-sac on the edge of the Pacific Ocean and became an essential Naval defense city critical to the war effort. San Diego’s population soared due to a massive influx of military personnel and defense workers eagerly seeking jobs in the rapidly expanding defense industries. One out of every four San Diegans was employed by a federal agency, not counting military personnel. In 1940, 50,000 aircraft workers descended on San Diego. The war years represent an unprecedented period in local history. As reported by *Life Magazine* in 1941: “A year ago San Diego was a quiet, slow-moving town...but no longer. The defense boom has hit it...changing the look of the town. With the boom have come housing projects, trailer camps, traffic snarls, and bigger red light districts.” For newcomers San Diego was as close to paradise as they had ever come.

**B. SANBORN FIRE INSURANCE MAP ANALYSIS**

The history of San Diego Industry can be illustrated by plotting the locations of industrial buildings, factories, produce warehouses, and storage complexes. Plotting industrial activity in the proposed thematic district along San Diego Bay in South San Diego during three periods illustrates an industrial story of vast and significant changes that grew to become the industrial heart of San Diego to be told. Sanborn Fire Insurance Maps of downtown San Diego for the years 1906, 1921, and 1956 clearly accentuate the degree to which San Diego’s industrial center spread and established itself in the late 19th and early 20th centuries. Figures 2I, 2J, and 2K illustrate industrial shifts. Properties highlighted in orange are warehouse/industrial buildings, properties shaded in yellow represent stores, and properties shaded in blue are produce and provision warehouse buildings. Properties that are not shaded are either vacant parcels or dwellings.



**1906 Sanborn Fire Insurance Maps**

In 1906, San Diego industry was limited to the western part of downtown, between Third and Ninth Streets (Avenues). Yet during this time, certain industrial trends became apparent; trends that would dictate the city's growth for the next five decades. The 1906 map depicts industry situated along the Bay, in a diagonal fashion. Heavy industry began in the northwest, between J and K Streets. As industry moved east, warehouses and other industrial buildings tended to move south between M and N (Commercial) Streets. One important and logical reason for this development was the various transportation modes. Transportation was and remains a prime concern in industrial trade. Not only was the San Diego Bay a natural mode for shipping and receiving goods, but two railroad lines entered Horton's downtown district along N Street. These railroads, the Coronado Railroad and the main line of the San Diego, Cuyamaca Railroad were the primary transits into San Diego. These were not the only railways in and out of the city. The Coronado Railroad and the main line of the National City, Otay Railroad entered San Diego along L Street. Coming from the south was also the Atchison, Topeka, and Santa Fe main line. From these numerous rail tracks, spur lines entered into many industrial complexes. Where these spur lines diverged, industry was nearby.

Small stores were not common in this part of the city in 1906. What few stores were in this industrial sector, however, were contained almost entirely in the northwest section, west of Sixth Avenue. On the other hand, family dwellings constituted a majority of the district. East of Tenth Avenue, little if any industrial buildings could be found amongst the large neighborhoods that filled the eastern portion of this district. Furthermore, west of Tenth Avenue, many dwellings were interspersed with industrial structures. Thus, while the industrial heart of San Diego was not expansive, the beginning of the city's industrial story had begun by 1906, setting the stage for large industrial growth over the next five decades.

**1921 Sanborn Fire Insurance Maps<sup>18</sup>**

In 1921, small stores, produce, and industry continued to spread across the city, replacing and dividing neighborhoods that previously existed in 1906. Again, the majority of the large industry remained parallel to the railroad tracks and the San Diego Bay from Third Avenue, south of J Street to Eighth Avenue, south of K Street. While this pattern remained true to its 1906 foundations, other industrial buildings had been constructed east of Eighth Avenue, especially south of K Street, being heavily populated with gas and electric storage facilities. Small stores and businesses were also more prevalent during this time, but were concentrated along Market Street and in the northwest section of the district. Ninety percent of stores could be found within a three by four block area between Third and Seventh Avenues and Market and K Streets. Outside of this area, with the exception of Market Street, stores were few and far between. The 1921 map also points to a significant increase in produce warehouses and other food or perishable goods facilities. At this early date, these businesses were scattered randomly around the district. Where 1906 had been witness to four of these types of structures, 1921 saw this number triple. As industry began to spread, the number of dwellings was reduced. Still, in 1921, a large number of residents lived amongst this growing industrial sprawl.

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<sup>18</sup> Sanborn Fire Insurance Maps 1920-1940, Vol. 1, 1921.

Most notably on the map, block 107 at K Street between Thirteenth and Fourteenth Streets was a private neighborhood park on the outskirts of the largest remaining residential area that still existed in this section San Diego. In 1921, it appears many of the railroads had stopped transporting goods into and out of this industrial district. By this time, the southern line, the San Diego-Cuyamaca Railroad was the only remaining rail line available for shipping goods. This line along N Street was ideal for the gas and electric as well as the lumber companies that occupied land directly alongside its lines. In addition, the railroad maintained smaller spur lines on Fifth, Seventh, and Eighth Avenues, as well as L and K Streets, serving the shipping needs of companies along these streets.

### **1956 Sanborn Fire Insurance Maps<sup>19</sup>**

By 1956, the once sleepy, small, and lightly industrialized sector of San Diego that was depicted in the 1906 Sanborn map was no longer recognizable. By 1956 major changes to this section of the city are witnessed. There was a significant increase in both large industry and produce markets across this area. The same railways that existed in 1921 remained intact in 1956, proving to be a major factor for the area's industrial expansion. In addition, automobiles and trucks were becoming the preferred mode of transportation. This is witnessed by the overwhelming number of auto/truck repair garages that filled this part of city. Stores were once again located along Market, but had been replaced in the northwest corner of the district by other industrial warehouses. Only Blocks 95 and 96 along Market entirely contained small store tenants. In addition, small dwellings ceased to exist on a large scale and even faced extinction in the now predominantly industrial district. The park that was described and shown in the 1921 map was now an Auto Parts Sales and Warehouse. The destruction of this lone neighborhood park represented an overwhelming augmentation of industry into this warehouse district and the eventual expulsion of single family residences in this sector. The industrial landscape was filled with large warehouses, factories, gas storage cylinders, and storage yards. Mixed in with these industrial giants was a large and substantial array of produce storage warehouses. These properties made-up their own produce district with the heaviest population along Sixth and Eighth Avenues. However, the entire district lay between Island and Commercial (N) Streets and Fifth and Ninth Avenues. Overtime, industry changed the face of downtown San Diego by extending the reach of its industrial district to the south and east. This section of downtown visually reflects an important aspect of the city's historic commercial and economic development.

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<sup>19</sup> Sanborn Fire Insurance Maps 1920-1956, Vol. 1A, 1921, republished 1956.



Warehouse  
Thematic  
Historic  
District

HERITAGE  
ARCHITECTURE  
& PLANNING

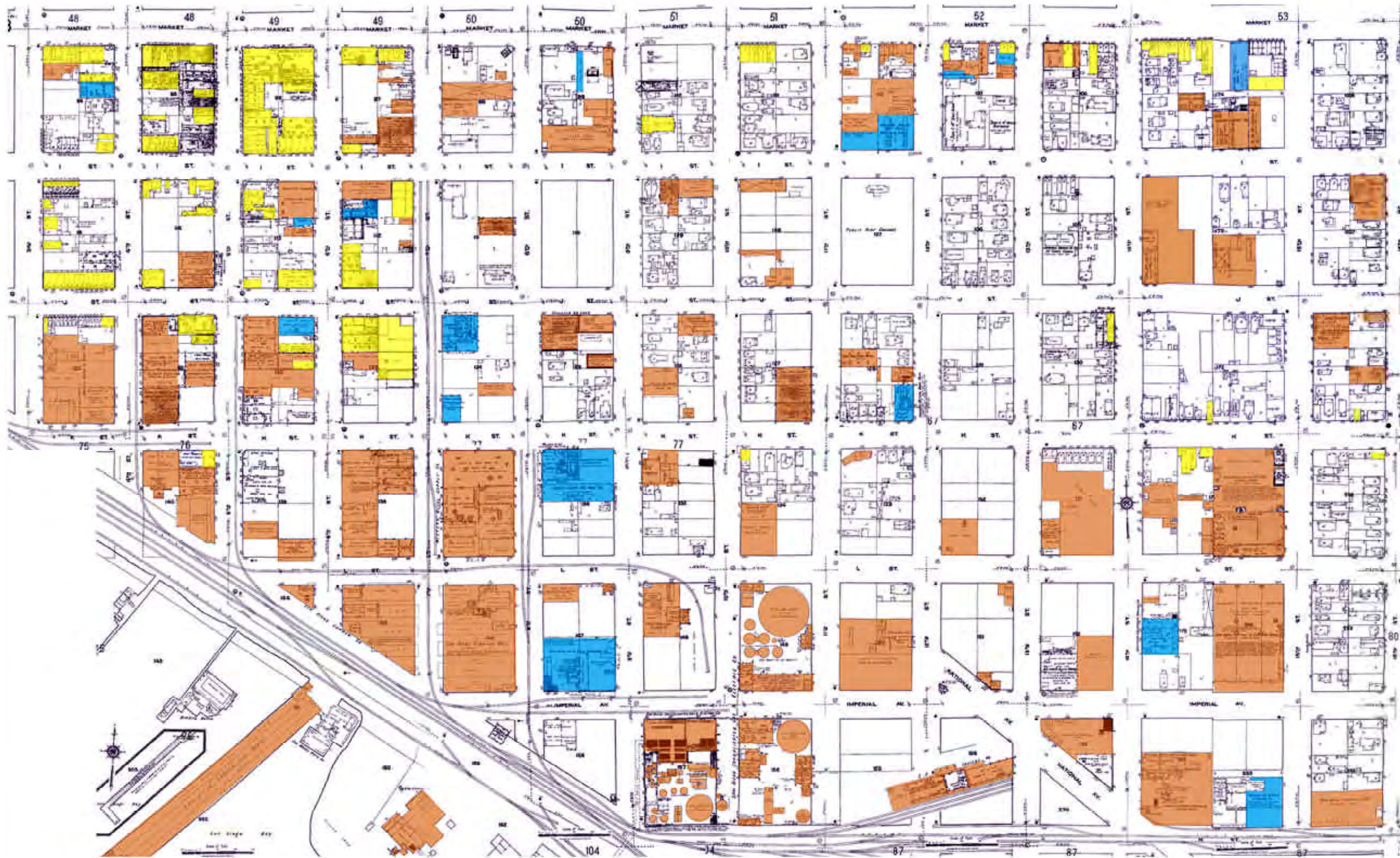


Scale of Feet  
0 100 200 300 400

FIG.  
21 Sanborn Fire Insurance Map

Warehouse/Industrial Produce/Provisions Store

1906



**Warehouse  
Thematic  
Historic  
District**

**HERITAGE  
ARCHITECTURE  
& PLANNING**



Scale of feet  
0 100 200 300 400

**FIG. 2J Sanborn Fire Insurance Map 1920 - 1940 Vol. 1, 1921**

**Warehouse/Industrial    Produce/Provisions    Store**

**1921**



**Warehouse  
Thematic  
Historic  
District**

**HERITAGE  
ARCHITECTURE  
& PLANNING**



Scale of Feet  
0 100 200 300

**FIG. 2K** Sanborn Fire Insurance Map 1920 - 1956 Vol. 14, Republished 1956  
 Warehouse/Industrial  
 Produce/Provisions  
 Store

**1956**

### **III. STATEMENT OF FINDINGS**

The Warehouse Thematic Historic District is proposed as a local historic district significant for its reflection of downtown San Diego’s warehouse and industrial development from 1894 to 1957. The Warehouse Historic Thematic District meets local Criterion A—as reflecting elements of the City’s industrial development, Criterion C— for embodying distinctive characteristics of a building type, and Criterion F— as a group of resources related to one another in a clearly distinguishable way, in that the resources articulate the history of downtown San Diego’s warehouse and industrial development through a common theme (building type).

#### **SUMMARY**

District Type:	Thematic District
Theme:	Warehouse/Industrial Development
Period of Significance:	1894-1957
Register Designation:	City of San Diego Local Register Criteria A, C, and F

#### **A. PROPERTY SELECTION CRITERIA**

In conjunction with identifying the historical context in which the properties are evaluated the following definition is provided by the *Getty Center Art and Architecture Thesaurus*--Warehouses are structures designed or used for the storage of commodities or merchandise.<sup>1</sup> This definition is cross-referenced with the *Dictionary of Building Preservation* which defines warehouse as a building for the storage of commercial products.<sup>2</sup>

Additionally, the definition of industrial building from the city’s first zoning ordinance adopted in 1923 was used to further understand the type of development permitted in the study area. The city’s first ordinance and subsequent ordinances did not differentiate between warehouse and industrial buildings, but rather defines an industrial building as “a building devoted to the storage, repair, manufacture, preparation or treatment of any article, substance, or commodity whatsoever, and includes buildings used as stables and garages.”<sup>3</sup> Therefore buildings that fall under this category were also considered as warehouse/industrial buildings.

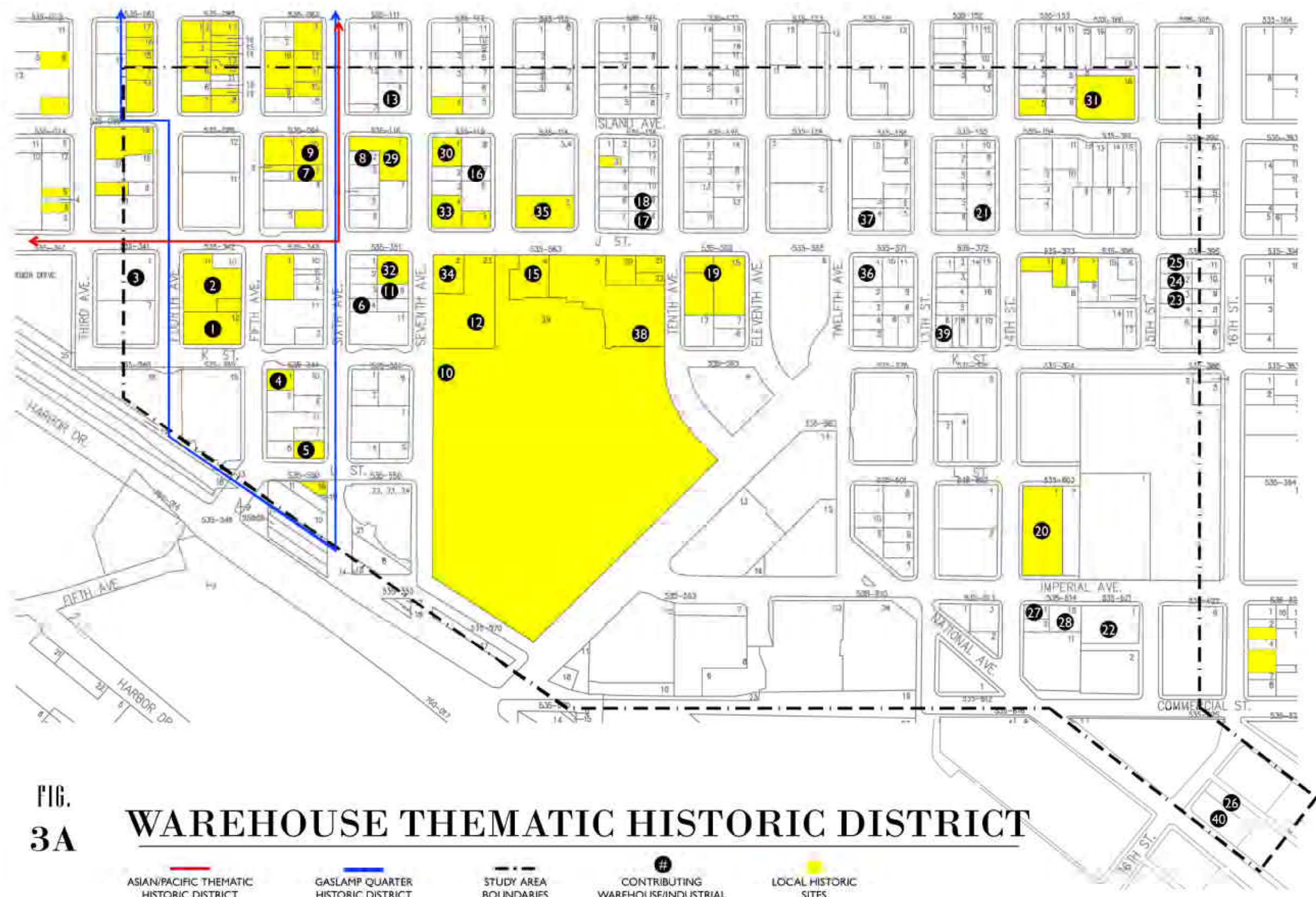
Examination of Sanborn Fire Insurance Maps was also undertaken. Through map analysis and historical research San Diego’s industrial development history illustrates the various shifts in industry from the early 20th century to the late 1950s.

<sup>1</sup> The Getty Research Institute. 2004. [http://www.getty.edu/research/conducting\\_research](http://www.getty.edu/research/conducting_research).

<sup>2</sup> Ward Bucher, Ed. *Dictionary of Building Preservation*. New York: Preservation Press, 1996, p. 519.

<sup>3</sup> City of San Diego. *Ordinance No. 8924*. January 23, 1923.

Although warehouse/industrial buildings within the study area ranged from a-stylistic and functional utilitarian buildings to art deco detailing, each warehouse/industrial building characteristically provided a large interior space and exterior access points that ultimately evolved into portal bays for loading. While many of these spaces have been modified throughout the years to include live/work lofts or commercial storefronts from the adaptive reuse process, the individual building forms continue to convey their original warehouse design or use.



Warehouse Thematic Historic District

HERITAGE ARCHITECTURE & PLANNING

Not to Scale



FIG. 3A

# WAREHOUSE THEMATIC HISTORIC DISTRICT

- ASIAN/PACIFIC THEMATIC HISTORIC DISTRICT
- GASLAMP QUARTER HISTORIC DISTRICT
- STUDY AREA BOUNDARIES
- CONTRIBUTING WAREHOUSE/INDUSTRIAL BUILDINGS
- LOCAL HISTORIC SITES



**B. CITY OF SAN DIEGO HISTORICAL DISTRICT POLICY: THEMATIC HISTORICAL DISTRICT**

A Thematic Historic District is comprised of properties related in time and historical significance through an established theme. Conveying the industrial development history of downtown San Diego, the Warehouse Historic Thematic District yields a group of contributing resources that are related to one another by common theme (building type) within the context of San Diego's industrial development history. Although district boundaries can be rather loosely defined, only those properties within the district boundaries that are associated with the theme are considered potential contributors to the district. In the case of the Warehouse Thematic Historic District, forty (40) properties have been identified as potential contributors to the district within the study area established by the PAG. Eighteen (18) of the surveyed properties have been previously designated as historically or architecturally significant. The other twenty-two (22) properties have not been previously designated.

In order to establish the district, only properties that are volunteered for designation will be designated at this time. All other eligible properties will remain as "potential contributors" to the district. Properties that are not volunteered during the district designation process will be evaluated for inclusion in the district when there are proposed changes to the building, including remodeling, expansion, or demolition. This process is required by both the California Environmental Quality Act (CEQA) and the San Diego Municipal Code.

**C. LOCAL REGISTER CRITERIA**

The Warehouse Thematic Historic District meets at least one of the following six criteria (A-F) as established by the City of San Diego.

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;*

The Warehouse Historic Thematic District reflects elements of the city's warehouse and industrial development history from 1894 to 1957. Early remnants of the city's industrial past are witnessed throughout the study area, including not only warehouse and industrial buildings, but also infrastructure such as railroad lines, spur tracks, and two main arterials—Harbor Drive and N Street (Commercial Avenue), which played a fundamental role in providing support for the use of these buildings.

Historically the area, although referred by some as growing in a haphazard and wasteful manner, explicates San Diego's early organic growth and development of the city's core prior to 1923 when the City's first zoning ordinance was adopted. Taking full advantage of San Diego harbor and varying transportation modes, the industrial community acted as a catalyst for new infrastructure and infrastructure improvements, such as road paving, and harbor dredging in the 1930s and 1940s.

Within a one-mile radius of the city's core, San Diego's industrial area began its development and later indirectly helped establish the city's official land use zones, which were again reiterated and outlined in John Nolen's 1926 comprehensive city plan.

The Warehouse Thematic Historic District features properties from successive phases of the city's industrial history from its early beginnings of organic growth and development in the late 19th century to the first zoned land uses in the 1920s and on through the 1950s as evident in the Sanborn Fire Insurance Maps. Communicating the transportation and infrastructure shifts through building type, form, and site orientation the Warehouse Thematic Historic District conveys its eligibility for significance under HRB Criterion A.

*B. Is identified with persons or events significant in local, state or national history;*

The Warehouse Historic Thematic District is not identified with any specific persons or events significant to the industrial history of San Diego, the State, or the Nation and therefore is ineligible for designation under HRB Criterion B. However, individual properties such as the Klauber-Wangenheim Building located at 611 Island Avenue are individually designated under criterion B for significant persons, as well as, proposed contributors to the warehouse thematic historic district.

*C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous material or craftsmanship;*

The Warehouse Thematic Historic District consists of warehouse/industrial buildings as a common type; the buildings however do not necessarily share common architectural styles. Based on the warehouse definition—warehouses are structures designed or used for the storage of commodities or merchandise. This commonality conveys building use and/or design function. Characteristic features identified with the group of buildings selected for inclusion of the Warehouse Thematic Historic District portray the function of the building. Architectural-stylistic influences, if any, reflect popular architectural or building movements of the times and are secondary to the function. Materials, as well as window treatments, also reflect building trends, innovations, material availability, and costs relevant to the period of construction. Characteristically, the building forms were linear, and designed with large open interior spaces, skylights, flat or barrel-vaulted roofs, and large portal bays used for loading and transportation docks. While some of the features have been modified through the adaptive reuse process, such as storefront conversions, and interior partitioning, the buildings convey their original design characteristics. Decorative elements are generally simplistic and minimal in comparison to other building types such as houses or department stores constructed during the same periods under the same architectural influences.

For example, warehouse/industrial buildings constructed between ca. 1890-1915 such as the Buel-Town Company Building (Spaghetti Factory) are typically brick and feature architectural details such as corbels, double hung wood sash windows, and concrete lintels and sills. Buildings that were constructed between ca. 1916-1930 reflect modest Mission Revival-style influences such as curvilinear parapets and coping. During this time, hollow-clay tile became prevalent in construction as well as steel sash industrial windows. Warehouse/industrial buildings constructed during the

Depression Era and the First World War tended to be more utilitarian and a-stylistic in nature. This was likely due to the costs and availability of materials. Post-war construction showed an influx in the use of concrete.

Since there are exceptions, some of the proposed contributing warehouse/industrial buildings have been previously designated at the local level for their architectural merit. These buildings include the Western Metal Supply Building (HRB #131); Showley Brothers Candy Factory (HRB # 162); Simon Levi Company Building (HRB #177); Levi Wholesale Grocery Building/Kvaas Building (HRB #195); Carnation/Qualitee Dairy Building (HRB #289); Julian Produce Co. Warehouse Building (HRB #309); Schiefer & Sons Warehouse (HRB #376); and Wellman Peck & Co./TR Produce Building (HRB #382). Although, several proposed contributing buildings are not individually significant for their architectural merit, as a thematic district, the buildings articulate the history and design functionality of warehouse buildings, and therefore the proposed warehouse thematic historic district is significant under HRB Criterion C.

*D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;*

Although some of the proposed contributing buildings are notable representative works of masters, such as the Southern California Baking Company/Wonderbread Building designed by Eugene Hoffman, and the Buel-Town Company Building (Spaghetti Factory) designed by Irving Gill, the proposed thematic district as a whole does not reflect the work of a notable master builder, architect, or designer, and therefore the Warehouse Thematic Historic District is not significant under local HRB Criterion D.

*E. Is listed or had been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or had been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources;*

The Warehouse Historic Thematic District is not listed or previously determined eligible for inclusion in the National or California Register by the National Park Service or the State Historic Preservation Office. Therefore, the Warehouse Thematic Historic District is ineligible for designation under HRB Criterion E.

*F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The Warehouse Historic Thematic District consists of resources related to one another under the context of downtown San Diego's warehouse and industrial development history. The warehouse/industrial buildings represent a facet of their contextual history, and therefore, the proposed warehouse thematic historic district is significant under HRB Criterion F.

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**V. APPENDICES**

- A. CALIFORNIA DEPARTMENT OF PARKS & RECREATION FORMS (DPR)**
- B. SANBORN FIRE INSURANCE MAP OF THE STUDY AREA**
- C. HISTORIC PHOTOGRAPHS**

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**WAREHOUSE THEMATIC HISTORIC DISTRICT****City of San Diego Local District Nomination**

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**WAREHOUSE THEMATIC HISTORIC DISTRICT****City of San Diego Local District Nomination**

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34	715	J	ST	Simon Levi Company	A-127
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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI #  
Trinomial

Page 1 of 7

\*NRHP Status Code 5D3

**D1. Historic Name:** \*Resource Name or # (Assigned by recorder) Warehouse Thematic Historic District  
D2. Common Name:

**\*D3. Detailed Description:**

(Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)  
The Warehouse Thematic Historic District is located within a one-mile radius of downtown San Diego's core, expanding south and east along the harbor. As a whole, the thematic district articulates the history of downtown San Diego's industrial development through the presence of various warehouse/industrial buildings. While the area's setting is undergoing redevelopment, remnants of early features such as scored concrete sidewalks, concrete stamps, railroad tracks, and extant warehouse/industrial buildings, convey a sense of San Diego's industrial development history.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements)

The Warehouse Thematic Historic District is located in downtown San Diego's East Village. The survey boundaries are Mid-block Island Avenue to the north, the railroad easement along Harbor Drive, Commercial Avenue, and National Avenue to the south, the west side of Fourth Avenue to the west, and the east side of Fifteenth Street to the east.

**\*D5. Boundary Justification:**

Historically associated with downtown San Diego's industrial development, the boundary was defined in consultation with the Preservation Advisory Group (PAG) in accordance with the Settlement Agreement in August 2003.

**\*D6. Significance: Theme:** San Diego Industrial Development History      **Area:** Downtown San Diego  
**Period of Significance:** 1894-1957

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address the integrity of the district as a whole.)

The Warehouse Thematic Historic District derives its significance from being the first commercial industrial area in San Diego, which was the economic engine for the city from the late nineteenth century through the 1950s. At the local level of significance, the Warehouse Thematic Historic District appears eligible to the Local Register under HRB Criteria A—as reflecting elements of the City's industrial development, HRB Criteria C—for embodying distinctive characteristics of a type, and HRB Criteria F—as a group of resources related to one another in a clearly distinguishable way, in that it represents a facet of downtown San Diego's industrial development history through building type. The period of significance begins in 1894 and ends in 1957 based upon historical evidence and Sanborn Fire Insurance Map analysis. Historically, the area illustrates San Diego's early organic growth and development of the city's core prior to 1923 when the city adopted its first zoning ordinance and began to designate land uses throughout the city. Taking full advantage of San Diego harbor and varying transportation modes, the industrial community acted as catalysts for new infrastructure and infrastructure improvements, such as road paving and harbor dredging in the 1930s and 1940s. These improvements accommodated the industrial community by providing transportation efficiency. Within a one-mile radius of the city's core, San Diego's industrial area began to develop, extending south and east of what is now downtown San Diego. The area that began organically as San Diego's first industrial zone was reiterated by the establishment of the city's official land use zones in 1923 and again outlined by City Planner, John Nolen in his 1926 comprehensive city plan.

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.)

Architect Milford Wayne Donaldson, FAIA. Short Format Historic American Building Survey, Showley Brothers Candy Factory. Prepared for City of San Diego. 2003.

Bevil, Alexander. The Julian Produce Company Warehouse Building. Report to City of San Diego, Historic Resources Board, 1991. (HRB # 309).

Brandes, Ray. Historic Resources Inventory for Uptown Area, San Diego, California. San Diego: University of San Diego, 1981.

**\*D8. Evaluator:**

N. Purvis, J. Furlonger, E. Magno

**Date:** September 19, 2005

**Affiliation and Address:** Heritage Architecture & Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

\* Recorded by: Heritage Architecture & Planning  
625 Broadway, Suite 800  
San Diego, CA 92101

\*Date: September 19, 2005

X Continuation  Update

**D6. Applicable Criteria: (Continued)**

The district illustrates successive phases of the city's industrial history through warehouse/industrial building types from the area's early beginnings in the late 19<sup>th</sup> century to the late 1950s. Through building type, form, and site orientation the district also conveys the historicity of improved transportation modes and shifts in infrastructure.

The Warehouse Thematic Historic District consists of warehouse/industrial buildings as common types, which do not necessarily share common architectural-styles. Architectural or stylistic influences, if any, reflected popular architectural or building movements of the times and were secondary to the building's function. Materials, as well as window treatments also reflected building trends, innovations, material availability, and costs relevant to the period of construction. Characteristically, the building forms were linear, and designed with large open interior spaces, skylights, flat or barrel roofs, and large portal bays used for loading and transportation docks. While some of these features have been modified through the adaptive reuse process, such as storefront conversions and interior partitioning, the buildings convey their original design characteristics. Decorative elements are generally simplistic and minimal in comparison to other building types such as houses or department stores constructed during the same periods under the same architectural influences.

For example, warehouse/industrial buildings constructed between ca. 1890-1915 such as the Buel-Town Company Building (Spaghetti Factory) were typically brick and featured architectural details such as corbels, double hung wood sash windows, and concrete lintels and sills. Buildings that were constructed between ca. 1916-1930 reflect modest Mission Revival-style influences, such as curvilinear parapets and coping. Also during this time, hollow-clay tile became prevalent in construction as well as steel sash industrial windows. Warehouse/Industrial buildings constructed during the Depression Era and the First World War tended to be more utilitarian and a-stylistic in nature. This was likely due to the costs and availability of materials. Post-war construction showed an influx in the use of concrete.

Overall, the Warehouse Thematic Historic District expresses San Diego's industrial history by illustrating the design functionality of warehouse/industrial buildings constructed during throughout San Diego's industrial development.

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION**

Primary  
 HRI #  
 Trinomial

Page 3 of 7

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) Warehouse Thematic Historic District

\* Recorded by: Heritage Architecture & Planning  
 625 Broadway, Suite 800  
 San Diego, CA 92101

\*Date: September 19, 2005

X Continuation \_ Update

**D3. Detailed Description: (Continued)**

Contributing Properties

Map #	Address			Parcel Number	Date	OHP Status Code	Other Listings	Other Identifier
1	301	4th	Ave	53534212	1914	1D, 5B	HRB #127-001	Pioneer Warehouse
2	343	4th	Ave	53534211	1914	1D, 5D3	HRB #127-002	Whitney Building
3	372	4th	Ave	53534101	1924	5D3		Sunland Biscuit Co.
4	274	5th	Ave	53534401	1887-1898	1D, 5B	HRB #127-020	Buel-Town Company Building
5	204-206	6th	Ave	53534406	1896	5B	HRB #700	National City & Otay Railroad Depot
6	335	6th	Ave	53535104	1920	5D3		J.O. Hosmon Garage
7	442-444	6th	Ave	53508407	1896	5D1, 5D3	HRB #207-012	Manos Market
8	453 & 459	6th	Ave	53511602	1920	5D3		Mekas Brothers Wholesale Produce
9	454	6th	Ave	53508410	1918	1D, 5D3	HRB #127-070	Produce Market Building
10	-	7th	Ave	53556329	1918	2S, 5B	HRB #131	Western Metal Supply Company
11	340-344	7th	Ave	53535109	1911, 1930	5D3		Julian-Warner Springs Trucking Line Depot
12	377	7th	Ave	53556323	1927	5B	HRB #195	Levi Wholesale Grocery Co. (Kvaas Construction)
13	502-522	7th	Ave	53511108	1910-1920	5D3		Izer Davis Candy Co. Manufacturers/ Western Hotel
14								
15	371	8th	St	53556304	1908	5B	HRB #376	Schiefer & Sons Manufacturing
16	452	8th	Ave	53511507	1909	5D3		San Diego Auto & Carriage Works
17	410	10th	Ave	53512608	1925	5D3		Kid & Krone Auto Parts
18	418	10th	Ave	53512609	1927	5D3		Star Machine Works
19	354	11th	Ave	53538215	1928	5B	HRB #289	Carnation Building
20	171	14th	St	53560301	1894, 1924	5B	HRB #458	Southern California Baking Company
21	404	14th	St	53515507	1957	5D3		EHMCKE Sheet Metal Works
22	70	15th	St	53562101	1921	5D3		San Diego Mill Supply
23	335	15th	St	53539503	1921-1940	5D3		
24	345	15th	St	53539502	1910	5D3		Modern Machine Co.
25	367	15th	St	53539501	1914	5D3		Brass Foundry
26	945	S. 16th	St	53804033	1930	5D3		

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION**

Primary  
 HRI #  
 Trinomial

Page 4 of 7

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) Warehouse Thematic Historic District

\* Recorded by: Heritage Architecture & Planning  
 625 Broadway, Suite 800  
 San Diego, CA 92101

\*Date: September 19, 2005

X Continuation \_ Update

**D3. Detailed Description: (Continued)**

Contributing Properties

Map #	Address			Parcel Number	Date	OHP Status Code	Other Listings	Other Identifier
27	1401	Imperial	Ave	53561401	1932	5D3		McCullough & Nolan Boilerworks
28	1435	Imperial	Ave	53561410	1925	5D3		Deacon Warehouse
29	611	Island	Ave	53511601	1929	2S, 5B	HRB #159	Klauber Wangenheim Building
30	701	Island	Ave	53511501	1925	5B	HRB #716	Bledsoe Furniture Co. Warehouse
31	1460	Island	Ave	53516618	1913	5B	HRB #669	Electric Laundry
32	629	J	St	53535110	1912	2S, 5B	HRB #309	Julian Produce Building
33	704	J	St	53511504	1927	5B	HRB #717	Western Wholesale Drugs
34	715	J	St	53556302	1913	2S, 5B	HRB #177	Simon Levi Co.
35	808	J	St	53511402	1933	5B	HRB #382	Wellman-Peck & Co. /TR Produce
36	1205	J	St	53537101	1920-1930	5D3		
37	1220	J	St	53515604	1930-1940	5D3		Truck Service
38	-	K	St	53556305	1924	5B	HRB #162	Showley Candy Factory
39	1310	K	St	53537206	1925	5D3		C.T. Willis & Sons Iron Works
40	1600	National	Ave	53804033	1925	5D3		Munger's Laundry Co.



\*Resource Name or # (Assigned by recorder) Warehouse Thematic Historic District

\* Recorded by: Heritage Architecture & Planning  
625 Broadway, Suite 800,  
San Diego, CA 92101

\*Date: September 19, 2005

X Continuation \_\_ Update

**D7. References (Continued)**

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City of San Diego. Water and Sewer Records. 2003

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\* Recorded by: Heritage Architecture & Planning  
625 Broadway, Suite 800,  
San Diego, CA 92101

\*Date: September 19, 2005

X Continuation \_\_ Update

**D7. References (Continued)**

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\*Resource Name or # (Assigned by recorder) Warehouse Thematic Historic District

\* Recorded by: Heritage Architecture & Planning  
625 Broadway, Suite 800,  
San Diego, CA 92101

\*Date: September 19, 2005

X Continuation  Update

**D7. References (Continued)**

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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #127-01 & 021

Review Code                      Reviewer                      Date

Page 1 of 3

\*Resource Name or #: 301 4th Ave

P1. Other Identifier: Pioneer Warehouse Map #1

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma                      Date: 1996 T                      ; R                      ;                      1/4 of                      1/4 of Sec                      ; M.D.

c. Address: 301 4th Ave                      City: San Diego                      Zip: 92101                      B.M.:

d. UTM: Zone:                      ;                      mE/                      mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353421200

N/E corner at 4th Ave and K St, Gaslamp Quarter Historic District

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

This brick building is six stories and is situated on the northwest corner of 4th Avenue and K Street in the Gaslamp Quarter Historic District. The roof is flat with a boxed cornice and a belvedere located on the roof at the east elevation. The fenestration consists of ten multi-pane fixed steel sash windows with an operating middle window for each of the upper stories. The ground floor consists of modified storefronts which are accessed by stairs on the southeast corner and the middle along 4th Avenue. The south elevation includes multi-pane steel sash windows on the corners with smaller industrial windows piercing the brick façade. Brick tapestry design work is also located on this façade. The ground floor consists of modified storefronts accessed at street level. Overall this building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP07 3+Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View NW, 5/17/2005

\*P6. Date Constructed/Age and Sources:

1914  
 Prehistoric  Historic  Both

\*P7. Owner and Address:

Pioneer Properties LL  
C/O Trilogy Real Estate  
PO Box 126308, San Diego, CA 92112

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 301 4th Ave

B1. Historic Name: Pioneer Truck and San Diego Transfer Company

B2. Common Name: Pioneer Building

B3. Original Use: Warehouse

B4. Present Use: Mixed-use residential, commercial

\*B5. Architectural Style: Brick Commercial Warehouse

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

310 5th Ave addition 1924 (HRB # 127-021)

ca. 1980s Warehouse Conversion into live/work lofts

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1914

Property Type: Warehouse/Industrial Building

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

This building is a locally designated historic resource HRB #127 and contributes to the Gaslamp Quarter Historic District.

Built for Pioneer Truck Co. which was owned by Hazard and Gould. The site was assembled in ca. 1913 to coordinate with railroad access. The 1921 Sanborn Fire Insurance Map depicts the property as part of the Pacific Wood & Coal Company property, this building was a baled hay warehouse under the addresses of 330 K Street and 302 4th Street. By 1956, the Sanborn Map indicated that the building was being utilized as pipe and crate storage yard warehouses. No city directory listings under the current address, 301 4th Avenue, were identified between 1886 to 1950. In 1955, the building was listed as vacant and by 1960 the Montgomery Ward and Co. utilized the property.

B11. Additional Resource Attributes: (List attributes and codes) HP07, HP08

\*B12. References:

Water and Sewer

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District

Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 301 4th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Pioneer Warehouse (301 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1D, 5D3

Other Listings HRB #127-02  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 343 4th Ave

P1. Other Identifier: Whitney Building Map #2

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 343 4th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353421100

Horton's Addition, Block 121, Lot C

Contributor to the Gaslamp Quarter Historic District

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

This two-story building was constructed in ca. 1914 and resembles the International Style of architecture popular during the 1910s and 1920s. The building features a flat roof with a double band molding along the roofline. The fenestration consists of three sets of ribbon windows on the upper floor, and three storefronts with fixed multi-pane windows and single door entries on the ground floor. Overall the building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View East, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1914

Prehistoric  Historic  Both

\*P7. Owner and Address:

California Real Estate Investments LLC  
C/O Anthena Harman  
7835 Ivanhoe Ave, La Jolla, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 343 4th Ave

B1. Historic Name: Whitney Building

B2. Common Name: Whitney Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

\*B5. Architectural Style: International Style Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1914

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property is a contributor to the Gaslamp Quarter Historic District. The Sanborn Fire Insurance Map from 1906 depicts a vacant parcel, but by 1921 the property is illustrated on the as a General Warehouse under the addresses 341 and 347 4th Street, which occupied the parcel until 1960 excluding a brief period between 190 - 1935 when R.W. Rankin Plumber's Supply was listed in the city directory. Directory listings for the current address, 343 4th Avenue, were not located.

This property has been previously designated as a contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records 2/3/1914

Sanborn Maps: 1920-1940, Vol. 1 1921, 63 and 1920-1956, Vol. 1A 1921; republished 1956, 63A.

Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 1D, 5D3

\*Resource Name or # (Assigned by recorder) 343 4th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Whitney Building (345 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 372 4th Ave

P1. Other Identifier: Sunland Biscuit Company Map #3

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 372 4th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353410100

Horton's Addition, Block 120, Lot L

S/W corner at 4th Ave and J St

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

Constructed in ca. 1924 in downtown San Diego's commercial area, the warehouse is one-and-one half stories with a Dutch hip roof featuring louvered vents at the gable front and clerestory windows. The main fenestration (east elevation) consists of three centralized storefront bays divided by heavy piers, and infilled windows at the northeast portion of the façade. The North fenestration includes four fixed windows that were formerly portal bays. The west façade consists of a centralized display window, formerly a portal bay, next to two functioning portal bays with metal roll-up doors at the southwest portion of the façade. The fenestration on the south façade includes one large window and single door in place of a former portal bay, and two infilled portal bays. Overall this building appears to be in good condition and appears to retain its original building form.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1924

Prehistoric  Historic  Both

\*P7. Owner and Address:

Russell & Williams Family Trust  
6720 San Miguel Ave  
Lemon Grove, CA 91945

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 372 4th Ave

B1. Historic Name: Sunland Biscuit Co.

B2. Common Name: Cost Plus

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1920

Property Type: Commercial Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No directory listing was found under this address between 1886 to 1930. In 1935, however, it began its long tradition of changing owners. 1935 saw the Sunland Biscuit Company. Macaroni Manufacturers occupied the building only to be replaced by the Sperry Flour Co. in 1940 and once again became vacant by 1944. In 1950, the department store, Montgomery Ward and Co. Wholesale used the space. The directory listing for 1955, however read "no listing". In 1960, the Economics Labys Inc. Manufacturing Chemical and Pacific Transfer Van and Truck both shared the address. On 11/21/1924, an application and order for water service for the above address was completed under the ownership of the Spreckels Brothers Construction Company.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Map, 1920-1956, Vol. 1A 1921; republished 1956, 63A.

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
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Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 372 4th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Sunland Biscuit Company (372 4th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1D, 5B

Other Listings HRB #127-020  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 274 5th Ave

P1. Other Identifier: Buel-Town Company Building Map #4

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 274 5th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353440100

Horton's Addition, Block 139, Lot A

S/E corner at 5th Ave and K St, Gaslamp Quarter Historic District

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

This two-story brick building was constructed in ca. 1887-1898 and is located at the southeast corner of 5th Avenue and K Street in the Gaslamp Quarter Historic District. The building is asymmetrical in design and features Italianate detailing. The roof is flat with brick corbelling along the roofline. The main entry is located at the northwest corner of the building and has a brick arched entryway with a brick door surround. The west façade consists of segmental arched windows at the ground level and one-over-one double hung windows with brick lintels and sills on the second story. The north fenestration includes one-over-one double hung windows on the second and first floors. Large vertical windows are located at the northwest portion of the façade. Overall the building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1887-1898

Prehistoric  Historic  Both

\*P7. Owner and Address:

Fish George E Jr. & Monaghan Isabelle Tr.  
Furstenfeld Gary C and Janice K Tr.  
7840 El Cajon Blvd. #100, La Mesa 91941

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 274 5th Ave

B1. Historic Name: Buel-Town Company Building

B2. Common Name: The Spaghetti Factory

B3. Original Use: Warehouse

B4. Present Use: Development Project

\*B5. Architectural Style: Italianate Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: William Sterling Hebbard

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1887-1898

Property Type: Warehouse/Industrial Building

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

This building is currently listed on the National Register of Historic Places as a contributor to the Gaslamp Quarter Historic District and to the local register of historical resources HRB #127. City directory listings were not identified for this property between 1886 to 1927. However, by 1930, F.W. Lincoln became the tenant of the building. In 1935, the Buel Town Co. Paper replaced Lincoln. Buel Town stayed at this address through 1960. The Spaghetti Factory restaurant currently reside at this address. The earliest record for this building was documented in the water ledger books. The date for this permit is given as "prior to 7/1/1888" for Horton's Addition, Block 139, Lot A. Almost ten years later, a sewer order to inspect the "Y" connectors along 5th Ave. was issued. This time, the inspection only affected Lot B. The owner of the property during this inspection, 6/22/1897 was a Mrs. A Van Armen.

This previously-designated property is individually significant as a local historic resource and, on state and national levels, as a contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Water and Sewer, "prior to 7/1/1888"; 6/22/1897
- City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District
- Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 1D, 5B

\*Resource Name or # (Assigned by recorder) 274 5th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Buel-Town Company Building (274 5th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 5B

Other Listings HRB #127-097

Review Code                      Reviewer                      Date

Page 1 of 3

\*Resource Name or #: 204-206 Sixth Ave.

P1. Other Identifier: National City & Otay Railroad Depot Map #5

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma                      Date: 1996 T                      ; R                      ; 1/4 of                      1/4 of Sec                      ; M.D.

c. Address: 204-206 Sixth Ave                      City: San Diego                      Zip: 92101                      B.M.:

d. UTM: Zone:                      ;                      mE/                      mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 53534406

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

The National City & Otay Railroad Depot faces east and was topped by a tall, Mission Revival scalloped parapet with a wood trefoil window divided into small triangular and diamond shaped panes. The scalloped parapet has been modified by the addition of brick infill to create a straight, shallow pitch. There were one two large arched openings at the front façade that had heavy wood entry doors. These openings have since been modified with standard slab doors and square transom windows. The arches can still be seen through the building's interior.

\*P3b. Resource Attributes: (List attributes and codes)                      HP17 Railroad Depot

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View of east façade, 11/01/2004. Img\_1218.jpg

\*P6. Date Constructed/Age and Sources:

1896

Prehistoric  Historic  Both

\*P7. Owner and Address:

Tarsadia Hotels  
 620 Newport Center Drive, 14th Floor  
 Newport Beach, CA 92130

\*P8. Recorded by: (Name, affiliation, and address)

J. Furlonger, E. Magno  
 Heritage Architecture & Planning  
 625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 12/6/2004

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDCC

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 204-206 Sixth Ave.

B1. Historic Name: National City & Otay Railroad Depot

B2. Common Name:

B3. Original Use: Railroad Depot

B4. Present Use: Development Property

\*B5. Architectural Style: Mission Revival

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

Constructed in 1896 with various alterations since 1912.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: William Sterling Hebbard

b. Builder: National City & Otay Railroad

\*B10. Significance: Theme: Transportation & Commercial Development Area: San Diego

Period of Significance: 1880-1910

Property Type: Railroad Depot

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The National City & Otay Railroad Depot represents an important aspect of the transformation of San Diego from a frontier town to a true commercial urban center. The NC&O RR was the first commuter railroad in San Diego. It provided passenger and freight service between the business core and port and the entire region south (to the Mexican border). In addition to serving business purposes, the railroad also ran recreational "theatre trains" to downtown and "picnic trains" to the Sweetwater Valley. The building at 204-206 Sixth Avenue served as a depot from 1887 to 1912. It is the last structural link to the NC&O RR and marks a significant development in San Diego's early transportation history. In addition, its passenger and freight service contributed to the commercial development of San Diego.

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

\*B12. References:

La Jolla Historical Inventory, 1977

La Jolla: The Story of a Community 1887-1987

American House Styles: A Concise Guide

B13. Remarks:

Flanigan, Kathleen. "The National City & Otay Railroad Depot, 6th & L Streets, San Diego, California." Report prepared for the Centre City Development Corporation. October 15, 1999.

\*B14. Evaluator:

J. Furlonger & E. Magno, HAP

\*Date of Evaluation: 12/6/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 204-206 Sixth Ave.

\* Recorded by: J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 12/6/2004

Continuation  Update

B10. Applicable Criteria (cont.) The NC&O Depot is one of the earliest railroad depots in California designed in the Mission Revival style. It is also the oldest remaining building of this style designed by architect William Sterling Hebbard. There are no other Mission Revival style buildings designated historic within the Gaslamp Quarter Historic District, even though this style was popular during the period between 1890 and 1930s.

This property has been previously designated as a contributor to the (Gaslamp Quarter Historic District) meeting criteria (state reason). Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the NC&O Railroad Depot (204-206 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 335 6th Ave

P1. Other Identifier: J.O. Hosmon Garage Map #6

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 335 6th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353510400

Horton's Addition, Block 123, Lot D

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

This building was constructed in ca. 1920 in the Mission Revival-style. The building features a curvilinear parapet roof with coping detail along the roofline. The fenestration includes three portal bays. The central bay consists of two double hinged wood doors with three-quarter glazing. The outer bays consist of fixed transoms over glazed storefront windows and a 3' bulkhead. A single glazed door is located at the northwest corner of the façade. Overall this building appears to be in good condition and continues to reflect its original building form.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1920

Prehistoric  Historic  Both

\*P7. Owner and Address:

Ahern Fritz C & Susana  
5652 Stresemann St  
San Diego, CA 92122

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
Broadway, Suite 800, San Diego, CA 92101

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 335 6th Ave

B1. Historic Name: J.O. Hosmon Garage

B2. Common Name: Unknown

B3. Original Use: Automobile Garage

B4. Present Use: Commercial

\*B5. Architectural Style: Mission Revival Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca.1920

Property Type: Warehouse/Industrial Building

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

In 1927, the J.O. Hosmon Garage occupied the building at 335 6th Ave. However by 1930, the garage became the Marriott and Drummond Garage. In 1935, the name changed again when H.B. Whitesel Auto Repair moved in. In 1940, the Greenbaum Distributing Co. Liquors replaced the auto repair shop. In 1944, business once again altered. This time, Alfred Hart Distilleries Inc. of San Diego resided in the ex-auto repair shop.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, J.O. Hosmon Garage (335 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

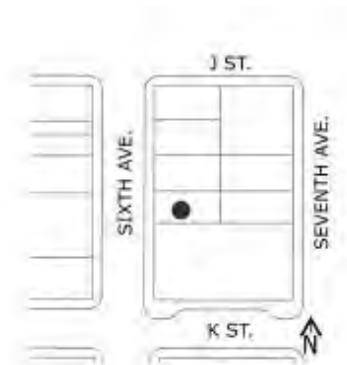
B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1, 5D3

Other Listings HRB #207-012  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 442-444 6th Ave

P1. Other Identifier: Manos Market Map #7

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 442-444 6th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5350840700

Asian/Pacific Thematic Historic District

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

This single story building was constructed in ca. 1896. It is a contributing property to the Asian/Pacific Thematic Historic District which is located in the heart of the Gaslamp Quarter Historic District. The building features a flat roof with a square parapet. Two large bays with metal roll-up doors flank a centralized single door entry. One bay has been in-filled with plywood at the southwest corner of the east façade. Overall the building appears to be in good condition, while continuing to convey its original form and building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 2005

\*P6. Date Constructed/Age and Sources:

ca. 1896

Prehistoric  Historic  Both

\*P7. Owner and Address:

Samimi Ramin  
100 Harbor Dr. #3405  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 442-444 6th Ave

B1. Historic Name: Manos Market

B2. Common Name: Manos Market

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Brick Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1896

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1921, the Maydole-Smith Fruit and Production Co. occupied 440-446 6th Ave. By 1935, however, these properties split into three addresses. In 1935, 442 housed G.E.O. Daken Wholesale Produce while 444 was not listed. In 1940, 442 was not listed, but 444 housed Bertolino Bros. Wholesale Produce. The properties swapped in 1944 when 442 then housed Manos Bros. Inc. Produce and 444 was not listed again. The building remained unchanged until Manos Bros. changed addresses to 444 6th Ave. There, the produce company stayed through the end of the listings in 1960. A sewer connection order was found for 10/24/1929 at the location of Horton's Addition, Block 113, Lot I. At this time, the owner of the land was simply written as "Dodd". Interestingly, the back of the permit stated that for this installation, however, no materials or labor was needed, indicating that piping was already installed for this property.

This property has been previously designated as a contributor to the Asian Pacific Thematic Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

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\*NRHP Status Code 5D1, 5D3

\*Resource Name or # (Assigned by recorder) 442-444 6th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B12.References (cont):

City of San Diego, HRB #207 Vertical File, Asian/Pacific Thematic Historic District  
Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

B10.Significance (cont.)

The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Manos Market building (442-444 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 453 & 459 6th Ave

P1. Other Identifier: Mekas Brothers Wholesale Produce Map #8

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 453 & 459 6th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351160201

Horton's Addition, Block 112, Lot B

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

Constructed in ca. 1920, this one-story brick building has a flat roof with brick corbelling along the roofline. It has three bays with contemporary metal roll-up garage doors and a glass block transom lights above a single door entryway. Semi-smooth stucco partially covers the main façade. Overall, this property is in good condition and retains original elements indicatings its original use as a produce warehouse.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View East, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1920

Prehistoric  Historic  Both

\*P7. Owner and Address:

Refer to Continuation Sheet

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 453 & 459 6th Ave

B1. Historic Name: Mekas Brothers Wholesale Produce

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Warehouse

\*B5. Architectural Style: Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance:

Property Type: Commercial/Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1927, the first mention of a listing at the address of 455 6th Ave. read Marinos Bros. Wholesale produce. By 1935, S.G. Marinos had changed addresses to 453 6th Ave., leaving 455 unlisted and 457 vacant with the K and L Café occupying 459 6th. Marinos Produce continued to do business from 453 6th through the 1960 directory listing. However, 457 became Joseph Turner Cigars in 1940, but was again vacant in 1945 and not listed from 1950-1960. In 1940, the Sam Lamprou Restaurant became 459 6th Ave. and stayed in business until 1955 when the Market Grill began its stint at the site. The Sanborn Fire Insurance Maps depict the property as a wholesale produce and fruit packing establishment.

In 1995 this property was recorded by the Office of Maria Lia for the Proposed Warehouse District and assigned a National Register status code of 7-- not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Lia. Proposed Warehouse District, 1995.

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 453 & 459 6th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

P7. Owner and Address: (cont.)

Two owners are associated with APN 5351160202  
Paquette Brook  
453 6th Ave  
San Diego, CA 92101

Grady Steven M & Warren-Grady Joan L  
2445 5th Ave #330  
San Diego, CA 92101

B10. Significance (cont.)

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Mekas Brothers Wholesale Produce (453 & 459 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1D. 5D3

Other Listings HRB #127-070

Review Code                      Reviewer                      Date

Page 1 of 3                      \*Resource Name or #: 454 6th Ave

P1. Other Identifier: Produce Market Building Map #9

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

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

\*b. USGS 7.5' Quad Point Loma                      Date: 1996 T                      ; R                      ; 1/4 of                      1/4 of Sec                      ; M.D.

c. Address: 454 6th Ave                      City: San Diego                      Zip: 92101                      B.M.:

d. UTM: Zone:                      ;                      mE/                      mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5350841000

Horton's Addition, Block 113, Lot K

S/W corner at 6th Ave and Island Ave; Gaslamp Quarter Historic District

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

This building was constructed in 1918 and is located at the southwest corner of 6th and Island Avenues. It is listed in the National Register of Historic Places as a contributor to the Gaslamp Quarter Historic District. The building is constructed of brick and features a flat roof. The north façade consists of four portal bays with metal roll-up doors. Five bays with metal roll-up doors are also located on the east façade along 6th Avenue. Overall the building appears to be in good condition and retains its original form and building fabric.

\*P3b. Resource Attributes: (List attributes and codes)    HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/W, 9/18/03, 051748.JPG

\*P6. Date Constructed/Age and Sources:

1918  
 Prehistoric     Historic     Both

\*P7. Owner and Address:

Mellos John C & Karen A Trust  
2830 Willow Glen Dr  
El Cajon, CA 92019

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:     NONE     Location Map     Sketch Map     Continuation Sheet     Building, Structure, and Object Record  
 Archaeological Record     District Record     Linear Feature Record     Milling Station Record     Rock Art Record  
 Artifact Record     Photograph Record     Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 454 6th Ave

B1. Historic Name: Produce Market Building

B2. Common Name: Produce Building

B3. Original Use: Warehouse

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Utilitarian Brick Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Browner and Hunter contracted by Melville Klauber

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1918

Property Type: Commercial Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was commissioned to various wholesalers. The 1921 Sanborn Fire Insurance Map depicts this building as a Commissioned Merchant Operation. The first city directory listing identified under 519 I Street (Island Avenue) listed the property as vacant in 1930. However, by 1940, Henry A. Pozner Wholesale Produce was located at this address. In 1944-45, H.A. Pozner was listed under 517 Island Avenue. In its place were the Tom Family Association. In 1950, the Tom Family Association had moved out, rendering the space vacant. Beginning in 1955, the H.A. Pozner Produce was again listed at 519 Island Avenue and grew by 1960 to also incorporate 521 and 523 Island Avenue. Frank Meza Wholesale Produce was occupying this building by 1960.

This property has been previously designated as contributor to the Gaslamp Quarter Historic District. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer 4/5/1918

City of San Diego, HRB #127 Vertical File, Gaslamp Quarter Historic District (450-62 6th Avenue)

Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 1D, 5D3

\*Resource Name or # (Assigned by recorder) 454 6th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Significance (cont.) The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Produce Market Building (454 6th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # 2138-0378-0000  
Trinomial  
NRHP Status Code 5B. 2S

Other Listings HRB #131  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 7th Ave

P1. Other Identifier: Western Metal Supply Company Map #10

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 7th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355632900

Originally: 215 7th Avenue, Horton's Addition, Block 137, Lots A-D, K & L, APN # 535-355-09

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

Built in 1919, this four-story brick industrial building is symmetrical in design and has a rectangular form. Its fenestration consists of seven bays with a recessed entry. The roof is flat and has brick corbelling on the main façade. The building was incorporated into the design of the Padres Ballpark. The building continues to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/E, 04/12/2004

\*P6. Date Constructed/Age and Sources:

1919  
 Prehistoric  Historic  Both

\*P7. Owner and Address:  
City of San Diego, Public Agency

\*P8. Recorded by: (Name, affiliation, and address)  
N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)  
Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 7th Ave

B1. Historic Name: Western Metal Supply Company

B2. Common Name: Western Metal Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial Warehouse

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

2003: Relocated and incorporated into the design of the Padres Ballpark

\*B7. Moved?  No  Yes  Unknown Date: 2003

Original Location:

\*B8. Related Features:

B9a. Architect: Henry Lord Gay

b. Builder: James Shera and Thomas Kneale

\*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1909

Property Type: Commercial/Warehouse

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

Designed by architect, Henry Lord Gay, founder of the American Institute of Architects, this building became home to steel manufacturers McKenzie, Flint and Winsky. Organized in 1896 the manufacturers changed their name in 1903 to the Western Metal Supply Co.

The building is a City of San Diego designated historical resource (HRB #131). It was previously recorded in the Brandes 1980 survey and given a NRHP status code of "3S"--appears eligible for separate listing to the National Register. Additionally, the building was recorded in the Lia Proposed Warehouse District in 1995, and as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 where a NRHP status code of "3S" was assigned to the property.

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

\*B12. References:

- Moomjian/Bradbury. Evaluation of Historic Resources within Proposed Ballpark/Ancillary Development Projects Survey. 1998.
- Lia. Proposed Warehouse District, 1995.
- Lia/Brandes. Bayside Survey, 1989.

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI # 2138-0378-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B, 2S

\*Resource Name or # (Assigned by recorder) 7th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B12. References (cont.)

Brandes.Survey, 1980.

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City of San Diego, HRB #131 Vertical File, Western Metal Building

B10. Significance (cont.)

This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Western Metal Supply Company building (7th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 340-344 7th Ave

P1. Other Identifier: Map #11

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 340-344 7th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353510900

Horton's Addition, Block 123, Lot J

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

This single story brick building was originally built in ca. 1911 with two bay openings, a centralized single door entryway, and a flat truss roof with wire glass skylights. In the late 1920s-30s a stepped parapet roof was added to the main façade which remains evident today. While one of the original bay openings has been enclosed with storefront style glass panes and the other with a metal roll-up garage door, the original bay openings remain intact and continue to convey the original design and intent of the building. Overall the building is in good condition and retains its original building form and fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 2005.

\*P6. Date Constructed/Age and Sources:

ca. 1911, 1930 (renovations)

Prehistoric  Historic  Both

\*P7. Owner and Address:

Ahern Fritz C & Susana  
5652 Stresemann St  
San Diego, CA 92122

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis  
Heritage Architecture & Planning  
625 Broadway, Suite 800,

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 340-344 7th Ave

B1. Historic Name: Julian-Warner Springs Trucking Line Depot

B2. Common Name: Dizzy's Jazz Club

B3. Original Use: Warehouse

B4. Present Use: Jazz Club

\*B5. Architectural Style: Brick Commercial Warehouse

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

Renovation ca. 1930 including a stepped parapet facade, warehouse doors, and storefront.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Walter S. Keller

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1911, ca. 1930

Property Type: Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The building was designed by architect Walter Keller who was born in New York City in 1881 and attended the Weingart Architectural Institute. After graduation, he worked for architects Bernstein and Bernstein. Keller came to San Diego in 1909, and served as the superintendent of engineering specialties at the U.S. Grant Hotel. Keller opened his own office in 1911 and quickly established a reputation as an architect who specialized in residential designs of fine craftsmanship and quality cabinetwork. Over the years, Keller designed many homes in the Kensington, Mission Hills, North Park, and Loma Portal areas of San Diego. Keller's eclectic style of design ranged from Mission and Prairie to Art Deco and neoclassicism. Keller left San Diego in 1916 to participate in World War One and was killed in 1918.

The Julian-Warner Springs Truck Line, owned by A.E. Blanc and B.H. Christian, was one of San Diego's earliest locally operated automotive trucking lines. In 1915, the company is listed in the City Directory as the building's first occupant. The building was renovated ca. 1930 while serving as the company's headquarters from 1923-1936. In 1927, three businesses shared 340 7th Avenue: the Andrews Brokerage Co., the Julian-Warner Springs Truck Line, and the Oppenheimer Rush Trucking Depot. In 1940, no listings were found for any addresses associated with

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Water and Sewer Records 11/2/1916, 1/1917
- Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
- City Directories, 5-year increments; 1886-1960

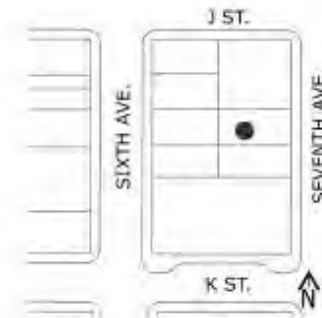
B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 340-344 7th Ave

\* Recorded by: N. Purvis  
Heritage Architecture & Planning  
625 Broadway, Suite 800,  
San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Significance (cont.) this building. In 1944, the Alf M. Lewis Inc. Wholesale Grocery occupied 344 7th Avenue. By 1955, the building was again vacant and remained so through 1960.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Julian-Warner Springs Trucking Line Depot (340-344 7th Avenue) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #195  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 377 7th Ave

P1. Other Identifier: Levi Wholesale Grocery Co. (Kvaas Construction) Map #12

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 377 8th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355632300

Formerly 330 8th Ave, Offset subdivision, Lot 2, APN # 535-352-12

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

This single story building is sheathed in multi-colored brick and cast concrete. It is symmetrical in design and features classical detailing. The roof is flat with a double cornice along the roofline parapet. The entry is recessed through an archway with a keystone and classical turned spiral pilasters at half-span. Two additional pilasters provide visual support to the classical entablature. The centralized arched entryway is between two large bays of low arched tripartite windows that are visually separated by brick pilasters that feature a slightly recessed arch within, thus creating an appearance of paired pilasters. In 2003, the building was incorporated into the design of the new Ballpark District. Overall the building appears to be in good condition and is currently undergoing rehabilitation to be incorporated into a larger development project.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View South, 2005

\*P6. Date Constructed/Age and Sources:

ca. 1927

Prehistoric  Historic  Both

\*P7. Owner and Address:

City of San Diego Redevelopment Agency  
Public Agency

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 377 7th Ave

B1. Historic Name: Levi Wholesale Grocery Company

B2. Common Name: Kvaas Building

B3. Original Use: Commercial/Warehouse

B4. Present Use: Unknown

\*B5. Architectural Style: Neo-classical Commercial Warehouse

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

2003: Relocated and incorporated into the design of the Padres Ballpark.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Trepte Construction Company

b. Builder: Trepte Construction Company

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1927

Property Type: Commercial/Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building served the Simon Levi Company, wholesale grocers between 1925 to 1945. The building was eventually sold to Safeway Stores Inc. The property is a designated City of San Diego historical resource (HRB #195). In 1986 SHPO reviewed the property for a Historic Preservation Certification and determined the property ineligible on Criteria A (Event), B (Person), and inconclusive evidence to support National Register eligibility under criterion C. Additionally, the property was previously recorded in 1989 in the Lia/Brandes, Bayside Survey and included in 1995 by the Office of Marie Burke Lia as a contributor to a Proposed Warehouse District. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was assigned a NRHP status code of "4S2"--may become eligible to the National Register when more research is done on the property.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.

Lia. Proposed Warehouse District, 1995.

Lia/Brandes. Bayside Survey, 1989.

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 377 7th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Levi Wholesale Grocery Company (377 7th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 502-522 7th Ave

P1. Other Identifier: Izer Davis Candy Co. Manufacturers Building/Western Hotel Map #13

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 502-522 7th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351110800

N/W corner at 7th and Island Avenue

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

This two-story building was constructed in ca. 1910-1920. It has a flat roof and a fenestration that consists of four bays separated by pilasters with simple high relief detail on the ground level. Three of the bays are glass storefronts with approximately 3' bulkhead. Along 7th Avenue, three sets of paired windows with small vents above each are located on the second story. The south façade fenestration consists of five sets of paired aluminum windows, and one single window at the southwest section of the façade on the upper floor. The ground level includes one double door portal bay. The windows are varied and consist of one industrial window, boarded-up window, and a pair of hinged windows. Overall the building appears to be in good condition, while appearing to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1910-1920

Prehistoric  Historic  Both

\*P7. Owner and Address:

Hotel Etoile Corp  
2271 Via Media  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 502-522 7th Ave

B1. Historic Name: Izer Davis Co. Candy Manufacturers

B2. Common Name: Vebo Produce

B3. Original Use: Candy Manufacturers

B4. Present Use: Mixed Use--Wholesale Produce and Residential

\*B5. Architectural Style:

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1910-1920

Property Type: Warehouse/Industrial Building

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

The first occupants at this building were the Izer Davis Co. candy manufacturer in 1915 at 502 7th Avenue and the Western Hotel in 1914 at 322 7th Ave. In 1927, the Southern Tobacco Co. also resided at 502 7th Ave. while T. Sato shared 522 with the Western Hotel. By 1930, there was no city directory listing for 502-520. Yet, the Western Hotel and T. Sato continued to occupy 522 7th Ave. In 1935, the block included J.A. Klewior and the Pete and Willie Café at 502 7th Avenue; 512 was listed as vacant, 516 was utilized by Ranier Brewing Co., and 522 7th Avenue listed a new tenant, A.R. Inhope at the Western Hotel. In 1940, the H.S. Jay Printer occupied 502 7th Avenue. 514 7th Avenue was listed for the first time under the occupants of the J.A. Ferraro Wholesale Liquors. The Yee Lee Laundry occupied 516 7th Avenue. Albert Pedersen and the Mrs. Maureen Pedersen Furniture Rooms replaced the Western Hotel at 522 7th Avenue. In 1935, no directory listings were found for 504-510 and 518-520 7th Avenue. By 1940, the lots stabilized somewhat with the Rath Packing Co. Wholesale Meats who occupied 512 7th Avenue, and the Yee Lee Laundry shop was renamed the Sing Lee Laundry shop. Mr. and Mrs. Pedersen Furniture Company was replaced by W.J. Patterson and the Seventh Avenue Hotel. By 1950, G.J. Hoffman Printer occupied 502 7th Avenue, Julian Ship Provisions Wholesale Meats utilized 512 7th Avenue, the W.H. Snyder Fruit and Produce Co., in 516 7th Avenue, and the Seventh Avenue Hotel owned by W.J. Patterson being the only remaining

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

\*B12. References:

Water and Sewer Records 10/22/1947

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 502-522 7th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Applicable Criteria (cont.) business left from the previous five years. In 1955, the Brunswick Ship Provisions and Wholesale Meats ousted the Julian business and 522 7th Avenue became utilized by the Star Hotel. By 1960, the building returned to its condensed 1927 condition, only housing two businesses: Hoffmann Printers at 502 7th Avenue and the Star Hotel at 522 7th Avenue. With the amount of addresses that serve this location, numerous water records were found for multiple addresses. The earliest service order found dates from June 1935 at the address of 516 7th Avenue. This location, Horton's Addition, Block 97, Lot H was simply a service on the already existing water connection and does not provide the owner at the time. The next two service orders are both dated 10/22/1947 for both 502 and 512 7th Avenue. For both addresses, Lot G, the owner is listed as F.F. Faust.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 502-522 7th Avenue helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #376  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 371 8th Ave

P1. Other Identifier: Schiefer & Sons Manufacturing Map #15

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 371 8th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630400

S/E corner at 8th Ave and J St

Horton's Addition, Block 125 north 25' of Lot C and all of Lots A and B, APN# 535-353-11 [371 8th Ave]

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

This three story brick building was constructed in ca. 1908. The north fenestration consists of eight bays with segmental arch tripartite windows. The main entryway is off-centered and recessed. Four bays of segmental arch tripartite windows are also located on the west and east elevations. Colossal brick pilasters provide vertical dimension and alternate in height from the ground to the roofline. Overall the building appears to be in good condition and retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S S/E, 11/16/2004

\*P6. Date Constructed/Age and Sources:

ca. 1908

Prehistoric  Historic  Both

\*P7. Owner and Address:

City of San Diego Redevelopment Agency  
Public Agency

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis  
Heritage Architecture & Planning  
530 Sixth Ave, San Diego, CA 92101

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 371 8th Ave

B1. Historic Name: Schiefer & Sons Warehouse

B2. Common Name: Eighth & J Lofts

B3. Original Use: Warehouse

B4. Present Use: Vacant

\*B5. Architectural Style: Brick Commercial/Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1908

Property Type: Warehouse/Industrial Development

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was used as Frank Schiefer & Sons fixture and furniture manufacturing business. It featured a factory and sales room until 1939. During the World War II years, the building was operated by Standard Parachute Corporation who subsequently produced parachutes for the war effort. In the early 1950s, Gabrillo Cleaners and Laundry occupied the building. By 1958, Willard B. Hage used the warehouse building for Hage's Limited Divisions of Foremost Dairies, later becoming Foremost Dairies. From 1972 until 1975, the Salvation Army leased the building and used it as a storage warehouse. The warehouse was eventually rehabilitated and adapted into residential lofts. Currently the building is vacant.

This property was previously recorded in 1989 in the Lia/Brandes Team Bayside Survey, and in 1995, the Office of Marie Burke Lia proposed this property as a contributor to a Proposed Warehouse District. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999, the property was

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

\*B12. References:

- Moonjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Lia. Proposed Warehouse district, 1995.
- Lia/Brandes. Bayside Survey, 1989.
- Water and Sewer Records

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 371 8th Ave

\* Recorded by: N. Purvis  
Heritage Architecture & Planning  
530 Sixth Ave, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10: (cont.)

assigned a NRHP status code of "4S2"—May be eligible for separate listing to the National Register when more historical/architectural research is done.

Applicable Criteria (cont.)

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Schiefer & Sons Warehouse (371 8th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B12. References (cont.)

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921, republished 1956  
City Directories, 5-year increments; 1886-1960



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 452 8th Ave

P1. Other Identifier: San Diego Auto & Carriage Works Map #16

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 452 8th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150700

Horton's Addition, Block 111, Lot J

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

Constructed in 1909, this two story building features multi-colored buff bricks, a flat roof, and a decorative horizontal brick band along the roofline on the east elevation. The fenestration on the upper floor consists of replicated paired fixed multi-pane windows that have an operating centralized pane and brick lintels. The ground floor consists of fixed vertical windows and transoms with two recessed wood double doors on each side of the main façade (east elevation), and a brick bulkhead. The north façade includes a greenhouse at the western corner and stairs accessing the second story, which were added in 1987. Other modifications include a 1987 seismic retrofit and an enclosure of a south elevation entryway in 1940 when the adjacent building was constructed. Although alterations have been made to this building, it continues to convey a warehouse style of building and remains in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 1/5/2004

\*P6. Date Constructed/Age and Sources:

1909  
 Prehistoric  Historic  Both

\*P7. Owner and Address:

Simplon Ballpark LLC  
704 J St.  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 452 8th Ave

B1. Historic Name: San Diego Auto & Carriage Works

B2. Common Name: Old World Deli

B3. Original Use: Industrial

B4. Present Use: Commercial

\*B5. Architectural Style: Brick Commercial Warehouse

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

1940: South entry enclosure

1987: Seismic retrofit, exterior staircase, window and door alterations

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Briggs and Cathcart

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1909, 1916-1932

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The first floor of this building was occupied by San Diego Auto & Carriage Company from 1916 to 1932, while a auto painting shop occupied the second floor. The San Diego Auto and Carriage Co. has been located at this site since 1916 and in conjunction with the J.V. Vanice Auto Repair since 1925. By 1930, the Carriage Co. was the only remaining business listed under this address. In 1935, W.J. Botterell Blacksmith, the original proprietor, supplanted the Carriage Co. They too combined to make up 452 8th Avenue with Edward Gesler Grinding in 1940. In 1944, A.W.E. Harper signs became the new tenant of the building only to be displaced by the San Diego Neon Sign Co. The Neon Sign Co. also shared the property in 1955 with the Luminad Corporation, a second neon sign company. Both sign businesses remained in business through 1960 at this address.

This property was previously recorded in 1995 by the Office of Maria Burke Lia for a Proposed Warehouse District and given a National Register status code of "7"--not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Lia. Proposed Warehouse District, 1995

Water and Sewer Records

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 452 8th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, San Diego Auto & Carriage Works (452 8th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 410 10th Ave

P1. Other Identifier: Kidd & Krone Auto Parts Map #17

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 410 10th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351260800

Horton's Addition, Block 109, Lot G

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

This single story building was originally constructed in 1925 as a hollow clay tile warehouse building. However in the 1930s brick replaced the tiles on the east and west facades. There is a stepped parapet roof along the east and south facades with a decorative keystone at each apex. A public entrance is located along the east façade, which is flanked by multi-pane windows that continue along the façade. Decorative muntins separate the glass of the two eastern windows on the south façade and above the door. A contemporary metal roll-up door is located at the western end of the south façade. Overall this building appears to be in good condition and continues to convey its original use as a automotive garage warehouse building.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N N/W, 2005

\*P6. Date Constructed/Age and Sources:

1925

Prehistoric  Historic  Both

\*P7. Owner and Address:

Berry Steven Trust  
3903 Portola Place  
San Diego, CA 92106

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 410 10th Ave

B1. Historic Name: Kidd and Krone Auto Parts

B2. Common Name: Unknown

B3. Original Use: Automotive Warehouse

B4. Present Use: Unknown

\*B5. Architectural Style: Mission Revival Commercial Warehouse

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

ca. 1930: East and south façade hollow clay tile is replaced by brick

1972: New doorway and stonework along east façade, some windows enlarged

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1925

Property Type: Commercial/Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building originally served San Diego's early automotive industry and by World War II became a war supplies warehouse. Kidd and Krone Auto Parts utilized this site by 1925 and remained there until ca. 1940. In 1940, the building was not listed in the city directories and remained unlisted until 1955 when General Truck and Engine Co. warehouse utilized the property. This property is situated at Horton's Addition, Block 109, Lot G. Water service was connected on 5/1/1909 and a sewer connection order was received by the sewer department for this same lot on 1/2/1925 under the then owner Tripte.

This property was previously recorded in 1995 by the Office of Maria Burke Lia for a Proposed Warehouse District and given a National Register status code of "7"--not evaluated.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Lia. Proposed Warehouse District, 1995.

Water and Sewer Records

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 410 10th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Kidd & Krone Auto Parts (410 10th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 418 10th Ave

P1. Other Identifier: Star Machine Works Map #18

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 418 10th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351260900

Horton's Addition, Block 109, Lot H (formerly 444 10th Ave)

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

This single story building was constructed in ca. 1927 and features simplistic Mission Revival style details, as seen in the parapet. The building is symmetrical in design with a centralized bay flanked by a wall sconce and a multi-pane industrial type window on each side. An original sliding pocket garage door provides access to two interior glass doors with transom lights. These slightly recessed doors form a "V" and were added when the interior space was divided into two. On the southeast corner of the front façade is a smaller door. Overall this building appears to be in good condition, while retaining its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View West, 2005

\*P6. Date Constructed/Age and Sources:

ca. 1927

Prehistoric  Historic  Both

\*P7. Owner and Address:

Witkin Michael I Revocable Trust  
3019 Ibsen St  
San Diego, CA 92106

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 418 10th Ave

B1. Historic Name: Star Machine Works of San Diego, Inc.

B2. Common Name: Mixon Salon/Architect Michael Witkin

B3. Original Use: Industrial

B4. Present Use: Commercial

\*B5. Architectural Style: Brick Commercial

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1927

Property Type: Commercial/Industrial

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building was built around 1927 at which that time the address was 444 Tenth Avenue. Kelly Welding Works occupied the building during the early 1930s and in the mid-1930s, G. T. Franck, a dairy supply company, and C. D. Nelson, a wholesale liquors distributor, occupied the building. Then, from 1935 to 1998, a machinery manufacturing company called Star Machine Works, Inc. occupied the building. In 1935, Star Machine Works, originally located on the waterfront, moved into the building. The business, owned and operated by Clarence Peterson, produced and manufactured a vast range of products, from rotating sprinklers to special patented parts essential to lead projectiles. In 1952, Peterson's nephew, Ellard Mock, and a Star Machine Works machinist, Bill Brenizer purchased the company. The business thrived until the 1990s, when it was no longer profitable. In 1997, the building was sold to architect Michael Witkin. Currently, both the Mixon Salon occupies the premises. Water was installed to this site on 8/18/1927. At this time, Horton's Addition, Block 109, Lot H was owned by Walter L. Brown.

As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects,

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
- Water and Sewer 8/18/27
- City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 418 10th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

\*B10. Significance

and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined ineligible as a historical resource and given a NRHP status code of "6Z"--found ineligible.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Star Machine Works (418 10th Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # 2138-0414-0000  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #289  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 354 11th Ave

P1. Other Identifier: Carnation Building Map #19

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 354 11th Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353621300; 5353621400; 5353621500

Horton's Addition, Block 127, Lots A-F & I-L

Additional Addresses: 369 10th Ave; 1037 J Street; 1041 J Street

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

This large, U-shaped commercial/industrial building is multi-storied. The earlier portion of the building was constructed on the southwest corner of 11th Avenue and J Street in 1928. In 1930 the building was expanded to include the three parcels now located on the southeast corner of 10th Avenue and J Street. Constructed of brick, it has flat roofs and parapets decorated with horizontal bands and vertical corner ornaments in the Art Deco style. The fenestration consists of large industrial style windows that are slightly-recessed and multi-paned. The main entry, facing 11th Avenue, is accessed through an arched entryway. Several other entrances used for truck loading are located throughout with a loading dock located on the west side of the building. Overall the building remains in good condition and retains its original fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP07 3+Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/W, V11/4/03 A, 000031.JPG

\*P6. Date Constructed/Age and Sources:

1928, 1930

Prehistoric  Historic  Both

\*P7. Owner and Address:

Carnation LLC (Parcel 535-3621500)  
PO Box 83027  
San Diego, CA 92138

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 354 11th Ave

B1. Historic Name: Qualitee Dairy Products Buiding

B2. Common Name: Carnation Dairy

B3. Original Use: Commercial/ Industrial

B4. Present Use: Commercial/ Residential

\*B5. Architectural Style: Art Deco Commercial

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

The main portion of the Qualitee Dairy Products Building was constructed in 1928 at the southwest corner of 11th Avenue and J Street. In 1930, an addition was added to the building along 10th and J.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Quayle Brothers

b. Builder: James B. McGrath

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: 1928-1930

Property Type: Commercial/ Industrial

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The main portion of this multi-story industrial building was designed by the Quayle Brothers, noted San Diego architects, and built on the southwest corner of J and Eleventh Avenue in 1928. In 1930 the building was expanded to include three parcels on 10th Avenue. The Qualitee Dairy Company occupied this building when the Milk Producers Association formed the company as a subsidiary in 1928 to market San Diego dairy farmers. The Association, one of the oldest cooperative marketing associations in California, identified a lack of satisfactory dairy processing and distributing organizations in San Diego. In 1959, Qualitee Dairy Products Association of San Diego became a division of the Carnation Company of Los Angeles.

B11. Additional Resource Attributes: (List attributes and codes) HP07, HP08

\*B12. References:

Moomjian/Bradbury. Evaluation of Historical Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.  
Water and Sewer Records  
Sanborn Maps: 1920-1940, Vol.1 1921 and 1920-1956, Vol. 1A 1921; republished 1956  
City of San Diego, HRB #289 Vertical File, Carnation Building

B13. Remarks:

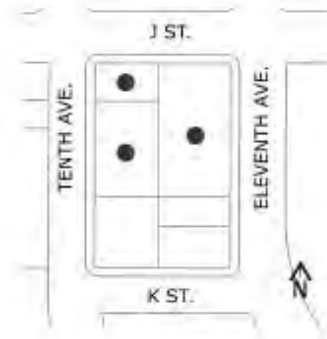
Locally designated HRB #289 includes parcels 535-362-13 and 535-362-14

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno, HAP

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI # 2138-0414-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 354 11th Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

\*P3a. Description

There are visible gas pumps and a wooden storage tower. In the past ten years, the lack of maintenance has caused the building to deteriorate.

\*P7. Owner and Address:

Davin McLaughlin  
(Parcels 535-362-13, 1, 2, and 3)  
369 10th Ave  
San Diego, CA 92101

David & Kayzar Shutt  
1041 J St  
San Diego, CA 92101

Jennifer A. Luce  
1037 J St, #2  
San Diego, CA 92101

\*B10. Significance

Douglas Young, secretary-treasurer and manager of the association, was named general manager of the dairy. In 1959, Qualitee Dairy Products Association of San Diego became a division of Carnation Company of Los Angeles. The San Diego business was operated as the Carnation Qualitee division of Carnation Company, retaining its management personnel.

Architecturally, this building is significant. It is the only known example of contemporary French and German Modern influence upon the work of the Quayle Brothers, allowing for transition to the new "machine age aesthetic." The building is the earliest example of the transition to this style, which is especially significant given the "conservative, small-town" nature of industry during this time in San Diego.

The San Diego Historic Site Board found this building to be historically significant. The basis for historical significance is that the oldest cooperative marketing association in California, the Milk Producers Association, built this factory. The Qualitee Dairy Products Company occupied the building throughout the Depression years until its merge with the Carnation Company from Los Angeles in 1959. During this period, Qualitee Dairy was one of the top ten largest employers in San Diego and delivered milk to over 11,000 homes and over 450 wholesale companies. The building was designated by the San Diego Historic Site Board in 1990 as HRB #289 and include the three parcels located on 10th and J.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Carnation Building (354 11th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # 37-023761  
HRI # 2138-0426-0000  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #458  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 171 14th St

P1. Other Identifier: Southern California Baking Company Map #20

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 171 14th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356030100

Horton's Addition, Block 170, .92 ac M/L in Lots G-L and in Lots A-F

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

This brick, two-story industrial building has always served as a warehouse and manufacturing area for baking companies. It has a flat roof, with a parapet of decorative brick. Small industrial-style windows are located on the upper floor along 14th Avenue. The north façade beginning at the northeast corner consists of a recessed space infilled with concrete block, one portal bay with a roll-up door and the surrounding area infilled with concrete block. Three multi-pane windows are adjacent to one central portal bay that has been infilled with brick. Multi-pane windows are along the northwest façade on the upper and lower levels, with one larger sliding window located at the lower northwest corner. Overall, this building appears to be in good condition and appears to retain its original building form and fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

1894, 1924

Prehistoric  Historic  Both

\*P7. Owner and Address:

Sinclair Robert C & Jacqueline Trust  
258 Kolmar St  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 171 14th St

- B1. Historic Name: Southern California Baking Company
- B2. Common Name: Wonder Bread Building
- B3. Original Use: Commercial Warehouse
- B4. Present Use: Commercial
- \*B5. Architectural Style: Brick Warehouse
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

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

\*B8. Related Features:  
Metal water tank; exposed industrial piping

B9a. Architect: Eugene M. Hoffman b. Builder: Trepte & Son

\*B10. Significance: Theme: Architecture Area: San Diego  
Period of Significance: 1924 Property Type: Industrial

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

This property is a locally designated historical resource (HRB #458). In 1924, Carl Winter and William Sick, hired noted San Diego architect, Eugene Hoffman, to design a new structure for their bakery, which had been in operation in San Diego since 1894, (as noted on the north and west building facades). Since 1919, bakeries have called this address home. The Southern California Baking Company first opened its office and factory at this address in 1919, but left by 1944 when the name changed to Winter's Bakery. In 1950, the Southern California Baking Co. was back only to be bought out by the Continental Baking Co. in 1955. From 1953 through 1988, the Continental Baking Company, the producers of Wonder Bread inhabited the building. The Wonder Bread Thrift Store was located in this building from 1965 through 1970. An application for water service began the pumping of water to this block on 2/2/1922.

A status code of 4S was previously assigned to this property.

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

- \*B12. References:
  - Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey.
  - Water and Sewer Records
  - Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
  - City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:  
N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary # 37-023761  
HRI # 2138-0426-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 171 14th St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

**\*P3a. Description**

Seven garage doors face 14th Avenue, suggesting that this is an area where vehicles are stored, or perhaps loaded. The building is very similar to other structures designed by Eugene Hoffman during the era when he was the John D. Spreckles Company architect.

**\*B10. Significance**

German-born architect, Eugene Hoffman came to San Diego in 1910 after earning a solid reputation as an architect in New York. He attracted the attention of many business leaders and developers in the San Diego community, including John D. Spreckles. Spreckles commissioned Hoffman to design a variety of buildings, ranging from industrial plants to commercial and office buildings. Later, during his partnership with George S. Walker (their office was located in the Spreckles Building), some supervision for hotel remodeling and residences. For the remainder of his life, Hoffman continued to design residences, department stores and office buildings. He died in 1948, at the age of 78.

**Applicable Criteria (cont.)**

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Southern California Baking Company Building (171 14th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 4) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 404 14 St

P1. Other Identifier: EHMCKE Sheet Metal Works Map #21

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 404 14th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351550700

Horton's Addition Block 105 Lots G, H, & I  
N/W corner at 14th and J Street

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

This single story building was constructed out of reinforced concrete block in 1957. The building features a wood beam roof on one row of steel posts and has ten wire-glass skylights. Two horizontal rows of coping give simplistic design definition to the roofline. The fenestration on the south elevation consists of industrial windows along J Street. The fenestration along 14th Street (east elevation) includes three sets of elongated industrial windows and a portal bay at the northeast section of the façade. Overall, the building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N, N/W, 2005

\*P6. Date Constructed/Age and Sources:

1957

Prehistoric  Historic  Both

\*P7. Owner and Address:

Ehmcke Trust & Davis Bypass Trust  
8975 Lawrence Welk Dr 164  
Escondido, CA 92026

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 404 14 St

B1. Historic Name: EHMCKE Sheet Metal Works

B2. Common Name: EHMCKE Sheet Metal Works

B3. Original Use: Sheet Metal

B4. Present Use: Sheet Metal

\*B5. Architectural Style: Utilitarian Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1957

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No listing was found for this address until 1960 when the Wm. G. Ehmcke Sheet Metal Works, Inc. occupied the site. A sewer connection record for 12/20/1956 shows that the property was owned by W.G. Ehmcke.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, WHMCKE Sheet Metal Works (404 14th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956.

Application for Building Permit, No. 65580, December 12, 1956.

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 70 15th St

P1. Other Identifier: San Diego Mill Supply Map #22

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 70 15th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356210100

S/W corner at 15th St and Imperial Ave

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

This building is a large one-story with a two-story mid-section at the east elevation. It is a framed building with metal clad and a barrel roof. It features a stepped parapet along the main façade (east elevation). The fenestration consists of four fixed paned windows on the upper floor and four portal bays with metal roll-up doors flanked by paired multi-pane windows with window grills. A loading dock is also located along the east façade. The north elevation depicts a mural of San Diego attractions. Overall the building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View S/W, 11/7/03, 000040.JPG

\*P6. Date Constructed/Age and Sources:

ca. 1945

Prehistoric  Historic  Both

\*P7. Owner and Address:

Matuzas Charles T & Jinger L  
PO Box 80452  
San Diego, CA 92138

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/7/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 70 15th St

B1. Historic Name: Unknown

B2. Common Name: San Diego Mill Supply Corporation

B3. Original Use: Unknown

B4. Present Use: Unknown

\*B5. Architectural Style: Mission Revival Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca.1924-1940

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No directory listings were identified for this property from 1886 to 1945. However, in 1950, the San Diego Mill Supply Corporation began occupying this location. The 1956 Sanborn Fire Insurance Map depicts a Chemical Warehouse facility.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, San Diego Mill Supply (70 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) an industrial building that incorporates specific building materials and reflects a distinctive method of construction; 4) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

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\*Resource Name or #: 335 15th St

P1. Other Identifier: Map #23

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 335 15th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950300

Sherman's Addition, Block 35, Lot 3

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

This single story building was built in ca. 1940. A stepped parapet roof is located along the main elevation (west) and the fenestration consists of an off-centered double door entryway with side lights, transom windows, and three multi-pane industrial windows. The building is wood framed with metal clad on the main façade. Overall the building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View East, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1940

Prehistoric  Historic  Both

\*P7. Owner and Address:

Sinclair Robert C & Jacqueline Trust  
258 Kolmar St  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 335 15th St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Unknown

\*B5. Architectural Style: Utilitarian with Parapet

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1921-1940

Property Type: Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Sanborn Fire Insurance map indicates that a dwelling existed on this lot under 335 15th Street in ca. 1921. However, by 1956, the Sanborn map depicts the existing property. At this time the property was being used as an auto parts warehouse. No directory listing was found for the property under the current address.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1; 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories 5-year increments; 1927-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

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\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 335 15th St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 335 15th Street helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 345 15th St

P1. Other Identifier: Modern Machine Co. Map #24

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 345 15th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950200

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

This two story building was constructed in ca. 1915 under the street address of 355 15th Street and by ca. 1956 the building was listed as 345 15th Street. The building features a parapet roof and a fenestration that consists of six six-over-six double hung windows on the upper floor and three large multi-pane windows on the ground floor. A single door entry is off-centered and is accessed by a ramp. Overall the building appears to be in good condition as well as retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View East, 11/4/03 B, 000006.JPG

\*P6. Date Constructed/Age and Sources:

ca. 1910

Prehistoric  Historic  Both

\*P7. Owner and Address:

Sinclair Robert C & Jacqueline Trust  
258 Kolmar St  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 345 15th St

B1. Historic Name: Modern Machine Company

B2. Common Name: Unknown

B3. Original Use: Machine Shop

B4. Present Use: Commercial

\*B5. Architectural Style: Utilitarian with Parapet

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1910

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The business that began utilizing the area was the Modern Machine Co. Inc. at 355 15th in 1916, which was owned by President G.E. Toms. By 1927, the company expanded to include 355-360 15th only to be listed at 355 by 1930. Their address again changed in 1935 to 345 15th. In 1940, the Modern Machine Co. occupied 345-355 where its address remained the same until 1950 when it was solely listed at 345 15th. In 1955, the San Diego Machine Co. was specifically listed as an aircraft parts manufacturer.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5 year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





State of California - The Resources Agency  
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\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 345 15th St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Modern Machine Co. (345 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
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Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 367 15th St

P1. Other Identifier: Brass Foundry Map #25

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 367 15th St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353950100

S/E corner of 15th and J Street

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

This single story wood framed iron clad building was constructed in ca. 1914 as 375 & 365 15th Street. The building features a parapet, although it is not referenced on Sanborn Fire Insurance maps from 1921 or 1956. Other features include a wood truss roof, concrete floor, and a centralized portal bay with a metal roll-up door on the west façade along 15th Street. Two single doors are located on each corner of the façade. The north façade along J Street includes seven boarded-up windows and one portal bay located at the northeast corner of the façade. Overall, this building appears to be in good condition, while appearing to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View East, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1914

Prehistoric  Historic  Both

\*P7. Owner and Address:

Ehmcke Trust & Davis Bypass Trust  
8975 Lawrence Welk Dr 164  
Escondido, CA 92026

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 367 15th St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Brass Foundry or Factory

B4. Present Use: Unknown

\*B5. Architectural Style: Utilitarian with Parapet

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1914

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This property was utilized as a Brass Foundry/Factory under the addresses of 375 and 365 15th Street and 1511 J Street. By 1956 the property was used as a Bottled Soda Warehouse. However no directory listings for 367 15th Street were found between 1886-1940. But beginning in 1944-45, The W.G. Emcke Sheet Metal Works occupied this listing at 367 15th Street until 1960.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Brass Foundry (367 15th St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
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Reviewer

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\*Resource Name or #: 945 South 16th St

P1. Other Identifier: 945 15th Ave. (HRB); 16th St Cor Logan Ave. (City Directories, 1912-1920); 933 S. 16th St (City Dir., 1925-1960); Map #26

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 945 South 16th St City: San Diego Zip: 92113 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5380403300

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

This two-story Art Deco building features a symmetrical façade with a flat roof and polychrome stucco plaster cladding. Zig Zag Moderne ornamentation includes overlapping bands of chevrons along the roof line. Corner pilasters, plus one center pilaster above the entrance, feature large metal light sconces at their bases and plaster relief work that mimics upward pointing beams of light extending to the roof. A pair of six-lite fixed steel windows and one pair of three-lite fixed steel windows that flank the center pilaster are present on the 2nd-story. The ground floor has one six-lite fixed steel sash window on the north half of the west façade and one multi-pane fixed steel window on the southern half. The centrally located entrance, which at one time probably consisted of double doors and a transom window, has been poorly modified and now features a single door and concrete steps. Aside from this modification, the architectural integrity of the building appears in excellent condition.

This property is outside of the Warehouse District project study area, but was included at the request of the National Trust for Historic Preservation and the Save Our Heritage Organisation.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View of west façade from South 16th Street, 05/17/2005.

\*P6. Date Constructed/Age and Sources:

1912

Prehistoric  Historic  Both

\*P7. Owner and Address:

BEF Investments LLC  
314 4th Ave.  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 1/13/2005

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 945 South 16th St

B1. Historic Name: Munger's Laundry Company

B2. Common Name: Unknown

B3. Original Use: Light Industrial (Laundry)

B4. Present Use: Unknown

\*B5. Architectural Style: Art Deco

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1912

Property Type: Warehouse/Industrial

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

Munger's Laundry Company of San Diego is listed in the City Directories at this location from 1912 until 1960. It is unlikely, however, that the building's noteworthy Art Deco façade dates as early as the 1910s.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 949 S. 16th Avenue helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

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

\*B12. References:

Sanborn Maps: 1920-1940, Vol.1 1921 and 1920-1956, Vol. 1A 1921; republished 1956  
City Directories, 5-year increments, 1886-1960

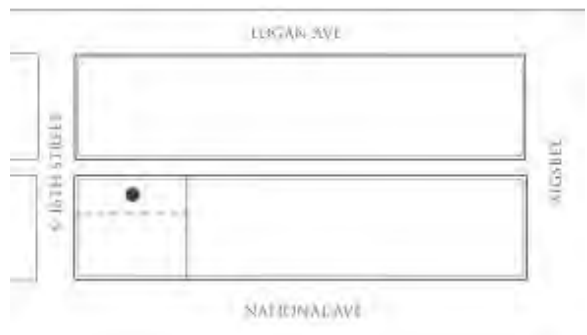
B13. Remarks:

\*B14. Evaluator:

J. Furlonger, E. Magno

\*Date of Evaluation: 1/13/2005

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 1401 Imperial Ave

P1. Other Identifier: McCullough & Nolan Boilerworks Map #27

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1401 Imperial Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356140100

Horton's Addition, Block 169, Lot A

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

Built in ca. 1932, this single story building features a gable roof with a centralized gablet at the ridge and a shed roof addition along the east façade. The fenestration is simple and includes one-over-one double hung windows covered with security bars. The main entry is located on the south façade. Overall the building appears to be in fair condition, while appearing to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S, S/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1932

Prehistoric  Historic  Both

\*P7. Owner and Address:

ITT Continental Baking Co  
C/O Interstate Brands Corp  
PO Box 419627, Kansas, MO 64141

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1401 Imperial Ave

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Boiler Works

B4. Present Use: Unknown

\*B5. Architectural Style: Vernacular Wood Framed Building

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1932

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The McCullough and Nolan Boiler Works occupied this address from 1935 through 1940. By 1944, no listing was given for this location. By 1950, O.K. Katzer Iron Works used the building. By 1955, the San Diego Ornamental Iron Works moved in, but again by 1960, a new tenant, the Continental Bakery Co. was using the space. A sewer connection order for Horton's Addition, Block 169, Lot A, under the ownership of F.E. Davis was found reporting that a sewer connection had been made to this property on 12/31/1931.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1401 Imperial Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, McCullough & Nolan Boilerworks (1401 Imperial Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 1435 Imperial Ave

P1. Other Identifier: Deacon Warehouse Map #28

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1435 Imperial Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5356141000

Horton's Addition, Block 169, Lots K and L

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

This large one story building is designed in the Mission Revival commercial warehouse style and was constructed in ca. 1925. It features a double parapet that includes an exterior valley indicating an interior framed partition. The north façade fenestration consists of six portal bays with metal roll-up doors. Each bay is divided by piers that feature truncated pilasters. Overall the building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View South, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1925

Prehistoric  Historic  Both

\*P7. Owner and Address:

Jasper & Smith Inc.  
5525 Trinity Way  
San Diego, CA 92120

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/7/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1435 Imperial Ave

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Commercial/Retail

\*B5. Architectural Style: Mission Revival Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1925

Property Type: Warehouse/Industrial Building

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

This property has had multiple tenants throughout its history. In 1930, D.A. Deacon Warehouse occupied the space, while 1935 reported no directory listing. The directory listings for 1940 and 1945 provided A.W. Stein Wholesale Poultry as the occupant of the building, but by 1950, Production Tools Inc. had replaced A.W. Stein. A sewer was connected to the property on 3/5/1925.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Deacon Warehouse (1435 Imperial Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # 2138-0234-0000  
Trinomial  
NRHP Status Code 5B. 2S

Other Listings HRB #159  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 611 Island Ave

P1. Other Identifier: Klauber Wangenheim Building Map #29

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 611 Island Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351160100

Horton Addition, Block 112, Lots A and J-L  
S/E corner at 6th Ave and Island Ave

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

Built in 1929, this four-story building replaced the original Klauber Wangenheim trading post established in 1869. This building is brick and concrete and features a flat roof. It was originally a split-level building with the four-story east wing at 7th and Island Avenues and a two-story west wing at 6th and Island Avenues. William Wheeler, architect, intentionally designed the building to easily integrate two additional stories. In 1944, Trepte Construction Co. was commissioned again to two additional 50' x 100' floors on the west wing. With the new floor additions, the building's square footage totaled 80,000. The building features fire towers at each stairway landing, and elevators capable of accommodating three cars of merchandise to the upper floors. Alternating tripartite multi-pane and single multi-pane industrial windows make up the north fenestration's upper stories, while three open garage bays are located on the ground floor. A cartouch hangs above the main entry. The fenestration of the east façade includes six multi-pane industrial windows on each upper story and ground level garage bays. Overall this building appears to be in good condition and continues to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/W, 2005

\*P6. Date Constructed/Age and Sources:

1929, 1944

Prehistoric  Historic  Both

\*P7. Owner and Address:

Island Storage LLC  
c/o Deene Oliver  
733 8th Ave.  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 9/18/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 611 Island Ave

B1. Historic Name: Klauber-Wagenheim Building

B2. Common Name: Island Self Storage

B3. Original Use: Wholesale Grocers

B4. Present Use: Commercial Storage

\*B5. Architectural Style: Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: William Wheeler

b. Builder: Trepte Construction Company

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1929

Property Type: Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

This building is located on the original site of the Klauber-Wangenheim trading post built in 1869. Klauber-Wangenheim became one of largest wholesale grocers in San Diego. Early city directory listings were not found for this address until 1930. Allied Food Stores Inc. were listed in 1935 and from 1940 to 1950 the directory listed both businesses as occupying site. In 1955, the Klauber Wangenheim Co. Wholesale Grocers again took sole possession of the address. An application and order for water service for 7/11/1929 was issued to owner K.W. Co. for the Horton Addition, Block 112, Lots A and J-L.

This property was previously recorded and assigned a NRHP status code "3S"--appears eligible for separate National Register listing, and is currently listed as a City of San Diego designated historical resource ( HRB#159).

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Levy, Bernard M. Esq. The Klauber-Wangenheim Building at 611 Island Avenue, 1982.
- Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956
- Gaslamp Quarter Historic Heart of San Diego Architectural Guide Map

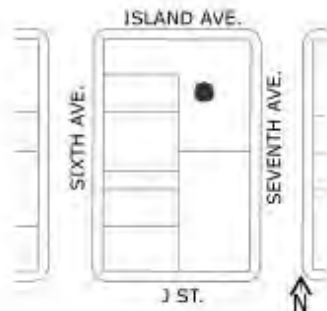
B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI # 2138-0234-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B, 2S

\*Resource Name or # (Assigned by recorder) 611 Island Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 9/18/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Klauber-Wagenheim Building (611 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 3) an industrial building that incorporates specific building materials and reflects a distinctive method of construction; 4) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #716  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 701 Island Ave

P1. Other Identifier: Bledsoe Company Furniture Warehouse Map #30

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 701 Island Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150100

S/E corner of Island and 7th Avenue

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

This five story building was constructed in ca. 1925. It is located on the southeast corner of Island and 7th Avenue. The fenestration on the north façade (main) features three vertical divisions with industrial windows on the upper floors. Four 3/4 hinged wood and glass garage doors are located on the ground level adjacent a contemporary door. A three story metal fire escape is located along the northeast portion of the building. The west façade fenestration consists of industrial windows on the upper floor and 3/4 hinged glass and wood garage doors elevated approximately 3' from the ground. This feature originally provided better loading and off-loading access. The east façade features three industrial windows for each floor. The south façade appears to be hollow clay tile, with a fenestration consisting of industrial windows, two elevated portal bays, one with a metal roll-up door and the other 3/4 hinged wood and glass. Another fire escape is located along the southeast portion of the façade.

\*P3b. Resource Attributes: (List attributes and codes) HP07 3+Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S S/E, 2005

\*P6. Date Constructed/Age and Sources:

ca. 1925

Prehistoric  Historic  Both

\*P7. Owner and Address:

Simplon Ballpark LLC  
704 J St  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 701 Island Ave

B1. Historic Name: Bledsoe Company Furniture Warehouse

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Residential Lofts

\*B5. Architectural Style: Transitional Industrial

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1925

Property Type: Warehouse/ Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listing was identified under this address until 1930 when the Grand Rapids Home Furnishing Co. warehouse occupied the property. They are listed at this address until 1955. By 1960, the long-time occupant was replaced by DeWitt Transfer and Stage Co.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Bledsoe Furniture Company Warehouse (701 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B11. Additional Resource Attributes: (List attributes and codes) HP03, HP06, HP08

\*B12. References:

- Lia. Proposed Warehouse District, 1995.
- Water and Sewer Records
- Sanborn Maps: 1906; 1920-1940, Vol. 1; 1921 and 1920-1956, Vol. 1A
- City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #669  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 1460 Island Ave

P1. Other Identifier: Electric Laundry Map #31

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1460 Island Ave City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351661800

Sherman's Addition, Block 18

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

This one story building was constructed in ca. 1913 under the street address of 1450 I Street. It features a truss roof with a skylight spine and a decorative parapet with a boxed cornice and finials. Corbel brick detailing spans the roofline edge. The main elevation (south) features eight portal bays with multi-light transoms. These bays have been boarded up. A functioning portal bay is slightly off-centered and features sliding pocket-doors. Brick pillars divide each bay opening. The fenestration on the west elevation features ten segmental arched portal bays infilled with concrete block. Overall, this building appears to be in good condition and appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View North, 11/7/03, 000035.JPG

\*P6. Date Constructed/Age and Sources:

ca. 1913

Prehistoric  Historic  Both

\*P7. Owner and Address:

15th & Island LP  
405 Via del Norte  
La Jolla, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/7/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1460 Island Ave

B1. Historic Name: Electric Laundry Company

B2. Common Name: Electric Laundry Company

B3. Original Use: Laundry

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Brick Commercial/ Warehouse with Asian influences

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1913

Property Type: Warehouse/ Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Electric Laundry business dates back to 1914 when it first opened at the address of 1460 I (Island) St. The business dates back even further, to at least 1910 under the management of J. Lee Cathcart, but was not located at the present address until 1914. It has remained its present location continuously from 1914 through 1960 with the exception of the 1940 directory listing when the Electric Laundry Co. was listed at 1480 Island. By 1945, however, the Electric Laundry Co. was again listed at 1460 Island St.

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Electric Laundry building (1460 Island Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 1460 Island Ave

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/7/2003

Continuation  Update

B10. Applicable Criteria (cont.) building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B. 2S

Other Listings HRB #309  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 629 J St

P1. Other Identifier: Julian Produce Building Map #32

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 629 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353511000

Horton's Addition, Block 123, Lots K and L

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

Built in ca. 1912 this Italianate style building is a two-story poured concrete building with a flat roof. Large garage bays on 7th Avenue and framed-in storefronts on J street are topped by a second story of paired single hung sash windows under a boxed cornice, supported by double brackets. Flat pilasters alternate with horizontal spandrels reflecting the internal structure of the building. The ground floor has an asymmetrical facade with windows clustered at the corner. The second floor facade is symmetrical with evenly-spaced windows in a horizontal row. Doors are single and enter the building at various points. Overall, the building is in good condition and retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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

View Southwest, 11/16/2004

\*P6. Date Constructed/Age and Sources:

1912

Prehistoric  Historic  Both

\*P7. Owner and Address:

Julian Building LLC  
C/O Trilogy Real Estate Mgmt Inc.  
PO Box 126308, San Diego, CA 92112

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 629 J St

B1. Historic Name: Doyle Barnes Warehouse

B2. Common Name: Julian Building

B3. Original Use: Warehouse

B4. Present Use: Commercial

\*B5. Architectural Style: Italianate Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: A. and H. Brownlee

\*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1912

Property Type: Commercial Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

In 1912, Boone Investment Company commissioned building contractor, A. and H. Brownlee to erect this industrial structure, which had been acclaimed as "San Diego's largest produce house." This building serves as a significant example of early twentieth-century architecture. In this sense, it represents an early use of reinforced concrete in local building practices. In addition, the warehouse is representative of a period in which wholesale produce businesses occupied the section of San Diego's warehouse district known as "Produce Row." Wholesale grocers, Doyle-Barnes, occupied the building from 1915 to 1927.

The building is currently a City of San Diego designated historical resource (HRB #309). Additionally, as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined eligible for the National Register and given a NRHP status code of "3S"-- appears eligible for separate listing.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Lia. Warehouse District, 1995.
- Lia/Brandes Team. Bayside Survey, 1989.
- Bevil. Julian Produce Co. Warehouse, HSB report, 1991.

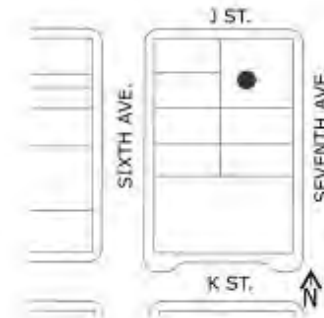
B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):





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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B, 2S

\*Resource Name or # (Assigned by recorder) 629 J St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Julian Produce building (629 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # 2138-0246-0000  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #717  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 704 J St

P1. Other Identifier: Western Wholesale Drug Company Warehouse Building Map #33

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 704 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351150400

Horton's Addition, Block 111, Lots E & F  
N/E corner at 7th Avenue and J Street

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

This two-and-one-half story brick building is slightly set-back from the street with the exception of the lightly detailed, double entry doorway featuring a fan-light transom. The first floor windows are fixed, square glass windows beneath multi-paned casement windows, while the second floor features both fixed and pivoting multi-paned window sets. The first floor also features two roll top loading entrances on the south elevation and one on the west elevation. Overall this building remains in good condition and retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N/E, 2005

\*P6. Date Constructed/Age and Sources:

1927

Prehistoric  Historic  Both

\*P7. Owner and Address:

Simplon Ballpark LLC  
704 J Street  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 704 J St

B1. Historic Name: Western Wholesale Drug Company Warehouse

B2. Common Name: Elon Building

B3. Original Use: Commercial Warehouse

B4. Present Use: Vacant

\*B5. Architectural Style: Warehouse/ Industrial

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

Water service was connected to Horton's Addition, Block 111, Lots E and F in January of 1927 for the Western Wholesale Drug Co. On April 25, 1927, the Western Wholesale Drug Company filed the notice of completion for this structure, built for them by Storm and Butts.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Storm and Butts

\*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1927

Property Type: Industrial

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Western Wholesale Drug Co. occupied the building from 1927 until the 1940s when McKesson & Robbins, Inc., another wholesale drug company, moved in. From 1967 to the early 1990s, Elon of California Swim Wear occupied this structure. Until recently, the building was occupied by the Unicorn Antique Mall, the current tenants.

This building was identified and recorded in c. 1980 [Brandes Survey] and assigned a NRHP status code of "3S"--Appears eligible for separate National Register listing. As part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined not eligible for the City of San Diego Register of Designated Historical Resources and given a NRHP status code of "6Z"--Found ineligible.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Lia/Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Lia/Brandes. Centre City East Survey, Vol. I, 1988.
- Brandes. Survey, 1980.
- Water and Sewer 1/1927

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI # 2138-0246-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 704 J St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Western Wholesale Drugs building (704 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI # 2138-0247-0000  
Trinomial  
NRHP Status Code 5B. 2S

Other Listings HRB #177  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 715 J St

P1. Other Identifier: Simon Levi Building Map #34

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 715 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630200

Offset Subdivision, Map 5768, Lot 3, Formerly APN# 535-352 & Part of 13

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

Constructed in 1913, this warehouse is an example of pre-World War One industrial architecture. It is a three story building over full basement and has a brick and molded concrete exterior. The roof is flat with with a boxed cornice. The ground floor has a molded concrete exterior with a beltcourse supported by concrete brackets. The second and third stories are brick with broad brick pilasters. The windows are twelve-over-twelve and six-over-six double hung sash with a concrete lintel. Ground floor windows are one-over-one double hung sash with multi-pane transoms. Overall the building is in good condition and it retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S/E, 2005

\*P6. Date Constructed/Age and Sources:

1913  
 Prehistoric  Historic  Both

\*P7. Owner and Address:

City of San Diego Redevelopment Agency  
Public Agency

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 5B, 2S

\*Resource Name or # (Assigned by recorder) 715 J St

B1. Historic Name: Simon Levi Company Building

B2. Common Name: Simon Levi Lofts

B3. Original Use: Commercial Warehouse

B4. Present Use: Lofts

\*B5. Architectural Style: Italianate Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

**\*B8. Related Features:**

A small single story building was built in ca. 1940 on the southeast corner of the lot. It has a flat roof and a two portal bay fenestration, one bay with a metal roll-up door and the other with a glass and aluminum storefront system.

B9a. Architect: Walter S. Keller

b. Builder: Armstrong & Pefley

\*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1913

Property Type: Industrial

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Simon Levi Company, one of the oldest wholesale grocery firms in the city, had this building designed by architect Walter S. Keller. Keller was born in New York City in 1881 and attended the Weingart Architectural Institutes. After graduation, he worked for superintendent of engineering specialties at the U.S. Grant Hotel. Keller opened his own office in 1911 and quickly established a reputation as an architect who specialized in residential designs of fine craftsmanship and quality cabinetwork. Over the years, Keller designed many homes in Kensington, Mission Hills, North Park, and Loma Portal areas of San Diego. Keller's eclectic style of design ranged from Mission and Prairie to Art Deco and neo-classicism. Keller left San Diego in 1916 and participated in World War One, during which, in 1918, he died.

Since 1919, the grocery business has been a tradition at 715 J St. The Simon Levi Co. Wholesale Grocery was the first grocery to do business from this address in 1919. This small-time grocer, however, was replaced by an up and coming chain in 1930 when Safeway held its offices in the building while sharing the site with Western States Grocery Co. Wholesale. In 1935, the MacMarr Wholesale store offices were located and run from the building along with Pay'N Takit Co. Grocery and the Western States Grocery Co. By 1940, the Safeway Stores Inc. offices once

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

**\*B12. References:**

- Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Lia. Proposed Warehouse District, 1995.
- Lia/Brandes Team. Bayside Survey, 1989.
- City Directories, 5-year increments; 1886-1960

B13. Remarks:

**\*B14. Evaluator:**

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI # 2138-0247-0000  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B, 2S

\*Resource Name or # (Assigned by recorder) 715 J St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

\*B10. Significance

again held their headquarters in the building with Pay'N Takit Co. Grocery occupying some of the space as well. By 1944, however, Safeway Inc. had sole possession of the building.

This building was previously recorded and assigned NRHP status codes "6X3"--Determined ineligible to the National Register by the Keeper, and was assigned a later NRHP status code of "4S"-- May become eligible for NR as a separate property. Additionally as part of the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 the property was determined eligible for the National Register and assigned a NRHP status code of "3S"--Appears eligible for separate listing.

Applicable Criteria (cont.)

This previously-designated property is individually significant as a local, state, and national historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Simon Levi Company building (715 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #382  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 808 J St

P1. Other Identifier: Wellman Peck & Company Building/TR Produce Map #35

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 808 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351140200

N/E corner at 8th Ave and Island Ave, Horton's Addition, Block 110, Lots E thru H

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

Built in ca. 1933, this one and one-half story industrial brick building has an exposed brick exterior that expresses the structural bays and the building's interior functions. The fenestration consists of industrial-style steel windows. Brick pilasters extend beyond the parapet, terminating with an art deco stepping of layered brick with irregularly placed ornamental colored tile. A clerestory spine, the result of long-span steel row trusses, illuminates the open interior. Multiple loading docks are located at the southeastern side of the building. Overall the building is in good condition and retains its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP08 Industrial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N/E, 2005

\*P6. Date Constructed/Age and Sources:

ca. 1933

Prehistoric  Historic  Both

\*P7. Owner and Address:

TR Produce LLC  
12770 High Bluff Dr # 270  
San Diego, CA 92130

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/3/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 808 J St

B1. Historic Name: Wellman Peck & Company

B2. Common Name: T. R. Produce Warehouse

B3. Original Use: Warehouse

B4. Present Use: Commercial/Warehouse

\*B5. Architectural Style: Art Deco Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Julius Kraffe & Sons

b. Builder: Walter Trepte

\*B10. Significance: Theme: Architecture

Area: San Diego

Period of Significance: 1933

Property Type: Commercial/Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

Julius Kraft & Sons, San Francisco architects, were chosen by San Francisco-based Wellman Peck & Company to design their wholesale grocery warehouse in San Diego. The one-story building, with mezzanine, featured brick walls, steel frame interior, steel rolling doors, steel sash, metal skylights, concrete floor and composition roof at a cost of \$35,000. Wellman Peck & Company owned the property until 1966, but began leasing it in 1957 to the San Diego Division of the Admiral Corporation, which continued at this address through 1970. From the early 1970s to the present, T. R. Produce, Inc. has occupied the building.

This building was previously recorded in 1988 in the Lia/Brandes Centre City East survey, and in 1995 proposed as a contributor to a Proposed Warehouse District by the Office of Marie Burke Lia. Additionally this property was recorded in the Draft Supplemental Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, Volume II Appendices May 12, 1999 in which the property was determined not eligible for the National Register and given a NRHP status code of "6Z"--

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

- Moomjian/Bradbury. Evaluation of Historic Resources Within Proposed Ballpark/Ancillary Development Projects Survey, 1998.
- Lia. Proposed Warehouse District, 1995.
- Lia/Brandes Team. Centre City East, Vol. I, 1988.
- Water and Sewer Records

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) 808 J St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/3/2003

Continuation  Update

\*B10. Significance (cont.)

The Trepte Construction Company was established in San Diego in 1895 by Mortiz Trepte. His son, Walter Trepte, eventually took over the business and went on to either build or design many notable San Diego edifices, including the Whitney Building, the Gould Building, the Scripps Residence, the Southern California Baking Company and the Klauber-Wagenheim Building. The Trepte Construction Company was contracted to build the Wellman-Peck & Company building which was completed in 1933. Walter Trepte eventually retired in favor of his son, Eugene Trepte. Previous research has determined that the building was a "rare and important example of the French and German modern influences on small scale industrial applications in the United States."

Applicable Criteria (cont.)

This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Wellman-Peck Company building (808 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.

B12. References (con't):

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956  
City Directories, 5-year increments; 1886-1960



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 1205 J St

P1. Other Identifier: Map #36

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1205 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353710100

S/E corner at 12th Avenue and J Street

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

This one and one-half story building was built in ca. 1920-1930 in the Mission Revival style of commercial architecture. The building reflects a curvilinear parapet and paired multi-pane windows with hoppers windows on the north façade and a central recessed double door entry, behind a security door and gate. The northeast section of the façade features a portal bay with a wood paneled door. Three sets of paired hopper and sash windows are located on the ground level of the west elevation adjacent to a single door entry. Two sliding wood sash windows are located on the upper floor. Overall, the building appears to be in good condition, while retaining its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View S, S/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1920-1930

Prehistoric  Historic  Both

\*P7. Owner and Address:

Sinclair Robert C & Jacqueline Trust  
528 Kolmar St  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1205 J St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Unknown

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Mission Revival

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1925

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listings were found between 1886 to 1960 under the current 1205 J Street address. Sanborn Fire Insurance Maps from 1906 and 1921 illustrate this parcel as vacant. The 1956 Sanborn Fire Insurance Map depicts the existing building and labels it as an Auto Parts Warehouse under the street address of 1201 J Street and 361 12th Avenue. From 1927 to 1945, no listing was given for this alternative address as well. Yet in 1950, the Fir-Ply Corporation plywood dealer operated from this property. Some time later, by 1955, they were replaced by the Morrison Supply Co. Inc. who was subsequently replaced in 1960 by the Reynolds Aluminum Supply Co.

This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, 1205 J Street helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 1220 J St

P1. Other Identifier: Truck Service Map #37

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1220 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351560400

N/E corner at 12th Ave and J St

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

This two story building was constructed in ca. 1930-1940. It is located on the northeast corner of 12th Avenue and J Street. The building features a curvilinear parapet roof on the south façade and a three-quarter length portal bay with wood paneled hinged doors. The southwest corner on the west façade features two sets of windows. Overall the building appears to be in good condition, while retaining its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1930-1940

Prehistoric  Historic  Both

\*P7. Owner and Address:

Sinclair Robert C & Jacqueline Trust  
528 Kolmar St  
San Diego, CA 92037

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1220 J St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Truck Service

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style: Mission Revival Commercial Warehouse

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1930-1940

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

No city directory listings were identified for this address between 1886 to 1940. However, a dwelling was identified on the 1906 Sanborn Fire Insurance Map. The property was owned in the late 1800s by Awos Sheldenberger as indicated in a sewer inspection order of the "Y" connectors on 5/17/1893 along 12th Avenue. This location at Horton's Addition, Block 106, Lot F was also issued a water permit which was "renewed" on 2/1/1911. By 1921, the Sanborn Fire Insurance Map indicates a two-story dwelling with a one-story rear addition. Sometime between 1921 and 1945 the existing building was erected. Two additional sewer records report that a sewer connection order was made on 8/30/1945 for Lots E-F to Albert Ebright at the address of 405 12th Avenue. Another sewer service record dated 3/23/1967 identified that A.D. Ebright owned the property between ca. 1945 to 1967. The existing building is illustrated in the 1956 Sanborn Fire Insurance Map under the street address of 1204 J Street.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno

\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):



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

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Trinomial

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\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1220 J St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Truck Service (1220 J St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

Other Listings HRB #162  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: K St

P1. Other Identifier: Showley Candy Factory Map #38

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: Northeast corner of 10th & K City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5355630500

Formerly: 305-307 8th Avenue, APN 535-353-04

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

Built in 1924, this three-story building is constructed of red brick with wood floors, roof, and framing system. The exterior walls are load bearing unreinforced masonry with interior wood posts, supporting beams and bowstring trusses. The first floor is concrete slab-on-grade. There is a central freight elevator in the structure, which serves all three floors. The stepped roof parapets show the influence of Spanish Eclectic design. The upper façade is penetrated by large industrial steel windows, which provide light and ventilation to the upper floors. The street level includes wood storefronts with transom lights and loading docks on the west side. In 2003, this building was relocated from the northeast corner of 8th and K Street and integrated into the Ballpark District. Overall the building retains its historic fabric and is undergoing rehabilitation.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View South, 11/16/2004

\*P6. Date Constructed/Age and Sources:

1924

Prehistoric  Historic  Both

\*P7. Owner and Address:

City of San Diego Redevelopment Agency  
Public Agency

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/4/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) K St

B1. Historic Name: Showley Brothers Candy Factory

B2. Common Name: Candy Factory

B3. Original Use: Candy Factory

B4. Present Use: unknown

\*B5. Architectural Style: Commercial Warehouse with Spanish Eclectic Details

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

2003. Relocated and undergoing rehabilitation

\*B7. Moved?  No  Yes  Unknown Date: 2003

Original Location: 305-307 8th Ave

\*B8. Related Features:

B9a. Architect: Walter Trepte

b. Builder: Trepte Construction Company

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: 1924

Property Type: Commercial Warehouse

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

B. Guy Showley erected this building for his wholesale confectionery business in 1924. Showley and his brother, Jesse Ray, had operated a candy company in San Diego since 1905. The building suffered \$25,000 worth of fire damage in 1931 and was partially reconstructed. The Showley Brothers Candy Company remained at this address through 1950. Various other enterprises operated here alongside the Showleys, including the Loose-Wiles Biscuit Company from 1934-1935, and the Sunshine Biscuit Company from 1947-1948. Another fire occurred in the building around 1950, prompting the Showley Brothers to sell the business. In 1950, Century Floor Coverings used part of this structure, eventually buying it and filling the entire building, adding the Century Distributing Company and later the Century Radio and TV business. In 1959, Robert L. Groff purchased the property and ran his wholesale dry good business there through 1970. More recently, the Candy Factory was used as office space with artist's lofts on the second and third floors.

The Showley Brothers Candy Factory is a locally designated historical resource (HRB #162), and was proposed as a contributor to the Proposed Warehouse District conducted by the Office of Maria Burke Lia in 1995.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Office of Architect Milford Wayne Donaldson, FAIA. Short Format Historic American Building Survey, Showley Brothers Candy Factory, 2003.

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

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

Primary #  
HRI #  
Trinomial

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\*NRHP Status Code 5B

\*Resource Name or # (Assigned by recorder) K St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/4/2003

Continuation  Update

B10. Applicable Criteria (cont.) This previously-designated property is individually significant as a local historic resource. Because of its proven historical and/or architectural significance, it qualifies as a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, the Showley Candy Factory building (K St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 1310 K St

P1. Other Identifier: C.T. Willis & Sons Iron Works Map #39

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1310 K St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5353720600

Horton's Addition, Block 130, Lot F

N/E corner at 13th and K Streets

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

This single story building is construed out of mixed concrete block and brick and has a solid brick façade at the south elevation. It features a flat roof with a parapet along at the main façade (south). It is situated at the northeast corner of 13th and K Streets. Two off-centered portal bays with metal roll-up doors are also located along K Street. One three-quarter hung window is located at the southwest section of the main façade. The fenestration along 13th Street, (west elevation) consists of five three-quarter hung windows and a smaller fixed window at the southwest corner of the west façade. The building was also addressed as 301 13th Street. Overall, the building appears to be good condition and it appears to retain its original building fabric.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View N, N/E, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1925

Prehistoric  Historic  Both

\*P7. Owner and Address:

14th & K Investors LLC  
2727 Hoover Ave.  
National City, CA 91950

\*P8. Recorded by: (Name, affiliation, and address)

N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 11/5/2003

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1310 K St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Blacksmith Shop

B4. Present Use: Auto Parts

\*B5. Architectural Style: Utilitarian with Parapet

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance: ca. 1925

Property Type: Warehouse/Industrial Building

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The directory listing shows that throughout the properties early history, this address has housed the C.T. Willis Blacksmith (C.T. Willis and Son Iron Works) since 1926. On 10/31/1925, an application and order for water service was received from Chas. T. Willis to install 3/4" service and a meter box at Horton's Addition, Block 130, Lot F. Twelve years later, a sewer connection order was received for the same parcel and owner, dated 10/18/1937.

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

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

\*B14. Evaluator:

N. Purvis, J. Furlonger, E. Magno



\*Date of Evaluation: 3/1/2004

(This space reserved for official comments.):

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

Primary #  
HRI #  
Trinomial

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\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1310 K St

\* Recorded by: N. Purvis, J. Furlonger, E. Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

\*Date: 11/5/2003

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, C.T. Willis & Sons Iron Works (1310 K St.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 1600 National Ave

P1. Other Identifier: 939 S. 16th St (City Directories); 949 S. 16th St (Sanborn Map 1921); 939-949 S. 16th St (Sanborn 1940); Map #40

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

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

\*b. USGS 7.5' Quad Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1600 National Avenue City: San Diego Zip: 92113 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5380403300

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

This one-story industrial warehouse is situated on a corner lot. It has a flat, truss-supported roof with a slightly stepped parapet. The building is faced with decorative red brickwork that includes a wide band of tan colored bricks just below the parapet and a series of pilasters capped with concrete crests along both the south and west facades. Multi-pane steel sash windows are in abundance. An industrial bay with a metal rolling door exists on the far east side of the south elevation. A modernized entrance on 16th Street is one of the few exterior modifications to this building. This property maintains excellent architectural integrity.

This property is outside of the Warehouse District project study area, but was included at the request of the National Trust for Historic Preservation and the Save Our Heritage Organisation.

\*P3b. Resource Attributes: (List attributes and codes) HP06 1-3 Story Commercial Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)  
View east, 5/17/2005

\*P6. Date Constructed/Age and Sources:

ca. 1925

Prehistoric  Historic  Both

\*P7. Owner and Address:

BEF Investments LLC  
315 4th Ave.  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

Jaye Furlonger, Eileen Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA

\*P9. Date Recorded: 1/13/2005

\*P10. Survey Type: (Describe)

Intensive: Potential Warehouse Thematic District

\*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning. 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required Information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1600 National Ave

B1. Historic Name: Bay City Linen Supply

B2. Common Name: Unknown

B3. Original Use: Warehouse

B4. Present Use: Architectural Firm

\*B5. Architectural Style: Italianate

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

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/ Industrial Development

Area: San Diego

Period of Significance: ca. 1925

Property Type: Warehouse/ Industrial Development

**Applicable Criteria:** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

The Bay City Linen Supply Company moved into the building at 1606 NATIONAL (HRB) /1600 NATIONAL (HAP) in the early 1920s. In 1920 they were listed in the City Directory at 1405 National Avenue. By 1925 they were listed at 939 S. 16th Street (the building's original address) and apparently shared the building with Excelsoir Laundry and the Southern Service Company as late as the 1940s. Bay City was listed as the only tenant in the building from 1945 to 1960. Current Occupant: Graham Downes architectural firm.

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

\*B12. References:

City Directories, 5-year increments; 1886-1960

Sanborn Maps: 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

Water and Sewer Records

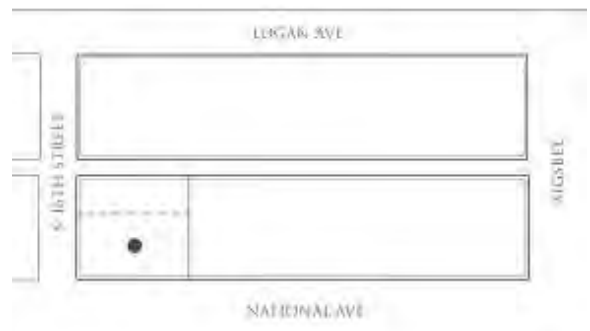
B13. Remarks:

\*B14. Evaluator:

J. Furlonger, M. Magno

\*Date of Evaluation: 1/13/2005

(This space reserved for official comments.):



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

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*NRHP Status Code 5D3

\*Resource Name or # (Assigned by recorder) 1600 National Ave

\* Recorded by: Jaye Furlonger, Eileen Magno  
Heritage Architecture & Planning  
625 Broadway, Suite 800, San Diego, CA 92101

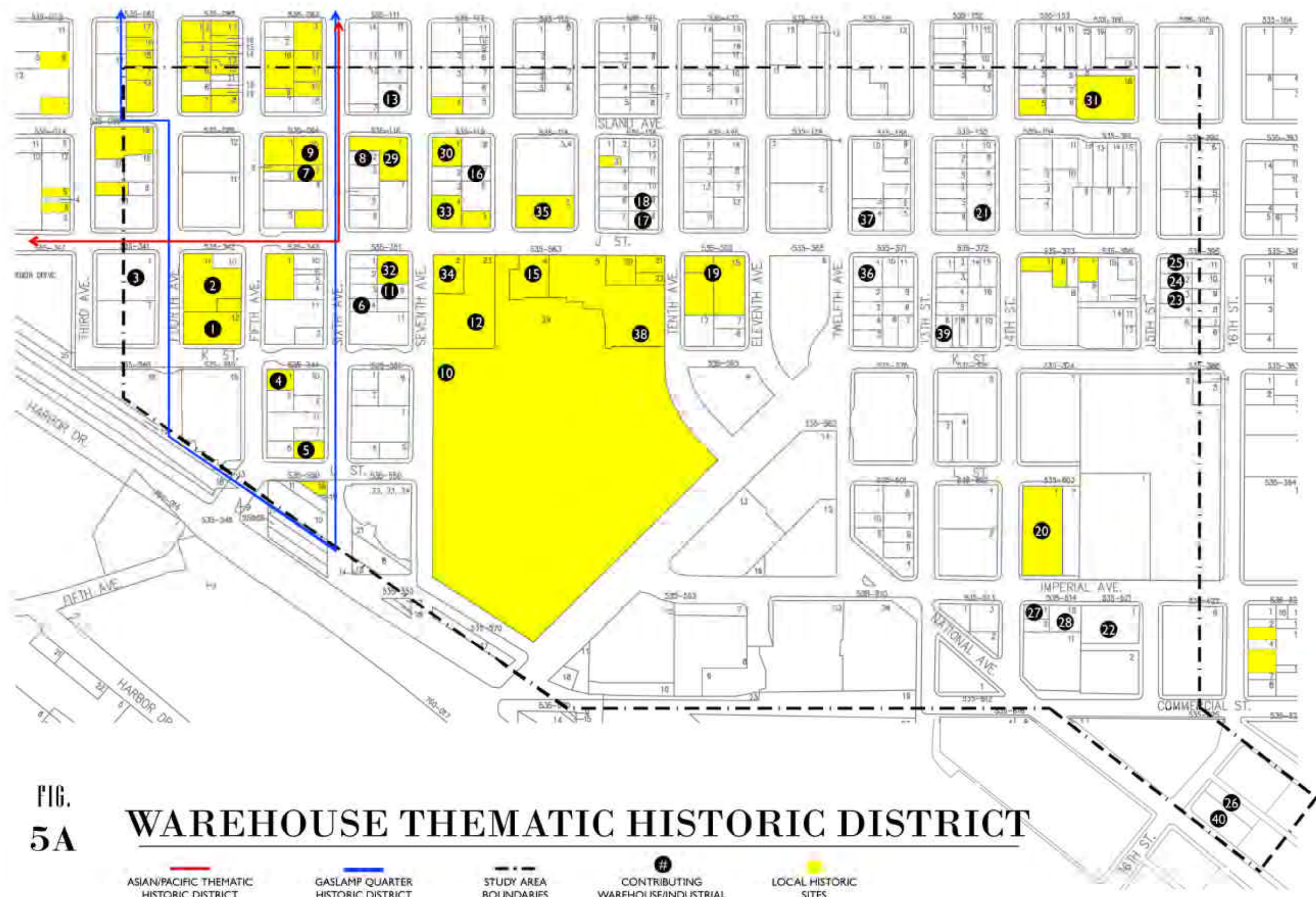
\*Date: 1/13/2005

Continuation  Update

B10. Applicable Criteria (cont.) This property is a contributor to the Warehouse Thematic Historic District, meeting HRB Criterion A (Industrial and Economic Development), C (architecture: style, period, building type and method of construction), and F (Historic District). The Warehouse/Industrial Thematic Historic District reflects San Diego's industrial development during the first half of the twentieth century, when it was the economic engine of the city. As a district contributor, Munger's Laundry Company (1600 National Ave.) helps to convey the significance of the district as a whole as: 1) a warehouse building type; 2) a warehouse that is distinctive for its architectural design; 2) a warehouse that incorporates specific building materials and reflects a distinctive method of construction; 3) an industrial building that was used for storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, including buildings used as stables and garages.







Warehouse  
Thematic  
Historic  
District

HERITAGE  
ARCHITECTURE  
& PLANNING

Not to Scale



FIG.  
5A

**WAREHOUSE THEMATIC HISTORIC DISTRICT**

- ASIAN/PACIFIC THEMATIC  
HISTORIC DISTRICT
- GASLAMP QUARTER  
HISTORIC DISTRICT
- STUDY AREA  
BOUNDARIES
- CONTRIBUTING  
WAREHOUSE/INDUSTRIAL  
BUILDINGS
- LOCAL HISTORIC  
SITES

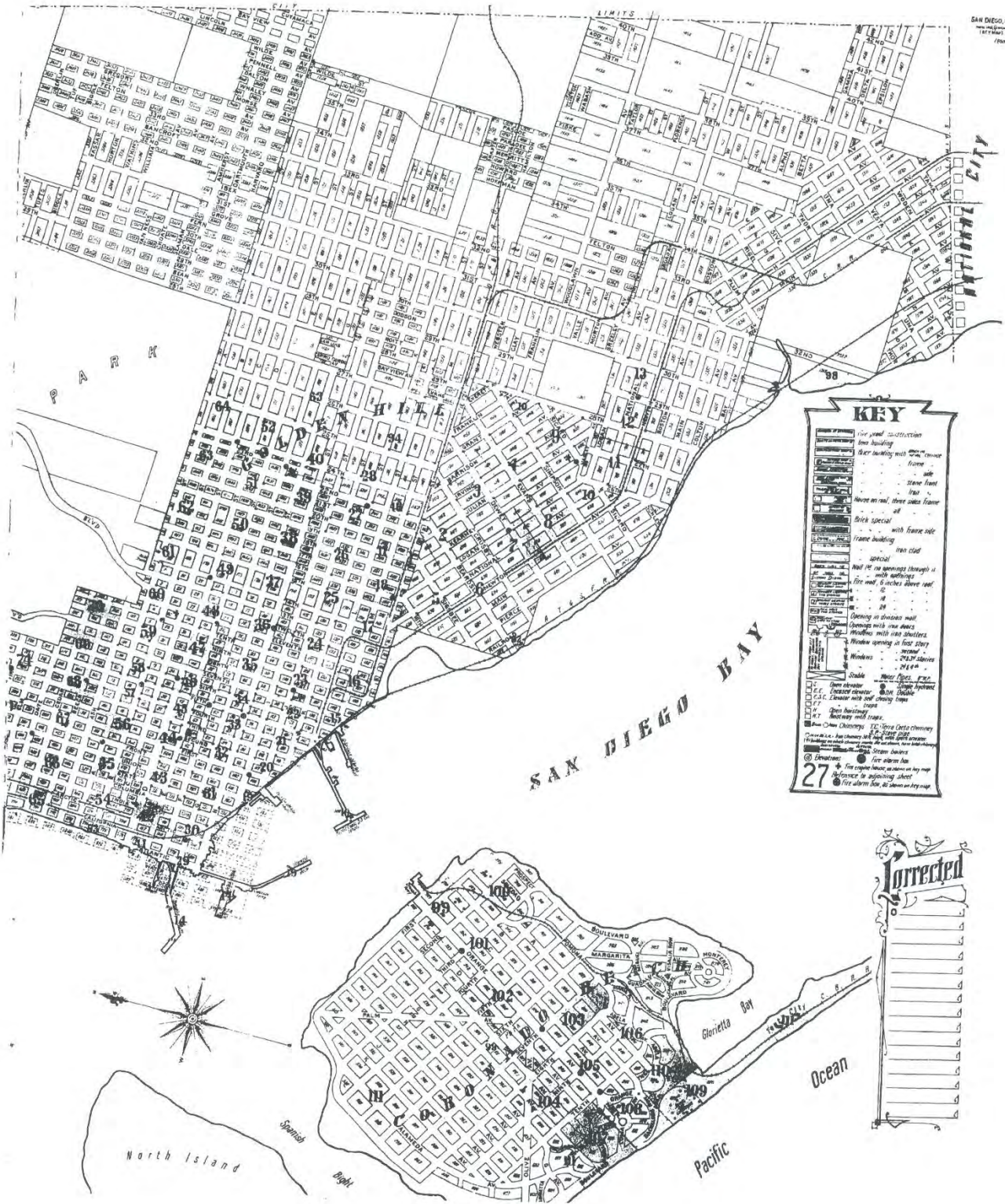


**B. SANBORN FIRE INSURANCE MAP OF THE STUDY AREA**



**1. Sanborn Fire Insurance Maps of Study Area, 1906**





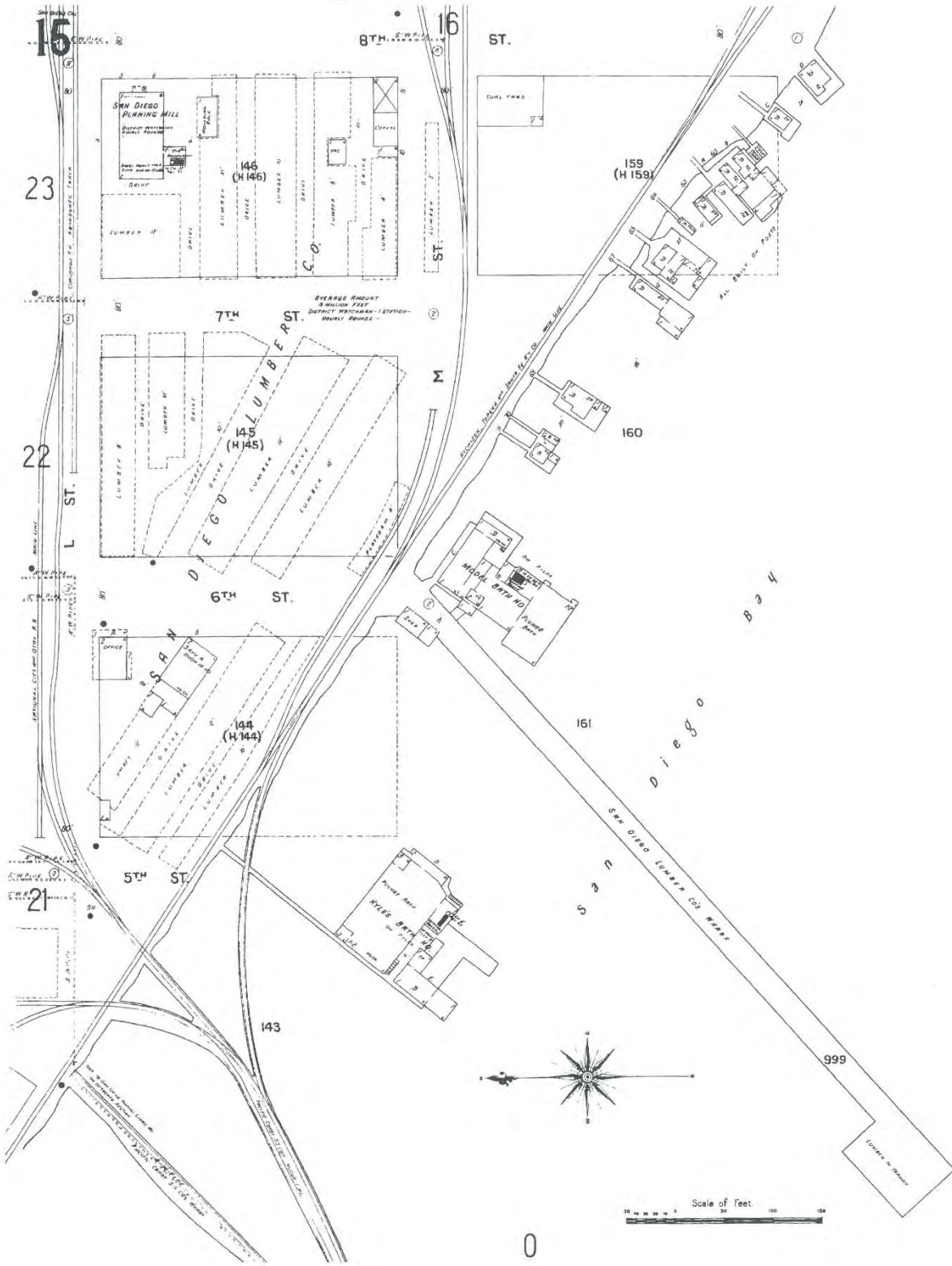
**KEY**

- Iron steel construction
- Brick building with iron frame
- Stone front
- Iron
- House on rail three sides frame
- Brick special with frame side
- Frame building
- Iron clad
- Special
- Roof 16 in. spacing through it with rafters
- Fire roof, 6 inches above roof
- — 12
- — 18
- — 24
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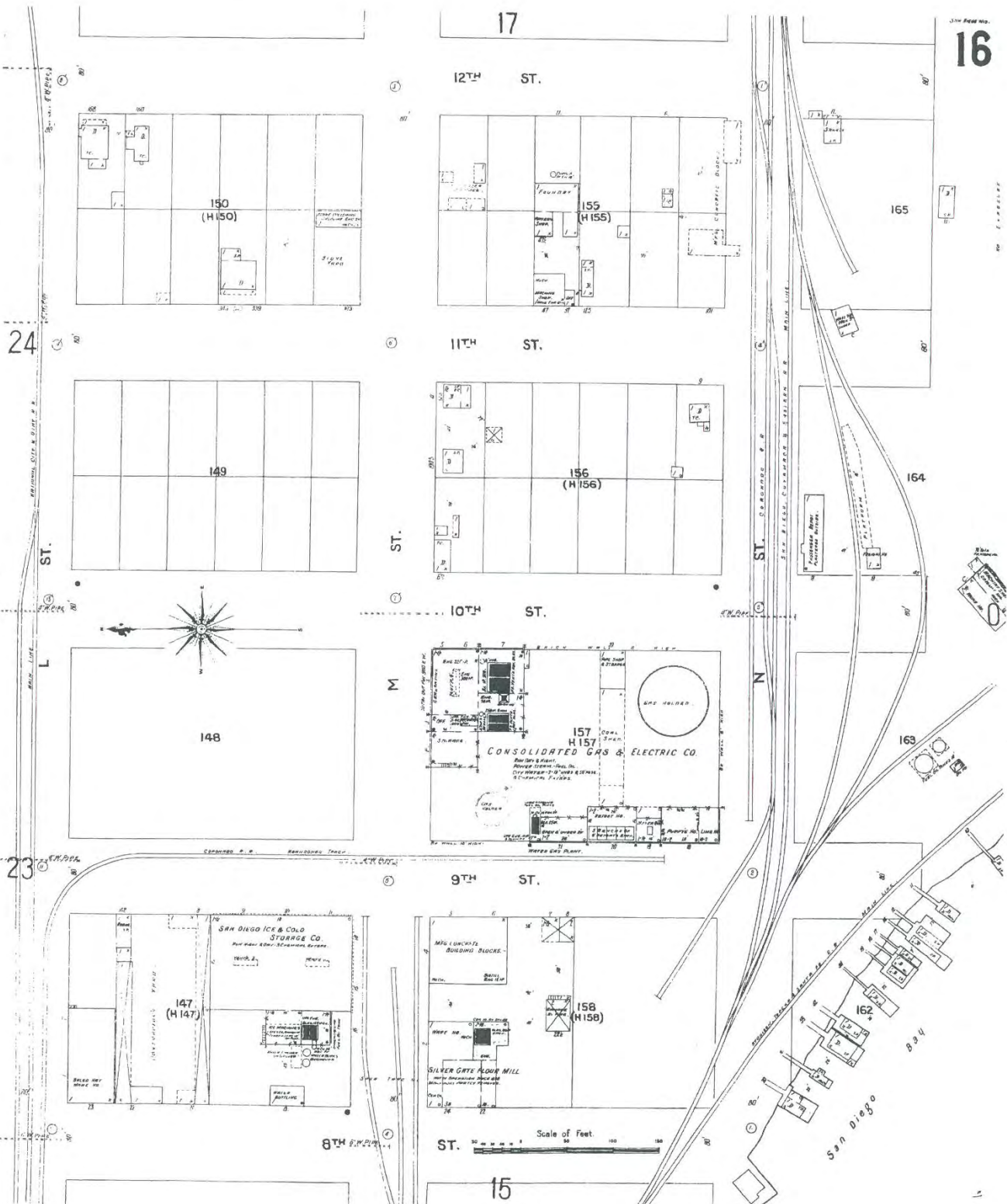
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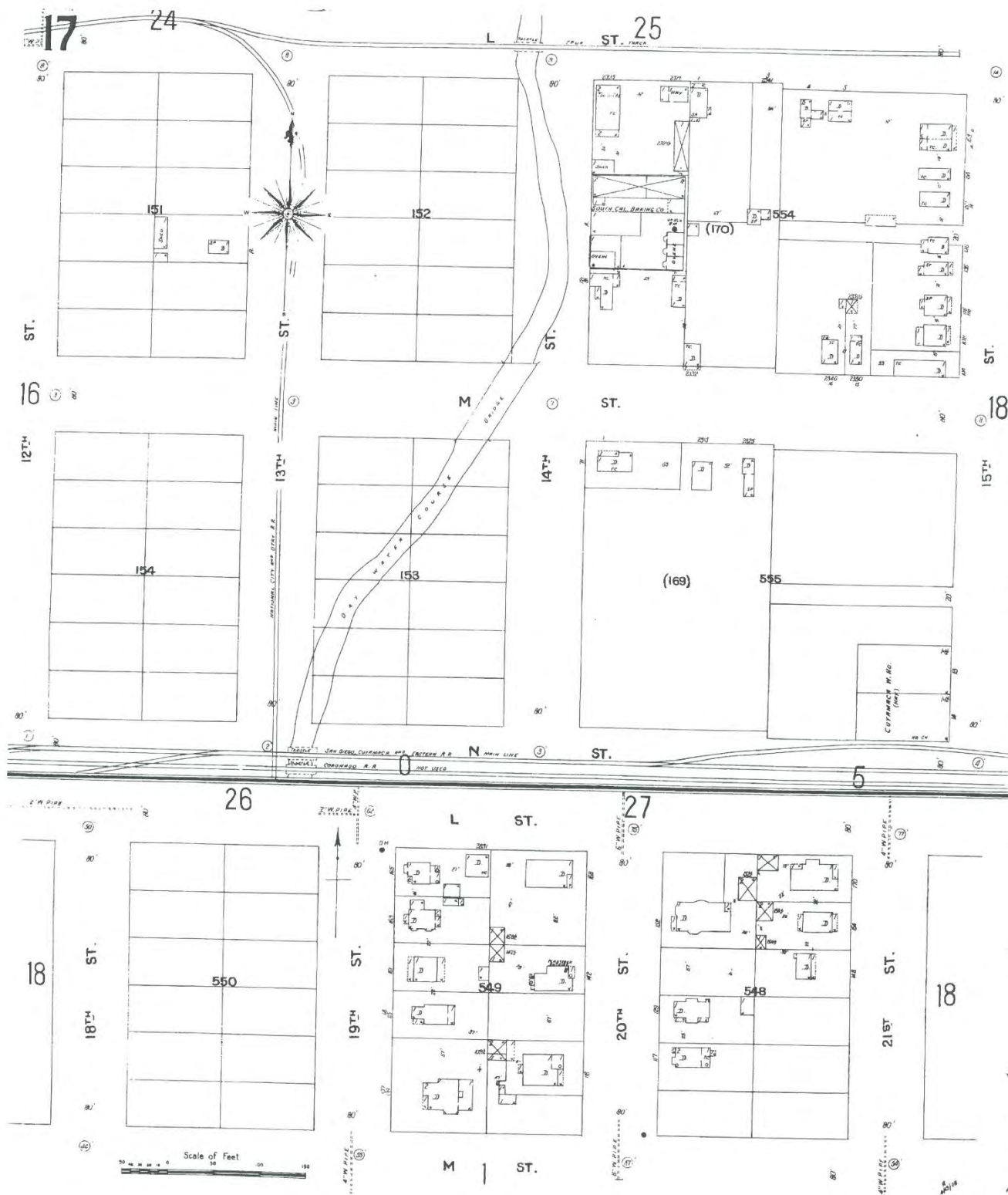
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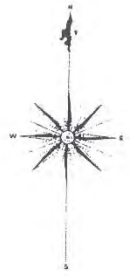
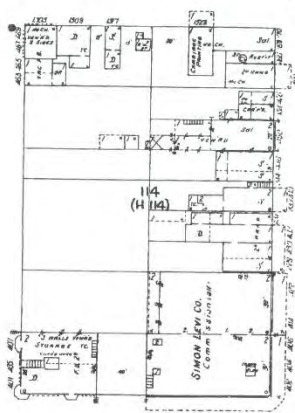
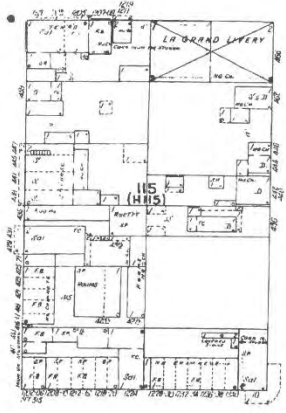






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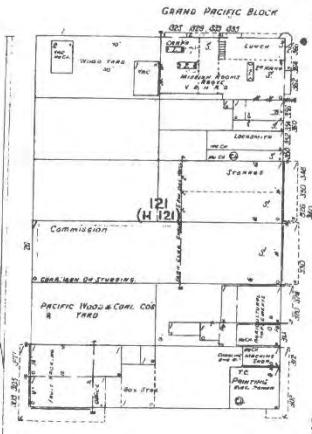


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3RD ST.

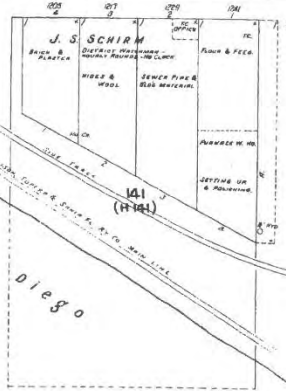


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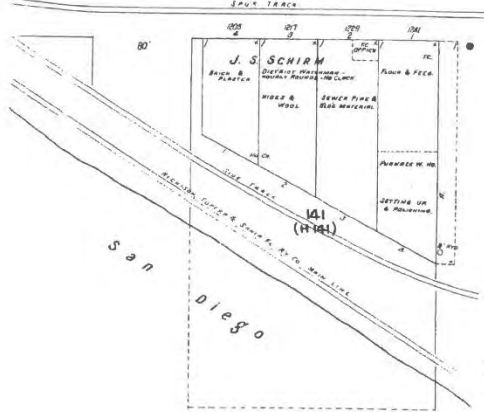


4TH ST. 80 ft wide

K ST.



80 ft wide



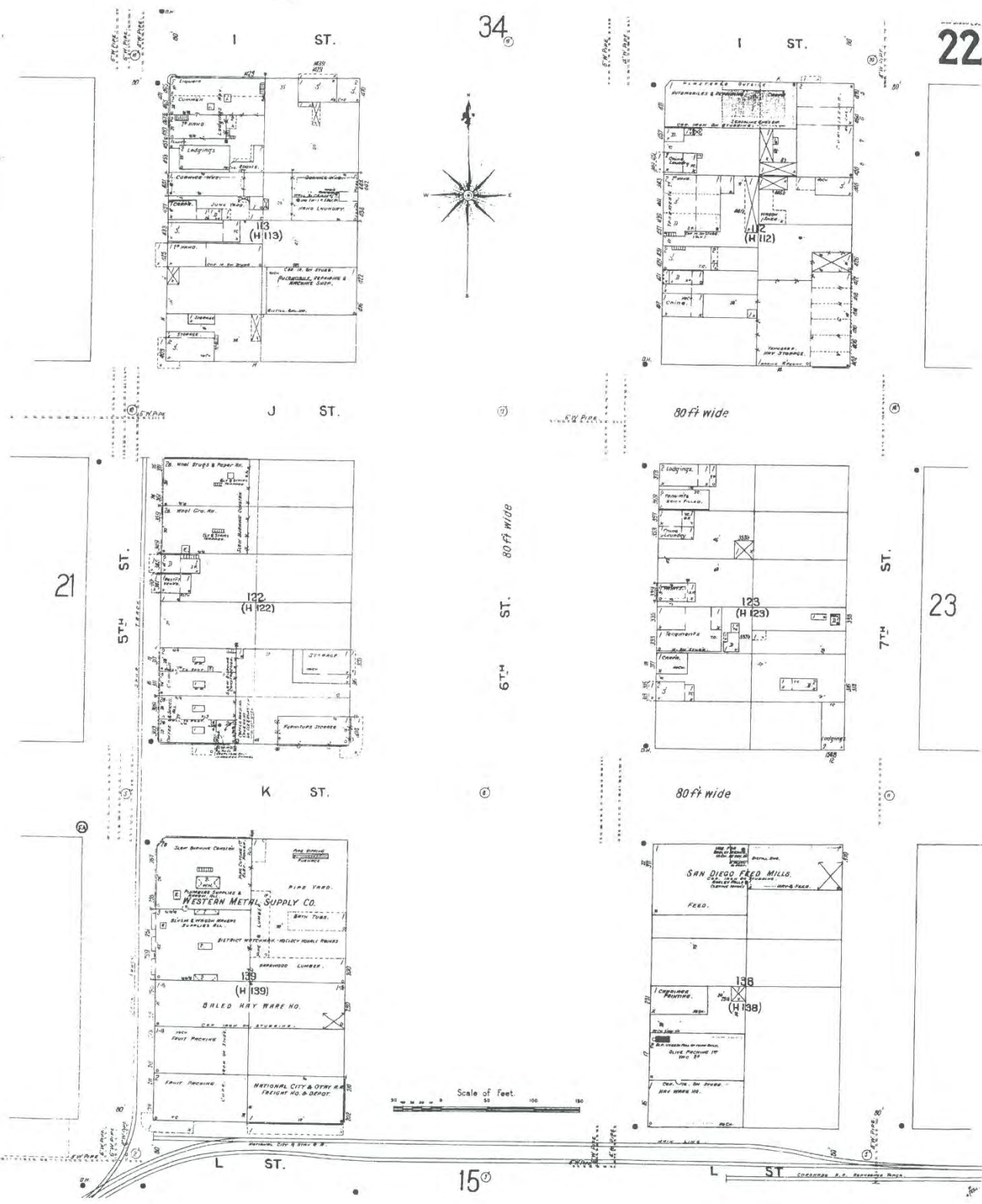
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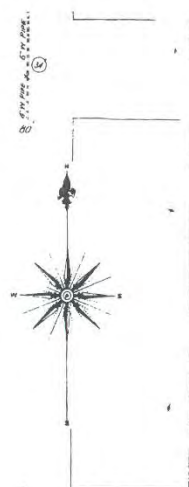
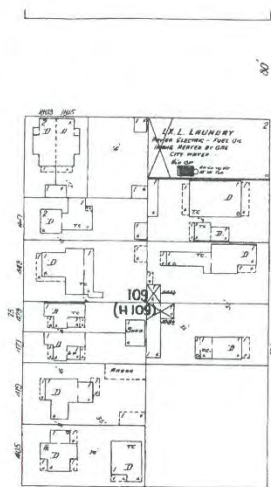
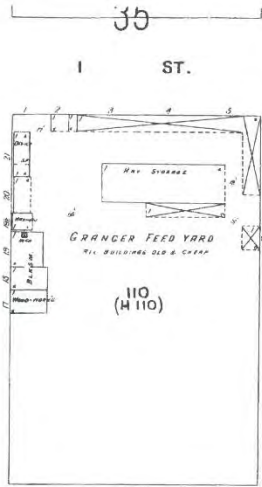
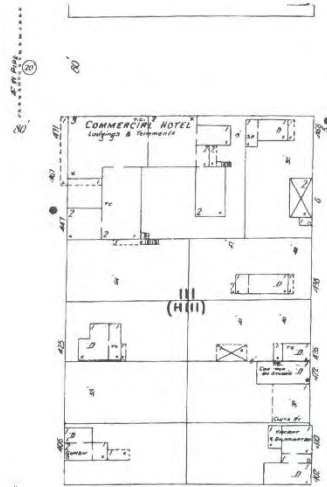
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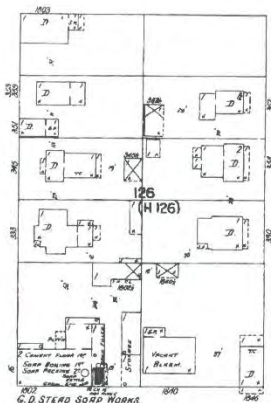
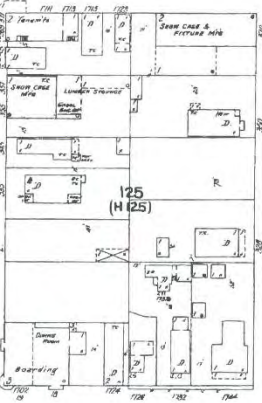
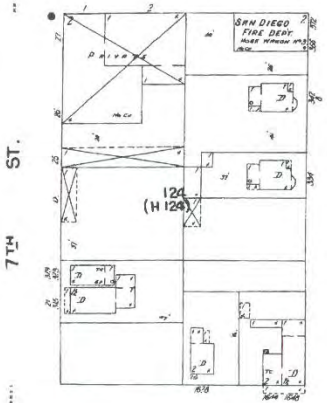
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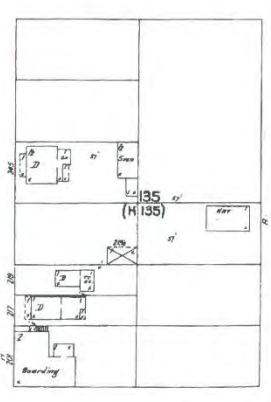
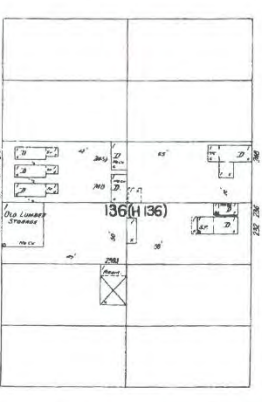
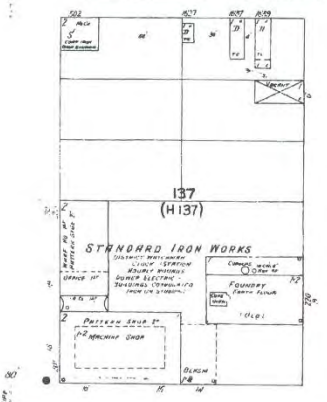
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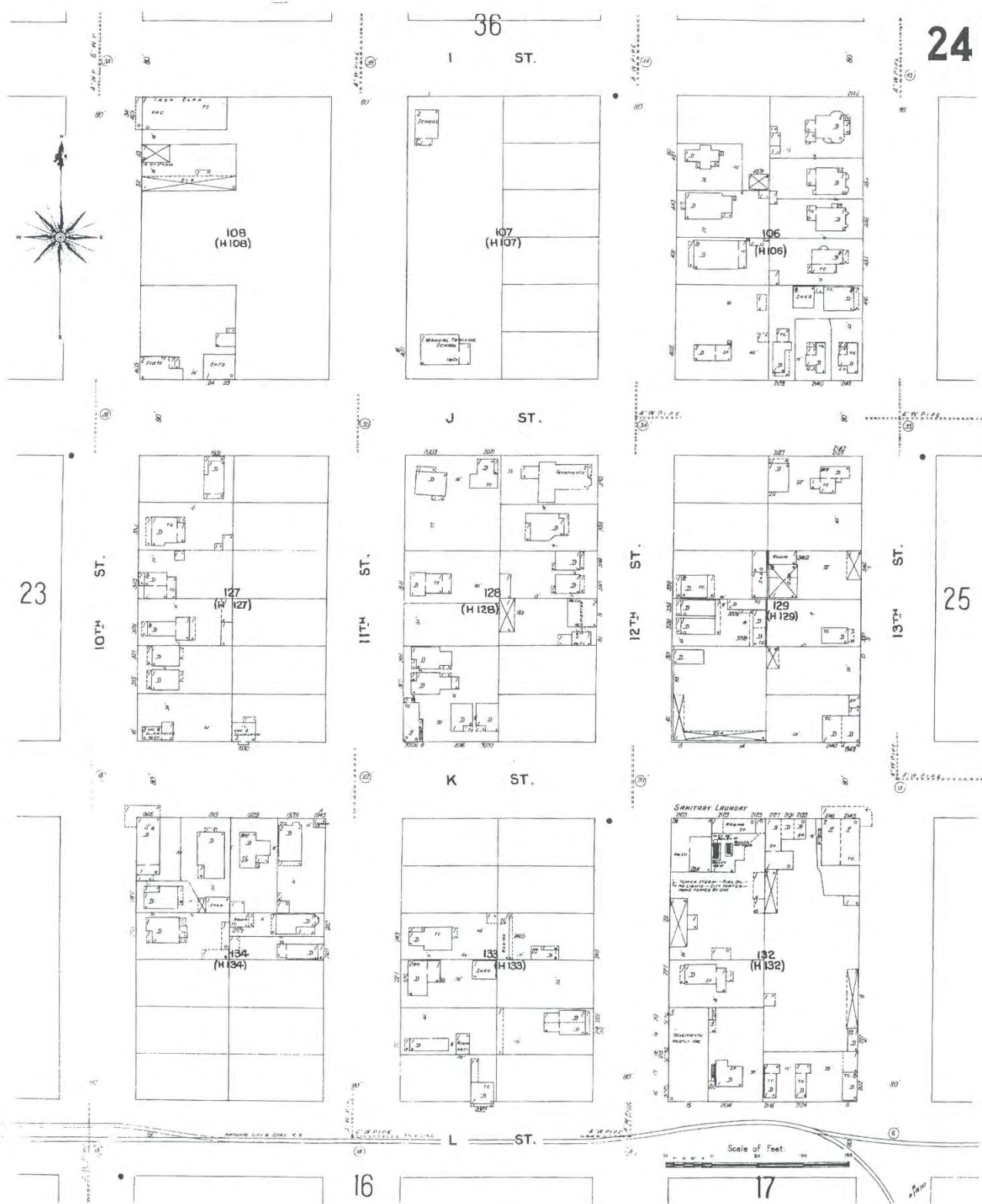


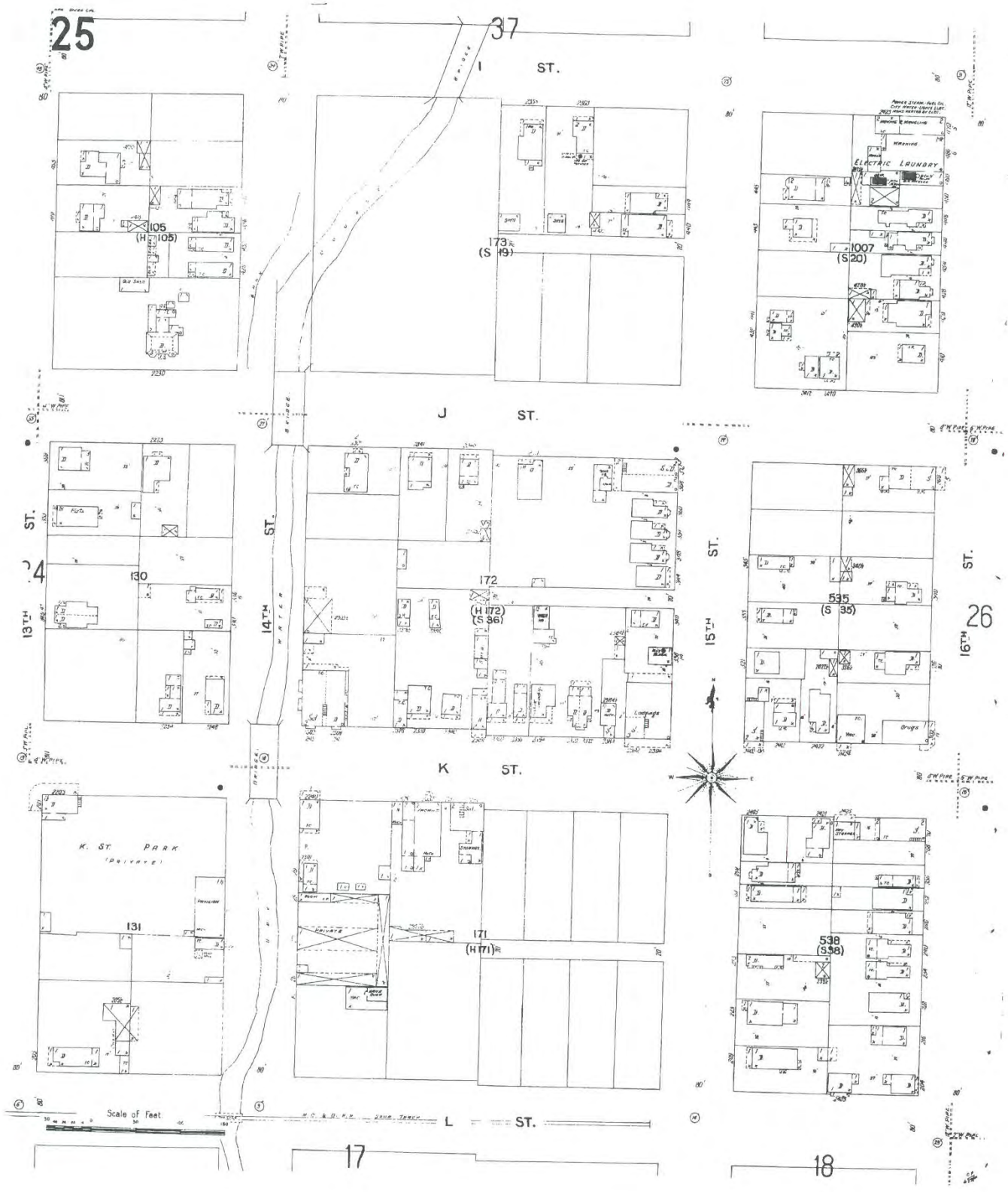
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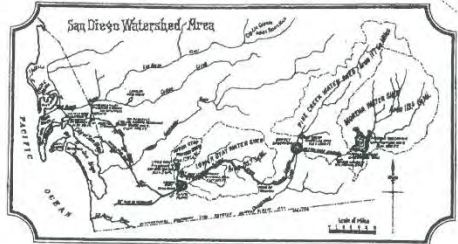
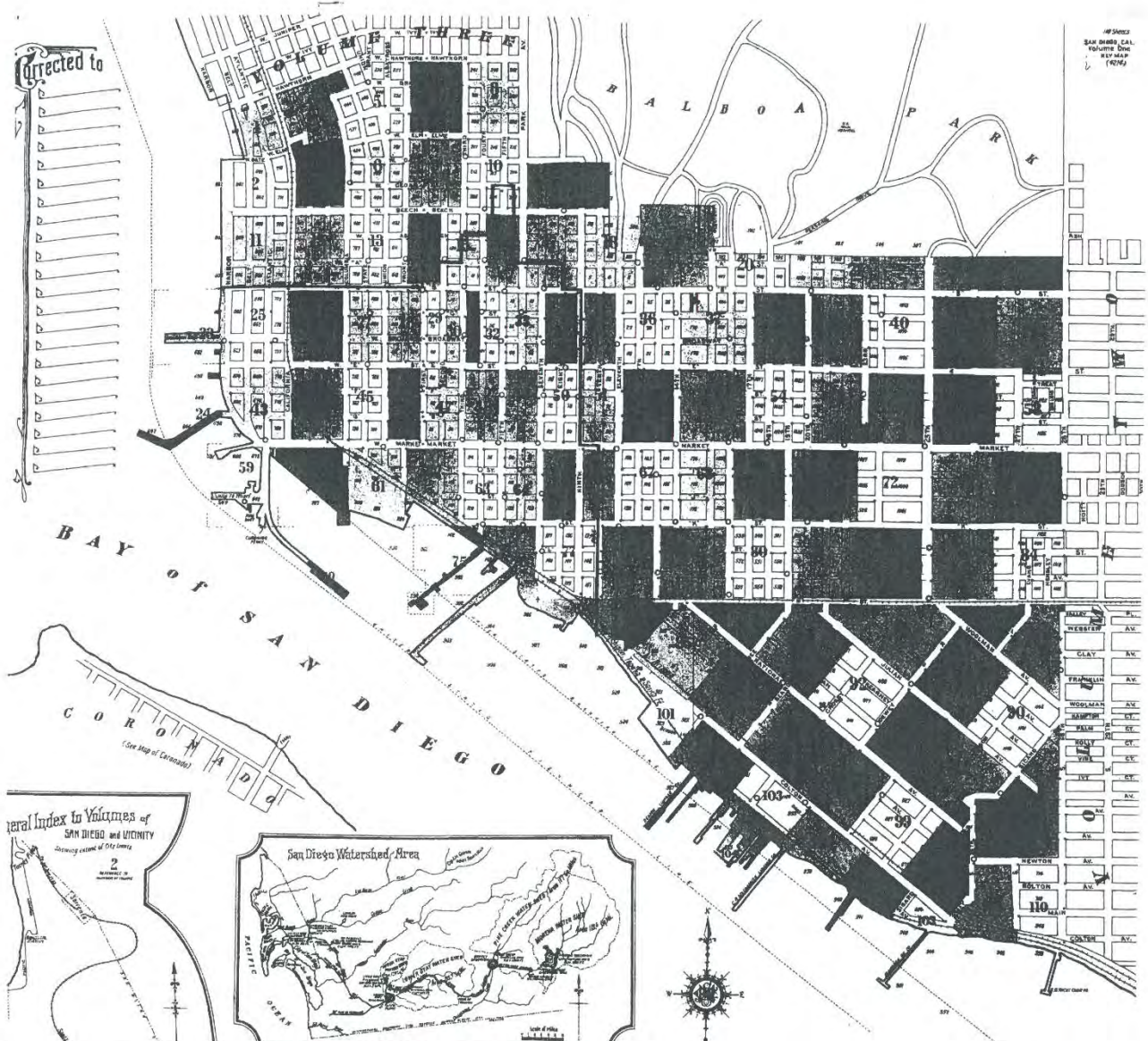


**2. Sanborn Fire Insurance Maps of the Study Area, 1920-1940, Vol. 1, 1921**



Corrected to

#5502  
SAN DIEGO CAL.  
Volume Two  
1924



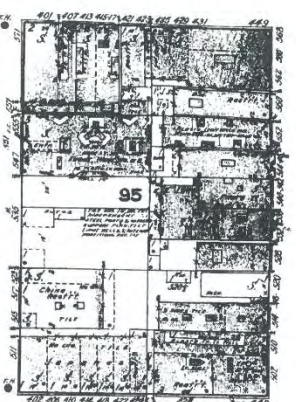
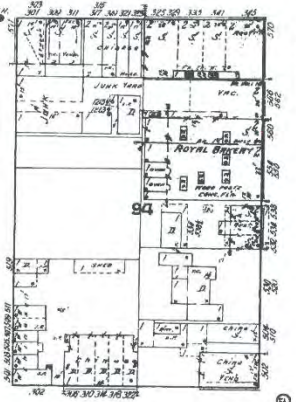
### KEY

<ul style="list-style-type: none"> <li>Fire proof construction.</li> <li>Stone, concrete or cement block construction.</li> <li>Iron building.</li> <li>Brick building with brick or metal cornice.</li> <li>Frame cornice.</li> <li>stone front.</li> <li>iron front.</li> <li>Frame side.</li> <li>House on roof, three sides frame.</li> <li>all.</li> <li>Brick building with french or mansard roof.</li> <li>frame building.</li> <li>iron clad.</li> <li>Brick building adjoining stone building with brick party wall.</li> <li>Stone building adjoining brick building with side of brick building supported by stalling.</li> </ul>	<ul style="list-style-type: none"> <li>Well 12" no opening through it.</li> <li>- with opening.</li> <li>Fire wall 6 inches above roof.</li> <li>12</li> <li>18</li> <li>24</li> <li>Unprotected opening in division wall.</li> <li>Opening 12" &amp; 24" with iron door.</li> <li>Openings with wired glass doors.</li> <li>Wood glass windows with wooden sash and wooden frames.</li> <li>metal.</li> <li>Windows with iron shutters.</li> <li>Window opening in first story.</li> <li>second.</li> <li>Windows opening in second and third stories.</li> <li>fourth.</li> </ul>	<ul style="list-style-type: none"> <li>Steam boilers.</li> <li>S.P. - stove pipe.</li> <li>Chimneys.</li> <li>Terra cotta chimney.</li> <li>Concrete block chimney.</li> <li>Iron chimney.</li> <li>Cast iron chimney.</li> <li>Stable.</li> <li>Open.</li> <li>Frame enclosed elevator.</li> <li>Frame from basement to first floor only.</li> <li>Fire escape with stand pipe having steeper connection.</li> <li>Outside stand pipe with steeper connection.</li> <li>Automatic sprinklers.</li> <li>Not sprinklered.</li> <li>Independent electric plant.</li> <li>Automatic fire alarm.</li> <li>Fire engine house, as shown on key map.</li> <li>Fire alarm box.</li> </ul>	<ul style="list-style-type: none"> <li>Alter pipes.</li> <li>Single hydrant.</li> <li>Force pump.</li> <li>Elevation.</li> <li>Fire alarm box.</li> <li>Reference to adjoining sheet.</li> </ul>
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SAN DIEGO, CAL. VOL. I  
**63**

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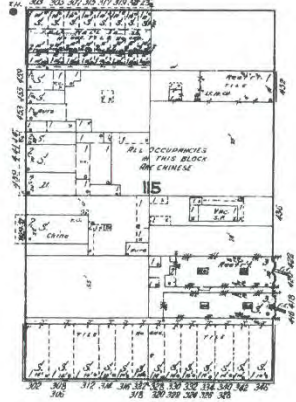


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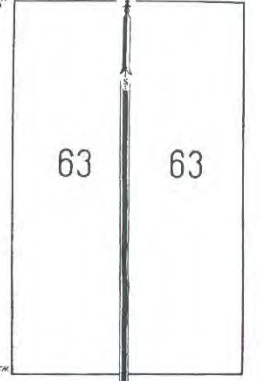
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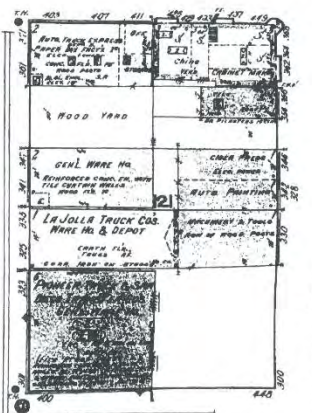
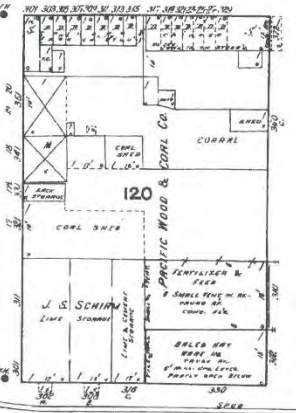
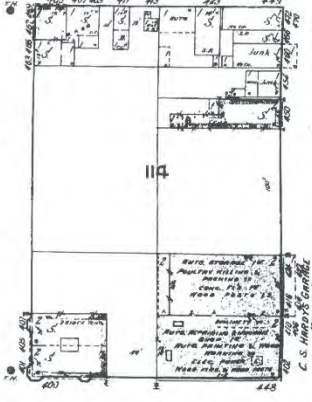
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5TH ST.



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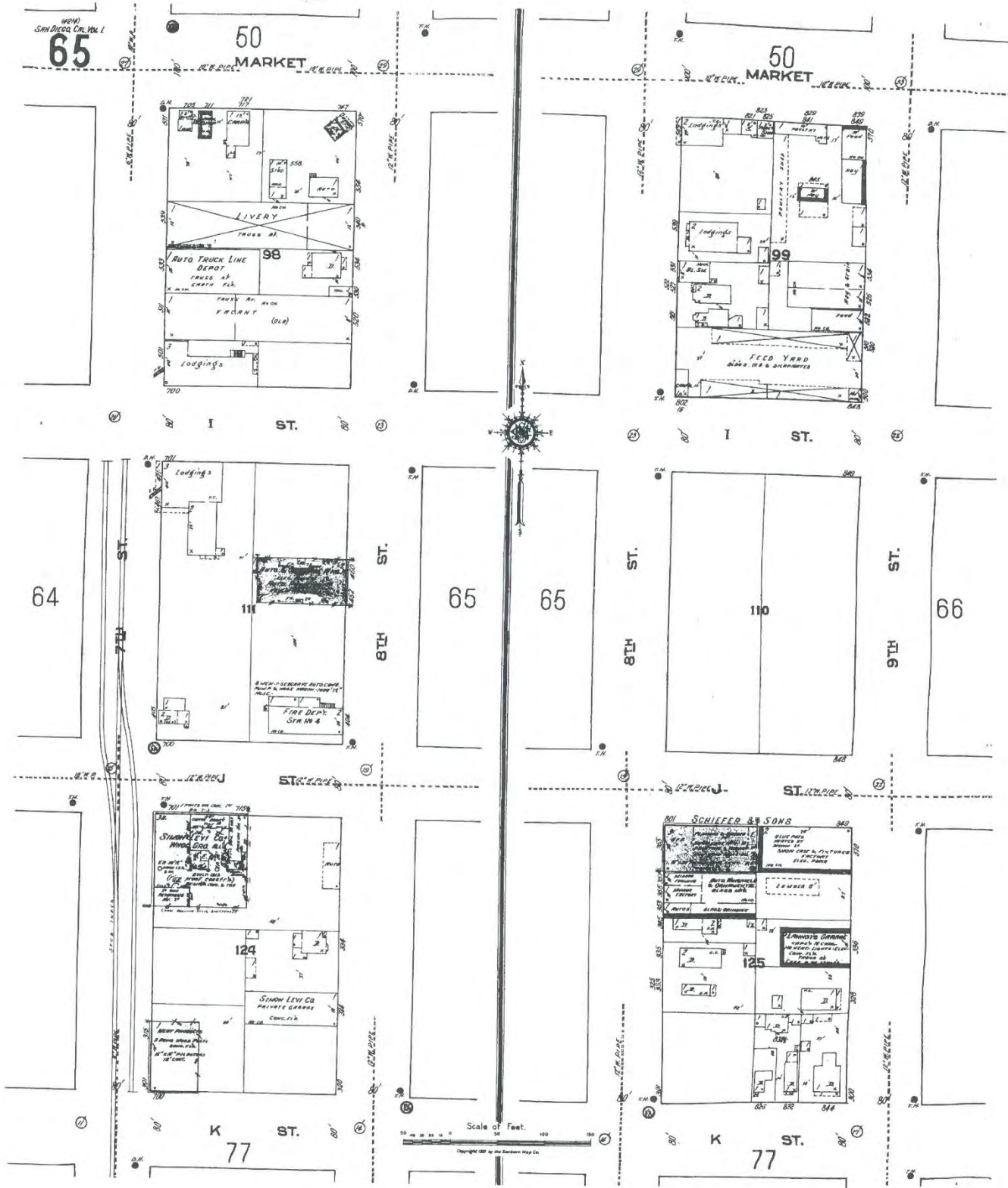
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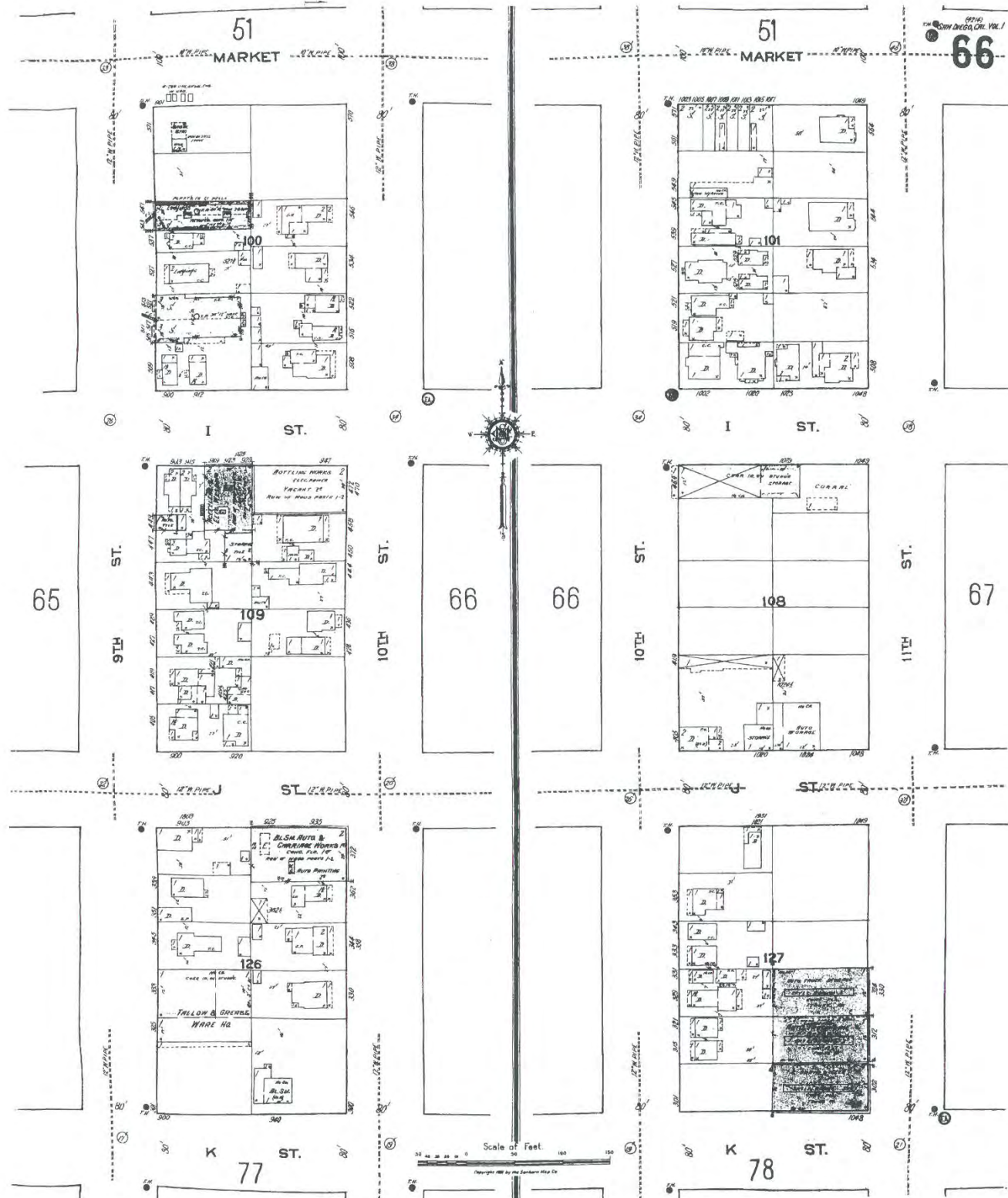
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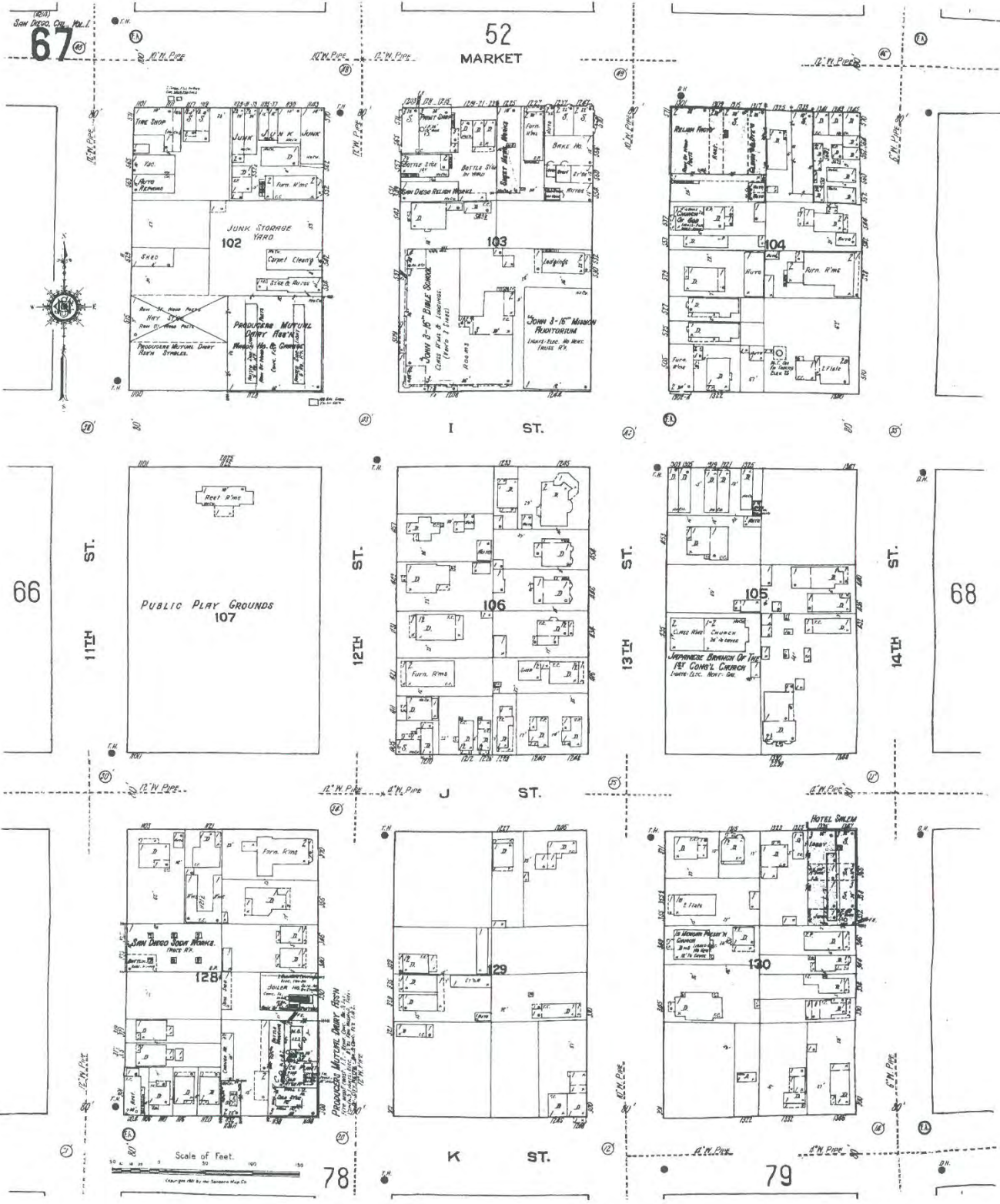
Scale of Feet.  
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Copyright 1928 by the Sanborn Map Co.



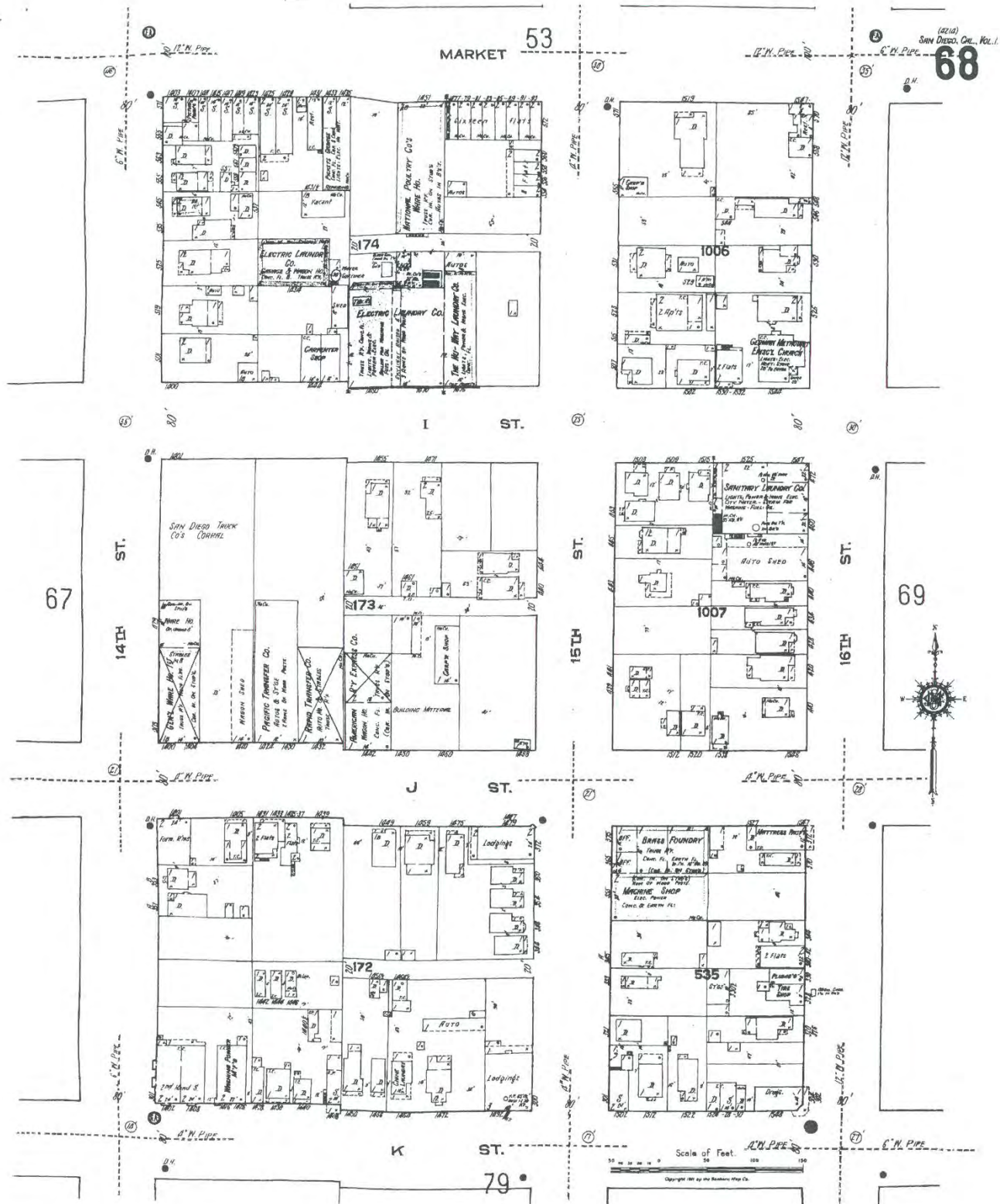
San Diego, Cal. Vol. 1  
**64**

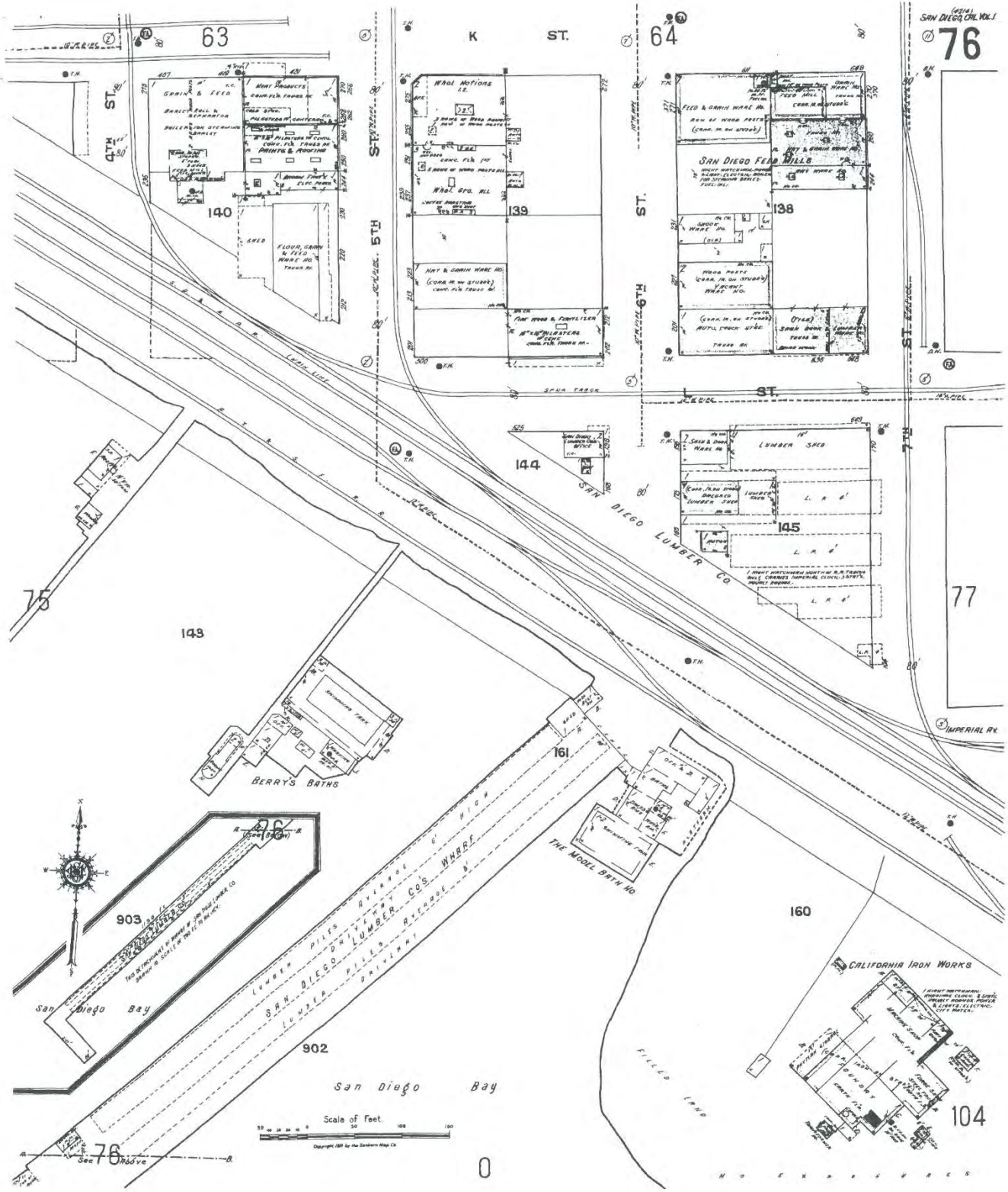




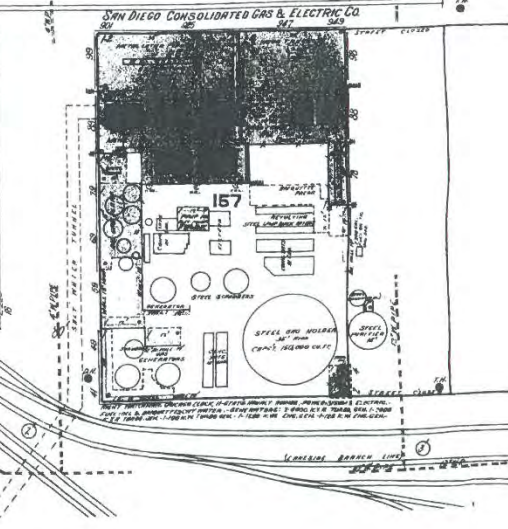
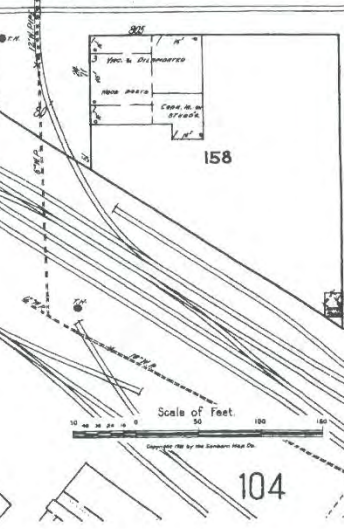
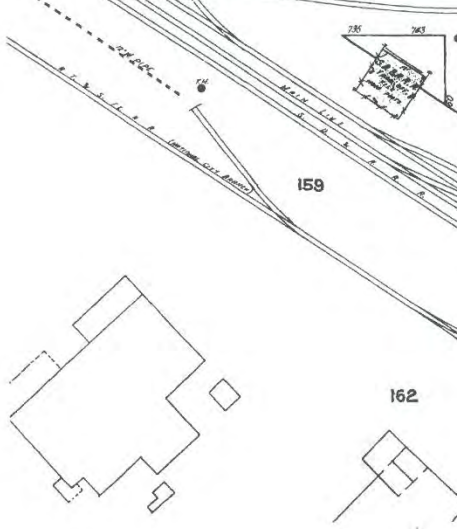
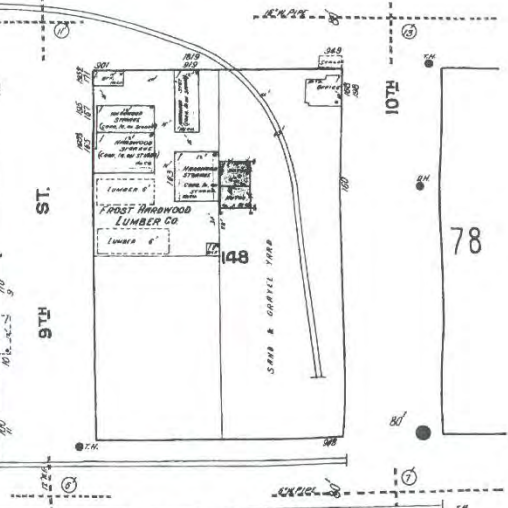
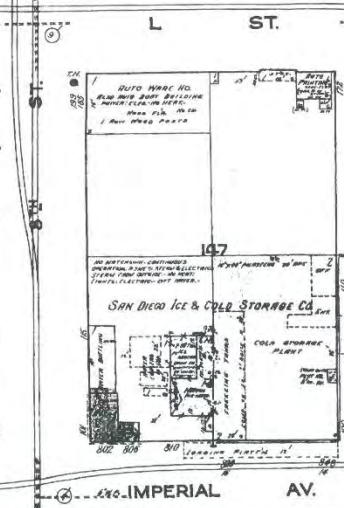
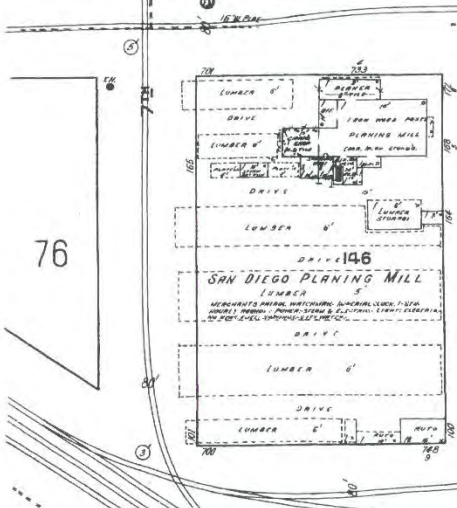
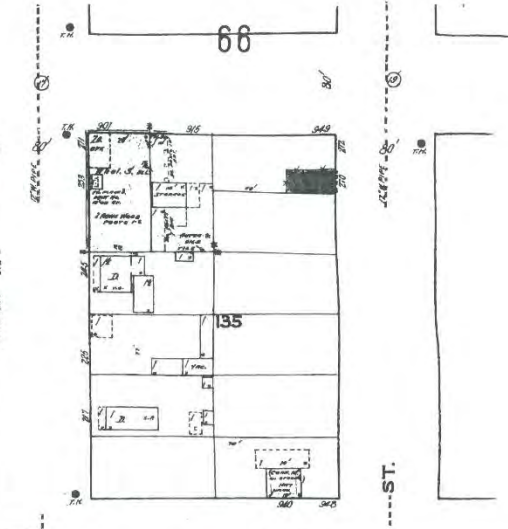
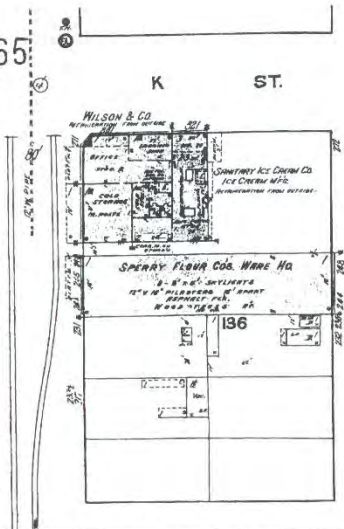
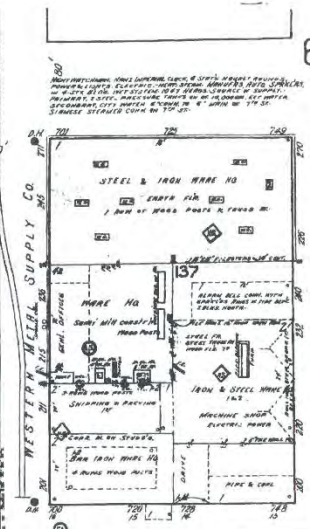




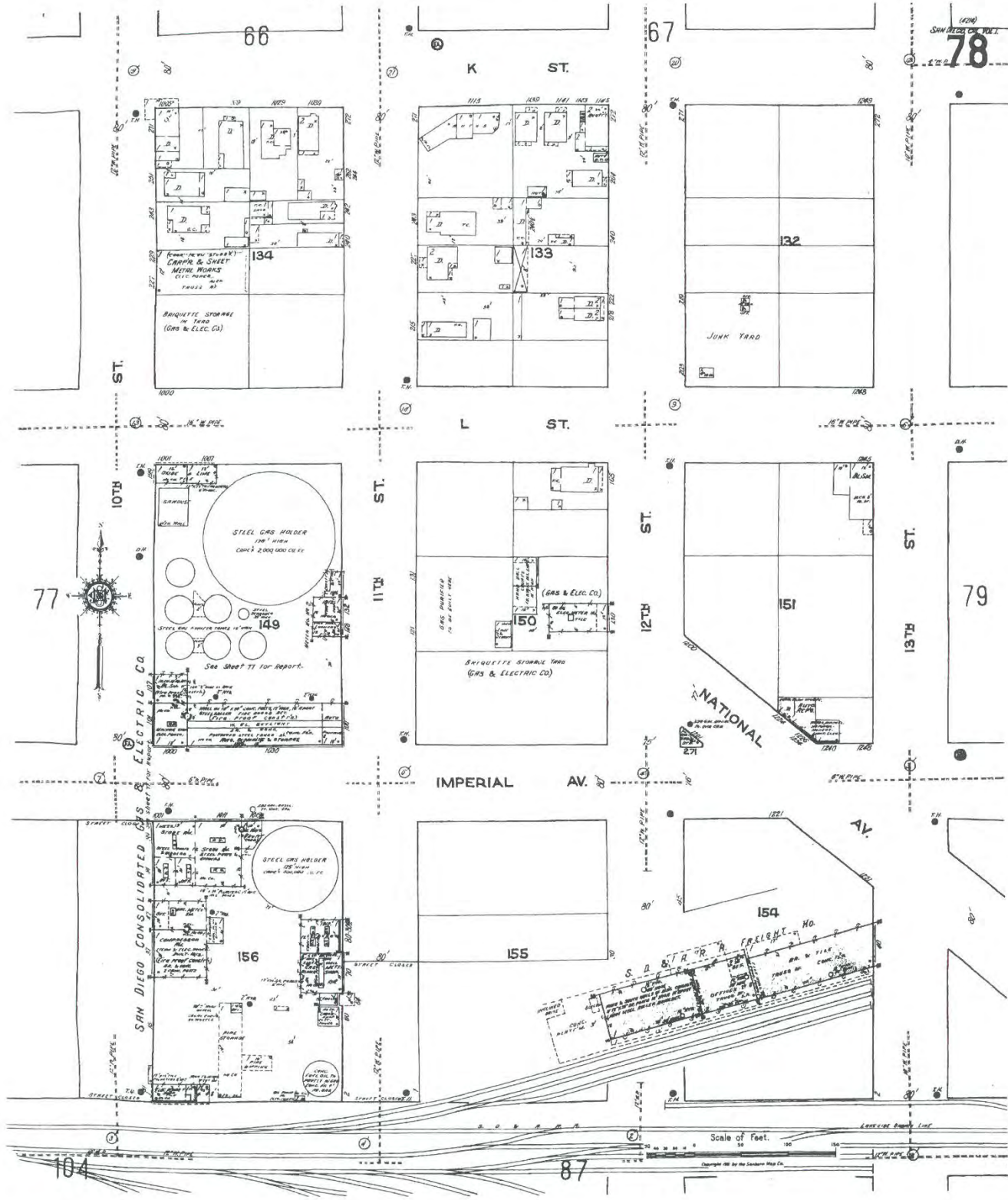


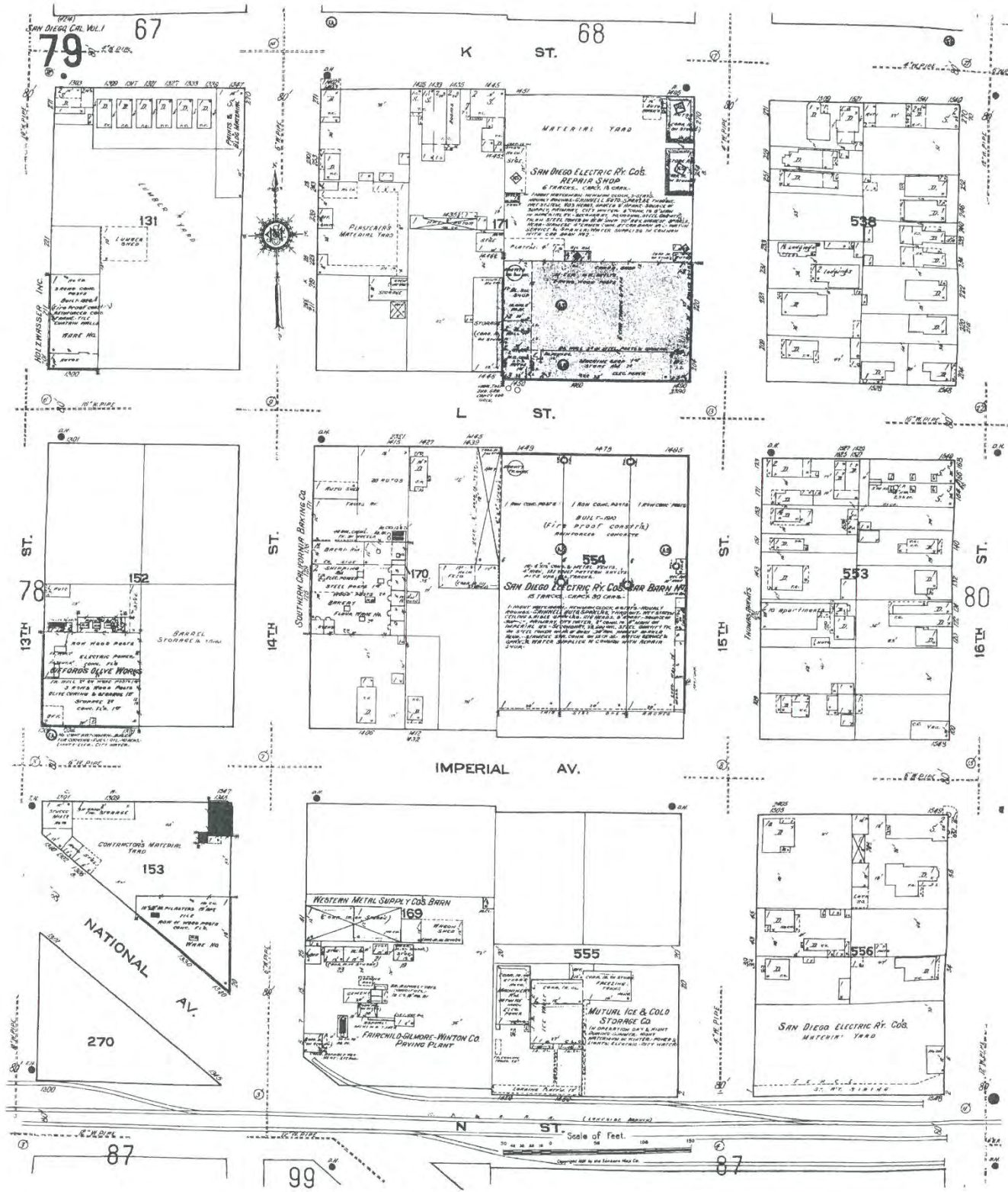


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SAN DIEGO, CALIF. VOL. 1  
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Scale of Feet.  
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Copyright 1916 by the Sanborn Map Co.



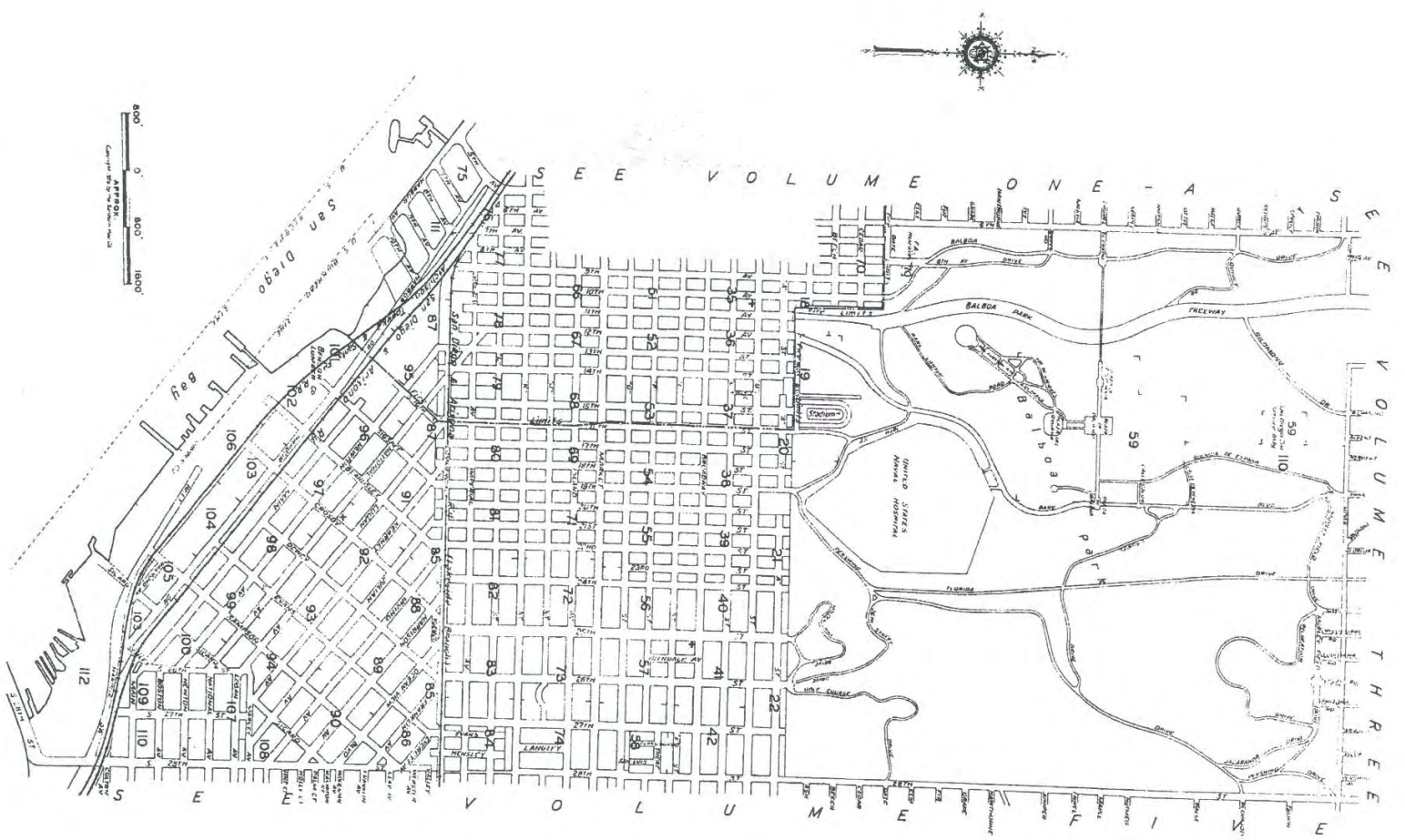




3. Sanborn Fire Insurance Maps of the Study Area, 1920-1956, Vol. 1A 1921, republished 1956.

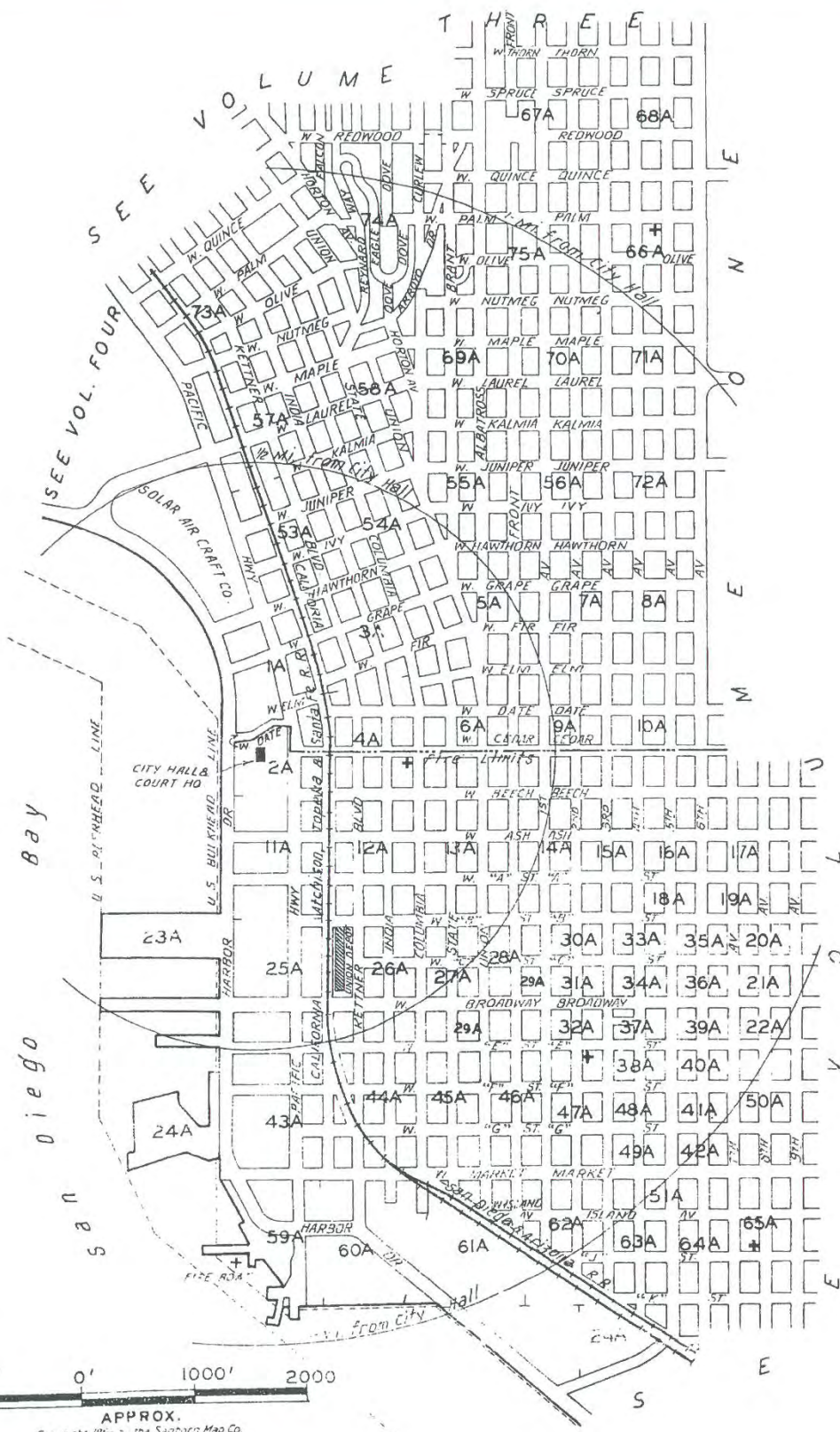




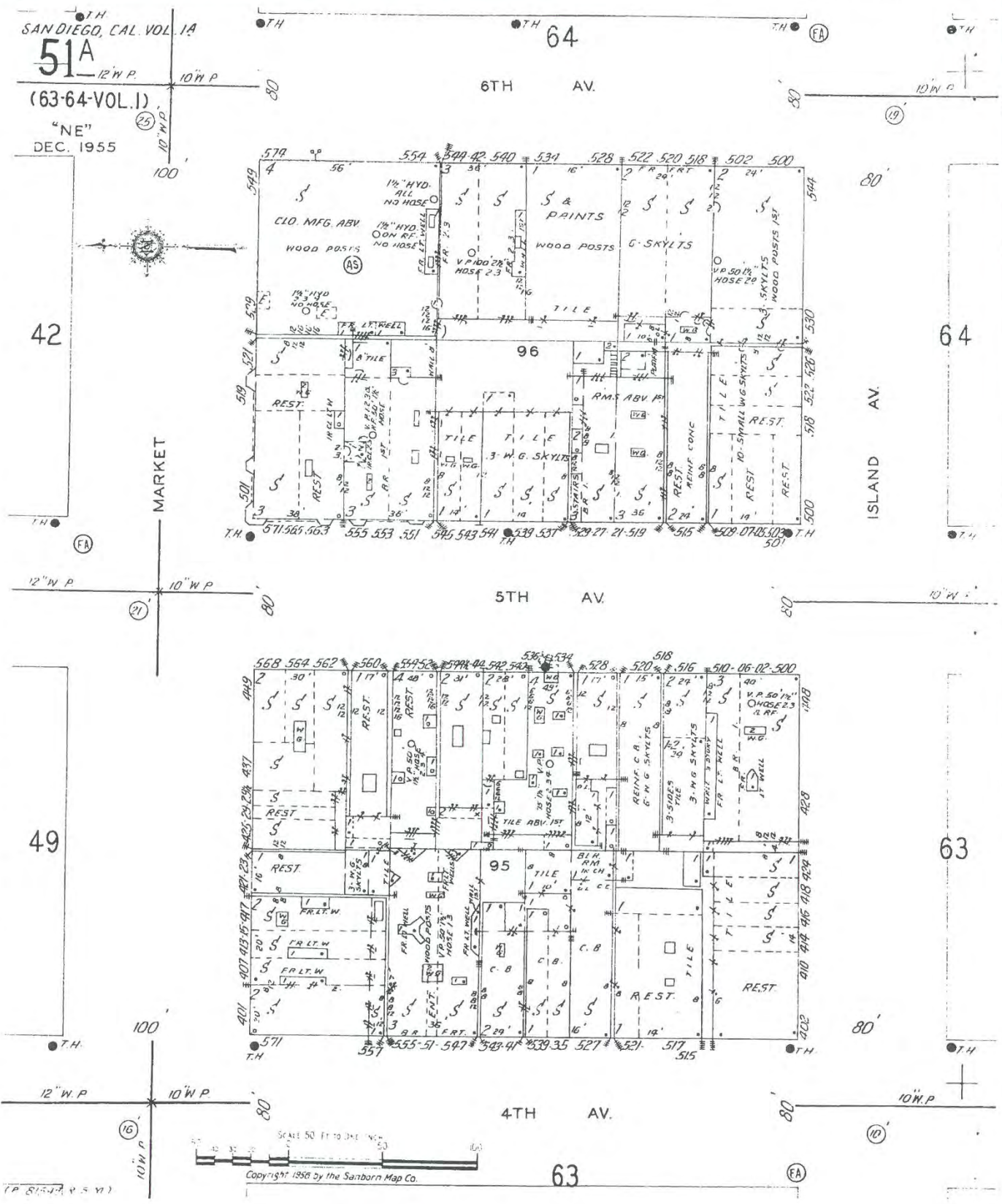


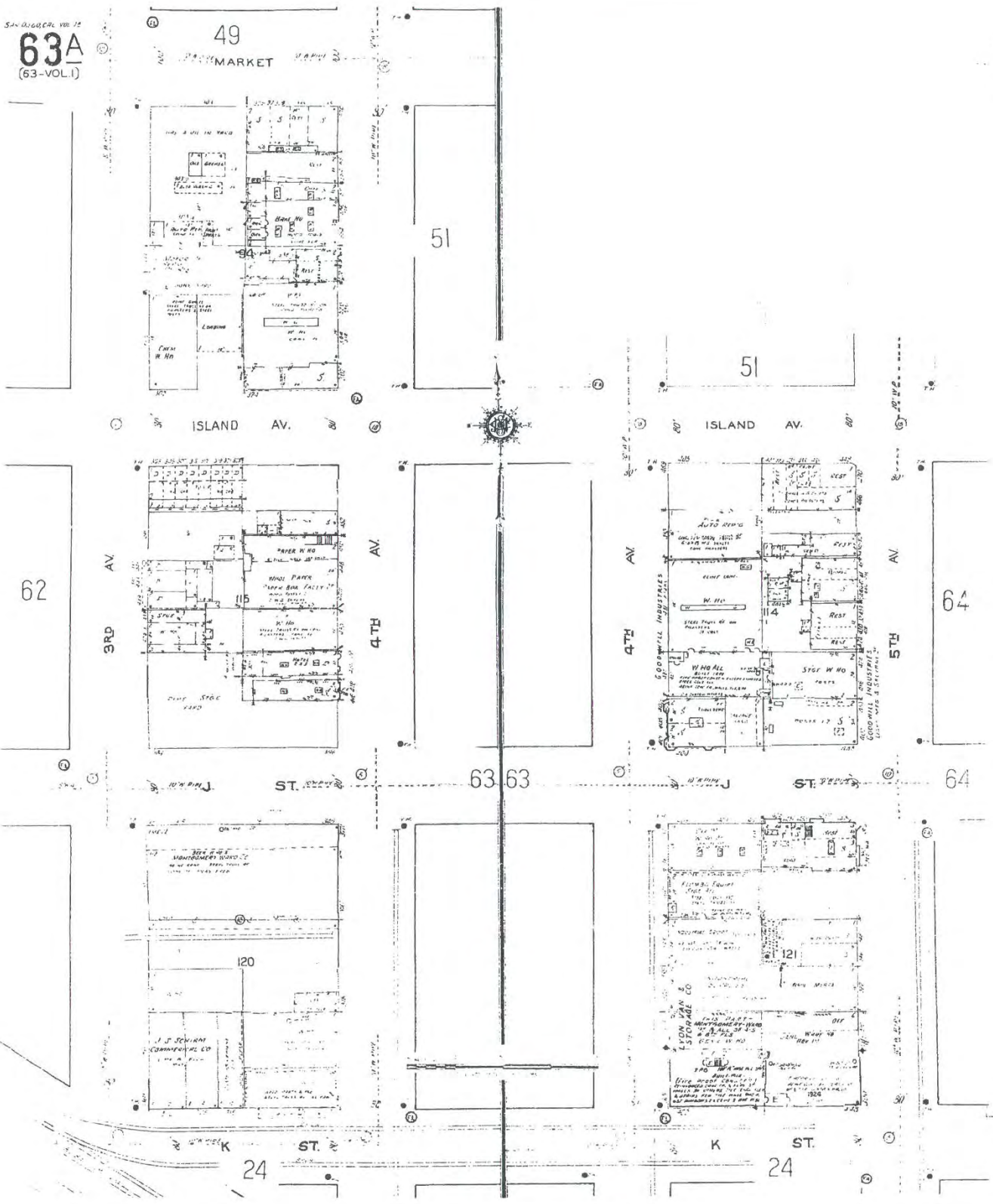
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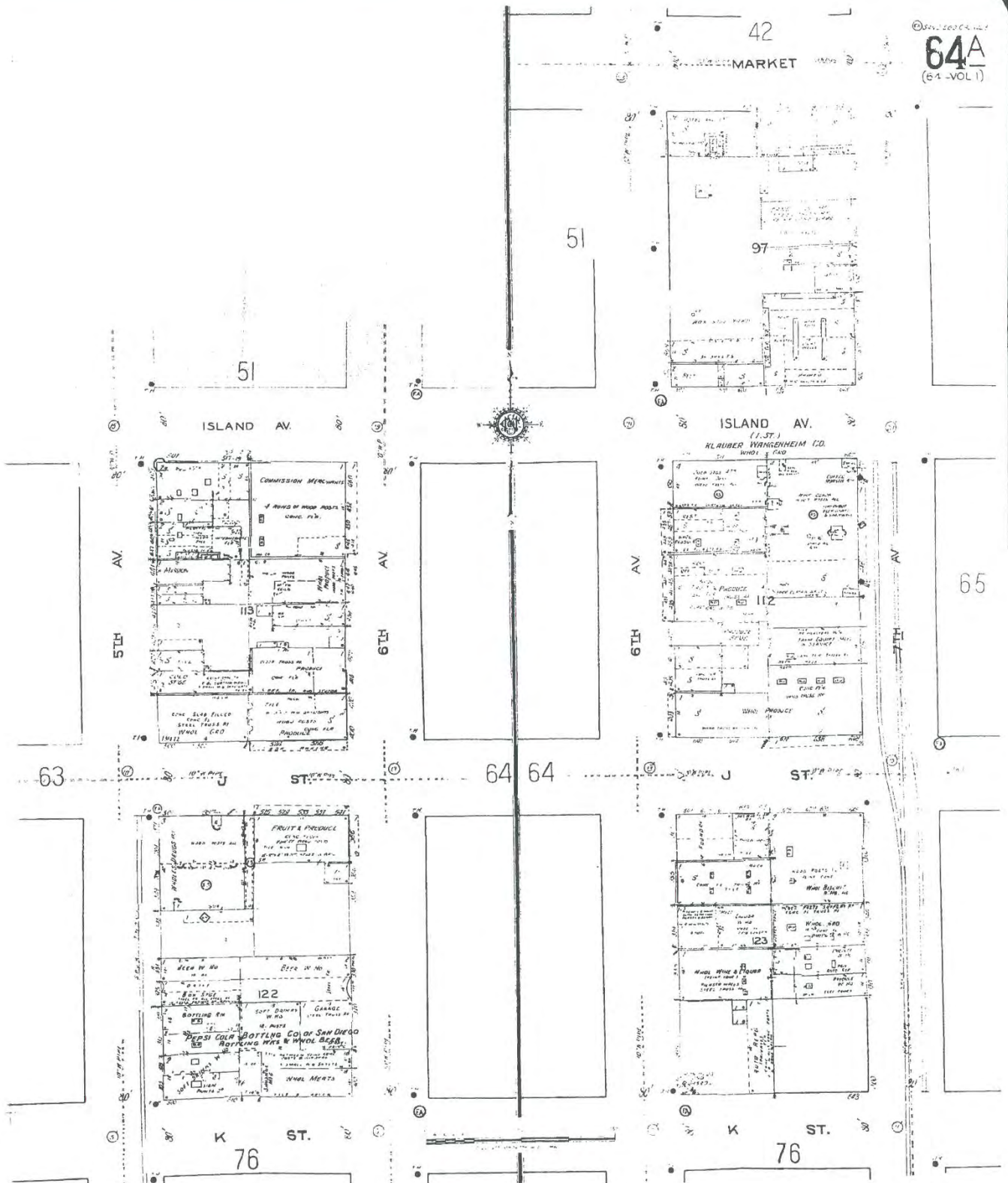
SAN DIEGO, CALIFORNIA  
 1956  
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 JAN. 1956



000' 0' 1000' 2000  
APPROX.  
Copyright 1955 by the Sanborn Map Co.



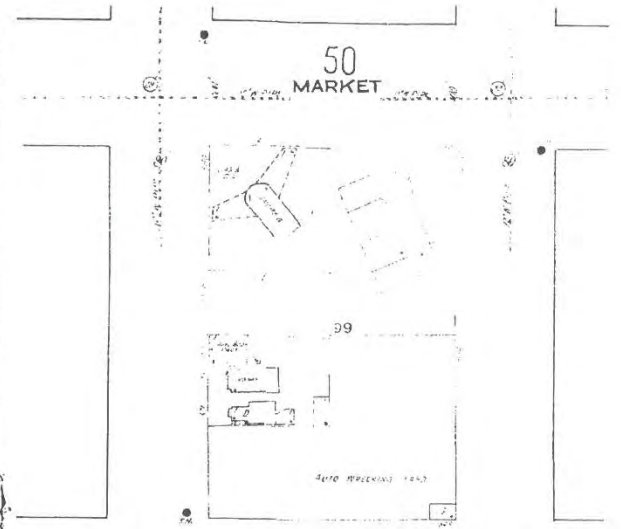




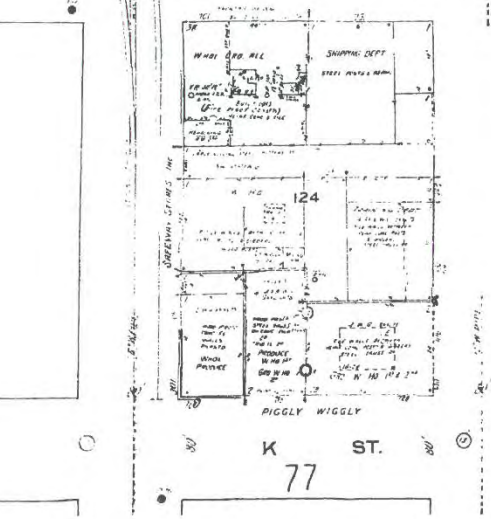
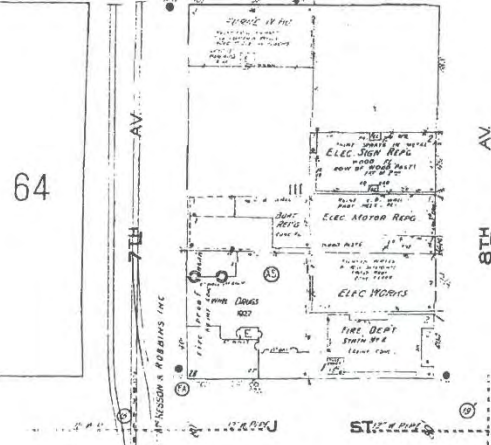
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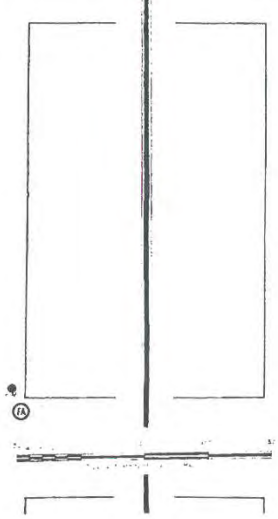
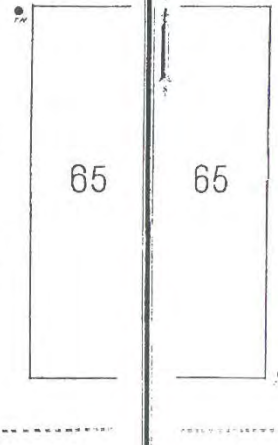
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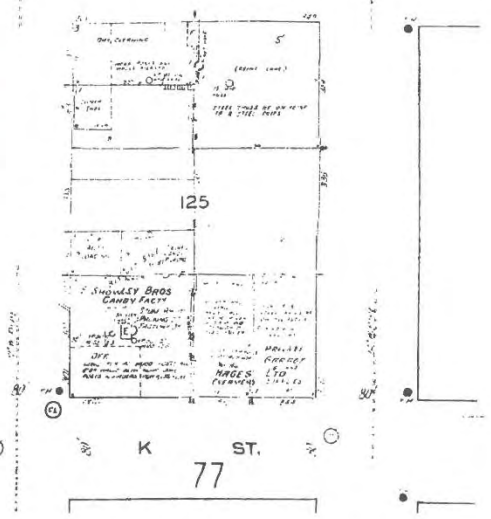
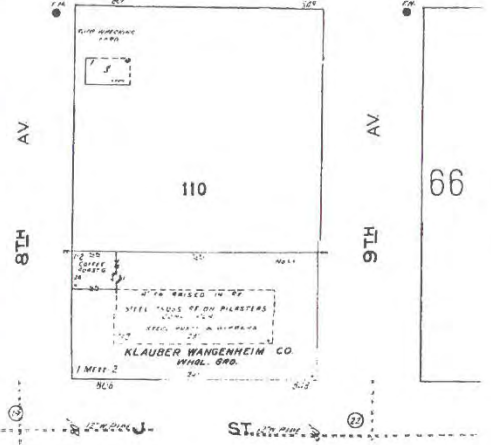
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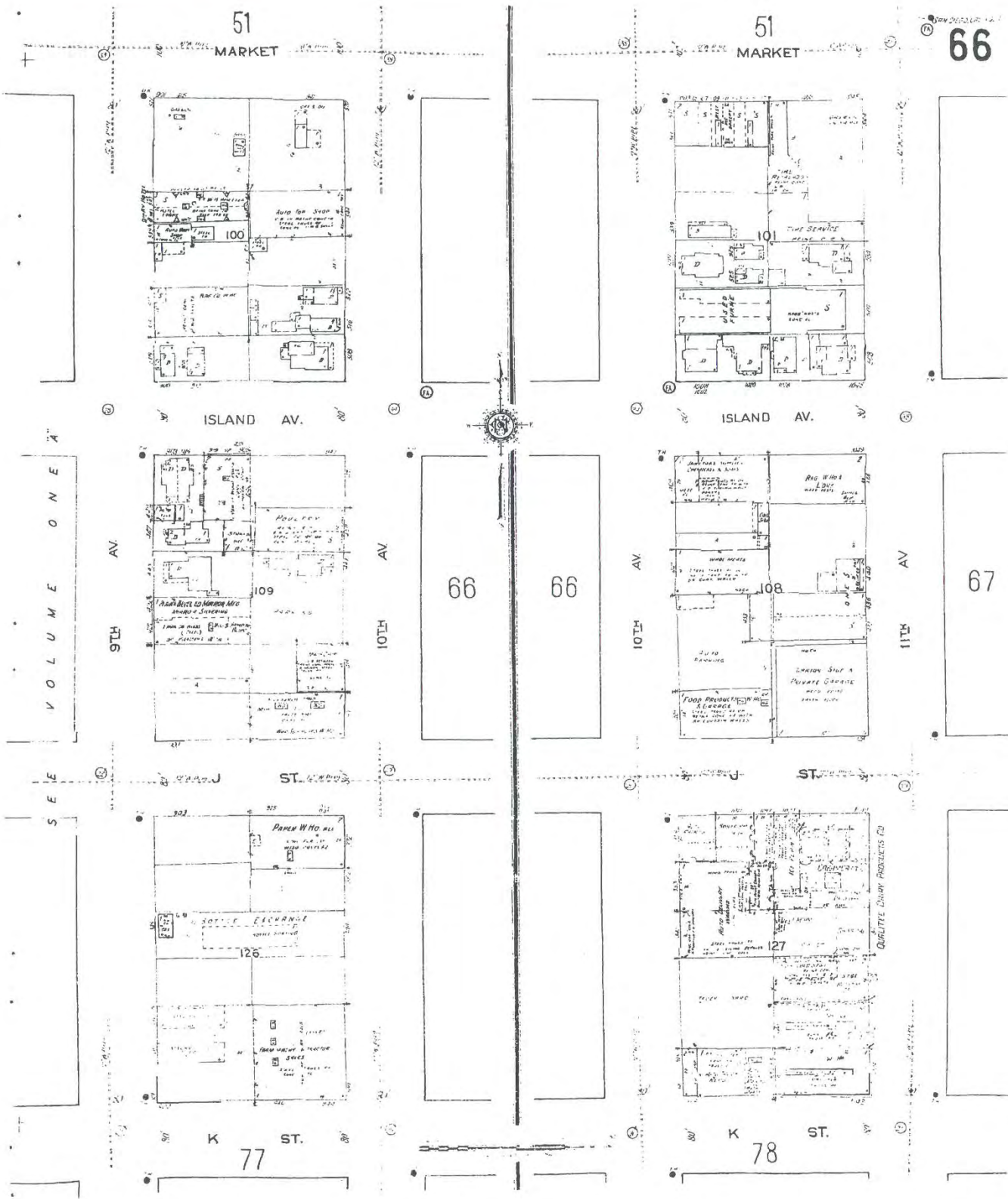


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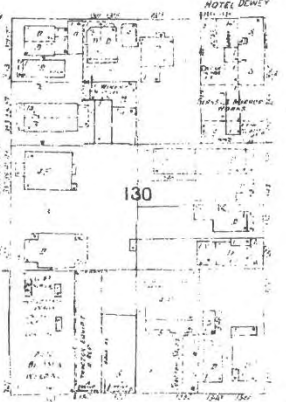
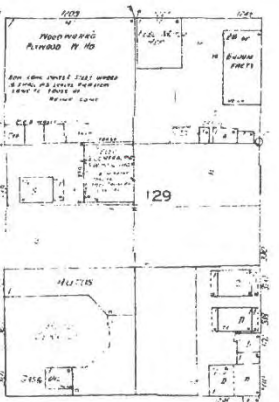
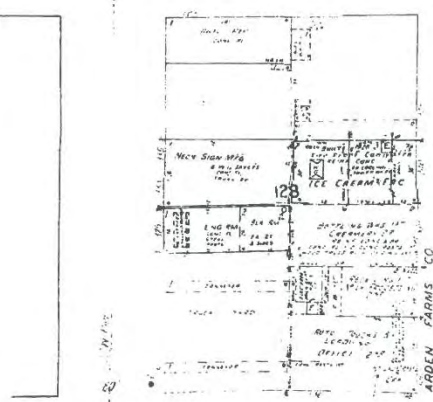
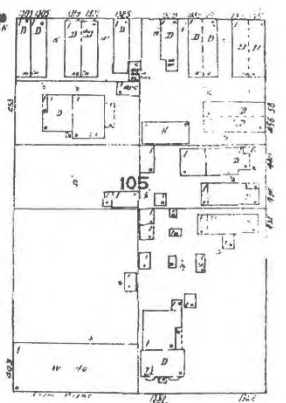
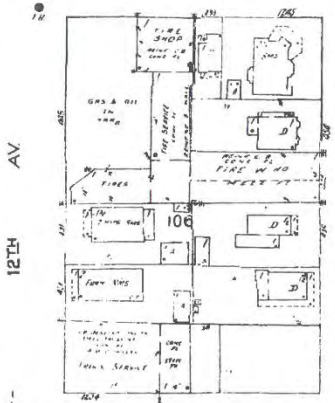
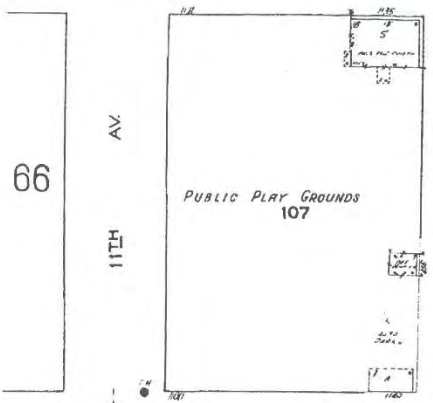
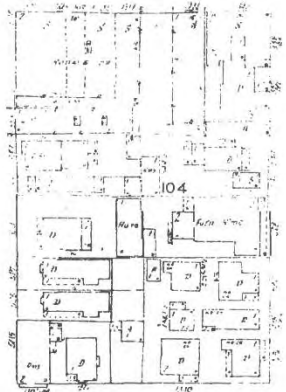
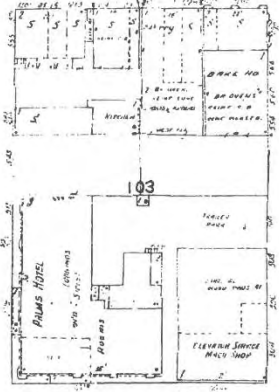
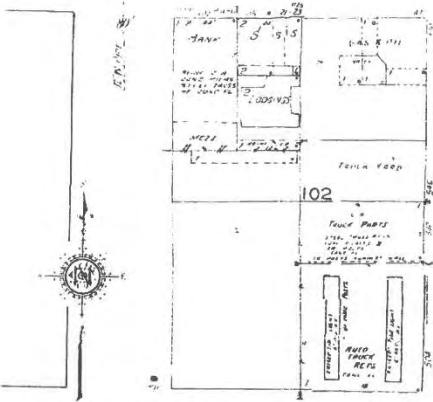
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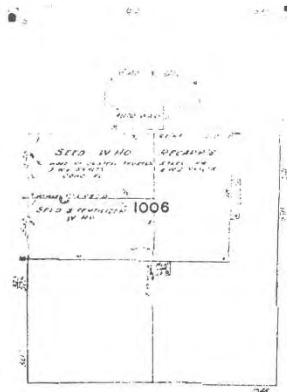
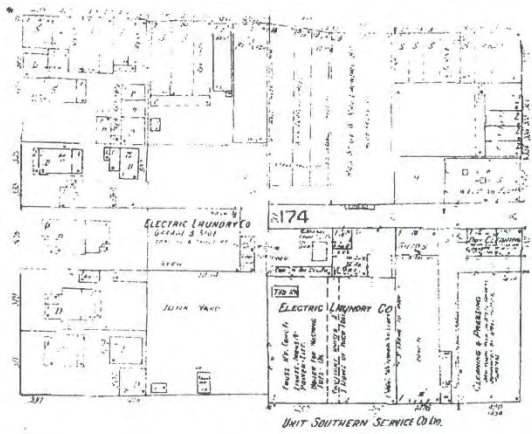
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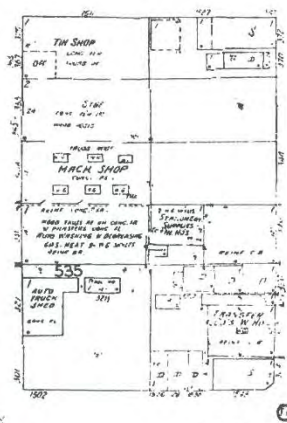
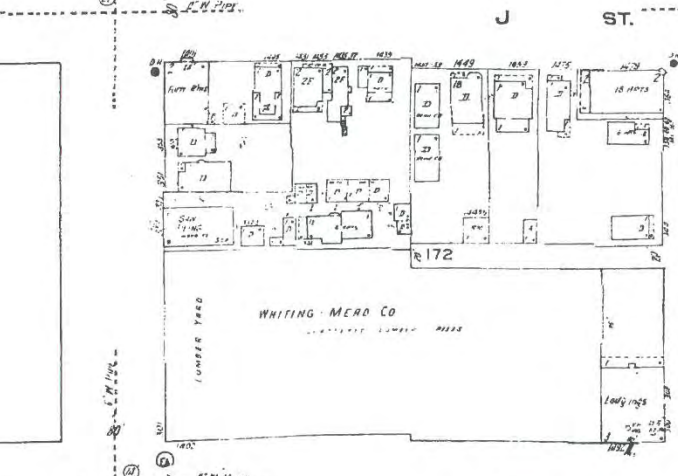
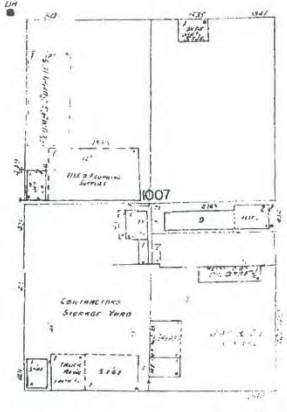
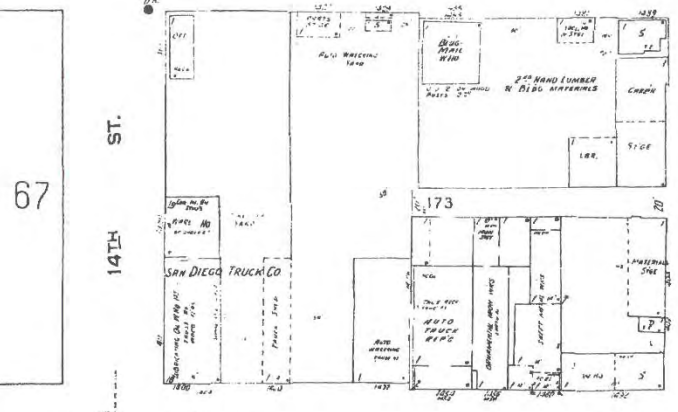


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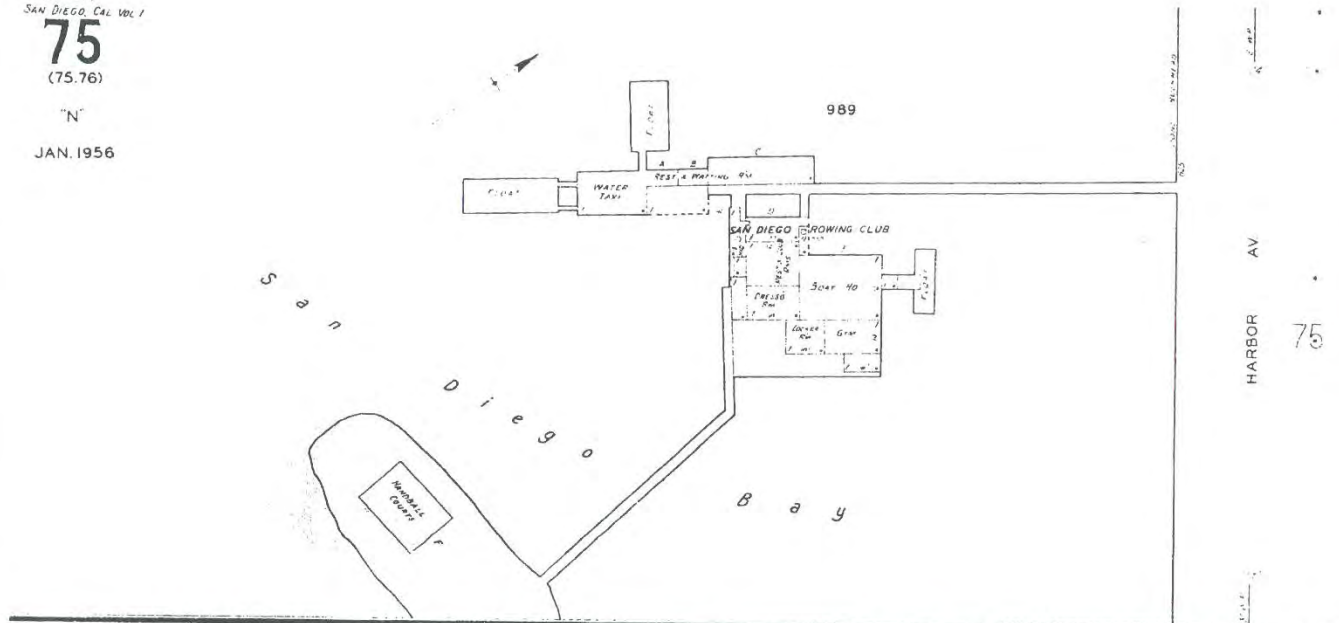


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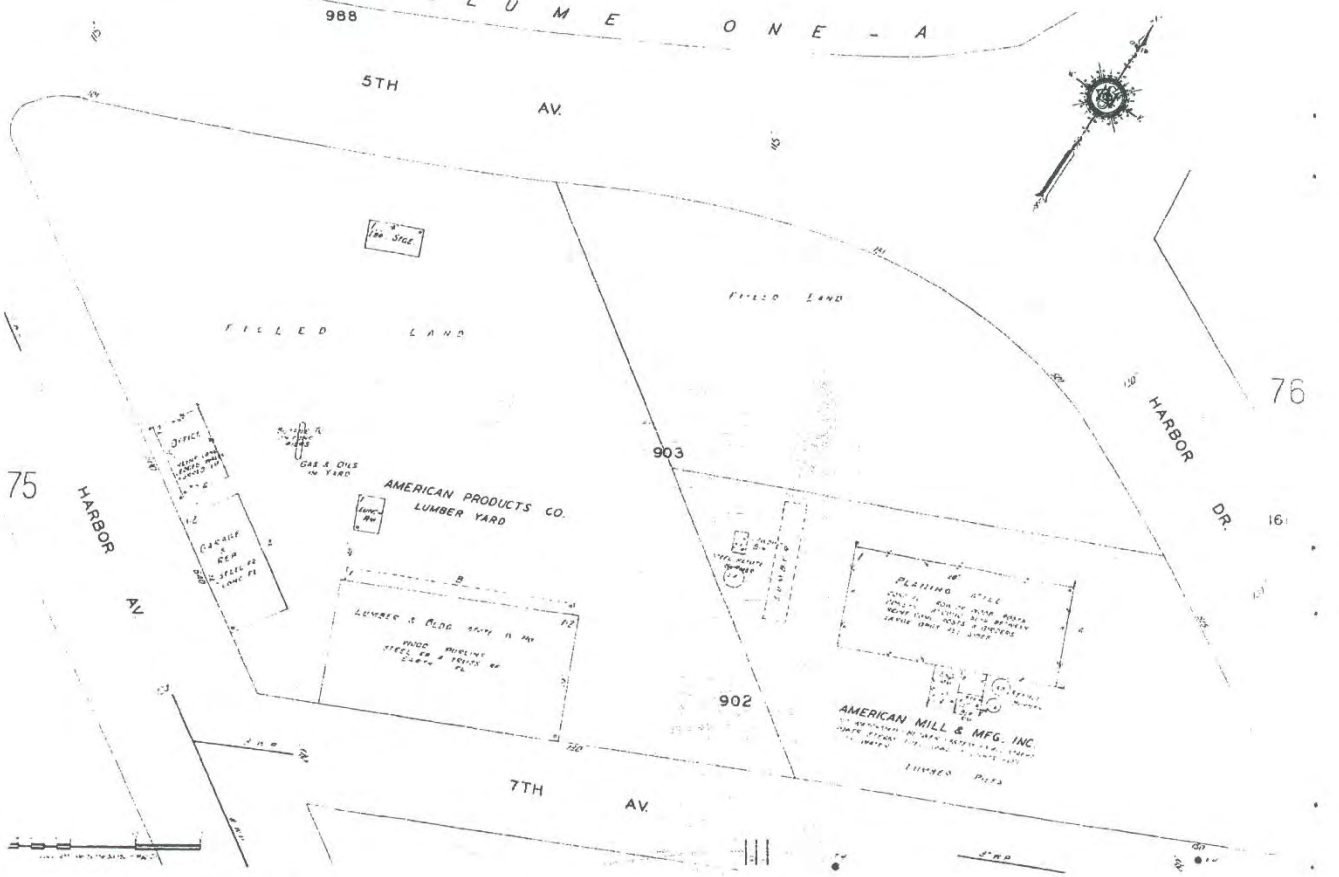
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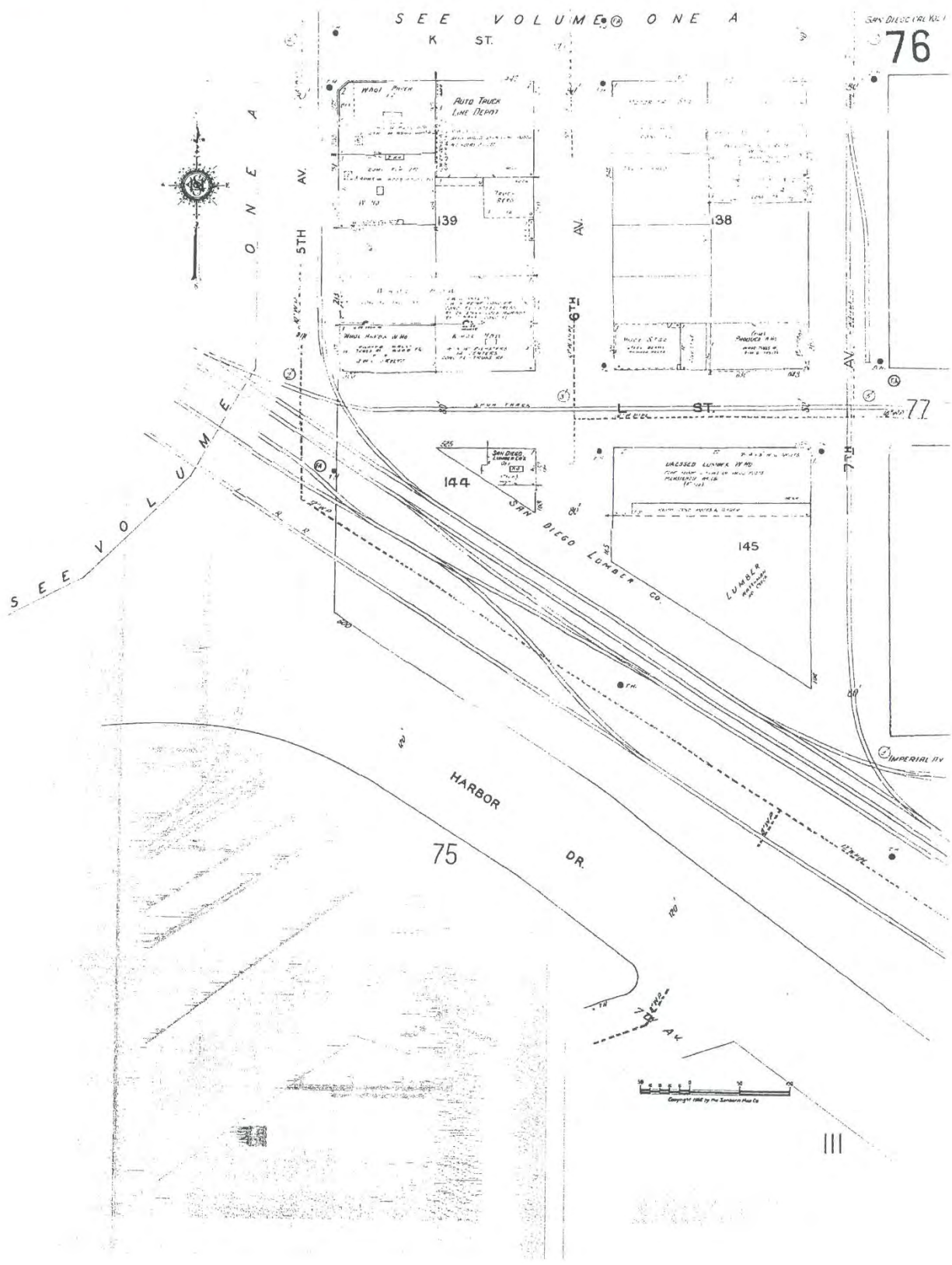
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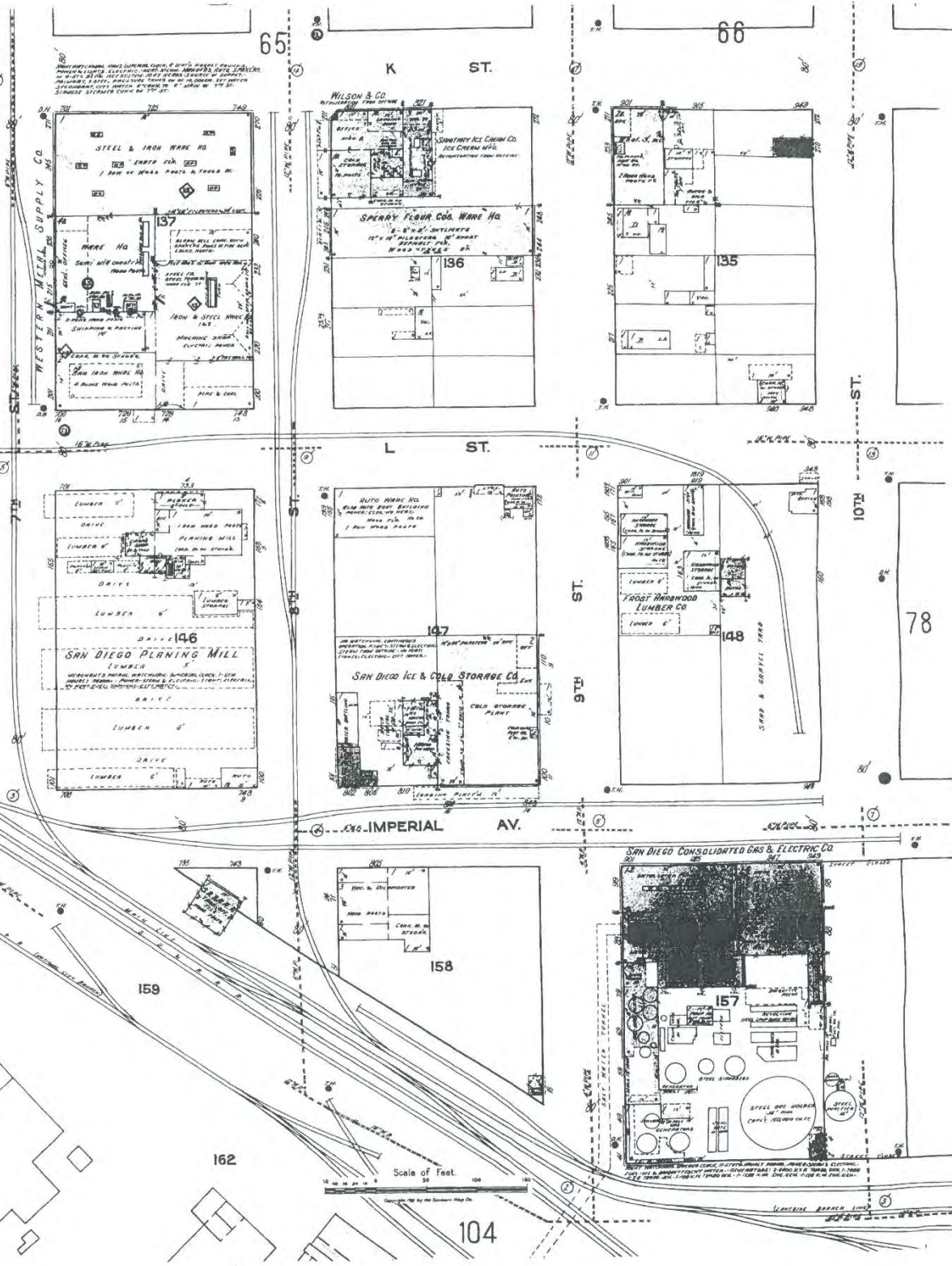


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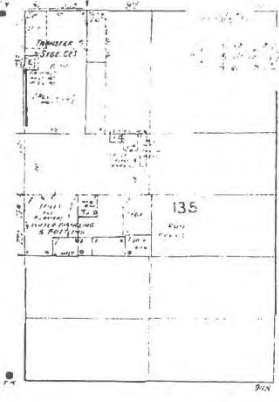
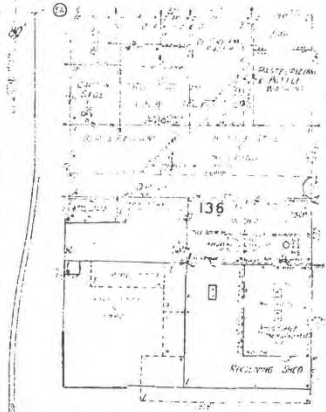
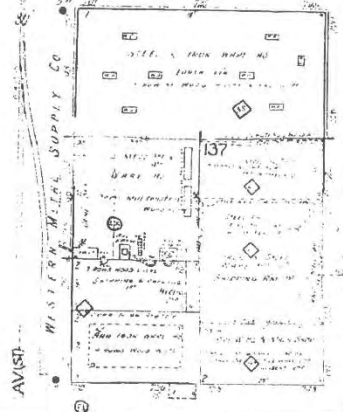


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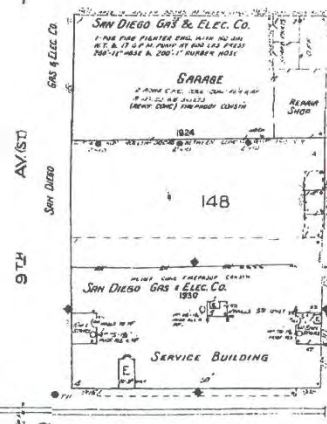
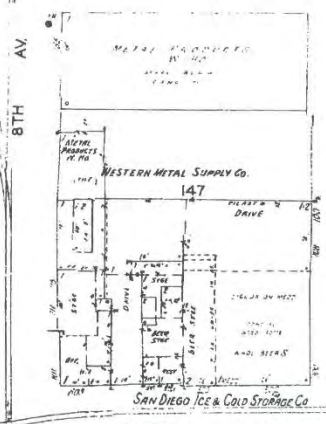
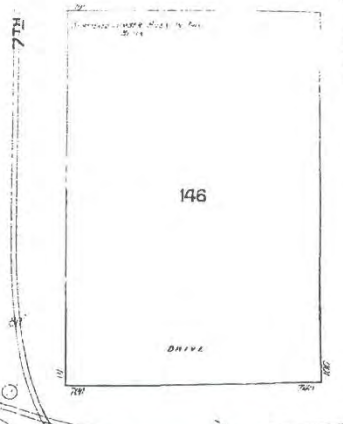
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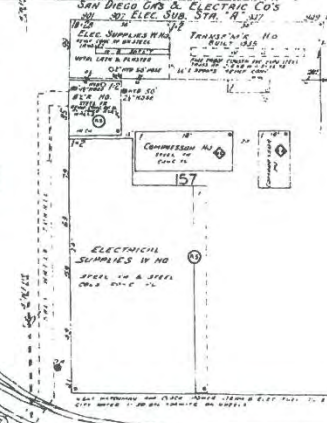
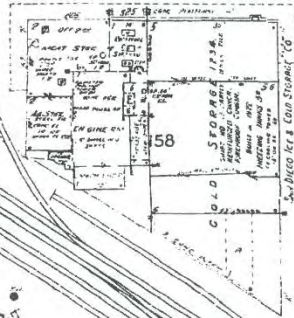
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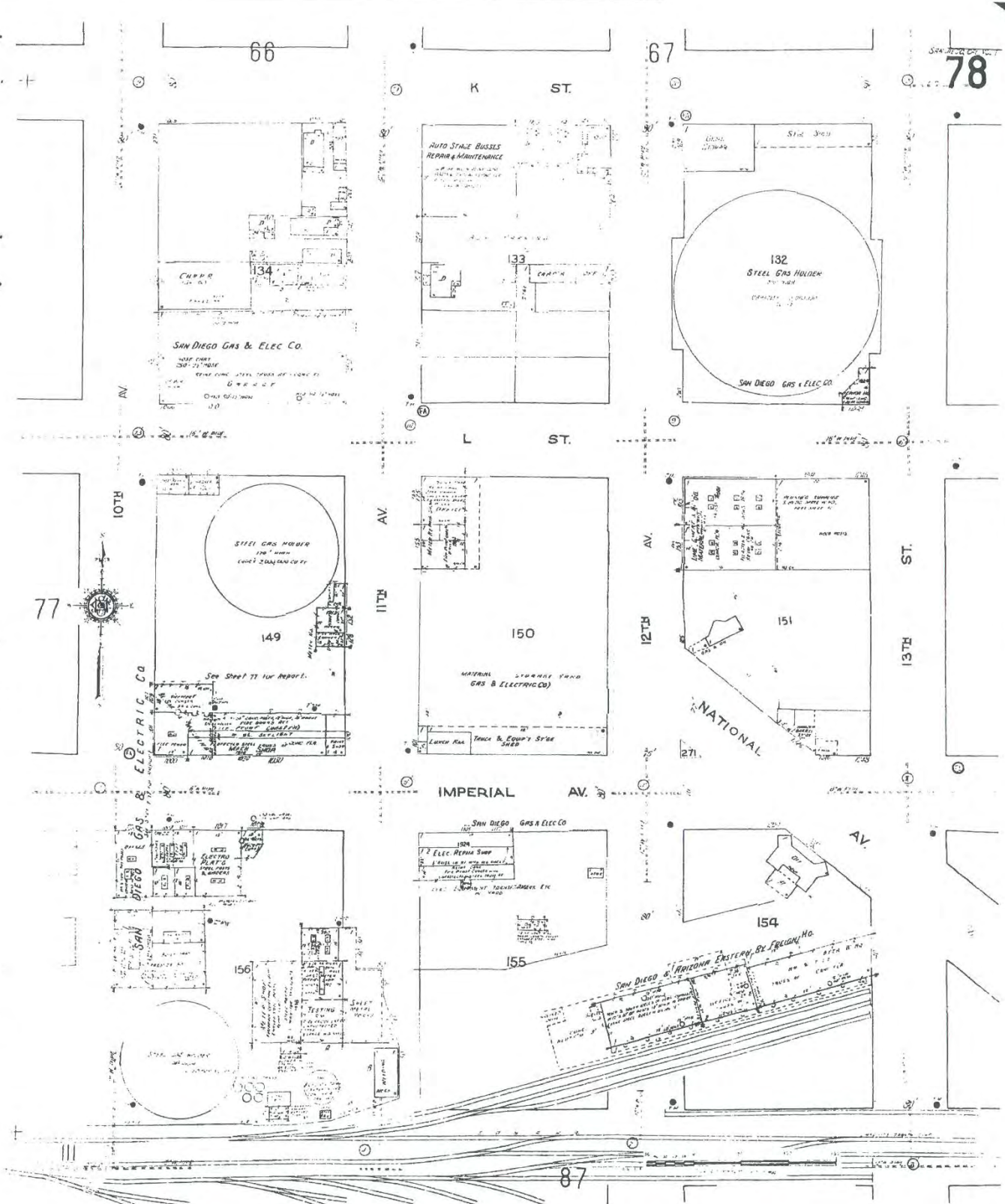
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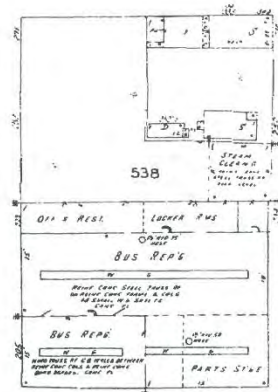
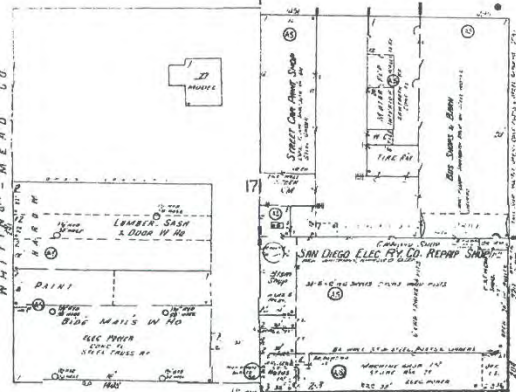
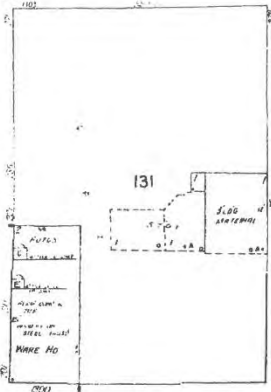


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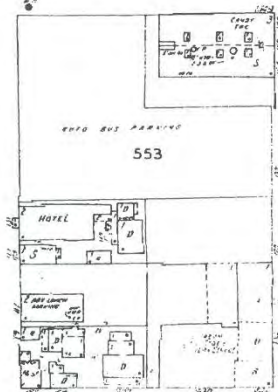
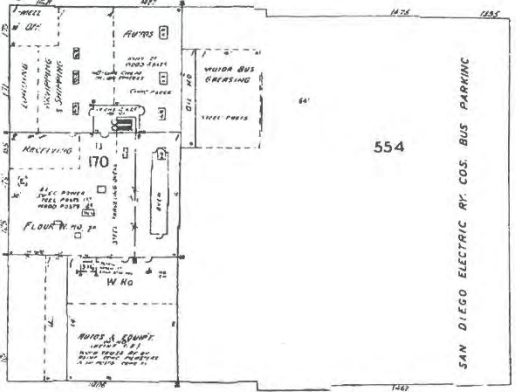
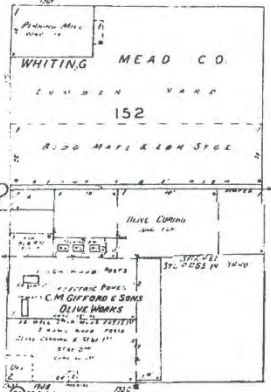
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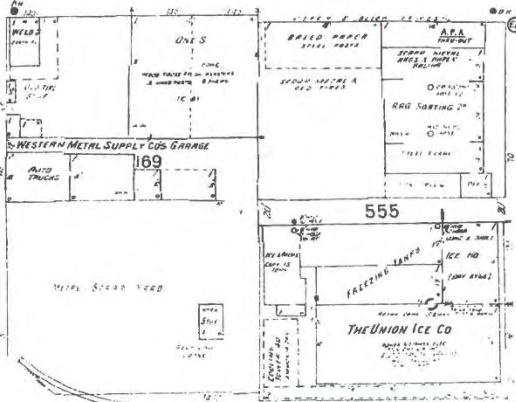
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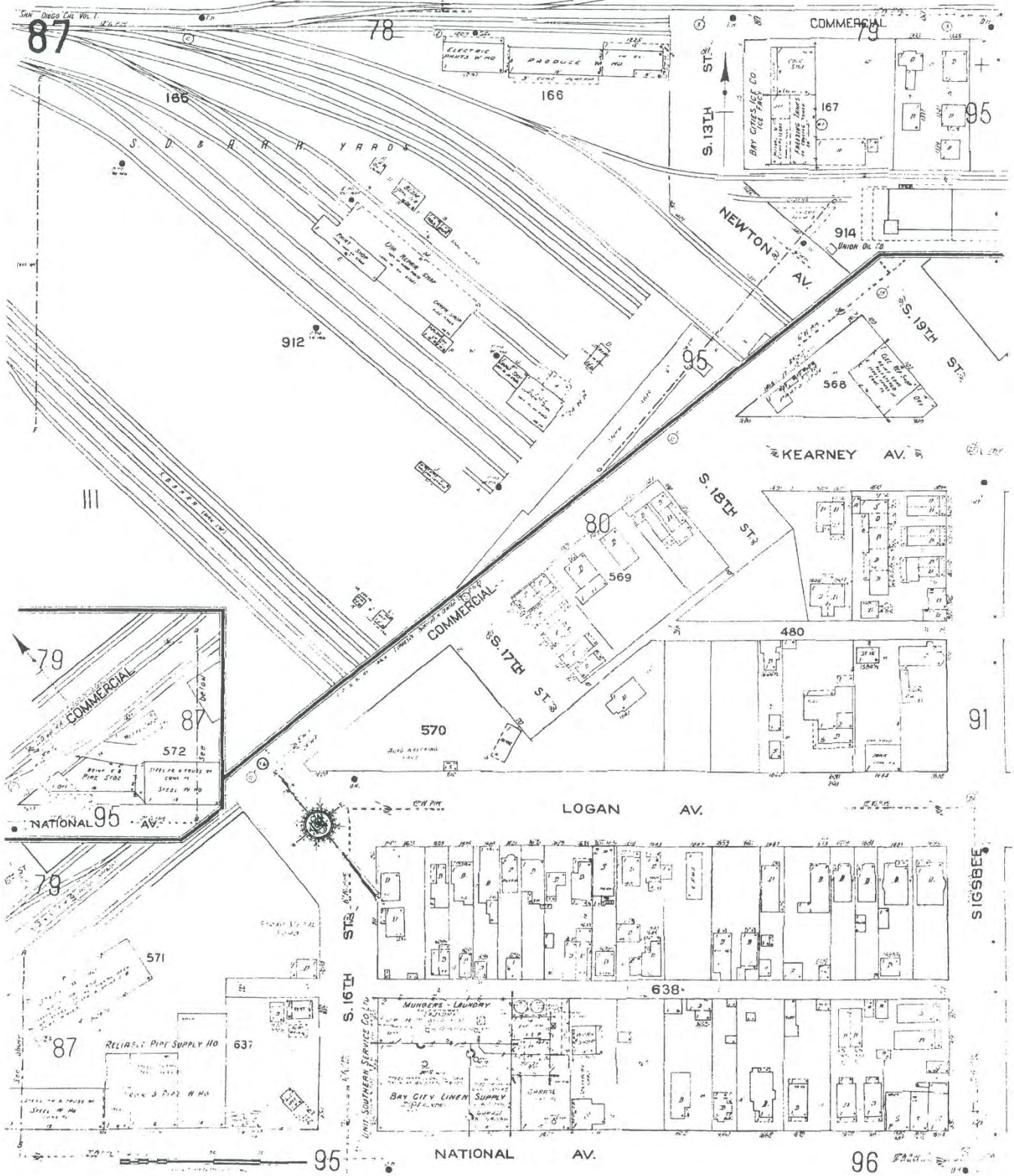


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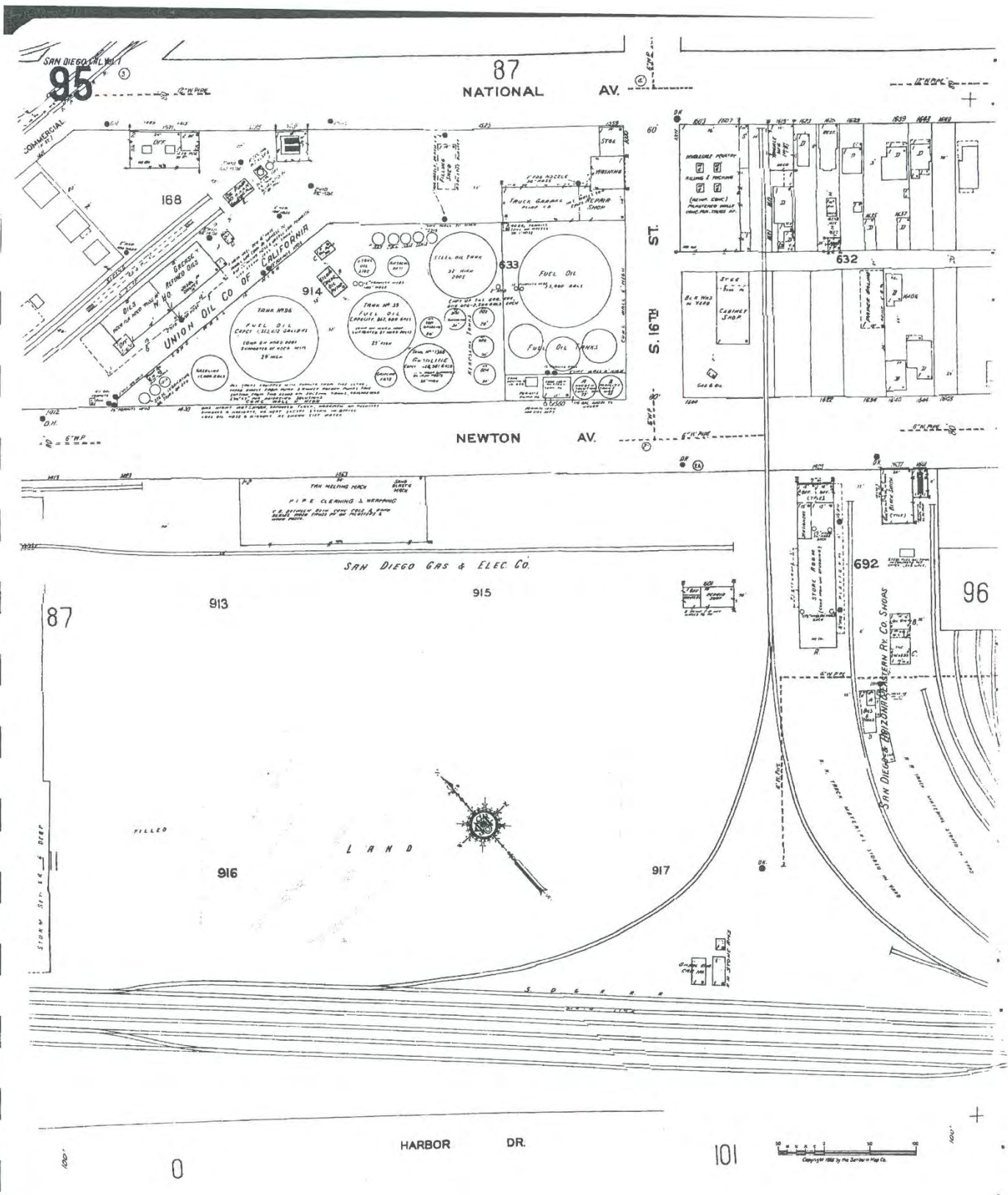
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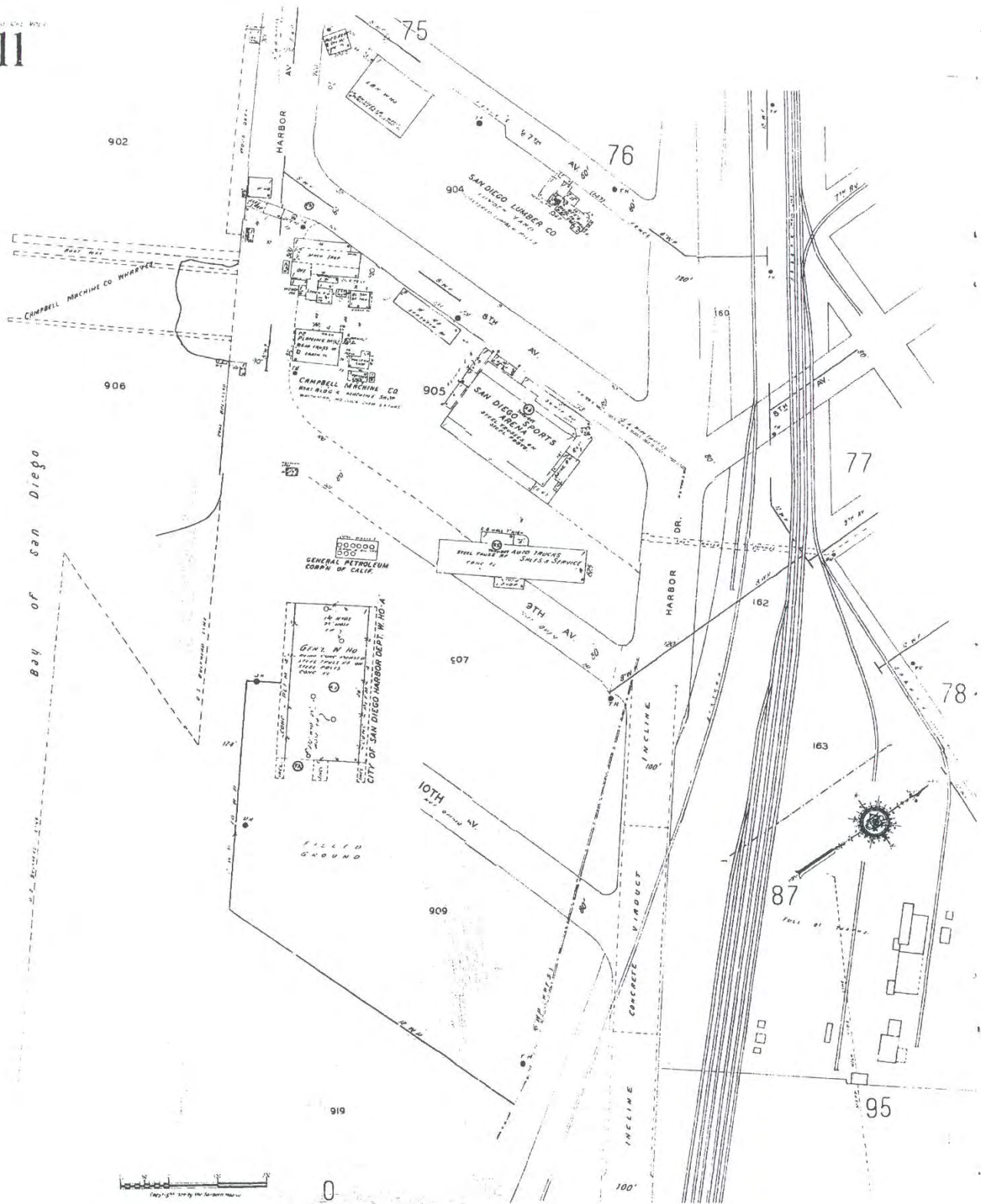
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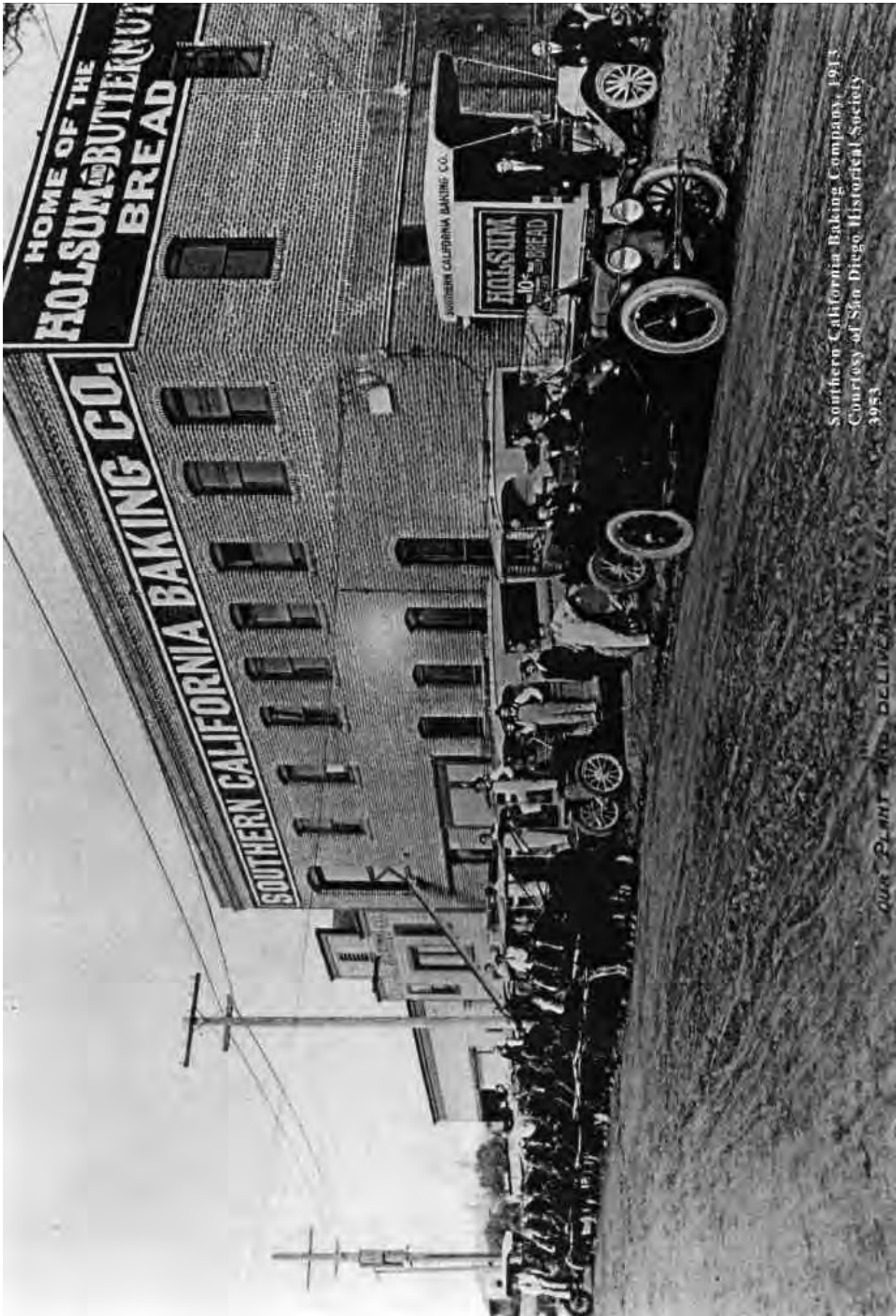






**C. HISTORIC PHOTOGRAPHS**





Southern California Baking Company, 1913  
Courtesy of San Diego Historical Society  
3953



10th Ave, & M St., 1924  
Courtesy of San Diego Historical Society  
2010



11th Ave., between I (Island) and J St. Qualitee Dairy  
Courtesy of San Diego Historical Society  
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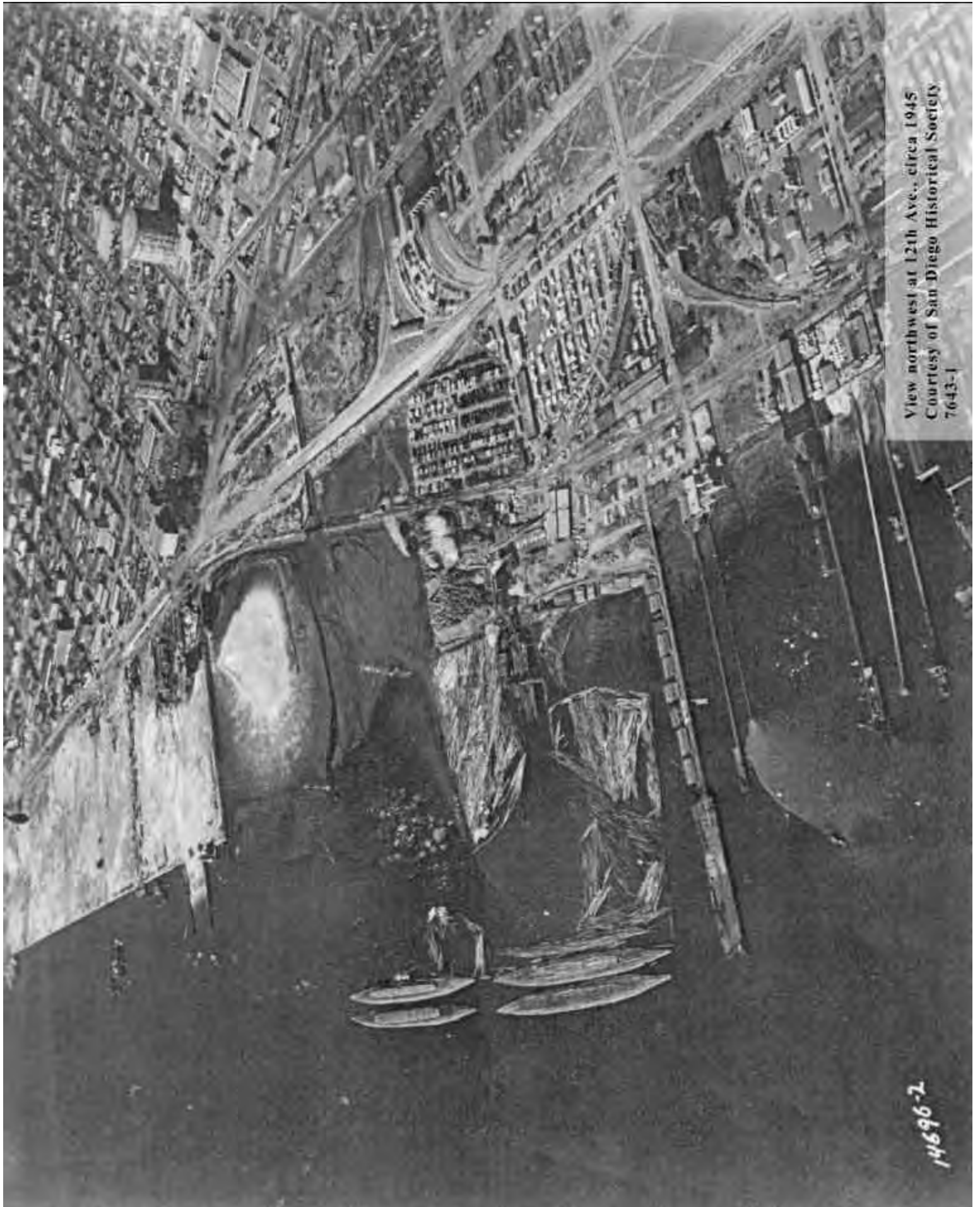


611 Island Ave., 1929  
Courtesy of San Diego Historical Society



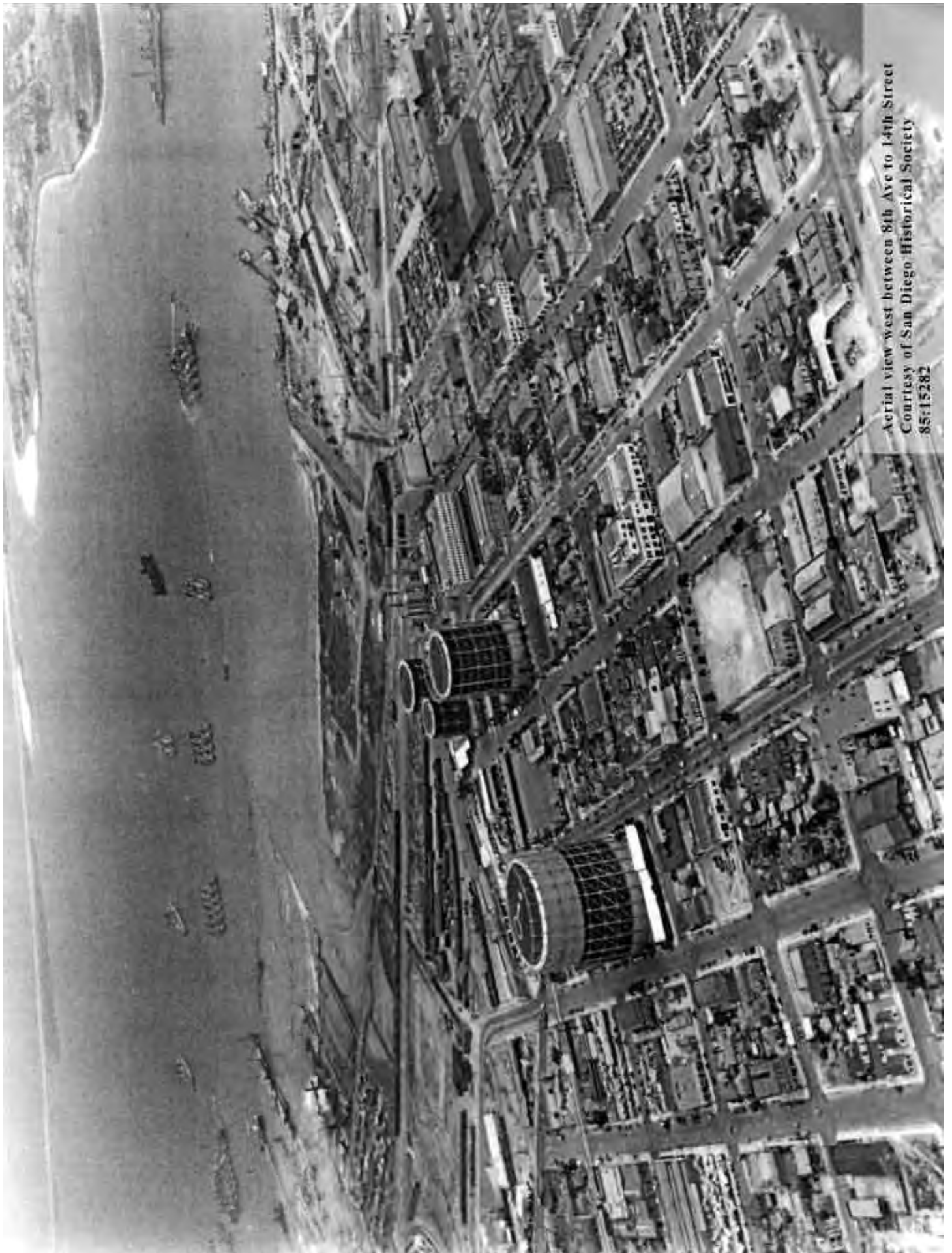


Southern California Baking Company, circa 1930  
Courtesy of San Diego Historical Society  
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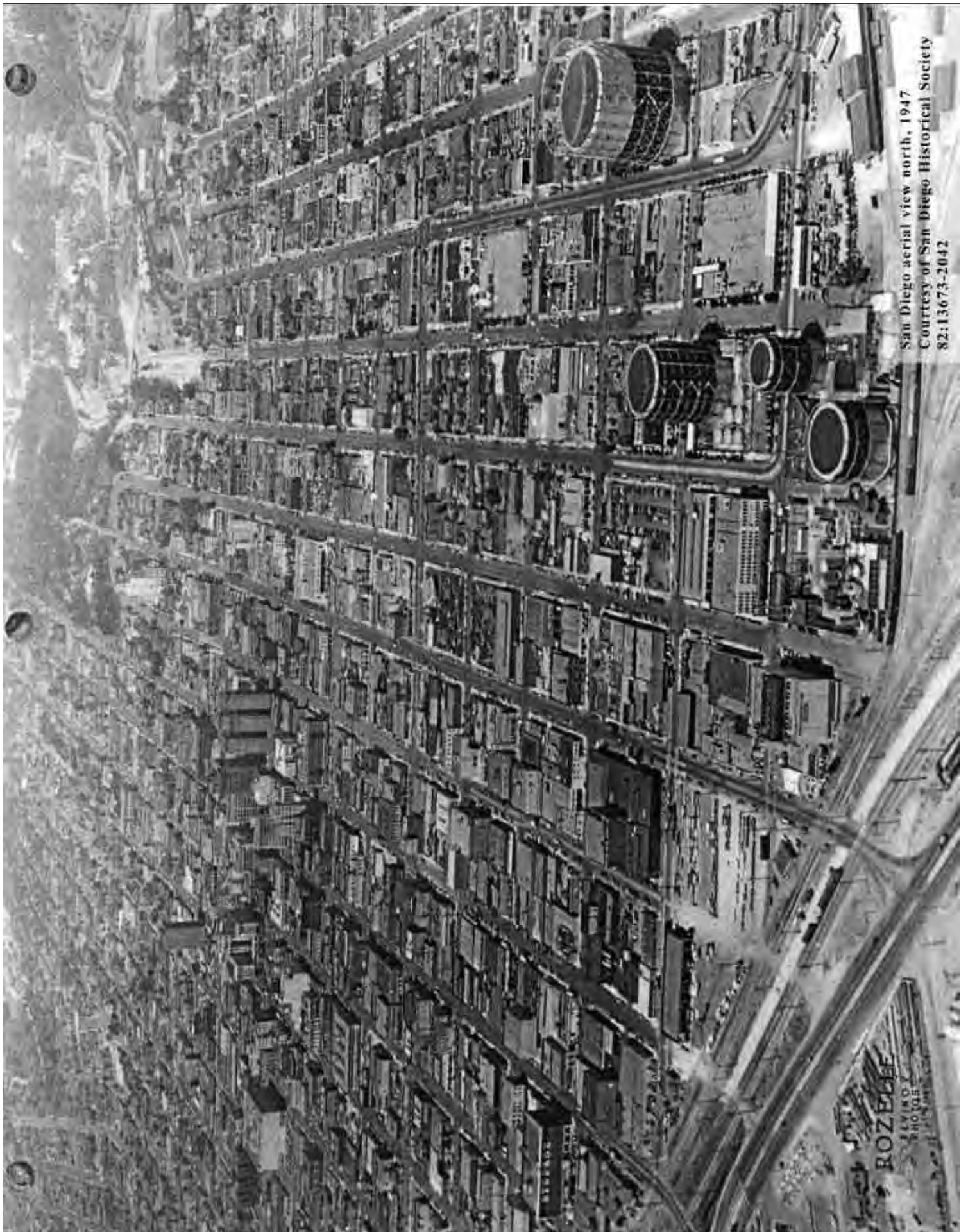


View northwest at 12th Ave., circa 1945  
Courtesy of San Diego Historical Society  
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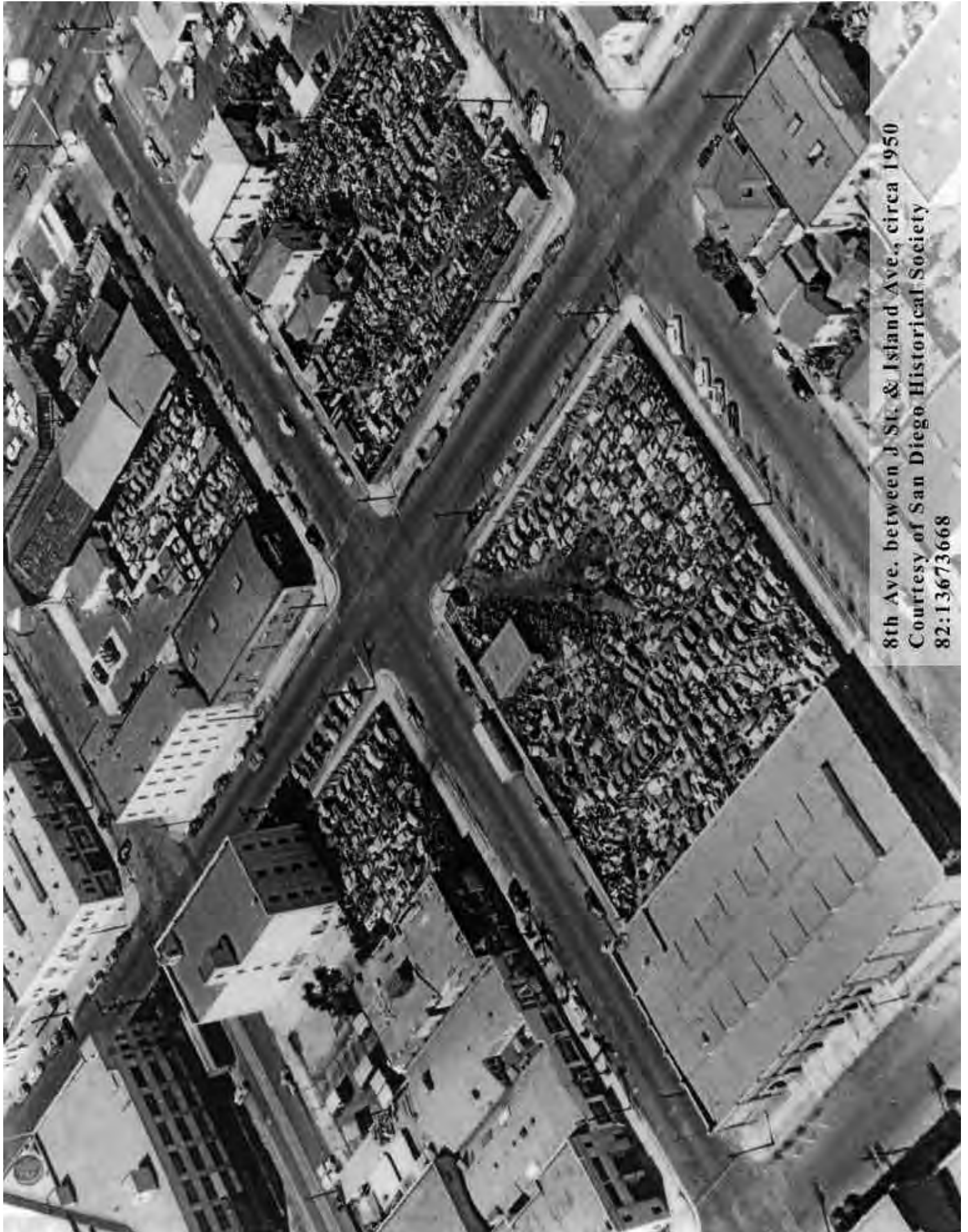
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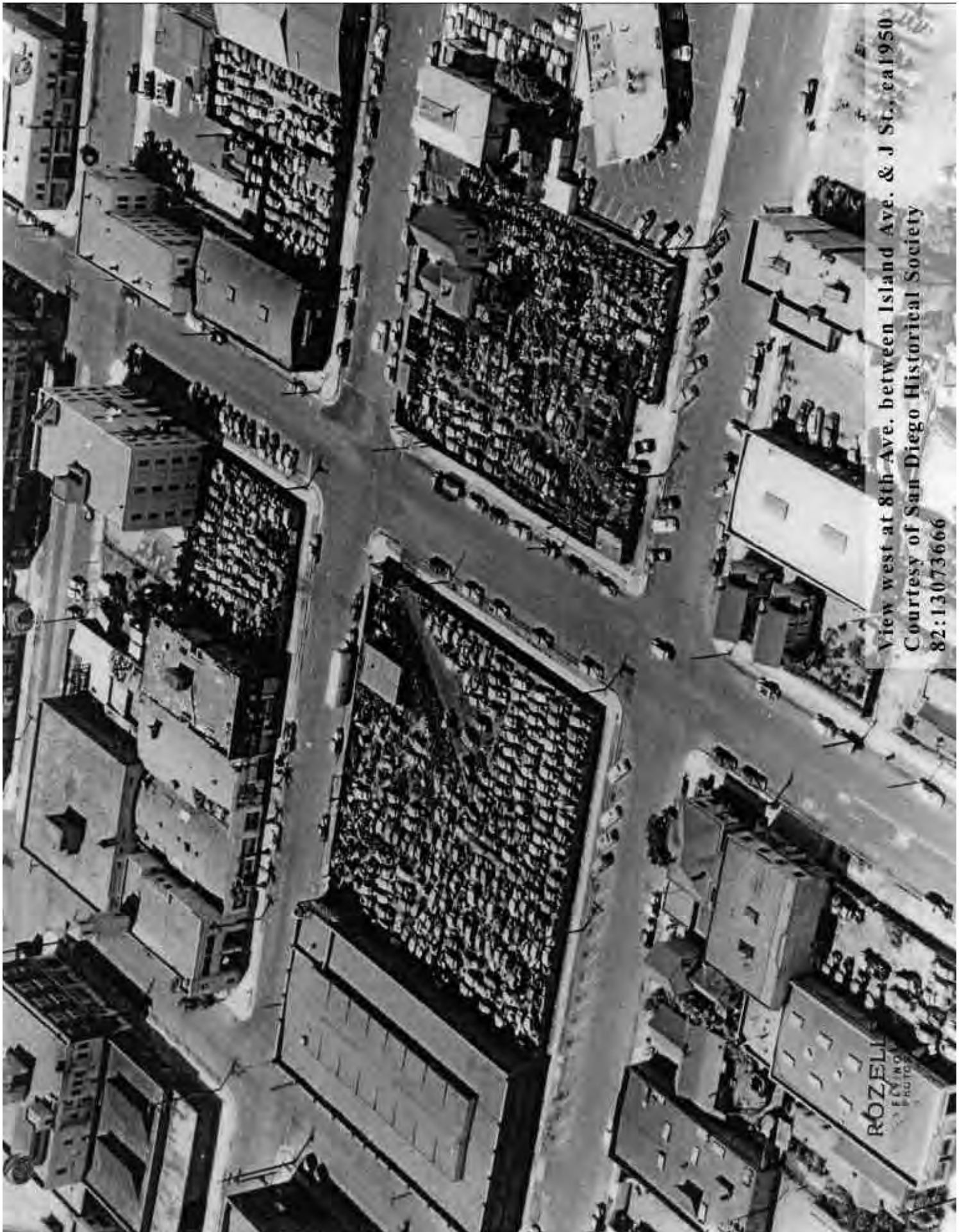
Aerial view west between 8th Ave to 14th Street  
Courtesy of San Diego Historical Society  
85:15282



San Diego aerial view north, 1947  
Courtesy of San Diego Historical Society  
82:13673-2042



8th Ave. between J St. & Island Ave., circa 1950  
Courtesy of San Diego Historical Society  
82:13673668



View west at 8th Ave. between Island Ave. & J St., ca 1950  
Courtesy of San Diego Historical Society  
82:13073666



5th Ave. & J St. view southwest, 1969  
Courtesy of San Diego Historical Society  
92:18835-2490







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(619) 702-9291

August 27, 2024

***Via Email***

[planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov)

Planning Commission  
CITY OF SAN DIEGO  
1222 First Avenue,  
MS 501 San Diego, CA 92101

Re: *Opposition and Objections in Support of Appeal (and Project Denial)*  
Item No. 1, Appeal of Staff Decision “The Point”  
4705 Point Loma Ave., PRJ-1086681 (Project)

To the Honorable Planning Commissioners of the City of San Diego:

This office represents Coastal Caretakers (“Coastal Caretakers”), an association of community members and stakeholders within the Point Loma community of the City of San Diego (City). Members of Coastal Caretakers include Point Loma area community members and residents in the nearby and adjacent neighborhoods of the Project site located at 4705 Point Loma Avenue (“Project Site”). This comment letter is further in support of the appeal filed by Patricia Lewis and incorporates the appeal and supplemental materials of and for the appeal of Ms. Lewis as if fully set forth herein.

**A. INTRODUCTION**

The opposition and appeal of the Project includes a challenge to the application and decision of City’s Development Services Department’s (DSD) for a ministerial process and decision under the Complete Communities Regulations, and including a Process Two application and approval of a Coastal Development Permit (“CDP”) to demolish an existing commercial structure and construct a three-story residential only structure (the “appeal”).

The applicant is Point Loma Avenue Villas, LLC, a California Limited Liability Company Owner/Golba Architecture Inc. (“Applicant”). The Project Site is zoned CC-4-2, which requires a mix of commercial and residential space pursuant to San Diego Municipal Code (“SDMC”) section § 143.0540 and which is required to be consistent with the Ocean Beach Community Plan and Local Coastal Program (“OBCP”), attached hereto as Attachment 14. The Project is within the Ocean Beach Cottage Emerging District.

On April 10, 2024, prior to any review of the Project, and prior to the public having the benefit of understanding the nature of the Project from review and documentation, City issued a Notice of Exemption for the Project. Coastal Caretakers is unaware of any

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evidence that City complied with the requirements of Public Resources Code section 21152, amended as of January 1, 2024 by S.B. 69. Thus, unless demonstrated to the contrary, Coastal Caretakers or another interested member of the public can and will challenge the Project's compliance with CEQA pursuant to the limitations period set forth in Public Resources Code section 21167, subdivision (a). The appeal in this matter raised and exhausted substantive CEQA issues, the inapplicability of California Code of Regulations, title 14 § 15332 (exemption for certain types of infill development).

On May 7, 2024, the Ocean Beach Community Planning Group voted to deny the project on an overwhelming 8-1-0 vote that clearly demonstrates significant problems with the Project. (Staff Report, Attachment 5 thereto.) The Project was subsequently approved, without further public input or comment, by the San Diego Development Services Department on May 23, 2024.

A timely appeal was made to the City Planning Commission. (Staff Report at p. 4.) Coastal Caretakers requests that the San Diego Planning Commission ("Planning Commission") grant the appeal and deny the Project for the reasons discussed in this comment letter.

## **B. STANDARD FOR PLANNING COMMISSION'S REVIEW**

The Staff Report confuses the Planning Commission's determination of the appeal and attempts to limit the scope of the appeal to a finding of insufficient evidence. (Staff Report at p. 4.) SDMC section 112.0504, subdivision (a)(3)(A-D) permits appeals for (1) factual errors, (2) new information, (3) findings not supported, and (4) conflicts. (Id.) The appealed category of "conflicts" includes whether the Staff Decision complied with the law (land use plan, a City Council policy, or the Municipal Code). Regardless, City, and therefore this Planning Commission faces the liability and risk of legal action if it fails to correctly interpret and apply the law.

Pursuant to Government Code section 1094.5, subdivision (b), a trial court's inquiry into the decision of the Planning Commission "shall extend to the questions whether the respondent has proceeded without, or in excess of, jurisdiction; whether there was a fair trial; and whether there was any prejudicial abuse of discretion." (Id.) Applicable to claims presented in this comment letter on the interpretation of the Complete Communities ordinance, an "**abuse of discretion is established if the respondent has not proceeded in the manner required by law**, the order or decision is not supported by the findings, or the findings are not supported by the evidence." (Id., bold added.)

## **C. REASONS FOR DENIAL OF THE PROJECT**

### **1. The Complete Communities Housing Solutions Regulations do not Apply Because the Project is Within a Designated Historical District**

The Project cannot be approved under City's Complete Communities Housing Solutions Regulations ("Complete Communities Regulations") and the additional floor area ratio ("F.A.R.") and density benefits of SDMC §§143.1010, subd. (a) and 143.1010, subdivision (b).

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As discussed below, it is an undisputed fact that the Project is within a designated historical district. As such, the Project may not be approved pursuant to the Complete Communities Regulations. That is because the Complete Communities Regulations do not apply to “[d]evelopment located within a designated historical district. . .” (SDMC § 143.1002, subd. (b)(6).)

a. The Project is Located Within the Boundaries of the Ocean Beach Cottage Emerging District

SDMC section 143.1002 is entitled “Application of Complete Communities Housing Solutions Regulations.” (Id.) Under SDMC section 143.1002, subdivision (b), the Complete Communities Regulations “**shall not apply** to the following types of *development* . . . **Development located within a designated historical district** or subject to the Old Town San Diego Planned District.” (Id., see italics in original, bold added.) Nothing in SDMC section 143.1002, subdivision (b)(6) requires that the property of the Project Site is a contributing property in order to be “located within” a designated historical district.

An August 13, 2024 search of the California Historical Resources Inventory Database for the City of San Diego<sup>1</sup> provides the District Summary, District Record, and A Statement of Significance Regarding The Beach Cottage Community Of Ocean Beach, dated 1999 (“Statement of Significance”) for the OB District, all of which are attached to this Comment Letter. (Attachments 1-3.) Thus, the Ocean Beach Cottage Emerging District (“OB District”) is a designated historical district. (Id.) The Staff Report readily admits the same “The District was designated by the City’s Historical Resources Board in October of 2000 in accordance with the Historical Resources Board Procedure on Establishing Historic Districts. . .” (Staff Report at p. 5.)

Multiple City maps identify the specific geographic boundaries for OB District. (Attachment 4 [OB District Maps]; Attachment 3 Statement of Significance at p. 4.) Christian Hoppe, Development Project Manager, for City’s Development Services Department (“DSD”) admitted in an April 10, 2024 email that “the district [OB District] has a boundary . . .” (Attachment 5 [April 30, 2024 Email from Christian Hoppe re 4705 Point Loma/PRJ-1086681].)<sup>2</sup>

The OB district has a specific boundary description:

**Boundary Description:**

Properties in the Ocean Beach Precise Plan boundaries: Ocean on West, West Point Loma Blvd (former bank of False Bay) on North, Seaside and Froude on East, and Point Loma Ave/Adair Avenue on South.

(Attachment 2 [OB District Record].)

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<sup>1</sup> Available at <https://sandiego.cfwebtools.com/search.cfm>, last accessed August 13, 2024 (linked through the City Planning Department at <https://www.sandiego.gov/planning/work/historic-preservation-planning/historic-districts>).

<sup>2</sup> Mr. Hoppe’s other comments on the subject are addressed in Section B.1.b.

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The Project Site is located at the Southwest corner of Point Loma Avenue and Ebers Street – within the boundaries of the OB District. (See Attachment 6 [Google Map Aerial dated August 13, 2024]; Staff Report at p. 2.)

The admission by Staff, the clear supporting evidence from the California Historical Resources Inventory Database for the City of San Diego, and multiple maps of the OB District and Project Site should end the inquiry – the Project is within a designated historical district.

b. There is no Viable Argument That the Project is not within a Designated Historical District

The Staff Report attempts to differentiate the OB District from all other designated historical districts in San Diego. First, the Staff Report quotes the definition of historical district from the SDMC:

A historical district is defined by SDMC Section 113.0103 as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City.”

(Staff Report at p. 5.)

Defining a historical district is irrelevant, as the Staff Report admits that “A designated historical district is a historical district that has been designated by the City’s Historical Resources Board. . .” and that the OB District was designated as a historical district in 2000. (Staff Report at p. 5.) The Staff Report further attempts to utilize the distinction between a contributing and non-contributing resource to argue that “this District only has contributing resources and only the designated contributing resources are regulated as part of the historic district.” (Staff Report at p. 5.)

The Staff Report does not identify any source for the above statement. (Id.) Longstanding City policy rejects the statement that a district is only made up of contributing properties. (Attachment 7.) Rather, historic districts have contributing and non-contributing properties “[a]ll properties within the boundary of a historic district are identified as either contributing or noncontributing resources.” (Attachment 7.) The Staff Report makes a further assertion that “There are no non-contributing resources in a thematic historic district” (Staff Report at p. 6.) Staff has taken the position that SDMC § 143.1002, subd. (b)(6) does not apply because the OB District is made up solely of non-contiguous contributing properties. (Staff Report at p. 6.) This position is inconsistent with San Diego thematic districts. Nomination Materials for thematic districts recognize that the districts include both contributing and non-contributing properties within the districts. (Attachments 8 and 9 [Warehouse Thematic Historical District and Asian Pacific Thematic Historic District].)

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Further, the OB District itself is recognized as a district in the November 9, 2015 Ocean Beach Community Plan and Local Coastal Program. (Attachment 10 [OBBCP, Appendix C at pp. c-3.] Multiple Agenda for the Ocean Beach Planning Board (“OBPB”) over several years considered projects at properties within the OB District. (Attachment 11.)

For example, in the meeting Agenda for Wednesday, Nov 19th, 2014, the OBPB considered a project at 4939-41 Del Mar Avenue and the agenda lists that, among the various zones and community plan areas, “the project is located in the . . . Ocean Beach Cottage Emerging District.” (Attachment 11 at p. 1.)

City maintains a register of “Historical Landmarks Designated by the SD Historical Resources Board” (“Historical Registry”) that identifies the property address of contributing properties, including contributing properties to the OB District. (Attachment 12.) In the most recent version obtainable by Coastal Caretakers, the Historical Registry does not include 4939-41 Del Mar Avenue as a contributing property to the OB District, nor any of the other examples attached to this Comment Letter. (Attachments 11-12.)

The voluntary aspect of the OB District is whether particular property owners want to obtain a historic designation for their properties, not whether the property is or is not within the district boundaries. (Attachment 13 [Historical Resources Board Policy 4.1].)

Prior to this Project, City has clearly recognized that non-contributing properties were located in the OB District. If this Planning Commission adopts Staff’s new interpretation and approves the Project pursuant to Complete Communities Regulations, it will subject City to liability for an incorrect interpretation and application of the San Diego Municipal Code and guidelines and policies for designated historic districts. Further, because the Complete Communities Regulations do not apply, the Project cannot be approved as discussed below.

## **2. The Project Cannot be Approved As Designed**

### **a. The Project Exceeds Maximum Allowed Density**

The Complete Communities Regulations (SDMC § §143.1001 et seq.) do not apply to the Project pursuant to SDMC § 143.1002, subd. (b)(6) and therefore the Project does not qualify for allowances under the Complete Communities Regulations. Rather, the Affordable Housing Regulations of SDMC Chapter 14, Article 3, Division 7 (SDMC § 143.0710 et seq.) are controlling.

The base density of the CC-4-2 is one dwelling unit per 1,500 sq. ft. (SDMC § 131.0507(b)(4) [“maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*”], italics in original.) The corresponding RM-2-5 development regulations “apply as appropriate according to the maximum permitted residential *density*, except that the *lot area*, *lot dimensions*, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.”<sup>3</sup>

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<sup>3</sup> Staff is incorrect that **all** developmental regulations of the RM-2-5 zone apply. (Staff Report at p. 2].)

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For the purpose of determining base density, the RM-2-5 zone is identical and permits 1 DU/1,500 sq. ft. of lot area. (SDMC § 131.0406.) The lot size for the Project is 7,396 sq. ft. (Staff Report at p. 2.) The total maximum base density for the Project Site before any density bonus is 5 units ( $7,396/1,500=4.9307$ ).<sup>4</sup>

The applicant has designated three of the units as affordable housing (Staff Report at p. 3.) One very-low income, one low-income, and one moderate income unit. (Id.; Staff Report at p. 1.) Pursuant to Tables 143-07A, 143-07B, and 14307C, the most favorable density bonus possible is for the very low-income unit which accounts for 20% of the base density permitted on the Project Site ( $1/5=20\%$ ) Per Table 143-07A, the Project would be entitled to a 50% density bonus, or an additional 3 units ( $5*.5=2.5$  [rounded up to 3]). Therefore, the **maximum density for the Project is 8 units**.<sup>5</sup> This is inclusive of the maximum base density of 5 units and an additional 50% bonus of 3 units.

The Project includes 20 units, and well exceeds the maximum allowed under City's Affordable Housing Regulations in Division 7. The Project must be denied.

b. The Project Exceeds Maximum Allowed Floor Area Ratio

The Project Site is subject to the 2.0 maximum Floor Area Ratio ("F.A.R.") restriction for the CC-4-2 Zone. (Table 131-05E [SDMC, Chp. 13, Art. 1, Div. 5].) The proposed F.A.R. for the Project is 2.18 and exceeds the maximum permitted. (Staff Report at p. 7.) The Project is not entitled to any F.A.R. bonus because it does not qualify with the Complete Communities Regulations.

c. An Incentive Cannot be Used to Eliminate All Regulations of SDMC § 143.0540

The Applicant seeks two incentives. Incentive 1 is as follows:

---

<sup>4</sup> Fractions are rounded up to the next whole number of units. (SDMC § 143.0720, subd. (n).)

<sup>5</sup> Per Table 143-07A, where the very-low income percentage is equal to or greater than 15%, the 50% density bonus permitted may be supplemented by an additional 25% bonus where "an additional 10 percent of the pre-density bonus units are restricted in accordance with the provisions of this Division for households earning less than or equal to 120 percent of the area median income, as adjusted for household size, and the development is within a Sustainable Development Area." Coastal Caretakers has not seen any evidence that this standard is met. However, in such a case the total maximum density permitted would still only be 9 total units.

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PER SDMC SECTION 143.1010(1)(1)(A), AN INCENTIVE IS A DEVIATION TO A DEVELOPMENT REGULATION.

INCENTIVE #1:

THE PROJECT SITE FALLS INTO BASE ZONE CC-4-2, PER SDMC SECTION 131.0540, RESIDENTIAL DEVELOPMENT IS PERMITTED ONLY WHEN A COMMERCIAL STRUCTURE IS PART OF THE PROPOSED DEVELOPMENT. IN ORDER TO UTILIZE THE COMPLETE COMMUNITIES HOUSING SOLUTION PROGRAM & PROVIDE THE HIGHEST NUMBER OF RESIDENTIAL DWELLING UNITS, WE PROPOSE TO DEVIATE FROM THIS SECTION & ELIMINATE THE REQUIREMENT FOR COMMERCIAL DEVELOPMENT & ALL THE REGULATIONS THAT RELATE TO THE COMMERCIAL DEVELOPMENT.

(Staff Report, Attachment 9 at p. 2 [Project Plans].)

The uses permitted Commercial Zone CC-4-2 are limited by SDMC § 131.0540. “Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.” (Id., subd. (b), italics in original.) “Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*. . .” (Id., subd. (c)(1), italics in original.) In the Coastal Overlay Zone “Residential uses are not permitted on the ground *floor*.” (Id., subd. (c)(2)(B).) Further, per Table 131-05E, the Project is required to comply with SDMC §§ 131.0550 [Pedestrian Paths]; 131.0552 [Transparency Requirements]; and 131.0554 [Building Articulation].)

In essence, the Applicant seeks a spot zone by requesting the elimination of all requirements of the CC-4-2 Zone. This is inconsistent with State density bonus law, which requires increasing amounts of affordable housing for limited numbers of incentives. (See Government Code section 65915, subd. (d)(2)(A-F).) Government Code section 65915, subdivision (d)(1) further specifies that incentives and concessions are “specific.” (Id.) City similarly limits the number of incentives based on the amount and type of affordable housing. (See Tables 143-07A, 143-07B, 143-07C.) State density bonus law is to be liberally interpreted in favor of the maximum number of total housing units (Government Code section 65915, subd. (r)), which in this case would require that the Applicant provide further affordable housing in order to obtain further incentives rather than simply attempt to use an incentive to spot zone the Project Site.

d. There is Not Substantial Evidence that the Denial of the Waivers will Physically Preclude Development

The statutory standard for City’s authority to deny a waiver is measured by *whether a denial would preclude the construction of a qualifying development*. (Government Code § 65915, subd. (e)(1).) City can rely on substantial evidence to find that denying the waivers will not preclude the affordable housing development. The Staff Report makes a generalized statement that “The project is using waivers to waive or reduce a development standard that physically precludes the construction of development. . .” (Staff Report at p. 3.) This statement is made without any referrals or supporting evidence, as discussed below.

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The Applicant requests three waivers. Waiver No. 1 is a waiver for the requirement for common open space, Waiver No. 2 is a waiver for the requirement for the private exterior open space to reduced dimensions, and Waiver No. 3 is a waiver to reduce the number of parking spaces.

The Applicant requested the waivers on the basis that denying the waivers “would preclude the development from fully utilizing the F.A.R. bonus and unlimited density bonus to provide the most dwelling units possible.” (Staff Report at pp. 3-4; *see also* Attachment 9 thereto at p. 2 [Project Plans].) Despite thorough requests and reviews of public records submitted for the Project, there is no publicly available information in the record of any documentation or other evidence that the denial of the waivers would physically preclude the construction of the Project. The conclusory statement, without reference or support, defies basic rules of administrative decision-making and mandates a denial of the Project and its waivers.

### **3. The Project Is Incompatible with the OBCP**

The Staff Report only considers a broad goal of “different housing times and economically balanced communities” (Staff Report at pp. 1-2.) First, a community is not economically balanced by removing anticipated and planned commercial space. Consistent with the CC-4-2 reservation of ground floor space for commercial and restriction of no residential space in the Coastal Zone, the OBCP contains goals, objectives, and policies for mixed-use residential and commercial development. (OBCP at LU-20-22.)

Second, Planning Commission must consider the specific policies that the Staff Report omits and does not address. The Project is within the Point Loma Avenue District of the OBCP. (*See* OBCP at LU-22, Fig. 2.2; Staff Report at p. 2.) In OBCP Section 2.2 Commercial, the Point Loma Avenue District is designated Community Commercial to accommodate mixed-use residential/commercial development. (OBCP at LU-20.) This mixed-use is intended to serve the community within 3-6 miles with community needs, including retail goods, personal, professional, financial and repair services, recreational facilities, as well as convenience retail, civic uses and regional retail services. (Id.) The Point Lima Avenue District is best served by mixed-use development. (Id.)

Consistent with the goals of mixed-use community commercial development, the OBCP has policies to develop mixed-use projects with commercial features:

2.2.1 Mixed-use projects should be developed in commercial areas in an integrated, compatible and comprehensive manner.

2.2.2 Maintain and enhance commercial districts in Ocean Beach by promoting locally-owned businesses.

2.2.4 Develop commercially designated properties in accordance with the land use designations of the plan. The commercially designated properties fronting Newport Avenue and Niagara Avenue are prime locations for high-priority



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commercial recreation and visitor serving uses to meet the demands of goods and services required by the tourist and local populations. Priority uses include overnight accommodations, dining, retail, and recreation facilities, as well as mixed-use development with ground-floor commercial uses, and such uses will be encouraged over general commercial uses in these locations.

2.2.5 Encourage the City to adopt pilot programs aimed at creating incentives for more sustainable, mixed-use commercial development.

(OBCP at LU-21.)

The Project is inconsistent with the above policies.

The OBCP recognizes the need for off-street parking and the Project is within the Parking Impact Overlay Zone. (OBCP at p. ME-40.) Policy 3.5.12 mandates that the Applicant “Provide adequate off-street parking for new development.” (OBCP at p. ME-41.) The Project’s deficient and inconsequential 9 parking spaces (instead of the required 30 spaces) does not comply with Policy 3.5.12 or goals of the OBCP for parking consistent with the planned and zoned OBCP site location.

General, specific, and local plans sit atop the hierarchy of local government law regulating land use. (*Neighborhood Action Group v. County of Calaveras*, (1984) 156 Cal.App.3d 1176, 1183.) Goals and policies in a plan are not merely advisory. (*Napa Citizens for Honest Government et al. v. Napa County Bd. of Supervisors (Napa Citizens)*, (2001) 91 Cal.App.4th 342, 378 [rejecting respondent Napa County Board of Supervisors contention that goals and policies in a general plan are not directives and therefore should be viewed as only advisory].) The consistency doctrine applies to all development. (*Friends of “B” Street v. City of Hayward*, (1980) 106 Cal.App.3d 988, 998.) An outright conflict between provisions of the project and general plan is not required for a finding of inconsistency. (*Napa Citizens, supra*, 91 Cal.App.4th at p. 379)

The test for general plan consistency, and by extension greater specificity in a specific plan such as the OBCP at issue here, is whether, overall, the “project is compatible with, and does not frustrate, the plans’ goal’s and policies.” (*Napa Citizens, supra* 91 Cal.App.4th at p. 378.) The Planning Commission must consider the applicable policies and the extent to which the proposed project conforms with those policies in order to determine plan consistency. (*Save Our Peninsula Committee v. Monterey County Bd. of Supervisors*, (2001) 87 Cal.App.4th 99, 142.)

The Project is inconsistent with multiple policies of the commercial element of the OBCP and the particular Point Loma Avenue District and the policy to provide sufficient off-street parking and cannot be approved.

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**C. CONCLUSION**

Thank you for consideration of the above information, arguments and evidence in support of the Planning Commission granting the appeal under Agenda Item No. 1 and denying the Project in its current manner, shape and form for the reasons and arguments stated in this comment letter and the materials of the appellant, Coastal Caretakers, and others.

Should you have any questions or would like this letter or any of the supporting materials or attachment in any other form, please do not hesitate to contact my office.

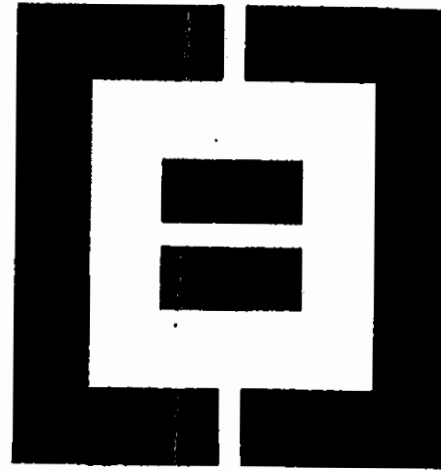
Sincerely,



Craig A. Sherman

cc: Renee Mezo, (via email: [RMezo@sandiego.gov](mailto:RMezo@sandiego.gov))

Encls. Attachments 1-14  
(Attachments 1-8 sent as part 1 of 2)  
(Attachments 9-14 sent as part 2 of 2)



**ASIAN PACIFIC THEMATIC HISTORIC DISTRICT MASTER PLAN**

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**INTRODUCTION**

## EXECUTIVE SUMMARY

On October 13, 1987, the City Council of the City of San Diego approved the establishment of the Asian Pacific Thematic Historic District within the Marina and Gaslamp Quarter Redevelopment project areas. The significant aspect or theme of the District is that 20 structures involved are remaining buildings (constructed between 1883 - 1930) which are directly related to the Asian community and its role in the commercial, historical, architectural and cultural development of the City.

In September 1991, CCDC formed the Asian Pacific Thematic Historic District Advisory Committee (APT) to advise CCDC staff and Board on issues which affect the District, including planning goals, land uses, rehabilitation of historic structures, and new infill developments.

In July 1994, CCDC entered into an agreement with the Fehlman LaBarre consultant team to prepare the Master Plan. APT members and CCDC staff have worked with the consultants in developing the Master Plan.

The key ingredients to the Master Plan are as follows:

- Re-establish the District as the social and cultural destination for the Asian community within San Diego.
- Adaptive reuse and preservation of historic buildings.
- Establish Island Avenue as the unifying east/west street promenade.
- Create District identity by the use of special sidewalk patterns, street lighting, gateway elements, historic building markers, banners, colors, street and business signage, and an Asian Pacific flag plaza.
- Identification of future development opportunities. The Master Plan identifies several vacant parcels that can be developed themselves or in conjunction with adjacent parcels to form larger redevelopment opportunities.

Under the Master Plan, land uses and density are to be flexible

as defined within the existing Gaslamp Quarter and Marina District Planned District Ordinances, allowing for market forces to shape the ultimate destiny of the District. The Master Plan, therefore, is intended to maintain the integrity and continuity of the District while identifying new major organizing elements and the creation of District identity.

The Master Plan describes the following marketing strategies and phasing of improvements to implement the plan:

- CCDC will work with existing owners of Asian historic structures to rehabilitate and adaptively reuse their buildings.
- Public improvements are to be implemented adjacent to the Chinese Mission located at Third and J Streets as a demonstration project.
- Other off-site improvements may be implemented as adjacent structures are rehabilitated or new projects are developed. Various proposed gateways would be constructed by the Asian community and will symbolize the community's ongoing commitment to the revitalization of the District. Other streetscape improvements proposed would be implemented when private investment in the area justified any public expense.
- Existing Asian organizations and associations are to be encouraged to hold festivals and events within the District.
- Development of a promotional pamphlet or poster to reach San Diego Asian and business communities and provided to interested business investors.
- Work with brokers to market the area to prospective tenants.

The successful implementation of the Master Plan requires commitment from the Asian community and property owners, as well as the Agency. The local Asian Community must reestablish an Asian presence in the District through holding cultural festivals and activities in the area and demonstrating the advantages of locating businesses within the District.



The objective of this Master Plan is to stimulate the revitalization of the Asian Pacific Thematic Historic District. It is important to the City of San Diego to preserve and enhance its cultural heritage. San Diego is the only large metropolitan area in the western United States that does not have a thriving Historic Asian district, and the Asian Pacific community seeks a social and cultural destination for the Asian Pacific residents of San Diego. By recognizing the historically significant buildings and heritage of this district, they contribute and become the basis for and give purpose to a continued redevelopment of the downtown area as an extension of the Gaslamp Quarter and Marina District. This in turn will lead to opportunities for a destination for visitors and tourists seeking the rich architectural and cultural heritage of San Diego's past as is presently demonstrated by the Gaslamp Quarter.

The Master Plan also provides guidelines under which the revitalization can occur. Land uses and density are to be flexible as defined within the Gaslamp Quarter and Marina District PDOs, allowing for market forces to shape the ultimate destiny of the District. The Master Plan, therefore, is intended to maintain the integrity and continuity of the District while identifying new major organizing elements and the creation of District identity.

The establishment of the District's identity is crucial to the long term revitalization of the District, and this Master Plan establishes the public improvements necessary to create such a District identity.



## OBJECTIVES





## PROCESS

The Asian Pacific Thematic Historic District Master Plan was prepared by Fehiman LaBarre, Architects and Planners with guidance provided by the Centre City Development Corporation (CCDC) and the Asian Pacific Thematic District Committee (APT). Over a period of several months, the project team conducted historical research beginning with an "old-timers" workshop which consisted of interviewing many early residents and business owners from the District. The team also conducted a series of interviews with people active in Asian and other ethnic theme districts along the West Coast. This analysis focused on the San Francisco Bay area, Seattle, Honolulu, Los Angeles, and Orange County. Based on this research, the project team began to formulate initial concepts and strategies for the revitalization of the District. These concepts and strategies were then presented and discussed in several workshops with the APT committee and CCDC staff and later presented to the Gaslamp Quarter Association, the Project Area Committee (PAC), the Historical Sites Board, and the CCDC Board. In addition, several presentations were made to Asian business organizations including the San Diego Asian Business Association as well as prominent individuals within the Asian business community. Ultimately, based on the comments received from these various groups, a Draft Report was prepared and circulated for further review and discussion.

In summary, the Asian Pacific Thematic Historic District Master Plan has undergone extensive public review and consultation in an effort to involve the downtown community and benefactors of the District's revitalization.



APT Committee

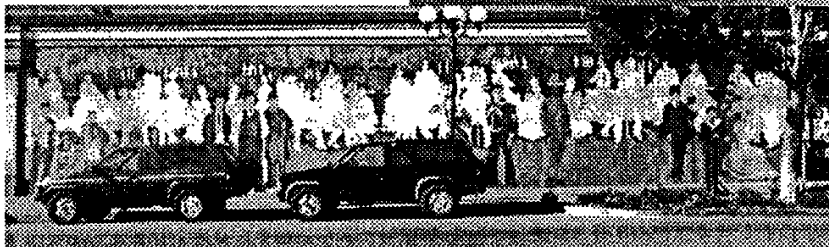
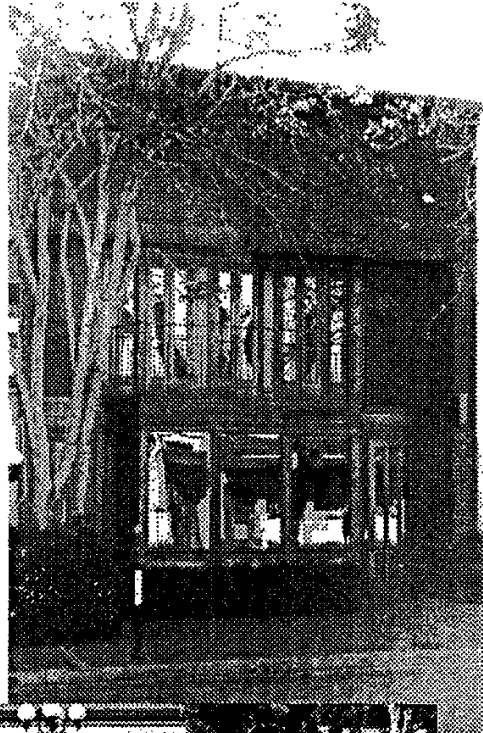


## OPPORTUNITY

This Master Plan recognizes the proximity of San Diego as a Pacific Rim city and the opportunity to revitalize the historic Asian Pacific District as a visitor and business destination with cultural ties to other Pacific Rim nations and cities.

This opportunity is not just for San Diego proper, but rather it is an opportunity to reach out beyond San Diego and attract foreign visitors and businesses that will feel comfortable with San Diego's high regard for various Asian Pacific cultures.

Locally, it's an opportunity to stimulate investment, broaden the cultural and educational experience of San Diego's general population, not just Asians, and continue the redevelopment success of downtown and the Gaslamp Quarter.



## VISION

Over the next 15 to 20 years, the social and cultural enclaves of the Asian Pacific community of San Diego will reestablish themselves within the District. The historic structures within the Asian Pacific District will continue to be restored and used once again, preserving the historical value and character of the District. New buildings will be constructed providing goods and services to San Diego's Asian Pacific community, visitors and tourists, and San Diegans in general.

The Asian Pacific District will become the social and cultural center of various Asian Pacific ethnic groups within San Diego, reestablishing the District as the cultural destination point within the region. The preservation and rehabilitation of the Asian Pacific District's historic buildings gives purpose and meaning to the new, revitalized district, which will become San Diego's acknowledgment of its diverse cultures and alliances with the Pacific Rim.

Development of new projects will be determined by market demand and specific uses desiring to locate within the Asian Pacific District (not speculative development) such as an Asian marketplace, Asian Pacific food courts and restaurants, retail establishments, live theater, and offices of foreign and domestic enterprises oriented to Pacific Rim business. Additional new housing or residential projects within the Asian Pacific District could likely be designed for Asian Pacific seniors, and foreign visitors seeking residential living in an environment such as a Single Room Occupancy hotel.

## THEMATIC DISTRICT OPPORTUNITY/ VISION







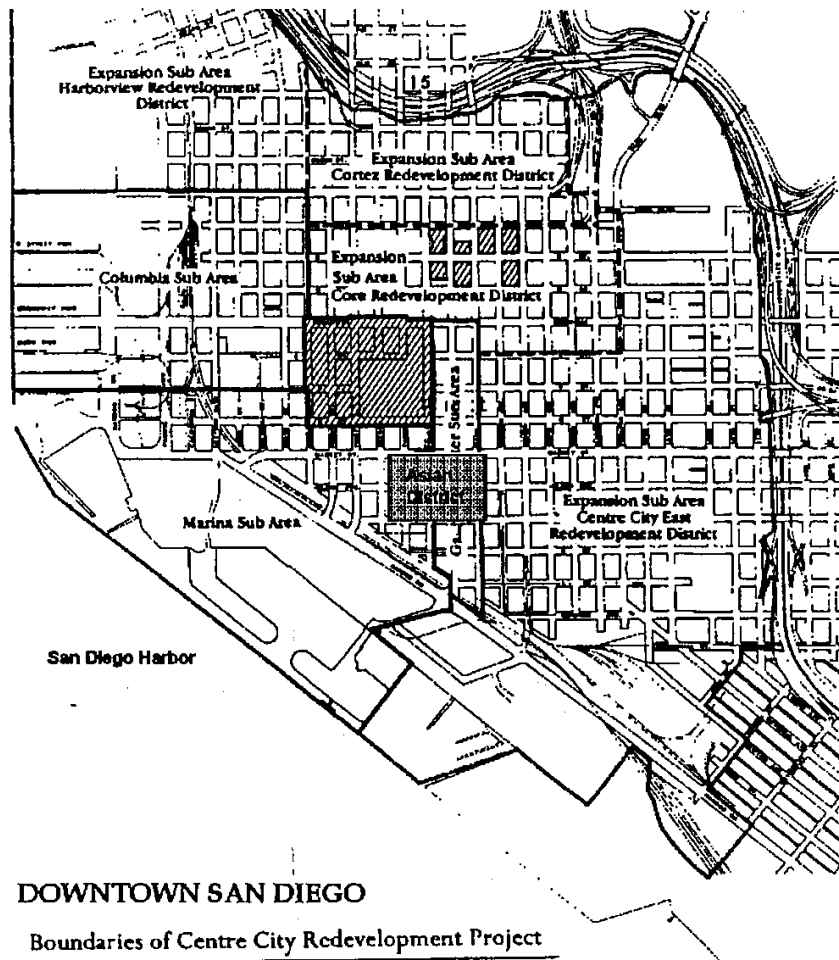
**DISTRICT  
PROFILE**

## SETTING

The Asian Pacific District is located within the heart of Downtown San Diego. The District is composed of eight city blocks bounded on the west by Second Avenue, on the north by Market Street, on the east by Sixth Avenue, and by J Street on the southern edge, with Island Avenue as the core connection. The Asian Pacific District bridges the

Marina District on the west and the Gaslamp Quarter District to the east and is adjacent to many amenities including the Gaslamp Quarter's 5th Avenue restaurant row and historical buildings, Horton Plaza with its wealth of shopping opportunities, Seaport Village with its wonderful bay view, the Convention Center which attracts thousands of convention attendees each year, and the area's residential units which vary from luxury condos to warehouse loft units.

The Asian Pacific District is composed of twenty historic structures which were constructed between 1883 - 1930.



### DOWNTOWN SAN DIEGO

Boundaries of Centre City Redevelopment Project  
CENTRE CITY REDEVELOPMENT PROJECT

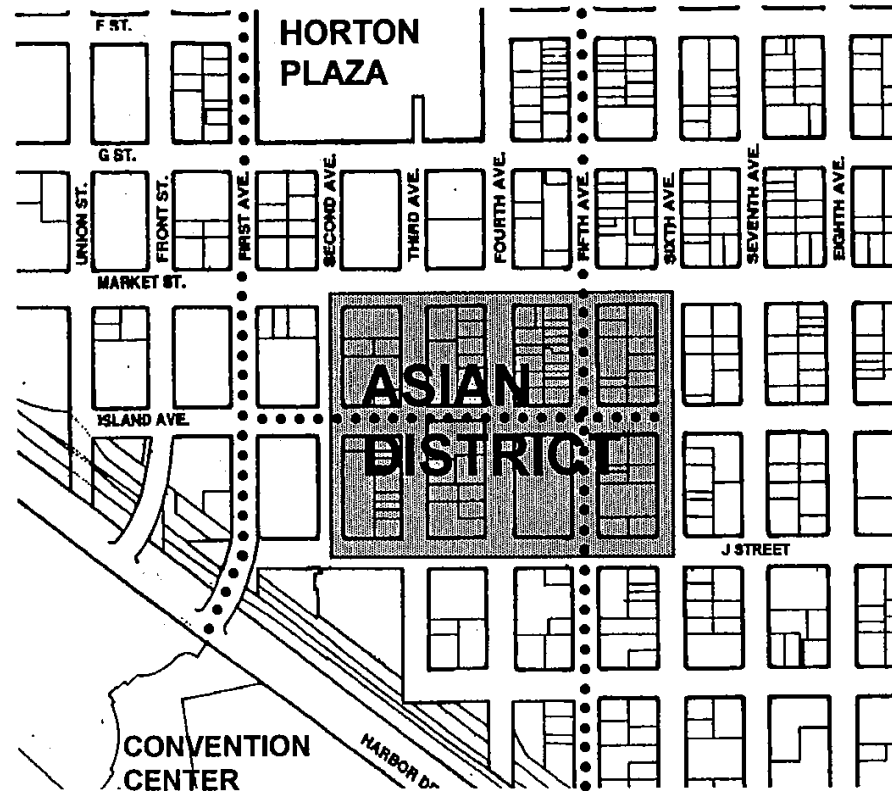


# CIRCULATION

Access to the Asian Pacific District is via major surface routes from Interstate 5, Route 163, Highway 94, including the First/Front couplet, Broadway Avenue, Market Street, Harbor Drive and Pacific Highway. The San Diego International Airport is within 3 miles of the Asian Pacific District.

The location of the Asian Pacific District within the context of downtown is such that it acts like a gateway from the convention center to the Commercial/Retail/Civic core of San Diego. The easiest vehicular and pedestrian routes from the convention center to downtown hotels and shopping is up the First or Fifth Avenue corridors. Each of these routes will lead past an Asian Pacific District Gateway or Boundary Marker at Island Street. The statements at these intersections will be dramatized by the change in hardscape, bilingual signage, banners, and lighting.

The Asian Pacific District currently has several surface parking lots and has an abundance of metered street parking. The Asian Pacific District is also accessible by several means of mass transit. The Trolley stops within several blocks of the district at the corner of Fifth Avenue and Harbor Drive and there are several bus and downtown shuttle stops within the Asian Pacific District.



The Asian Pacific Thematic Historic District is comprised of twenty structures located in two distinct areas, the Gaslamp Quarter and the Marina District. The various properties included are those which have strong ties to the Asian Pacific community either through ownership, business or cultural use. Some of the structures reflect their Asian Pacific 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 remaining structures in downtown San Diego historically/culturally associated with the Asian Pacific community. Some are still occupied by Chinese or Asian Pacific residents and businesses and many have retained their historic uses. Some buildings also reflect unique ethnic adaptations of vernacular American architecture which convey an Asian feeling or appearance.

Located in the Gaslamp Quarter National Register Historic District are thirteen Asian Historic buildings. The Gaslamp Quarter historically contained a concentration of Chinese, Japanese, Filipino and Hawaiian owned buildings and businesses throughout the early historic development of San Diego's New Town.

Traditionally, Chinatown or the Chinese District is considered to be along Third Avenue, south of Market Street. The seven structures located here are most directly associated with the Chinese community, but have also been identified with other Asian groups as well. This area also includes the Chinese Mission Building being reconstructed on the northwest corner of Third Avenue and "J" Street as a Chinese American museum. An authentic Asian Garden will be an important part of the District and a home to a new Confucius statue. The Gim Wing Building/Woo Chee Chong Building, formerly located at 448 Third Avenue and part of the Asian Pacific District, was destroyed in a fire a few years ago. The Regal and Anita Hotels, formerly located at 416 Fourth Avenue, were dismantled and portions of the buildings were incorporated into the Chinese Regal Condominiums (adjacent to the Horton Grand Hotel) on Third Avenue.

Three structures in the Marina area were determined eligible

for the National Register of Historic Places during a Section 106 Review process carried out by Centre City Development Corporation in 1979-80. The three buildings are the Plants and Fireproofing Building, the Ying-On Merchants and Labor Association Building and the Chinese Consolidated Benevolent Association Building.

In 1850, William Heath Mahi-Davis founded New Town San Diego. Davis who was nicknamed "Kanaka Bill" arrived in San Diego from his native land Honolulu, Hawaii when he was 10 years old. Davis, who was born to Hawaiian royal heritage and Haole parentage, had become a major trader in San Diego with China and other ports in the Pacific Rim. Before his thirtieth birthday, Davis and Associates who were members of prominent pioneer families of Old Town, had ownership of over 160 acres of "New Town" and had built the City's Wharf and Warehouse. Unfortunately by late 1851, the new business and government agencies that were



William Heath Davis House

expected to develop in New Town as a result of California becoming a state in the Union and the Gold Rush in the north never materialized. Within a few years "New Town" had all but disappeared except for Pantoja Park which remains today. The Davis family home originally erected on a site at the northeast corner of State and Market Street, is now a museum on the corner of Fourth and Island avenues in the heart of the Gaslamp Quarter.

## HISTORY OF DISTRICT



## HISTORY OF DISTRICT

In 1869, the forsaken New Town began to show new life, when Alonzo Horton began revitalizing New Town. San Diego, and the Asian Pacific population in downtown San Diego began to grow. A Chinese fishing colony developed early along the edge of the bay and laborers, farmers, shop owners and others soon followed. The buildings of the Chinese Quarter housed laundries, restaurants, produce centers, stores, and dwellings and gambling emporiums.

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. A joss house (Chinese temple) and three fraternal organizations were also established in this area.

Later the major businesses of the surrounding area were prostitution and saloons. These businesses expanded and soon encompassed much of the original Chinese district. An eclectic mixture of stores, vegetable dealers, restaurants, laundries, residences, gambling emporiums and other uses in the Chinese quarter existed side by side with the dance halls, saloons and brothels of their Caucasian neighbors in the Stingaree District.

It was these later non-Chinese 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 brothels

In 1888, a local reporter estimated the number of Chinese residents in San Diego to be 5,000. This growing community

of Chinese people continued to celebrate their traditional holidays. As an example, on 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 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

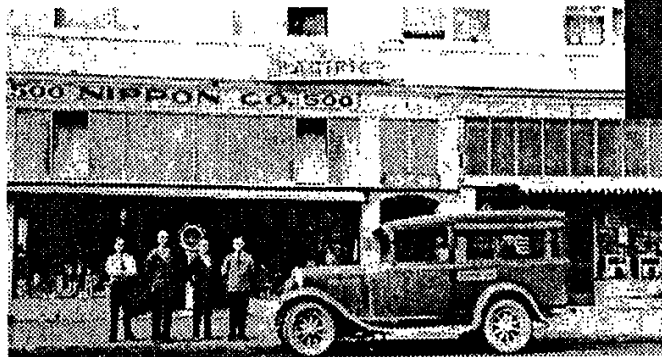




with Great Relief, Mongolian Quarter Scenes." Reporters told of the popping of firecrackers, the burning of punk and the worship of Joss greeting the Celestial holiday. Houses were decorated in the Quarter with lanterns and white lilies; restaurants were very busy and a throng of American visitors invaded 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.

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

A second period occurred between 1891 and 1910 with a notable increase of Chinese and other Asian buildings and 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 to "J" Street. Many of these were newly arrived Japanese merchants who by 1907 had formed a nucleus around 5th and Market street. The Japanese "community" was composed of restaurants, pool halls, barber shops,



and boarding houses. In addition, a Japanese Congregational Mission established on 8th Street, began teaching English at night along with religion. By the end of the decade, a number of pioneer *Issei* had become well established businessmen. It was at this time also that Japanese fishermen began to arrive in San Diego in increasing numbers. The Japanese interest in the Area's fishing potential dates back to 1908 when Kikuchi Jirochi began to catch abalone with a small group of fishermen he employed. From this early beginning the local Japanese fishery grew until 1918 when it was estimated by the Department of Commerce that fifty percent of all the crews in San Diego were Japanese. One reason that many Japanese fishermen



chose this area was the success of the M.K. Fishing Company headed by Kondo Masaharu and managed by Abe Tokunosuke. The Japanese sailing from San Diego were responsible for introducing the bamboo pole to tuna fishing, as well as long range refrigerated boats.

In 1903 the first recorded group of Filipino immigrants arrived

## HISTORY OF DISTRICT



## HISTORY OF DISTRICT

in San Diego and they were students enrolled at the State Normal School (now San Diego State University). The school Registrar's records show the students were between the ages of 16 and 25, and were teachers in Philippine elementary schools.

The businesses within this area 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 barber shops, billiard halls and groceries as new additions to the area.

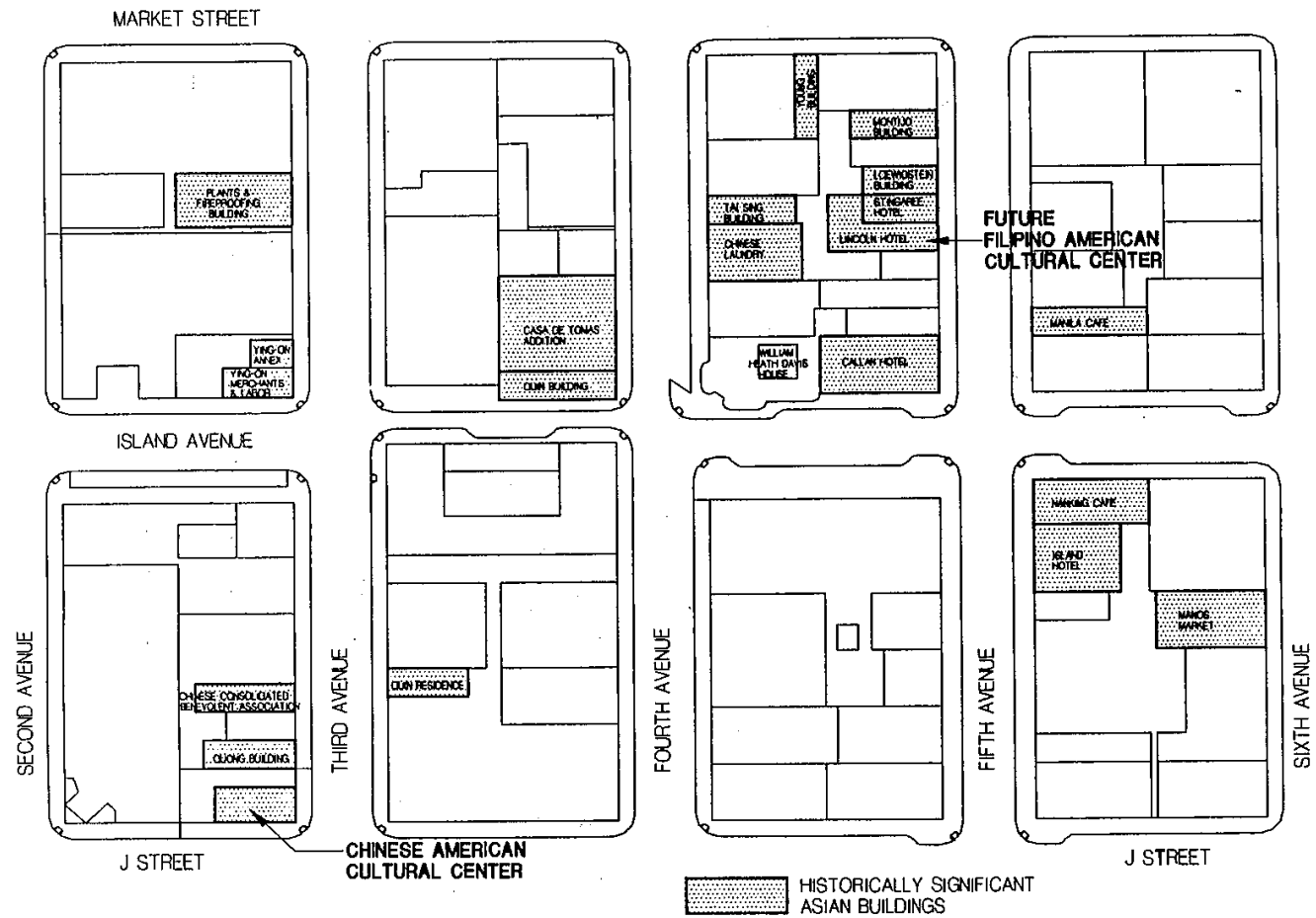
A third period of development for the Asian Pacific Community is from 1911 - 1930. At this time, the number of businesses/buildings is close to one hundred and there is a congenial combination of many Asian ethnic groups. Chinese, Filipino, Japanese and Hawaiian businesses flourished side by side during this time with a remarkable concentration between Market and "J" Street, Second and Sixth Avenues. Between the late 1900's and 1946, various groups of Filipino immigrants came to San Diego. The young Filipino men who enlisted in the United States Navy Recruiting Offices in the Islands, have comprised a large bulk of the migrants ever since the 1900's.

The Japanese disappeared from the district in 1942 as a result of the U.S. Government relocation program of World War II. After the war, some of the businesses were replaced by Filipino tenants, but the Japanese never fully returned to the District and this signaled the ultimate decline of the area beginning in the late 1940's.





# HISTORICALLY SIGNIFICANT BUILDINGS



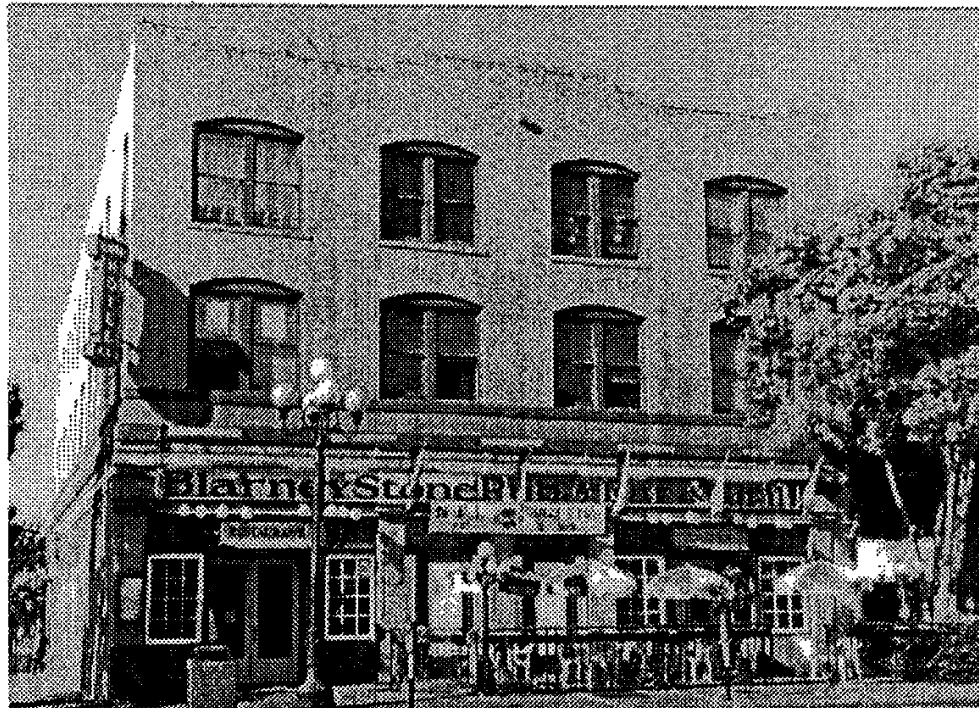
**ASIAN PACIFIC BUILDINGS WITHIN THE GASLAMP QUARTER**

**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 shopkeepers. 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.

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.



**HISTORICALLY SIGNIFICANT BUILDINGS**



## HISTORICALLY SIGNIFICANT BUILDINGS

**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 as the Av Sang to 1938. In 1940, Jerome J. "Kid Jerome" O'Connor, local pugilist and father of the former 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.

The building is significant because of its distinctive oriental architectural treatment and its longtime use as an oriental restaurant. The Manila Cafe and its oriental architectural appearance were noted in the Gaslamp Quarter National Register Historic District Nomination.

The appearance of the present day "Manila Cafe" (now the LaTavola Restaurant) is one of interesting contrast. The two-story reinforced concrete structure is 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 spralling 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 spralling 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 two doors leading to the balcony on each end with two, three-foot by five-foot between. 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. A metal railing enclosing a sidewalk dining area projects out into the sidewalk.



**LINCOLN HOTEL**  
536 FIFTH AVENUE  
DATE: 1913  
ARCHITECT: D.H. HOLMES

The Lincoln Hotel is significant because of its oriental architectural treatment which is conveyed through the red clay tile roof and decorative tile treatment of 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.

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.

Thought 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 windows which creates an interesting notched pattern. The 24 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.

There is a small, sloping, red tile roof overhanging the fourth floor door 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 which has currently has a storefront mural painted on it. There are double-hung windows along the south side of the building, and the hollow clay tile evidences much need of repair.



**HISTORICALLY  
SIGNIFICANT  
BUILDINGS**

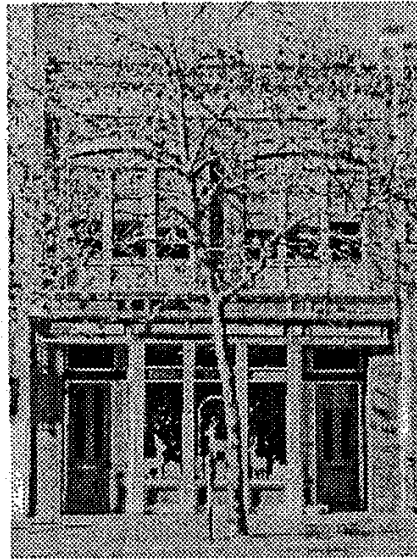


## HISTORICALLY SIGNIFICANT BUILDINGS

**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 1930s, I. Fujimoto had a photographic studio in the building.

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, which were changed to three fixed-pane sets

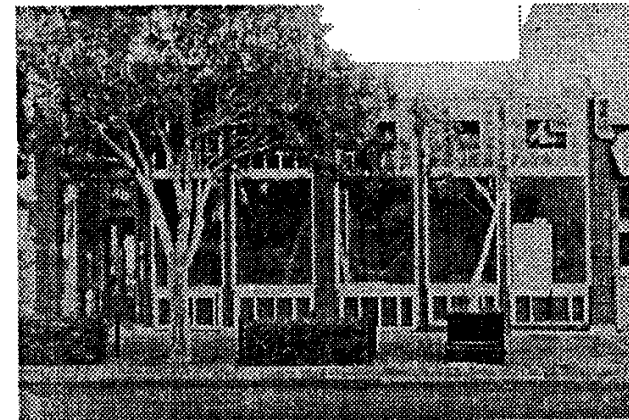


of windows framed in wood with diagonal wood trim panels below. A wood belt cornice with dentils separates the two floors. The rehabilitated storefront has recessed wood doors at either side and a wood storefront.

**NANKING CAFE**  
461 FIFTH AVENUE  
DATE: 1912  
ARCHITECT: UNKNOWN

This building is significant because of its longtime association with the Asian Pacific Community and its oriental architectural treatment. The building has been either a 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.

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.





**ISLAND HOTEL**  
449 FIFTH AVENUE  
DATE: 1877  
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 Asians. In 1929, it is shown as the Hotel Ohio, run by Harry Matsui.

This is a two-story stuccoed brick hotel building. Four arched, wood, double-hung windows are across the second story. These 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.

**HOP LEE CHUNG LAUNDRY**  
527 FOURTH AVENUE  
DATE: 1923  
ARCHITECT: UNKNOWN

While the Fifth Avenue side of this block 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 586, and the Tai Sing Oriental Goods Store at 504 Fourth Avenue (1917-1923 City Directories). In 1923, the Hop Lee Chung Chinese Laundry moved from 440 Sixth Avenue to 527 Fourth Avenue. The laundry remained here until 1964. The property has been in Chinese ownership since its construction in 1923 and has been a residence for Chinese tenants as well. Currently, the building houses several art galleries.



## HISTORICALLY SIGNIFICANT BUILDINGS



## HISTORICALLY SIGNIFICANT BUILDINGS

**TAI SING BUILDING**  
539-543 FOURTH AVENUE  
DATE: 1923  
ARCHITECT: UNKNOWN



The Tai Sing Building has a long history of business and residential ties to the Chinese community. It has been under Chinese ownership since 1923.

A two-story, 25 x 25 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. The center suite is currently being used by the Manilla Barber Shop.

**QUIN BUILDING AND GARAGE**  
500-520 FOURTH AVENUE  
DATE: 1930  
ARCHITECT: UNKNOWN

The current buildings were built in 1930 by Thomas A. Quin, son of Ah Quin, the honorary Mayor of Chinatown. The association of these properties to the Chinese community dates back to 1887 and the Wing Lee Laundry. But the primary early tenants were the Gee Wo Laundry, 1911-1919, and the Tai Sing Company from 1919 to 1923. Quin acquired the property in 1922 and owned considerable property in San Diego, much of it in his wife's name. This caused him some difficulty in 1933, when the District Attorney charged that violation of the alien land laws existed as Quin's wife was a native of China and could not legally own land in California. The D.A. wanted the property in her name to revert to the state. The case was finally settled in 1935 when Judge Andrews ruled that Thomas A. Quin was the actual owner of the property in question and his wife held it under a constructed trust. As Thomas A. Quin was a native Californian, no violation of the alien land law existed.

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 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.

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.

**SUN CAFE**  
421 MARKET STREET  
DATE: 1883  
ARCHITECT: UNKNOWN

The Sun Cafe's earliest Asian occupancy was in 1914 when it was operated by Joseph and Shue Obayashi as a shooting gallery. The gallery was converted to the Sun Cafe in 1920. In 1935, the Obayashis remodeled the storefront to its condition today.

This building was built sometime 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 accommodate 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 Deco ornamentation.

## HISTORICALLY SIGNIFICANT BUILDINGS

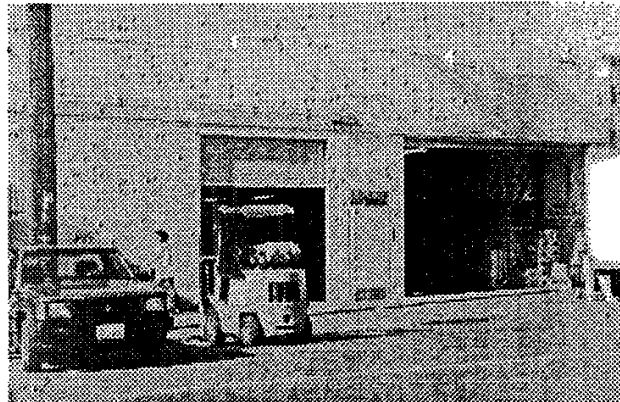


## HISTORICALLY SIGNIFICANT BUILDINGS

**MANOS MARKET**  
444 SIXTH AVENUE  
DATE: 1896  
ARCHITECT: UNKNOWN

Manos Market was originally a hay and grain store. In 1904, it was converted to a Chinese produce market in the front of the building and a Chinese laundry in the back. It operated as such until 1922. John Manos, the present owner, bought the property in 1941, and it remains a produce market today.

A simple, one-story brick warehouse structure covered over with stucco.



**MONTIJO BUILDING**  
560 FIFTH AVENUE  
DATE: 1887  
ARCHITECT: UNKNOWN

This building, as best as can be determined, was constructed in 1887 and remodeled in 1894-1895 as a restaurant. For a number of years it was occupied by the "R. Montijo Saddlers and Harness Makers" shop. From 1923 to about 1942, the property was listed under the name of K. Kawamoto and the Frisco Cafe. After 1942, Tommy Leung's name becomes affiliated with the address until 1947, when Lim Junt's name

appears in the city directory. Wing On Wong appears in 1950, but the name reverts back to the Frisco Cafe from 1951 and 1972. It is possible that the facade was altered to its present condition in the 1930s during its use by K. Kawamoto as a restaurant. This property is another example of the proliferation of Japanese businesses along Fifth Avenue during the twenties and thirties.

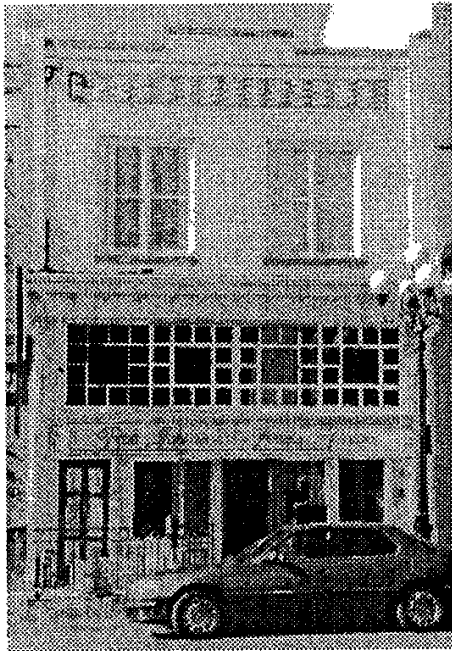
The building is a one-story, brick structure with a double door in the center front. Over the door, extending the 25-foot width of the building, are rectangular, transom glass windows approximately one and one-half feet by four feet in dimension. Over this bank of windows and for two feet on the north 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 glass storefront has a glazed tile base that coordinates with the pediment above. 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.



**LOWENSTEIN BUILDING**  
544 FIFTH AVENUE  
DATE: 1886  
ARCHITECT: UNKNOWN

Though never owned by an Asian, this building built by Max Lowenstein in 1886, was long occupied by Japanese billiard parlors. In 1909, Mr. K. Uyeno operated his billiard parlor there. The property continued in use as a billiard parlor/pool hall, a saloon and restaurant over the next twelve years until Frank Yamada opened his billiard parlor in 1924. The billiard parlor remained in the Yamada family until the 1960s taking on the name ABC Cafe as early as 1952. It is interesting to note that from 1942 - 1948, the Yamadas are not listed as the business proprietors, but that they did return and revive the business as soon after the war as possible.

This two-story brick building has a storefront with a wood frame



door and windows. The original ornate Victorian facade was probably removed in the '30s. The upper facade is white brick with a large, rectangular green and white design done in tile. There is a shallow, central, stepped parapet. The First and Second story are separated by a wood cornice with transom windows below.

**ASIAN PACIFIC BUILDINGS WITHIN THE MARINA REDEVELOPMENT AREA**

**PLANTS AND FIREPROOFING BUILDING**  
540 THIRD AVENUE  
DATE: 1912  
ARCHITECT: UNKNOWN

This building was determined eligible for the National Register of Historic Places in 1980 based on the building's



long association with the Chinese community. It was acquired by Chinese owners only in 1950, however, within four years of completion a Chinese restaurant was established on the ground floor through 1929. Chinese and other oriental are known to have resided at the hotel for many years.

The two-story brick and hollow clay tile structure, is rectangular in shape. The ground floor is divided into three bays with a central stairwell and recessed entrance. The building has a flat roof with a triangular-shaped parapet at the front facade, with crenellets at the corners and peak of the parapet. A strong 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.

## HISTORICALLY SIGNIFICANT BUILDINGS



## HISTORICALLY SIGNIFICANT BUILDINGS

**QUIN RESIDENCE**  
429-431 THIRD AVENUE  
DATE: 1888  
ARCHITECT: UNKNOWN

The original owner, Tom 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 Quinian 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.

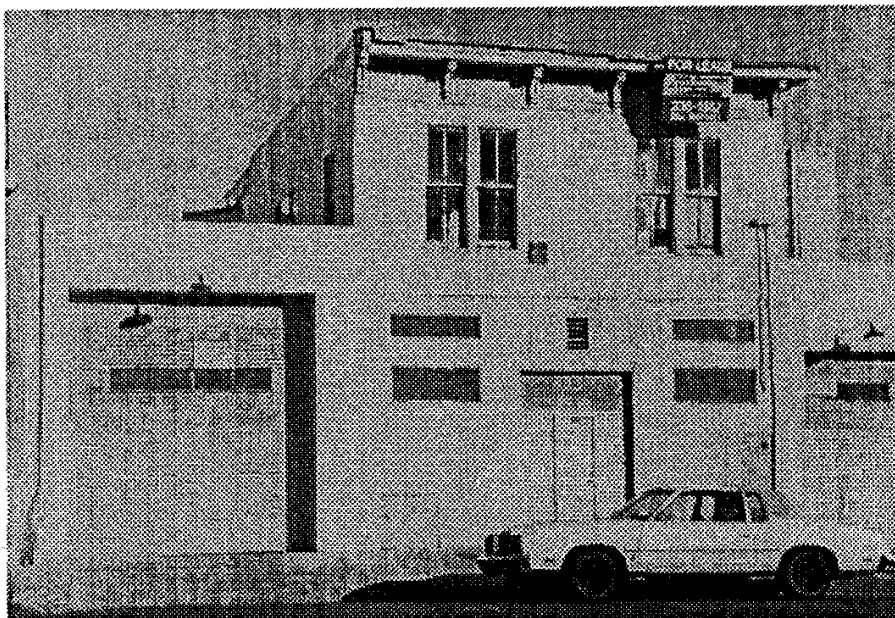
Joseph Quin indicates that Ah Quin had leased the property at 429-431 Third Avenue for use for the family produce business and after his death,

the George Quin family (A 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.

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



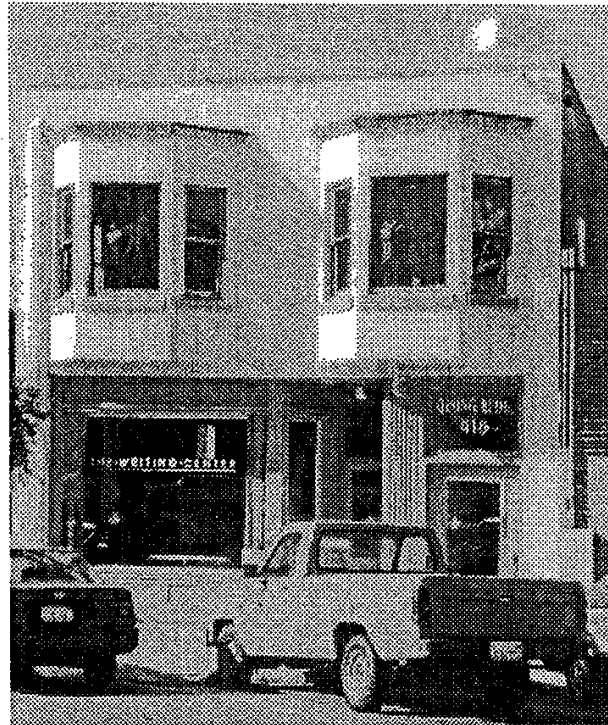
floor at the second floor. The original cornice and decorative corbels still remain.

Structurally, the building has concrete floor 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.

**QUONG BUILDING**  
416-418 THIRD AVENUE  
DATE: 1913  
ARCHITECT: UNKNOWN

The Quong Building derives its name from Mow Yuen Quong who had his Chinese and Japanese store here from 1889 through 1928. Other Asian tenants occupied part of the building through at least 1948. The upstairs residences had a colorful history as a bordello and were certainly knowledgeable of the business going on at the "Jewel Rooms."

Two-story brick structure with a plastered facade on a masonry foundation. The building was remodeled in 1950, and a Mission style "Espanada" parapet was removed at that time. The second story has two projecting bay windows with decorative molding over the top of each bay. A lugsill 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. The roll up garage door has since been replaced with a wood storefront.



**YING-ON MERCHANTS AND LABOR  
BENEVOLENT ASSOCIATION BUILDING**  
500 THIRD AVENUE  
DATE: 1925  
ARCHITECT: UNKNOWN

This building derives its name from the Ying-On Association which bought the property in 1959 for its offices. However, a review of the city directory indicates that the building has been continuously used by different Chinese Benevolent associations since 1927. The building also continues to serve as a residence for a limited number of Chinese.

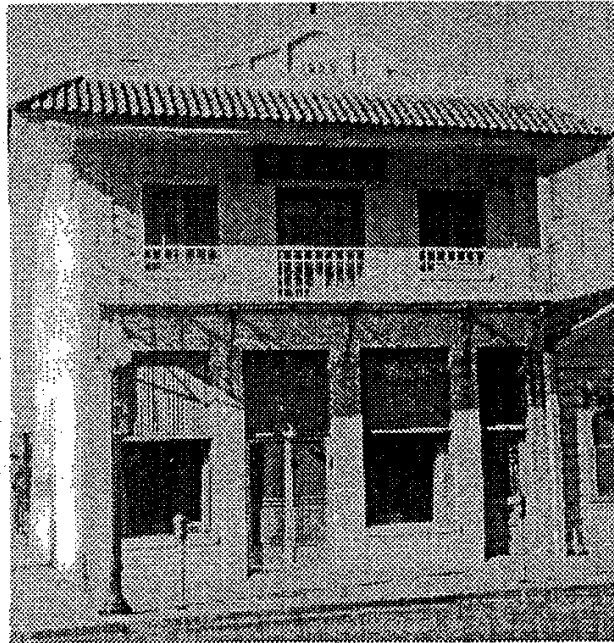
## HISTORICALLY SIGNIFICANT BUILDINGS



## HISTORICALLY SIGNIFICANT BUILDINGS

The Ying-On Benevolent Association was an outgrowth of the Ying-On fraternal organization, one of three that existed in San Diego's Chinatown. The association is still active in the Chinese community as a business and social gathering place for local merchants and residents.

The Ying-On building was listed on the local Historical Site



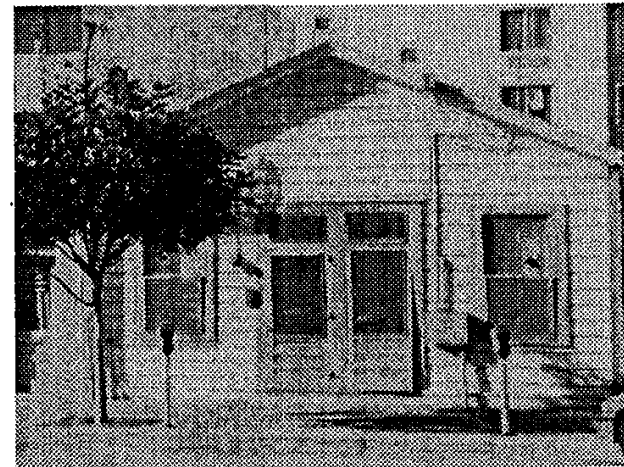
Board Register as Historical Site 151 on June 2, 1981. The property has been determined eligible for the National Register of Historic Places. The building is both architecturally and historically significant for its cultural contribution to the Chinese community and as an example of an ethnic building type.

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.

**YING-ON MERCHANTS AND LABOR  
BENEVOLENT ASSOCIATION ANNEX  
502-504 THIRD AVENUE  
DATE: UNKNOWN  
ARCHITECT: UNKNOWN**

This is very likely one of, if not the oldest structures continuously associated with San Diego's Chinese community. The building predates the Ying-On building next door and appears to be present on the 1887 or 1888 Sanborn Fire Map. Its proximity to "female boarding" houses gives a





fairly clear impression of its early use. The structure has been 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 the only true representative of the original pioneer residential architectural style prevalent throughout much of downtown San Diego.

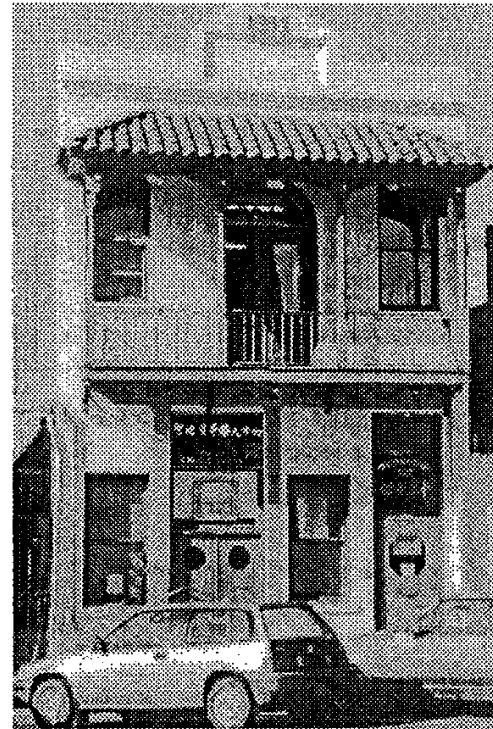
**CHINESE CONSOLIDATED  
BENEVOLENT ASSOCIATION BUILDING**  
426-428 THIRD AVENUE  
DATE: 1911  
ARCHITECT: UNKNOWN

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.



## HISTORICALLY SIGNIFICANT BUILDINGS

## HISTORICALLY SIGNIFICANT BUILDINGS

From approximately 1917, the Chinese Free Masons utilized this building in part as their Masonic Hall; and in the late 1920s, 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 Philip 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.

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. The Chinese Consolidated Benevolent Association building has been determined eligible for the National Register of Historic Places.

### CHINESE MISSION BUILDING RELOCATED TO THE NORTHEAST CORNER OF 3RD AND "J" STREET

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 Asians 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 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 benighted 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 1897, 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.

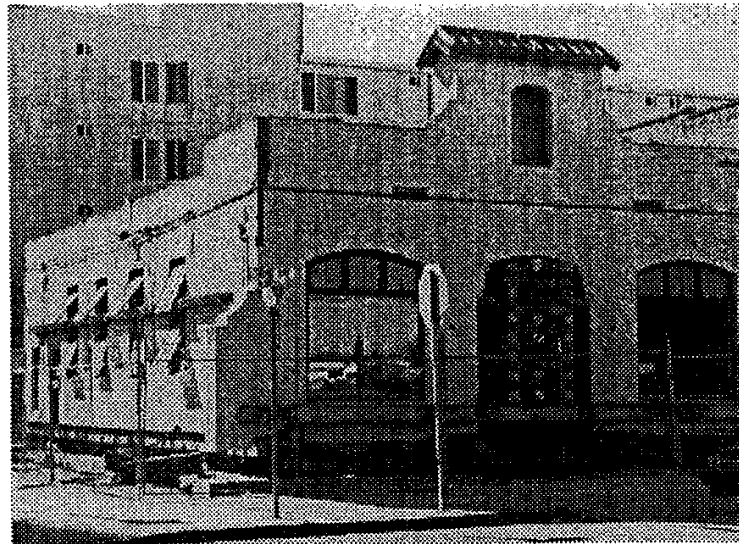
The first ordained Chinese minister arrived from Hawaii in 1925. Reverend C.C. Hung helped initiate a fund-raising campaign to replace the old wooden Mission structure with a new brick sanctuary and dormitory. Soon, \$15,000 was raised and Louis J. Gill, the nephew and partner of Irving Gill, was chosen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

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, protégé 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 middle.

The Chinese Mission Building was removed from its original First Avenue location. It was in storage and has been placed on a site on the northwest corner of Third and "J" Street. The relocated building is being developed as a Chinese/American Museum. An Asian garden of approximately 2,500 square feet will be developed. The garden will contain a reflection pool, pond, landscaping, statuary and a Chinese gate.



## HISTORICALLY SIGNIFICANT BUILDINGS







**ASIAN PACIFIC  
THEMATIC DISTRICT  
MASTER PLAN**



Japanese Entry Gate

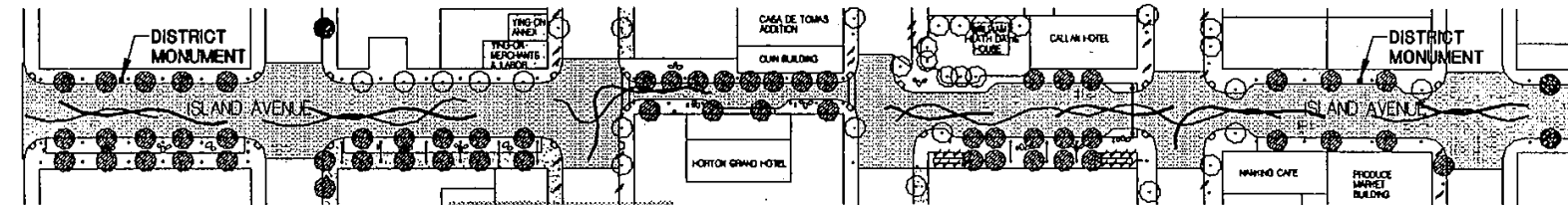
The key ingredients to the Master Plan are as follows:

**1. Reestablish the Asian Pacific District as the social and cultural destination for the Asian Pacific community within San Diego.**

Presently, there are a large number of existing organizations and associations in San Diego that hold Asian Pacific cultural events and festivals at various times throughout the year. It is extremely important to the revitalization of this district that these events and festivals be held within the district area as much as possible.

**2. Adaptive reuse and preservation of historic buildings.**

CCDC will make available low-interest rehabilitation loans



Island Avenue Promenade

available to property owners wishing to renovate their buildings to accommodate current market demands as well as social and cultural facilities.



**3. Establish Island Avenue as the unifying east/west street promenade.**

A strong east/west corridor should be defined between the Gaslamp Quarter (predominately Fifth Avenue) on the east and the Marina District on the west. Specifically, Front and First Avenues are major north/south corridors linking the convention center and waterfront hotels to the downtown core: also, the Children's Museum is at Front Street and Island

Avenue and provides a major link to visitor traffic. Island Avenue should be designed to establish the District identity and to serve as a major staging area for the proposed cultural events and festivals. Visitors to the district will recognize Island Avenue as the central unifying element of the district from which additional cultural facilities, historic buildings and events emanate.

**4. Create Asian Pacific District Identity.**

Create an identity for the Asian Pacific District so that the public will recognize when they have arrived and that such a District exists. This can be achieved in several ways. First, public improvements including street trees, paving patterns, street lighting, and accessories can be designed to introduce a uniquely Asian Pacific character. Second the use of environmental graphics including the creation of an Asian Pacific District logo, gateway elements, historic

building markers, banners, colors, street and business signage, and an Asian Pacific flag plaza can further reinforce the District's unique identity. Thirdly, the historic preservation and adaptive reuse of historic buildings can continue the heritage of the District while maintaining its identity.

**5. Future Development Opportunities**

The physical concept plan identifies several sites within the Asian Pacific District which represents future development opportunities. These sites are typically vacant parcels that can be developed themselves or in conjunction with adjacent parcels, to form larger redevelopment opportunities. Redevelopment of these

**CONCEPT**



CONCEPT

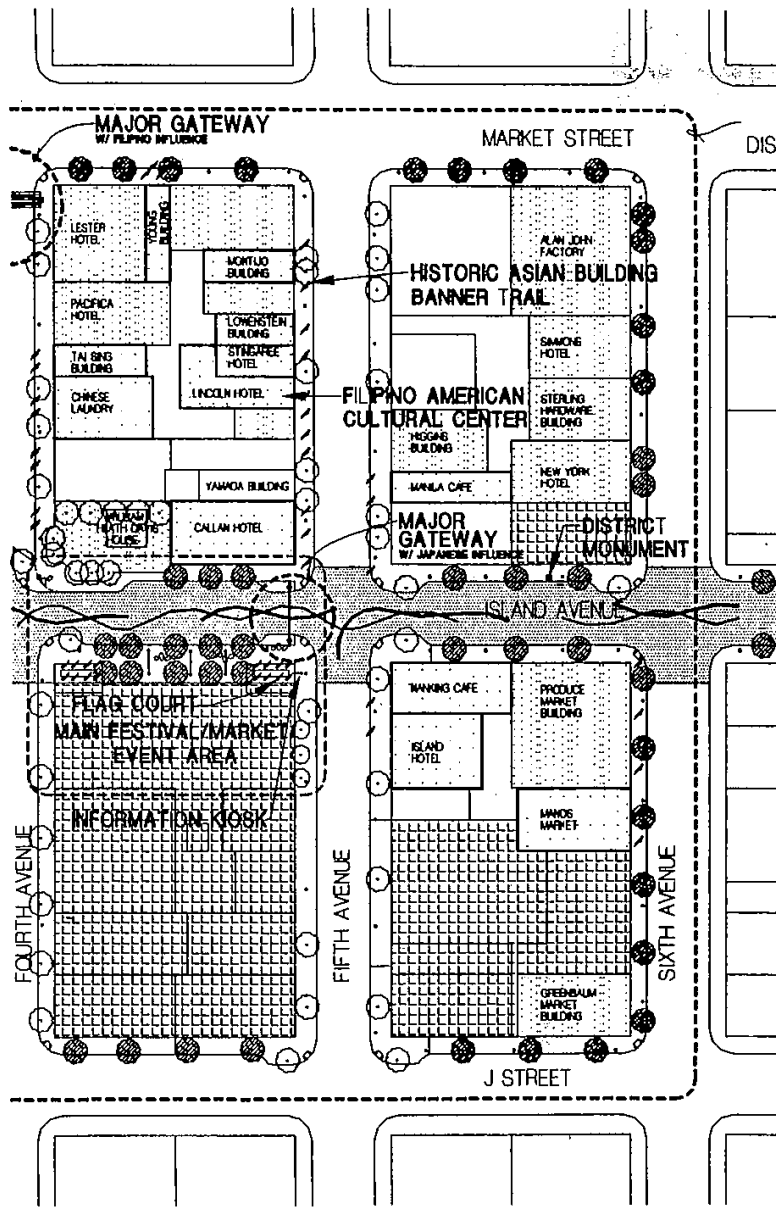


Concept Plan








# CONCEPT



## LEGEND

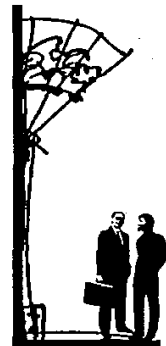
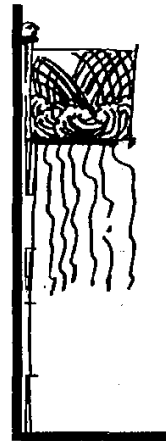
-  ASIAN HISTORIC STRUCTURES
-  HISTORIC STRUCTURES
-  REDEVELOPABLE SITES

sites will be dictated by present and future market demands and consequently there may be a temptation to develop projects with land uses that have no relationship to the historic Asian Pacific District. Therefore, land uses to be encouraged that are also prevalent market demands include residential mixed-use projects with ground level commercial space, particularly senior housing, restaurants and entertainment, an Asian marketplace, an Asian Pacific food court, offices and hotels, and retail businesses catering to the Asian Pacific community and/or visitors/tourists.

The Goodwill block provides the greatest single opportunity for continued evolution of the Gasiamp Quarter and the Asian Pacific District. It's redevelopment should consist of a mixed-use project, maintaining the opportunity to hold festivals along Island Avenue and the dedication of a 15-foot right-of-way. Onsite parking should also be provided for this future project, with consideration being given for additional public parking on this site.



# GATEWAYS, BANNERS & SIGNAGE



Building Banners

The District will incorporate many unique elements within its bounds to reinforce its separate character and identity from the surrounding area. One of the elements that will be used is various types of signage including bilingual street signs, and building and educational banners.

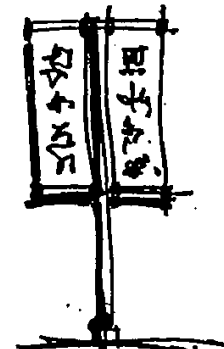
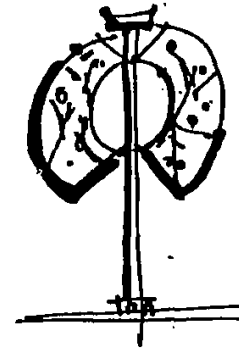
**1. Gateway signage at entrance points into the District will be developed at the following locations:**

- At the west corner of 5th and Island Avenue will be a major gateway of Japanese influence.
- At the south corner of 3rd and Market Street will be a major gateway of Chinese influence.
- At the north corner of 3rd and J Street will be a pair of "Guarding Lions".
- At the south corner of 4th and Market Street will be a major gateway of Filipino influence.
- At the north side, mid-block, of Island Avenue between 1st and 2nd will be a pylon type district marker that also identifies the Gaslamp Quarter.
- At the north side of Island Avenue at 6th will be a pylon type district marker.

**2. Temporary District banners may be located on poles and buildings along the north-south streets from Island Avenue leading up to Asian Pacific historic buildings on each street.**

- Each "set" of banners will be unique in design and color palette.

**3. Identification medallions and historical information will be located on each Asian Pacific historic building.**



Pole Banners

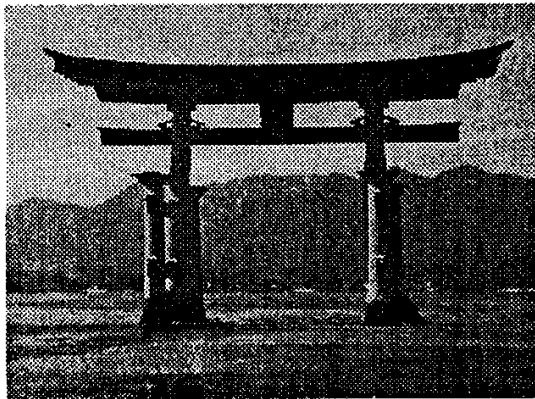
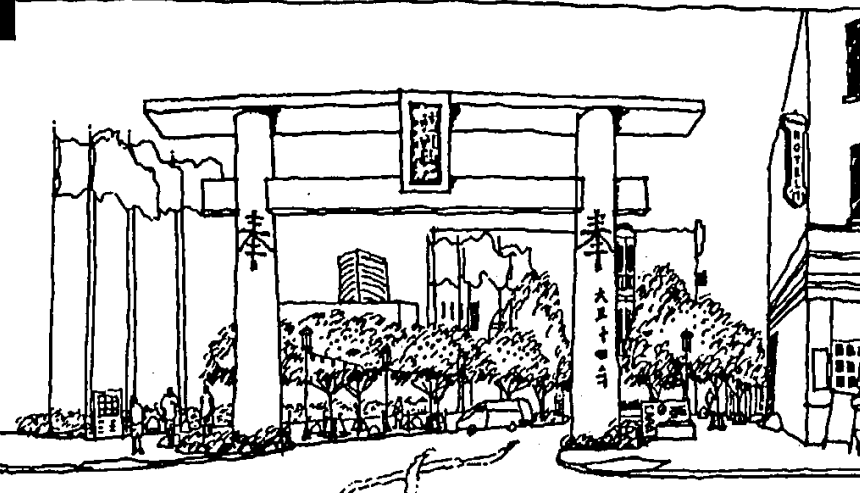




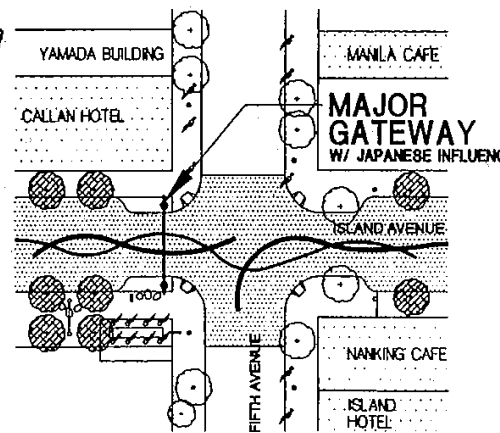
Bilingual Street Signage

(and/or San Diego's Asian Sister Cities) within the District. The Flag Courts will be developed as urban gardens, perhaps designed in the spirit of a Zen garden with carefully placed boulders and a simulation of raked gravel (using different concrete textures).

4. All street signs on Island Avenue will have Asian Pacific language translations (possibly non-literal) added and will have a background color to match Asian Pacific District light poles.
5. A District informational kiosk, with a map, will be located in the "Asian Pacific Flag Court" at 5th and Island. The Flag Courts provide an opportunity to recognize and include all Asian and Pacific Islander Countries



Main Entry Gate with Japanese Influence



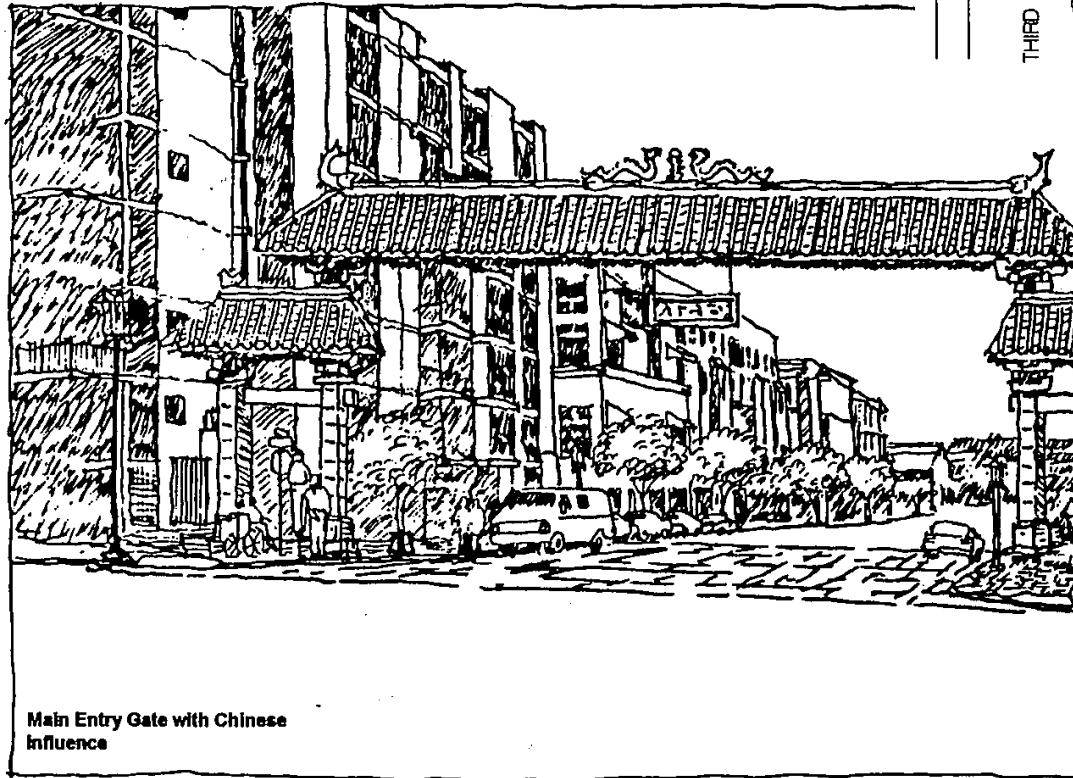
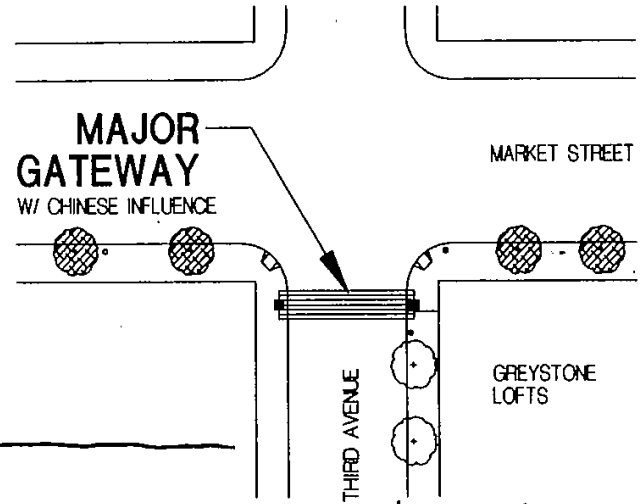
## GATEWAYS, BANNERS & SIGNAGE



**GATEWAYS,  
BANNERS &  
SIGNAGE**



Building Medallion



Main Entry Gate with Chinese Influence

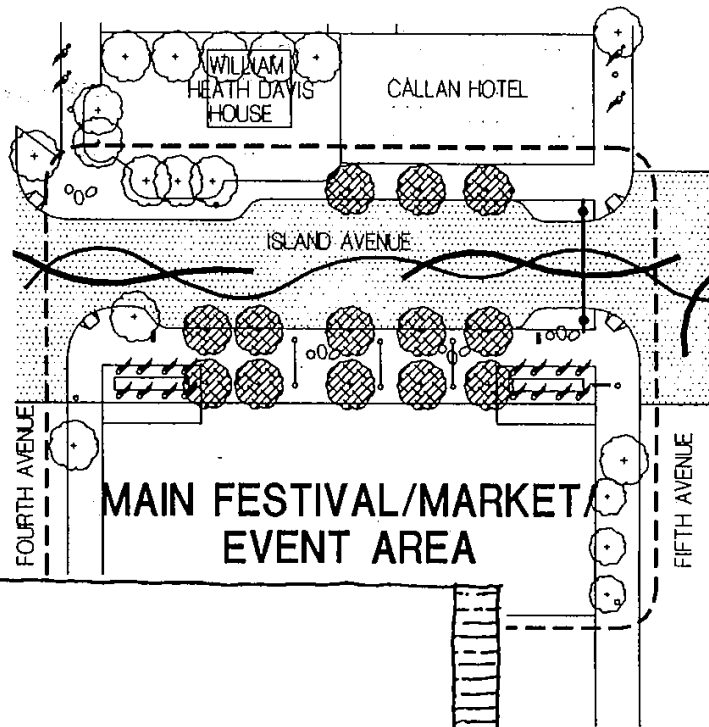


Guarding Lion

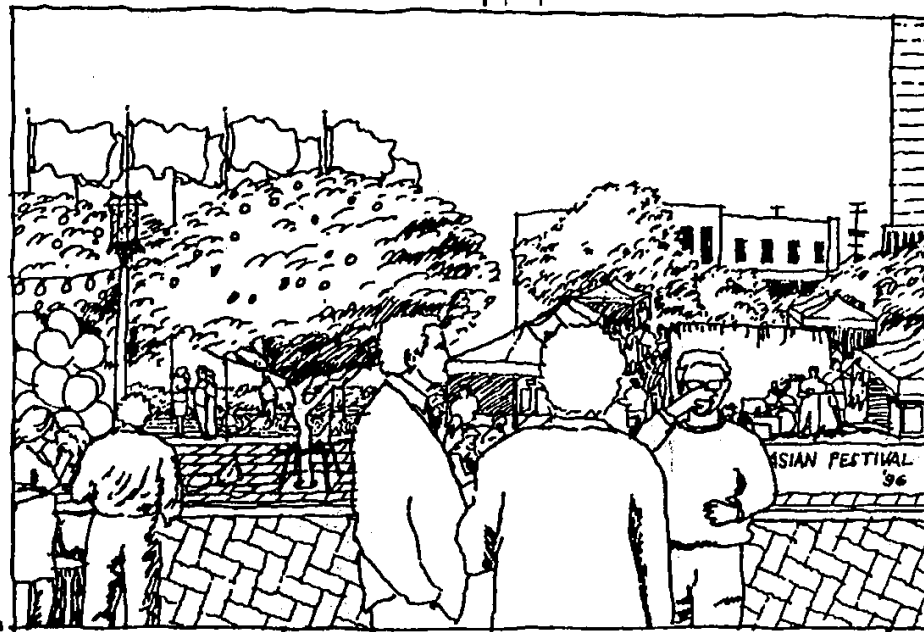


Important to the revitalization of the Asian Pacific District is the staging of various events and festivals within the District area. Island Avenue is envisioned as a Major Event and Festival site, with appropriate street closings necessary to support the event. Specifically, Island Avenue between Fifth Avenue and Fourth Avenue is envisioned to be a Main Event area providing a strong visual and physical connection to the Gaslamp Quarter luring visitors to within the Asian Pacific District.

On the west side of the District, Third Avenue is envisioned as a Event and Festival Area, particularly for the Chinese American organizations and associations. The Chinese Gateway is recommended to be located at Third and Market Street providing a Gateway element on the northern boundary of the District, leading south on Third Avenue to J Street where the Chinese Mission is located. In addition, Island Avenue at its widest point between Second and Third



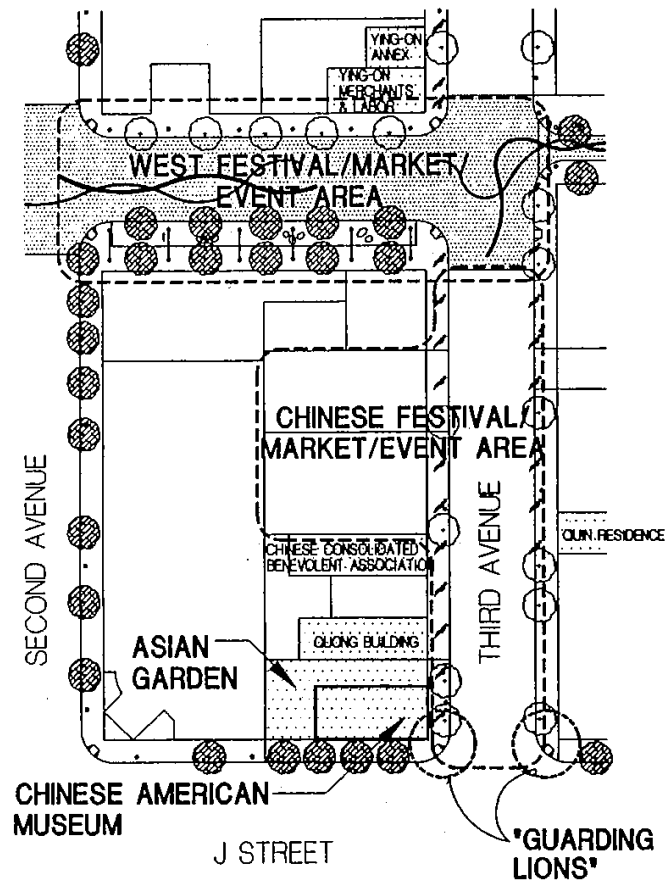
**FESTIVAL SPACE**



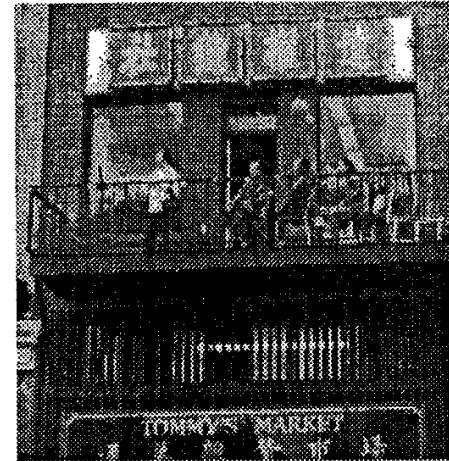
Festival Space Sketch



# FESTIVAL SPACE



Avenue's provides additional Event and Festival Space. Although no streets within the District are excluded from the possibility of staging events or festivals, it is these locations along Island Avenue and Third Avenue that are envisioned to be the logical locations which provide the visual and physical connections important within the District and the main circulation routes.



Guarding Lion

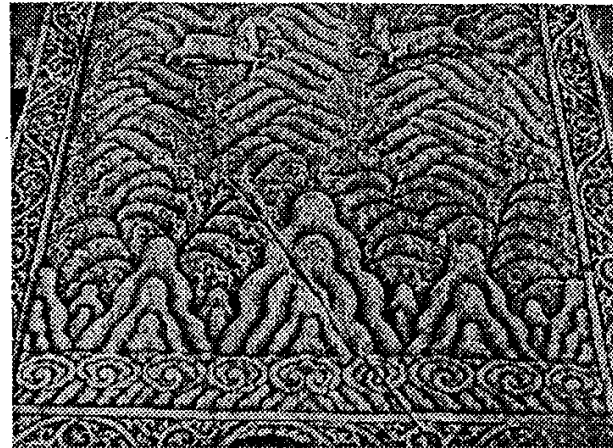


The Island Avenue Promenade will be the main unifying element within the Asian Pacific District. To achieve this the roadbed will be paved, curb to curb, with 6" x 12" interlocking concrete pavers. Three colors will be used to create a base field of tan with accent "ribbons" of red and green. The ribbons are a response to the importance of wind movement in Asian Pacific cultures.

Existing brick sidewalk paving patterns within the Asian Pacific District will remain but will be periodically inlaid with an 8" x 8" accent paver of bright color or an accent medallion with etched Asian Pacific symbology on Island Avenue and in front of historic buildings.

All remaining unimproved, concrete or asphalt sidewalk areas within the District will be repaved with matching brick paving, in a singular pattern, with accent pavers and medallions.




- In areas where underlying concrete sidewalks are serviceable and where building threshold grades allow, new bricks will be "splits" installed over existing concrete.



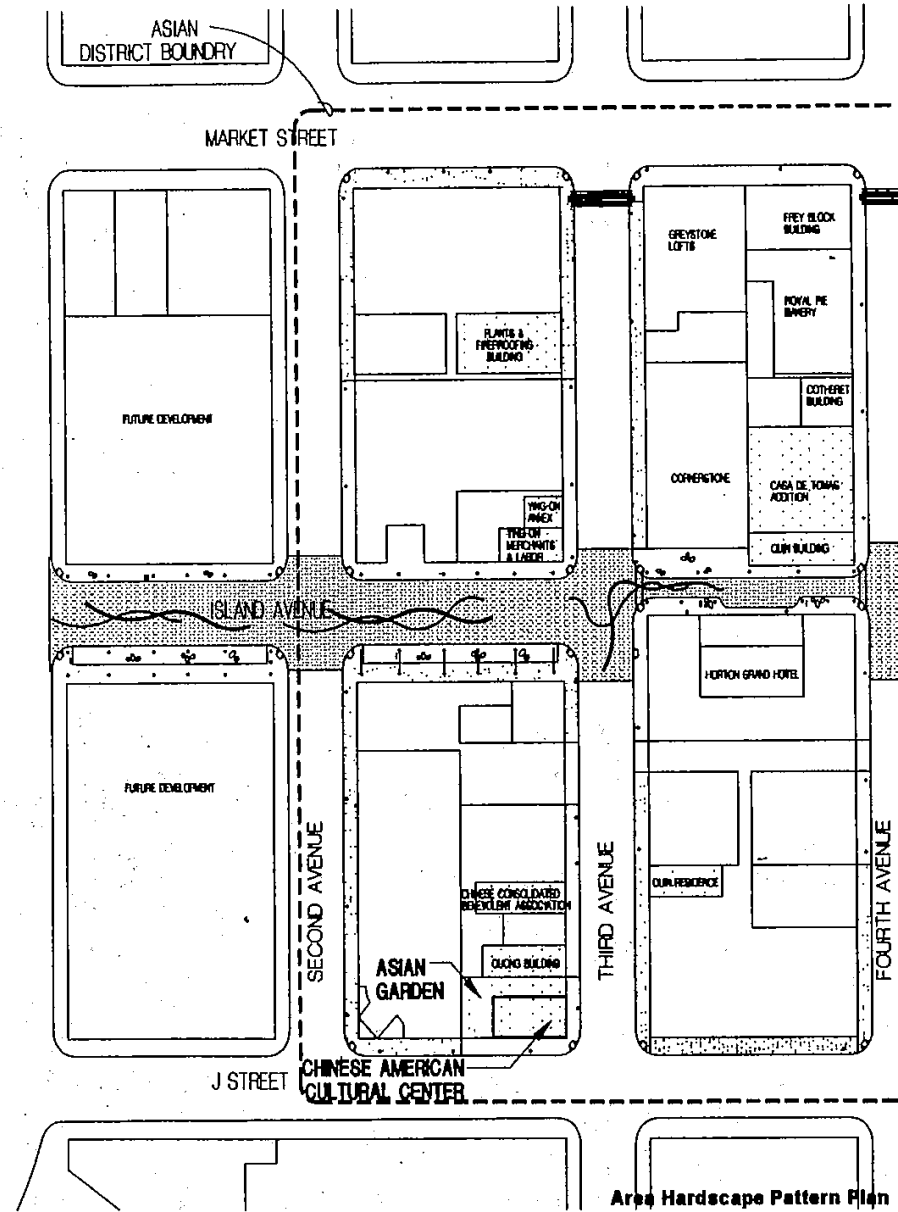
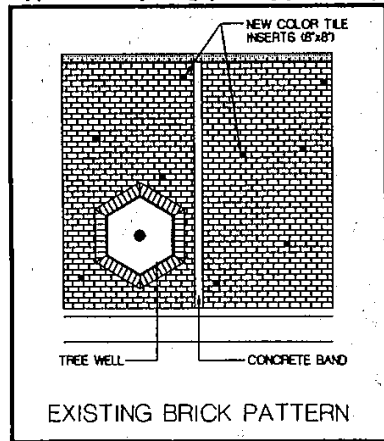
## TAPESTRY HARDSCAPE



**TAPESTRY  
HARDSCAPE**

-  EXISTING INTERLOCKING BRICKS
-  NEW BRICK OVER EXISTING CONCRETE
-  REMOVE PAVING AND REPLACE WITH NEW BRICK PATTERN

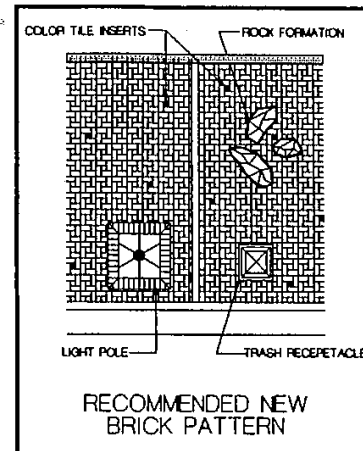
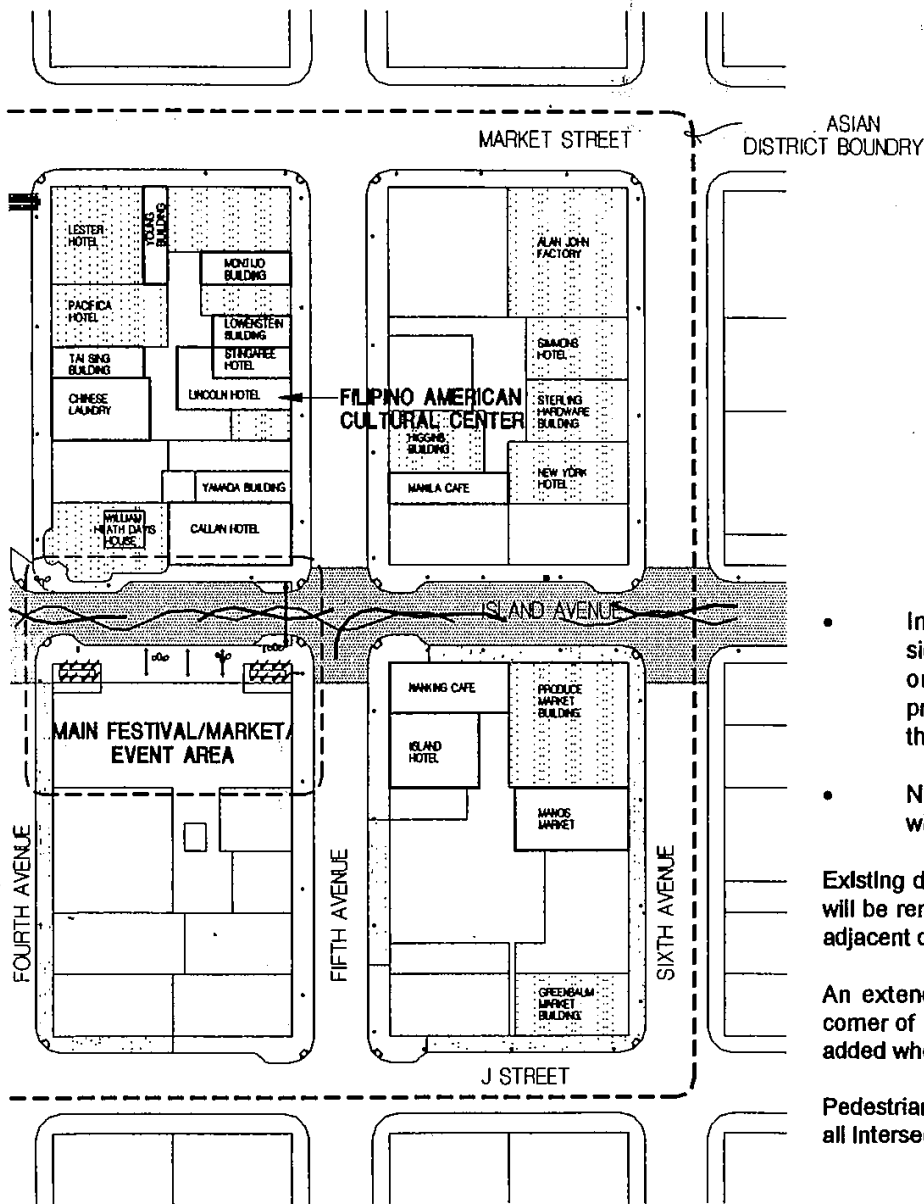
Approximate spacing quantity per 100 sq. ft.



Area Hardscape Pattern Plan







## TAPESTRY HARDSCAPE

- In areas where underlying concrete sidewalks are not in serviceable condition or where building threshold grades present conflicts, new bricks will be full thickness over a new concrete base.
- No thin pavers or "thin-set" installations will be allowed.

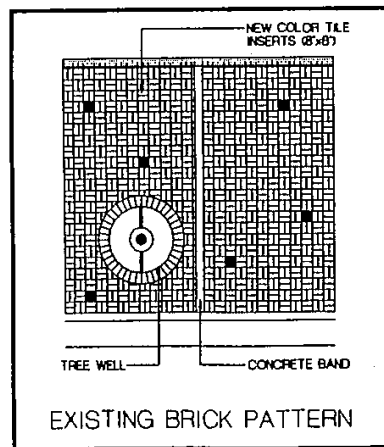
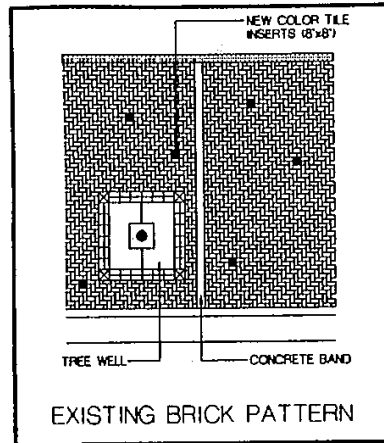
Existing driveway ramps that are nonfunctional will be removed and replaced with full curbs as adjacent development occurs.

An extended curb "pop-out" at the northeast corner of Island Avenue and 4th Avenue will be added where striping currently exists.

Pedestrian handicap ramps will be installed at all intersections.



**TAPESTRY  
LANDSCAPE**



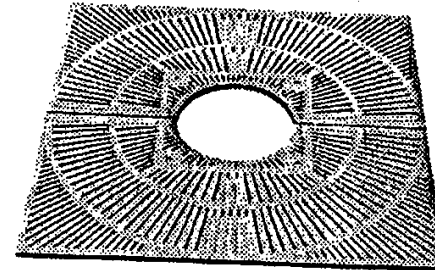
The perimeter of the Asian Pacific District and the gateway blocks of Island Avenue from 1st to 3rd and from 5th to 8th will be defined with Liquidambar (Chinese and Oriental Sweet Gum) trees.

- This will require the removal of 10 existing nonconforming species on the perimeter streets

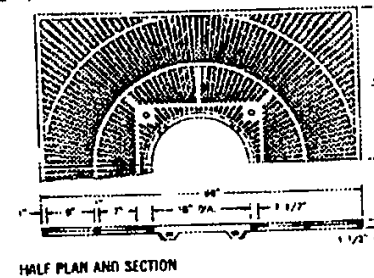
The core of the Asian Pacific District Promenade. (Island Avenue) will be defined with Pyrus kawakami (Evergreen Flowering Pear) trees, in double rows where possible.

- This will require the removal of 4 existing nonconforming species on Island Ave.
- All Flowering Pear Trees will have permanently installed "bud lights" across the tree's canopy.

**R-8714 180° SQUARE**



Note 1/2" slot openings for special pedestrian requirements and four 1" diameter holes used for staking tree. Non-expandable. Available with cast iron angle frame if required. Also available 68" square. Order as R-8714-A.  
Weight per set - 500 pounds.



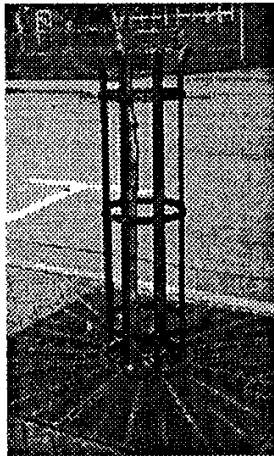
Existing trees on north-south streets will remain.

New trees added on north-south streets within the District will be selected from the following palette of "Asian Pacific-influenced" trees:

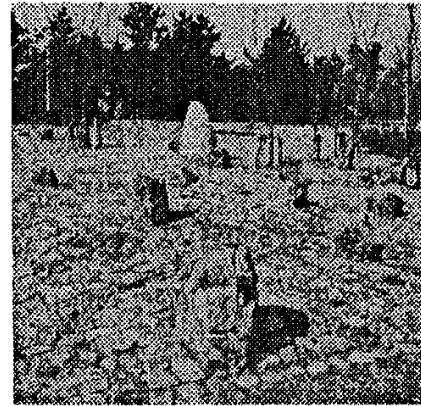
- *Koelreuteria bipinnata* (Chinese Flame Tree)
- *Sophora japonica* (Japanese Pagoda Tree)
- *Pistacia chinensis* (Chinese Pistache Tree)
- *Ulmus parvifolia* (Chinese Evergreen Elm Tree)
- *Chionanthus retusus* (Chinese Fringe Tree)
- *Pyrus kawakamii* (Evergreen Flowering Pear)

All Island Avenue and Third Avenue trees will have "Asian Pacific-Influenced" tree guards of metal simulating heavy Bamboo poles. As an alternative, other urban tree guards could be used.

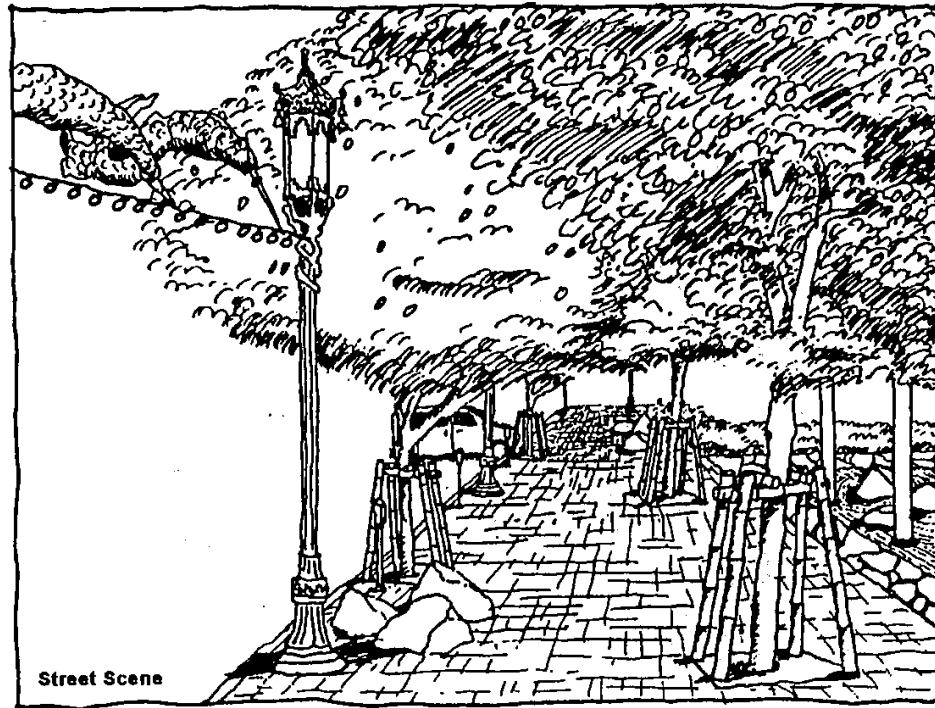
Tree grates will be selected from a variety of styles and shapes to match Gaslamp grates and to conform with Title 24 and ADA requirements.



Alternative Tree Guard



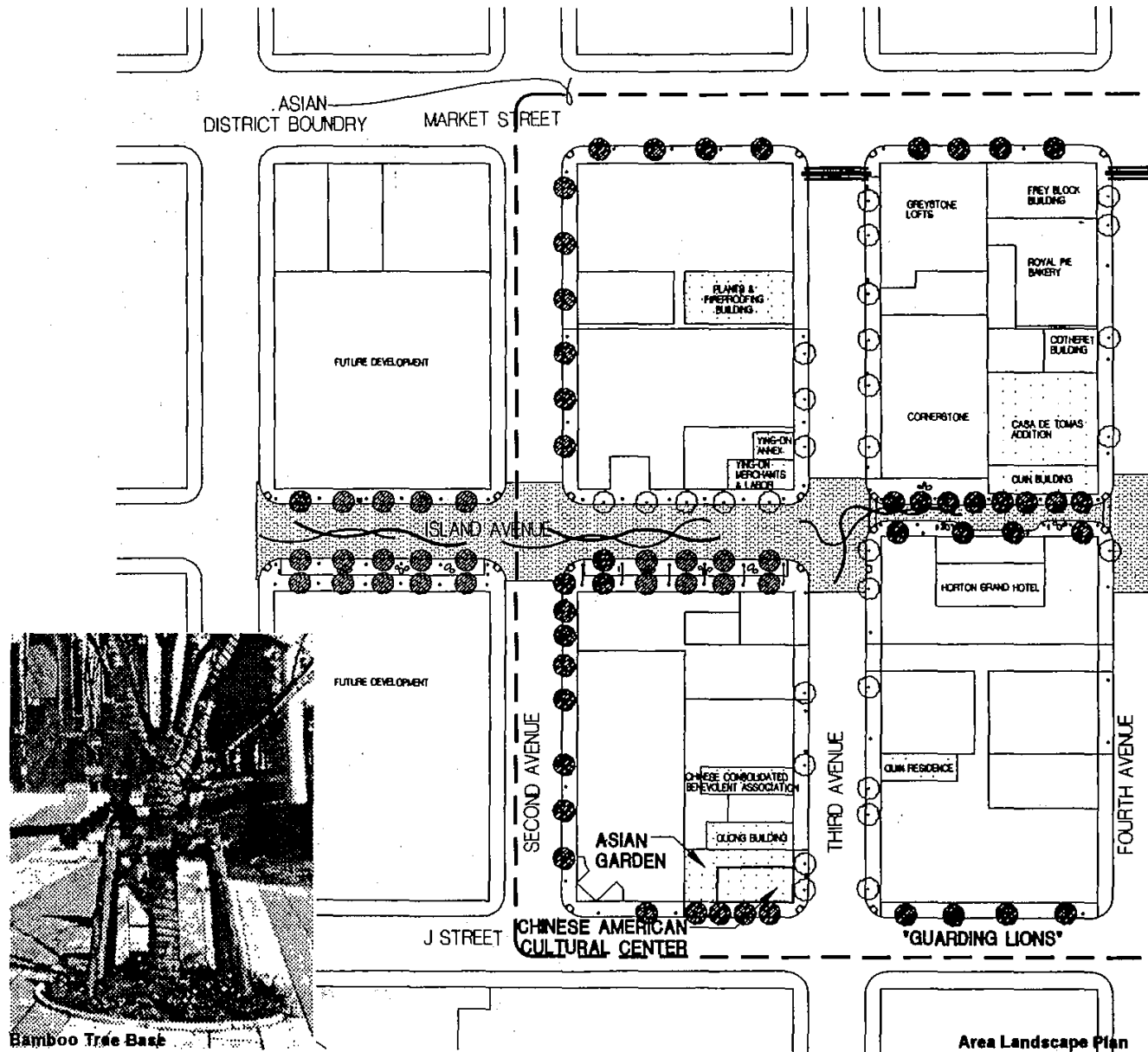
Rock Garden Sample

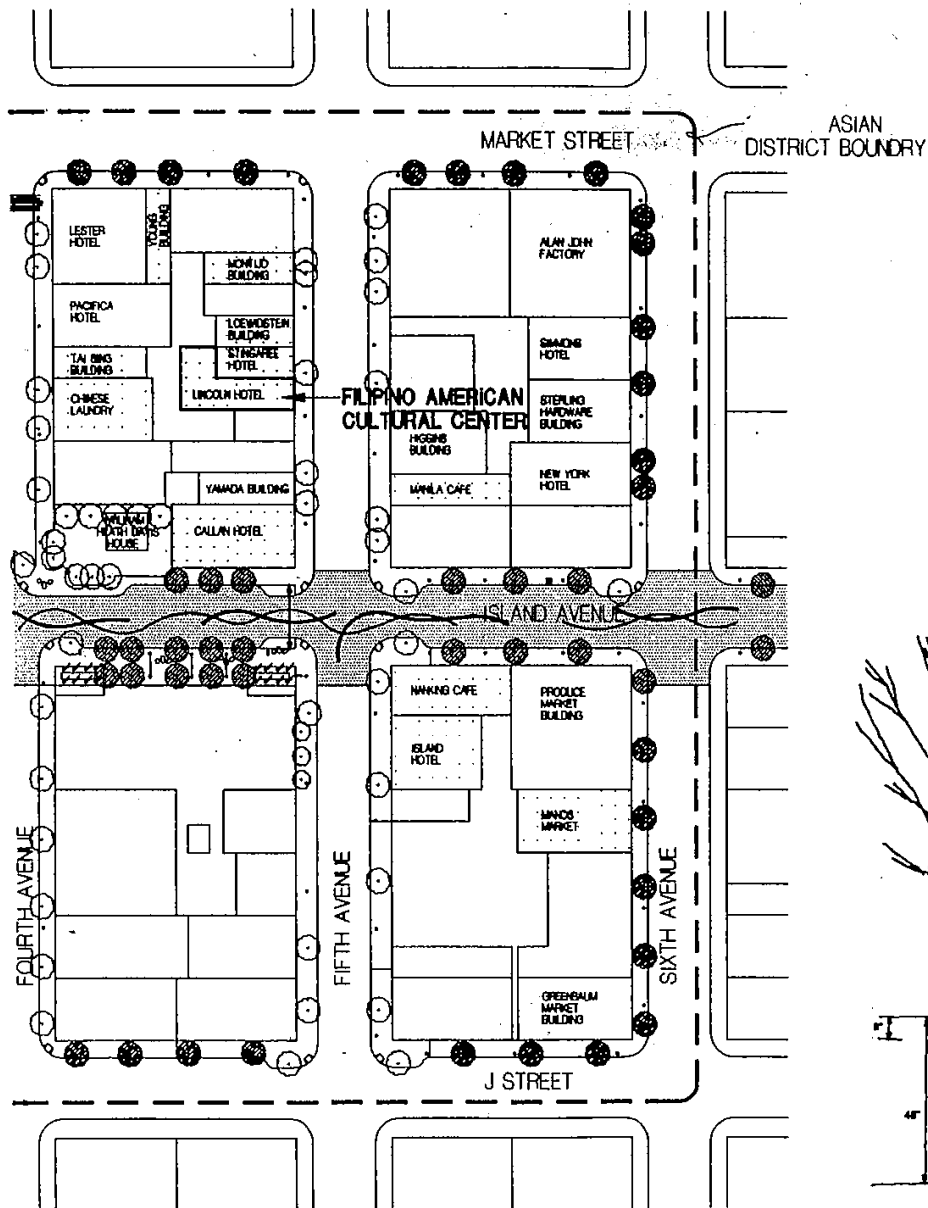


## TAPESTRY LANDSCAPE



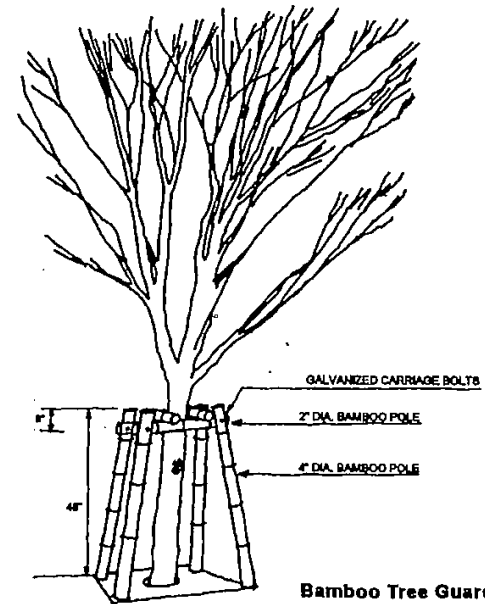
**TAPESTRY  
LANDSCAPE**





Street planters along the sidewalk, but inside of the property line are highly encouraged. The plant palette for these planters should include shrubs and trees traditionally found in Asian Pacific gardens and culture such as the following:

- Pinus spp. (Pine trees and shrubs)
- Bambusa spp. (Bamboo trees and shrubs)
- Juniperus spp. (Juniper shrubs)
- Prunus spp. (Flowering plum and peach trees)

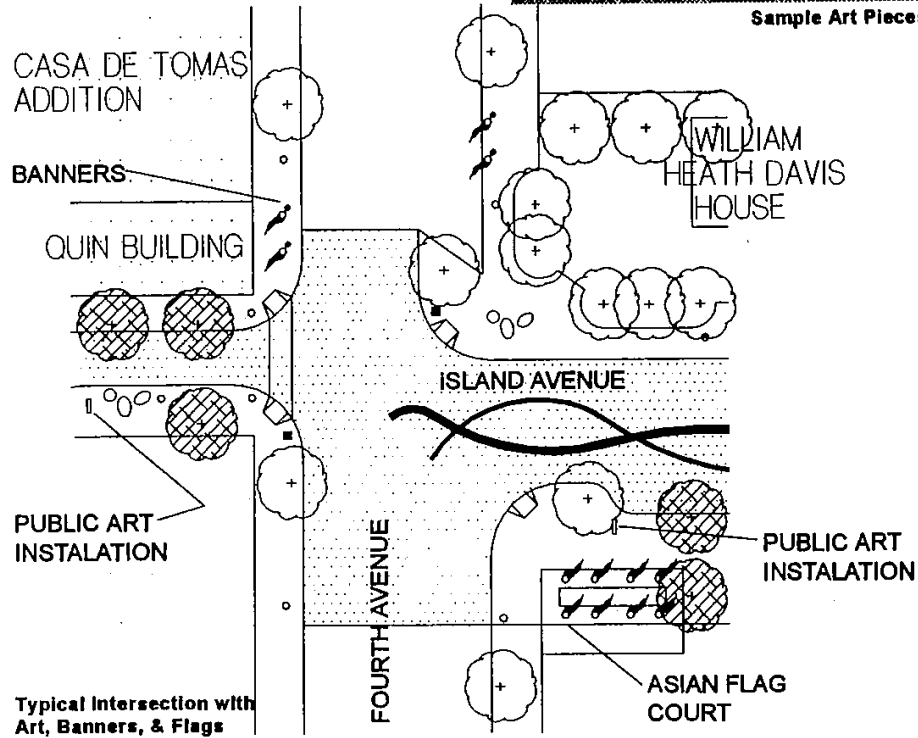
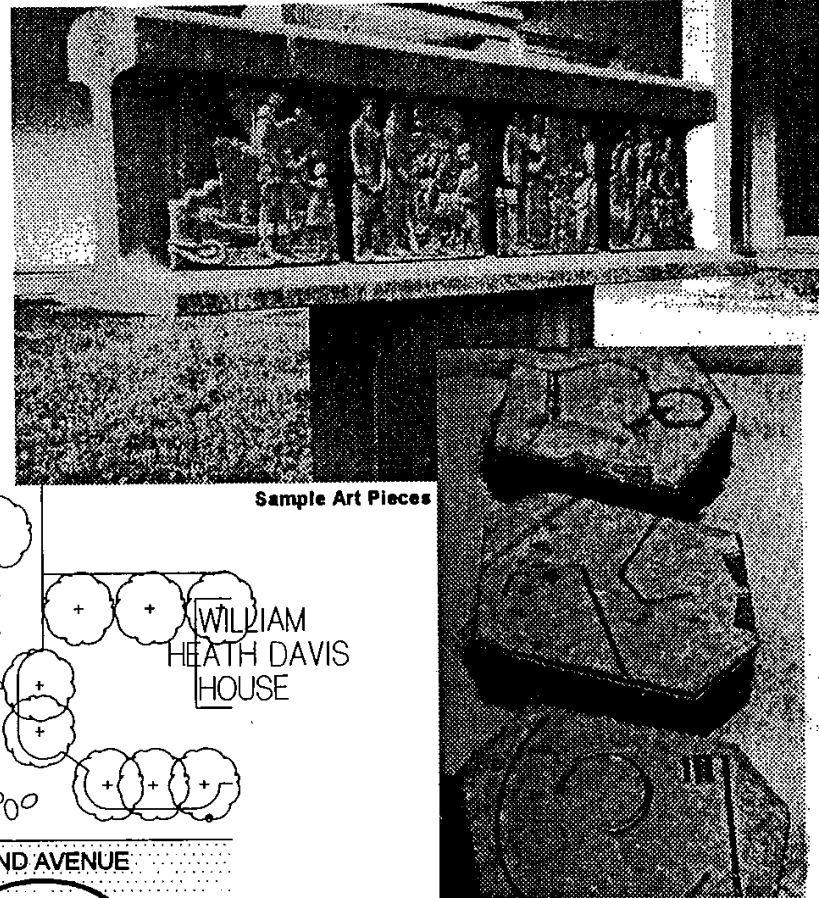


## TAPESTRY LANDSCAPE



**PUBLIC ART**

A public art program of permanent installations at periodic locations along the Island Avenue Promenade could be coordinated with the City's Commission for Arts and Culture. The installations could convey important and interesting historical information about the Asian Pacific culture in early San Diego. Ultimately, a walking tour of these art installations could be developed as an attraction for the District, including a possible mural for the north side of the Nanking Building at Fifth Avenue and Island Avenue

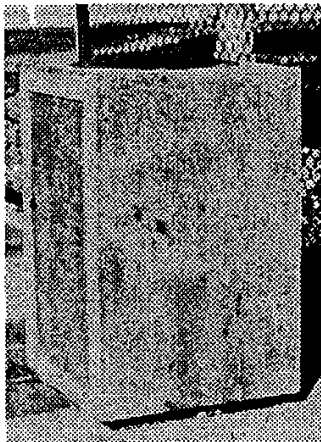


Two Asian Pacific Flag Courts will be located along the Island Avenue Promenade at 5th and at 4th Avenue. The Flag Courts provide an opportunity to recognize and include all Asian and Pacific Islander Countries (and/or San Diego's Asian Sister Cities) within the District. The Flag Courts will be developed as urban gardens, perhaps designed in the spirit of a Zen garden with carefully placed boulders and a simulation of raked gravel (using different concrete textures).

Trash receptacles will be located at all intersections within the District (2 per intersection on opposing corners).

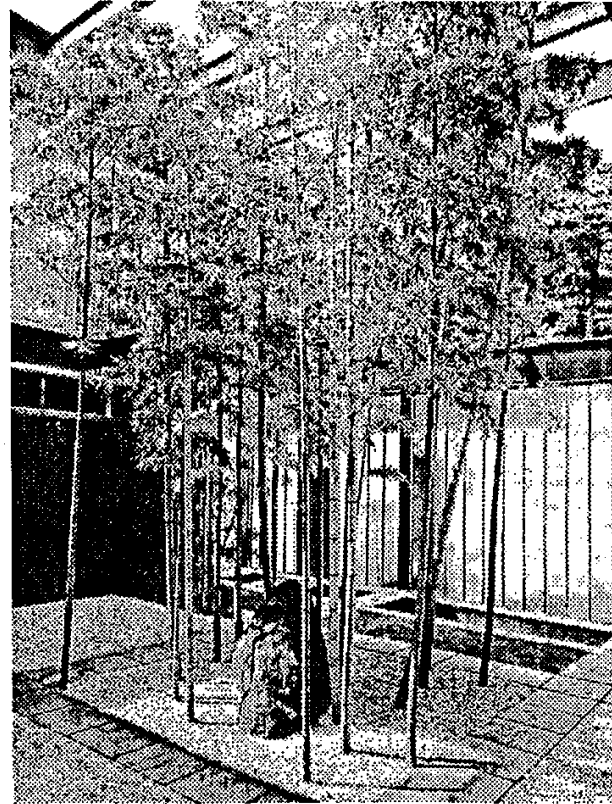
- Receptacle type will match the new CCDC Standard, but metal parts will be painted to match Asian Pacific District light poles. (green)

In order to encourage the development of and increase the need for outdoor cafe seating and in response to the associated maintenance problems, no benches will be installed, rather, grouped boulders (perhaps placed by a Feng Shui Master) along the Island Avenue Promenade to provide casual seating opportunities.



**Typical Trash Receptacle**  
(City Standard with District color top, green)

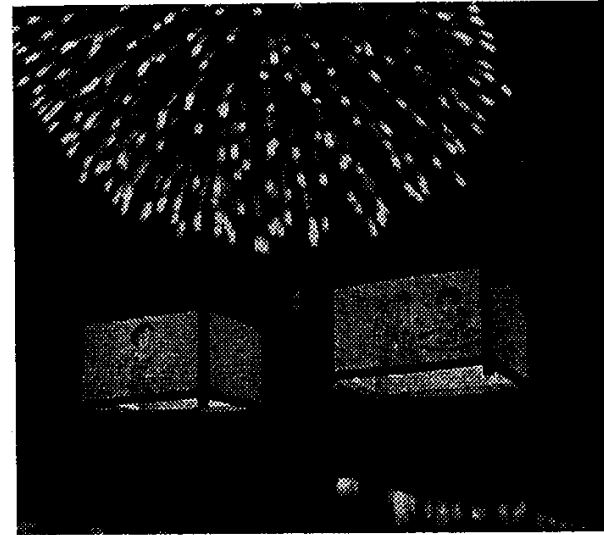
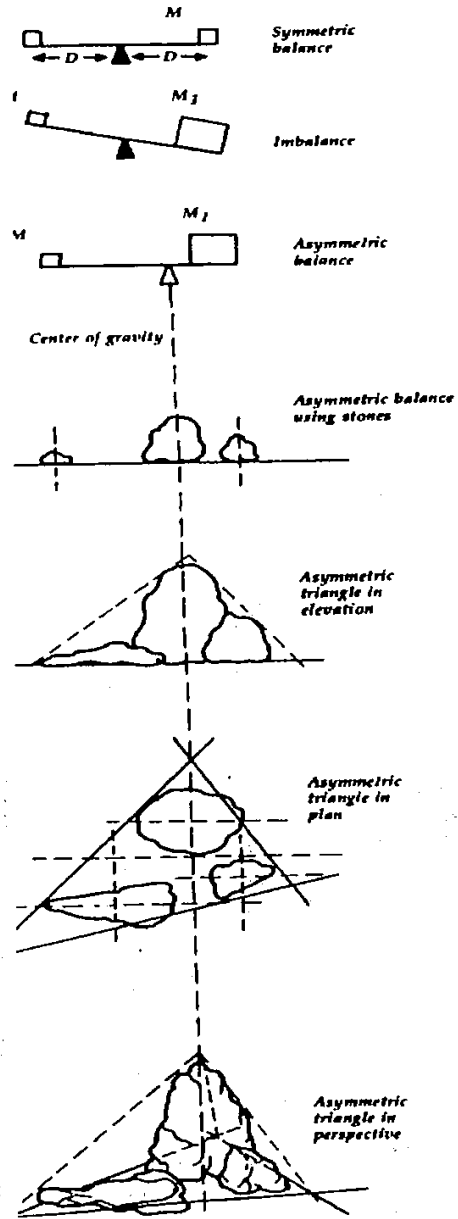
**Sample Pocket Garden and Boulder**



**TAPESTRY  
STREET  
FURNITURE/  
SPECIAL  
FEATURES**



**TAPESTRY  
STREET  
FURNITURE/  
SPECIAL  
FEATURES**



**Boulder Placement and Schematic**





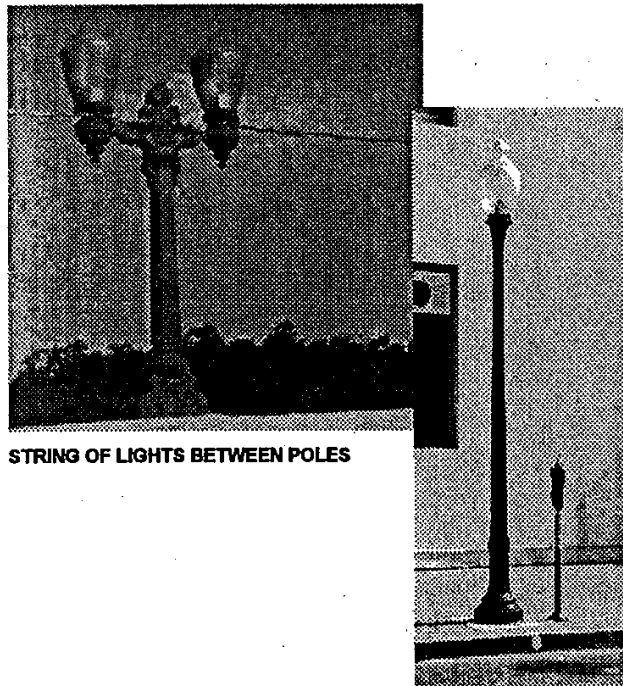
To create further character for the District it is recommended that the existing light fixtures be replaced (using the same pole but changing the color to green) on Island Avenue (as a first priority) and on Third Avenue between J & Market Streets (as a second priority) with new thematic fixtures.

Extra light poles and fixtures should be added along Island Avenue to create a 40' on center spacing (approximately).

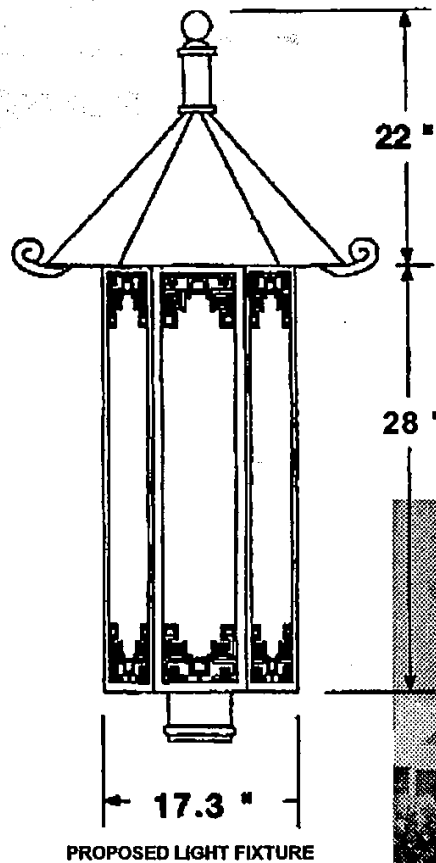
Where possible on Island Avenue, install permanent "light strings" between poles. These also provide opportunities for temporary lantern and kite attachment during festivals.

Provide controlled access power outlets at each street festival area.

Flowering pear trees on the Island Avenue Promenade will have permanently installed "bud lights" across their canopy.



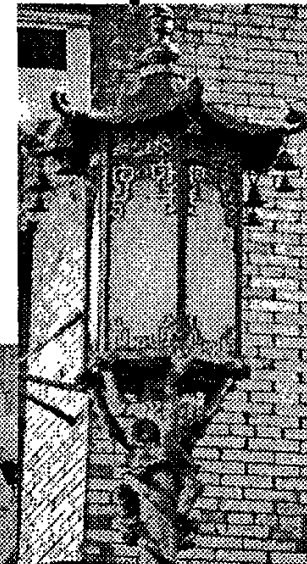
STRING OF LIGHTS BETWEEN POLES



PROPOSED LIGHT FIXTURE

EXISTING POLES TO BE PAINTED ASIAN PACIFIC DISTRICT COLOR (GREEN)

LIGHTING



OPTIONAL DESIGN

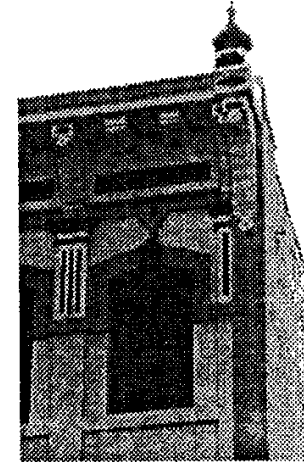


## ARCHITECTURAL ELEMENTS DETAILS

Another main element in creating a unified District are the buildings themselves. One of the main things that set the historic Asian Pacific District buildings apart from the surrounding historic structures is the Asian elements that were used in the construction. These elements are in the details, roofs, finishes, and trim.

New construction should incorporate interpretation of cultural, historically Asian Pacific details for the trim around windows, at exterior wall caps, for parapets, etc that use materials such as tile, wood, iron, and masonry to further enhance the uniqueness of the district.

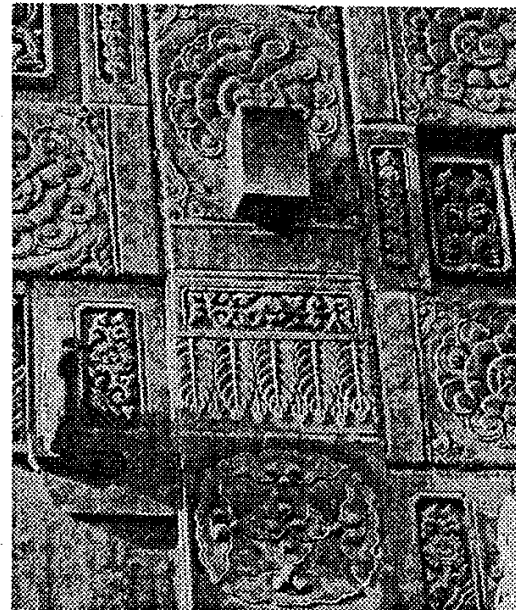
One element that can portray an Asian Pacific character is the roof. This can be accomplished by using traditional materials and forms such as tile with a slight upturning at the eaves, an ornamental cornice overhang, parapets and ornamental corbels and pediments. Facade materials should be wood, stucco or masonry.



Eave and Facia  
Details



Consideration should be given to the use of colors or accents that are consistent with Asian Pacific color schemes. Examples of such colors are Chinese red, green, yellow, gold for accents, warm pastel colors for buildings.



Tile Detail



Window Trim Detail

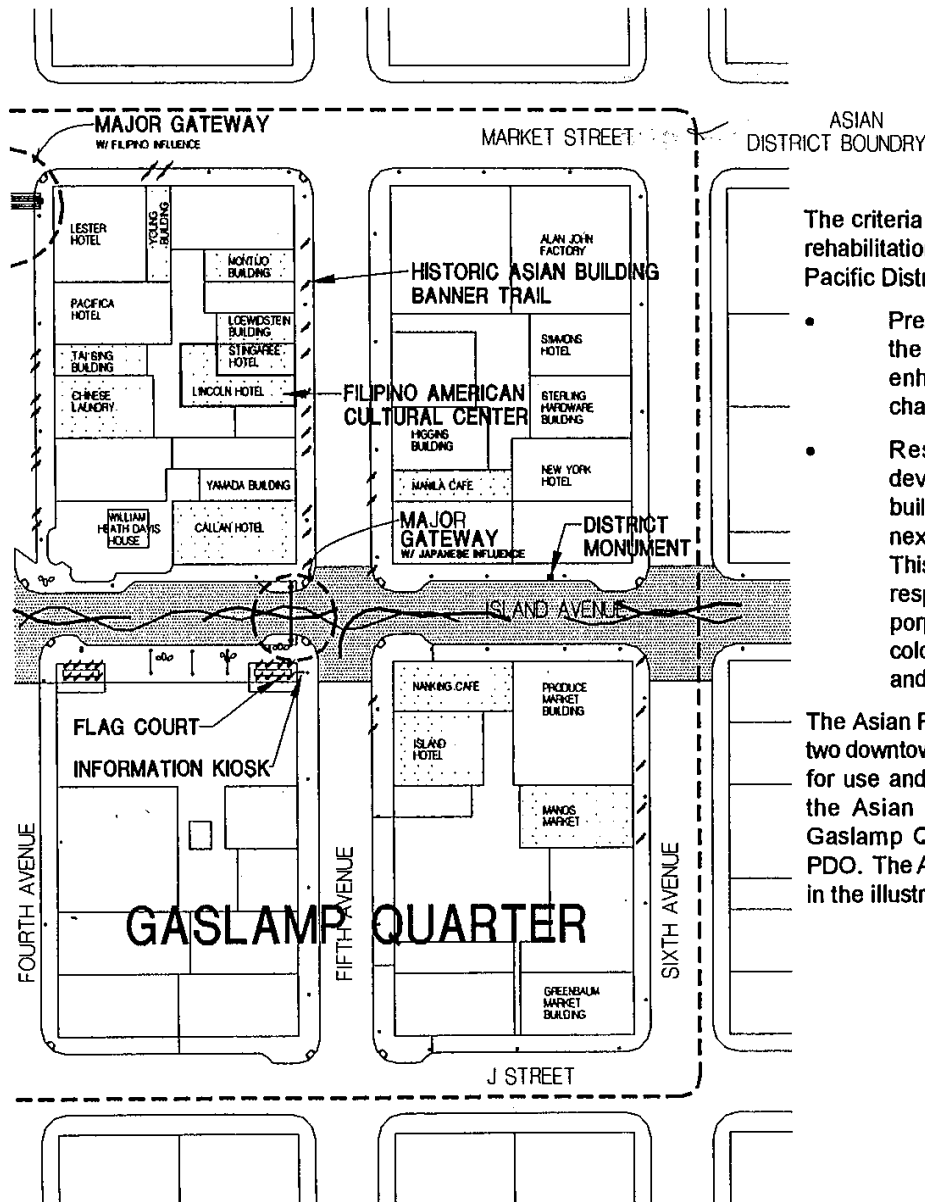
**ARCHITECTURAL  
ELEMENTS  
COLORS**



# USES & REUSES



## USES & REUSES



The criteria for new construction and the use and rehabilitation of Historic Structures within the Asian Pacific District shall have the following objectives:

- Preserve the uniqueness and richness of the existing Asian historic structures by enhancing rather than weakening their character.
- Respect the character of older development nearby in the design of new buildings so that the new and old can stand next to one another with pleasing effects. This can be accomplished by identifying and respecting the scale, building form and proportion along with the details, textures, colors and materials of the historic buildings and repeat or complement them in the new.

The Asian Pacific District is actually shared within two downtown Planned Districts. The design criteria for use and rehabilitation of historic buildings for the Asian Pacific District should refer to the Gaslamp Quarter PDO and the Marina District PDO. The Asian Pacific District is divided as shown in the illustration to the left.







**IMPLEMENTAION  
STRATEGY**





## **PHASING**

The rehabilitation of existing historic buildings and the development of redevelopable sites is encouraged to begin immediately and is not constrained by the phasing of any of the proposed public improvements.

Important to the revitalization of the Asian Pacific District is the establishment of District identity. All eight square blocks are envisioned to receive public improvements such as those described on pages 35 to 53 of this document. It is recommended that an initial phase of public improvements be constructed in the form of a demonstration block on Third Avenue and J street adjacent to the Chinese Mission. Other off-site improvements to be implemented as adjacent structures are rehabilitated or new projects are developed.

The various Asian Pacific communities of San Diego historically associated with the area are encouraged to construct gateways within their district; specifically, the Chinese American gateway at Third and Market, the Filipino American gateway at Fourth and Market, and the Japanese American gateway at Fifth and Island. Each of these gateways symbolize the historic presence of the three dominant ethnic groups of the Historic District and will symbolize the community's ongoing commitment to the District's revitalization.

Once Asian Pacific events and festivals begin to become established within the District and momentum and interest in the District is growing, we would encourage a phase two implementation of the Island Avenue Promenade followed by a phase three implementation of the remaining public improvements of the eight square blocks.

## **MARKETING**

Many San Diegans and those of Asian descent are unaware that San Diego's Asian Pacific Thematic Historic District exists. Although the desire is to revitalize the District with Asian Pacific owned or themed establishments, the intent of the Master Plan is to encourage revitalization from anyone and everyone who shares an interest in its success. To achieve this goal, several steps should be taken to promote and market the District.

1. **The creation of a promotional pamphlet or poster that can be distributed and mailed throughout the San Diego Asian and business communities, and provided to interested business investors.**

Creation of this Asian Pacific District brochure should site the opportunities of the Asian Pacific District as well as the surrounding Gaslamp Quarter. This brochure should stress the linkages the Asian Pacific District has to the adjacent Gaslamp Quarter corridor, the Convention Center, Horton Plaza, Seaport Village, and the pending Civic Center and Sports Arena projects. The unique aspect and locational advantage of the Asian Pacific District is these direct links to other successful retailing areas. San Diego's historical Asian Pacific District is unique, because it is the epicenter of the most vibrant visitor/entertainment area within the entire county.

Based on research of similar districts in other regions, it is imperative to direct all marketing efforts through personal contact or via Asian language newspapers, magazines etc. This may include periodicals published in the United States, as well foreign publications.

2. **The Asian Pacific District should be marketed directly to prospective users, such as key major national retailers, local retailers, and other commercial tenants. Perhaps the most effective**

## **PHASING/ MARKETING**



## MARKETING

method of reaching these prospective investors and tenants would be to concentrate on brokers who represent tenants rather than focusing on brokers who exclusively represent landlords.

Within the broker marketing materials, key major national retailers such as Planet Hollywood and Z Gallery who have recently located within the Gaslamp and surrounding areas should be noted.

A brief summary of financial incentives should be identified in the marketing materials also. This may include low interest loan for historic structures, reduction in fees, no required parking, or any other specific incentives that CCDC can provide.

As parking is a key issue with many retailers and commercial businesses, marketing materials should also address the available parking and/or transportation within the area, such as the trolley, existing parking lots, and future parking structures.

Also, estimates of visitor traffic generated within San Diego county as a whole and by the San Diego Convention Center should be included to show how important this is as a visitor drawing area. Visitor data from Seaport Village may also be useful, as may be visitor information from Horton Plaza. Any other key events related to San Diego and the visitor industry should be cited, for example the 1996 GOP Convention and the 1998 Super Bowl.

3. **Encourage all existing Asian Pacific organizations and associations to hold their festivals and events within the District today.**

In all Asian districts examined, regardless of what segment of the population they serve (i.e., visitors, residents, the local nonresident Asian community, etc.), they sponsor frequent festivals and events. These cultural events appear to solidify the Districts' role as a cultural hub of the local Asian communities,

as well as to attract visitors to the area.

In addition to providing cultural activities for the community, many events are very important for local merchants. For example, in the Little Saigon District in City of Westminster (CA), the Tet Festival in late January or early February is a big event. Many businesses rely on it to get them through the year.

Not all of the events must be specifically Asian Pacific-themed. For example, the Seattle Chinatown/International District, holds an annual Chinese New Year Festival in the International District. This event, however, is only one of several important activities. During the summer there is a two day event in the International District centered around the six to eight week Seattle Sea Fair. This event attracts about 20,000 people (although some of the promoters claim attendance is 100,000). There are also a number of small events put on by local merchants. Also, in the mid-1970s a community garden was built with the help of the Hispanic, black and native American communities. The garden is used by the elderly to grow vegetables. It is still viewed as an important part of the International District and an annual harvest festival is held celebrating the creation of the garden and the harvest.

4. **The establishment of Cultural Centers.**

Typically, these cultural centers serve one specific group, even if the area (like San Diego) was historically home to more than one Asian cultural group. The differences between groups may not be apparent to non-Asians. For example, there is both a Japanese and an Okinawan cultural center in Honolulu. It is very clear that Okinawans consider themselves culturally different from Japanese, thus, the two centers serve fundamentally different populations. The only exception identified is in Oakland where a 22,000-square-foot cultural center



Oakland where a 22,000-square-foot cultural center is planning to open by the end of 1994. The facility is to be used by nonprofit groups in the Asian communities which, in addition to the Chinese, include the Vietnamese, Japanese, and Thai.

Cultural centers appear to be more prevalent in revitalized areas which no longer have a strong residential presence. Areas which are currently very active (like Little Saigon) seem not to have cultural centers, per se. This is not to say that other social religious or other institutions (e.g. temples) function as the de facto cultural centers.

Currently the Chinese/American Museum is under construction and there is a Filipino American Cultural Center that is planned for the Lincoln Hotel building on Fifth Avenue.

5. **Encouragement of rehabilitation and new construction within the Asian Pacific District by facilitating low interest loans.**
6. **If a particular project has market support and promotes the goals outlined by CCDC and the APT Committee for the District, CCDC should facilitate the project.**

If successful, this joint effort to promote the District will generate interest in it and will help to define what groups are interested in the area and what uses would likely be successful. Then, in the future, the natural evolution of market forces will dictate logical land uses. The area will once again, become a thriving Asian Pacific district which serves as the cultural epicenter for many of San Diego's Asian Pacific communities. Conversely, the area may be an adjunct to the Gaslamp Quarter serving as a visitor and entertainment area.

## APPROVALS & ASSISTANCE

All projects within the Asian Pacific District are governed by the City of San Diego's regulations, including the Municipal code, Planning guidelines, Marina Planned District Ordinances, Gaslamp Quarter Planned District Ordinances. The staff of CCDC, and The Asian Pacific Thematic District Advisory Committee (APT) goals are to encourage appropriate rehabilitation of existing historic structures and new projects by going beyond the traditional approach and framework that addresses strictly architectural and land use issues and considering social, economic and cultural aspects of the development.

The purpose of these regulations are to maintain the integrity and continuity of the Asian Pacific character of the district while leaving as much room as possible for individual creativity.

## MARKETING/ APPROVAL & ASSISTANCE







**ACKNOWLEDGEMENTS**

**PROJECT TEAM LIST  
ASIAN PACIFIC DISTRICT MASTER PLAN**

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CORPORATION

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225 Broadway, Suite 1100  
San Diego, CA 92101-5074  
Phone: 235-2200  
Fax: 236-9148  
Contact: Beverly Schroeder – Project Manager

A.P.T. COMMITTEE

Li-Rong Lilly Cheng, Ph.D.  
Chairman

Committee Members (Past and Present)

Diana Chuh  
Wan Su Lim  
Gil Ontai  
Dorothy Hom  
Elizabeth Yamada  
Collin Fat  
Mas Asakawa  
Villa Mills  
Ray Hosaka  
Polly Liew  
Romulo Sarno, Jr.  
Joel San Juan

ARCHITECT/PLANNER - PRIME CONSULTANT

Fehlman LaBarre  
452 Eight Avenue Suite A  
San Diego, CA 92101  
Phone: 234-0789  
Fax: 234-8136  
Contact: Michael LaBarre, AIA –Principal,  
Project Manager

Team Members

Mark Fehlman, AIA  
Chris Grimes, AIA

LANDSCAPE ARCHITECT

WYA  
516 Fifth Avenue  
San Diego, CA 92101  
Phone: 232-4004  
Fax: 232-0640  
Contact: Joseph (Joe) Yamada, FASLA  
Keith Simon, ASLA

ECONOMIC MARKETING ANALYSIS

Gruen Gruen + Associates  
5360 Toscana Way, #G211  
San Diego, CA 92122  
Phone: 455-1450  
Fax: 453-5589  
Contact: Tony Pauker, AICP

**PROJECT  
TEAM**



**PROJECT  
TEAM**

ENVIRONMENTAL GRAPHICS

Wieber Nelson Design  
2323 Broadway, Studio 201  
San Diego, CA 92102  
Phone: 239-2312  
Fax: 239-2313  
Contact: Cindy Wieber  
Harmon Nelson

CHINESE -- AMERICAN COMMUNITY HISTORIAN AND  
ADVISOR

Tom Hom & Associates  
4408 30th Street  
San Diego, CA 92116  
Phone: 283-5515 (ext.517)  
Fax: 280-3346  
Contact: Tom Hom

JAPANESE -- AMERICAN COMMUNITY HISTORIAN

Don Estes  
2672 San Marcos Avenue  
San Diego, CA 92104  
Phone: 230-2651 or 280-9418  
Fax: 294-3011  
Contact: Donald Estes





**APPENDIX**





The Asian Pacific Thematic Historic District Advisory Committee will endeavor: to preserve and enhance the Asian Pacific history and culture in the district; to educate and promote the concept of the district; to sensitize the public, City staff, and legislators to the benefits of conserving and enhancing the rich heritage of the multi-cultural Asian Pacific community.

**GOALS AND OBJECTIVES**

The Committee will implement the following strategies to achieve its goals and objectives:

**Strategy #1** Advise CCDC staff and board on issues which affect the district.

GOAL 1 Develop communication methods among staff, board, and the committee.

GOAL 2 Establish ongoing liaison with board and other committees.

**Strategy #2** Encourage appropriate rehabilitation of existing historic structures and new projects by going beyond the traditional approach and framework that addresses strictly architectural and land use issues and considering social, economic, and cultural aspects of the development.

GOAL 1 Identify rehabilitation projects.

GOAL 2 Identify prospective new projects.

GOAL 3 Develop a check list of issues related to social, economic, and cultural aspects of a project and its impact on this district.

GOAL 4 Identify other aspects of a project that may be impacted by ordinances or other development plans within the Gaslamp.

**Strategy #3** Preserve Asian Pacific history (culturally, architectural, et

GOAL 1 Establish a relationship/liaison with historical groups.

GOAL 2 Identify methods to enhance the records for Asian Pacific history in San Diego.

**Strategy #4** Promote re-establishment of Asian Pacific presence/identity in both residential and commercial areas.

GOAL 1 Identify methods to market the district.

GOAL 2 Develop a priority listing of residential and commercial areas to be identified as prospective properties for re-establishment of the Asian Pacific presence in the district.

**Strategy #5** Educate and promote the concept of this area as the focus for Asian Pacific culture through special events and educational activities in partnership with other groups throughout the community.

GOAL 1 Identify prospective cultural events with dates.

GOAL 2 Identify potential partnerships within the community.

GOAL 3 Identify potential sites for cultural events.

**Strategy #6** Sensitize the San Diego public, City staff, and legislators to the citywide benefits of conserving and enhancing the rich heritage of the multi-cultural Asian Pacific community.

GOAL 1 Develop a plan to target distribution of information related to the district's and committee's mission statement to the general public, City staff (including boards and commissions), and legislators.

GOAL 2 Establish a speaker's bureau to facilitate the dissemination of information.

**APT  
COMMITTEE  
MISSION  
STATEMENT**



## ASIAN DEMOGRAPHICS

### ASIAN DEMOGRAPHICS FOR SAN DIEGO CITY AND DOWNTOWN SAN DIEGO

#### **SAN DIEGO CITY**

Total Persons in San Diego City	1,110,549
Total Number of Asian persons	131,444
Percentage of Asian persons to total population in San Diego City	12%
The median age of Total Asian persons	28.2
The mean number of Asian persons by age and gender:	
Male: 64,299	Female: 67,145
Median Age: 26.2	Median Age: 30.3
Educational Attainment	
High School Graduate	13,088
Associate Degree	7,005
Bachelor's Degree	15,738
Graduate or professional Degree	5,421
Mean Income	\$41,732

#### **DOWNTOWN SAN DIEGO**

Total number of persons in <b>CENTRE CITY</b>	15,502
Number of Asian persons in <b>CENTRE CITY</b>	512
Percentage of Asian persons to total population in <b>CENTRE CITY</b>	3%
Number of Asian persons in <b>SOUTH CENTRE CITY EAST</b> (CENSUS TRACT 51)	20
Number of Asian persons in <b>NORTH CENTRE CITY EAST</b> (CENSUS TRACT 52)	114
Number of Asian persons in <b>CORE, HORTON PLAZA AND GASLAMP</b> <b>QUARTER</b> (CENSUS TRACT 53)	208
Number of Asian persons in <b>COLUMBIA,</b> <b>MARINA, AND GASLAMP QUARTER</b> (CENSUS TRACT 54)	74
Number of Asian persons <b>CORTEZ</b> (CENSUS TRACT 56)	87
Number of Asian persons in <b>HARBOR VIEW</b> (CENSUS TRACT 58)	9

Source: U.S. Census 1990



Chinese Consolidated Benevolent Association  
Tim Yuen  
299-5550

Chinese Friendship Association  
Shan Zhou  
528-0765

Chinese Historical Society of San Diego  
Tom Hom  
283-5515

Chinese Senior's Club  
Maria Lai  
234-4447

Consulate General of the People's Republic  
of China  
Commercial Office  
(213) 380-0587

Coordination Council for North American  
Affairs Director General  
(213) 389-1215

Fakanese Association  
David Du  
281-2507

Hakka Chorng Jeng Association of San Diego  
Michael Wong  
286-8888

San Diego Yan Tai Friendship Society  
Diana Chuh  
565-8333 or 984-2316

The Elderly Chinese Association of San Diego  
4027 Marlborough Ave.  
San Diego, CA 92105  
284-0855

Ying On Association  
500 Third Ave.  
San Diego, CA 92101  
234-2609

San Diego Chinese Association  
980 Buenos Ave. #C  
San Diego, CA 92110  
276-8166

U.S.-China Entrepreneurial Association  
6827 Nancy Ridge Dr.  
San Diego, CA 92110  
587-8285

Lin-Hua Music Society  
4330 47th Street  
San Diego, CA 92115  
281-4151

Bing Kong Tong  
4310 Euclid Ave., #A  
San Diego, CA 92115  
Taiwanese Tennis Association  
Bill Yen  
693-3989

San Diego Taiwanese American Golf Association  
Li-Chang Chen  
551-0647

San Diego Taiwanese Chinese Association  
Long Lee  
594-3701

Taiwanese American Citizen's League  
Johnny Lee  
277-2030

The Chinese Association  
Lu Shan

## CHINESE COMMUNITY EVENTS



**CHINESE  
COMMUNITY  
ORGANIZATIONS**

Taichung Sister City Society  
Polly Liew  
571-5620

House of China  
David Seid  
578-1282

Indo Chinese Association  
William To  
584-1493

San Diego Chinese American Scientist and Engineer  
Association  
William Fong  
484-9168

San Diego Chinese Art Society  
Daisy Kuan  
436-6433

San Diego Chinese Center  
Maria Lai  
234-4447

San Diego Chinese Cultural Association  
Fred Young  
530-2881

San Diego Chinese Women's Association  
Marie Siao  
1530 Jamacha Rd., K116  
El Cajon, CA 92019

San Diego Taiwanese Chamber of Commerce  
P.O. Box 261152  
San Diego, CA 92196

BAC-AC Chinese School  
3876 50th St.  
San Diego, CA 92105  
528-0765

North County Chinese School  
Black Mountain Middle  
School  
9353 Oviedo Street  
San Diego, CA 92129  
457-4778

San Diego Chinese Academy  
La Jolla Country Day School  
9490 Genesee Ave.  
La Jolla, CA 92037

IndoChinese School  
4536 University Ave.  
San Diego, CA 92105  
265-1745

Chung Hwa Chinese School  
1750 47th St.  
San Diego, CA 92102  
565-0068 (Principal Sally Wong)

San Diego Taiwanese Women's Association  
Tammy Chen  
551-0647

Taiwanese Christian  
David Chen  
259-0756

Chinese Community Church  
1750 47th St.  
San Diego, CA 92101  
262-5433  
Pastor Chin Lee Chan  
Ester Liu

Organization of Chinese Americans  
1142 Tourmaline St.  
San Diego, CA 92109  
483-1039 Gene Ong



Chinese New Year's Day / Dinner  
Sponsored by Chinese Community church  
Various locations (1st week of Lunar New Year)

Chinese New Year's Food & Cultural Fair  
Sponsored by Chinese Center  
(1st week of Lunar New Year)

Chinese Independence Day  
Sponsored by Taiwan Economic & Cultural  
Organization  
October 10

Dragon Run  
Sponsored by the Chinese Community Church  
Balboa Park (2nd weekend of Lunar New Year)

Chinese Story Theatre  
Downtown theatres: Lyceum, Gaslamp, etc. (March-  
April)

Dragon Boat Festival  
Sponsored by the Chinese Consolidated Benevolent  
Association  
Mission Bay (June)

**CHINESE  
COMMUNITY  
EVENTS**



## CHINESE HOLIDAYS

Moon Festival  
15th day of the 8th moon of the Lunar year

Confucius' Birthday (Teacher's Day)  
September 28

Double Tenth Day  
October 10

Chinese New Year's Eve  
January 30 (varies - last day of the last month)

Chinese New Year  
January 31 (varies - first day of the first month)

Lantern Festival  
15th day of the first month of the lunar calendar

Tomb Sweeping Day / Ching Ming Festival  
Chinese Memorial Day  
3rd day of 3rd month

Dragon Boat Festival  
June 20

\*dates may vary according to the lunar calendar



Bando Hiromichi Kai  
Mitsue Vlastakis  
862 Armada Terrace  
San Diego, CA 92106  
222-9281

Buddhist Temple of San Diego  
Ben Honda 277-8082  
Hideo Ochi 427-9738  
2929 Market St.  
San Diego, CA 92102  
239-0896

Gomi No Kai  
Sachiko Pribnow, President  
1387 Blue Falls Dr.  
Chula Vista, CA 91910  
421-9366

Hideyoshi Japanese Restaurant  
9340-D Clairemont Mesa Dr.  
San Diego, CA 93123  
569-9595  
Hiroko Hendrix  
4030 Fox St.  
San Diego, CA 92117-4632  
272-2384

KAGOSHIMA KENJIN KAI  
Tetsuo Fujisaki, President  
4735 Cannington Dr.  
San Diego, CA 92117  
569-6489

Kiku Gardens  
Ben Segawa, President  
1260 Third Ave.  
Chula Vista, CA 91911  
422-4951  
482-1736

Koharu Kai  
Mrs. Chiyoko Sigmund, Instructor  
3148 Glenfield St.  
San Diego, CA 93105  
284-0049

Masazumi Kai  
Mrs. Junko Mizuno, Instructor  
7884 Gloria Lake Ave.  
San Diego, CA 92119  
465-7590

Matsumai Katsukio Kai  
Japanese Minyo Class  
Yoshiko Monji  
4821 Aberdeen St.  
San Diego, CA 93117  
278-6805

San Diego Biso Kai - Kimono Group  
Mrs. Michiko Delaney  
9943 Knollview Dr.  
Spring Valley, CA 91977  
589-8163

San Diego Bonsai Club  
Kora Dalager, President  
Mrs. Sue Tsushima  
P.O. Box 40037  
San Diego, CA 92111  
469-5672

Japanese Christian Church  
Rev. Brian Nakamura  
1920 E Street  
San Diego, CA 92102  
234-2697

## JAPANESE COMMUNITY ORGANIZATIONS





**JAPANESE  
COMMUNITY  
ORGANIZATIONS**

San Diego Kendo Bu  
Dr. John Yamamoto, President  
3550 Winnetka Dr.  
Bonita, CA 91902  
479-4231

San Diego Kendo Club  
Dr. Ken Lorimer, President  
P.O. Box 26255  
San Diego, CA 92196  
566-9661

San Diego Landscape Gardeners Assn.  
Yoshinobu Sueyoshi  
4822 Mr. Bigelow Dr.  
San Diego, CA 92117  
277-1058

Sogetsu School of Ikebana, San Diego  
Sumiko Y. Lahey, President  
2928 Flax Dr.  
San Diego, CA 92154  
429-6198

Sumitomo Bank of California  
San Diego Branch  
Mrs. Agnes Benson, V.P. & Deputy Manage  
410 A Street  
San Diego, CA 92101  
557-4911

3 D'd Travel Service, Inc.  
Sandy Hiroko Ojiri, President  
4540 Kearny Villa Rd.  
San Diego, CA 92123  
569-4033

Union Bank  
Takashi Kondo, V.P. & Manager  
530 B St.  
San Diego, CA 92101  
230-3330

Urasenke, San Diego Chapter  
Milton T. Saito, President  
4691 Leathers St.  
San Diego, CA 92133  
272-5426

Wakayama Kenjin Kai  
Hideo Ochi, President  
945 Nacion Ave.  
Chula Vista, CA 91911  
427-9738

Japanese American Citizens League  
San Diego Chapter  
Karen Tani, President  
931-6898  
P.O. Box 2548  
San Diego, CA 992112  
230-0314

Japanese American Memorial  
Post 4851 Vfw  
Kenneth Knoof, Commander  
ROY MURAOKA, REP.  
479-4333  
541 E. 24th St.  
National City, CA 91950  
477-9782

Japanese Friendship Garden of San Diego  
Tom Yanagihara, President  
462-5491  
2125 Park Blvd.  
San Diego, CA 92101  
232-2731



Joso Kai  
Mrs. Misao Kawasaki  
234-1603  
2733 G St.  
San Diego, CA 92102  
234-1603

Muraoka Enterprise, Inc.  
Roy Muraoka  
1425 2nd Ave.  
Chula Vista, CA 91911  
422-0272

Nagasaki Kenjin Kai  
Mrs. Setsuko Holloway, Rep.  
6133 Childs Ave.  
San Diego, CA 92139  
475-2520

Ocean View United Church of Christ  
Rev. Tom Fujita  
3525 Ocean View Blvd.  
San Diego, CA 92113  
233-3620  
421-6890

Chara Ikebana, San Diego Chapter  
Mrs. Akiko Bourland, President  
2936 Havasupai Ave.  
San Diego, CA 92117  
276-4667

ReiyuKai American Association  
Mrs. Emi Takeshita  
420-1725  
2741 Sunset Blvd.  
Los Angeles, CA 90026  
(213) 413-1771

San Diego Okinawa Kenjin Kai  
Tomihiro Arashiro, President  
479-6840  
1573 B Apache Dr.  
Chula Vista, CA 91910  
421-3021

San Diego Pioneer Kai  
488-4006  
Mrs. Mie S. Holt, President  
9701 Abbeyfield Rd.  
Santee, CA 92071  
422-9679

San Diego Shigin Kai  
Bob Kawato, President  
331 First Ave.  
Chula Vista, CA 91910  
422-9679

San Diego Yokohama Sister City Society  
Pam Culea, Presiden  
Tp.O. Box 2842  
San Diego, CA 92112  
485-0116

San Diego Yuwa Kai  
Kyo Wittrock, President  
2901 Collura St.  
San Diego, CA 92105  
262-8237

Washu Art Gallery  
Kazuko Susy Reynolds  
462-7562  
4175 Bonillo Dr., #6  
San Diego, CA 92115  
265-1474

Japanese American Society of Southern California  
699-2411

## JAPANESE COMMUNITY ORGANIZATIONS



**JAPANESE  
COMMUNITY  
ORGANIZATIONS**

Japanese Karate Association  
444-2770

Japanese Karate Do Organization  
223-7405

Japanese Karate Institute  
560-4517

Japanese Sports Center  
223-7405

Japanese Counseling Center  
691-1625

Japanese Language Class  
268-9613

Japanese Language School  
233-5858

Japanese Christian Church  
Food fairs

Japanese American Historical Society  
Meetings, speakers, exhibits



**JACL**

Annual Summer Beach Picnic - Mission Bay (500+)  
Installation Dinner - hotel  
Scholarship Dinner - hotel

**Buddhist Church**

Food Fair - on grounds  
Annual Bazaar/Cultural Fair - on grounds  
O-Bon Odori - community dance celebrating "ancestors"  
and six religious observations

**United Church of Christ**

Food Fair - on grounds  
Beach picnic - Mission Bay  
Annual Bazaar/Cultural Fair - Labor Day on grounds

**Nisei Vfw Post 4851**

Monthly events - National city property

**Kikie Gardens (Retirement Home - HUD)**

Monthly events

**Southern Calif. Gardeners Association**

Annual picnic

**Kendo Group (not affiliated)**

Meets at OVCC

**Taiko Group (not affiliated)**

Meets at Buddhist Church

**JAPANESE  
COMMUNITY  
EVENTS**



**JAPANESE  
HOLIDAYS**

Buddha's Birthday Celebration  
April 8

Bon-odori  
July 15

Odori  
August 6 and 7

The Doll Festival  
March 3

Boy's Festival  
May 5



Council of Filipino American  
Organizations of San Diego (COPAO)  
1615 E. Plaza Blvd., Ste. 201  
National City, CA 91950  
474-1361

The following are registered COPAO  
members:

Abukenos of San Diego  
Sam Samson  
267-6700

Asingan Association of CA  
Rey Barongan  
470-7235

Association of Youth Leaders  
Jay Ruiz, Jr.  
470-3164

Bacoor Association of San Diego  
Lito Oxina  
475-1549

Bataan Association of So. CA  
Julie Banzon deLeon

Batangas Association  
Antonio Villafranca  
479-4993

Dasmarinas Association, USA  
Alfredo Enano  
475-3136

Federation of Fil-Am Senior Citizens  
Ralph Almerol  
428-7881

Fil-Am Association of S.D. North City  
Romy Agbayani  
566-3038

Fil-Am Chamber of Commerce  
Jay V. Ruiz  
474-7553

Fil-Am Cultural, Oceanside  
Leo Sicat  
439-5362

Fil-Am Home Care Providers  
Nita Barrion  
423-0959

Fil-Am Institute of CPA's  
Mila Denton  
670-1549

Fil-Am Republicans of S.D. City  
Manny Cabildo  
690-1378

Fil-Am Society of CPA's  
Teresita Bacani  
481-0293

Kawit Association of San Diego  
Efren Ballestamon  
425-1287

Laoaguenians Association of  
San Diego  
Jacobito Saturnino  
246-0971

Lipa City Association  
Tony Delos Santo  
482-1460

**FILIPINO  
COMMUNITY  
GROUPS**



**FILIPINO  
COMMUNITY  
GROUPS**

Los Chabacanos Association  
Gene Macapagal  
487-1791

Malabon-Rizal (Mariza) Association  
Alfonso Tojino, Jr.  
475-2346

Maria Clara De Pilipinas Sor.  
Lucy Gonzales  
484-7374

Nayong Pilipino  
Pete Delgado  
292-8649

Noveleta Association of So. CA  
Angeline Cadua  
482-2837

Nueva Vizcaya Association of So. CA  
Rod Divina  
479-5489

Ritenans of San Diego County  
Bert Lansang  
267-5570

Salinas Association  
Anita Guevarra  
482-4635

Samahan Philippine Dance Co.  
Tessie Porciuncula  
549-9846

San Diego County Employees Association  
Ben Sevilla  
476-6227

Silang Association of San Diego  
Arthur Victa  
662-2007

Temate Association of San Diego  
Elisa Morales  
487-9734

U.P. Alumni Association  
Susan delos Santos  
477-0940

United Fil-Am Senior Citizens of San Diego  
Teresa Evangelista  
267-6356

United Olongapo Association of San Diego  
Amor Ledina  
429-1653

Batu Balani (Guagua) Association  
Julio Balbuena  
440-4289

Bayanihan Pil-Am Action Group  
P.J. Morales  
578-9117

Bicol Club of San Diego  
Andy Llorente  
575-9117

Biyak Biyak 300 Series  
Carlos Reyes  
474-6805

Biyak Biyak 700 Series  
Freddie Pareja  
267-1815



Calamba Association of San Diego  
Zeny Caceres  
271-8714

Capaseneans Association  
Carmel Balagtas  
695-6925

Cavite Association  
Joe Nicolas  
691-4808  
Fil-Am Spearhead Assn. of N.C.  
Leonora Bartolome  
474-0293

Fil-Am Senior Citizens of N. City  
Johnny Casison  
586-7125

Filipino Accountants of S.D.  
Fel Patio  
693-0219

Filipino Property Management  
Association  
Rollie Ligon  
421-4668

General Trias Club of San Diego  
Luke Levita  
475-4974

Geronians of Southern CA  
Luke Levita  
484-2885

Imuseneans Association of  
San Diego  
Perry Paredes  
5600-4951

Indang Association of San Diego  
Carmen Burgos  
690-1634

Pampangueno Association  
Zeny Dimalanta  
560-8690

Pangasinan Association  
Manny Doria  
470-0908

Past Presidents Association  
Lulu Penetrante  
560-6950

Phil-Am Comm. of National City  
Comelio Evangelista  
477-2506

Phil-Am Comm. of San Diego  
Manny Doria  
470-0908

Phil-Am South Bay  
Frank Docog  
690-1107

Philippine Nurses Association  
Medi Manaco  
472-1564

Pozorrubians of So. CA  
Norma Baladad  
429-0714

Quezonian of San Diego  
Bill Balais  
423-6153

**FILIPINO  
COMMUNITY  
GROUPS**





**FILIPINO  
COMMUNITY  
GROUPS**

United Pinoy Tri-City  
Norma Sicat  
722-4103

Urdaneta Association of San Diego  
Sunny Ellazar  
482-9454

Zambales Association  
Carol Leyva-Stickles  
424-7024

Filipino American Veterans Association  
2926 Market St.  
San Diego, CA  
232-2692

Filipino-American Humanitarian  
Foundation  
10850 Baroque Lane, Ste. B  
San Diego, CA  
560-1638

Pasacat Philippine Performing Arts  
Company  
Anamaria Labao Cabate  
477-3383

Samahan Philippine Dance Company, Inc.  
Dr. Lolita D. Carter  
422-3592



**New Year's Day**  
January 1

**Three Kings**  
January 6

**Bataan Day**  
April 9

**Holy Thursday**  
April 13

**Good Friday**  
April 14

**Easter**  
April 16

**Independence Day**  
June 12

**Filipino-American Friendship Day**  
July 4

**Thanksgiving Day**  
September 21

**All Saints Day**  
November 1

**Bonifacio Day**  
November 30

**Hero's Day**  
November 30

**Christmas Day**  
December 25

**Rizal Day**  
December 30

**Bank Holiday**  
December 31

**FILIPINO  
HOLIDAYS**



**VIETNAMESE  
COMMUNITY  
GROUPS**

Vietnamese Pharmacists Association  
in USA  
Dr. To Dong  
7550 Bannister Lane  
San Diego, CA 92126  
549-0461

San Diego Vietnamese Pharmacists  
Association  
Dr. Truong Thuc Viet  
4616 El Cajon Blvd., Ste. 6  
San Diego, CA 92115  
563-8211

Vietnamese Buddhist Association of San Diego  
Mr. Thai Quang Luyen  
8617 Fanita Drive  
San Diego, CA 92071  
448-6611 or 448-1144

Vietnamese Catholic Community of San Diego  
Mr. Pham Thai  
3211 Ashford St.  
San Diego, CA 92111  
569-1631

Vietnamese American Parent Teacher Association of San  
Diego  
Mrs. Tran Kim Thuc  
11342 Redbub Court  
San Diego, CA 92127  
485-5032

The United Front for Liberation of  
Viet Nam - San Diego Chapter  
Mr. Nguyen Van Loc  
4877 University Ave.  
San Diego, CA 92105  
283-6432

Association of Vietnamese Professionals  
Mr. Bui Anh Tuan  
9921 Carmel Mt. Rd., Ste. 216  
San Diego, CA 92129  
484-7615

Vietnamese Automotive Association of  
San Diego  
Mr. Pham Xuan Thang  
4433 Altadena Ave.  
San Diego, CA 92115  
286-1537

Vietnamese American Boy Scouts of  
San Diego  
Mr. Mai Quan Vinh  
3587 Eames St.  
San Diego, CA 92123  
282-8027

Indochinese Chamber of Commerce  
Mr. Nguyen Thang Trang  
4745 El Cajon Blvd., Ste. 104  
San Diego, CA 92115  
284-5111

Vietnamese Elderly Association of San Diego  
Mr. Nguyen Van Cu  
8584 Andromeda Road  
San Diego, CA 92126  
578-7260

Vietnamese Alliance Association of San Diego  
Mr. Nguyen Huu Doan  
7634 Trail Brush Terrace  
San Diego, CA 92126  
566-0175



Vietnamese Community Foundation  
Mr. Pham Nhu Bich  
5151 College Gardens Court  
San Diego, CA 92115  
582-1270 or 265-1471

Vietnamese Veterans Association of San Diego  
Mr. Cao Sinh Cuong  
4428 Manitou Way  
San Diego, CA 92117  
270-2879

Vietnamese Air Force Veterans  
Association of San Diego  
Mr. Huynh Xuan Thu  
2927 Chamoune Ave.  
San Diego, CA 92105  
624-9579 or 724-5511

Vietnamese Federation of San Diego  
Mr. Do Nhu Dien  
9500 Candida St.  
San Diego, CA 92126  
566-1369

Vietnamese Physicians Association of  
San Diego  
Dr. Tran Van Khang  
6947 Linda Vista Rd., Ste. A,B  
San Diego, CA 92111  
569-8537

Vietnamese-American PTA  
Nghiem Diem  
3769 Dawsonia  
Bonita, CA 92002

**VIETNAMESE  
COMMUNITY  
GROUPS**



**KOREAN  
COMMUNITY  
GROUPS /  
HOLIDAYS**

**KOREAN GROUPS**

Korean Association  
467-0803  
President - Pyun Moon (Zion Market)  
467-0849

Korean Amateur Sports Association  
232-0060

Korean American Senior Assn. of  
San Diego  
573-0477

Korean Language Services, La Jolla  
454-2104

**KOREAN HOLIDAYS**

Sol - Nal  
Lunar New Year's Day  
1st Day of 1st month of the Lunar Calendar

Tae Bo Rum  
Great Moon Festival  
15th day of the 1st Lunar month  
(1st full moon)

Cherry Blossom Festival  
1st 2 weeks of April

Buddha's Birthday  
8th day of the 4th Lunar Month

Children's Day  
May 5th

Tan O Day  
Swing Day  
5th day 5th Lunar Month

Chu'u Sok  
Harvest Moon Festival (Thanksgiving Day)  
15th day of the 8th Lunar Month at the Full Moon Brightest  
stage

Lunar Soltice Day  
December 21st or 22nd

Christmas  
December 25



Lao Cultural Center of San Diego  
Khampheng S. Phaxixay  
2205 Comstock St.  
San Diego, CA 92111

Lao American Association  
Darouny Thammavong  
4202 University Ave.  
San Diego, CA 92105

Kmer Friendship Association  
Nuth Chhea  
1031 25th St.  
San Diego, CA 92102

Cambodian Cultural Association  
Pha Chhea  
4102 El Cajon Blvd.  
San Diego, CA 92105

Yim Hmong Education Association  
Lang Lee Hergh  
P.O. Box 16593  
San Diego, CA 92116

Hmong Family Association  
Vang Chuc  
4102 El Cajon Blvd.  
San Diego, CA 92105

**SOUTH EAST  
ASIAN  
COMMUNITY  
GROUPS**



**LAOTIAN  
COMMUNITY  
GROUPS**

Lao New Year (on the weekend) of Mid-April  
Other celebration follows religious event, i.e.,  
Buddha's birthday, enlightenment, death, etc.

National Day

Pre-1975: July 18 (Independent Day )

Post-1975: December 2 (Liberation Day)

Labor Day

May 1

Constitution Day

Pre-1975: May 11

Post-1975: None

United Nation Day

(Lao official holiday) Octoer 24



Dolly Crawford  
President  
HAWAIIAN CIVIC CLUB OF SAN DIEGO  
1810 Double D Drive  
El Cajon, CA 92021  
619/447-8567  
619/447-1472 (Fax)

Hanalei Vierra, Ph.D.  
Chairman  
SAN DIEGO HOKULE'S SOCIETY  
13770-G Portofino Drive  
Del Mar, CA 92014  
619/481-8340

Clinton Helenihi  
President  
PACIFIC ISLANDER COUNCIL  
4946 Euclid Court  
San Diego, CA 92105  
619/264-8470 (Also Fax Number)

Bill Wright  
President  
HUI-O-HAWAII OF SAN DIEGO COUNTY  
8826 Calliandra Street  
San Diego, CA 92126  
619/271-6705  
619/271-6501 (Fax)

Gil Ontai  
President  
POLYNESIAN EDUCATION & SCHOLASTIC FOUNDATION  
4452 Park Boulevard, Suite 106  
San Diego, CA 92116  
619/295-8762 (Also Fax Number)

Dolly Crawford  
President  
SAN DIEGO HAWAIIAN HISTORICAL SOCIETY  
1810 Double D Drive  
El Cajon, CA 92021  
619/447-8567  
619/447-1472 (Fax)

## HAWAIIAN COMMUNITY GROUPS





## HAWAIIAN HOLIDAYS

Queen Lilio'okalani Day  
January 17

Prince Kuhio Day  
March 26

King Kamehameha Day  
June 11

Makahiki Festival  
October thru January

Samoaan Flag Day  
August 15

Lei Day  
Mid May

Hokulaule'a Festival  
Mid July

Pacific Islander Festival  
Mid June

San Diego Pacific Islander Festival  
Mid July

San Diego Hui-O-Hawaii Annual Luau  
Mid August



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Brandes, Ray. "Selected Resources Used In Study of Chinese Buildings in Marina Area", vol. 2. (CCDC library)

Brandes, Ray. "CETA Gaslamp Research Project", 1979, (Hom personal library, Gaslamp Quarter Association Library)

Brandes, Ray; Carrico, Susan; Nagel, Toni. "San Diego's Chinatown and Stingaree District", undated (CCDC library #240)

City of San Diego. "Gaslamp Quarter Planned District Ordinance and Urban Design and Development Manual", 1985.

City of San Diego. "Marina Urban Design Plan - Development Guidelines", 1988.

Design Engineering Consults, Inc. "Gaslamp Quarter Lighting Study, Phase I Report", 1990.

Estes, Donald H. Before the War - The Japanese in San Diego. San Diego Historical Society, 1978.

## BIBLIOGRAPHY



CCBE 510

(R-88-419 REV. 1)

RESOLUTION NUMBER R- 269475

ADOPTED ON OCT 13 1987

WHEREAS, on April 29 and May 27, 1987, the Historical Site Board reviewed, considered, and approved the establishment of the Chinese/Asian Thematic Historic District; and

WHEREAS, the Historical Site Board has designated twenty-two (22) structures as historic and contributing to the significance of the Chinese/Asian Thematic Historic District, documented in the Historical Site Board records and on file in the office of the City Planning Department; and

WHEREAS, the Historical Site Board has also recommended that the Chinese/Asian Thematic Historic District be submitted to the National Register of Historic Places; and

WHEREAS, an appeal from the Historical Site Board decision to designate the REGAL/ANITA (RAID) HOTELS has been filed with the City Clerk and is now pending before the City Council; and

WHEREAS, an appeal from the Historical Site Board decision to designate the CHINESE MISSION BUILDING has been filed with the City Clerk and is now pending before the City Council; and

WHEREAS, no appeals have been filed for the remaining twenty (20) structures designated by the Historical Site Board; and

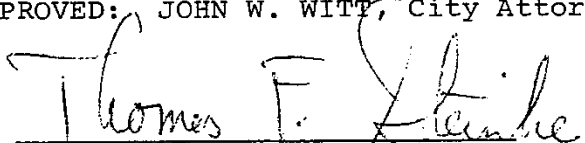
WHEREAS, submission of the Chinese/Asian Thematic Historical District to the National Register of Historic Places should not be initiated by the Planning Department until the appeals of the

REGAL/ANITA (RAID) HOTEL and the CHINESE MISSION BUILDING are acted upon by this Council; NOW THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it concurs in the action of the Historical Site Board and approves the establishment of the Chinese/Asian Thematic Historic District and the designation of twenty (20) of the contributing structures, excluding the CHINESE MISSION BUILDING and the REGAL/ANITA (RAID) HOTELS because appeals of their historic designation are now pending before the City Council.

APPROVED: JOHN W. WITT, City Attorney

By

  
Thomas F. Steinke  
Deputy City Attorney

TFS:wk  
08/25/87  
11/2/87 REV. 1  
Or.Dept:Plan.  
R-88-419  
Form=r.none

Appendix C:

# HISTORIC CONTEXT STATEMENT

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## C.1 Executive Summary

This historic context statement was prepared in support of the Ocean Beach Community Plan Update (OBCPU). The purpose of the context statement is to provide the historic context for the development of Ocean Beach and identify themes significant to that development. The information in this document will be used to identify locations in Ocean Beach which contain significant historical resources. In addition, this document will shape the goals and recommendations of the Historic Preservation element of the OBCPU.

## C.2 Project Overview

The historic context and survey apply to the area bounded by the limits of the Ocean Beach Community Planning Area. The Community Planning Area is bounded by San Diego River on the north, the Pacific Ocean on the west, Froude and West Point Loma Boulevard on the east, and Adair Street on the south. As this document is intended to inform the OBCPU, the context statement does not address events or resources outside of the Planning Area which many may consider part of the history of Ocean Beach, including Sunset Cliffs and the Theosophical Institute.

Investigations for the historic context statement included archival research and a cursory windshield survey. Archival research was conducted to gain specific information about the development of Ocean Beach within the context of the City and County of San Diego. Archival research included an examination of various documents relating to the history of Ocean Beach. Items reviewed included primary and secondary sources such as historic maps, historic photographs, current aerial photographs, cultural resource studies, building evaluation reports, master's theses, previous historic context statements, and first-hand accounts and oral histories. Research was conducted at the San Diego Public Library, the University of California San Diego Library, the San Diego State University Library, and the San Diego City Clerk's archives.

A records search was conducted in support of the OBCPU. The records search revealed 10 historical sites have been recorded within Ocean Beach. In addition to those resources recorded at SCIC, the City of San Diego has designated 73 properties within the Ocean Beach Community Planning Area, including one archaeological resource, the Ocean Beach Gateway Site. The site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s were found as well. The seventy-two other designated resources are contributing resources to the Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows built between 1887 and 1931 within the boundary of the Planning Area, as well as a small area immediately west of the Planning Area which is part of the original Ocean Beach subdivision. Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library. A complete listing of all contributing resources can be obtained by contacting the City's Historical Resources section of the City Planning & Community Investment Department.

# Historic Context

## **Introduction**

The history of a region provides the context for the identification, evaluation and management of historical resources. The historic context statement is the foundation for preservation planning and is a valuable tool for understanding, identifying, and evaluating the historic resources of Ocean Beach. Based on one or more themes, a geographical area, and periods of significance, the context statement describes the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. It also identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

The broad patterns of the historical development of Ocean Beach are represented by several themes presented below.

- Resort Town (1887-1930)
  - » Carlson and Higgins (1887-1890)
  - » Quiet Years (1890-1907)
  - » D.C. Collier (1907-1913)
  - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
  - » Transition to Community (1930-1945)
  - » Post-War Development (1945-1970)

In addition, the prehistoric context for Ocean Beach is presented along with significant research questions that may be addressed by the archaeological and Native American resources extant within the planning area.



## Pre-History

The prehistory of the region is evidenced through archaeological remains representing up to 10,500 years of Native American occupation. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The earliest archaeological remains in San Diego County are believed by some investigators to represent a nomadic hunting culture characterized by the use of a variety of scrapers, choppers, bifaces, large projectile points and crescentics, a scarcity or absence of milling implements, and a preference for fine-grained volcanic rock over metaquartzite materials. A gathering culture which subsisted largely on shellfish and plant foods from the abundant littoral resources of the area is seen in the archaeological record dating from about 6000 BC to AD 650. The remains from this time period include stone-on-stone grinding tools (mano and metate), relatively crude cobble-based flaked lithic technology and flexed human burials.

The Late Prehistoric Period (AD 650 to 1769) in the City of San Diego is represented by the people ancestral to the Kumeyaay people of today. Prehistorically, the Kumeyaay were a hunting and gathering culture that adapted to a wide range of ecological zones from the coast to the Peninsular Range. A shift in grinding technology reflected by the addition of the pestle and mortar to the mano and metate, signifying an increased emphasis on acorns as a primary food staple, as well as the introduction of the bow and arrow, pottery, obsidian from the Obsidian Butte source in Imperial County, and human cremation serve to differentiate Late Prehistoric populations from earlier people in the archaeological record. However, living Kumeyaay people trace their ancestors to the earliest cultural remains found throughout their traditional territory in San Diego County.

The Kumeyaay are generally considered to be a hunting-gathering society often with a bipolar settlement pattern. While a large variety of terrestrial and marine food sources were exploited, emphasis was placed on acorn procurement and processing as well as the capture of rabbit and deer. Kumeyaay houses varied greatly according to locality, need, choice and availability of raw materials. Formal homes were built only in the winter as they took some time to build and were not really necessary in the summer. During the summer, the Kumeyaay moved from place to place, camping where ever they were. In the winter they constructed small elliptically shaped huts of poles covered with brush or bark. The floor of the house was usually sunk about two feet into the earth. Most activities, such as cooking and eating, took place outside the house.

The cooking arbor was a lean-to type structure or four posts with brush over the top. Village owned structures were ceremonial and were the center of many activities. Sweathouses were built and used by the Kumeyaay men. They were built around four posts set in a square near a river or stream and usually had a dug-out floor. The sweathouse was also used sometimes as a place for treating illnesses.

## **Ethnohistory**

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

### *Recorded Archaeological Sites*

Several prehistoric and historic period archaeological resources have been identified within the Ocean Beach community. Three prehistoric shellfish refuse mounds were recorded in 1967 by C. N. Nelson with little detail or specifics. Systematic test excavations at one of these sites (CA-SDI-47) was undertaken by DeBarros in 1996 resulting in the recovery of large amounts of shellfish remains, lithic waste, and two radiocarbon dates indicating occupation of the site ca 500BC and AD 800. These dates place this site at the very early Late Prehistoric period. DeBarros suggests the site reflects a prehistoric campsite used for the procurement, processing and consumption of shellfish. The site is located near a now filled-in embayment of Mission Bay and the San Diego River. Another of these sites (CA-SDI-46) was investigated by Smith in 1992 and 1999. This site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s was found as well. The site was found to be eligible for listing on the National Register of Historic Places and was designated a historical resource by the City's Historical Resources Board in 1999 (HRB Site #398).

An earlier Archaic period shell midden was originally identified in 1991 and updated in 2001 following discovery of additional deposits during sewer and water line trenching. This site also evidenced abundant amounts of shellfish remains with little lithic artifacts. This site is not thought to represent a habitation area but rather a food processing site where the processed shellfish were discarded. Another prehistoric shell midden discovered during excavation for sewer and water lines evidenced similar abundant deposits of shellfish remains and limited lithic waste. It seems clear from this small number of sites that shellfish procurement and processing was a major activity within Ocean Beach during prehistoric times. New construction should continue to be monitored for potential deposits that can address significant research questions related to prehistory.

Historic period deposits have also been uncovered during replacement of water and sewer lines within existing streets and alleys and during construction of new buildings within established neighborhoods. The deposits consist of household and business refuse discarded from the 1910s through approximately 1955. An array of bottles, glass, ceramic sherds, buttons, metal objects, porcelain tableware, medical paraphernalia, cosmetics containers, and children's toys have been identified in these refuse deposits. Some pieces are well preserved and could be used to precisely date the refuse; other items are less intact. The deteriorated wooden supports, rock retaining wall, and cross-beams of the southern side of the 1914-1915 Mission Bay Bridge were identified during construction monitoring. This resource was determined to be significant and other portions of the bridge support system may be present.

These historic period artifacts can shed light on everyday living of the early residents and visitors of Ocean Beach. New construction should include measures to monitor and recovery these deposits. The better preserved items should be included in an exhibit that could temporarily be housed at the Ocean Beach Library to better inform the public about the historic period of development of the area.

### ***Archaeological Property Types and Significance***

An archaeological site must consist of at least three associated artifacts within a 50 square meter area, or a single feature and must be at least 45 years of age. Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Such site types may include isolated finds, bedrock milling stations, sparse lithic scatters, and shellfish processing stations.

All other archaeological sites are considered potentially significant. The determination of significance is based on a number of factors specific to a particular site including site size, type and integrity; presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostics, and datable material; artifact and ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance. Research questions that can be addressed by significant archaeological resources are presented in Appendix A to the General Plan and in the Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study (ASM Affiliates, Inc. 2008). Although the specific questions differ for each of the prehistoric periods, archaeological research questions generally fall into the following domains: chronology, environmental change, settlement systems, social organization, subsistence, technology, ornamentation, and social change.

A site will be considered to possess ethnic significance if it is associated with a burial or cemetery; religious social or traditional activities of a discrete ethnic population; an important person or event as defined by a discrete ethnic population; or the mythology of a discrete ethnic population. In order to determine ethnic or cultural significance of archaeological sites or landscapes to the Native American community, meaningful consultation is necessary.

## **Early History (1769-1887)**

### ***Spanish Period (1769-1822)***

Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769 to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. The Spanish built a primitive mission and presidio structure on the hill near the river. Under Spanish rule, land was divided into presidios, missions and pueblos. The presidios were military installations which provided protection for the missions. It was expected that eventually each mission and presidio would become a civilian community, or pueblo, once the indigenous population had been converted into Catholics and Spanish citizens.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade which, by 1772, included barracks for the soldiers, a storehouse for supplies, a house for the missionaries and the chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired-brick. In August, 1774 the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases. Beginning in 1791, military commandants were authorized to grant house lots and planting fields near the presidios. This gradual outgrowth resulted in the establishment of Old Town San Diego as a presidial pueblo.

### ***Mexican Period (1822-1846)***

In 1822, the political situation changed as Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican Government opened California to foreign trade; began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates; secularized the Spanish missions in 1833; and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo (town) status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600. The secularization in San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors helped San Diego's population decline to around 150 permanent residents by 1840. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

Prior to Spanish settlement of San Diego in 1769, the area currently known as Ocean Beach had been used for seasonal gathering of shellfish and various plants by the Kumeyaay Indians for over 800 years. Under both Spanish and Mexican rule, Ocean Beach was used for picnics and light recreation, but the area was too remote and lacked fresh running water required for settlement. Families would travel from Old Town by ox-drawn cart with the men on horseback. Carrying their own water, visitors traveled past the sand dunes - which covered several acres near the shore - to the mussel beds between Narragansett and Santa Cruz Streets. Ocean Beach was referred to at this time as “Los Médanos” or “Los Meganos” (“The Dunes”), “The Rocks” and “The Mussel Beds”. Because Ocean Beach was not settled during the Spanish and Mexican Periods, no extant buildings or structures from these periods are expected to be identified within Ocean Beach.

### ***American Period (1846-Present)***

When United States military forces occupied San Diego in July 1846, the town’s residents split on their course of action. Many of the town’s leaders sided with the Americans, while other prominent families opposed the United States invasion. In December 1846, a group of Californios under Andres Pico engaged U.S. Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance effectively ended by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848 and introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. Under the Treaty, residents were guaranteed property rights held under Mexican Law; however, a process for claiming land was not established until 1851 with the passage of the Land Act. After a lengthy process, San Diego was granted over 47,000 acres of land it held as a pueblo, a claim that could be substantiated by a mapped survey of pueblo lands completed in 1845 by Santiago Arguello, Jose Antonio Estudillo, Jose Matias Moreno, Captain Henry Delano Fitch and others. Later maps divided the pueblo lands into lots. All or portions of Pueblo lots 192, 193, 195, 202, 203, 204, 205 and 206 comprise present-day Ocean Beach.

San Diego grew slowly during the next decade. San Diegans attempted to develop the town’s interests through a transcontinental railroad plan and the development of a new town closer to the bay. The failure of these plans, added to a severe drought which crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. The troubles led to an actual drop in the town’s population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town. Horton’s development of a New San Diego (modern downtown) in 1867 began to swing the community focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were “Pre-fab” houses which were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown based on a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. At the time downtown was first being built, there began to be summer cottage/retreat development in what are now the beach communities.

Not long after the American period began, the U.S. Coast Survey reported in 1851 that the San Diego River, which had changed course from its outlet in False Bay (Mission Bay) and was now emptying into San Diego Bay, posed a serious threat to the economic vitality of San Diego. False Bay had gained its moniker after early explorers discovered that the bay was too shallow to be navigable due to silt deposits from the river. It was feared that San Diego Bay would meet the same fate unless the river was diverted back to False Bay. In 1853 Lt. George Horatio Derby of the U.S. Army Corps of Engineers was sent to San Diego to build a dike. He was ordered to deepen the old channel and build a levee from the foot of Presidio Hill to the foot of Point Loma, nearly 2,000 yards. The rather flat and direct connection between Old Town and Ocean Beach created by the dike served as a new means of access for visitors, who continued to picnic there. The dike was washed away by flooding two years later, but was reconstructed in 1877.

The first permanent settler of Ocean Beach took up residence around the time the Derby Dike was first constructed. Little is known of him, other than his last name – Palmer – and that he built a shack at an unknown location where he hosted visitors to Ocean Beach until at least the 1870's. Newspapers carried announcements and advertisements for outings and events at Ocean Beach which referred to "Palmer's Place", "Palmer's Old Town Resort" and "Palmer's Ocean House." Ocean Beach itself appears to have been referred to on occasion as "Palmiro's" and "Palmiro's Mussel Beds." In 1872, Old Town boosters hosted a Fourth of July Celebration at Ocean Beach, hoping to draw revelers away from "New Town" with advertisements promising a free lunch of mussels and musical entertainment. The event was a success, with nearly the entire population of Old Town – approximately 200 – in attendance.

The second permanent resident of Ocean Beach appeared in the late 1870's or early 1880's. "Captain" Abraham Thomas built a shack at the foot of the cliff just south of the present pier. He constructed a well and a windmill near the sand dunes and laid a pipeline from there to his house and corral on Newport Street. From his shack on the beach he served meals and rented fishing poles and bathing suits to visitors, stabling and caring for their horses at his corral. Families that frequented Ocean Beach for camping trips during this time included the Oscar family, the Gregory family, the Mumfords, and the Moffetts. Thomas passed away in September 1913. "General" A.B. Crook moved in with Thomas in 1886 while he built two cottages of his own, "The Winona" and "La Blanche", and a blacksmith shop. He also planted a potato patch at the north end of the beach and raised chickens. No clear evidence of Thomas or Crook's structures can be found on the 1921 Sanborn Maps.

### ***The Resort Town (1887-1930)***

#### ***Carlson and Higgins Establish Ocean Beach (1887-1890)***

In 1887 the first subdivision map was filed within the limits of the current community planning area. The coming of the railroad in 1885 ushered in an era of tremendous growth for San Diego, as well as unprecedented real estate speculation. The number of new subdivision maps jumped from zero in 1884 to four, nineteen, and 51 in the years 1885, 1886 and 1887, respectively. Twenty-three year old William H. (Billy) Carlson and his business partner, Frank J. Higgins sought to capitalize on the boom, marketing real estate in Oceanside, Lakeside Ramona, Del Mar, La Jolla and Lugonia, as well as neighborhoods in the City of San Diego. Together they purchased 600 acres of Pueblo lots 195, 202 and 203 which they divided into 84 blocks, three of which could only be considered slivers of land south of Point

Loma Avenue. The subdivision was bounded by Brighton Avenue to the north, the Pacific Ocean to the west, Point Loma Avenue to the south, and generally Guizot Street to the east. The blocks were predominantly 600 feet long by 300 feet wide, each containing a 20 foot alley running west to east and 48 lots measuring 140 feet deep by 25 feet wide. Irregularly shaped blocks and lots were located along the coast. Avenues, running generally west to east, measured 80 feet wide and were named after resort towns; while Streets, running generally north to south, measured 60 feet wide. Improvements such as water and sewer systems were not provided. Their subdivision, "Ocean Beach" was filed as map number 279 with the County Recorder on May 28, 1887.

Carlson and Higgins had grand plans for their new subdivision which included a resort hotel à la Hotel del Coronado and a railroad to access their rather remote subdivision. They began running ads on April 24, 1887 which claimed that over two thousand lots had been sold without advertising. Lots initially sold for \$40 and \$60, with \$20 down and the balance paid within a year. They hosted large picnics, enticing potential buyers out to Ocean Beach with mussel roasts, free ice cream, bands, hot air balloons, and rental bathing suits. With each event, lot prices increased to \$300-\$400 per lot by August 1887. Still, lots – which were significantly less expensive than those in New Town which were selling for thousands of dollars – were priced to draw average income and vacation buyers. By January 1888, construction of Carlson and Higgins' resort hotel at the foot of Niagara Avenue, Cliff House, was completed at the cost of \$85,000. The Victorian style building bore a modest resemblance to the Hotel del Coronado, another anchor to a resort community. Cliff House featured round towers and bays crowned with steeply pitched roofs, as well as broad wrap-around porches that looked out to the ocean and the beach below. Cliff House drew vacationers and potential buyers to Carlson and Higgins' new subdivision, but the lack of transportation remained problematic.

Carlson planned a railroad running along three sections: San Diego to Old Town, Old Town to Roseville and Roseville to Ocean Beach. Issues with financing reduced the railroad to the Roseville-Ocean Beach section, as ferry access to Roseville was already available. The Ocean Beach Railway ran from Roseville Warf up Carlson Canyon (now Nimitz), over Tennyson and Voltaire, to Brighton and Cable; west on Cape May to Bacon; south to Del Monte; east to De Foe (now Sunset Cliffs Boulevard and referred to as such from this point forward) and south again to Point Loma Avenue. No more than several months after its opening in April 1888, the rail line was discontinued, largely due to the fact that the company which had sold the rail ties to Carlson demanded their return for non-payment. Carlson continued to work on establishing his railroad sections, but the national economic "bust" of 1888 curtailed his plans as well as development in Ocean Beach. The population of San Diego dropped from 35,000 at the height of the boom in 1887 to only 15,000 just three years later. Banks failed, debts went unpaid and properties were abandoned. The pressure was too much for Higgins, who was placed in an insane asylum in 1889 before committing suicide. Carlson sold Cliff House and moved on to other ventures, becoming Mayor of San Diego in 1893.

### ***The Quiet Years (1890-1907)***

At the end of the 19th century, Ocean Beach reverted back to a remote vacation and picnic destination and would remain that way for the next twenty years. The Loring and Gibbs families were among those who camped in Ocean Beach regularly during this time. In 1898 Cliff House burned down, eliminating the only lodging. By 1900 there were several shacks scattered throughout Ocean Beach, and at least one home. Still without improvements such as water and sewer connections, residents and visitors drew their water from the well located on the alley south of Santa Monica near Bacon Street or a

cistern north of Saratoga Avenue and east of Ebers Street . The location of the cistern allowed some settlement on the hillside. By 1908, early residents recall that there were just 18 houses in Ocean Beach, some of which were vacation shacks or tent houses. Vacation shacks were typically single wall board and batten construction, 400 to 600 square feet in size on a pier and post foundation with minimal interior amenities. Some were true shacks; others had features such as front porches and garages off the alleys. Tent houses consisted of canvas stretched over a wooden frame, complete with a gable roof, windows and on occasion a front porch. Lifelong resident and historian Ruth Varney Held provided a narrative of early settlers in her book *Beach Town*, which is summarized in Table C.1 on the following page.

Table C.1 Early Ocean Beach Settlers

Family	Year	Location
"Captain" Abraham Thomas	circa 1880	Shack at the foot of the cliff just south of the present pier; a well and a windmill near the sand dunes.
"General" A.B. Crook	1886	Location unknown
D.C. Collier	1887	Shack at the foot of Coronado Avenue and Bacon Street.
Bellamy	circa 1890	Saratoga Avenue and Guizot Street* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Archer	1893	4604 Pescadero Avenue
Ernest Julius Pester	1894-1903	Near Saratoga and Guizot* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Hockings	circa 1900	Vacation shack at unknown location
Wade	circa 1900	Vacation shack at the Mission Bay entrance
Frank McElwee	1905	Permanently camped behind 2030 Abbott Street
Reid	1905	Foot of Santa Cruz Street ("Bonnie Doon")
Moffett	1905	4651 Niagara Avenue
Steinberg	1906	Newport Avenue
Mulville	1906	Del Mar Avenue at Cable Street
Phillips	1906	Brighton Avenue and Ebers Street
Colan	1907	Bought the old Corral from Thomas, had a livery stable, and lived at 1957 Bacon Street.
W.A. Thomas	1907	4986 Santa Monica Avenue
Dr. C.C. Valle	1907	Newport Avenue above Ebers Street.
McGregor	1908	Cable Street near Niagara Avenue
Charles Moore	1908	Location unknown
G.H. Johnson	1908	4984 Newport Avenue
Lucy Hoover	1908	5062 Narragansett Avenue
F.J. Peeler	1908	5067 Niagara Avenue
George Ulrich	1908	On Muir Avenue, above Sunset Cliffs Boulevard



### ***D.C. Collier: The Father of Ocean Beach (1907-1913)***

Another semi-permanent resident during this time was David Charles (D.C.) Collier Jr., son of a lawyer, judge and newspaper man who moved to San Diego with his family in 1884. At 16 years of age Collier purchased one of the first lots sold by Carlson on the oceanfront at the foot of Bacon Street and Coronado Avenue where he built a modest vacation shack. He would later expand the shack and live in it part time. By 1906 he had added a pool and some apartments and named his property Alligator Rock Lodge. After graduating law school Collier began practicing in his father's law office. Clients still feeling struggling with the economic bust often paid Collier in lots – nearly worthless at the time – in communities ranging from East San Diego to Normal Heights, North Park, Pacific Beach and Ocean Beach. Finding himself thrust into the real estate business, Collier began selling and developing lots in these communities.

Collier began his development ventures in Ocean Beach in 1907 with the filing of subdivision map 1080, Ocean Beach Extension, and map 1079, Ocean Beach Extension No. 2 on August 28, 1907. Both maps were filed at the request of Ralston Realty Company, of which Collier was president; however ownership is listed as Point Loma Syndicate (D.C. Collier, President) and Abstract Title and Trust Company of San Diego, respectively. Ocean Beach Extension was bounded by the Pacific Ocean on the west, Brighton Avenue to the south, Abbot Street to the east, and included the lots on the north side of Long Branch Avenue to the north. The block numbers, 85 and 86, picked up where Carlson's Ocean Beach subdivision left off. A "Park and Children's Playground" measuring roughly 180 feet by 351 feet is shown on the block east of Spray Street, and is the first park land specifically identified and set aside on a subdivision map in Ocean Beach. Immediately to the west, Ocean Beach Extension No. 2 was bounded by Abbot Street on the west, Brighton Avenue to the South, and included the lots on the east side of Bacon Street to the east as well as the lots on the north side of Long Branch Avenue to the north. Block numbering continued with 87, 88 and 89. Full blocks in both subdivisions measured roughly 215 feet wide by 600 feet long with 15 foot alleys running west to east and an average lot size of 40 feet wide by 100 feet deep. It is unclear why Collier chose to deviate from the 25 foot wide lot standard established by Carlson which he would apply to his next and much larger subdivision, Ocean Beach Park.

The subdivision map for Ocean Beach Park, map 1167, was filed around February 1909 by Union Title and Trust Company, the managing agent for Collier's Ocean Beach Park Syndicate. The subdivision was bounded by a line drawn 96 feet east of Bacon Street on its west side; Brighton Avenue to the south; the properties on the east side of Froude Street, then jogging over to Seaside Street on the east; and included the properties on the north side of West Point Loma Boulevard to the north. Blocks were numbered one through twenty-nine and measured generally 215 feet wide by 600 feet long, with some irregular blocks. Lots measured 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Collier maintained the 60 foot width of the north/south Streets established by Carlson; but established significantly narrower west/east Avenues which measured only 50 feet wide, with the exception of Voltaire Street and West Point Loma Boulevard which measured 80 feet wide. The configuration of Collier's Ocean Beach Extension No. 2 resulted in the interruption of Long Branch Avenue just east of Bacon Street by lots 3 and 4 of block 89. The City of San Diego purchased the blocks in 1914 to connect the two sections of Long Branch, but the work would not be completed for years. In August of 1909 Collier filed subdivision map 1217, Ocean Beach Park Annex, which reconfigured and lengthened some of the lots in blocks 28 and 29 of the Ocean Beach Park subdivision, along the north side of West Point Loma Boulevard.

Collier understood that as a developer he would need to provide significant improvements to entice buyers to his new subdivision and establish a viable neighborhood. Improvements completed by Collier would include grading of streets, installation of water, gas and electricity infrastructure, a functional streetcar line, and a two-room schoolhouse. On February 15, 1909 Collier's Syndicate petitioned the City of San Diego to allow them to lay 20,000 linear feet of two-inch water pipe through Ocean Beach Park, connected to the City's water main located at the southeasterly portion of Pueblo Lot 207. The water lines would run down the east/west streets, connecting with a north/south line running down Seaside and Froude Streets. On March 1st, the Syndicate petitioned the City to have the city engineer establish and stake the route where the water pipe would be laid, noting that grading would be required to complete the work and that ten houses were to begin construction within the next sixty days. Then on December 17, 1909 the Syndicate petitioned the City once again, this time for permission to grade Lotus, Green, Larkspur, Castellar, West Point Loma Boulevard, and portions of Froude, Ebers and Sunset Cliffs Boulevard by private contract.

Collier submitted plans for his streetcar, the Point Loma Railroad, to the City on May 18, 1909. Covering much the same ground as Carlson's failed Ocean Beach Railway, the Point Loma Railroad ran from Old Town and Middletown down Rosecrans, then headed northwest up McCaulay Street through Wabaska Canyon (now Nimitz Boulevard) to Tennyson Street and Wabaska Drive, then continuing northwest on Voltaire Street to Bacon Street where it turned south down Bacon Street to Santa Cruz Avenue. The line would later be extended up Santa Cruz to Sunset Cliffs Boulevard; and then extended again to Guizot Street, southeast to Santa Barbara and Orchard Avenue to the station at Catalina, then back north to Voltaire, forming a loop. Collier sold the Point Loma Railroad to John D. Spreckels not long after completion. Collier also constructed a two-room schoolhouse at Sunset Cliffs Boulevard and Santa Monica Avenue in 1908. Although not located within his own subdivisions, the school was centrally located within the overall Ocean Beach community. Some residents at the time felt that the school was too far from the recent improvements. Initial enrollment was very low, with only 35 students in 1910-11. Grades 1 through 8 were taught in one room, and upper grades in the other. Collier's investments and efforts to lay the foundation of a community were fruitful. Completion of the streetcar line resulted in a flurry of lot sales, with at least one source recalling as many as 100 houses completed by 1910, and served by seven established businesses.

The last new subdivision filed completely within the limits of the current Ocean Beach Planning Area was Ocean Bay Beach, map 1189, filed by Willson Chamberlain on June 22, 1909. Ocean Bay Beach was bounded by Mission Bay on the north, the Pacific Ocean on the west, Ocean Beach Extension and Ocean Beach Extension No. 2 to the south, and included the properties on the east side of Bacon Street to the east. Block numbers resumed where Ocean Beach Extension No. 2 left off, and numbered from 90 to 103. Block and lot configurations generally mirrored that of Collier's Ocean Beach Park – blocks 215 feet wide by 600 feet long, some irregular, with lots 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Street names and widths took their cue from the surrounding established subdivisions, the one exception being Chamberlain Court, a 150 foot long street shoehorned between blocks 100 and 101. The intersection of Chamberlain's subdivision with Collier's two Ocean Beach Extension subdivisions resulted in the only two substantial blocks in Ocean Beach which lack an alley – blocks 86/91 and 87/92 between Muir Avenue and Long Branch and West Point Loma and Bacon Street. Chamberlain constructed a plunge or "bathing pavilion" on the sand at the foot of Voltaire and his own home on lower West Point Loma Boulevard in 1908.

### ***The Height of the Resort Era (1913-1930)***

In 1913, in an effort to promote Ocean Beach as a resort town and weekend destination, Chamberlain and his business associates at the Ocean Bay Beach Company built Wonderland Park, San Diego's first large amusement park on the site of Chamberlain's soon-to-be-demolished bathing pavilion. Covering 8 paved acres at the foot of Voltaire Street with a grand entrance accented by two white towers and 22,000 lights, Wonderland boasted the largest roller coaster on the coast; a casino that included a large dance pavilion and a café that could seat 650 for dinner; a zoo containing monkeys, lions and bears; and over 40 attractions, including a giant water slide. The park was wildly successful, bringing an estimated 35,000 visitors to Ocean Beach on the first day of operation alone. Visitors to Wonderland and Ocean Beach strolled down the boardwalk to the cliffs, stopping at the various concession stands along the way. Increased popularity and development brought additional improvements for Ocean Beach, including finish grading of streets in the original Ocean Beach subdivision and the installation of a sewer system in 1913-1914. Following a tragic incident in 1913 in which 13 swimmers in the water off of Ocean Beach drowned, the City established the first lifeguard service consisting of three lifeguards attached to the Police Department who were assigned to guard the beaches around Wonderland Park. In 1914 Fire Station No. 15 was constructed on the north side of Newport Avenue near Cable Street. The Fire Station was a two-story Mission Revival style structure that cantilevered over the sidewalk on a large low-point stucco arch support. (Fire Station 15 was relocated to its current site at 4711 Voltaire Street in 1949 and the original station was subsequently demolished.) A small store-front branch of the library opened on Abbott Street in 1916.

By 1915 Wonderland's immense popularity was overshadowed by the Panama-California Exposition, headed by Director-General D.C. Collier. In 1916 a flood irreparably damaged the roller coaster, dealing a harsh blow to the struggling amusement park, which would close its doors shortly thereafter. Ocean Beach, however, continued to thrive. Extremely popular with weekend visitors, the boardwalk and beaches continued to bustle with activity, especially at the foot of Newport Avenue where local businessmen catered to those seeking recreation, leisure and social activity. R.G. Vallin had opened a popular dance hall in 1910-11 at the foot of Newport Avenue. William (Bill) Benbough opened his own dance hall in 1916-17 at the corner of Santa Monica Avenue and Abbott Street. He converted it to a skating rink a few years later and opened the Ocean Beach Dancing Pavilion, a large mission-style ballroom that dominated the beach front at the foot of Newport Avenue in 1918 – the same year that O.F. Davis built a merry-go-round at the foot of Santa Monica Avenue. In 1919 William Dougherty built the Silver Spray Apartments and the Silver Spray Plunge, a warm salt-water pool on the rocks just above the foot of Narragansett Avenue. The plunge was very popular with local swimmers, divers and swimming clubs who used the pool for practice.

By this time the social dynamic in Ocean Beach was changing. Young people were no longer visiting with their families, but with friends instead. Groups of friends would gather and enjoy the seaside amenities at Ocean Beach, play the ukulele and sing songs, and have a hamburger at Mac's on Abbot and Newport. The surfing culture, initially limited to boys and young men who would lie on the boards and ride them in, began to take off in 1916 when Duke Kahanamoku of Hawaii exhibited his considerable skill riding the board while standing. Local swimming instructor and lifeguard George Freeth, also from Hawaii, became the local surfing expert and instructor. In 1926, Ocean Beach resident Faye Baird would become, by some accounts, San Diego's first female surfer.

The first church in Ocean Beach was located in a tent in the heart of activity at the foot of Newport Avenue. The Union church eventually moved to a permanent redwood structure on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard, made possible in part by funding from the Congregationalists. The Union Congregationalist Church remained in that location until 1928, when they sold their lot to the library and their membership dissolved. The building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women’s Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The location of the Union Congregationalist Church near Santa Monica and Sunset Cliffs Boulevard provided an anchor which drew other churches, including The Sacred Heart, Ocean Beach First Baptist, Holy Trinity Episcopal Church, and Bethany Lutheran Church, all of which would locate their congregations within a three block area along Sunset Cliffs Boulevard between Santa Monica and Brighton Avenues. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table C.2 on the following page.

Table C.2 CHURCHES IN OCEAN BEACH

Church	Date Built	Location	Status
Union Congregational Church	1914	The north side of Santa Monica Ave, 200 feet west of Sunset Cliffs Blvd	EXTANT  Given to the Ocean Beach School in 1929 and relocated to 4719 Santa Monica Avenue.  Given to the Women’s Club in 1944 and relocated to the southwest corner of Muir Avenue and Bacon Street, where it currently sits.
Sacred Heart Church	pre-1921	The NW corner of Sunset Cliffs Blvd and Santa Monica Ave	DEMOLISHED  Relocated to NE corner of Sunset Cliffs Blvd and Saratoga Ave in 1923. Demolished to make way for the new church.
	circa 1931	The NE corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Ocean Beach First Baptist Church	1922	The NE corner of Sunset Cliffs Blvd and Santa Monica Ave	EXTANT (in-situ)
Holy Trinity Episcopal Church	1925	The SE corner of Sunset Cliffs Blvd and Brighton Ave	EXTANT (in-situ)
Point Loma United Methodist Church	1930	The SW corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Elim Gospel Mission (Elim Assembly of God)	circa 1930	The NE corner of Ebers Street and Cape May Ave	EXTANT (in-situ), remodeled

Bethany Lutheran Church	1936		DEMOLISHED
	1960	The NE corner of Sunset Cliffs Blvd and Cape May Ave	EXTANT (in-situ)

Review of the 1921 Sanborn Maps reveal the development patterns and land uses that developed in Ocean Beach during the first quarter of the twentieth century. Development was most dense to the north in Collier's improved Ocean Beach Park subdivision and along the coast. Small dwelling units, generally set toward the front of the lot, are scattered with the greatest intensity in the areas closest to the streetcar line, specifically, Voltaire Street, Muir Avenue, Long Branch Avenue and Brighton Avenue between Bacon and Ebers Streets. Some apartments, lodging and multiple detached dwellings are located in this area, but no commercial uses, which are found nearly exclusively along Newport Avenue. These uses included a post office, drug store, bakery, hardware and feed store, two auto garages, and a laundry on Niagara. Development consisting of multiple units, either attached or detached, was located in the greatest concentration closer to the coast and along streets south of Saratoga Avenue. The school and local churches were located near the geographic center of the community at Sunset Cliffs and Santa Monica, but were still remote for many members of the community.

A lodging house was located on the south side of Newport roughly mid-block between Bacon and Cable Streets. Built circa 1900, the Newport Hotel (originally the Pearl Hotel) is reportedly the oldest remaining hotel in Ocean Beach, and is currently home to the Ocean Beach International Hostel. Recreational and entertainment uses, including the aforementioned dancing pavilions and bath houses were located along the coast. The first theater in Ocean Beach, built in 1913 by Joseph H. James, was a small movie house called the Ocean Theatre and was located on the south side of Newport not far from Benbough's dance pavilion. James sold the theater in 1921 to Raymond Ericsson, who, after several years running the Ocean Theatre, decided to build a new theater with modern features. In 1925 he built the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue.

The hillsides to the east were very sparsely developed, particularly east of Ebers Street, which was not mapped by the Sanborn Fire Insurance Company in 1921. Construction up to this point was a combination of the simply constructed vacation cottages described earlier, as well as more substantial cottage development intended for permanent residence. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920's were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920's as the popularity of the style increased following the 1915 Exposition. Larger estate homes were located at the top of the hill, outside of the Ocean Beach subdivision and the current Ocean Beach Planning Area.

Another feature of note on the 1921 Sanborn Map is a wooden bridge to Mission Beach extending north off of West Point Loma Boulevard between Abbott and Bacon Streets. The bridge was built in 1915 by the Bay Shore Railroad Company to provide access to and promotion of the new subdivision of Mission Beach. The 1,500 foot long bridge connected to the southern tip of Mission Beach. At 50 feet wide, the bridge carried a trolley line, two lanes of vehicular traffic, and a sidewalk on each side for pedestrians and those wanting to spend an afternoon fishing in Mission Bay. The popularity of the new resort town to the north eventually drew visitors away from Ocean Beach when Mission Beach’s Belmont Amusement Park was completed in 1925. By 1930 Ocean Beach’s “resort” era was over, but the foundation had been laid for rather self-sufficient neighborhood with a distinct sense of place.

**Ocean Beach: The Community (1930-Present)**

***Transition to Community (1930-1945)***

By the late 1920’s Ocean Beach had begun the transition from a seaside resort to a community. The local silent theater had been replaced with the new Strand Theater. Street paving began in the mid-1920’s and would continue through the end of the decade. In 1926 Albert G. Spalding subdivided his land at the southern end of Ocean Beach and named it Sunset Cliffs (map no. 1889). (This context shall reference this significant subdivision only in passing, as the vast majority of it is located within the Peninsula Community Planning Area, with only the northernmost portion located in the Ocean Beach Planning Area.) In 1928 the current Ocean Beach Branch Library opened on the southwest corner of Santa Monica Avenue and Sunset Cliffs Boulevard. Local clubs and social organizations, such as the Ocean Beach Women’s Club and the Tuesday Club helped to foster a sense of community. The local Chamber of Commerce promoted local businesses and provided support. In 1930 the Ocean Beach Lighting District was formed and decorative street lights were installed. Plans of Lighting District No. 1 called for 128 lamps, as detailed in Table C.3 on the following page.

Table C.3 OCEAN BEACH LIGHTING DISTRICT NO. 1

Street	Bounded By	Lamp Type
Abbott Street	Newport Avenue & West Point Loma Blvd	Union Metal No. 883
Newport Avenue	Abbott Street & Sunset Cliffs Blvd	GE Marbellite No. 1110
Santa Monica Avenue	Abbott Street & Bacon Street	GE Marbellite No. 1110
Voltaire Street	Abbott Street & Froude Street	GE Marbellite No. 1900
Bacon Street (SW side)	Newport Avenue & Santa Monica Avenue	GE Marbellite No. 1110

Also in 1930, the first zoning maps and regulations were established in the City. Zoning in Ocean Beach was divided into three residential zones of varying density and a commercial zone. The commercial zones (C) were identified in three separate locations and resulted in three separate commercial districts. The first was located along Voltaire Street from roughly Sunset Cliffs Blvd to Abbott Street, and along Abbott Street from Muir Avenue north along West Point Loma Boulevard down Bacon Street just past Muir Avenue. The second was located down Newport Avenue from Sunset Cliffs Blvd to the ocean, down Santa Monica Avenue and Niagara Avenue from Bacon Street to the ocean, and along Sunset Cliffs Boulevard from Newport Avenue to Narragansett Avenue. The third commercial district

was a small strip along Point Loma Avenue between Ebers Street and Sunset Cliffs Boulevard. High density residential zones (R-4) were located generally west of Sunset Cliffs Boulevard and low density residential zones (R-2 and R-1) were located generally east of Sunset Cliffs Boulevard. Although City-wide zones have changed and expanded over the years, the land use designations and allowable residential density have remained relatively unaltered in Ocean Beach since the first zoning action, which is reflected in the development patterns in Ocean Beach.

The Great Depression brought development in Ocean Beach and San Diego as a whole to a crawl. Local merchants extended credit to struggling residents in the tight-knit community. Little new development occurred during this time. Development which did occur expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. In 1938-39, with great opposition from the community, streetcar service through Ocean Beach was discontinued in favor of bus service. Decommissioned streetcars were sometimes salvaged and reused as housing within the community.

### ***Post-War Development (1945-1970)***

The population and development in Ocean Beach exploded in the wake of the World War II. Between 1940 and 1950 the population of Ocean Beach doubled from 12,500 to 25,000 as military personnel, the wartime civilian workforce, and later returning GIs and their families flooded the community. Single family housing and low residential multi-family housing began to fill the once-sparse hillside. Areas west of Sunset Cliffs Boulevard with higher land values and residential density allowances developed and redeveloped with more dense multi-family housing developments consisting of apartment courts and the now-ubiquitous “6-pack” and “8-pack” apartments.

Stylistically, residential development transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes were typically one story with a small footprint characteristic of development throughout Ocean Beach’s history. Multi-family development, especially the higher density multi-family development west of Sunset Cliffs Boulevard, was typically two stories and deviated from the small scale residential development which had characterized Ocean Beach prior to the War. The building footprint covered much of the lot, and in a number of cases spanned two or more lots. With the end of trolley service to Ocean Beach and the ever increasing popularity of the car, multi-family housing development began to incorporate parking into the site design.

By the early post-War period the bath houses and dance halls along the coast were gone, replaced by store fronts and lodging. The Ocean Beach Recreation Center, designed by William Templeton Johnson and Harold Abrams, was built across from the school on Santa Monica Avenue in 1945. Commercial development along Newport Avenue intensified to serve the growing resident population. New buildings were added and older buildings updated to reflect post-War styles. The City began paving the alleys through Ocean Beach in 1940 and would continue through the 1960s. The wood fishing bridge connecting Ocean Beach to Mission Beach was permanently closed in 1950 and demolished the following year, to be replaced by a new bridge one half mile to the east. Upset residents petitioned the City to keep the bridge, but were promised instead that a new fishing pier would be constructed. It eventually was built 15 years later at the foot of Niagara Avenue.

The dredging of Mission Bay and the re-routing of streets required by the construction of Interstate 5 in the 1950s began to isolate Ocean Beach once again. Many Ocean Beach residents appreciated this isolation, which protected the unique character of the community. This same isolation and relative inaccessibility attracted the “hippie element” during the 1960s which evolved into an independently-minded entrepreneurial business community of co-ops and home-grown businesses in the 1970s. By the 1980s many of these independent businesses along Newport Avenue struggled to compete with chain stores in surrounding communities. As variety, clothing and department stores closed, antique stores began moving in to the vacant storefronts, creating a unique shopping experience along Newport Avenue which continues to thrive.

In 1972, voters in the City of San Diego passed Proposition D, which limited the height of new structures in the coastal zone west of Interstate 5 (excluding Downtown and Little Italy) to not more than 30 feet. The ballot language in favor of Proposition D stated that the intended purpose of the proposition was to preserve “the unique and beautiful character of the coastal zone of San Diego,” and prohibited buildings that obstructed “ocean breezes, sky and sunshine.” The passage of Proposition D was instrumental in protecting San Diego’s coastal communities from over-development and helped to preserve the small scale seaside character of Ocean Beach.

### ***Property Types and Themes***

Ocean Beach contains a variety of property types and architectural styles reflecting the significant themes and associated periods of development in the community. Identified themes discussed in the context statement include:

- Resort Town (1887-1930)
  - » Carlson and Higgins (1887-1890)
  - » Quiet Years (1890-1907)
  - » D.C. Collier (1907-1913)
  - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
  - » Transition to Community (1930-1945)
  - » Post-War Development (1945-1970)



Residential structures are the most prevalent structure types, with low-density development located on the hillside east of Sunset Cliffs Boulevard and higher-density development located west of Sunset Cliffs Boulevard. Commercial development is located primarily along three locations at Voltaire Street, Newport Avenue and Point Loma Avenue. Institutional uses, such as schools, churches and government buildings are generally grouped along Sunset Cliffs Boulevard. Architectural styles vary and transition from simple vernacular shacks and tents in the earliest period of development, to Craftsman and Spanish Revival style buildings during the first third of the twentieth century, to Streamline Moderne and Minimal Traditional styles during the Depression and World War II years, and finally Contemporary, Post and Beam, and Ranch styles in the post-War Period through 1970. Each of these property types is discussed in greater detail, including eligibility criteria and integrity thresholds, in the following sections. A summary of the character defining features of each of these styles is found in Table C.4 below.

Table C.4 Summary of Character Defining Features

Style/Type	Period	Character Defining Features
Vernacular Shacks	1887-1915	<ul style="list-style-type: none"> <li>» Single wall board and batten construction;</li> <li>» 400 to 600 square feet in size;</li> <li>» Pier and post foundation;</li> <li>» Minimal interior amenities; and may also include</li> <li>» Front porches; and</li> <li>» Garages off the alleys.</li> </ul>
Vernacular Tents	1887-1915	<ul style="list-style-type: none"> <li>» Canvas stretched over a wooden frame;</li> <li>» Gable roof;</li> <li>» Windows; and may also include</li> <li>» Front porch</li> </ul>
Craftsman	1905-1930	<ul style="list-style-type: none"> <li>» Gabled roofs;</li> <li>» Overhanging eaves with exposed rafter tails (clipped or boxed eaves are less common);</li> <li>» Wood siding in shingle or lap form; and</li> <li>» Windows are typically simple one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.</li> </ul>
Spanish Revival	1915-1940	<ul style="list-style-type: none"> <li>» Flat roofs with simple parapets or gabled clay tile roofs (or a combination of both);</li> <li>» Stucco walls; and</li> <li>» Windows are typically one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.</li> </ul>

Streamline Moderne	1925-1950	<ul style="list-style-type: none"> <li>» Flat roofs with coping or a flat parapet;</li> <li>» Asymmetrical façade;</li> <li>» Horizontal massing and emphasis;</li> <li>» Smooth stucco or concrete exterior finish;</li> <li>» Horizontal accents;</li> <li>» Restrained detailing; and may also include</li> <li>» Curved building corners;</li> <li>» Curved horizontal railings, overhangs, &amp; coping with horizontal projections above doorways &amp; at the cornice;</li> <li>» Steel sash windows;</li> <li>» Corner windows;</li> <li>» Glass block; and</li> <li>» Round "porthole" windows.</li> </ul>
Minimal Traditional	1935-1955	<ul style="list-style-type: none"> <li>» Compact size, which is usually single story;</li> <li>» Low-pitch gabled or hipped roofs with shallow overhangs;</li> <li>» Simplified details of limited extent, reflecting traditional or moderne themes;</li> <li>» Use of traditional building materials; and may also include</li> <li>» Simple floor plan with minimal corners;</li> <li>» Small front porches;</li> <li>» Modestly sized wood framed windows; and</li> <li>» Detached or attached front-facing garages.</li> </ul>
Style/Type	Period	Character Defining Features
Contemporary	1955-1965	<ul style="list-style-type: none"> <li>» Strong roof forms, typically with deep overhangs; 0</li> <li>» Large windows, often aluminum framed;</li> <li>» Non-traditional exterior finishes such as vertical wood siding, concrete block, stucco, flagstone and mullion-free glass; and may also include</li> <li>» Angular massing;</li> <li>» Sun shades, screens or shadow block accents;</li> <li>» Attached garages or carports;</li> <li>» Split-level design;</li> <li>» Horizontally oriented commercial buildings;</li> <li>» Distinctive triangular, parabolic or arched forms;</li> <li>» "Eyebrow" overhangs on commercial buildings; and</li> <li>» Integrated, stylized signage on commercial buildings.</li> </ul>

Post and Beam	1950-1970	<ul style="list-style-type: none"> <li>» Direct expression of the structural system;</li> <li>» Horizontal massing;</li> <li>» Flat or shallow pitch roofs;</li> <li>» Floor-to-ceiling glass; and may also include</li> <li>» Repetitive façade geometry;</li> <li>» Minimal use of solid load bearing walls;</li> <li>» Absence of applied decoration;</li> <li>» Strong interior/exterior connections;</li> <li>» Open interior floor plans; and</li> <li>» Exterior finish materials of wood, steel and glass.</li> </ul>
Ranch	1950-1975	<ul style="list-style-type: none"> <li>» Horizontal massing, usually single-story;</li> <li>» Low sloped gabled roofs with deep overhangs; and may also include</li> <li>» Attached carports or garages;</li> <li>» Traditional details such as wood shutters, wood windows, and wide brick or stone chimneys; and</li> <li>» Traditional building materials such as wood shingle roofing, wood siding, brick, stucco and stone.</li> </ul>

### **Residential**

Residential development will include a range of building types and configurations – from small single wall shacks to framed bungalows, duplexes, bungalow courts, “6 pack” and “8 pack” apartments and larger apartment buildings. These buildings will reflect the same stylistic trends as commercial and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

The earliest residential development is somewhat scattered, as indicated in the list of early settlers in Table 3. Development following Collier’s subdivision and improvements was generally clustered within those improved areas near transit. However, by 1921 residential development was dispersed throughout Ocean Beach, primarily west of Sunset Cliffs Boulevard with some low-density development on the hillside. Build-out of the community occurred during the post-War years, at which time empty lots on the hillside were in-filled with low-density residential development and areas west of Sunset Cliffs were developed and redeveloped with higher density residential development.

HRB designation Criteria most likely applicable to residential buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion B for an association with a historically significant individual, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing

a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource's significance in the development of the community. Similarly, properties significant under HRB Criterion B may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity of association with the historically significant individual. Residential cottage and bungalow buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931). Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

### ***Single Family***

The earliest residential development pre-dating Collier's subdivision activities in 1907 would consist primarily of vernacular vacation shacks and some single family housing, including tent houses. Some vacation shacks may still be extant and may have been retrofitted with more substantial framing. Tent houses will no longer be present in their original configuration, but may have been retrofitted to accommodate permanent residency.

Residential development following 1907 and prior to 1930 began to shift from vacation rentals to primary residences. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920s were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920s as the popularity of the style increased following the 1915 Exposition.

Residential development during the Depression expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. Residential Development following World War II transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes throughout these development periods were typically one story with a small footprint. East of Sunset Cliffs Boulevard the underlying 25 foot lots were often combined into 50 foot wide lot developments, while single family residential development to the west of Sunset Cliffs Boulevard can be found on lots measuring both 25 feet and 50 feet.

### ***Multi-Family***

Early multi-family development consisted primarily of clustered shack and cottage developments. Multi-family residential examples of Craftsman, Spanish Revival, Streamline Moderne and Minimal Traditional architecture may be found in duplex and bungalow or apartment court configurations and will typically be single story, although some two story examples may be found. Many of these developments have a central courtyard component, although they may not reflect traditional bungalow courtyard configurations. Duplex units, either attached or detached, are prevalent throughout the community.

World War II and Post-War multi-family residential structures were developed at a greater intensity. The building footprint covered much of the lot (or more than one lot) and almost always incorporated two

stories. These larger apartment court, “6-pack” and “8-pack” apartment buildings are located west of Sunset Cliffs Boulevard and in a number of cases replaced older development. In response to the increasing popularity of the car and the elimination of the trolley line, on-site parking was incorporated into most post-War multi-family developments.

### **Commercial**

Commercial development in Ocean Beach reflects the resort town and small community character of the Planning Area. Commercial development will include visitor and resident-serving commercial structures such as shops, restaurants and offices; hotels and other lodging catering to visitors; and entertainment venues such as theaters, dance halls, skating rinks, and swimming pools. These buildings will reflect the same stylistic trends as residential and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

Commercial areas are found primarily in three locations: to the north along Voltaire Street between Abbott Street and Sunset Cliffs Boulevard (including the blocks immediately north and south of Voltaire Street on Abbott Street, Bacon Street and Sunset Cliffs Boulevard); in the center of the community down Newport Street from the beach to Sunset Cliffs Boulevard, as well as portions of Santa Monica Avenue and Niagara Avenue generally west of Bacon Street; and to the south along Point Loma Boulevard from the beach to Ebers Street. Retail, office and entertainment uses are found primarily in these areas. Hotels and lodging are also located in the core commercial areas and scattered throughout the community west of Sunset Cliffs Boulevard and especially near the shore.

HRB designation Criteria most likely applicable to commercial buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource’s significance in the development of the community. Commercial buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. It is also recommended that the commercial areas be intensely surveyed to determine whether or not a commercial historic district may be present at one or more of the commercial areas. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

### **Retail and Office**

Retail and office buildings can be found throughout the Planning Area, but are located primarily along Voltaire Street, Newport Avenue area, and Point Loma Boulevard. There are no retail or office buildings currently designated. Retail and office buildings are typically smaller one or two story buildings on 25-foot wide lots, but some are built across two or more lots. Typically, those spanning more than one lot were built or expanded in the post-War period. Retail and office buildings are commonly either wood frame construction or masonry construction. Pre-War and a number of post-War retail and office buildings are sited immediately adjacent to the sidewalk, while other post-War retail and office buildings are set back from the sidewalk with parking provided in front of the building. Due to

the ever-changing nature of retail and office buildings, alterations to storefronts and fenestration to accommodate new tenants are likely to have occurred. Such changes should not preclude designation, especially in a district context. However, properties evaluated for individual significance, particularly under HRB Criteria C and D, must still retain sufficient integrity to convey the style and/or significant association.

### ***Hotels and Lodging***

Hotels and lodging within Ocean Beach date back to the earliest development in the Planning Area and the construction of Cliff House. Other lodging and accommodations followed, including the Pearl Hotel (1900) on Newport Avenue which is reportedly the oldest remaining hotel in Ocean Beach and now home to the Ocean Beach International Hostel. Hotel and lodging uses are scattered in the area west of Sunset Cliffs Boulevard and concentrated to some degree along commercial and coastal areas. Early hotels and lodging generally consisted of two story buildings built across one or two lots. Many of the small vacation shacks and tents were also available for rent, and are similarly found along commercial areas, coastal areas and transportation routes. Post-War hotels and lodging were larger and located at prime coastal locations, including the Ocean Villa Hotel at the foot of Voltaire Street on the former Wonderland Park site, and the San Vincente Inn Hotel (now the Ocean Beach Hotel) at the foot of Newport Avenue.

### ***Entertainment***

As a seaside resort town, Ocean Beach was home to a number of dance halls, bathing houses, skating rinks, theaters, and even an amusement park. As visitors were drawn away to new resort areas and attractions such as Mission Beach, the Planning Area transitioned to a more traditional community with fewer entertainment venues. The Wonderland amusement park at the foot of Voltaire Street closed its doors shortly after a flood severely damaged the roller coaster in 1916. Only a closed dance hall and a vacant building remain at the Wonderland Park site on the 1921 Sanborn Map, with all remnants of the park gone by the time the 1950 map was prepared. R.G. Vallin's 1910 dance hall at the foot of Newport Avenue is not present on the 1921 Sanborn Map. William Benbough's 1918 Ocean Beach Dancing Pavilion, also at the foot of Newport, is seen on the 1921 map, as is his 1916 dance hall at the southeast corner of Santa Monica and Abbott Street, which he had converted to a skating rink. The 1916 building is no longer present on the 1950 Sanborn Map. The Ocean Beach Dancing Pavilion is present on the 1950 map, but was also converted to a skating rink. The Pavilion was demolished and replaced by parking (the current use) by the time the 1956 map was prepared.

The 1921 Sanborn Map also shows a bath house on the west side of Abbott Street between Santa Monica and Newport Avenues and the Silver Spray Plunge on the bluffs just north of Narragansett. The bath house is gone by the publication of the 1950 map and the Silver Spray Plunge by the 1956 map. The merry-go-round built by O.F. Davis in 1918 at the northwest corner of Santa Monica Avenue and Abbott Street was briefly considered for reuse as a recreation center before the current recreation center was built in 1945. The merry-go-round was demolished sometime after the publication of the 1956 Sanborn Map and has been replaced with parking. The 1956 map also shows the presence of a bowling alley at the southeast corner of Santa Monica Avenue and Bacon Streets which is not present on the 1950 Sanborn Map. This building remains, but no longer serves as a bowling alley. The significance and integrity of the building has not yet been evaluated.

Theaters readily served visitors and residents alike, and appear to be one of the few entertainment venues remaining, although they have been converted to new uses. The 1921 Sanborn Map shows the location of the Ocean Theatre, labeled as “Moving Pictures”, at 5051 Newport Avenue. By 1950 the theater had been converted to a store and the address changed to 5049 Newport Avenue. A building with a similar footprint remains at this location today and serves as a restaurant. No clear evidence of a theater use remains, and the significance and level of integrity has not been evaluated. In 1925 the Ocean Theatre was replaced by the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue. The building has undergone several modifications over the years, but was nonetheless designated as Historic Resource Site #561 for its importance to the Ocean Beach community as well as the Ocean Beach Cottage Emerging Historical District. The building has been adaptively reused and currently serves as retail space.

Based on available information, it is not expected that many entertainment venues are extant. The existing buildings at the sites of the former Ocean Theater and bowling alley should be evaluated for significance and integrity. The HRB designation Criterion most likely applicable to these buildings is HRB Criterion A for significance within the development of the community. However, this determination cannot be made without an intensive level evaluation.

### ***Institutional***

As a seaside resort community, Ocean Beach contains smaller community serving institutional buildings. These include a library, school, recreation center, fire, police and lifeguard stations, a post office and churches. These buildings will reflect the same stylistic trends as residential and commercial development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles. Institutional uses are generally concentrated around the area of Sunset Cliffs Boulevard and Santa Monica Avenue.

HRB designation Criteria most likely applicable to institutional buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource’s significance in the development of the community. Institutional buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

## ***Government***

The original Fire Station No. 15 built in 1914 in the Mission Revival style on the north side of Newport Avenue near Cable Street was demolished after the fire station was relocated in 1949. The new fire station is located at 4711 Voltaire Street, near the northeast edge of the Planning Area. The original school built by Collier in 1908 was demolished in 1923 and replaced with the current Ocean Beach School on the same site at Sunset Cliffs Boulevard and Santa Monica Avenue. The school is designed in the Spanish Revival style and appears to retain a fairly high degree of integrity, although there have been additions of permanent and temporary buildings to the school site. The Ocean Beach Library located at 4801 Santa Monica Avenue was constructed in 1928 in a Spanish/Monterey style and is designated as Historical Resources Board Site #565 (as well as Ocean Beach Cottage Emerging Historical District Site #442-065). The Ocean Beach Recreation Center, located at 4726 Santa Monica Avenue, was designed by Master Architects William Templeton Johnson and Harold Abrams and built in 1945. The structure is an International style masonry structure and appears to retain a high degree of integrity. A small police substation and lifeguard station is present on the 1950 Sanborn Map at the foot of Santa Monica Avenue. The current lifeguard station is located at the same location (1950 Abbott Street), and may have been expanded into its current configuration. The Post Office at 4833 Santa Monica Avenue, designed in the Modernist Contemporary style, was built c.1960 according to water permit records.

## ***Churches***

Ocean Beach is home to several community-serving churches, most of which are clustered along Sunset Cliffs Boulevard between Brighton Avenue and Santa Monica Avenue. The first permanent church in Ocean Beach was a redwood structure located on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard and was occupied by the Union Congregationalist Church. In 1928 the building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women's Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The building is still in use and has undergone some modifications. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table 4 of the context statement.

## ***Objects and Streetscape Features***

Objects and streetscape features contribute to the historic and cultural landscape of the Ocean Beach community. These resources may include remnants of streetcar lines, including streetcars converted to housing and track buried in paving; historic light posts; sidewalk stamps, coloring and scoring related to one of the historic periods; and infrastructure projects such as the pier. Mature landscaping, especially those within the public right-of-way, also contribute to the historic streetscape and should be preserved whenever possible.

Many of the objects and streetscape features may not be eligible for individual listing. These resources will most likely be eligible for listing under Criterion F within the context of a District designation. However, the historic light posts, taken together and listed under a multiple property listing, may be eligible for designation. Many of the light posts have undergone painting and have been modified with the addition of parking signs and community identification signs and banners. These modifications are not significant and would not preclude designation.



Finally, although not addressed in detail in this context statement, resources which embody or reflect the surfing history and culture of Ocean Beach, which extends from the early part of the twentieth century through the present, may be significant and should be evaluated. This may be done on a property-by-property basis; however, development of a complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of these resources.

### **Survey Results**

Survey efforts were limited to a cursory windshield survey conducted by historical resources staff in 2007 and 2009. Staff observed early residential cottage/bungalow structures scattered throughout the Planning Area, not all of which have been evaluated for significance to the Ocean Beach Cottage Emerging Historical District. Post-World War II development is scattered throughout the community, but is found in the greatest concentrations on the hillside to the far east and south, and west of Sunset Cliffs Boulevard close to the ocean where land values and density allowances are higher. The three commercial districts appear to retain at varying degrees of integrity. Individually significant resources may be present throughout the community. Historic street lighting is extant in several locations, including Abbott Street, Newport Avenue, Santa Monica Avenue, Voltaire Street and Bacon Street, as detailed in Table 5.

### **Recommendations**

Based on the historic context and cursory windshield survey, a complete reconnaissance survey should be completed for the Planning Area to identify more precisely the location of potentially significant historic resources. The Ocean Beach Cottage Emerging Historical District should be intensely surveyed to identify any remaining contributing resources not previously brought forward for designation. It is also recommended that the three commercial areas at Voltaire, Newport and Point Loma Avenue be intensely surveyed to determine whether or not districts may be present at these locations. Post-World War II structures should be evaluated for significance to the post-War development of Ocean Beach and for architectural significance within the City-wide Modernism Context Statement. Historic street lighting and furniture should be catalogued and preserved. A complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of resources significant to that context. Lastly, it is recommended that interpretation of Ocean Beach's early resort town history be pursued in the form of interpretative signs, markers, displays, exhibits and/or printed brochures.

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# OCEAN BEACH PLANNING BOARD

## PROJECT REVIEW COMMITTEE – MEETING AGENDA

Wednesday, Nov 19th, 2014 – 6:00 p.m.

Ocean Beach Recreation Center – 4726 Santa Monica Ave, Ocean Beach CA 92107

- 6:00 pm **Call to order**
- Quorum/Introductions
  - Agenda modifications and approval
- 6:05 pm **Non-Agenda Public Comment**
- 6:10 pm **Action Item #1**
- Del Mar 3 CDP – Project Number 331749 – 4939-41 Del Mar Avenue**  
Coastal Development Permit (Process 3) to demolish 3 existing structures and construction a 3-unit residential building w/ subterranean garage on a 6,800 square foot lot located at 4939-4941 Del Mar Avenue. The project is located in the RM-2-4 zone, Coastal Overlay Zone, Coastal Height Limit Zone, First Public Roadway Zone, Airport Influence Area, Ocean Beach Cottage Emerging District, Parking Impact Zone, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan.
- Vote to recommend approval or denial**
- 6:40 pm **Information Item #1**
- Crosswalk at Abbott and Bacon**  
Dicuss available options for the implementation of a crosswalk at the Corner of Abbott Street and Newport Ave.
- 7:10 pm **Adjournment**

*For more information please contact:*

Peter Ruscitti, Chair, Ocean Beach Planning Board  
ruscitti.obpb@sent.com / 619-737-2077



OCEAN BEACH PLANNING BOARD  
PO Box 7090, Ocean Beach CA 92167  
[oceanbeachplanning.org](http://oceanbeachplanning.org)

# OCEAN BEACH PLANNING BOARD

## GENERAL MEETING NOTICE & AGENDA

Wednesday, September 6th, 2017 – 6:00 p.m.

Ocean Beach Recreation Center – 4726 Santa Monica Ave, Ocean Beach CA 92107

6:00 pm

### Call to Order

- Quorum/Introductions
- Agenda modifications and approval
- Minutes modifications and approval
- Treasurer's Report
- Representatives Report
  - City Council D2 Lori Zapf's Report – *Conrad Wear* < [bwear@sandiego.gov](mailto:bwear@sandiego.gov) >
  - Mayor Kevin Faulkoner's Report – *Anthony George* , [georgea@sandiego.gov](mailto:georgea@sandiego.gov) >
  - County Supervisor D4 Ron Robert's Report – *Adrian Granda* , [adrian.granda@sdcounty.ca.gov](mailto:adrian.granda@sdcounty.ca.gov) >
  - Congressman Scott Peter's Report – *Howard Ou* < [howard.Ou@house.gov](mailto:howard.Ou@house.gov) >
  - Senator Toni Atkins Report – *Chevelle Newell-Tate* < [Chevelle.tate@sen.ca.gov](mailto:Chevelle.tate@sen.ca.gov) >
  - Assemblyman Todd Gloria – *Adriana Martinez* < [Adriana.Martinez@asm.ca.gov](mailto:Adriana.Martinez@asm.ca.gov) >
- Chair's Report

### Non-Agenda Public Comment

Two minutes per speaker for issues not on the Agenda and within the purview of the Board.

**Action Item # 1**

### Budget for FY 17/19

The board will review, modify, and act on the budget for the FY 2018/2018

**Action Item # 2**

### Project # 520037 – 4950 Saratoga Avenue – CDP / TM

The proposed project scope: CDP and Map Waiver for condominium conversion of four units. The four units are recurrently under construction. The proposed project is located within: Base Zone RM-2-4, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Beach & Coastal), Residential Tandem Parking Overlay Zone, and the Ocean Beach Community Plan.

**Action Item # 3**

### Project # 528975 – 4921 Voltaire Street – CDP

The demolition of an existing structure and the construction of a mixed-use building with two dwelling units totaling 3,150 square feet with parking lifts to meet parking requirements. The site is located at 4921 Voltaire Street in the CC-4-2 Zone, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (N-APP-2 Area), Ocean Beach Cottage Emerging District, Beach Parking Impact Overlay Zone (B-PIOZ), and Residential Tandem Overlay Zone (RTOZ).

**Action Item # 4**

### Short Term Vacation Rental Draft Policy

The board will review the draft policy for STVR regulations released by Barbara Bry's office on 170821 < <https://www.sandiego.gov/sites/default/files/170821-sto-draft-memo.pdf> > and act if desired.

**Chair Announcements/Correspondence/Liaison Reports:** Community Planners Committee, OB Town Council, OB Main Street Association, OB Recreation Council, OB Historical Society, OB Community Development Corporation, OBMA Crime Prevention Committee, OB Women's Club, Peninsula Community Planning Board, Midway Community Planning Advisory Group, SANDAG, Mission Bay Park Committee, San Diego River Coalition, Airport Noise Advisory Committee

### Adjournment

For more information please contact:

John Ambert, Chair  
[johnambert@gmail.com](mailto:johnambert@gmail.com) / 805-801-2015  
4876 Santa Monica Avenue #133  
San Diego, CA 92107  
[Oceanbeachplanning.org](http://Oceanbeachplanning.org)



Page 1 of 1

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 10, 2006  
CITY COUNCIL CHAMBERS 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion

ITEM-1: - **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: - **REQUESTS FOR CONTINUANCES.**

ITEM-3: - **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4 - **PACIFIC BEACH CONVENIENCE - PROJECT NO 4977**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Sandra Teasley**

Remodel an existing previously conforming service station through the following improvements: 1) expand an existing convenience store by remodeling the 1,619 automobile repair station and convenience store (automobile service bays total 1,100 square feet; convenience store totals 519 square feet) to a 1,619 square-foot convenience store with a new 182-square-foot, second floor office above. This Conditional Use Permit includes a request to allow the sale of beer and wine. The property is located at 2830 Grand Avenue. Negative Declaration 4977. Report No. HO-06-080.

**RECOMMENDATION**

Approve

HEARING OFFICER DOCKET OF MAY 10,2006 -  
ITEM-5: **4370 SANTA MONICA MAP WAIVER – PROJECT NO. 83495**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskander**

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert two existing residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at 4570 Santa Monica Avenue in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone, the Airport Environs Overlay Zone, and the Airport Approach Overlay Zone, within the Peninsula Community Plan and Local Coastal Program Land Use Plan. Exempt from Environmental Report No. HO-06-085.

**RECOMMENDATION:**

Approve

ITEM-6: - **PETERSON RESIDENCES – PROJECT NO 83027**  
City Council District: 2 Plan Area:Ocean Beach

**STAFF: Laila Iskander**

Coastal Development Permit to demolish an existing garage and construct a new 2,812-square -foot duplex above a 900square -foot garage on a 5,250 square-foot site with an existing 742 square-foot single-family dwelling. The property is located at 4811 Pescadero Avenue in the RM-2-4 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (appealable area), First Public Roadway, Beach Parking Impact Overlay Zone and the Ocean Beach Cottage Emerging District within the Ocean Beach Precise Plan and Local Coastal Program Area and Council District 2. Exempt from Environmental. Report No. HO-06-111.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF MAY 10,2006 -

ITEM-7: - **4301 VALLEJO TENTATIVE MAP- PROJECT NO. 86281**  
Council District: 6 Plan Area: Clairemont Mesa.

**STAFF: Jeanette Temple**

Tentative Map to create two parcels from one existing 0.27 acre site at 4301 Vallejo Avenue in the RS-1-7 zone of the Clairemont Mesa Community Plan, Clairemont Mesa Height Limit Overlay Zone. Exempt from Environmental Report No. HO-06-115.

**RECOMMENDATION:**

**Approve**



Historical Landmarks Designated by the SD Historical Resources Board

NR: National Registry  
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HRB #	District Contributor ID	Name of Historic Site or Structure	APN	Street #	Street Name	Zip Code	Comm. Plan Area	Date Designated	Designation Criteria	Year Built	Architect and/or Builder	Historic Individ	Eligible for Mills Act Y/N or Red. Agency (RA)	Staff Report Number
1		El Prado Area Designation	534-450-08			92101	Balboa Park	9/7/1967					N	
2		Old Mission Dam & Flume	383-010-04		Father Serra Trail	92124	Tierrasanta	2/1/1968	A	1803			N	
3		Fort Stockton	442-520-07		Cosoy Way and Presidio Drive	92103	Old San Diego	2/15/1968	A	1838			N	
4		Presidio of San Diego Site	442-520-07		Bounded by Taylor Street, Pine Street, Harney Street, Arista Street, Cosoy Way, Jackson Street and Presidio Drive.	92103	Old San Diego	2/29/1968	A	1769			N	
5		Calvary Cemetery Site	443-640-11	1501	Washington Place	92103	Uptown	2/29/1968	A	1876			N	
6		New San Diego (Dunnell's Hotel) Site	533-544-17	348	West F Street	92101	Centre City	1/23/1969	A, B	1850	William Heath Davis, builder	William Heath Davis	RA	
7		Plaza de Pantoja y Arriaga	533-544-13		Bounded by India Street, F Street, Columbia Street and G Street.	92101	Centre City	1/23/1969	A	1851			N	
8		Sherman-Gilbert House	443-340-34	2460	Heritage Park Row	92103	Old San Diego	8/7/1969	B, C, D	1887	Comstock and Trotshe, architects	John Sherman; the Gilbert Family	N	
9		Davis-Horton House	535-082-07	402	Island Avenue	92101	Centre City	11/2/1969	A, B, C	1850	William Heath Davis, builder	William Heath Davis; Alonzo Horton	N	
10		Torrey Pines Area	340-011-09	11056 1/3	North Torrey Pines Road	92037	University	11/21/1969	A				N	
11	208-390	Villa Montezuma	535-413-13	1925	K Street	92102	Southeastern San Diego	2/6/1970	B, C, D	1887	Comstock and Trotshe, architects	Jesse Sherpherd	N	
12		San Pasqual Battlefield Site	242-100-05		San Pasqual Battlefield State Historic Park, State Hwy 78 at Old Pasqual	92027	San Pasqual	11/6/1970	A	1846			N	
13		Montgomery Memorial Park	630-010-21	3020	Coronado Avenue	92154	Otay Mesa-Nestor	11/6/1970	A	1883			N	

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													Y/N or Red.	Staff Report Agency (RA) Number
14	14 A-I	Old Town San Diego Historic State Park	442-610-16: 442-462-06: 442-610-13	Various	Bounded by Wallace Street, Juan Street, Congress Street and Twiggs Street.	92103	Old San Diego	11/6/1970	A, B, C, F	Mexican Period (1821-1946) American Period (1846-1869)				N
14	14-A	Casa de Estudillo	442-610-16	4000	Mason Street	92103	Old San Diego	11/6/1970	A, B, C, F	1828 Jose Antonio Estudillo, builder.	Jose Antonio Estudillo			N
14	14-C	Casa de Bandini	442-610-16	2660	Calhoun Street	92103	Old San Diego	11/6/1970	A, B, C, F	1829 Juan Bandini, builder	Juan Bandini			N
14	14-D	Casa de Pedroena	442-610-16	2616	San Diego Avenue	92103	Old San Diego	11/6/1970	A, B, C, F	1869 Miquel de Pedroena, Jr., builder	Miquel de Pedroena, Jr.			N
14	14-G	Casa de Machado-Stewart	442-610-16	2724	Congress Street	92103	Old San Diego	11/6/1970	A, B, C, F	1830 Juan Manuel Machado, builder	Juan Manuel Machado; John C. Stewart			N
14	14-E	Casa de Machado-Silvas (de la Bandera)	442-610-16	2741	San Diego Avenue	92103	Old San Diego	11/6/1970	A, C, F	1835 Jose Manual Machado, builder				N
14	14-H	Mason Street School- first school	442-610-16	3966	Mason Street	92103	Old San Diego	11/6/1970	A, C, F	1865				N
14	14-F	Congress Hall Site	442-610-16		SW Corner of Calhoun Street and Wallace Street	92103	Old San Diego	11/6/1970	A, D, F	C. 1860 Burkhardt and Davis, architects				N
14	14-B	Casa de Cota Site	442-610-16		NW Corner of Twiggs Street and Congress Street.	92103	Old San Diego	11/6/1970	A, F	C. 1830	Juan Costa, builder			N
14	14-I	The Exchange Hotel Site	442-610-16			92103	Old San Diego	11/6/1970	A, F	C. 1850				N
15		Chapel of the Immaculate Conception	443-513-20	3965	Conde Street	92103	Old San Diego	11/6/1970	A, C, F	1850				N
16		Whaling Station Site	532-520-11		Base of Ballast Point, S end of Rosecrans St, where historic markers are on a half circle, U.S. Naval Submarine Base, San Diego	92106	Peninsula	11/6/1970						N

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						Code	Comm. Plan Area						Y/N or Red.	Staff Report Agency (RA) Number
17		Lighthouse of 1854	532-520-05		Cabrillo National Monument	92106	Peninsula	11/6/1970						N
18		Gill House	452-014-23	3776	Front Street	92103	Uptown	7/2/1971		1905				Y
19		Fort Rosecrans National Cemetery	532-520-09		Cabrillo Memorial Drive	92106	Peninsula	11/6/1970						N
20		Ballast Point	532-520-01			92106	Peninsula	11/6/1970						N
21		Casa de Lopez	442-570-69	3890	Twiggs Street	92103	Old San Diego	11/6/1970		1835				Y
22		Old La Playa Site	532-520-11			92106	Peninsula	11/6/1970						N
23		Fort Rosecrans Site	532-520-11		Base of Ballast Point, S end of Rosecrans St, where historic markers are on a half circle, U.S. Naval Submarine Base, San Diego	92106	Peninsula	11/6/1970						N
24		Whaley House	443-511-28	2482	San Diego Avenue	92103	Old San Diego	11/6/1970		1856				N
25		Serra Palm Site	442-520-07		Taylor Street	92103	Old San Diego	11/6/1970						N
26		Old Spanish Cemetery	443-513-24	2398	San Diego Avenue	92103	Old San Diego	11/6/1970		1840				N
27		Fort Guijarros	532-520-11		Base of Ballast Point, S end of Rosecrans St, where historic markers are on a half circle, U.S. Naval Submarine Base, San Diego	92106	Peninsula	11/6/1970		1797				N
28		Derby Dike Site			Southeast corner of Taylor Street and Presidio Drive	92103	Old San Diego	11/6/1970		1851	Architect Lt. George Derby			N
29		Mule Hill Site	272-131-04		Pomerado Road	92025	San Pasqual	11/6/1970						N
30		San Diego Barracks Site		600 Block	Kettner Boulevard	92101	Centre City	11/6/1970						N
31		Kate O. Sessions Nursery Site	417-241-03		Pico Street and Balboa Avenue	92109	Pacific Beach	11/6/1970						N
32		Derby-Pendleton House	443-511-28	2482	San Diego Avenue	92103	Old San Diego	11/6/1970		1851				N
33		Spanish Landing Site			North Harbor Drive	92140	Reserve	11/6/1970						N
34		Gatewood House	442-610-23	2515	San Diego Avenue	92103	Old San Diego	11/6/1970		1873				Y
35		Presidio Excavation Site	442-520-07:			92103	Old San Diego	11/6/1970						N
36		Emmet House Site	442-570-69	3890	Twiggs Street	92103	Old San Diego	11/6/1970		1860's				N

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37		Long-Waterman House	533-083-06; 533-083-07	2408 & 2010	First Avenue	92101	Uptown	12/4/1970			D. P Benson, 1889 architect		Y	
38		Timken House	533-082-12	2508	First Avenue	92101	Uptown	12/4/1970		1887-88			Y	
39		Quartermass Wilde House	534-272-19	2404	East Broadway	92102	Greater Golden Hill	12/4/1970		1896			Y	
40		George Marston House	452-430-31	3525	Seventh Avenue	92103	Uptown	12/4/1970		1904	Hebbard and Gill		N	
41		Frederick R. Burnham House	452-430-30	3563	Seventh Avenue	92103	Uptown	12/4/1970		1907	Hebbard and Gill		Y	
42		Casa de Aguirre Site	442-610-12	2604	San Diego Avenue	92103	Old San Diego	12/4/1970		1850's			N	
43		Gila House Site Block 483	443-721-18 - 443-721-25 & 443-721-75	3940	Harney Street	92103	Old San Diego	12/4/1970		1850			N	
44		Franciscan Gardens Site Block 413	4425200700		Taylor Street	92103	Old San Diego	12/4/1970		1769			N	
45		San Pasqual Grave Site Block 450			Under Interstate 5. Bounded by Old Town Ave, Moore Street, Hortensia Street and Hancock Street	92103	Old San Diego	12/4/1970					N	
46		Cobblestone Jail Site	443-513-30 - 443-513-32	2360	San Diego Avenue	92103	Old San Diego	12/4/1970		1851			N	
47		Protestant Cemetery Site			Under Interstate 5. Bounded by Ampudia Avenue, Moore Street, Old Town Avenue and Hancock Street.	92103	Old San Diego	12/4/1970					N	
48		Hebrew Cemetery Site	441-290-28-18		Kenyon Street	92103	Midway Pacific Highway	12/4/1970					N	
49		(Melville) Klauber House	452-624-09	3060	Sixth Avenue	92103	Uptown	1/22/1971			Hebbard and Gill, 1909 architects		N	
50		<i>Designation Overturned</i>												
51		Horton Plaza and Fountain	533-610-21 452-715-04:	300 Block	Broadway	92101	Centre City	3/19/1971		1909	Irving Gill, architect		N	
52		Britt/Scripps House	452-715-05	406	Maple Street	92103	Uptown	10/1/1971		1887-88			Y	
53		Florence Hotel Tree	533-291-01	300 Block	Grape Street	92101	Uptown	12/3/1971		1895			RA	

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						Code	Comm. Plan Area						Y/N or Red.	Staff Report Agency (RA) Number
54		Brooklyn Hotel (Kahles Saddlery) (Horton Grand Hotel)	535-086-19	325	Island Avenue	92101	Centre City	1/7/1972		1887				RA
55		Jennings House	531-380-07	1018	Rosecrans Street	92106	Peninsula	1/7/1972		1886				Y
56		Santa Fe Depot	533-472-05	1050	Kettner Boulevard	92101	Centre City	2/4/1972		1915	Bakewell and Brown, architects			RA
57		H.E. Watts House	533-272-01	1767	Second Avenue	92101	Uptown	5/4/1972		1896				RA
58		Livingston House Site	535-471-19	2412	J Street	92102		3/3/1972		1887				Y
59		Litgow-Hackett Torrey Pine	533-364-08	1534	First Avenue	92101	Centre City	3/3/1972		1887				RA
60		Ford Building	534-450-08	2001	Pan American Plaza	92101	Balboa Park	4/7/1972		1935	Walter Dorwin Teague, architect			N
61		<i>Designation Overturned</i>												
62		Lee House No. 2	452-537-18	3353	Albatross Street	92103	Uptown	5/10/1972		1905	Hebbard and Gill, architects			Y
63		Lee House No. 4	452-537-19	3367	Albatross Street	92103	Uptown	5/10/1972		1913	Irving Gill, architect			Y
64		Teats House No. 2	452-537-11	3415	Albatross Street	92103	Uptown	5/10/1972		1912	Irving Gill, architect			Y
65		Teats House No. 3	452-537-10	3407	Albatross Street	92103	Uptown	5/10/1972		1922	Irving Gill, architect			Y
66	127-037	Backesto Block	535-095-06	614	Fifth Avenue	92101	Centre City	6/2/1972		1884				RA
67		Hubbell Building	533-575-04	813	Fifth Avenue	92101	Centre City	6/2/1972		1886				RA
68		Marston Building	533-595-05	809	Fifth Avenue	92101	Centre City	6/2/1972		1881				RA
69		McGurek Block	535-094-07	611	Fifth Avenue	92101	Centre City	6/2/1972		1887				RA
70		I.O.O.F. Building	535-094-08	526-546	Market Street	92101	Centre City	6/2/1972		1882	Levi Goodrich, architect			RA
71		Keating Building	533-576-06	432	F Street	92101	Centre City	6/2/1972		1890	Reid Brothers Construction, builder			RA
72	127-057	Nesmith-Greely Building	533-575-03	825-831	Fifth Avenue	92101	Centre City	6/2/1972		1888	Comstock and Trosche, architects			RA
73	127-059	Louis Bank of Commerce	533-575-02	835-845	Fifth Avenue	92101	Centre City	6/2/1972		1887	Clement and Stannard, architects			RA

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74	127-039	Yuma Building	535-094-16	631-633	Fifth Avenue	92101	Centre City	6/2/1972		1882			RA	
75		Johnson-Taylor Adobe of Rancho de los Penasquitos	315-031-01		Black Mountain Road	92125	Los Penasquitos Canyon: Mira Mesa	8/4/1972		1824			N	
76		Spreckels Theater	533-610-14	121	Broadway	92101	Centre City	8/4/1972		1912	Harrison Albright William Wheeler,		RA	
77		Balboa Theater	533-610-03	868	Fourth Avenue	92101	Centre City	8/4/1972		1924	architect		N	
78		Weldon Glasson House (Chateau de Toman)	545-522-04	3139	Franklin Avenue	92113	Southeastern San Diego	11/3/1972		1880			Y	
79		La Jolla Women's Club	350-312-01	715	Silverado Street	92037	La Jolla	3/2/1973		1913-14	Irving Gill, architect		Y	
80		Adobe Falls	462-230-16			92120	Navajo	4/6/1973					N	
81		Piedras Pintados	272-110-41		Extreme northwest corner Rancho Bernardo	92128	Rancho Bernardo	4/6/1973					N	
82		Temple Beth Israel	443-340-34		Heritage Park Row	92103	Old San Diego	6/1/1973		1889			N	
83		San Diego Steam Laundry	533-482-02	1155	Columbia Street	92101	Centre City	6/1/1973		1920s			RA	
84		Green Dragon Colony Site -Partially Demolished	350-050-17	1258-1274	Prospect Street	92037	La Jolla	7/6/1973		1904-12			Y	
85		Hayward-Patterson House	534-266-13	2148	Broadway	92102	Greater Golden Hill	9/7/1973		1887	A.M. Hayward		Y	
86		La Jolla Recreational Center	350-311-02	615	Prospect Street	92037	La Jolla	9/7/1973		1914-15	Irving Gill, architect		N	
87		El Cuervo Adobe	310-051-06		Sorrento Valley Boulevard	92121	Los Penasquitos Canyon	10/5/1973		1824			N	
88		First National Bank	533-573-05	432	E Street	92101	Centre City	10/5/1973		1884	A.W. Delane Lincoln Rogers &		RA	
89		Plunge	423-680-12	3000	Mission Boulevard	92109	Mission Beach	12/7/1973		1925	Frank Stevenson		N	
90		Roller Coaster	423-680-12	3000	Mission Boulevard	92109	Mission Beach	12/7/1973		1925			N	
91		Merry-go-round	423-680-12	3000	Mission Boulevard	92109	Mission Beach	12/7/1973		1912			N	
92		Spencer Ogden Building	535-092-11	750	Fifth Avenue	92101	Centre City	3/1/1974		1874	William Lacy		RA	
93		Llewelyn Building	535-092-07	722-728	Fifth Avenue	92101	Centre City	4/5/1974		1887			RA	
94		Judge Torrance House	533-182-07	136	Juniper Street	92103	Uptown	4/5/1974		1887	John Stannard, architect		Y	

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95		Grand-Horton Hotel	535-086-19	319	Island Avenue	92101	Centre City	4/5/1974			Comstock and 1886 Trotsche, architects		RA	
96		Golden West Hotel	533-610-04	720	Fourth Avenue	92101	Centre City	9/6/1974			John Lloyd Wright, 1913 Master Architect		RA	
97		Mary Cassitt House (No. 4)	452-430-22	3526	Seventh Avenue	92103	Uptown	10/4/1974			1906 Irving Gill, architect		Y	
98		Teats House (No. 1)	452-430-26	3560	Seventh Avenue	92103	Uptown	10/4/1974			1905 Irving Gill, architect		Y	
99		Alice Lee Residence	452-430-15	3578	Seventh Avenue	92103	Uptown	10/4/1974			1905 Irving Gill, architect		Y	
100		Mumford Residence	533-252-04	1929	Front Street	92101	Uptown	11/1/1974			1880		Y	
101		Red Roost and Red Rest	350-050-02	1187 & 1179	Coast Boulevard	92037	La Jolla	1/3/1975			1894		Y	
102		Tyrolean Terrace Colony	350-050-24	1290-1298	Prospect Street	92037	La Jolla	2/7/1975			1911		Y	
103		Cole Block	535-095-05	660	Fifth Avenue	92101	Centre City	5/2/1975			1892 John B. Stannard		RA	
104		Sherman-Doig House	533-252-05	136	West Fir Street	92101	Centre City	7/11/1975			1887		RA	
105		San Diego Rowing Club	760-017-03	525	East Harbor Drive	92101	Centre City	7/11/1975			1899-1900		RA	
106		Waldo Waterman Monument			Maple and Albatross Streets	92103	Uptown	8/1/1975			1959 Date of Monument		N	
107		Cliff Mansion	530-010-17	1203	Sunset Cliffs Boulevard	92107	Peninsula	12/5/1975			1926 William Barber		Y	
108		Pottery Canyon Park	346-540-43	2725	Torrey Pines Road	92037	La Jolla	2/6/1976			1928		N	
109		Buckner Hotel	535-132-01	765	Tenth Avenue	92101	Centre City	4/2/1976			1906		RA	
110		Kiessig Corner	533-441-05											
110		U.S. Custom and Court House	533-441-06	1401-1419	Second Avenue	92101	Centre City	7/9/1976			1894		RA	
111		House	535-052-01	325	West F Street	92101	Centre City	7/9/1976			1913 James Knox Taylor		N	
112		Theosophical Institute a. Spaulding Home b. Greek Theatre c. Beaver Home d. Lotus Home e. Madam Tingley Home	532-510-03 532-510-05	3900	Lomaland Drive	92106	Peninsula	8/6/1976			1897-1920		N	

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113		Mission San Diego de Alcala	434-040-44	10818	San Diego Mission Road	92108	Mission Valley	8/6/1976						N
114		McConaughy House	443-340-34	2460	Heritage Park Row	92103	Old San Diego	11/5/1976		1887				N
115		Herne Surgical Hospital (Ashforth Building)	533-451-07	400-420	Ash Street	92101	Centre City	12/3/1976		1906				RA
116		Spruce Street Suspension Bridge		200 and 300 Blocks	West Spruce Street	92103	Uptown	1/7/1977		1912				N
117	117 001-011	El Pueblo Ribera	Various	230-248	Gravilla Street	92037	La Jolla	2/4/1977		1923				Y
117	117-001		351-383-48-01	230	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-002		351-383-48-02	234	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-003		351-383-48-03	238	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-004		351-383-48-04	242	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-005		351-383-48-05	246	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-006		351-383-48-06	248	Gravilla Street	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-007		351-383-03	231	Playa del Sur	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-008		351-383-47	243	Playa del Sur	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y
117	117-009		351-383-05	287	Playa del Sur	92037	La Jolla	2/4/1977	C, D	1923	Rudolph Schindler, architect			Y

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117	117-010		351-383-38	305	Playa del Sur	92037	La Jolla	2/4/1977	C, D		Rudolph Schindler, 1923 architect		Y	
117	117-011		351-383-10	309	Playa del Sur	92037	La Jolla	2/4/1977	C, D		Rudolph Schindler, 1923 architect		Y	
118		Charles A. Martin House	452-611-02	3147	Front Street	92103	Uptown	3/4/1977			1912 Richard S. Requa.			
119		George H. Scripps Memorial Marine Biological Laboratory	344-090-07	8602	La Jolla Shores Drive	92037	La Jolla	5/6/1977			1909 Irving Gill		N	
120		The Tucker House	533-062-08	2470	Union Street	92101	Uptown	7/8/1977			1912			
121		The Ryneerson House/Mansion	534-392-06	2441-2443	E Street	92102	Greater Golden Hill	8/5/1977			1898		Y	
122		The Faulk-Klauber House	539-601-21	3000	E Street	92102	Greater Golden Hill	1/6/1978			1886		Y	
123		Residence	533-353-12	1632	Union Street	92101	Centre City	2/3/1978			1880-88		RA	
124	526-005	Fulford Bungalow No. 1	453-711-16	2516	San Marcos Avenue	92104	Greater North Park	6/2/1978			Carlton Monroe 1913 Winslow		Y	
125	526-006	Fulford Bungalow No. 2	453-711-17	2518	San Marcos Avenue	92104	Greater North Park	6/2/1978			Carlton Monroe 1913 Winslow		Y	
126	526-008	Fulford Bungalow No. 3	453-711-18	2520	San Marcos Avenue	92104	Greater North Park	6/2/1978			Carlton Monroe 1913 Winslow		Y	
127	127 001-090	Gaslamp Quarter Historic District No. 1			Bounded by Fourth Avenue, Sixth Avenue, Broadway and the Santa Fe Rail Road Tracks	92101	Centre City	6/2/1978					N	
127	127-001	Pioneer Warehouse	533-342-12	301	4th Avenue	92101	Centre City	6/2/1978					RA	
127	127-002	Whitney Building	535-342-11	345	4th Avenue	92101	Centre City	6/2/1978			C.1920		RA	
127	127-003	Quin Building	535-081-14	502	4th Avenue	92101	Centre City	6/2/1978					RA	
127	127-004	Sewing Factory	535-081-14	520	4th Avenue	92101	Centre City	6/2/1978			1930		RA	
127	127-005	Floral Exchange Building	535-082-06	521	4th Avenue	92101	Centre City	6/2/1978					RA	
127	127-006	Chinese Laundry	535-082-05	527	4th Avenue	92101	Centre City	6/2/1978			C. 1923		RA	
127	127-007	Coheret Building	535-081-07	536	4th Avenue	92101	Centre City	6/2/1978			C. 1900		RA	
127	127-008	Tai Sing Building	535-082-04	539	4th Avenue	92101	Centre City	6/2/1978			1923		RA	
127	127-009	Pacifica Hotel	535-082-03	547	4th Avenue	92101	Centre City	6/2/1978			C. 1911		RA	

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127	127-010	Royal Pie Bakery	535-081-15 535-081-16	554	4th Avenue	92101	Centre City	6/2/1978		1911			RA	
127	127-011	Carriage Works	535-095-08 & 535-095-03	655	4th Avenue	92101	Centre City	6/2/1978					RA	
127	127-012	Labor Temple Building	535-092-02	743	4th Avenue	92101	Centre City	6/2/1978		1907			RA	
127	127-013	Ingle Building	533-576-05	801	4th Avenue	92101	Centre City	6/2/1978		1907	Joseph Falkenham and John Stannard		RA	
127	127-014	The Exchange Club Building	533-576-04	815	4th Avenue	92101	Centre City	6/2/1978		1905			RA	
127	127-015	Panama Café	533-576-03	827	4th Avenue	92101	Centre City	6/2/1978		1905	unknown		RA	
127	127-016	Windsor Hotel	533-576-02	843	4th Avenue	92101	Centre City	6/2/1978		1886			RA	
127	127-017	Lawyer's Block Building	533-573-10	901	4th Avenue	92101	Centre City	6/2/1978		1889	McDougall & Sons		RA	
127	127-018	Schmitt Building	533-573-02	949-951	4th Avenue	92101	Centre City	6/2/1978		1880			RA	
127	127-019	TM Cobb Co. Building	535-345-07	270	5th Avenue	92101	Centre City	6/2/1978		1894	William Sterling Hebbard		RA	
127	127-020	Buel - Town Co. Building	535-344-01	275	5th Avenue	92101	Centre City	6/2/1978		1887	Hebbard and Gill		RA	
127	127-021	Pioneer Warehouse Addn.	535-342-12	310	5th Avenue	92101	Centre City	6/2/1978		1920			RA	
127	127-022	Heartland Meat Co.	535-342-07	322	5th Avenue	92101	Centre City	6/2/1978		C. 1885	Constructed under supervision of developer Daniel Choate		RA	
127	127-023	Grand Pacific Hotel	535-342-10	366	5th Avenue	92101	Centre City	6/2/1978		1887			RA	
127	127-024	Brunswig Drug Company	535-343-16	363	5th Avenue	92101	Centre City	6/2/1978		1888			RA	
127	127-025	Café Building	535-084-01	467	5th Avenue	92101	Centre City	6/2/1978		1874			RA	
127	127-026	Callan Hotel	535-082-08	502	5th Avenue	92101	Centre City	6/2/1978		C. 1904			RA	
127	127-027	Manila Café	535-083-06	515	5th Avenue	92101	Centre City	6/2/1978		1931-1938			RA	
127	127-028	Yamada Building	535-082-18	516	5th Avenue	92101	Centre City	6/2/1978		1913			RA	
127	127-029	Higgins Building	535-083-16	527	5th Avenue	92101	Centre City	6/2/1978		1873	William Jorres		RA	
127	127-030	Lincoln Hotel	535-082-12	536	5th Avenue	92101	Centre City	6/2/1978		1913	D.H. Holmes		RA	
127	127-031	Stingaree Building	535-082-13	540	5th Avenue	92101	Centre City	6/2/1978		C. 1885			RA	
127	127-032	Loewenstein Building	535-082-14	544	5th Avenue	92101	Centre City	6/2/1978		C. 1887			RA	
127	127-033	Marin Hotel	535-082-15	552	5th Avenue	92101	Centre City	6/2/1978		1888			RA	

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127	127-034	Montijo Building	535-083-16	554	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-035	Timkin Building	535-082-17	562	5th Avenue	92101	Centre City	6/2/1978		C. 1887	Joseph Falkenham			RA
127	127-036	McGurck Block Building	535-094-07	611	5th Avenue	92101	Centre City	6/2/1978		1887				RA
127	127-037	Backesto Building	535-095-06	614	5th Avenue	92101	Centre City	6/2/1978		1884	G.I. Burkett, M.A. Perry and Deter Christenson			RA
127	127-038	Combination Store	535-094-06	621	5th Avenue	92101	Centre City	6/2/1978		1880				RA
127	127-039	Yuma Building	535-094-16	631	5th Avenue	92101	Centre City	6/2/1978		1886				RA
127	127-040	Casino Theatre	535-094-03	643	5th Avenue	92101	Centre City	6/2/1978		1912	Built by Chaffey Concrete Construction Co			RA
127	127-041	Bijou Theatre	535-095-06	658	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-042	Old City Hall	535-095-07	664	5th Avenue	92101	Centre City	6/2/1978		1874	William Lacy			RA
127	127-043	Bancroft Building	535-094-01	665	5th Avenue	92101	Centre City	6/2/1978		1889?				RA
127	127-044	Cole Block Building	535-092-06	702	5th Avenue	92101	Centre City	6/2/1978		1891-1892	John B. Stannard			RA
127	127-045	Llewlyn Building	535-092-07	722	5th Avenue	92101	Centre City	6/2/1978		1887				RA
127	127-046	<i>Designation Overturned</i>											RA	
127	127-047	Pat's Little Theatre	535-092-10	746-748	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-048	Dunham Building	535-092-11	750	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-049	Pierce-Field Building	535-093-02	753	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-050	Dream Theatre	535-093-02	755	5th Avenue	92101	Centre City	6/2/1978		1885				RA
127	127-051	Fritz Bulding	535-092-12	760	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-052	Loring Building	535-092-13	764	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-053	Spencer Ogden Building	535-092-15	770	5th Avenue	92101	Centre City	6/2/1978		1874	William Lacy			RA
127	127-054	Marston Building	533-575-05	809	5th Avenue	92101	Centre City	6/2/1978		1881	Stewart Brothers			RA
127	127-055	Hubbell Building	533-575-04	813-823	5th Avenue	92101	Centre City	6/2/1978		1886				RA
127	127-056	Merchantile Building	533-576-07	822	5th Avenue	92101	Centre City	6/2/1978		1895				RA
127	127-057	Nesmith-Greeley Building	533-575-03	825	5th Avenue	92101	Centre City	6/2/1978		1888	Comstock and Trotsche			RA
127	127-058	Ingersoll-Tuitton	533-576-09	832	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-059	Louis Bank of Commerce	533-575-02	835	5th Avenue	92101	Centre City	6/2/1978		1888	Clements and Stannard Architects			RA

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127	127-060	San Diego Hardware	533-576-10	840	5th Avenue	92101	Centre City	6/2/1978			T.W. Coates of Standard Iron Works			RA
127	127-061	Onyx Building	533-576-14	852	5th Avenue	92101	Centre City	6/2/1978						RA
127	127-062	Robinson Building	533-574-07	903	5th Avenue	92101	Centre City	6/2/1978			1913 Nathan Watts			RA
127	127-063	1st National Bank Building	533-573-05	904	5th Avenue	92101	Centre City	6/2/1978			1883			RA
127	127-064	Howard Building	533-574-05	933	5th Avenue	92101	Centre City	6/2/1978			1904			RA
127	127-065	Dalton Building	533-574-04	939	5th Avenue	92101	Centre City	6/2/1978			C. 1911			RA
127	127-066	Woolworth Building	533-574-02	945	5th Avenue	92101	Centre City	6/2/1978			C. 1888			RA
127	127-067	Granger Building	533-573-09	964	5th Avenue	92101	Centre City	6/2/1978			1904 William Quyale			RA
127	127-068	Frost Building	535-550-01	170	6th Avenue	92101	Centre City	6/2/1978						RA
127	127-069	Brunswick Drug Acid Yard	535-343-06	348	6th Avenue	92101	Centre City	6/2/1978						RA
127	127-070	Produce Market Building	535-084-10	454	6th Avenue	92101	Centre City	6/2/1978			1918			RA
127	127-071	New York Hotel Building	535-083-15	520	6th Avenue	92101	Centre City	6/2/1978						RA
127	127-072	Sterling Hardware Building	535-083-11	530	6th Avenue	92101	Centre City	6/2/1978			W.E. Kier Construction Company	C. 1924		RA
127	127-073	Simmons Building	535-083-12	540	6th Avenue	92101	Centre City	6/2/1978			Edwin Blachman, of Blachman, Clemens and Stannard	1906		RA
127	127-074	Alan John Factory	535-083-13	568	6th Avenue	92101	Centre City	6/2/1978				1908		RA
127	127-075	Gaslamp Galleria Building	535-093-10	744	6th Avenue	92101	Centre City	6/2/1978				1927		RA
127	127-076	Snyder Building	535-093-11	748	6th Avenue	92101	Centre City	6/2/1978						RA
127	127-077	Sheldon Block Building	533-575-07	822	6th Avenue	92101	Centre City	6/2/1978			C. 1930			RA
127	127-078	St. James Hotel	534-575-08	844	6th Avenue	92101	Centre City	6/2/1978			Henry Harms	1912-1914	Preibisius	RA
127	127-079	Samuel I. Fox Building	533-574-11	531	Broadway	92101	Centre City	6/2/1978			William Templeton Johnson	1929		RA
127	127-080	Rambo Building	535-092-01	409	F Street	92101	Centre City	6/2/1978				1910 Edward Rambo		RA
127	127-081	Keating Building	533-576-06	432	F Street	92101	Centre City	6/2/1978				1890 George J. Keating		RA

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127	127-082	William Penn Hotel	535-093-01	509	F Street	92101	Centre City	6/2/1978		C. 1914				RA
127	127-083	Hill Building	535-093-12	527	F Street	92101	Centre City	6/2/1978		1897				RA
127	127-084	Frey Block Building	535-081-17	345	Market Street	92101	Centre City	6/2/1978						RA
127	127-085	Lester Hotel	535-082-01	401	Market Street	92101	Centre City	6/2/1978		1904	William Quayle			RA
			535-095-04											
127	127-086	Broker's Building	535-095-05	422	Market Street	92101	Centre City	6/2/1978		1889	B. McDougall			RA
127	127-087	Young Building	535-082-02	421	Market Street	92101	Centre City	6/2/1978		C. 1925				RA
127	127-088	I.O.O.F. Building	535-094-08	526	Market Street	92101	Centre City	6/2/1978		1882				RA
		Greenbaum Market Building	535-084-09	528	J Street	92101	Centre City	6/2/1978		C.1915				RA
127	127-090	Engebretson Building	535-343-10	541	J Street	92101	Centre City	6/2/1978		C. 1914				RA
128		Heritage Place La Jolla	351-102-09	7210	La Jolla Boulevard	92037	La Jolla	7/7/1978		1917				Y
129		Sherman Judson House	533-252-10	1930	First Avenue	92101	Uptown	9/1/1978		1887				Y
130	130 001-060	Greater Golden Hill Historic District	Various	Various	Bounded by Russ Boulevard, Hwy 94, 25th Street and 24th Street.	92102	Greater Golden Hill	12/04/70, 08/0577, 10/06/78, 12/15/84, 01/23/85, 06/26/85						
130	130-001		534-141-01	2400	A Street	92102	Greater Golden Hill	12/15/1984		1913				Y
											Henry Harms			
130	130-002	M.E. Meyers House	534-141-04	2430	A Street	92102	Greater Golden Hill	12/15/1984		1925	Prebisius			Y
130	130-003		534-141-05	2434	A Street	92102	Greater Golden Hill			1905				Y
130	130-004	Charles Kelly House	534-141-06	2448	A Street	92102	Greater Golden Hill	10/6/1978		1903	Charles Kelly			Y
130	130-005		534-141-07	2450-52	A Street	92102	Greater Golden Hill	10/6/1978						Y
		William Hugh Strong House	534-141-08	2460	A Street	92102	Greater Golden Hill	10/6/1978		1905	Emmor Brooke Weaver			Y
130	130-007	Fehlman Morgan House	534-141-09	2470	A Street	92102	Greater Golden Hill	10/6/1978		1911	Dell W. Harris			Y
130	130-008		534-142-14	2476	A Street	92102	Greater Golden Hill	10/6/1978						Y
130	130-009		534-141-11	1316	25th Street	92102	Greater Golden Hill	12/15/1984						Y
130	130-010		534-141-12	1302	25th Street	92102	Greater Golden Hill	12/15/1984		C. 1923				Y

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130	130-011		534-142-05	2417	A Street	92102	Greater Golden Hill	12/15/1984						Y	
130	130-012		534-142-06	2427	A Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-013		534-142-10	2459-63	A Street	92102	Greater Golden Hill	12/15/1984						Y	
130	130-014		534-142-11	2465	A Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-015		534-142-13	1246-50	25th Street	92102	Greater Golden Hill	1/23/1985						Y	
130	130-016		534-142-14	1236	25th Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-017		534-142-26	2430	B Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-018	Clark McKee/William Stewart House	534-142-20	2460	B Street	92102	Greater Golden Hill	10/6/1978			1897 Clark McKee			Y	
130	130-019	Leroy Wright House	534-142-19	2470	B Street	92102	Greater Golden Hill	10/6/1978			1898 William Quayle			Y	
130	130-020		534-142-17	2492	B Street	92102	Greater Golden Hill	1/23/1985						Y	
130	130-021		534-143-01	1171	24th Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-022		534-271-19	2425	B Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-023	James M. Steade House	534-271-17	2435	B Street	92102	Greater Golden Hill	10/6/1978			1905			Y	
130	130-024		534-143-07	2451	B Street	92102	Greater Golden Hill	12/15/1984						Y	
130	130-025		534-271-16	2463	B Street	92102	Greater Golden Hill	12/15/1984						Y	
130	130-026			1148	25th Street	92102	Greater Golden Hill	6/26/1985						Y	
130	130-027		534-271-13	2440	C Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-028		534-271-12	2454	C Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-029		534-272-02	2419	C Street	92102	Greater Golden Hill	10/6/1978						Y	

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130	130-030		534-272-05	2451	C Street	92102	Greater Golden Hill	12/15/1984						Y
130	130-031		534-272-06	2459	C Street	92102	Greater Golden Hill	12/15/1984						Y
130	130-032		534-272-07	2467-69	C Street	92102	Greater Golden Hill	10/6/1978						Y
130	130-033		534-272-08	2475	C Street	92102	Greater Golden Hill	6/26/1985						Y
130	130-034		534-272-09	2483	C Street	92102	Greater Golden Hill	12/15/1984						Y
130	130-035	Quartermass-Wilde House	534-272-19	2404	Broadway	92102	Greater Golden Hill	10/6/1978		1896				Y
130	130-036		534-272-18	2424	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-037	La Cresta Apartments	534-272-17	2426-2432	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-038		534-272-16	2434-36	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-039		534-272-15	2442-48	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-040	A.H. Frost House	534-272-14	2456	Broadway	92102	Greater Golden Hill	10/6/1978			W.S. Hebbard & 1897 Irving Gill			Y
130	130-041		534-272-13	2466-68	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-042		534-391-01	2411	Broadway	92102	Greater Golden Hill	10/6/1978		1930				Y
130	130-043	Broadway Apartments	534-391-16	2417	Broadway	92102	Greater Golden Hill	12/15/1984						Y
130	130-044			2437	Broadway	92102	Greater Golden Hill	10/6/1978						Y
130	130-045	George Garrettson House	534-391-15	2410	E Street	92102	Greater Golden Hill	10/6/1978			Irving Gill 1895 (remodeled form)			Y
130	130-046		534-391-13	2412-22	E Street	92102	Greater Golden Hill	10/6/1978						Y
130	130-047		534-391-11	2446	E Street	92102	Greater Golden Hill	12/15/1984						Y
130	130-048	Alfred Haines House	534-391-09	2470	E Street	92102	Greater Golden Hill	10/6/1978		1908	Ralph Haines			Y

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130	130-049	Patrick Martin House	534-391-08	2496	E Street	92102	Greater Golden Hill	10/6/1978		1905				Y	
130	130-050			2415	E Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-051	Rynearson House	534-392-06	2441	E Street	92102	Greater Golden Hill	10/6/1978		1898				Y	
130	130-052		534-392-09	2467	E Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-053		534-392-10	2475	E Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-054		534-392-11	838	25th Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-055		534-392-23	2404	F Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-056		534-392-22	2420	F Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-057		534-392-20	2436	F Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-058		534-392-19	2444	F Street	92102	Greater Golden Hill	10/6/1978		C. 1910				Y	
130	130-059		534-392-18	2452	F Street	92102	Greater Golden Hill	10/6/1978						Y	
130	130-060		534-392-17	2460	F Street	92102	Greater Golden Hill	10/6/1978						Y	
131		Western Metal Building	535-355-09	215	Seventh Avenue	92101	Centre City	11/3/1978		1909-10				RA	
132		The Watts Building	533-575-01	525	E Street	92101	Centre City	12/1/1978		1913				RA	
133		Galusha B. Grow Cottage	351-102-09	7210	La Jolla Boulevard	92037	La Jolla	2/16/1979		1895				Y	
134		Chaplain's Residence	444-560-30	836	East Washington Street	92103	Uptown	2/2/1979		1896				Y	
135		Medico-Dental Building	533-433-06	233	A Street	92101	Centre City	3/2/1979		1927	Frank W. Stevenson			RA	
136		Broderick-Kenny House	533-173-04	2133	Second Avenue	92101	Uptown	5/4/1979		1888				Y	
137		The Royal Pie Bakery	535-081-15	560	Fourth Avenue	92101	Centre City	6/1/1979		1894				RA	
138		The Gorham House	538-320-06	2040-2042	Kearney Avenue	92102	Diego	8/3/1979		1894-95					
139		Elk's Hall	533-372-01	350	Cedar Street	92101	Centre City	11/2/1979			Quayle Brothers			N	

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														Y/N or Red.	Staff Report Agency (RA) Number
140			Robert E. Lee Hotel /Lyceum Theater	533-610-21	815: 314	Third Avenue (Hotel): F Street (Theatre)	92101	Centre City	1/11/1980		1913				RA
141			Hotel Knickerbocker		315	E Street	92101	Centre City	1/11/1980		1913				RA
142			Neresheimer-Tingley House	532-380-08	430	Silvergate Avenue	92106	Peninsula	3/7/1980		1903				Y
143			Chicano Park			Bounded by I-5 Fwy, Crosby Street, Naional Avenue, Newton Avenue, Dewey Street, National Avenue and Evans Street.	92113	Barrio Logan	3/7/1980		1970-71				N
144			Pythian Building		870	Third Avenue	92101	Centre City	4/8/1980						N
145			McClintock Storage Warehouse /Bekins Bldg.	533-395-02	1202-1210	Kettner Boulevard	92101	Centre City	7/1/1980		1925	Herbert E. Palmer			RA
146			Stough-Beckett Cottage	430-183-20	2203	Denver Street	92110	Clairemont Mesa	8/5/1980		1888				Y
147			The Marin Hotel	535-082-15	552	Fifth Avenue	92101	Centre City	11/4/1980		1888				RA
148			The Hawthorne Inn	533-172-04	2121	First Avenue	92101	Uptown	11/4/1980		1900				Y
149			The Garrettson House	533-153-05	2366	Front Street	92101	Uptown	4/7/1981		1896				Y
150			Chinese Benevolent Society Building	535-074-05	426	Third Avenue	92101	Centre City	6/2/1981		1911				N
151			Ying-On Merchants & Labor Building	535-073-05	500	Third Avenue	92101	Centre City	6/2/1981		1925				RA
152			Stingaree Bordello		303-323	Island Avenue	92101	Centre City	7/7/1981		1916				RA
153			Major Myles Molan House	533-185-07	2214-2224	Second Avenue	92101	Uptown	7/7/1981		1894				Y
154			Kahle Residence	534-253-11	1058	21st Street	92102	Greater Golden Hill	8/27/1981		1903				
155			High House	534-385-08	2220-2222	F Street	92102	Greater Golden Hill	8/27/1981		1905				Y
156			Wegeforth House	452-717-02	210	Maple Street	92103	Uptown	10/6/1981		1917	Louis J. Gill.			
157			Park Place Methodist Episcopal Church	452-664-02	2825	Fifth Avenue	92103	Uptown	11/3/1981		1910				
158			S.I. Fox Home	534-264-07	1004	24th Street	92102	Greater Golden Hill	1/27/1982		1911				Y

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159		The Klauber-Wangeheim Building	535-116-01	611	Island Avenue	92101	Centre City	1/27/1982			William H. Wheeler.			RA
160	208-388	The Sherman Hearn House	535-211-01	633	20th Street	92102	Diego	1/27/1982			1887			Y
161		The Panama/Senator Hotel	535-061-10	101-119	West F Street	92101	Centre City	5/26/1982			1914			RA
162		The Showley Brothers Candy Factory	535-353-04	305-307	Eighth Avenue	92101	Centre City	5/26/1982			1924			RA
163	526-003	Dr. Harry & Rachel Granger Wegeforth Home	453-711-05	3004	Laurel Street	92104	Greater North Park	6/30/1982			1912	William Wheeler		Y
164		La Jolla Fire Station Engine Company 13	350-182-03	7877	Herschel Avenue	92037	La Jolla	6/30/1982			1913			N
165	208-389	Hollington House	535-423-01	171	21st Street	92102	Diego	6/30/1982			1887			Y
166		Wisteria Cottage	350-171-09	780	Prospect Street	92037	La Jolla	8/25/1982			1904			
167		The Coulter Residence	452-612-09	3162	Second Avenue	92103	Uptown	10/27/1982			1915	Carlton Monroe Winslow, Sr.		Y
168		The Nower-Good Residence	534-384-10	866	24th Street	92102	Greater Golden Hill	10/27/1982			1904			
169		The Ernest & Ileen White Residence	452-612-06	136	Redwood Street	92103	Uptown	12/10/1982			1898	Irving Gill and William S. Hebbard		
170		Duehn-St. John Residence	440-542-14	4720	Kensington Drive	92116	Kensington-Talmadge	12/10/1982			1910			N
171		The Alphonzo Risley House	534-373-03	841-845	20th Street	92102	Greater Golden Hill	12/10/1982			1888			Y
172		The Charlotte Bushnell House	533-182-11	2368	Second Avenue	92101	Uptown	1/26/1983			1895			Y
173		Otis Residence	452-554-33	3255	Second Avenue	92103	Uptown	2/23/1983			1910			Y
174		Mertzmann-Winans Residence	452-554-19	3303	Second Avenue	92103	Uptown	3/23/1983			1908			Y
175		Hotel San Diego	533-569-01	339	West Broadway	92101	Centre City	4/27/1983			1914			RA
176		John D. Spreckels Bldg. (Bank of America, Home Federal Bldg.)	534-321-06	625	Broadway	92101	Centre City	4/27/1983			1925-27			RA
177		The Simon Levi Company Building	535-352-19	715	J Street	92101	Centre City	7/27/1983			1913			RA

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178		Day's Little House	452-401-09	3518	Third Avenue	92103	Uptown	9/28/1983		1912				
179		George Kautz House	350-312-02	7753	Draper Avenue	92037	La Jolla	9/28/1983		1913	Irving Gill.		Y	
180		Scripps Residence	539-404-12	1355	28th Street	92102	Greater Golden Hill	10/19/1983		1906			Y	
181		The Little Hotel by the Sea	350-022-01	8045	Jenner Street	92037	La Jolla	11/30/1983		1924-25				
182		Fleming Residence	534-134-08	2250	B Street	92102	Greater Golden Hill	11/30/1983		1909			Y	
183		Frery House	453-552-29	3227	Grim Avenue	92104	Greater North Park	1/18/1984		1905			Y	
184		Anthony Residence	452-538-15	3333	Front Street	92103	Uptown	5/23/1984		1906			Y	
185		John B. Judson House	242-130-27	17826	Bandy Canyon Road	92025	San Pasqual	5/23/1984		1887			N	
186		Moore House	452-393-07	3551	Front Street	92103	Uptown	6/27/1984		1893				
187		Nason Residence	533-172-01	2169	First Avenue	92101	Uptown	6/27/1984		1902			Y	
188		Wiard Family Residence	452-392-17	3536	Front Street	92103	Uptown	6/27/1984		1898			Y	
189		Eagles Hall	535-103-03	733	Eighth Avenue	92101	Centre City	7/25/1984		1917			RA	
190		The Alfred C. Platt House	534-382-11	934	23rd Street	92102	Greater Golden Hill	10/31/1984		1908				
191		The Timken Building	534-326-01	861	Sixth Avenue	92101	Centre City	11/28/1984		1908-10			RA	
192		Siess House	452-063-11	3720	Third Avenue	92103	Uptown	11/28/1984		1907			Y	
193		Golden View Apartments	534-384-01	2331	E Street	92102	Greater Golden Hill	1/23/1985		1922				
194		Hazard Residence	533-183-08	2330	Third Avenue	92101	Uptown	2/27/1985		1913				
195		Levi Wholesale Grocery Building	535-563-35	330	Eighth Avenue	92101	Centre City	2/27/1985		1928			RA	
196		Darnaud Residence	534-134-05	1221	22nd Street	92102	Greater Golden Hill	6/26/1985		1907			Y	
197		Waters Residence	534-266-15	2124	Broadway	92102	Greater Golden Hill	6/26/1985		1887-1888			Y	
198		George Keating Residence	533-183-05	2331	Second Avenue	92101	Uptown	7/24/1985		1888			Y	
199		Judge Monroe Anderson House	533-186-02	2257	Front Street	92101	Uptown	10/23/1986		1904	Hebbard & Gill Frank Mead &			
200		A.H. Sweet Residences	452-577-02	3141	Curlew Street	92103	Uptown	2/26/1986		1914-1915	Richard Requa Frank Mead &		Y	
200		A.H. Sweet Residences	452-577-01	435	West Spruce Street	92103	Uptown	2/26/1986		1914-1915	Richard Requa		Y	

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201		Mary R. Billmeyer House	534-261-07	1100	22nd Street	92102	Greater Golden Hill	5/28/1986		1905			Y	
202		Alfred Mitchell Residence	539-363-06	1506	31st Street	92102	Greater Golden Hill	9/24/1986		1937	Richard Requa		Y	
203		County Administration Bldg. (Civic Administration Center)	533-590-01	1600	Pacific Highway	92101	Centre City	10/22/1986		1936-38	Samuel Hamill, Richard Requa, William Templeton Johnson, Louis Gill		N	
204		La Valencia Hotel	350-040-01	1132	Prospect Street	92037	La Jolla	1/14/1987		1909			Y	
205		Stanton Residence	534-265-09	2223	C Street	92102	Greater Golden Hill	1/14/1987		1893			Y	
206		Hubbard Residence	452-674-11	406	West Nutmeg Street	92103	Uptown	1/14/1987		1904			Y	
207	207-001-023	Chinese/Asian Thematic Historic District	Various	Various	Various	92101	Centre City	04/29/87, 05/27/87					RA	
207	207-001	Callan Hotel	535-082-08	502-512	5th Avenue	92101	Centre City	4/29/1987		1904			RA	
207	207-002	Morgans (Manila Café)	535-083-06	515	5th Avenue	92101	Centre City	4/29/1987		1930			RA	
207	207-003	Lincoln Hotel	535-082-12	536	5th Avenue	92101	Centre City	4/29/1987		1913			RA	
207	207-004	Stingaree Building	535-082-13	540	5th Avenue	92101	Centre City	4/29/1987		1887			RA	
207	207-005	Nanking Café	535-084-01	461	5th Avenue	92101	Centre City	4/29/1987		1877			RA	
207	207-006	Island Hotel	535-084-01	449	5th Avenue	92101	Centre City	4/29/1987		1877			RA	
207	207-007	Chinese Residences		527	4th Avenue	92101	Centre City	4/29/1987		1923			RA	
207	207-008	Tai Sing Building		539-543	4th Avenue	92101	Centre City	4/29/1987		1887			RA	
207	207-009	Quin Building - Quin Warehouse		500-520	5th Avenue	92101	Centre City	4/29/1987		1905, 1932			RA	
207	207-010	I.O.O.F. Building		526	Market Street	92101	Centre City	4/29/1987		1872			RA	
207	207-011	Sun Café		421	Market Street	92101	Centre City	4/29/1987		1883			RA	
207	207-012	Manos Market		444	6th Avenue	92101	Centre City	4/29/1987		1896			RA	
207	207-013	Saigon Palace		560	5th Avenue	92101	Centre City	4/29/1987		1895			RA	
207	207-014	ABC		544	5th Avenue	92101	Centre City	4/29/1987		1886			RA	
207	207-015	Plants and Fireproofing Building	535-073-08	540-546	3rd Avenue	92101	Centre City	4/29/1987		1912			RA	
207	207-016	Quin Residence	535-086-04	429-431	3rd Avenue	92101	Centre City	4/29/1987		1888			RA	
207	207-017	Quong Building	533-074-04	416-418	3rd Avenue	92101	Centre City	4/29/1987		1913			RA	
207	207-018	Regal and Anita Hotels (Raid Hotel)	535-086-12	416-422	4th Avenue	92101	Centre City	4/29/1987		1911			RA	

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						Code	Comm. Plan Area						Y/N or Red.	Staff Report Agency (RA) Number
207	207-019	Woo Chee Chong Building	535-074-07	448-456	3rd Avenue	92101	Centre City	4/29/1987		1888			RA	
207	207-020	Ying-On Merchant and Labor Benevolent Association Building	535-073-05	500-502	3rd Avenue	92101	Centre City	4/29/1987		1925			RA	
207	207-021	Ying-On Merchant and Labor Benevolent Association Building Annex	535-073-05	504	3rd Avenue	92101	Centre City	4/29/1987		1888			RA	
207	207-022	Chinese Consolidated Benevolent Society	535-074-05	428	3rd Avenue	92101	Centre City	4/29/1987		1911	Built by F.A. Clarey		RA	
207	207-023	Chinese Mission Building	535-065-10	643-645	1st Avenue	92101	Centre City	4/29/1987		1927	Louis J. Gill		RA	
208	208-001-390	Sherman Heights Historic District	Various	Various	Bounded by Hwy 94, 25th Street, Commercial Street, and I-5 Fwy.	92102	Southeastern San Diego	5/27/1987						
208	208-001		535-414-05	131	19th Street	92102	Southeastern San Diego	5/27/1987		1903	Nichols and Heilbron, Contractor		Y	
208	208-002		535-414-04	141	19th Street	92102	Southeastern San Diego	5/27/1987		1904	Schulteiss Brothers Plumbing		Y	
208	208-003		535-414-03	151-55	19th Street	92102	Southeastern San Diego	5/27/1987		1903			Y	
208	208-004		535-414-01	165	19th Street	92102	Southeastern San Diego	5/27/1987		1894			Y	
208	208-005		535-413-14	207	19th Street	92102	Southeastern San Diego	5/27/1987		1946	York Mitchell		Y	
208	208-006		535-413-05, 535-413-06	235-237	19th Street	92102	Southeastern San Diego	5/27/1987		1899-05			Y	
208	208-007		535-413-04	239	19th Street	92102	Southeastern San Diego	5/27/1987		1902-11			Y	
208	208-008		535-413-03	251	19th Street	92102	Southeastern San Diego	5/27/1987		1911			Y	
208	208-009		535-404-05	331	19th Street	92102	Southeastern San Diego	5/27/1987		1921			Y	
208	208-010		535-405-03	344-46	19th Street	92102	Southeastern San Diego	5/27/1987		1908	C.E. Collins, Contractor		Y	

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208	208-011		535-404-04	345	19th Street	92102	Diego	5/27/1987		1892-93			Y	
208	208-012		535-405-02	352-54	19th Street	92102	Diego	5/27/1987		1906			Y	
208	208-013		535-404-02	355	19th Street	92102	Diego	5/27/1987		1905-15			Y	
208	208-014		535-404-01	359	19th Street	92102	Diego	5/27/1987		1905-15			Y	
208	208-015		535-404-03	369	19th Street	92102	Diego	5/27/1987		1891			Y	
208	208-016		535-405-01	370	19th Street	92102	Diego	5/27/1987		1900-10			Y	
208	208-017		535-402-04	400	19th Street	92102	Diego	5/27/1987		1904	Ficitow & H, Contractor		Y	
208	208-018		535-403-07	405	19th Street	92102	Diego	5/27/1987		1903	Schulteiss Brothers		Y	
208	208-019	Matthew Sherman House	535-402-05	418-22	19th Street	92102	Diego	5/27/1987		1868			Y	
208	208-020		535-403-05	429	19th Street	92102	Diego	5/27/1987		Moved to lot in 1941			Y	
208	208-021		535-402-02	430	19th Street	92102	Diego	5/27/1987		1905			Y	
208	208-022		535-403-04	437	19th Street	92102	Diego	5/27/1987					Y	
208	208-023		535-403-03	445	19th Street	92102	Diego	5/27/1987		1888			Y	
208	208-024		535-403-02	455-57	19th Street	92102	Diego	5/27/1987		C. 1900			Y	
208	208-024A		535-403-01	463-69	19th Street	92102	Diego	5/27/1987		C. 1900			Y	
208	208-025		535-190-30	501	19th Street	92102	Diego	5/27/1987		1905			Y	
208	208-026		535-190-29	507	19th Street	92102	Diego	5/27/1987		1905			Y	
208	208-027		535-190-28	517	19th Street	92102	Diego	5/27/1987		1905			Y	
208	208-028		535-190-18	530	19th Street	92102	Diego	5/27/1987		1906	Frank Noeltner, builder		Y	

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208	208-029		535-190-27	531	19th Street	92102	Diego	5/27/1987		1905			Y	
208	208-030		535-190-45	555	19th Street	92102	Diego	5/27/1987		1892			Y	
208	208-031		535-200-05	637	19th Street	92102	Diego	5/27/1987		1895			Y	
208	208-032		535-200-03	643	19th Street	92102	Diego	5/27/1987		1889-90	Julian and Son, Contractor		Y	
208	208-033		535-200-02	651-57	19th Street	92102	Diego	5/27/1987		1948			Y	
208	208-034		535-200-01	671	19th Street	92102	Diego	5/27/1987		1947			Y	
208	208-035		535-424-05	117	20th Street	92102	Diego	5/27/1987		1888			Y	
208	208-036		535-424-04	129	20th Street	92102	Diego	5/27/1987		1898	Carl Nichols, builder		Y	
208	208-037		535-414-08	118	20th Street	92102	Diego	5/27/1987		C. 1902			Y	
208	208-038		535-424-03	141	20th Street	92102	Diego	5/27/1987		1925			Y	
208	208-039		535-424-02	155	20th Street	92102	Diego	5/27/1987		1905	Moritz Trepte, builder		Y	
208	208-040		535-414-11	156	20th Street	92102	Diego	5/27/1987		1909	L.H. Arnold, builder		Y	
208	208-041		535-414-12	168	20th Street	92102	Diego	5/27/1987		1899			Y	
208	208-042		535-413-09	204-06	20th Street	92102	Diego	5/27/1987		1913	Kenyon House Company, builder		Y	
208	208-043		535-413-10	220	20th Street	92102	Diego	5/27/1987		1910	Symmes Bent, builder		Y	
208	208-044		535-413-11	230	20th Street	92102	Diego	5/27/1987		C. 1910			Y	
208	208-045		535-413-12	242	20th Street	92102	Diego	5/27/1987		C. 1902			Y	
208	208-046		535-434-04	323	20th Street	92102	Diego	5/27/1987		1889			Y	
208	208-047		535-434-03	325-343	20th Street	92102	Diego	5/27/1987		1916	John B. DuPaul, builder		Y	

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208	208-048		535-434-08	342	20th Street	92102	Diego	5/27/1987		1907			Y	
208	208-049		535-404-10	360	20th Street	92102	Diego	5/27/1987		C. 1911			Y	
208	208-050		535-404-11	368	20th Street	92102	Diego	5/27/1987		1898	George Wade, builder		Y	
208	208-051		535-403-08	402	20th Street	92102	Diego	5/27/1987		1905			Y	
208	208-052		535-403-09	410	20th Street	92102	Diego	5/27/1987		1906	J.I. Johnston, builder		Y	
208	208-053		535-404-07	432	20th Street	92102	Diego	5/27/1987		1923			Y	
208	208-054		535-403-09	430	20th Street	92102	Diego	5/27/1987		1906	J.I. Johnston, builder		Y	
208	208-055		535-403-11	444	20th Street	92102	Diego	5/27/1987		1926			Y	
208	208-056		535-431-03	441-47	20th Street	92102	Diego	5/27/1987		1914			Y	
208	208-057		535-431-02	451-55	20th Street	92102	Diego	5/27/1987		1890	John B. Stannard, architect		Y	
208	208-058		535-403-13	470	20th Street	92102	Diego	5/27/1987		1908	S.O. Spaulding, architect and contractor		Y	
208	208-059		535-190-32	500	20th Street	92102	Diego	5/27/1987		1905	Nichols and Heilbron, Contractor		Y	
208	208-060		535-190-33	520	20th Street	92102	Diego	5/27/1987		1904			Y	
208	208-061		535-214-07	529	20th Street	92102	Diego	5/27/1987		1891	Sam Baily, builder		Y	
208	208-062		535-190-34	530	20th Street	92102	Diego	5/27/1987		1904	J.C. Woolman, builder		Y	
208	208-063		535-214-06	541-43	20th Street	92102	Diego	5/27/1987		C. 1887			Y	
208	208-064		535-190-35	542	20th Street	92102	Diego	5/27/1987		1903			Y	
208	208-065		535-214-05	555	20th Street	92102	Diego	5/27/1987		1903	Nichols and Heilbron, Contractor		Y	

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208	208-066		535-200-14	637	20th Street	92102	Diego	5/27/1987			Peck and Arnold, 1920 contractor		Y	
208	208-067		535-190-06	634	20th Street	92102	Diego	5/27/1987			1923		Y	
208	208-068		535-200-06	638	20th Street	92102	Diego	5/27/1987			B.L. Muir, 1889-90 contractor		Y	
208	208-069		535-200-13	639	20th Street	92102	Diego	5/27/1987			1889-90		Y	
208	208-070		535-200-07	642	20th Street	92102	Diego	5/27/1987			B.L. Muir, 1889 contractor		Y	
208	208-071		535-200-12	651	20th Street	92102	Diego	5/27/1987			C. 1888		Y	
208	208-072		535-200-11	657	20th Street	92102	Diego	5/27/1987			1888-89		Y	
208	208-073		535-200-09	670	20th Street	92102	Diego	5/27/1987			George Journeay, 1891 builder		Y	
208	208-074		535-200-10	671	20th Street	92102	Diego	5/27/1987			Heilbron, 1907 Contractor		Y	
208	208-075		535-424-08	136	21st Street	92102	Diego	5/27/1987			Johnston's and 1907 Sons, Contractor		Y	
208	208-076		535-423-03	141	21st Street	92102	Diego	5/27/1987			C. 1880's		Y	
208	208-077		535-424-09	144	21st Street	92102	Diego	5/27/1987			Nichols and Heilbron, 1904 Contractors		Y	
208	208-078		535-424-10	154	21st Street	92102	Diego	5/27/1987			1895		Y	
208	208-079		535-423-02	165	21st Street	92102	Diego	5/27/1987			1923		Y	
208	208-080		535-421-08	202	21st Street	92102	Diego	5/27/1987			1898 Carl Nichols		Y	
208	208-081		535-422-05	205	21st Street	92102	Diego	5/27/1987			C. 1905		Y	
208	208-082		535-421-09	224	21st Street	92102	Diego	5/27/1987					Y	
208	208-083		535-421-10	230	21st Street	92102	Diego	5/27/1987			J.H. Woolan, 1896 Contractor		Y	

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208	208-084		535-422-03	243	21st Street	92102	Diego	5/27/1987		1905			Y	
208	208-085		535-422-02	253	21st Street	92102	Diego	5/27/1987		1912			Y	
208	208-086		535-433-04	331	21st Street	92102	Diego	5/27/1987		1910			Y	
208	208-087		535-434-10	334	21st Street	92102	Diego	5/27/1987		1923			Y	
208	208-088		535-433-03	341	21st Street	92102	Diego	5/27/1987		1906			Y	
208	208-089		535-434-12	352-58	21st Street	92102	Diego	5/27/1987		1913			Y	
208	208-090	Orcutt Apartments	535-433-02	355	21st Street	92102	Diego	5/27/1987		1911			Y	
208	208-091		535-434-13	366	21st Street	92102	Diego	5/27/1987		1899			Y	
208	208-092		535-432-06	405	21st Street	92102	Diego	5/27/1987		C. 1912			Y	
208	208-093		535-431-08	408	21st Street	92102	Diego	5/27/1987			Laaritz Schreiber 1895 Jr., architect		Y	
208	208-094		535-432-05	411	21st Street	92102	Diego	5/27/1987		1917			Y	
208	208-095		535-431-09	422	21st Street	92102	Diego	5/27/1987			Laaritz Schreiber 1897 Jr., architect		Y	
208	208-096		535-431-10	428	21st Street	92102	Diego	5/27/1987		1913			Y	
208	208-097		535-432-04	431	21st Street	92102	Diego	5/27/1987		C. 1890			Y	
208	208-098		535-431-11	442	21st Street	92102	Diego	5/27/1987		1896			Y	
208	208-099		535-432-03	443	21st Street	92102	Diego	5/27/1987		1897			Y	
208	208-100		535-431-12	454	21st Street	92102	Diego	5/27/1987		C. 1880's			Y	
208	208-101		535-432-02	455	21st Street	92102	Diego	5/27/1987		1904			Y	

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208	208-102		535-431-14	462	21st Street	92102	Diego	5/27/1987		C. 1894			Y	
208	208-103		535-431-15	464-66	21st Street	92102	Diego	5/27/1987		1894			Y	
208	208-104		535-213-06	505	21st Street	92102	Diego	5/27/1987		1892			Y	
208	208-105		535-214-09	506	21st Street	92102	Diego	5/27/1987		1904	Schulteiss Brothers		Y	
208	208-106		535-213-05	517	21st Street	92102	Diego	5/27/1987		1922	Great Western Building Company, contractor		Y	
208	208-107		535-214-10	524	21st Street	92102	Diego	5/27/1987		1897	E. Shaw, builder		Y	
208	208-108		535-214-11	532	21st Street	92102	Diego	5/27/1987		1907	H.S. Johnstone, builder		Y	
208	208-109		535-213-04	533	21st Street	92102	Diego	5/27/1987		1902			Y	
208	208-110		535-213-03	541	21st Street	92102	Diego	5/27/1987		1908			Y	
208	208-111		535-214-12	542	21st Street	92102	Diego	5/27/1987		C. 1880's			Y	
208	208-112		535-213-02	561	21st Street	92102	Diego	5/27/1987		1921			Y	
208	208-113		535-214-15	572	21st Street	92102	Diego	5/27/1987		1898			Y	
208	208-114		535-212-01	631	21st Street	92102	Diego	5/27/1987		1895			Y	
208	208-115		535-220-05	641	21st Street	92102	Diego	5/27/1987		1892	Orlando C. Dranga, builder		Y	
208	208-116		535-200-15	642-44	21st Street	92102	Diego	5/27/1987		1906	Nichols and Heilbron, Contractors		Y	
208	208-117		535-220-04	651	21st Street	92102	Diego	5/27/1987		1913			Y	
208	208-118		535-200-16	656	21st Street	92102	Diego	5/27/1987		1911	Brooksbank, builder		Y	
208	208-119		535-220-03	663	21st Street	92102	Diego	5/27/1987		C. 1886	Orlando C. Dranga, builder		Y	

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208	208-120		535-220-02	667-669 1/2	21st Street	92102	Southeastern San Diego	5/27/1987		1891	Orlando C. Dranga, builder		Y	
208	208-121		535-651-22	115	22nd Street	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-122		535-651-22	121	22nd Street	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-123		535-423-08	142	22nd Street	92102	Southeastern San Diego	5/27/1987		1906	Albert J. Stokes		Y	
208	208-124		535-450-16	219	22nd Street	92102	Southeastern San Diego	5/27/1987		1914	George W. Gastil, carpenter		Y	
208	208-125		535-422-09	220	22nd Street	92102	Southeastern San Diego	5/27/1987		1907			Y	
208	208-126		535-422-10	230	22nd Street	92102	Southeastern San Diego	5/27/1987		1907	Albert J. Stokes		Y	
208	208-127		535-433-09	312-18	22nd Street	92102	Southeastern San Diego	5/27/1987		1908	Irving Gill, architect		Y	
208	208-128		535-433-10	330	22nd Street	92102	Southeastern San Diego	5/27/1987		1902			Y	
208	208-129		535-433-11	344	22nd Street	92102	Southeastern San Diego	5/27/1987		1904			Y	
208	208-130		535-433-12	358	22nd Street	92102	Southeastern San Diego	5/27/1987		1909			Y	
208	208-131		535-433-14	366-70	22nd Street	92102	Southeastern San Diego	5/27/1987		1908			Y	
208	208-132		535-432-07	404	22nd Street	92102	Southeastern San Diego	5/27/1987		1897			Y	
208	208-133		535-432-08	422	22nd Street	92102	Southeastern San Diego	5/27/1987		1904			Y	
208	208-134		535-432-09	434	22nd Street	92102	Southeastern San Diego	5/27/1987		1909			Y	
208	208-135		535-432-10	442	22nd Street	92102	Southeastern San Diego	5/27/1987		1897			Y	
208	208-136		535-432-11	454-56	22nd Street	92102	Southeastern San Diego	5/27/1987		1901			Y	
208	208-137		535-432-12	470	22nd Street	92102	Southeastern San Diego	5/27/1987		1899	J.S. Johnston and Sons, builder		Y	
208	208-138		535-213-08	506	22nd Street	92102	Southeastern San Diego	5/27/1987		1899			Y	

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													Y/N or Red.	Staff Report Agency (RA) Number
208	208-139		535-230-22	525	22nd Street	92102	Diego	5/27/1987		1907	H.M Landis, builder		Y	
208	208-140		535-213-09	532	22nd Street	92102	Diego	5/27/1987		1901	Schulteiss Brothers		Y	
208	208-141		535-230-21	533	22nd Street	92102	Diego	5/27/1987		1904			Y	
208	208-142		535-213-10	540-42	22nd Street	92102	Diego	5/27/1987		1901	Hebbard and Gill, architects		Y	
208	208-143		535-213-11	554	22nd Street	92102	Diego	5/27/1987		1911			Y	
208	208-144	Matthew Sherman House	535-230-07	563	22nd Street	92102	Diego	5/27/1987		1886			Y	
208	208-145		535-213-12	564	22nd Street	92102	Diego	5/27/1987		1911			Y	
208	208-146		535-230-01	627	22nd Street	92102	Diego	5/27/1987		1888			Y	
208	208-147		535-212-05	630	22nd Street	92102	Diego	5/27/1987		C. 1890			Y	
208	208-148		535-220-06-01	640	22nd Street	92102	Diego	5/27/1987		C. 1895			Y	
208	208-149		535-220-10	655	22nd Street	92102	Diego	5/27/1987					Y	
208	208-150		535-220-07	656	22nd Street	92102	Diego	5/27/1987		1890			Y	
208	208-151		535-220-09	667	22nd Street	92102	Diego	5/27/1987		1888			Y	
208	208-152		535-220-08-01	670	22nd Street	92102	Diego	5/27/1987		1887			Y	
208	208-153		535-462-32	111	24th Street	92102	Diego	5/27/1987		1921			Y	
208	208-154		535-651-13	122	24th Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-155		535-462-31	123	24th Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-156		535-462-03	133	24th Street	92102	Diego	5/27/1987		1939			Y	
208	208-157		535-462-03	135	24th Street	92102	Diego	5/27/1987		1891			Y	

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208	208-158		535-651-12	162	24th Street	92102	Diego	5/27/1987		1903			Y	
208	208-159		535-450-09	220	24th Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-160		535-461-15	229	24th Street	92102	Diego	5/27/1987		1916			Y	
208	208-161		535-461-14	239	24th Street	92102	Diego	5/27/1987		1905			Y	
208	208-162		535-472-28	329	24th Street	92102	Diego	5/27/1987		C. 1890-1921			Y	
208	208-163		535-472-27	333	24th Street	92102	Diego	5/27/1987		C. 1890-1921			Y	
208	208-164		535-472-03	355	24th Street	92102	Diego	5/27/1987		1912			Y	
208	208-165		535-472-02	361	24th Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-166		535-471-16	441-441 1/2	24th Street	92102	Diego	5/27/1987		C. 1890-1921	Pete M. Anderson, contractor		Y	
208	208-167		535-230-16	506	24th Street	92102	Diego	5/27/1987		C. 1913			Y	
208	208-168		535-230-15	514-16	24th Street	92102	Diego	5/27/1987		1913			Y	
208	208-169		535-242-30	515	24th Street	92102	Diego	5/27/1987		1906			Y	
208	208-170		535-230-14	524-26-30	24th Street	92102	Diego	5/27/1987		1911			Y	
208	208-171		535-242-01: 535-242-03: 535-242-04 & 535-242-35	527 533 539 & 545	24th Street	92102	Diego	5/27/1987		1908			Y	
208	208-172	Our Lady's School	535-220-16	650	24th Street	92102	Diego	5/27/1987		1922			Y	
208	208-173	Our Lady of Angels' Rectory	535-220-15	656	24th Street	92102	Diego	5/27/1987		C. 1906-1921			Y	
208	208-174	Our Lady of Angels	535-220-16	656	24th Street	92102	Diego	5/27/1987		1906			Y	

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208	208-175		535-492-15	129	25th Street	92102	Diego	5/27/1987		1908			Y	
208	208-176		535-492-14	137-39	25th Street	92102	Diego	5/27/1987		C. 1905-1910			Y	
208	208-177		535-462-17	146	25th Street	92102	Diego	5/27/1987		1905	Irving Gill, architect		Y	
208	208-178		535-491-08	205	25th Street	92102	Diego	5/27/1987		1915			Y	
208	208-179		535-461-29	212	25th Street	92102	Diego	5/27/1987		1906			Y	
208	208-180		535-491-07	215	25th Street	92102	Diego	5/27/1987		1907	Edward L. Rambo, contractor		Y	
208	208-181		535-461-30	220-220 1/2	25th Street	92102	Diego	5/27/1987		1907			Y	
208	208-182		535-491-06	217-227	25th Street	92102	Diego	5/27/1987		1927			Y	
208	208-183		535-461-01	226	25th Street	92102	Diego	5/27/1987		C. 1905-1911			Y	
208	208-184		535-491-05	229-31	25th Street	92102	Diego	5/27/1987		1937			Y	
208	208-185		535-491-04	235	25th Street	92102	Diego	5/27/1987		1928-29			Y	
208	208-186		535-491-02	237	25th Street	92102	Diego	5/27/1987		1926-27			Y	
208	208-187		535-461-03	246	25th Street	92102	Diego	5/27/1987		1907			Y	
208	208-188		535-482-19	315	25th Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-189		535-482-15-327	319 325 327	25th Street	92102	Diego	5/27/1987		1912	John W.L. McCaney, contractor		Y	
208	208-190		535-472-14	324	25th Street	92102	Diego	5/27/1987		1915			Y	
208	208-191		535-482-14	333-51	25th Street	92102	Diego	5/27/1987		1927-28			Y	
208	208-192		535-472-13	328-36	25th Street	92102	Diego	5/27/1987		1925			Y	

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208	208-193		535-472-13	342-48	25th Street	92102	Southeastern San Diego	5/27/1987		1925			Y	
208	208-194		535-481-06	403-05	25th Street	92102	Southeastern San Diego	5/27/1987					Y	
208	208-195		535-481-05	413	25th Street	92102	Southeastern San Diego	5/27/1987			Alfred A. Wymann, 1927 carpenter		Y	
208	208-196		535-481-04	419-21	25th Street	92102	Southeastern San Diego	5/27/1987		1909			Y	
208	208-197		535-481-02	437	25th Street	92102	Southeastern San Diego	5/27/1987		1906			Y	
208	208-198		535-481-01	445	25th Street	92102	Southeastern San Diego	5/27/1987		C. 1905- 1921			Y	
208	208-199		535-272-24	505-07	25th Street	92102	Southeastern San Diego	5/27/1987		1904			Y	
208	208-200		535-272-23	515	25th Street	92102	Southeastern San Diego	5/27/1987		1905			Y	
208	208-201		535-272-22	519	25th Street	92102	Southeastern San Diego	5/27/1987			C. 1906- 1921 Bradley J. May, builder		Y	
208	208-202		535-272-21	525	25th Street	92102	Southeastern San Diego	5/27/1987			William H. Baker, 1907 contractor		Y	
208	208-203		535-272-36	543-47	25th Street	92102	Southeastern San Diego	5/27/1987		1906			Y	
208	208-204		535-242-16	544	25th Street	92102	Southeastern San Diego	5/27/1987		1926			Y	
208	208-205		535-251-15	624	25th Street	92102	Southeastern San Diego	5/27/1987		C. 1890- 1921			Y	
208	208-206		535-260-12	639-41	25th Street	92102	Southeastern San Diego	5/27/1987		C. 1921-26			Y	
208	208-207		535-251-13	644	25th Street	92102	Southeastern San Diego	5/27/1987		1904			Y	
208	208-208		535-200-17	2045	G Street	92102	Southeastern San Diego	5/27/1987		1888			Y	
208	208-209		535-220-02	2121	G Street	92102	Southeastern San Diego	5/27/1987		C. 1890- 1921			Y	
208	208-210		535-220-08	2123	G Street	92102	Southeastern San Diego	5/27/1987		C. 1890- 1921			Y	

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208	208-211		535-220-09	2231-2231 1/2	G Street	92102	Diego	5/27/1987		C. 1890-1921			Y	
208	208-212		535-251-02	2401-15	G Street	92102	Diego	5/27/1987		1927			Y	
208	208-213		535-251-04	2421	G Street	92102	Diego	5/27/1987		1922			Y	
208	208-214		535-251-05	2433, 2439	G Street	92102	Diego	5/27/1987		1871			Y	
208	208-215		535-251-07	2445-47	G Street	92102	Diego	5/27/1987		1920			Y	
208	208-216		535-251-08	2449	G Street	92102	Diego	5/27/1987		1901			Y	
208	208-217		535-251-09	2453	G Street	92102	Diego	5/27/1987		C. 1890-1903			Y	
208	208-218		535-251-10	2465	G Street	92102	Diego	5/27/1987		1905			Y	
208	208-219		535-251-11	2475	G Street	92102	Diego	5/27/1987		C. 1890-1905			Y	
208	208-220		535-251-12	2483	G Street	92102	Diego	5/27/1987		C. 1890-1921			Y	
208	208-221		535-260-10	2503-15	G Street	92102	Diego	5/27/1987		?			Y	
208	208-222	Bethel Baptist/First Friends Church	535-190-43	1830	Market Street	92102	Diego	5/27/1987		C. 1920's			Y	
208	208-223		535-190-45	1901	Market Street	92102	Diego	5/27/1987		1892			Y	
208	208-224		535-190-04-01	1910	Market Street	92102	Diego	5/27/1987		1874			Y	
208	208-225		535-190-24	1921, 17 & 15	Market Street	92102	Diego	5/27/1987		1921	Charles W. Dowell, contractor		Y	
208	208-226		535-190-04-03	1920	Market Street	92102	Diego	5/27/1987		C. 1890-1921			Y	
208	208-227		535-190-04	1928	Market Street	92102	Diego	5/27/1987		C. 1888			Y	
208	208-228	Alpine Apartments	535-190-36	1931	Market Street	92102	Diego	5/27/1987		C. 1898			Y	
208	208-229		535-190-05	1940	Market Street	92102	Diego	5/27/1987		1896	Schultheiss Brothers		Y	

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208	208-230		535-190-39	1945-43	Market Street	92102	Southeastern San Diego	5/27/1987		1937			Y	
208	208-231	Alta Vista Apartments	535-211-03	2002	Market Street	92102	Southeastern San Diego	5/27/1987		1929	William Birney and Knneland Jenkins, contractors		Y	
208	208-232		535-211-02	2020	Market Street	92102	Southeastern San Diego	5/27/1987		1938			Y	
208	208-233		535-214-04	2023	Market Street	92102	Southeastern San Diego	5/27/1987		1921			Y	
208	208-234		535-214-14	2027	Market Street	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-235	Golden Hill Grocery	535-211-04	2042-44	Market Street	92102	Southeastern San Diego	5/27/1987		1924			Y	
208	208-236		535-212-02	2104	Market Street	92102	Southeastern San Diego	5/27/1987		1893			Y	
208	208-237		535-213-01	2109-15	Market Street	92102	Southeastern San Diego	5/27/1987		C. 1890-1921			Y	
208	208-238		535-213-01	2117	Market Street	92102	Southeastern San Diego	5/27/1987		1911			Y	
208	208-239		535-213-12	2129	Market Street	92102	Southeastern San Diego	5/27/1987		1911			Y	
208	208-240		535-212-06-01	2130	Market Street	92102	Southeastern San Diego	5/27/1987		1931			Y	
208	208-241		535-230-01	2214	Market Street	92102	Southeastern San Diego	5/27/1987		C. 1900			Y	
208	208-242		535-230-02	2220	Market Street	92102	Southeastern San Diego	5/27/1987		1890			Y	
208	208-243		535-230-03	2226	Market Street	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-244		535-230-09	2241, 2245	Market Street	92102	Southeastern San Diego	5/27/1987		1922			Y	
208	208-245		535-230-04	2252- 56	Market Street	92102	Southeastern San Diego	5/27/1987		1916			Y	
208	208-246		535-230-11	2255-57	Market Street	92102	Southeastern San Diego	5/27/1987		1900	Ernest H. Pefley, architect		Y	
208	208-247		535-230-05	2262-66	Market Street	92102	Southeastern San Diego	5/27/1987		1908			Y	

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208	208-248		535-230-11	2259-69	Market Street	92102	Southeastern San Diego	5/27/1987		1920				Y
208	208-249	Golden Hill Court	535-242-05	2409-25	Market Street	92102	Southeastern San Diego	5/27/1987		1922				Y
208	208-250		535-242-06	2429	Market Street	92102	Southeastern San Diego	5/27/1987		1900				Y
208	208-251		535-242-07	2437	Market Street	92102	Southeastern San Diego	5/27/1987		1903				Y
208	208-252		535-242-08	2445-2445 1/2	Market Street	92102	Southeastern San Diego	5/27/1987		1900				Y
208	208-253		535-242-09	2451	Market Street	92102	Southeastern San Diego	5/27/1987		1903				Y
208	208-254		535-241-09	2456	Market Street	92102	Southeastern San Diego	5/27/1987		1900				Y
208	208-255		535-242-10	2459	Market Street	92102	Southeastern San Diego	5/27/1987		1898				Y
208	208-256		535-241-10	2464-66	Market Street	92102	Southeastern San Diego	5/27/1987		1905				Y
208	208-257		535-242-11	2467	Market Street	92102	Southeastern San Diego	5/27/1987		1908				Y
208	208-258		535-242-12	2473-79	Market Street	92102	Southeastern San Diego	5/27/1987		1914				Y
208	208-259		535-241-12	2478	Market Street	92102	Southeastern San Diego	5/27/1987		C. 1901				Y
208	208-260		535-242-13	2481-89	Market Street	92102	Southeastern San Diego	5/27/1987		1926				Y
208	208-261		535-109-19	1846	Island Avenue	92102	Southeastern San Diego	5/27/1987						Y
208	208-262		535-190-31	1924	Island Avenue	92102	Southeastern San Diego	5/27/1987		1905				Y
208	208-263		535-190-32	1930	Island Avenue	92102	Southeastern San Diego	5/27/1987		1939				Y
208	208-264	Four-Plex 2011, 2013, 2015, 2017	535-431-01	2013-15	Island Avenue	92102	Southeastern San Diego	5/27/1987		C. 1888				Y
208	208-265		535-431-13	2025	Island Avenue	92102	Southeastern San Diego	5/27/1987		C. 1894				Y
208	208-266		535-432-01	2103	Island Avenue	92102	Southeastern San Diego	5/27/1987		1905				Y

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208	208-267		535-213-07	2122	Island Avenue	92102	Diego	5/27/1987		C. 1921			Y	
208	208-268		535-230-23	2200-06	Island Avenue	92102	Diego	5/27/1987		C. 1890-1909			Y	
208	208-269		535-230-18	2260	Island Avenue	92102	Diego	5/27/1987		1902			Y	
208	208-270		535-230-17	2264	Island Avenue	92102	Diego	5/27/1987		1909			Y	
208	208-271		535-471-15	2401-07	Island Avenue	92102	Diego	5/27/1987		1908			Y	
208	208-272		535-242-32	2406	Island Avenue	92102	Diego	5/27/1987		1905	Charles Engebretsen, contractor		Y	
208	208-273		535-471-14	2409	Island Avenue	92102	Diego	5/27/1987		1904			Y	
208	208-274		535-242-29	2414	Island Avenue	92102	Diego	5/27/1987		1905	Charles Engebretsen, contractor		Y	
208	208-275		535-242-28	2420	Island Avenue	92102	Diego	5/27/1987		1907			Y	
208	208-276		535-242-27	2426	Island Avenue	92102	Diego	5/27/1987		1909			Y	
208	208-277		535-242-26	2434	Island Avenue	92102	Diego	5/27/1987		1907			Y	
208	208-278		535-242-25	2438	Island Avenue	92102	Diego	5/27/1987		1907			Y	
208	208-279		535-471-10	2437-39	Island Avenue	92102	Diego	5/27/1987		1904			Y	
208	208-280		535-471-09	2445	Island Avenue	92102	Diego	5/27/1987		1909			Y	
208	208-281		535-242-24	2446	Island Avenue	92102	Diego	5/27/1987		1907	S.G. Kennedy, architect		Y	
208	208-282		535-242-23	2452	Island Avenue	92102	Diego	5/27/1987		1910			Y	
208	208-283		535-471-08	2453	Island Avenue	92102	Diego	5/27/1987		C. 1904			Y	
208	208-284		535-242-22	2460	Island Avenue	92102	Diego	5/27/1987		1912			Y	

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208	208-285		535-471-07	2461	Island Avenue	92102	Southeastern San Diego	5/27/1987		1900				Y
208	208-286		535-242-20	2474-76	Island Avenue	92102	Southeastern San Diego	5/27/1987		1919				Y
208	208-287		535-471-05	2477	Island Avenue	92102	Southeastern San Diego	5/27/1987		1911				Y
208	208-288		535-242-19	2480-82	Island Avenue	92102	Southeastern San Diego	5/27/1987		1912				Y
208	208-289		535-471-01	2491	Island Avenue	92102	Southeastern San Diego	5/27/1987		1894				Y
208	208-290		535-242-18	2496-98	Island Avenue	92102	Southeastern San Diego	5/27/1987		1895				Y
208	208-291		535-272-25	2508	Island Avenue	92102	Southeastern San Diego	5/27/1987		C. 1900				Y
208	208-292		535-404-09	1931	J Street	92102	Southeastern San Diego	5/27/1987		C. 1888				Y
208	208-293		535-434-01	2015-17 & 2005	J Street	92102	Southeastern San Diego	5/27/1987		1937				Y
208	208-294		535-431-07	2040	J Street	92102	Southeastern San Diego	5/27/1987		1904				Y
208	208-295		535-433-13	2129	J Street	92102	Southeastern San Diego	5/27/1987		1908				Y
208	208-296		535-472-01	2405	J Street	92102	Southeastern San Diego	5/27/1987		1906				Y
208	208-297		535-472-04	2409-15	J Street	92102	Southeastern San Diego	5/27/1987		1912				Y
208	208-298		535-472-05	2419	J Street	92102	Southeastern San Diego	5/27/1987		1890				Y
208	208-299		535-471-21	2422	J Street	92102	Southeastern San Diego	5/27/1987		1912				Y
208	208-300		535-471-22	2430	J Street	92102	Southeastern San Diego	5/27/1987		1912				Y
208	208-301		535-472-08	2451	J Street	92102	Southeastern San Diego	5/27/1987		1924				Y
208	208-302		535-471-26	2452-54	J Street	92102	Southeastern San Diego	5/27/1987		1909				Y
208	208-303		535-471-27	2460	J Street	92102	Southeastern San Diego	5/27/1987		1900	John J. Fischer, contractor			Y

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208	208-304		535-471-28	2462-64	J Street	92102	Southeastern San Diego	5/27/1987			Dexter M. Slawson, contractor			Y
208	208-305		535-472-10	2465-67	J Street	92102	Southeastern San Diego	5/27/1987		1928				Y
208	208-306		535-471-29	2474	J Street	92102	Southeastern San Diego	5/27/1987		1922				Y
208	208-307		535-472-11	2473-81	J Street	92102	Southeastern San Diego	5/27/1987		1940				Y
208	208-308		535-471-30	2478	J Street	92102	Southeastern San Diego	5/27/1987		1910				Y
208	208-309		535-472-12	2483-87	J Street	92102	Southeastern San Diego	5/27/1987		1913				Y
208	208-310		535-471-31	2488-90	J Street	92102	Southeastern San Diego	5/27/1987						Y
208	208-311		535-471-33	2494-96	J Street	92102	Southeastern San Diego	5/27/1987						Y
208	208-312		535-481-06	2512	J Street	92103	Southeastern San Diego	5/27/1987						Y
208	208-313		535-413-16	1903	K Street	92102	Southeastern San Diego	5/27/1987						Y
208	208-314	Paramount Apartments	535-404-06	1924	K Street	92103	Southeastern San Diego	5/27/1987		1927				Y
208	208-315		535-421-01	2005	K Street	92102	Southeastern San Diego	5/27/1987		1920				Y
208	208-316		535-421-02	2025	K Street	92102	Southeastern San Diego	5/27/1987		1905				Y
208	208-317		535-421-12	2029-31	K Street	92102	Southeastern San Diego	5/27/1987		1909				Y
208	208-318		535-421-13	2045	K Street	92102	Southeastern San Diego	5/27/1987		1909				Y
208	208-319		535-422-01	2101-03	K Street	92102	Southeastern San Diego	5/27/1987		1912				Y
208	208-319A	Sherman Heights Apartments	535-433-05	2106	K Street	92102	Southeastern San Diego	5/27/1987		1903				Y
208	208-320		535-422-01	2107	K Street	92102	Southeastern San Diego	5/27/1987		C. 1921				Y
208	208-321		535-433-06	2120	K Street	92102	Southeastern San Diego	5/27/1987		1912				Y

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208	208-322		535-433-08	2140	K Street	92102	Diego	5/27/1987		1892			Y	
208	208-323		535-450-05	2235	K Street	92102	Diego	5/27/1987		1906			Y	
208	208-324		535-450-06	2245	K Street	92102	Diego	5/27/1987		1895			Y	
208	208-325		535-450-07	2251	K Street	92102	Diego	5/27/1987		1904			Y	
208	208-326		535-450-08	2265	K Street	92102	Diego	5/27/1987		1892			Y	
208	208-327		535-472-29	2404	K Street	92102	Diego	5/27/1987		1905			Y	
208	208-328		535-461-13	2405	K Street	92102	Diego	5/27/1987		1937			Y	
208	208-329		535-472-26	2412	K Street	92102	Diego	5/27/1987		1904			Y	
208	208-330		535-461-12	2411-17	K Street	92102	Diego	5/27/1987		C. 1911-1921			Y	
208	208-331		535-461-11	2419	K Street	92102	Diego	5/27/1987		1912			Y	
208	208-332		535-461-09	2435	K Street	92102	Diego	5/27/1987		1910			Y	
208	208-333		535-461-08	2439-47	K Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-334		535-472-23	2440-44	K Street	92102	Diego	5/27/1987		1927			Y	
208	208-335		535-461-07	2453-55	K Street	92102	Diego	5/27/1987		C. 1905-1910			Y	
208	208-336		535-461-06	2463	K Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-337		535-461-05	2467-69 1/2	K Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-338		535-461-04	2473-75	K Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-339		535-482-20	2502-22	K Street	92102	Diego	5/27/1987		C. 1900			Y	
208	208-340		535-491-03	2511	K Street	92102	Diego	5/27/1987		C. 1910-1921			Y	

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208	208-341		535-491-03	2515	K Street	92102	Diego	5/27/1987		C. 1900			Y	
208	208-342		535-413-15	1918	L Street	92102	Diego	5/27/1987		1924			Y	
208	208-343		535-242-11-01	2027	L Street	92102	Diego	5/27/1987		C. 1902-1921			Y	
208	208-344		535-421-08	2028-30	L Street	92102	Diego	5/27/1987		C. 1921			Y	
208	208-345		535-422-06	2106	L Street	92102	Diego	5/27/1987		1894	John B. Stannard, architect		Y	
208	208-346		535-423-01	2119	L Street	92102	Diego	5/27/1987		1887			Y	
208	208-347		535-422-07	2136	L Street	92102	Diego	5/27/1987		1907			Y	
208	208-348		535-422-08	2144	L Street	92102	Diego	5/27/1987		1908			Y	
208	208-349		535-450-18	2210	L Street	92102	Diego	5/27/1987		1947			Y	
208	208-350		535-651-03	2213, 2219	L Street	92102	Diego	5/27/1987		C. 1905			Y	
208	208-351		535-651-05	2231, 2233	L Street	92102	Diego	5/27/1987		1905			Y	
208	208-352		535-450-14	2242	L Street	92102	Diego	5/27/1987		1905			Y	
208	208-353		535-651-08	2255	L Street	92102	Diego	5/27/1987		1893			Y	
208	208-354		535-450-13	2252-58	L Street	92102	Diego	5/27/1987		1902			Y	
208	208-355		535-450-12	2264	L Street	92102	Diego	5/27/1987		1903			Y	
208	208-356		535-651-09	2263-71	L Street	92102	Diego	5/27/1987		1903			Y	
208	208-357		535-651-10	2279	L Street	92102	Diego	5/27/1987		1903			Y	
208	208-358		535-462-01	2405-07	L Street	92102	Diego	5/27/1987		C. 1905-1921			Y	
208	208-359		535-461-17	2412	L Street	92102	Diego	5/27/1987		1906			Y	

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208	208-360		535-461-18	2422	L Street	92102	Southeastern San Diego	5/27/1987		1905			Y	
208	208-361		535-462-07: 535-462-09	2427- 29	L Street	92102	Southeastern San Diego	5/27/1987		1906			Y	
208	208-362		535-462-09	2435	L Street	92102	Southeastern San Diego	5/27/1987		C. 1921-1926			Y	
208	208-363		535-461-20	2434-36	L Street	92102	Southeastern San Diego	5/27/1987		1908			Y	
208	208-364		535-462-10	2437	L Street	92102	Southeastern San Diego	5/27/1987		1937			Y	
208	208-365		535-462-10	2439	L Street	92102	Southeastern San Diego	5/27/1987		C. 1905-1921			Y	
208	208-366		535-462-11	2441	L Street	92102	Southeastern San Diego	5/27/1987		C. 1905-1921			Y	
208	208-367		535-462-13	2455-57	L Street	92102	Southeastern San Diego	5/27/1987		C. 1905-1921			Y	
208	208-368		535-461-34	2452, 2456	L Street	92102	Southeastern San Diego	5/27/1987		1910			Y	
208	208-369		535-462-14	2461	L Street	92102	Southeastern San Diego	5/27/1987		1908			Y	
208	208-370		535-462-15	2467	L Street	92102	Southeastern San Diego	5/27/1987		1907			Y	
208	208-371		535-462-16	2475, 2477 1/2	L Street	92102	Southeastern San Diego	5/27/1987		1906			Y	
208	208-372		535-461-25, 535-461-26	2480, 2482	L Street	92102	Southeastern San Diego	5/27/1987		1910			Y	
208	208-373		535-461-27	2488	L Street	92102	Southeastern San Diego	5/27/1987		1905	Irving Gill, architect		Y	
208	208-374		535-492-11	2509	L Street	92102	Southeastern San Diego	5/27/1987		C. 1910-1921			Y	
208	208-375		535-414-07	1932	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1905			Y	
208	208-376		535-651-21	2220	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1892			Y	
208	208-377		535-651-19	2236	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-378		535-651-20	2228	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1905			Y	

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208	208-379		535-651-18	2244	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1912			Y	
208	208-380		535-651-17	2248	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1906			Y	
208	208-381		535-651-14	2264	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1900			Y	
208	208-382		535-462-33	2402	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1908			Y	
208	208-383		535-462-30	2412	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		C. 1905-1921			Y	
208	208-384		535-462-30	2416	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1937			Y	
208	208-385		535-462-29	2424	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1921			Y	
208	208-386		535-462-27	2442-44	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1912	Clinton J. Kurtz, builder		Y	
208	208-387		535-462-23	2468-70	Imperial Avenue	92102	Southeastern San Diego	5/27/1987		1912	Clinton J. Kurtz, builder		Y	
208	208-388	The Sherman Hearns House	535-211-01	633	20th Street	92102	Southeastern San Diego	5/27/1987		1887			Y	
208	208-389	Hollington House	535-423-01	171	21st Street	92102	Southeastern San Diego	5/27/1987		1887			Y	
208	208-390	Villa Montezuma	535-413-13	1925	K Street	92102	Southeastern San Diego	5/27/1987		1887	Comstock and Trotshe, architects		Y	
209		Marston Department Store	533-525-07	1050-1058	Fifth Avenue	92101	Centre City	6/24/1987		1896			RA	
210		McCormick/Hartfield Timberlake Christian House	533-282-06	1916	Third Avenue	92101	Uptown	10/28/1987		1893			Y	
211		Quince Street Footbridge		300 Block	Quince Street	92103	Uptown	10/28/1987		1905			N	
212		Casa de Manana - Casa Madre	350-060-03	849	Coast Boulevard	92037	La Jolla	12/2/1987		1924	Edgar Ulrich			
213		Casa de Manana	350-060-03	722, 809 & 825	Coast Boulevard	92037	La Jolla	12/2/1987		1924	Edgar Ulrich			
214		George L. Davenport Residence	534-385-10	828-830	23rd Street	92102	Greater Golden Hill	12/2/1987		1886				
215		Sandford Hotel	533-453-03	1301-1323	5th Avenue	92101	Centre City	12/2/1987		1914				RA

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216		Edmund E. Parmelee Residence	534-385-07	805	22nd Street	92102	Greater Golden Hill Southeastern San	12/2/1987			1893			Y
217	217-001-048	Grant Hill Historic District	Various	Various	Various	92102	Diego Southeastern San	2/24/1988			1906			
217	217-001	Grant Hill District Contributor	535-510-02	337	26th Street	92102	Diego Southeastern San	2/24/1988			1906			
217	217-002	Grant Hill District Contributor	535-501-01	234	27th Street	92102	Diego Southeastern San	2/24/1988			1912	Willard H. Kirby, contractor		
217	217-003	Grant Hill District Contributor	535-501-03	244	27th Street	92102	Diego Southeastern San	2/24/1988			1912	Willard H. Kirby, contractor		
217	217-004	Grant Hill District Contributor	535-541-01	245	27th Street	92102	Diego Southeastern San	2/24/1988			1902			
217	217-005	Grant Hill District Contributor	535-501-04	248	27th Street	92102	Diego Southeastern San	2/24/1988			1912	Willard H. Kirby, contractor		
217	217-006	Grant Hill District Contributor	535-531-10	335-337	27th Street	92102	Diego Southeastern San	2/24/1988						
217	217-007	Grant Hill District Contributor	535-531-09	345	27th Street	92102	Diego Southeastern San	2/24/1988			1922			Y
217	217-008	Grant Hill District Contributor	535-531-07	405	27th Street	92102	Diego Southeastern San	2/24/1988			1900			Y
217	217-009	Grant Hill District Contributor	535-531-06	409	27th Street	92102	Diego Southeastern San	2/24/1988			1907			
217	217-010	Grant Hill District Contributor	535-531-05	417	27th Street	92102	Diego Southeastern San	2/24/1988			1905			
217	217-011	Grant Hill District Contributor	535-283-07	2629	Island Avenue	92102	Diego Southeastern San	2/24/1988			1922			
217	217-012	Grant Hill District Contributor	535-282-15	2630	Island Avenue	92102	Diego Southeastern San	2/24/1988			1907			
217	217-013	Grant Hill District Contributor	535-520-04	2639	Island Avenue	92102	Diego Southeastern San	2/24/1988			1936			
217	217-014	Grant Hill District Contributor	535-520-05	2647	Island Avenue	92102	Diego Southeastern San	2/24/1988			1927			
217	217-015	Grant Hill District Contributor	535-520-06	2651	Island Avenue	92102	Diego Southeastern San	2/24/1988			1927			
217	217-016	Grant Hill District Contributor	535-282-12	2670	Island Avenue	92102	Diego Southeastern San	2/24/1988			1907			

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217	217-017	Grant Hill District Contributor	535-282-11	2676	Island Avenue	92102	Southeastern San Diego	2/24/1988		1908				
217	217-018	Grant Hill District Contributor	535-482-09	2543	J Street	92102	Southeastern San Diego	2/24/1988						
217	217-019	Grant Hill District Contributor	535-482-06	2565	J Street	92102	Southeastern San Diego	2/24/1988		1923				
217	217-020	Grant Hill District Contributor	535-482-05	2569	J Street	92102	Southeastern San Diego	2/24/1988		1926				
217	217-021	Grant Hill District Contributor	535-482-04	2575	J Street	92102	Southeastern San Diego	2/24/1988		1923				
217	217-022	Grant Hill District Contributor	535-510-06	2627-2629	J Street	92102	Southeastern San Diego	2/24/1988		1924			Y	
217	217-023	Grant Hill District Contributor	535-510-08	2643	J Street	92102	Southeastern San Diego	2/24/1988		1910	Walter S. Wheeler, contractor		Y	
217	217-024	Grant Hill District Contributor	535-491-12	2535	K Street	92102	Southeastern San Diego	2/24/1988		1906				
217	217-025	Grant Hill District Contributor	535-491-13	2551	K Street	92102	Southeastern San Diego	2/24/1988		1906				
217	217-026	Grant Hill District Contributor	535-491-15	2563	K Street	92102	Southeastern San Diego	2/24/1988		1906	Oscar D. Schelhorse and Solomon Fuller, contractors			
217	217-027	Grant Hill District Contributor	535-491-16	2567	K Street	92102	Southeastern San Diego	2/24/1988		1905				
217	217-028	Grant Hill District Contributor	535-482-31	2568	K Street	92102	Southeastern San Diego	2/24/1988		1912				
217	217-029	Grant Hill District Contributor	535-482-36	2580	K Street	92102	Southeastern San Diego	2/24/1988		1928				
217	217-030	Grant Hill District Contributor	535-510-35	2602	K Street	92102	Southeastern San Diego	2/24/1988		1912				
217	217-031	Grant Hill District Contributor	535-510-34	2606	K Street	92102	Southeastern San Diego	2/24/1988		1912				
217	217-032	Grant Hill District Contributor	535-510-33	2616	K Street	92102	Southeastern San Diego	2/24/1988		1912			Y	
217	217-033	Grant Hill District Contributor	535-501-13	2619	K Street	92102	Southeastern San Diego	2/24/1988		1928				
217	217-034	Grant Hill District Contributor	535-501-12	2623	K Street	92102	Southeastern San Diego	2/24/1988		1928				

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217	217-035	Grant Hill District Contributor	535-510-32	2624	K Street	92102	Diego	2/24/1988		1912				
217	217-036	Grant Hill District Contributor	535-510-31	2630	K Street	92102	Diego	2/24/1988		1912				
217	217-037	Grant Hill District Contributor	535-510-30	2634	K Street	92102	Diego	2/24/1988		1912				
217	217-038	Grant Hill District Contributor	535-510-29	2642	K Street	92102	Diego	2/24/1988		1912				
217	217-039	Grant Hill District Contributor	535-501-08	2653	K Street	92102	Diego	2/24/1988		1925				
217	217-040	Grant Hill District Contributor	535-510-27	2656	K Street	92102	Diego	2/24/1988		1912				
217	217-041	Grant Hill District Contributor	535-510-26	2660	K Street	92102	Diego	2/24/1988		1912				
217	217-042	Grant Hill District Contributor	535-501-05	2675	K Street	92102	Diego	2/24/1988		1927				
217	217-043	Grant Hill District Contributor	535-510-24	2676	K Street	92102	Diego	2/24/1988		1912				
217	217-044	Grant Hill District Contributor	535-510-22	2688	K Street	92102	Diego	2/24/1988		1912				
217	217-045	Grant Hill District Contributor	535-510-21	2694	K Street	92102	Diego	2/24/1988		1912				
217	217-046	Grant Hill Park		2600	J Street	92102	Diego	2/24/1988						
217	217-047	Camphor Tree		2600	J Street	92102	Diego	2/24/1988						
217	217-048	Italian Stone Pine	535-541-34	2736	L Street	92102	Diego	2/24/1988						
218		Frank Zinnel House	535-290-01	643	26th Street	92102	Diego	2/24/1988		1913			Y	
219		Claus A. Johnson Commercial Building	535-502-32	2602-2608	Imperial Avenue	92102	Diego	2/24/1988		C. 1904-1908			Y	
220		Newby-Whitney House	535-290-03	629	26th Street	92102	Diego	2/24/1988		1912				
221		Strandlund Family Residence	535-531-22	402	Langley Street	92102	Diego	2/24/1988			Paul V. Strandlund, 1926 plasterer			
222	217-048	Italian Stone Pine	535-541-34	2736	L Street	92102	Diego	2/24/1988					N	

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223		Aztec Brewery Artwork	in the City's possession							1934				
224		Holzwasser/Walker-Scott Building	533-525-05	1014	Fifth Avenue	92101	Centre City	4/27/1988		1919-20			RA	
225		Citrus/Pacific Soap Factory	535-041-04	301	West Market Street	92101	Centre City	5/25/1988		1921	William Wheeler		RA	
226		Morgan-Larkins-Marrone Residence	351-131-10	7148-7150	Monte Vista Avenue	92037	La Jolla	5/25/1988	C (Architecture); D (Master Architect)	1931 & 1935	Edgar V. Ullrich, Master Architect, Charles D. Larkin, builder		Y	
227		William Mason Fortescue Residence	452-554-20	3300	Third Avenue	92103	Uptown	6/22/1988		1909				
228		La Jolla Public Library	350-091-17	1006	Wall Street	92037	La Jolla	7/27/1988		1921	William Templeton Johnson		N	
229		The Athenaeum	350-091-17	1008	Wall Street	92037	La Jolla	7/27/1988		1956	William Lumpkins		N	
230		Parker Office Building	350-091-08	7917	Girard Avenue	92037	La Jolla	7/27/1988		1928-30			N	
231		Zenas Sikes Adobe	272-131-08	12655	Sunset Drive	92025	San Pasqual	7/27/1988		1870	Thomas Shepherd.		N	
232		Mission Brewery / American Agar Co.	451-590-63 & 451-590-65	1751	Hancock Street	92110	Midway	11/30/1988			William Sterling Hebbard.			
233		Sefton/Campbell Estate	449-320-05	3850	Narragansett Avenue	92107	Peninsula	11/30/1988		1914			Y	
234		Scripps Memorial Hospital and Clinic	3503003501- 3503003534	464 476	Prospect Street	92037	La Jolla	4/26/1989		1924-28	Louis Gill		Y	
235		Balboa Park Fire Alarm Headquarters Building	534-450-08	1845	Eighth Avenue	92101	Balboa Park	7/26/1989		1927-29			N	
236		El Toreador Motel	666-200-30	631	East San Ysidro Boulevard	92173	San Ysidro	8/30/1989	A and C	1948			Y	
237		Junipero Serra Museum	442-520-07	2727	Presidio Drive	92103	Old San Diego	9/27/1989		1929	William Templeton Johnson		N	
238		Jimmy Wong's Golden Dragon Neon Sign	441-671-10	412-414	University Avenue	92103	Uptown	9/27/1989		1955				
239		Winks/Deturi/Shoe Palace/Shoe Repair/Neon Sign	453-122-01	2901	University Avenue	92104	Greater North Park	9/27/1989		1949				
240		Presidio Park	442-520-07	4301	Taylor Street	92103	Old San Diego	12/6/1989					N	

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241		McDonald/Fowler/ Mack	452-013-63	3766	Albatross Street	92103	Uptown	3/28/1990		1900				
242		Crystal Pier	423-021-10	4500	Ocean Boulevard	92109	Pacific Beach	3/28/1990		1926			N	
243		Crystal Pier Administration Building	423-021-10	4500	Ocean Boulevard	92109	Pacific Beach	3/28/1990		1926			N	
244		Tony Bernadini Building	533-232-08	1702-1704	India Street	92101	Centre City	4/25/1990		1926			RA	
245		North Park Theater	453-121-05	2891	University Avenue	92104	Greater North Park	4/25/1990		1928	Quayle Brothers		RA	
246		Oscar Grunert House	465-344-02	4679	Vista Street	92116	Kensington-Talmadge	4/25/1990		1912			Y	
247		Soledad Schoolhouse			Carmel Valley Road			5/23/1990		1905				
248		Edwin Capps Residence Site	543-202-20	910	60th Street	92114	Encanto Neighborhoods	5/23/1990		Between 1911-1917			Y	
249		Dutch Flats / Ryan Field			Bounded by Barnett Avenue, Midway Drive, Rosecrans Street and Sports Arena Boulevard.	92101	Midway Pacific Highway	6/27/1990					N	
250		Our Lady of the Rosary Church and Parish Hall	533-352-17	1654-1668	State Street	92101	Centre City	6/27/1990		1923			N	
251		Fire Station #6	533-331-12	1570	Columbia Street	92101	Centre City	6/27/1990		1915			RA	
252		Dunaway Drugs	415-603-15	980	Garnet Street	92109	Pacific Beach	6/27/1990		1926			Y	
253		Park Manor	452-623-08	525	Spruce Street	92103	Uptown	6/27/1990		1926				
254		Josiah E. Shaffer Residence	353-361-02	1665	Union Street	92101	Centre City	6/27/1990		1896			RA	
255		Clawson Jones Rental	533-361-01	1658-1668	Front Street	92101	Centre City	6/27/1990		1887			RA	
256		Silberhorn / Hord Residence	533-361-01	205	West Date Street	92101	Centre City	6/27/1990		1888			RA	
257		San Diego Grain and Milling Co. /Parron Hall Co.	533-326-04	820	West Ash Street	92101	Centre City	7/25/1990		1909			RA	
258		Foster-Kleiser Co. Building	533-122-01	2260	Columbia Street	92101	Centre City	7/25/1990		1926			RA	
259		Milton E. Fintzelberg Commercial Building	533-223-05	1917-1921	India Street	92101	Centre City	7/25/1990		1928			RA	

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260		Electrical Products Co. / California Stamp Co.	533-231-05	1702	Kettner Boulevard	92101	Centre City	7/25/1990		1930			RA	
261		DeFalco's Grocery / Zolezzi Commercial Building	533-233-09	1703	India Street	92101	Centre City	7/25/1990		1939			RA	
262		Tait's Meat Market / Assenti's Pasta	533-233-08	1731-1739	India Street	92101	Centre City	7/25/1990		1926			RA	
263		Auto Body Co. / Retail Building	533-233-07	1743	India Street	92101	Centre City	7/25/1990		1927			RA	
264		Albert G. Muller Grocery / Filippi's Pizza	533-233-07	1747-1753	India Street	92101	Centre City	7/25/1990		1914& 1930			RA	
265		McDonough Cleaners / City Dye Works	533-031-06	2400-2404	India Street	92101	Centre City	7/25/1990		1930			RA	
266		Adams-Henry Company Building	533-121-06	800-826	West Ivy Street	92101	Centre City	7/25/1990		1913			RA	
267		San Diego Macaroni Manufacturing Co.	533-022-04	2308	Kettner Boulevard	92101	Centre City	7/25/1990		1924			RA	
268		Sidewalk Stamp - San Diego Macaroni	533-022-04	2308	Kettner Boulevard	92101	Centre City	7/25/1990					RA	
269		El Cortez Hotel	534-032-04-01 - 534-032-04-12 and 534-032-05-01 - 534-032-05-85	702	Ash Street	92101	Centre City	7/25/1990		1927	Albert R. Walker and Percy Eisen		RA	
270		William Clayton House	533-104-06	545	Laurel Street	92101	Uptown	7/25/1990		1907			Y	
271		Ballatore's Residence	533-332-01	1557	Columbia Street	92101	Centre City	8/22/1990		1906			RA	
272		St. Anne's Clinic	533-233-22	1762	Columbia Street	92101	Centre City	8/22/1990		1890			RA	
273		Charles A. Tait Rentals	533-533-21	1764	Columbia Street	92101	Centre City	8/22/1990		1892			RA	
274		Captain Amos Pettengill House	533-223-07	602	West Fir Street	92101	Centre City	8/22/1990		1886			RA	
275		Vue de L'Eau Apartments	533-581-05	532	West Grape Street	92101	Centre City	8/22/1990		1913			RA	
276		Fiesta Apartments	533-125-03, 533-125-04	648	West Hawthorn Street	92101	Centre City	8/22/1990		1911	Quayle Brothers		RA	
277		A.W. Pray Rentals	533-224-05	1907	Kettner Boulevard	92101	Centre City	8/22/1990		1888			RA	
278		Ordway Residence	533-352-09	1620	State Street	92101	Centre City	8/22/1990		1888			RA	
279		Daniel O. Cook Residence	533-352-10	1632	State Street	92101	Centre City	8/22/1990		1898			Y	

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280		J.B. Spaeth Rental	533-352-11	1642	State Street	92101	Centre City	8/22/1990		1888			RA	
281		J.B. Spaeth Residence	533-352-12	1644-1648	the Bungalow Office Court on 4th Ave near Thorn	92101	Centre City	8/22/1990		1888			RA	
282		Oscar M. Hillard Rental	533-353-10	1610	Union Street	92101	Centre City	8/22/1990		1894			RA	
283		Andrew Cassidy Home	533-353-11	1620	Union Street	92101	Centre City	8/22/1990		1888			RA	
284		Howard M. Kutchin Home	533-353-13	1642-1648	Union Street	92101	Centre City	8/22/1990		1890			RA	
285		Edward F. French Rental	533-353-14	1654	Union Street	92101	Centre City	8/22/1990		1888			RA	
286		Dr. Rodes House / Brockton Villa	350-050-16	1235	Coast Boulevard	92037	La Jolla	8/22/1990		1894				
287		Marston House Garden	452-430-31	3525	Seventh Avenue	92103	Uptown	8/22/1990					N	
288		Coast Walk Trail and Devil's Slide Footbridge			Coast Walk Trail	92037	La Jolla	8/22/1990					N	
289		Carnation/ Qualitee Dairy Building	535-124-02	354	Eleventh Avenue	92101	Centre City	9/26/1990		1928			N	
290		Carter House	534-290-20	2586-2588	Broadway	92102	Greater Golden Hill	9/26/1990		1888				
291		California Theater	533-521-04, 533-521-05	1122	Fourth Avenue	92101	Centre City	10/24/1990		1926-27			RA	
292		Frank L. Rawson Residence	533-354-08	230	West Cedar Street	92101	Centre City	10/24/1990		1888			RA	
293		Grace Lutheran Church, Parsonage, & Sunday School Buildings	445-660-29-10	3993	Park Boulevard	92104	Greater North Park	12/5/1990		1930				
294		Colonial Inn Project Sites	350-022-03 - 350-022-05	925 & 927	Coast Boulevard	92037	La Jolla	12/5/1990						
295		Mount Soledad Park & Memorial Cross			Soledad Road	92037	La Jolla	1/30/1991					N	
296		First Church Christ Scientist / Goodbody's	533-443-01	317	Ash Street	92101	Centre City	1/30/1991		1904	Hebbard & Gill Builder: S.O.	Dr. Edward "Father" Gahan	RA	
297		San Diego Nurses' Club	533-422-12	1468	First Avenue	92101	Centre City	1/30/1991		1907	Spaulding		RA	
298		Wilsonia Hotel	533-374-03	1545	Second Avenue	92101	Centre City	1/30/1991		1913			RA	

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299		Anton Mayrhofer Residence	533-363-10	1572	Second Avenue	92101	Centre City	1/30/1991		1904				RA
300		St. Joseph's Cathedral	533-373-09	1535	Third Avenue	92101	Centre City	1/30/1991		1940				N
301		Dr. W. Peper Residence	533-383-06	1502	Sixth Avenue	92101	Centre City	1/30/1991		1894				RA
302		Alexandria Apartments	534-021-02	1609	Eighth Avenue	92101	Centre City	1/30/1991		1913				RA
303		Mills Residence	534-011-05	1604	Seventh Avenue	92101	Centre City	2/27/1991		1901	Hebbard & Gill			RA
304		Salk Institute for Biological Studies	342-010-38	10010	North Torrey Pines Road	92037	University	2/27/1991		1965	Louis Kahn	Jonas Salk		N
305		John Ginty Residence (includes Fairhead stone, retaining wall & stairway)	534-024-12	1568	Ninth Avenue	92101	Centre City	6/12/1991		1886				RA
306		George Kroenert	534-041-01	1471	Eighth Avenue	92101	Centre City	6/12/1991		1899	Hebbard & Gill			RA
307		Amy Strong House	452-666-04	2802	Fourth Avenue	92103	Uptown	6/12/1991		1906				Y
308		Bradley-Woolman St. Cecelia Chapel	533-382-08	1620	Sixth Avenue	92101	Centre City	7/24/1991		1928				RA
309		Julian Produce Co. Warehouse Building	535-351-10	629	J Street	92101	Centre City	7/24/1991		1912				RA
310		Egyptian Courts Apartments	452-200-55	3770-3774	Park Boulevard	92103	Uptown	7/24/1991		1925	Paul Carle			Y
311		Emmett G. O'Neill Residence	452-718-02	2765	Second Avenue	92103	Uptown	9/25/1991		1924-25				Y
312		Star Builders Co. Building	533-322-10	726-732	West Beech Street	92101	Centre City	12/11/1991						N
313		Charles L. Boesch Residence	424-022-19	1704	Grand Avenue	92109	Pacific Beach	2/26/1992		1907				Y
314		Martha Kinsey Residence	350-143-02	1624	Ludington Lane	92037	La Jolla	3/25/1992		1937	Lilian Jenette Rice			Y
315		Torrey Pines Gliderport	Portions of Pueblo Lots 1323-1326		Bounded by Torrey Pines Road to E, Torrey Pines Scenic Dr to S, Torrey Pines Golf Course and Torrey Pines State Park to N.	92037	La Jolla	8/26/1992						N
316		First Church of Christ Scientist	533-094-11	2442	Second Avenue	92101	Uptown	3/24/1993		1909	Irving Gill			N
317		<i>Designation Overturned</i>												

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318		Melhorn-King Residence	443-684-09	1302	Washington Place	92103	Uptown	4/28/1993		1913	Martin V. Melhorn			
319		Imig Manor	445-402-01	2223	El Cajon Boulevard	92104	Greater North Park	9/22/1993		1946				
320		First Avenue Bridge	City/ Caltrans Bridge ID #57C-416	2700 & 2800 Blocks	First Avenue	92103	Uptown	12/8/1993		1931			N	
321		Alvarado Water Filtration Plant Operations Building (portions of)	464-010-07 (City Building # 6719)	5540	Kiowa Drive	91942	Navajo	4/27/1994		1950	Daniel Elliott		N	
322		Dulzura Conduit Flumes 10 and 12			From Barrett Reservoir & Dam to Otay Creek & Lake			4/27/1994		1906			N	
323		St. Joseph's Rectory / Old Town Convent	4426101200	2615	Calhoun Street	92103	Old San Diego	7/24/1994		1908	Tim Walsh			
324		Bentham Hall at the Bishop's School	350-431-10	7607	La Jolla Boulevard	92037	La Jolla	7/27/1994		1910	Irving Gill and Louis Gill		N	
325		Georgia Street Bridge	City/ Caltrans Bridge ID #57C-418	Between 3800 & 3900 Blocks	Georgia Street	92104	Greater North Park	9/28/1994	A (Event); C (Design); D (Information)	1914	James R. Comly		N	
326		Fire Station #4	535-115-05	400	Eighth Avenue	92101	Centre City	10/26/1994	B (Architecture); D (Community History)	1936-38	Gustav Hanssen		N	no report # given
327		Darlington House	350-591-13	7441	Olivetav Avenue	92037	La Jolla	7/26/1995	B (Architecture); C (Architect)	1925	H. Palmer, R. Requa, T. Shepherd		N	no report # given
328		Guymon-Fletcher-Lovett Building	534-331-11	900-920	E Street	92101	Centre City	8/23/1995	A (Event); B (Architecture)	1910			RA	no report # given
329		First Baptist Church	534-331-11 - 534-331-13	906	Tenth Avenue	92101	Centre City	8/23/1995	B (Architecture); C (Architect)	1912	Norman Marsh		RA	no report # given
330		Villa Orizaba	443-552-10	2036	Orizaba Avenue	92103	Uptown	10/25/1995	A (Historical Person); B (Architecture)	1888			Y	no report # given

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331		First Church of the United Brethren in Christ / Thackeray Gallery	452-055-39	321	Robinson Avenue	92103	Uptown	2/28/1996	A (Historical Person); B (Architecture); D (Community History)		Hunter Nelson/ San Diego Architectural Designs Company	George & Grace Thackeray	Y	no report # given
332		Hardesty House	452-285-01	3695	Third Avenue	92103	Uptown	3/27/1996	B (Architecture)	1905			Y	no report # given
333		Evangeline Caven Bungalow	452-493-02	410	West Upas Street	92103	Uptown	5/22/1996	A (Historical Person); B (Architecture); C (Architect, Builder)	1915	Carleton Winslow	Evangeline Craven, Charles Lee Craven, William White, Harriet Wimmer, John Wimmer, Al Jacoby	Y	no report # given
334		Palomar Apartment Building	452-714-10	536	Maple Street	92103	Uptown	5/22/1996	A (Historical Person); B (Architecture); C (Architect)	1913-15	Frank Mead & Richard Requa	Wallis Simpson (Duchess of Windsor); Charles Lindberg	Y	no report # given
335		San Diego Trust and Savings Bank Building	533-524-07	530-540	Broadway	92101	Centre City	6/26/1996	A (Historical Person, Important Event); B (Architecture); C (Architect)	1928	William Templeton Johnson	Joseph Weller Sefton Sr. & Jr.	RA	no report # given
336		Edward Grove Residence	533-186-03	2243	Front Street	92101	Uptown	8/28/1996	A (Historical Person); B (Architecture); C (Architect)	1901	Hebbard and Gill	Reverend John Gayner Banks; Ethel Banks	Y	no report # given
337		Sheng Haw Low Neon Sign	472-470-49	5801	University Avenue	92115	Mid City	10/23/1996	A (Historical Person); B (Construction); D (Social History of Community)	1951	Tom Sheng and San Diego Neon			no report # given
338	208-319A	Sherman Heights Apartments	535-433-05	2106	K Street	92102	Diego	10/23/1996	A (Historical Person)	1903			Y	no report # given
339		San Diego Electric Railway Cars 126, 128, 138	445-051-23 & 445-051-27 (parcels not designated)	4674-4676	Florida Street	92104	Greater North Park	1/22/1997	A (Historical Person); B (Design); C (Master Builder)	1911	Abel A. Butterworth, Master Car Builder	John D. Sprekels; William Clayton		no report # given
340		SDG&E Substation A "Brick Building"	538-010-22	75	Ninth Avenue	92101	Centre City	6/25/1997	B (Architecture); C (Cultural Landscape)	1911	SDG&E		N	no report # given

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341		Bayside Properties	535-623-06	21	16th Street	92101	Centre City	6/25/1997	B (Architecture); C (Cultural Landscape)	1887			RA	no report # given
342		Bayside Properties	535-623-05	33	16th Street	92101	Centre City	6/25/1997	B (Architecture); C (Cultural Landscape)	1887-88			RA	no report # given
343		Bayside Properties	535-623-03	53	16th Street	92101	Centre City	6/25/1997	B (Architecture); C (Cultural Landscape)	1887			RA	no report # given
344		Scripps Building	533-524-10	525	C Street	92101	Centre City	6/25/1997	A (Historical Person); B (Architecture)	1907	Samuel Kennedy, architect; Carl Leonardt Company, builder	Scripps Family	RA	no report # given
345		John and Mary Gallagher Residence	452-554-18	3315	Second Avenue	92103	Uptown	6/25/1997	B (Architecture)	1912	Clive N. Johnson, architect; Schultheiss Brothers Construction Company, builder		Y	no report # given
346		Mission Cliff Gardens Cobblestone Wall and Related Features	Various	1600-1799	Adams Avenue	92116	Uptown	8/27/1997	A (Historical Person); C (Cultural Landscape)			John D. Sprekels		no report # given
347		Prospect View/Redwood Hollow	350-400-21	244-254	Prospect Street	92037	La Jolla	9/24/1997	A (Historical Person); B (Architecture)	1914-1954		Walter S. Lieber	Y	no report # given
348		Beers-La Cava/Kosmas House	453-520-11	3103	28th Street	92104	Greater North Park	9/24/1997	B (Architecture)	1928	William Muehleisen, builder		Y	no report # given
349		Fletcher/Halley House	539-341-06	1612	Granada Avenue	92102	Greater Golden Hill	10/22/1997	A (Historical Person); B (Architecture)	1906	Henry Fletcher, builder	Rebecca Halley	Y	no report # given
350		Pacific Beach Reading Club/Hornblend Hall/Pacific Beach Woman's Club	424-022-03	1721	Hornblend Street	92109	Pacific Beach	12/3/1997	A (Historical Group); C (Cultural Landscape)	1910-11	H. Nelson, architect	American Red Cross	Y	no report # given
351		Park Theatre/Bush Egyptian Theatre	452-200-36	3812	Park Boulevard	92103	Uptown	12/3/1997	A (Historical Person); B (Architecture); C (Master Architect), (Master Builder)	1926	Frank Stevenson, Master Architect; William Reed, Master Builder	Grant Bush		no report # given

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352		Rudolph Schiller Photographic Gallery/Connors/Machado Stewart, Anderson/Aase Residence	442-610-21	2541	San Diego Avenue	92103	Old San Diego	2/25/1998	A (Historical Person); C (Cultural Landscape)	1869		Rudolph Schiller; Paul Connors; Mary Nieves Machado Stewart; and Chris and Charlotte Anderson		no report # given
353		The Bishop's School	350-442-47	7607	La Jolla Boulevard	92037	La Jolla	2/15/1998	A (Historical Persons); B (Architecture); C (Master Architect), (Cultural Landscape)	1910-1936	Irving Gill, Louis Gill and Carleton Winslow, Master Architects	Ellen Browning Scripps and Bishop Joseph L. Johnson	N	no report # given
354		SDG&E Station B	533-532-02	903	Kettner Boulevard	92101	Centre City	3/25/1998	A (Historical Persons); B (Architecture); C (Master Architect), (Cultural Landscape)	1911-1941	Eugene Hoffman and William Templeton Johnson, Master Architects	John Spreckels	N	no report # given
355		Alexander and Nancy Highland House	442-701-11	2400	Presidio Drive	92103	Uptown	4/22/1998	A (Historical Persons); B (Architecture); C (Master Architect/Builder)	1934	Clifford May, Master Architect; Orville U. Miracle, Master Builder	Alexander and Nancy Highland	Y	no report # given
356		Paul E. Stake/George W. Schilling House	453-581-01	3037	28th Street	92104	Greater North Park	4/22/1998	A (Historical Persons); B (Architecture); C (Master Architect)	1935	Charles Salyers, Master Architect; H.P. Jepson, builder	Paul Stake; George Schilling	Y	no report # given
357	357 001-008	The Bishop's School Historic District	350-442-47	7607	La Jolla Boulevard	92037	La Jolla	5/27/1998	C (Cultural Landscape); (Master Architects)	1910-1935	Irving Gill, Louis Gill and Carleton Winslow, Master Architects		N	no report # given
357	357-001	Bentham Hall	350-431-10	7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1910	Irving Gill, Master Architect			

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357	357-002	Scripps Hall		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1910-11	Irving Gill, Master Architect			
357	357-003	Gilman Hall		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1916	Irving Gill and Louis Gill, Master Architects			
357	357-004	St. Mary's Chapel		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1916	Carleton Winslow, Master Architect			
357	357-005	The Tower		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1930	Carleton Winslow, Master Architect			
357	357-006	Wheeler J. Bailey Library		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		1935	Carleton Winslow, Master Architect			
357	357-007	Garden Wall on Prospect Street		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		C. 1930's				
357	357-008	Trees planted on or before 1935		7607	La Jolla Boulevard	92037	La Jolla	5/27/1998		pre-1935				
358		The Surf Shack at Windansea Beach		6800	Neptune Place	92037	La Jolla	5/27/1998	C (Cultural Landscape)	1947			N	no report # given
359		Everett Gee Jackson and Eileen Lois Jackson Residence	438-080-15	4671	Harvey Road	92116	Uptown	5/27/1998	A (Historical Person); B (Architecture)	1929	Edward Dwyer, builder	Everett Gee Jackson; Eileen Lois Jackson	Y	no report # given
360		Milton F. Heller Residence/Casa Marrero	450-292-09	3107	Zola Street	92106	Peninsula	5/27/1998	A (Historical Person); B (Architecture); C (Master Architect)	1927	Richard Requa and Herbert Jackson, Master Architects; Arthur Keyes, builder	Mathias and Milton F. Heller	Y	no report # given
361		McMurtrie/Witherow House	443-051-38	4476	Ampudia Street	92103	Uptown	5/27/1998	B (Architecture)	1912			Y	no report # given
362		Crook-Foster Residence	438-162-14	2242	Adams Avenue	92116	Greater North Park	5/27/1998	B (Architecture); C (Master Builder)	1914	David O. Dryden, Master Builder		Y	no report # given
363		Brenkert/Thorpe Residence	440-443-06	3805	Merivale Avenue	92116	Normal Heights	7/22/1998	B (Architecture)	1913-14			Y	no report # given
364		Geranium Cottage	350-321-16	830	Kline Street	92037	La Jolla	8/26/1998	A (Historical Person); B (Architecture)	1904		Dr. and Mrs. Edward Howard		no report # given

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365		Wood/Forney Residence	452-554-35	3225	Second Avenue	92103	Uptown	8/26/1998	A (Historical Person); B (Architecture)		Pacific Building Company, builder	Carrie Mills Wood; Ruth Forney	Y	no report # given
366		Louis Gill Home	452-254-39	244	West Brookes Avenue	92103	Uptown	9/23/1998	B (Architecture); C (Master Architect)		Louis Gill, Master Architect		Y	no report # given
367		Joseph Jessop and Sons Jewelers Building	533-524-03	1041-1049	Fifth Avenue	92101	Centre City	9/23/1998	B (Architecture); C (Master Architect)		William Hebbard and Irving Gill, Master Architects		RA	no report # given
368		Oxley House	342-091-10	9302	La Jolla Farms Road	92037	La Jolla	9/23/1998	C (Master Architect)		1958 Richard Neutra, Master Architect		Y	no report # given
369		Adams Avenue Trolley Car barn Site	438-111-14	1949	Adams Avenue	92116	Uptown	10/28/1998	A (Historical Person); C (Cultural Landscape)			Andrew Ervast	N	no report # given
370		Sunnyslope Lodge	452-014-19	3733	Robinson Mews	92103	Uptown	12/9/1998	C (Master Architect)		Irving Gill, Master Architect		Y	no report # given
371		Thomas Hamilton House	532-441-13	480	San Fernando Street	92106	Peninsula	12/9/1998	A (Historical Person); C (Master Architect)		Emmor Brooke Weaver, Master Architect; Walter Merrill, Master Landscape Architect	Thomas Hamilton Jessop's Family jewelers		no report # given
372		Jessop's Clock	533-610-21	300 Block	Broadway	92101	Centre City	12/9/1998	A (Historical Person)		1907		RA	no report # given
373		Monteiro Family Residence	531-373-05	1050	Scott Street	92106	Peninsula	2/24/1999	A (Historical Person); B (Architecture)		1908	Jose Monteiro	Y	no report # given
374		Owl Drug Store Building	533-525-04	402	Broadway	92101	Centre City	2/24/1999	A (Historical Person); B (Architecture); C (Master Architect)		Charles and Edward Quayle, Master Architects; Oliver Duvall, builder	U.S. Grant Family Dr. Martha Dunn Corey	RA	no report # given
375		Dr. Martha Dunn Corey Residence	350-442-15	7520	Draper Avenue	92037	La Jolla	3/24/1999	A (Historical Person); B (Architecture)		1909			no report # given
376		Schiefer & Sons Warehouse / 2	535-563-32	815	J Street	92101	Centre City	3/24/1999	B (Architecture)		1910-1911		RA	no report # given
377		SD G&E Company Office Building	535-591-01	114	Tenth Avenue	92101	Centre City	3/24/1999	B (Architecture); C (Cultural Landscape)		1930		N	no report # given

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378		Rosario Hall	535-364-11	1250	J Street	92101	Centre City	3/24/1999	A (Historical Person); C (Cultural Landscape)	1870		Colonel Manuel Ferrer and Rosario Estudillo de Aguirre de Ferrer	RA	no report # given
379		World War II Base-End Station	532-034-04	3900	Lomaland Drive	92106	Peninsula	4/28/1999	A (Historical Event); B (Architecture)	1942			N	no report # given
380		Cave Store & Professor Shultz' Tunnel Leading to the Sunny Jim Cove	350-121-31	1325	Cave Street	92037	La Jolla	4/28/1999	A (Historical Person); B (Architecture); E (Natural Resource)	1902-1912		Professor Gustav Shultz		no report # given
381		Hille-Schnug House	447-260-02	3705	El Cajon Boulevard	92104	Greater North Park	5/27/1999	A (Historical Person); B (Architecture); C (Cultural Landscape)	1880's		Emma Louise Hille-Schnug	Y	no report # given
382		Wellman Peck & Co. / TR Produce	535-114-02	808	J Street	92101	Centre City	5/27/1999		1933			RA	no report # given
383		S D G& E Utility Pole		100	Tenth Avenue	92101	Centre City	5/27/1999	C (Cultural Landscape)	1920s			N	no report # given
384		The Evans Home	535-401-05	421	17th Street	92101	Centre City	7/22/1999	B (Architecture)	1887			RA	no report # given
385		Leland Hotel	534-321-04	911	Sixth Avenue	92101	Centre City	7/22/1999	A (Historical Person); C (Cultural Landscape)	1886-1887		D.C. Reed; Aaron Pauly	RA	no report # given
386		Carey Crest / El Paradon Seacliffe House	350-121-36	1369	Coast Walk	92037	La Jolla	7/22/1999		1900-1901			Y	no report # given
387		The Lindstrom House	465-362-07	4669	East Talmadge Drive	92116	Kensington-Talmadge	8/26/1999	C (Architecture); D (Master Architect)	1933	Clifford May, Master Architect; O.U. Miracle, builder; Wilbur F. Hale, Master Carpenter		Y	no report # given

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388		The Rolland C. Springer House	453-631-06	2737	28th Street	92104	Greater North Park	8/26/1999	A (Historical Person); B (Architecture); C (Master Architect)	1925	Richard Requa and Herbert Jackson, Master Architects; Thomas G. Cook, builder Jenkins and Sons, builder	Rolland C. Springer	Y	no report # given
389		The L. M. Earnhart House	452-554-38	3202	Third Avenue	92103	Uptown	9/23/1999	B (Architecture)	1911			Y	no report # given
390		Mut kula xuy/Mut lah hoy ya Site	Not permitted to list					9/23/1999	E (Archaeology)				N	no report # given
391		Mount Carmel Ranch	3070407400	11410	Carmel Country Road	92130	Carmel Valley	9/23/1999	A (Historical Person); B (Architecture); C (Cultural Landscape)	1899-1945		Sisters of Mercy	Y	no report # given
392		Bartlett/Webster House	539-342-03	2850	Cedar Street	92102	Greater Golden Hill	10/28/1999	A (Historical Person); B (Architecture); C (Master Architect)	1910	William Hebbard, Master Architect; Brawner and Hunter, builders	E. Bartlett Webster	Y	no report # given
393		Bond House	461-400-01	4449	Yerba Santa Drive	92115	College Area	10/28/1999	B (Architecture); C (Master Architect)	1960	Richard Joseph Neutra, Master Architect		Y	no report # given
394		George H. Prudden House	440-180-15	5159	Marlborough Drive	92116	Kensington-Talmadge	10/28/1999	A (Historical Person); B (Architecture); C (Master Architect)	1926	Richard Requa, Master Architect	George H. Prudden	Y	no report # given
395		Mitchell House	539-343-03	1527	Granada Avenue	92102	Greater Golden Hill	10/28/1999	A (Historical Person); B (Architecture); C (Master Architect)	1910	William Hebbard, Master Architect; Gaines and Forehan, builder	Alfred R. Mitchell	Y	no report # given
396		Gordon-Hooper Archaeological Site	Not permitted to list					10/28/1999	E (Archaeology)				Y	no report # given
397		Mercy Hospital Historic Complex	444-710-24	4077	Fifth Avenue	92103	Uptown	11/17/1999	A (Historical Group); B (Architecture); C (Master Architect)	1926	Ilton E. Loveless, Master Architect	Sisters of Mercy		no report # given
398		Ocean Beach Gateway Archaeological Site	Not permitted to list					11/17/1999	E (Archaeology)					no report # given

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399		Ralph D. Laco House	452-494-24	430	West Spruce Street	92103	Uptown	11/17/1999	B (Architecture); C (Master Architects)	1922	Charles and Edward Quayle, Master Architects; Arthur E. Keyes, builder		Y	no report # given
400		Ella Strong Denison House	532-471-04 532-471-05	373	San Gorgonio	92106	Peninsula	12/15/1999	A (Historical Person); B (Architecture); C (Master Architect)	1926-1927	Herbert E. Palmer, Master Architect; F.L. Stimson, builder	Ella Stron Denison	Y	no report # given
401		Dixon House	530-170-14	3838	Dixon Place	92107	Peninsula	1/27/2000	B (Historical Person); C (Architecture)	1898	Albert Dixon	Albert Dixon	Y	no report # given
402		Dr. Frank J. Campbell House	533-073-07	2504	Albatross Street	92101	Uptown	2/24/2000	C (Architecture); D (Master Architect)	1911	Emmor Brooke Weaver, Master Architect; J.A. Clarey, builder		Y	no report # given
403		Daggett Family Residence	535-143-08	721	14th Street	92101	Centre City	2/24/2000	C (Architecture)	1893-1896			RA	no report # given
404		Murray Apartments	535-143-05	719	14th Street	92101	Centre City	2/24/2000	C (Architecture)	1903			RA	no report # given
405		Auxilliary Naval Air Station Brown Field Historic District Building Facility 10	760-109-60		Otay Mesa Road	92154	Otay Mesa	2/24/2000	E (National Register Eligible)	1940-1946	U.S. Navy		N	no report # given
406		Auxilliary Naval Air Station Brown Field Historic District Building Facility 2002	760-109-60		Otay Mesa Road	92154	Otay Mesa	2/24/2000	E (National Register Eligible)	1940-1946	U.S. Navy		N	no report # given
407		Auxilliary Naval Air Station Brown Field Historic District Building Facility 2003	760-109-60		Otay Mesa Road	92154	Otay Mesa	2/24/2000	E (National Register Eligible)	1940-1946	U.S. Navy		N	no report # given
408		Auxilliary Naval Air Station Brown Field Historic District Building Facility 2005	760-109-60		Otay Mesa Road	92154	Otay Mesa	2/24/2000	E (National Register Eligible)	1940-1946	U.S. Navy		N	no report # given

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409		Auxilliary Naval Air Station Brown Field Historic District Building Facility 2004	760-109-60		Otay Mesa Road	92154	Otay Mesa	2/24/2000	B (Historical Event); C (Architecture)	1940-1946	U.S. Navy		N	no report # given	
410		Auxilliary Naval Air Station Brown Field Historic District Building Facility 2044	760-109-60	5623	Otay Mesa Road	92154	Otay Mesa	2/24/2000	B (Historical Event)	1940-1946	U.S. Navy		N	no report # given	
411		Auxilliary Naval Air Station Brown Field Historic District Alta School Site						2/24/2000	A (Archaeology)	pre-European through WWI	U.S. Navy		N	no report # given	
412		Veterans' War Memorial Building, Balboa Park	534-450-08	3325	Zoo Drive	92101	Balboa Park	3/23/2000	B (Historical Event); C (Architecture); D (Master Architects)	1950	Samuel Hammil and John Siebert, Master Architects; Francis E. Young, builder		N	no report # given	
413		<i>Designation Overturned</i>													
414		Dr. Frank P. & Elizabeth K. Lenahan Residence	443-250-55	2154	Fort Stockton Drive	92103	Uptown	4/27/2000	A (Cultural Landscape); C (Architecture)	1916	Morris Irvin, builder		Y	no report # given	
415		Wilkinson Block	439-402-30	3402	Adams Avenue	92116	Normal Heights	4/27/2000	A (Cultural Landscape); C (Architecture)	1926			Y	no report # given	
416		Violetta Horton Speculation House #1	352-630-19	6303	La Jolla Scenic Drive South	92037	La Jolla	4/27/2000	C (Architecture); D (Master Architect)	1935	Clifford May, Master Architect			no report # given	
417		Violetta Horton Speculation House #2	352-141-08	7447	Hillside Drive	92037	La Jolla	4/27/2000	C (Architecture); D (Master Architect)	1935	Clifford May, Master Architect			no report # given	
418		4045, 4053, 4057, 4069, 4075	444-521-05- 444-521-09	4045-4075	First Avenue	92103	Uptown	4/27/2000		1907-1912			Y		
419		Mohnike Adobe	315-031-04		Black Mountain Road	92129	Mira Mesa	5/25/2000	A (Cultural Landscape); B (Historical Person); C (Architecture)	1912-1940	Charles Mohnike, builder	Charles Mohnike	N	no report # given	
420		<i>Designation Overturned</i>													
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422		Talmadge Gates Historical District	see misc	see misc	Monroe Avenue	92115	Mid City	5/25/2000	F (Group of finite resources)	1927	Frank R. Carlson, designer; Union Machine Works, builder		N	no report # given
423		David Drake House	453-633-25	2941	Palm Street	92104	Greater North Park	6/22/2000	C (Architecture)	C. 1924			Y	no staff report on file
424	424-001-025	Shirley Ann Place Historical District	Various	4500-4599	Shirley Ann Place	92116	Greater North Park	6/22/2000	F (Group of finite resources)	1925-27	Melhorn Construction Co., Master Builder		N	no report # given
424	424-001	Contributor Historical District	445-153-39	4501	Shirley Ann Place	92116	Greater North Park	6/22/2000		1928	Alberta Security Company		Y	
424	424-002	Contributor Historical District	445-153-38	4509	Shirley Ann Place	92116	Greater North Park	6/22/2000		1927	Alberta Security Company		Y	
424	424-003	Contributor Historical District	445-153-16	4512	Shirley Ann Place	92116	Greater North Park	6/22/2000		1928	Alberta Security Company		Y	
424	424-004	Contributor Historical District	445-153-17	4520	Shirley Ann Place	92116	Greater North Park	6/22/2000		1928	Alberta Security Company		Y	
424	424-005	Contributor Historical District	445-153-37	4521	Shirley Ann Place	92116	Greater North Park	6/22/2000		1926	Alberta Security Company		Y	
424	424-006	Contributor Historical District	445-153-36	4531	Shirley Ann Place	92116	Greater North Park	6/22/2000		1937	Alberta Security Company		Y	
424	424-007	Contributor Historical District	445-153-18	4532	Shirley Ann Place	92116	Greater North Park	6/22/2000		1928	Alberta Security Company		Y	
424	424-008	Contributor Historical District	445-153-19	4536	Shirley Ann Place	92116	Greater North Park	6/22/2000		1929	Alberta Security Company		Y	
424	424-009	Contributor Historical District	445-153-34	4543	Shirley Ann Place	92116	Greater North Park	6/22/2000		1931	Alberta Security Company		Y	
424	424-010	Contributor Historical District	445-153-20	4544	Shirley Ann Place	92116	Greater North Park	6/22/2000		1931	Alberta Security Company		Y	
424	424-011	Contributor Historical District	445-153-33	4547	Shirley Ann Place	92116	Greater North Park	6/22/2000		1931	Alberta Security Company		Y	
424	424-012	Contributor Historical District	445-153-21	4552	Shirley Ann Place	92116	Greater North Park	6/22/2000		1929	Alberta Security Company		Y	
424	424-013	Contributor Historical District	445-153-32	4555	Shirley Ann Place	92116	Greater North Park	6/22/2000		1933	Alberta Security Company		Y	
424	424-014	Contributor	445-153-22	4564	Shirley Ann Place	92116	Greater North Park	6/22/2000		1928	Alberta Security Company		Y	

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424	424-015	Historical District Contributor	445-153-31	4565	Shirley Ann Place	92116	Greater North Park	6/22/2000			Alberta Security Company 1934		Y	
424	424-016	Historical District Contributor	445-153-23	4568	Shirley Ann Place	92116	Greater North Park	6/22/2000			Alberta Security Company 1938		Y	
424	424-017	Historical District Contributor	445-153-30	4569	Shirley Ann Place	92116	Greater North Park	6/22/2000			Alberta Security Company 1928		Y	
424	424-018	Historical District Contributor	445-153-24	4580	Shirley Ann Place	92116	Greater North Park	6/22/2000			Alberta Security Company C. 1925		Y	
424	424-019	Historical District Contributor	445-153-28	4581	Shirley Ann Place	92116	Greater North Park	6/22/2000			Alberta Security Company 1929		Y	
424	424-020	Historical District Contributor	445-153-27	3229-31	Madison Avenue	92116	Greater North Park	6/22/2000			Alberta Security Company C. 1929		Y	
424	424-021	Historical District Contributor	445-153-15	2318	Monroe Avenue	92116	Greater North Park	6/22/2000			Alberta Security Company 1929		Y	
424	424-022	Shirley Ann Place Historical District Contributor	445-153-35	4535	Shirley Ann Place	92116	Greater North Park	6/22/2000				1947	Y	
424	424-023	Shirley Ann Place Historical District Contributor	445-153-29	4575	Shirley Ann Place	92116	Greater North Park	6/22/2000				C. 1939	Y	
424	424-024	Shirley Ann Place Historical District Contributor	445-153-25	4582	Shirley Ann Place	92116	Greater North Park	6/22/2000				C. 1949	Y	
424	424-025	Shirley Ann Place Historical District Contributor	445-153-26	4586	Shirley Ann Place	92116	Greater North Park	6/22/2000				C. 1948	Y	
425		Naval Training Station Historical District			Barnett Avenue and Rosecrans Street	92140	NTC	6/22/2000	F				N	
426		Remmen Building	535-134-07	1127-1137	G Street	92101	Centre City	6/22/2000	C (Architecture)			1907	RA	
427		Lomax House	443-140-35	1830	Altamira Place	92103	Uptown	6/22/2000	C (Architecture)			1915	Y	no report # given
428	1008-023	John Kenney House	453-244-04	3571	28th Street	92104	Greater North Park	6/22/2000	C (Architecture); D (Master Builder)			David O. Dryden, 1915 Master Builder	Y	no report # given
429		Fred Jarboe House	443-401-10	2150	Sunset Boulevard	92103	Uptown	6/22/2000	C (Architecture); D (Master Builder)			Fred Jarboe, 1925 Master Builder	Y	no report # given

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430	526-117	Benbough/Adams House	539-044-05	3147	Kalmia Street	92104	Greater North Park	7/24/2000	A (Cultural Landscape); C (Architecture);	1912-1913	Russell Brothers, builders William Field Staunton, Jr, architect;	Percy Benbough; Harry Guthrie; and John R. Adams	Y	no report # given
431		Grace Scripps Johanson	350-132-16 350-132-17	1540	Virginia Way	92037	La Jolla	7/27/2000	B (Historical Person); C (Architecture)	1937	Victor Maller, builder	Grace Scripps Johanson	Y	no report # given
432		Judkins/ J.L. Wright House	350-151-12	1700	Torrey Pines Road	92037	La Jolla	8/24/2000	C (Architecture); D (Master Architect)	1946	John Lloyd Wright, Master Architect		Y	no report # given
433		Devanney Residence	350-193-23	1341	Park Row	92037	La Jolla	9/28/2000	C (Architecture)	circa 1905			Y	no report # given
434		The Lloyd Ruocco Design Center	452-283-02	3601-3635	Fifth Avenue	92103	Uptown	9/28/2000	C (Architecture); D (Master Architect)	1950	Lloyd Ruocco, Master Architect		Y	no report # given
435	526-002	William A. McIntyre Speculation House	539-044-06	3155	Kalmia Street	92104	Greater North Park	9/28/2000	C (Architecture)	1912-1913	McIntyre Building Company, builders; Russell Brothers, builders		Y	no report # given
436		The Jarvis L. Doyle Residence	443-300-23	1625	Plumosa Way	92103	Uptown	9/28/2000	C (Architecture); D (Master Architect)	1912	Richard Requa, Master Architect		Y	no report # given
437		Hallenbeck House	452-494-20	3240	Curlew Street	92103	Uptown	9/28/2000	C (Architecture); D (Master Architect)	1912	William Sterling Hebbard, Master Architect		Y	no report # given
438	526-004	The Cottee/McCorkle House	453-713-19	3048	Laurel Street	92104	Greater North Park	9/28/2000	C (Architecture); D (Master Builder)	1912	Archibald McCorkle, Master Builder		Y	no report # given
439		Hale-Nadeau House	452-537-28	3341	Brant Street	92103	Uptown	9/28/2000	C (Architecture)	1915			Y	no report # given
440		Barcelona Apartment Hotel	533-191-02	326	East Juniper Street	92101	Uptown	9/28/2000	C (Architecture)	1923	Eugene Hoffman, Master Architect		Y	no report # given

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441		Cabrillo Freeway State Route 163, at Balboa Park			The section of the Cabrillo Freeway evaluated extends from just south of the Cabrillo Bridge in Balboa Park to the San Diego River in the City of San Diego.	92101 92103	Balboa Park Uptown	9/28/2000	A (Cultural Landscape); B (Historical Event); C (Architecture); E (National/State Register Eligible)	1948		Arthur Marston; John D. Spreckles	N	no report # given
442	442-065	Ocean Beach Library	448-501-12	4801	Santa Monica Avenue	92107	Ocean Beach	12/20/2002	A (Cultural Landscape); C (Architecture); F (Contributor to a District)	1928	Robert W. Snyder, architect		Y	
442	442-064	Strand Theatre	448-191-06	4948	Newport Avenue	92107	Ocean Beach	12/20/2002	A (Cultural Landscape); F (Contributor to a District)	1925			Y	
442	442 001-068	Ocean Beach Cottage Emerging District Ocean Beach Cottage Emerging District Phase I 442-01 to 442-28 Phase II 442-29 to 442-58 Phase III 442-59 to 442-63; Phase IV 442-66 to 442-67; Phase V 442-68; Phase VI 442-69 to 442-70; Phase VII 442-071; Phase VIII 442-072	Various	Various	Various	92107	Ocean Beach	10/26/2000 6/26/2001 9/26/2002 9/25/2003 9/23/2004 8/24/2006	F (Historic District)	1887 to 1931				
442	442-001	Ocean Beach Cottage Emerging Historical District Contributor	448-102-15	2076	Bacon Street	92107	Ocean Beach	10/26/2000	F (Contributor to a District)	1924			Y	
442	442-002	Ocean Beach Cottage Emerging Historical District Contributor	448-412-19	4711	Brighton Avenue	92107	Ocean Beach	10/26/2000	F (Contributor to a District)	1914			Y	

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442	442-003	Ocean Beach Cottage Emerging Historical District Contributor	448-423-10	4746	Brighton Avenue	92107	Ocean Beach	10/26/2000	F (Contributor to a District)	1923			Y	
442	442-004	Ocean Beach Cottage Emerging Historical District Contributor	448-412-29	4765	Brighton Avenue	92107	Ocean Beach	10/26/2000	F (Contributor to a District)	1928			Y	
442	442-005	Ocean Beach Cottage Emerging Historical District Contributor	448-202-18	4909	Brighton Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1927			Y	
442	442-006	Ocean Beach Cottage Emerging Historical District Contributor	448-371-20	4725	Coronado Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1916			Y	
442	442-007	Ocean Beach Cottage Emerging Historical District Contributor	448-371-26	4775	Coronado Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1925			Y	
442	442-008	Ocean Beach Cottage Emerging Historical District Contributor	448-070-11	5044	Del Monte Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1923			Y	
442	442-009	Ocean Beach Cottage Emerging Historical District Contributor	448-512-02	1971	Ebers Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1922			Y	
442	442-010	Ocean Beach Cottage Emerging Historical District Contributor	448-423-18	2120	Ebers Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1928			Y	
442	442-011	Ocean Beach Cottage Emerging Historical District Contributor	448-562-15	4626	Larkspur Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1923			Y	
442	442-012	Ocean Beach Cottage Emerging Historical District Contributor	448-551-10	4631	Larkspur Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1928			Y	
442	442-013	Ocean Beach Cottage Emerging Historical District Contributor	448-423-22	4733	Long Branch Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1917			Y	
442	442-014	Ocean Beach Cottage Emerging Historical District Contributor	448-422-19	4734	Long Branch Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1919			Y	
442	442-015	Ocean Beach Cottage Emerging Historical District Contributor	448-422-20	4738	Long Branch Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1919			Y	

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442	442-016	Ocean Beach Cottage Emerging Historical District Contributor	448-212-07	4932-36	Long Branch Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1921			Y	
442	442-017	Ocean Beach Cottage Emerging Historical District Contributor	448-432-29	4726	Lotus Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1928			Y	
442	442-018	Ocean Beach Cottage Emerging Historical District Contributor	448-181-04	4978	Narragansett Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1916			Y	
442	442-019	Ocean Beach Cottage Emerging Historical District Contributor	448-361-18	4709	Orchard Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1924			Y	
442	442-020	Ocean Beach Cottage Emerging Historical District Contributor	448-361-09-01	4742	Pescadero Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1921			Y	
442	442-021	Ocean Beach Cottage Emerging Historical District Contributor	448-561-02	4651	W. Point Loma Blvd	92107	Ocean Beach	10/26/2000	F (Historic District)	1916			Y	
442	442-022	Ocean Beach Cottage Emerging Historical District Contributor	448-440-05	4764	W. Point Loma Blvd	92107	Ocean Beach	10/26/2000	F (Historic District)	1926			Y	
442	442-023	Ocean Beach Cottage Emerging Historical District Contributor	448-192-25	4967	Saratoga Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	C. 1910			Y	
442	442-024	Ocean Beach Cottage Emerging Historical District Contributor	448-192-28	4985	Saratoga Avenue	92107	Ocean Beach	10/26/2000	F (Historic District)	1925			Y	
442	442-025	Ocean Beach Cottage Emerging Historical District Contributor	448-312-12	2060	Sunset Cliffs Blvd.	92107	Ocean Beach	10/26/2000	F (Historic District)	1927			Y	
442	442-026	Ocean Beach Cottage Emerging Historical District Contributor	448-312-16	2090	Sunset Cliffs Blvd.	92107	Ocean Beach	10/26/2000	F (Historic District)	1930			Y	
442	442-027	Ocean Beach Cottage Emerging Historical District Contributor	448-221-17	4956	Voltaire Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1924			Y	
442	442-028	Ocean Beach Cottage Emerging Historical District Contributor	448-221-19	4972	Voltaire Street	92107	Ocean Beach	10/26/2000	F (Historic District)	1924			Y	

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442	442-029	Ocean Beach Cottage Emerging Historical District Contributor	448-351-14	4711	Bermuda Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1922			Y	
442	442-030	Ocean Beach Cottage Emerging Historical District Contributor	448-522-17	4603	Brighton Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1925			Y	
442	442-031	Ocean Beach Cottage Emerging Historical District Contributor	448-412-22	4727	Brighton Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1927			Y	
442	442-032	Ocean Beach Cottage Emerging Historical District Contributor	448-312-18	4813	Brighton Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1925			Y	
442	442-033	Ocean Beach Cottage Emerging Historical District Contributor	448-172-17	1778	Cable Street	92107	Ocean Beach	7/26/2001	F (Historic District)	1923			Y	
442	442-034	Ocean Beach Cottage Emerging Historical District Contributor	448-521-16-02	4603	Cape May Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1930			Y	
442	442-035	Ocean Beach Cottage Emerging Historical District Contributor	448-521-19	4625	Cape May Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1928	Pacific Building Company?		Y	
442	442-036	Ocean Beach Cottage Emerging Historical District Contributor	448-021-28	5113	Cape May Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1915			Y	
442	442-037	Ocean Beach Cottage Emerging Historical District Contributor	448-492-04	4674	Del Monte Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1930			Y	
442	442-038	Ocean Beach Cottage Emerging Historical District Contributor	448-501-30	1841	Ebers Street	92107	Ocean Beach	7/26/2001	F (Historic District)	1931			Y	
442	442-039	Ocean Beach Cottage Emerging Historical District Contributor	448-562-14	4622	Larkspur Street	92107	Ocean Beach	7/26/2001	F (Historic District)	1903			Y	
442	442-040	Ocean Beach Cottage Emerging Historical District Contributor	448-423-26	4765	Long Branch Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1927			Y	
442	442-041	Ocean Beach Cottage Emerging Historical District Contributor	448-321-15	4803	Long Branch Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1917			Y	

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442	442-042	Ocean Beach Cottage Emerging Historical District Contributor	448-322-03	4882	Long Branch Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1915			Y	
442	442-043	Ocean Beach Cottage Emerging Historical District Contributor	448-322-02	4886-8	Long Branch Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1915			Y	
442	442-044	Ocean Beach Cottage Emerging Historical District Contributor	448-432-18	4732	Lotus Street	92107	Ocean Beach	7/26/2001	F (Historic District)	1919			Y	
442	442-045	Ocean Beach Cottage Emerging Historical District Contributor	448-432-21	4752	Lotus Street	92107	Ocean Beach	7/26/2001	F (Historic District)	1923			Y	
442	442-046	Ocean Beach Cottage Emerging Historical District Contributor	448-421-23	4762	Muir Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1923			Y	
442	442-047	Ocean Beach Cottage Emerging Historical District Contributor	448-421-26	4778	Muir Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1928			Y	
442	442-048	Ocean Beach Cottage Emerging Historical District Contributor	448-421-27	4786	Muir Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1924			Y	
442	442-049	Ocean Beach Cottage Emerging Historical District Contributor	448-222-22	4976	Muir Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1919			Y	
442	442-050	Ocean Beach Cottage Emerging Historical District Contributor	448-472-41	4664	Orchard Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1926			Y	
442	442-051	Ocean Beach Cottage Emerging Historical District Contributor	448-361-24	4741	Orchard Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1926			Y	
442	442-052	Ocean Beach Cottage Emerging Historical District Contributor	448-361-08	4750	Pescadero Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1921			Y	
442	442-053	Ocean Beach Cottage Emerging Historical District Contributor	448-162-18-01	4915	Santa Cruz Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1927			Y	
442	442-054	Ocean Beach Cottage Emerging Historical District Contributor	448-302-12	4820	Santa Monica Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1918			Y	

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442	442-055	Ocean Beach Cottage Emerging Historical District Contributor	448-512-18	4627	Saratoga Avenue	92107	Ocean Beach	7/26/2001	F (Historic District)	1930			Y	
442	442-056	Ocean Beach Cottage Emerging Historical District Contributor	448-382-02	1761	Sunset Cliffs Blvd.	92107	Ocean Beach	7/26/2001	F (Historic District)	1929			Y	
442	442-057	Ocean Beach Cottage Emerging Historical District Contributor	448-422-30	2137	Sunset Cliffs Blvd.	92107	Ocean Beach	7/26/2001	F (Historic District)	1924			Y	
442	442-058	Ocean Beach Cottage Emerging Historical District Contributor	448-221-06	4935	W. Point Loma Blvd	92107	Ocean Beach	7/26/2001	F (Historic District)	1929			Y	
442	442-059	Ocean Beach Cottage Emerging Historical District Contributor	448-291-02	1821	Cable Street	92107	Ocean Beach	9/26/2002	F (Historic District)	1921			Y	
442	442-060	Ocean Beach Cottage Emerging Historical District Contributor	448-261-10	4854	Del Mar Avenue	92107	Ocean Beach	9/26/2002	F (Historic District)	1929			Y	
442	442-061	Ocean Beach Cottage Emerging Historical District Contributor	448-322-01	4896	Long Branch Avenue	92107	Ocean Beach	9/26/2002	F (Historic District)	1909			Y	
442	442-062	Ocean Beach Cottage Emerging Historical District Contributor	448-391-16	4714	Narragansett Avenue	92107	Ocean Beach	9/26/2002	F (Historic District)	1929			Y	
442	442-063	Ocean Beach Cottage Emerging Historical District Contributor	448-391-33	1825	Sunset Cliffs Blvd.	92107	Ocean Beach	9/26/2002	F (Historic District)	1923			Y	
442	442-066	Ocean Beach Cottage Emerging Historical District Contributor	448-422-18	4732	Long Branch Avenue	92107	Ocean Beach	9/25/2003	F (Historic District)	1918			Y	P-03-286
442	442-067	Ocean Beach Cottage Emerging Historical District Contributor	448-221-05	4947	West Point Loma Boulevard	92107	Ocean Beach	9/25/2003	F (Historic District)	1916			Y	P-03-286
442	442-068	Ocean Beach Cottage Emerging Historical District Contributor	448-091-21	1980	Bacon Street	92107	Ocean Beach	9/23/2004	F (Historic District)	1925			Y	HRB-04-036
442	442-069	Ocean Beach Cottage Emerging Historical District Contributor	448-671-10	4528	Saratoga Avenue	92107	Ocean Beach	8/24/2006	F (Historic District)	1924			Y	HRB-06-043

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442	442-070	Ocean Beach Cottage Emerging Historical District Contributor	449-671-21	4535	Cape May Avenue	92107	Ocean Beach	8/24/2006	F (Historic District)	1927			Y	HRB-06-043
442	442-071	Ocean Beach Cottage Emerging Historical District Contributor	448-321-28	4887	Long Branch Avenue	92107	Ocean Beach	8/23/2007	F (Historic District)	1913			Y	HRB-07-054
442	442-072	Ocean Beach Cottage Emerging Historical District Contributor	448-382-07	4760	Del Monte Avenue	92107	Ocean Beach	2/28/2008	F (Historic District)	1928			Y	HRB-08-012 no report # given
443		Morrison-Berger House	539-343-08	1522	29th Street	92102	Greater Golden Hill	10/26/2000	C (Architecture)	1910			Y	no report # given
444		Martin J. Healy House	453-691-03	2629	28th Street	92104	Greater North Park	10/26/2000	B (Historical Person); C (Architecture)	1927	Martin J. Healy, builder	Martin J. Healy	Y	no report # given
445		Hall-Sherman House	452-014-38	3718-3724	First Avenue	92103	Uptown	10/26/2000	C (Architecture); D (Master Builder)	1890	John Sherman, Master Builder		Y	no report # given
446		Whitehead-Kunzel-Bowers House	443-121-18	4474	Hortensia Street	92103	Uptown	10/26/2000	B (Historical Person); C (Architecture); D (Master Architect)	1917	Charles and Edward Quayle, Master Architects	Fred Kunzel; Dr. Richard Bowers	Y	no report # given
447		La Jolla Reading Room	350-442-25	7590	Draper Avenue	92037	La Jolla	10/26/2000	A (Cultural Landscape); C (Architecture)	1898	Edmund Thorpe and John Kennedy, builders		N	no report # given
448		1735 Robinson Avenue House	452-213-11	1735	Robinson Avenue	92103	Uptown	10/26/2000	C (Architecture)	1924			Y	no report # given
449		Dolly's House	350-070-14	7857	Eads Avenue	92037	La Jolla	10/26/2000	C (Architecture)	1930			Y	no report # given
450		Cultural Landscape of the Scripps Meanley Stables and House Complex	319-170-22	10330	Meanley Drive	92131	Scripps Miramar Ranch	11/17/2000	A (Cultural Landscape); B (Historical Person)	C. 1934		Thomas Meanley	N	no report # given
451		San Ysidro Free Public Library	666-080-03	101-105	San Ysidro Boulevard	92173	San Ysidro	11/17/2000	A (Cultural Landscape); B (Historical Person); C (Architecture)	1924		Frank Breyer	N	no report # given
452	1008-010	Kline/Dryden House	453-401-07	3505	28th Street	92104	Greater North Park	11/17/2000	C (Architecture); D (Master Builder)	1915-16	David O. Dryden, Master Builder		Y	no report # given

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453		Hildred R. and Marion M. Peckham House	532-452-10	2905	Nichols Street	92106	Peninsula	12/20/2000	C (Architecture); D (Master Architect)	1927	William Templeton Johnson, Master Architect	Hildreth and Marion Peckham	Y	no report # given
454	526-007	The Mabel Whitsitt House	453-713-02	2519	San Marcos Avenue	92104	Greater North Park	12/20/2000	B (Historical Person); C (Architecture)	1924		Mabel Whitsitt	Y	no report # given
455		The Armed Services YMCA	533-486-06	500	West Broadway	92101	Centre City	1/25/2001	A (Cultural Landscape); C (Architecture); D (Master Architect)	1924	Lincoln Rogers, Master Architect		RA	P-01-014
456	1008-009	John Carman Thurston House	453-392-07	3446	28th Street	92104	Greater North Park	2/22/2001	C (Architecture); D (Master Builder)	1915-16	David O. Dryden, Master Builder		Y	P-01-043
457	526-009	The Whiteman House	453-713-04	2523	San Marcos Avenue	92104	Greater North Park	2/22/2001	A (Cultural Landscape); C (Architecture); D (Master Architect)	1912	William H. Wheeler, Master Architect		Y	P-01-035
458		The Wonder Bread Building	535-603-01	171	14th Street	92101	Centre City	2/22/2001	Eugene Hoffman, Master Architect; Trepte and Sons, builder	1924			RA	P-01-037
459		Fletcher-Salmons Building	534-186-06	602-624	Broadway	92101	Centre City	3/22/2001	C (Architecture); D (Master Architect)	1906	Edward Quayle, Master Architect	Colonel Ed Fletcher	RA	P-01-038
460		Conard-Arrington House	532-322-04	809	San Antonio Place	92106	Peninsula	3/22/2001	C (Architecture); D (Master Architect)	1949	Roy Drew, Master Architect; Schenk Building Co, builder		Y	no report # given
461		Anderson House	535-071-01	1323	Eleventh Avenue	92101	Centre City	3/22/2001	C (Architecture)	1900			RA	P-01-058
462		Dr. Frederick J. Walter House	465-281-07	4381	Argos Drive	92116	Kensington-Talmadge	3/22/2001	B (Historical Person); C (Architecture)	1928-29	R.C. James, builder	Dr. Frederick J. Walter; Raleigh Holt; and Alfred Krause	Y	P-01-059
463		The LaCrosse House	350-110-10	1261-1263	Cave Street	92037	La Jolla	4/26/2001	C (Architecture)	1900			Y	P-01-039 P-01-079
464		The Wonder House of Stone	465-331-07	4386	Adams Avenue	92116	Kensington-Talmadge	4/26/2001	B (Historical Person); C (Architecture); D (Master Architect); F (Contributor to a District)	1926	Ralph E. Hurlburt, Master Architect; L.J. Faulkner, builder	Roy C. Lichty	Y	P-01-080

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465		First National Bank Building	533-524-11	500-522	Broadway	92101	Centre City	4/26/2001	C (Architecture); D (Master Architect)	1909	Franklin Burnham, Master Architect; remodeled by Frank Hope Sr, Master Architect		N	P-01-082
466		Bowman-Cotton House	532-365-05	2900	Nichols Street	92106	Peninsula	5/24/2001	B (Historical Person); C (Architecture); D (Master Architect)	1929	Richard Requa and Herbert Jackson, Master Architects	Horace and Frances Bowman; and Oscar and Violet Cotton	Y	P-01-101
467		Leo R. Hoffman Residence	443-340-25	4230	Arista Drive	92103	Uptown	5/24/2001	C (Architecture)	1948	Pear Pearson of Pearson Construction Company, designer and builder		Y	P-01-102
468		Riviera Apartment Hotel	534-071-04	1312	Twelfth Avenue	92101	Centre City	5/24/2001	C (Architecture); D (Master Architect)	1927	Henry Harms Preibisius, Master Architect		RA	P-01-103
469		Young Hardware Store	439-432-04	3285-3287	Adams Avenue	92116	Normal Heights	5/24/2001	B (Historical Person); C (Architecture); D (Master Architect); F (Contributor to a District)	1925	Louis Gill, Master Architect	Bertram J. Carteri	Y	P-01-104
470		Brackenbury House	539-553-14	1008	Edgemont Place	92102	Greater Golden Hill	6/28/2001	D (Master Architect)	1916	Frank Mead and Richard Requa, Master Architects		Y	P-01-115
471		<i>Designation Overturned</i>												
472		The J. R. Griggs House	539-271-14	1744	Granada Avenue	92102	Greater Golden Hill	7/26/2001	C (Architecture)	1913	John W. Lowerison, designer and builder		Y	P-01-129
473		Scripps Estates Archaeological Site	Not permitted to list					7/26/2001	A (Archaeology)	1930s			N	P-01-131

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474		Beth-Sarim: House of the Princes	465-060-07	4440	Braeburn Road	92116	Kensington-Talmadge	8/23/2001	B (Historical Person); C (Architecture); F (Contributor to a District)	1929-30	J.W. Gernandt Construction Co, builder	Judge Joseph F. Rutherford	Y	P-01-141
475		The Damarus/ Bogan House	453-403-12	3444	Granada Avenue	92104	Greater North Park	8/23/2001	C (Architecture); F (Contributor to a District)	1922	Pear Pearson of Pearson Construction Company, designer and builder		Y	P-01-142
476		The Jeanette E. & George R. Daley House	443-401-09	4231	Witherby Street	92103	Uptown	8/23/2001	B (Historical Person); C (Architecture); F (Contributor to a District)	1926	Charles V. Pugh, architect and builder	Jeanett Daley and George Daley	Y	P-01-143
477		The 3726 Elliott Street Residence	449-693-16	3726	Elliott Street	92106	Peninsula	8/23/2001	C (Architecture); D (Master Architect); F (Contributor to a District)	1927	Richard Requa and Herbert Jackson, Master Architects		Y	P-01-144
478	526-001	Duvall/Lee House	539-044-01	3105	Kalmia Street	92104	Greater North Park	8/23/2001	C (Architecture); F (Contributor to a District)	1912-13	William H. Wheeler, Master Architect; Russell Brothers, builders		Y	P-01-145
479		Colonel Arthur J. & Francis O'Leary House	465-452-02	4725	Norma Drive	92115	Kensington-Talmadge	8/23/2001	C (Architecture); D (Master Architect); F (Contributor to a District)	1932	Clifford May, Master Architect		Y	P-01-146
480		The Smith-Sirigo House	352-442-03	6309	Hartley Drive	92037	La Jolla	8/3/2001	B (Historical Person); C (Architecture)	1937		John Sirigo	Y	P-01-147
481		3736-3748 Park Boulevard	452-213-13	3736-48	Park Boulevard	92103	Uptown	8/23/2001	C (Architecture)	1926	D.C. Handley, builder			P-01-150

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482		Francis W. Parker School	443-311-01	4201	Randolph Street	92103	Uptown	9/21/2001	B (Historical Person); C (Architecture); D (Master Architect)	1913	William Templeton Johnson, Master Architect Joel L. Brown and C.H. Kirkpatrick, builders	William Templeton Johnson and wife Clara Delafield Sturges Johnson; Ethal Dumer Mintzer	N	P-01-165
483		Kirkland Apartments	533-193-06	2309	Fifth Avenue	92101	Uptown	9/21/2001	C (Architecture)	1912	builders		Y	P-01-166
484		The Miller House	443-552-09	2020	Orizaba Avenue	92103	Uptown	9/21/2001	B (Historical Person); C (Architecture); D (Master Architect)	1927	Richard Requa and Herbert Jackson, Master Architects Irving Gill, Master Architect	Mr. and Mrs. Merrill Trimble Miller	Y	P-01-167
485		Peter M. Price House	539-403-01	1355	Granada Avenue	92102	Greater Golden Hill	9/21/2001	C (Architecture); D (Master Architect)	1908	Emmor Brooke Weaver, Master Architect; Brawner and Hunter, builders	Alfred D. Robinson	Y	P-01-168
486		Rosecroft	532-170-01	530	Silvergate Avenue	92106	Peninsula	9/21/2001	B (Historic Person); C (Architecture); D (Master Architect)	1912			Y	P-01-169
487	821-40	The Meyers House (John S. Graves Speculation)	443-432-18	1824	Sunset Boulevard	92103	Uptown	9/21/2001	C (Architecture)	1920	John S. Graves, builder		Y	P-01-171
488		The Depietri/ Pecoraro/ Tarantino House	451-641-09	3032	Union Street	92103	Uptown	9/21/2001	A (Cultural Landscape); C (Architecture)	1925			Y	P-01-173
489		The Joseph S. Mack House	451-741-01	3932	Alameda Place	92103	Uptown	9/21/2001	B (Historic Person); D (Master Builder)	1918	Melhorn Construction Co, Master Builder	Joseph Mack	Y	P-01-174
490		The Thomas I. And Florence M. Stephens House	450-336-04	2772	Evergreen Street	92106	Peninsula	9/21/2001	C (Architecture)	1925-26	Ideal Building Company, builder Pacific Building Company, Master Builder		Y	P-01-175
491		The Wight/ Jenkins House	539-351-02	1621	29th Street	92102	Greater Golden Hill	9/21/2001	C (Architecture); D (Master Builder)	1915-16	Builder		Y	P-01-176

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492	821-17	The Coffield House	443-650-13	1801	Sheridan Avenue	92103	Uptown	9/21/2001	C (Architecture)	1915-16	David O. Dryden, Master Builder		Y	P-01-177
493		Carter Construction Co. Swiss Chalet	453-421-13-01	3503	Ray Street	92104	Greater North Park	10/25/2001	C (Architecture); D (Master Builder)	1912	Carter Construction Company, Master Builder		Y	P-01-193
494		The Charles Quayle House	444-590-02	1031-1033	Lincoln Avenue	92103	Uptown	10/25/2001	B (Historical Person); D (Master Builder)	1907	Charles Quayle, Master Architect	Charles Quayle	Y	P-01-195
495		Dyar & Grace Hazelrigg House	443-422-02	4247	Arden Way	92103	Uptown	10/25/2001	B (Historical Person); C (Architecture)	1920	Edward F. Bryans, builder	Hazelrigg Family; Goldberger Family	Y	P-01-196
496		The Strouse/ Rheinheimer House	439-100-13	3420	North Mountain View Drive	92116	Normal Heights	10/25/2001	C (Architecture)	1914			Y	P-01-197
497		Caroline/Welton Apartments	539-521-09 & 539-521-10	1149-1151	28th Street	92102	Greater Golden Hill	10/25/2001	C (Architecture)	1912	William T. Stewart, builder		Y	P-01-198
498		The Erling Rhode Residence	351-172-01-01	7245	Eads Avenue	92037	La Jolla	10/25/2001	C (Architecture)	1912			Y	P-01-199
499		Robin/Lindestrom House	539-404-08	1336	Granada Avenue	92102	Greater Golden Hill	10/25/2001	C (Architecture)	1912	John C. Gallagher, builder		Y	P-01-200
500		William P. Mayer House	465-352-15	4647	Van Dyke Avenue	92116	Kensington-Talmadge	10/25/2001	B (Historical Person); C (Architecture)	1929		William P. Mayer	Y	P-01-201
501		The Olsen/Cohn House	539-460-03	1306	Granada Avenue	92102	Greater Golden Hill	10/25/2001	B (Historical Person); C (Architecture)	1913		Abraham Joseph Cohn	Y	P-01-202
502		The Adams Residence - La Canada	357-183-04	754	La Canada	92037	La Jolla	10/25/2001	C (Architecture)	1929			Y	P-01-203
503		The Fuelscher House	351-062-13	7300-7304	Eads Avenue	92037	La Jolla	10/25/2001	C (Architecture)	1929	C.D. Larkins, builder		Y	P-01-204
504		Rochester Road Residence	440-361-01	4182	Rochester Road	92116	Kensington-Talmadge	10/25/2001	A (Cultural Landscape); C (Architecture)	1929	Kensington Park Land Company, builder (maybe Louise Severin)		Y	P-01-194
505		Edward Quayle House	539-344-10	1528	Granada Avenue	92102	Greater Golden Hill	11/29/2001	B (Historical Person)	1915	Ned Quayle, Master Architect	Ned Quayle	Y	P-01-223
506		30th Street Garage/ North Park Auto Body Shop	453-491-10	3335	30th Street	92104	Greater North Park	11/29/2001	A (Cultural Landscape); B (Historical Person); C (Architecture)	1923		Quentin Laywell	Y	P-01-224
507		Harper Residence	444-032-01	4335	Avalon Drive	92103	Uptown	12/20/2001	C (Architecture)	1912	Jud Pettegrew, builder		Y	P-01-225

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508		Fleet-Rice-Hoyt House	350-513-06	7667	Pepita Way	92037	La Jolla	12/20/2001	C (Architecture); D (Master Architect/ Landscape )	1936-37	Lilian Jenette Rice, Master Architect; Roland Stewart Hoyt, Master Landscape Architect; August Anderson, builder		Y	P-01-241
509		The Clermont/Coast Hotel	535-112-04	501	Seventh Avenue	92101	Centre City	12/20/2001	A (Cultural Landscape); B (Historical Event)	1887	W.E. Downing, builder		RA	P-01-163
510		Beardsley Tucker House/Tucker Flats	534-381-12	906	22nd Street	92102	Greater Golden Hill	1/25/2002	C (Architecture)	1889	Charles Engbreton, builder		Y	P-02-011
511		Cooper Residence	539-242-01	1955	Edgemont Street	92102	Greater Golden Hill	1/25/2002	C (Architecture)	1908			Y	P-02-012
512		2939 Owen Street House	532-365-07	2939	Owen Street	92106	Peninsula	2/28/2002	C (Architecture)	1935	Walter Trepte, builder		Y	P-02-027
513		2906 Beech Street House	539-354-06	2906	Beech Street	92102	Greater Golden Hill	2/28/2002	C (Architecture)	1911	Pacific Building Company, builder		Y	P-02-028
514		Mabel Scruggs/Thomas L. Shepherd House	351-222-15	7055	Vista Del Mar	92037	La Jolla	4/25/2002	C (Architecture); D (Master Architect)	1940	Thomas Shepherd, Master Architect Bathrick Brothers Construction Company, builder		Y	P-02-056
515		Edward C. Mann House	440-031-07	4234	Ridgeway	92116	Kensington-Talmadge	4/25/2002	C (Architecture)	1929			Y	P-02-057
516		Donna and Harold Lush House	530-292-20	1576	Willow Street	92106	Peninsula	4/25/2002	A (Cultural Landscape); C (Architecture)	1928	Hustel and Haas, builders		Y	P-02-059
517		Gustafson Furniture Building	446-162-13 - 446-162-15	2930	El Cajon Boulevard	92104	Greater North Park	5/23/2002	C (Architecture)	1948	William B. Melhorn			P-02-041
518		Robert P. and Eugenie S. Sedlock House	465-070-11	4228	Norfolk Terrace	92116	Kensington-Talmadge	5/23/2002	A (Cultural Landscape); B (Historical Person); C (Architecture)	1930	Fred Cave	Robert P. and Eugenie Sedlock	Y	P-02-078

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519		Yngvar & Bertha Laws / Wayne & Corinne McAllister House	440-031-18	4357	Ridgeway	92116	Kensington-Talmadge	5/23/2002	A (Cultural Landscape); B (Historical Persons); C (Architecture); D (Master Builder/Interior Designer)	1931	Wayne McAllister, Master Builder; Corinne McAllister, Master Interior Designer Ova Eckles, builder	Ingvar Laws; William and Evah Sanderson; Alphonse Burnard, Jr.; George J. Kuhrts, Jr.; Robert Lee; and Drs. Robert and Emma Webb Clarke	Y	P-02-079
520		Casa de la Paz / The Dunes	351-090-29	325-333	Dunemere Drive	92037	La Jolla	5/23/2002	A (Cultural Landscape); B (Historical Person); C (Architecture); D (Master Builder)	1922	Philip Barber, Master Builder	Philip Barber	Y	P-02-080
521		A. W. Woods House	352-051-24	1917	Soledad Avenue	92037	La Jolla	5/23/2002	C (Architecture)	1913			Y	P-02-081
522		Claude & Edna Bradley Woolman / Alexander Schreiber House	442-701-09	2420	Presidio Drive	92103	Uptown	6/27/2002	A (Cultural Landscape); B (Historical Person); C (Architecture); D (Master Builder)	1930	Alexander Schreiber, Master Builder	Claude Woolman	Y	P-02-095
523		James C. & Lillie Byers / Ralph E. Hurlburt House	443-402-21	4230	Arguello Street	92103	Uptown	6/27/2002	C (Architecture); D (Master Architect/Builder)	1928	Ralph E. Hurlburt, Master Designer, E. Anderson, Master Builder, James C. Byers House		Y	P-02-096
524		Herbert S. Moore House	438-161-20	2230	Cliff Street	92116	Greater North Park	6/27/2002	A (Cultural Landscape); C (Architecture)	1913			Y	P-02-097
525		DeWitt C. Mitchell Memorial American Legion, Post 201	471-461-06	4061	Fairmount Avenue	92105	City Heights	6/27/2002	A (Cultural Landscape); B (Historical Person); D (Master Builder)	1931	Lester Olmstead, Master Builder	Charles H. Harris; Bertha Mitchell; Lester Olmstead	Y	P-02-098
526	526 001-117	Burlingame Historical District	Various	Various	Bounded by 30th Street, Kalmia Street, 32nd Street and San Marcos Boulevard.	92104	Greater North Park	7/25/2002	A (Cultural Landscape); B (Historical Persons); C (Architecture); D (Master Architects); F (Historical District)	1911-1952	Various	Various	N	P-02-115

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526	526-001	Duvall-Lee House	539-044-01	3105	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1915			Y	
526	526-002	William A. McIntyre Spec House	539-044-06	3155	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	
526	526-003	Dr. Harry & Rachel Granger Wegeforth House	453-711-05	3004	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	
526	526-004	Cottee/McCorkle House	453-713-19	3048	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architects); F (Historical District)	1912			Y	
526	526-005	Fulford Bungalow #1	453-711-16	2516	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1913			Y	
526	526-006	Fulford Bungalow #2	453-711-17	2518	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1913			Y	
526	526-007	Mabel Whistt House	453-713-02	2519	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); B (Historical Person); C (Architecture); F (Historic District)	1935			Y	
526	526-008	Fulford Bungalow #3	453-711-18	2520	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1913			Y	
526	526-009	Whiteman House	453-713-04	2523	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder)	1914			Y	
526	526-010		539-033-03	2367	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927			Y	P-02-115
526	526-011		539-041-10	2401	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1917			Y	P-02-115
526	526-012		539-041-04	2457	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115

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526	526-013		539-032-17	2484	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115
526	526-014		539-042-03	2447	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1912			Y	P-02-115
526	526-015		539-041-16	2450	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-016		539-033-07	3055	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1912			Y	P-02-115
526	526-017		539-044-03	3127	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-018		539-044-07	3163	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-019		539-044-10	3195	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1912			Y	P-02-115
526	526-020		539-041-19	3117	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-021		453-724-06	3144	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115
526	526-022		453-723-07	3154	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115

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526	526-023		453-713-17	3106	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1917		Y	P-02-115	
526	526-024		539-032-08	2403	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1911		Y	P-02-115	
526	526-025		539-032-07	2415	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1920		Y	P-02-115	
526	526-026		539-031-08	2432	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1932		Y	P-02-115	
526	526-027		453-713-05	2525	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912		Y	P-02-115	
526	526-028		453-722-01	2605	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1920		Y	P-02-115	
526	526-029		539-031-03	2411	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924		Y	P-02-115	
526	526-030		539-031-02	2425	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922		Y	P-02-115	
526	526-031		453-711-04	2511	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	c 20's		Y	P-02-115	
526	526-032		453-711-03	2513	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1932		Y	P-02-115	
526	526-033		453-711-02	2515	30th Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1936		Y	P-02-115	
526	526-034	<i>Designation Overturned</i>												

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													Y/N or Red. Agency (RA)	Staff Report Number
526	526-035		539-043-09	2418	32nd Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1929		Y	P-02-115	
526	526-036		539-043-10	2426	32nd Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922		Y	P-02-115	
526	526-037		539-043-12	2440	32nd Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1930		Y	P-02-115	
526	526-038		539-043-13	2442	32nd Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1938		Y	P-02-115	
526	526-039		539-043-14	2460	32nd Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927		Y	P-02-115	
526	526-040		453-713-11	3075	Burlingame Dr	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923		Y	P-02-115	
526	526-041		453-713-12	3085	Burlingame Dr	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922		Y	P-02-115	
526	526-042		539-041-09	2415	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924		Y	P-02-115	
526	526-043		539-032-10	2416	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922		Y	P-02-115	
526	526-044		539-041-08	2425	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1938		Y	P-02-115	
526	526-045		539-041-07	2431	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927		Y	P-02-115	
526	526-046		539-032-12	2434	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924		Y	P-02-115	
526	526-047		539-041-06	2439	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1917		Y	P-02-115	

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													Y/N or Red. Agency (RA)	Staff Report Number
526	526-048		539-032-13	2444	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1945			Y	P-02-115
526	526-049		539-041-05	2451	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115
526	526-050		539-041-03	2465	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1917			Y	P-02-115
526	526-051		539-032-16	2472	Capitan Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923			Y	P-02-115
526	526-052		539-041-13	2420	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922			Y	P-02-115
526	526-053		539-042-04	2437	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1951			Y	P-02-115
526	526-054		539-041-17	2458	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1943			Y	P-02-115
526	526-055		539-042-16	2463	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-056		539-041-18	2466	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1935			Y	P-02-115
526	526-057		539-031-04	3004	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927			Y	P-02-115
526	526-058		539-033-06	3039	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1932			Y	P-02-115
526	526-059		539-033-08	3057	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-060		539-033-10	3077	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1942			Y	P-02-115

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													Y/N or Red. Agency (RA)	Staff Report Number
526	526-061		539-044-02	3113	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); B (Historical Person); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-062		539-044-04	3139	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-063		453-713-21	3036	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1921			Y	P-02-115
526	526-064		453-713-20	3042	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1942			Y	P-02-115
526	526-065		453-713-18	3054	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-066		453-724-11	3110	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927			Y	P-02-115
526	526-067		453-724-10	3120	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1926			Y	P-02-115
526	526-068		453-724-08	3128	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1912			Y	P-02-115
526	526-069		453-724-07	3138	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924			Y	P-02-115
526	526-070		539-042-14	3147	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1936			Y	P-02-115
526	526-071		453-723-06	3166	Laurel Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1943			Y	P-02-115
526	526-072		453-713-16	3116	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1929			Y	P-02-115

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526	526-073		453-724-03	3157	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923		Y	P-02-115	
526	526-074		453-722-16	3160	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927		Y	P-02-115	
526	526-075		453-722-15	3166	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1916		Y	P-02-115	
526	526-076	<i>Designation Overturned</i>												
526	526-077		453-723-02	3179	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1929		Y	P-02-115	
526	526-078		453-722-12	3184	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924		Y	P-02-115	
526	526-079		453-723-04	3195	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1920		Y	P-02-115	
526	526-080		453-722-10	3196	Maple Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1933		Y	P-02-115	
526	526-081		539-043-07	2403	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1927		Y	P-02-115	
526	526-082		539-042-08	2404	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925		Y	P-02-115	
526	526-083		539-043-06	2415	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1921		Y	P-02-115	
526	526-084		539-042-09	2416	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1943		Y	P-02-115	
526	526-085		539-042-10	2424	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923		Y	P-02-115	

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526	526-086		539-043-05	2425	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115
526	526-087		539-042-11	2432	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924			Y	P-02-115
526	526-088		539-043-04	2435	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1940			Y	P-02-115
526	526-089		539-042-12	2440	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1930			Y	P-02-115
526	526-090		539-043-03	2441	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923			Y	P-02-115
526	526-091		539-042-13	2450	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	c 20's			Y	P-02-115
526	526-092		539-043-02	2455	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1913			Y	P-02-115
526	526-093		539-043-01	2463	Pamo Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1933			Y	P-02-115
526	526-094		539-032-02	2465	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1920			Y	P-02-115
526	526-095		453-711-09	2502	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923			Y	P-02-115
526	526-096		453-711-10	2504	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924			Y	P-02-115
526	526-097		453-711-11	2506	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924			Y	P-02-115
526	526-098		453-711-13	2510	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923			Y	P-02-115

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526	526-099		453-711-14	2512	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912		Y	P-02-115	
526	526-100		453-711-15	2514	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924		Y	P-02-115	
526	526-101		453-713-01	2517	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1931		Y	P-02-115	
526	526-102		453-713-03	2521	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1919		Y	P-02-115	
526	526-103		453-711-19	2522	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1946		Y	P-02-115	
526	526-104		453-713-06	2527	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1926		Y	P-02-115	
526	526-105		453-711-22	2528	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1924		Y	P-02-115	
526	526-106		453-713-07	2529	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); D (Master Architect/Builder) F (Historical District)	1924		Y	P-02-115	
526	526-107		453-711-23	2530	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923		Y	P-02-115	
526	526-108		453-711-25	2534	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1923		Y	P-02-115	
526	526-109		453-713-09	2535	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1926		Y	P-02-115	

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526	526-110		453-711-26	2536	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1925			Y	P-02-115
526	526-111		453-722-04	2633	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1926			Y	P-02-115
526	526-112		453-722-05	2639	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1945			Y	P-02-115
526	526-113		453-722-08	2669	San Marcos Ave	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1924			Y	P-02-115
526	526-114		539-041-15	2440	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1922			Y	P-02-115
526	526-115		539-042-05	2427	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1926			Y	P-02-115
526	526-116		539-042-06	2415	Dulzura Avenue	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1932			Y	P-02-115
526	526-117	Benbough/Adams House	539-044-05	3147	Kalmia Street	92104	Greater North Park	7/25/2002	A (Cultural Landscape); C (Architecture); F (Historical District)	1912			Y	P-02-115
526	526-118	Burlingame Historical District - Update 1	453-724-05	2526	Pamo Avenue	92104	Greater North Park	1/23/2003	A (Cultural Landscape); C (Architecture); F (Historical District)	1922			Y	P-03-009
526	526-119	Burlingame Historical District - Update 2	453-721-06	2644	San Marcos Ave	92104	Greater North Park	7/31/2003	A (Cultural Landscape); C (Architecture); F (Historical District)	1939			Y	P-03-191
526	526-120	Burlingame Historical District - Update 3	539-041-12	2414	Dulzura Avenue	92104	Greater North Park	7/29/2004	A (Cultural Landscape); C (Architecture); F (Historical District)	1913			Y	HRB-04-021
526	526-121	Burlingame Historical District - Update 3	539-043-11	2432	32nd Street	92104	Greater North Park	7/29/2004	A (Cultural Landscape); C (Architecture); F (Historical District)	1922			Y	HRB-04-021
526	526-122	Burlingame Historical District - Update 4	539-033-01	3001	Kalmia Street	92104	Greater North Park	7/28/2005	A (Cultural Landscape); C (Architecture); F (Historical District)	ca. 1923			Y	HRB-05-027

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													Y/N or Red.	Staff Report Agency (RA) Number
526	526-123	Burlingame Historical District - Update 5	539-033-02	3015	Kalmia Street	92104	Greater North Park	1/26/2006	F (Historical District)	1923			Y	HRB-06-005
526	526-124	Burlingame Historical District - Update 5	453-711-12	2508	San Marcos Avenue	92104	Greater North Park	1/27/2006	F (Historical District)	1928			Y	HRB-06-005
526	526-125	Burlingame Historical District - Update 5	453-721-03	2614	San Marcos Avenue	92104	Greater North Park	1/28/2006	F (Historical District)	1934			Y	HRB-06-005
526	526-126	Burlingame Historical District - Update 5	453-722-07	2661	San Marcos Avenue	92104	Greater North Park	1/29/2006	F (Historical District)	1928			Y	HRB-06-005
526	526-127	Burlingame Historical District - Update 6	539-032-06	2425	San Marcos Avenue	92104	Greater North Park	8/24/2006	F (Historical District)	1925			Y	HRB-06-044
526	526-128	Burlingame Historical District - Update 6	453-721-02	2608	San Marcos Avenue	92104	Greater North Park	8/24/2006	F (Historical District)	1924			Y	HRB-06-044
526	526-129	<i>Not Assigned</i>												
526	526-130	<i>Not Assigned</i>												
526	526-131	Burlingame Historical District - Update 7	539-032-11	2426	Capitan Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1919			Y	HRB-07-006
526	526-132	Burlingame Historical District - Update 7	539-041-02	2475	Capitan Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1946			Y	HRB-07-006
526	526-133	Burlingame Historical District - Update 7	539-041-14	2434	Dulzura Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1934			Y	HRB-07-006
526	526-134	Burlingame Historical District - Update 7	539-042-02	2455	Dulzura Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1949			Y	HRB-07-006
526	526-135	Burlingame Historical District - Update 7	539-033-11	3095	Kalmia Street	92104	Greater North Park	1/25/2007	F (Historical District)	1948			Y	HRB-07-006
526	526-136	Burlingame Historical District - Update 7	539-031-01	3005	Laurel Street	92104	Greater North Park	1/25/2007	F (Historical District)	~1920s			Y	HRB-07-006
526	526-137	Burlingame Historical District - Update 7	539-041-01	3109	Laurel Street	92104	Greater North Park	1/25/2007	F (Historical District)	1940			Y	HRB-07-006
526	526-138	Burlingame Historical District - Update 7	453-724-02	3145	Maple Street	92104	Greater North Park	1/25/2007	F (Historical District)	1925			Y	HRB-07-006
526	526-139	Burlingame Historical District - Update 7	453-722-17	3154	Maple Street	92104	Greater North Park	1/25/2007	F (Historical District)	1931			Y	HRB-07-006
526	526-140	Burlingame Historical District - Update 7	453-722-14	3170	Maple Street	92104	Greater North Park	1/25/2007	F (Historical District)	1912			Y	HRB-07-006
526	526-141	Burlingame Historical District - Update 7	539-031-06	2414	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1945			Y	HRB-07-006
526	526-142	Burlingame Historical District - Update 7	539-032-04	2445	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1923			Y	HRB-07-006

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526	526-143	Burlingame Historical District - Update 7	453-711-21	2526	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1927			Y	HRB-07-006
526	526-144	Burlingame Historical District - Update 7	453-711-08	2531	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1922			Y	HRB-07-006
526	526-145	Burlingame Historical District - Update 7	453-713-10	2537	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1928			Y	HRB-07-006
526	526-146	Burlingame Historical District - Update 7	453-711-27	2538	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1930			Y	HRB-07-006
526	526-147	Burlingame Historical District - Update 7	453-722-02	2617	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1924			Y	HRB-07-006
526	526-148	Burlingame Historical District - Update 7	453-722-09	2675	San Marcos Avenue	92104	Greater North Park	1/25/2007	F (Historical District)	1952			Y	HRB-07-006
526	526-149	Burlingame Historical District - Update 8	539-032-14	2454	Capitan Avenue	92104	Greater North Park	7/26/2007	F (Historical District)	1935			Y	HRB-07-038
526	526-150	Burlingame Historical District - Update 8	539-032-15	2464	Capitan Avenue	92104	Greater North Park	7/26/2007	F (Historical District)	1921			Y	HRB-07-038
526	526-151	Burlingame Historical District - Update 8	453-711-20	2524	San Marcos Avenue	92104	Greater North Park	7/26/2007	F (Historical District)	1915			Y	HRB-07-038
526	526-152	Burlingame Historical District - Update 9	539-032-09	2408	Capitan Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1922			Y	HRB-07-076
526	526-153	Burlingame Historical District - Update 9	539-041-11	2406	Dulzura Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1950			Y	HRB-07-076
526	526-154	Burlingame Historical District - Update 9	539-044-08	3171	Kalmia Street	92104	Greater North Park	11/29/2007	F (Historical District)	1912			Y	HRB-07-076
526	526-155	Burlingame Historical District - Update 9	453-711-06	3010	Laurel Street	92104	Greater North Park	11/29/2007	F (Historical District)	1925			Y	HRB-07-076
526	526-156	Burlingame Historical District - Update 9	453-711-07	3016	Laurel Street	92104	Greater North Park	11/29/2007	F (Historical District)	1912			Y	HRB-07-076
526	526-157	Burlingame Historical District - Update 9	453-711-08	3024	Laurel Street	92104	Greater North Park	11/29/2007	F (Historical District)	1920			Y	HRB-07-076
526	526-158	Burlingame Historical District - Update 9	453-713-22	3030	Laurel Street	92104	Greater North Park	11/29/2007	F (Historical District)	1920's			Y	HRB-07-076
526	526-159	Burlingame Historical District - Update 9	539-032-01	3031	Laurel Street	92104	Greater North Park	11/29/2007	F (Historical District)	1922			Y	HRB-07-076
526	526-160	Burlingame Historical District - Update 9	453-713-14	3134	Maple Street	92104	Greater North Park	11/29/2007	F (Historical District)	1923			Y	HRB-07-076
526	526-161	Burlingame Historical District - Update 9	453-722-13	3178	Maple Street	92104	Greater North Park	11/29/2007	F (Historical District)	1924			Y	HRB-07-076

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526	526-162	Burlingame Historical District - Update 9	539-031-07	2424	San Marcos Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1924			Y	HRB-07-076
526	526-163	Burlingame Historical District - Update 9	539-032-03	2455	San Marcos Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1923			Y	HRB-07-076
526	526-164	Burlingame Historical District - Update 9	453-722-03	2625	San Marcos Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1924			Y	HRB-07-076
526	526-165	Burlingame Historical District - Update 9	453-722-06	2653	San Marcos Avenue	92104	Greater North Park	11/29/2007	F (Historical District)	1928			Y	HRB-07-076
526	526-166	Burlingame Historical District- Update 10	539-042-07	2405	Dulzura Avenue	92104	Greater North Park	11/19/2010	F (Historical District)	1924			Y	HRB-10-053
526	526-167	Burlingame Historical District- Update 11	453-721-04	2624	San Marcos Avenue	92104	Greater North Park	5/24/2012	F (Historical District)	1926			Y	HRB 12-032
527		<i>Designation Overturned</i>												
528		Dr. Harold C. & Frieda Daum Urey/Russell Forester House	350-240-11	7890	Torrey Lane	92037	La Jolla	7/25/2002	A (Cultural Landscape); B (Historical Person); C (Architecture); D (Master Architect)	1954	Russell Forester, Master Architect		Y	
529		Myrtle V. and George F. Reuter House	530-292-10	1570	Willow Street	92106	Peninsula	7/25/2002	A (Cultural Landscape); C (Architecture)	1928	Hustel and Haas, builders		Y	P-02-119
530		Edward T. Austin/McDonald-Applegarth House	452-659-01	2865	Albatross Street	92103	Uptown	7/25/2002	B (Historic Person); D (Master Architect)	1911	Kenneth McDonald, Jr. and George Adrian Applegarth, Master Architects	Edward T. Austin	Y	P-02-120
531		James A. Creelman House	445-033-19	4656	North Avenue	92103	Uptown	7/25/2002	A (Cultural Landscape); C (Architecture)	1908			Y	P-02-122
532		The Baranov Family Residence	443-061-46	4395	Ampudia Street	92103	Uptown	8/22/2002	A (Cultural Landscape); B (Historical Person); C (Architecture)	1927	F.E. Young Company, builder	Nathan Baranov	Y	P-02-138
533		Glen Fucheon/Douglas T. Kelley House	530-451-06	4423	Alhambra Street	92107	Peninsula	8/22/2002	A (Cultural Landscape); B (Historical Person); C (Architecture)	c. 1929		Douglas T. Kelley	Y	P-02-139
534		The Frank H. and Margaret Burton/Milton P. Sessions House	452-331-10	1271	Brookes Terrace	92103	Uptown	8/22/2002	A (Cultural Landscape); D (Master Landscape Architect)	1933	Milton Sessions, Master Landscape Architect		Y	P-02-140

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535		The Carlos B. and Blanche W. Livers House	452-672-09	2820	Dove Street	92103	Uptown	9/26/2002	A (Cultural Landscape); C (Architecture)	1937	Henry L. Landt, architect; A.L. & A.E. Dennstedt Building Co, builders		Y	P-02-142
536		The Bernard and Dora Junker/Rear Admiral Cyrus Cole House	450-346-06	2878	Rosecrans Street	92106	Peninsula	9/26/2002	B (Historical Person); C (Architecture)	1926	Berhardt L. Junker, builder	Rear Admiral Cyrus W. Cole	Y	P-02-150
537		The George J. Leovy/George S. Spohr House	533-161-02	2163	Brant Street	92101	Uptown	9/26/2002	A (Cultural Landscape); B (Master Architect)	1888	George S. Spohr, Master Architect		Y	P-02-151
538		The Richard S. Woods House	438-162-09	4785	Panorama Drive	92116	Greater North Park	9/26/2002	A (Cultural Landscape); C (Architecture)	1913	Richard S. Woods, builder		Y	P-02-152
539		The George Gans Spec House #1	453-622-25	3036	33rd Street	92104	Greater North Park	9/26/2002	C (Architecture)	1926	George Gans, builder		Y	P-02-153
540		The Edwin and Anna Elizabeth McCrea House	453-312-08	3535	Texas Street	92104	Greater North Park	9/26/2002	C (Architecture)	1924	Peter Doelle, builder		Y	P-02-155
541		The Irvine and Flora Schulman House	443-061-39	4352	Trias Street	92103	Uptown	9/26/2002	C (Architecture)	1926			Y	P-02-156
542		The Elizabeth Starr House	351-142-03	7115	Olivetav Avenue	92037	La Jolla	9/26/2002	C (Architecture)	1928	F.E. Young Company, builder		Y	P-02-159
543		The Ideal Hotel	535-073-08	540-546	Third Avenue	92101	Centre City	9/26/2002	A (Cultural Landscape); C (Architecture)	1912			RA	P-02-166
544		<i>Designation Overturned</i>												
545		The Colonol John Wretts and Helen Cecilia Hannay House	350-202-12	1414	Virginia Way	92037	La Jolla	9/26/2002	C (Architecture)	1907			Y	P-02-157
546		The Webster D. Crum Spec House #1	539-422-12	1446	Grove Street	92102	Greater Golden Hill	9/26/2002	C (Architecture)	1912	T.M Russell, builder		Y	P-02-158
547		The Delphine and Frank Leonard House	539-352-02	1619	Dale Street	92102	Greater Golden Hill	9/26/2002	C (Architecture)	1911	Pacific Building Company, builder		Y	P-02-160

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548		Reuben Quartermass/ Charles O. Stensrud House & Carriage House	466-442-04	5602	Adams Avenue	92115	College Area	9/26/2002	A (Cultural Landscape); B (Historical Person); C (Architecture)	1907		Charles O. Stensrud	Y	P-02-161
549		E.W. Newman Spec House	453-531-32	3235	Granada Avenue	92104	Greater North Park	10/24/2002	C (Architecture)	1912	P.R. Pennington, builder		Y	P-02-180
550		Jack Rosenberg House	453-581-03	3021	28th Street	92104	Greater North Park	10/24/2002	B (Historical Person)	1927	Martin J. Healey, builder	Jack Rosenberg	Y	P-02-181
551		Cortis and Elizabeth Hamilton/ Richard S. Requa House	453-691-10	2840	Maple Street	92104	Greater North Park	10/24/2002	C (Architecture); D (Master Architect)	1941	Richard Requa, Master Architect		Y	P-02-182
552		Harry Okey House	357-383-17	5732	Bellevue Avenue	92037	La Jolla	10/24/2002	A (Cultural Landscape); C (Architecture)	1929	Harry Okey, builder		Y	P-02-183
553		The Maurice F. and Marie D. Herschel House	443-211-31	4305	Hortensia Street	92103	Uptown	10/24/2002	A (Cultural Landscape); B (Historical Person); C (Architecture)	1930	William S. Birney, builder	Maurice and Marie Herschel	Y	P-02-184
554		The James Dillon and Lenore Heller Forward/ Richard S. Requa-Milton Sessions House	450-292-25 450-292-24	3123	Zola Street	92106	Peninsula	10/24/2002	A (Cultural Landscape); B (Historic Person); C (Architecture); D (Master Architect/Landscape)	1927	Richard Requa, Master Architect; Milton Sessions, Master Landscape Architect	James D. and Lenore Heller Forward	Y	P-02-185
555		George Burnham House	450-151-11	2916	Chatsworth Boulevard	92106	Peninsula	10/24/2002	A (Cultural Landscape); B (Historical Person)	1913	Walter Keller, Master Architect	George Burnham	Y	P-02-187
556		Winfield and Ella Sellers/ William Sterling Hebbard House	531-231-14	1055	Akron Street	92106	Peninsula	10/24/2002	C (Architecture); D (Master Architect) B (Historic Person); C (Architecture); D (Master Architect)	1915	William Sterling Hebbard, Master Architect		Y	P-02-188
557		Ralph E. Jenney/ Walter S. Keller House	443-580-04	1945	Sunset Boulevard	92103	Uptown	10/24/2002	C (Architecture); D (Master Architect)	1913	Walter Keller, Master Architect	Ralph E. Jenney	Y	P-02-189
558		Eldora Rudrauff House	453-415-05	3411	29th Street	92104	Greater North Park	11/22/2002	C (Architecture)	1919	Edward F. Bryans, builder		Y	P-02-209
559		Fred and Mary Brachmann Spec House	443-251-26	2138	Hickory Street	92103	Uptown	11/22/2002	C (Architecture)	1914	Larkin Brothers, builders		Y	P-02-210

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560		Henry and May Turner/ Herbert Mann-Thomas Shepherd House	357-041-19	391	Via del Norte	92037	La Jolla	11/22/2002	C (Architecture); D (Master Architect)	1928	Herbert J. Mann and Thomas Shepherd, Master Architects		Y	P-02-214
561		Strand Theatre	448-191-06	4948	Newport Avenue	92107	Ocean Beach	12/20/2002	A (Cultural Landscape); F (Historic District)	1925			Y	
562		Appealed; Partially Upheld 1431-1463 J Street Buildings	535-373-06 & 535-373-07; 535-396-01	1431-1463	J Street	92101	Centre City	12/20/2002	A (Cultural Landscape)	1906-1920			N	P-02-179
563		J. Frank Dehm Apartment Buildings	533-174-10 & 533-174-11	233-239	Hawthorn Street	92101	Uptown	12/20/2002	C (Architecture)	1912			Y	P-02-227
564		Balboa Park Municipal Golf Course Clubhouse	534-450-08	2600	Golf Course Drive	92102	Balboa Park	12/20/2002	A (Cultural Landscape); B (Historical Event); C (Architecture)	1934			N	P-02-213
565		Ocean Beach Library	448-301-12	4801	Santa Monica Avenue	92107	Ocean Beach	12/20/2002	A (Cultural Landscape); C (Architecture); F (Historic District)	1928	Robert W. Snyder, architect		N	
566		Thomas J. and Rosa Lee Gester House	465-043-02	5183	Bristol Road	92116	Kensington-Talmadge	12/20/2002	A (Cultural Landscape); C (Architecture)	1928	Paul L. McCoy, builder		Y	P-02-186
567		E.B. and Martha Stuart House	533-183-03	2355	Second Avenue	92101	Uptown	1/23/2003	A (Cultural Landscape); C (Architecture)	1909	W.W. Harris, builder		Y	P-03-002
568		Albert and Rebecca Zundelowitz House	533-183-04	2341	Second Avenue	92101	Uptown	1/23/2003	A (Cultural Landscape); C (Architecture)	1894			Y	P-03-003
569		Forbes Requa Model house	440-041-08	5318	Canterbury Drive	92116	Kensington-Talmadge	1/23/2003	A (Cultural Landscape); C (Architecture); D (Master Architect)	1931	Richard Requa, Master Architect		Y	P-03-004
570		William T. MacDonald/Richard Requa House	352-213-01	7374	Romero Drive	92037	La Jolla	2/27/2003	C (Architecture); D (Master Architect)	1933	Richard Requa, Master Architect		Y	P-03-030
571		Edward and Anna Potter House	539-156-09	2928	Grape Street	92102	Greater Golden Hill	2/27/2003	C (Architecture)	1913	William Burney Johnson, builder		Y	P-03-031
572		Mary Ward/Emmor Brooke Weaver House	443-611-14	1824	Sheridan Avenue	92103	Uptown	2/27/2003	B (Historic Person); C (Architecture); D (Master Architect)	1912	Emmor Brooke Weaver, Master Architect	Mary Ward	Y	P-03-032

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573		James Wood Coffroth/Lincoln Rogers-Frank Stevenson House	450-142-03	2775	Chatsworth Boulevard	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1923			Y	
574		Florence Everingham House	450-322-07	3108	Elliott Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1930			Y	
575		J. L. Brown Spec House	450-351-06	2858	Evergreen Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1912			Y	
576		Frank Guasti House	450-322-06	3105	Freeman Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1931			Y	
577		Herbert Bathrick House	450-321-02	3211	Freeman Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1929			Y	
578		Frank W. Stevenson House	450-338-01	3143	Goldsmith Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); B (Historical Person); C (Architecture)	1924			Y	
579		William and Annie Simpson House	450-142-12	3252	Goldsmith Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1913			Y	
580		Hal Huldah Hotchkiss House	450-323-01	2677	Locust Street	92106	Peninsula	2/27/2003	A (Cultural Landscape); C (Architecture)	1936			Y	
581		Edwina Bellinger/David O. Dryden House	438-162-03	2203	Cliff Street	92116	Greater North Park	3/27/2003	C (Architecture)	1913	David O. Dryden, Master Builder		Y	
582		George and Amelia Videan House	452-611-01	135	West Spruce Street	92103	Uptown	3/27/2003	C (Architecture) B (Historic Person); C (Architecture);	1923			Y	
583		Neil Brown/Martin V. Melhorn House	443-472-01	4195	Palmetto Way	92103	Uptown	4/24/2003	C (Architecture); D (Master Architect)	1921			Y	
584		E. E. Leighninger House	539-352-03	1611	Dale Street	92102	Greater Golden Hill	4/24/2003	C (Architecture)	1911			Y	
585		Colonel Howard Tatum/Richard Requa House	449-692-13	2650	Jonquil Drive	92106	Peninsula	4/24/2003	C (Architecture); D (Master Architect)	1926	Richard Requa, Master Architect		Y	
586		Marion Townley House	451-071-16	3838	Goldfinch Street	92103	Uptown	4/24/2003	C (Architecture)	1922			Y	
587		Mittie Churcher House	350-191-18	1265	Park Row	92037	La Jolla	5/22/2003	A (Cultural Landscape); C (Architecture)	1922			Y	
588		Chris Cosgrove House	440-041-09	5310	Canterbury Drive	92116	Kensington-Talmadge	5/22/2003	B (Historic Person); C (Architecture)	1949	Chris Cosgrove		Y	

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589		Herbert and Ira Howe House	452-055-51-01	3821	First Avenue	92103	Uptown	5/22/2003	C (Architecture)	1912			Y	
590		Hiatt Family House	535-126-03	447	Ninth Avenue	92101	Centre City	5/22/2003	C (Architecture)	C. 1886			RA	
591		James Gibson Spec House #1	465-032-05	4241	Hilldale Drive	92116	Kensington-Talmadge	6/26/2003	C (Architecture)	1928			Y	
592		John and Amy Ballinger House	465-310-08	4730	Vista Street	92116	Kensington-Talmadge	6/26/2003	C (Architecture)	1925			Y	
593		Katherine H. Wagenhals/Joel Brown House	443-401-12	2124	Sunset Boulevard	92103	Uptown	6/26/2003	B (Historic Person); C (Architecture); D (Master Architect)	1913			Y	
594		Edgar Davies House	443-462-01	1753	West Lewis Street	92103	Uptown	6/26/2003	B (Historic Person)	1913			Y	
595		Stephen and Anna Connell/Henry Harms Preibusius House	443-620-17	1877	Lyndon Road	92103	Uptown	6/26/2003	C (Architecture); D (Master Architect)	1913			Y	
596		Carlos Tavares/Herbert Mann House	352-363-05	6425	Muirlands Drive	92037	La Jolla	6/26/2003	B (Historic Person); C (Architecture); D (Master Architect)	C. 1931			Y	
597		Charles "Dick" Bowman House	440-022-09	5309	Marlborough Drive	92116	Kensington-Talmadge	6/26/2003	B (Historic Person); C (Architecture)	1929			Y	
598		Charles and Bernice Kelly House	451-474-05	3305	State Street	92103	Uptown	6/26/2003	C (Architecture)	1932			Y	
599		William and Eleanor McCaskey House	452-538-30	3320	Second Avenue	92103	Uptown	6/26/2003	C (Architecture)	C. 1909			Y	
600		Richard Hathaway Spec House #1	443-282-04	1833	Altamira Place	92103	Uptown	7/31/2003	C (Architecture)	1925			Y	
601		Jacob Haas Spec House #1	442-701-08	2430	Presidio Drive	92103	Uptown	8/28/2003	A (Cultural Landscape); C (Architecture)	1930			Y	
602		Elmer L. Kier House	443-484-06	4101	Randolph Street	92103	Uptown	8/28/2003	B (Historical Person); C (Architecture)	1919	Elmer L. Kier		Y	
603		H. M. and Isabel Jones House	453-832-02	2704	Gregory Street	92104	Greater North Park	8/28/2003	C (Architecture)	1930			Y	
604		William and Minerva Welton Spec House #1 (QHP)	450-324-03	3021	Elliott Street	92106	Peninsula	8/28/2003	A (Cultural Landscape); C (Architecture)	1926			Y	
605		Dr. William Cooke House (QHP)	450-322-09	3130	Elliott Street	92106	Peninsula	8/28/2003	A (Cultural Landscape); B (Historical Person)	1926	Dr. William Cooke		Y	

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606		Rear Admiral Charles Hartman/Pear Pearson House (QHP)	450-323-03	3027	Freeman Street	92106	Peninsula	8/28/2003	A (Cultural Landscape); B (Historical Person); C (Architecture); D (Master Builder)	1935	Pear Pearson of Pearson Construction Company, Master Builder	Rear Admiral Charles Hartman	Y	
607		Lillian Bonifils House (QHP)	450-343-02	3035	Kingsley Street	92106	Peninsula	8/28/2003	A (Cultural Landscape); C (Architecture)	1925			Y	
608		Godfrey and Emily Strobeck Spec House #1	539-054-01	2405	32nd Street	92104	Greater North Park	9/25/2003	A (Cultural Landscape); C (Architecture)	1926			Y	
609		Josephine Shields House	453-691-02	2639	28th Street	92104	Greater North Park	9/25/2003	C (Architecture)	1923			Y	
610		Elmo and Angeline Crabtree Spec House #1	465-070-13	4210	Norfolk Terrace	92116	Kensington-Talmadge	9/25/2003	A (Cultural Landscape); C (Architecture)	1928			Y	
611		William E. Kier House	443-250-07	2252	Fort Stockton Drive	92103	Uptown	9/25/2003	B (Historical Person); C (Architecture)	1913-14	Morris B. Irvin, builder	William E. Kier	Y	
612		Peter Price/Irving Gill Spec House #1	539-403-02	1345	Granada Avenue	92102	Greater Golden Hill	9/25/2003	C (Architecture); D (Master Architect)	1909			Y	
613		Alfred LaMotte/Hurlburt and Tifal House	452-402-03	3557	Third Avenue	92103	Uptown	9/25/2003	B (Historic Person); C (Architecture); D (Master Architect)	1925		Alfred LaMotte	Y	
614		Mary Hill House	443-482-03	4171	Ingalls Street	92103	Uptown	9/25/2003	C (Architecture)	1912			Y	
615		Richard Olney/Sim Bruce Richards House	350-392-01	1644	Crespo Drive	92037	La Jolla	9/25/2003	C (Architecture); D (Master Architect)	1954	Sim Bruce Richards		Y	
616		Olive and Frank Lovett House	443-422-23	4244	St. James Place	92103	Uptown	9/25/2003	C (Architecture)	1913			Y	
617		John Vance Cheney/Alice Barnett/Emmor Brooke Weaver House	443-611-13	1816	Sheridan Avenue	92103	Uptown	9/25/2003	B (Historic Person); C (Architecture); D (Master Architect)	1909		John Vance Cheney; Alice Barnett	Y	
618		Alexander Schreiber Spec House #1	443-422-12	4205	Arden Way	92103	Uptown	9/25/2003	C (Architecture); D (Master Builder)	1921			Y	
619		Cora M. and Cora Lee Wells House	440-330-09	4990	Canterbury Drive	92116	Kensington-Talmadge	9/25/2003	C (Architecture)	1927			Y	
620		Henry Lang Spec House #1	539-343-09	1530	29th Street	92102	Greater Golden Hill	9/25/2003	C (Architecture)	1911			Y	
621		Barr-Rigdon-Robinson Spec House #1	443-450-07	4301	Hermosa Way	92103	Uptown	9/25/2003	C (Architecture)	1910			Y	

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622		James and Caroline Whittlesey/Robert Farquhar House	352-010-09	7728	Lookout Drive	92037	La Jolla	9/25/2003	D (Master Architect) C (Architecture); D (Master Architect/Builder)	1937			Y	
623		Louise Severin Spec Hosue #1	440-362-13	4185	Rochester Road	92116	Kensington-Talmadge	9/25/2003	A (Cultural Landscape)	1929			Y	
624		Esther Morrison House	357-253-01	715	La Canada	92037	La Jolla	9/25/2003	A (Cultural Landscape)	1928			Y	
625		S.H. Newell, Jr. Spec House #1	443-251-24	2120	Hickory Street	92103	Uptown	9/25/2003	C (Architecture) A (Cultural Landscape); C (Architecture)	1916			Y	
626		Hensley Family House	534-411-23	2692	E Street	92102	Greater Golden Hill	9/25/2003		1906			Y	
627		Antoine and Jeanne Frey - Rear Admiral Francis Benson House	453-520-10	3117	28th Street	92104	Greater North Park	10/23/2003	B (Historical Person) A (Cultural Landscape); B (Historical Person)	1930	The Dennstedt Company - Builder	Antoine and Jeanne Frey; Rear Admiral Francis Benson	Y	
628		Alice Clark House	450-339-06	3026	Freeman Street	92106	Peninsula	10/23/2003	A (Cultural Landscape); C (Architecture); D (Master Architect)	1929		Alice Clark	Y	
629		Clarence Swenson/Richard Requa House	449-711-09	3610	Amaryllis Drive	92106	Peninsula	10/23/2003		1926	Richard Requa, Master Architect		Y	
630		Katharine Smith/Thomas Shepherd House	357-153-01	6019	Avenida Cresta	92037	La Jolla	10/23/2003	C (Architecture); D (Master Architect)	1929			Y	
631		Lewis Dodge Spec House #1	448-452-21	4660	Tivoli Street	92107	Peninsula	10/23/2003	A (Cultural Landscape); C (Architecture)	1927			Y	
632		Carter Hotel	535-373-01	1401	J Street	92101	Centre City	10/23/2003	A (Cultural Landscape)	1913			N	
633		<i>Designation Overturned</i>												
634		Hotel Churchill	534-184-07	827	C Street	92101	Centre City	11/21/2003	C (Architecture)	1914			RA	
635		Waldorf Hotel/Plaza Hotel	533-525-03	1037-1041	Fourth Avenue	92101	Centre City	11/21/2003	C (Architecture)	1906			RA	
636		Lesinsky House	534-192-06	1130-1134	Eleventh Avenue	92101	Centre City	11/21/2003	C (Architecture)	1903-1904			RA	
637		Rowe Market Building	534-184-01	801-819	C Street	92101	Centre City	11/21/2003	C (Architecture); D (Master Architect)	1922	Lincoln Rodgers and Frank Stevenson		RA	
638		Mut kula xuy/Mut lah hoy ya Site #2	Not permitted to list					11/21/2003	A (Archaeology)				N	

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639		Myrtle Parker Swain House	351-270-24	247	Westbourne Street	92037	La Jolla	11/21/2003	C (Architecture)	1929			Y	
640		Coronado Belt Line	none		Within the Area of Potential Effect for the Bayshore Bikeway Project, LDR 40-0378, extending 1.5 miles southeasterly of the intersection of Palomar Street and Bay Blvd	91911, 92154	Otay Mesa	12/19/2003	A (Archaeology); B (Historical Person); C (Architecture)	1888			N	
641		Frances Apartments	534-331-10	927-945	Broadway	92101	Centre City	1/22/2004	C (Architecture)	1909	Pacific Building Company		RA	P-03-348
642		Kress Department Store	553-522-04	428	C Street	92101	Centre City	1/22/2004	A (Business/History); D (Master Architect)	1941	Edward Sibbert	Edward Sibbert	RA	P-03-348
643		Burnham Building	534-186-14	619	C Street	92101	Centre City	1/22/2004	C (Architecture)	1911	John Campbell		RA	P-03-348
644		Hamilton Fine Foods	534-181-07	640	C Street	92101	Centre City	1/22/2004	C (Architecture); D (Master Architect)	1928	Frank Allen	Frank Allen	RA	P-03-348
645		YWCA Building	534-192-04	1012	C Street	92101	Centre City	1/22/2004	C (Architecture); D (Master Architect)	1925	C E Decker & Frank Stevenson	C E Decker & Frank Stevenson	N	P-03-348
646		First Baptist Church Annex	534-331-08	930	Tenth Avenue	92101	Centre City	1/22/2004	C (Architecture)	1930	James S. Groves		RA	P-03-348
647		Elkins Apartments	534-064-03	1229	Tenth Avenue	92101	Centre City	1/22/2004	C (Architecture)	1912			RA	P-03-348
648		Jennie Gardiner Spec House #1	452-055-24	3812	Third Avenue	92103	Uptown	1/22/2004	C (Architecture)	1910			Y	HRB-04-002
649		Lola McAvoy Spec House #1	450-131-16	3414	Freeman Street	92106	Peninsula	3/5/2004	A (Cultural Landscape); C (Architecture)	1933			Y	HRB-04-004
650		James Wood Coffroth House	450-142-04	3279	Homer Street	92106	Peninsula	3/5/2004	A (Cultural Landscape); B (Historic Preson); C (Architecture)	1916		James Wood Coffroth	Y	HRB-04-005
651		Dr. Harry and Beryl Faulkner House	450-343-05	3003	Kingsley Street	92106	Peninsula	3/5/2004	A (Cultural Landscape) C (Architecture)	1939	E H Depew/Depew Building Company	Dr. Harry R. Faulkner/Douglas Addison Faulkner	Y	HRB-04-006
652		Colonel David and Sydney Roscoe House	450-339-05	2710	Rosecrans Street	92106	Peninsula	3/5/2004	A (Cultural Landscape)	1926			Y	HRB-04-007

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653		Southern Hotel	534-181-01	611-617	B Street	92101	Centre City	3/25/2004	C (Architecture)	1912	J. M. Anderson		RA	P-03-348
654		Pacific Telephone & Telegraph	534-191-08	914	C Street	92101	Centre City	3/25/2004	A (Cultural Landscape); C (Architecture); D (Master Architecture)	1925-1929	John & Donald B. Parkinson		RA	P-03-348
655		Ed Fletcher Real Estate Office	534-184-05	1018	Ninth Avenue	92101	Centre City	3/25/2004	B (Historical Person)	1915			RA	P-03-348
656		Frazee-Kurts Paint & Wallpaper	534-195-04	1045	Tenth Avenue	92101	Centre City	3/25/2004	C (Architecture) B (Historical Person) C (Architecture)	1928			RA	P-03-348
657		Frank Sessions/Emmor Brooke Weaver House	443-483-03	4119	Lark Street	92103	Uptown	3/25/2004	D (Master Architect/Builder)	1911	Emmor Brooke Weaver	Frank Sessions	Y	
658		<i>Designation Overturned</i>												
659		<i>Designation Overturned</i>												
660		Carnegie Apartments	534-323-03	950	Ninth Avenue	92101	Centre City	4/22/2004	C (Architecture) D (Master Architect/Builder)	1912	Quayle Brothers		RA	P-03-348
661		Amelia Apartments	534-332-04	901	Tenth Avenue	92101	Centre City	5/27/2004	C (Architecture)	1911			RA	
662		C. Arnholt Smith Spec House #1	443-520-16	4030	Sunset Road	92103	Uptown	5/27/2004	C (Architecture)	1932			Y	
663		Floyd and Margaret Hunter House	443-061-30	4381	Arista Drive	92103	Uptown	5/27/2004	A (Cultural Landscape); C (Architecture)	1924			Y	
664		A.L. and Cleveland Dennstedt House	440-031-16	4372	Ridgeway Drive	92116	Kensington-Talmadge	5/27/2004	C (Architecture)	1941			Y	
665		San Diego Federal Savings & Loan	534-186-05	1027	Sixth Avenue	92101	Centre City	6/24/2004	C (Architecture)	1938			R/A	
666		<i>Not Assigned</i>												
667		Theodore and Helen Fintzelberg House	450-301-08	2474	Locust Street	92106	Peninsula	6/24/2004	A (Cultural Landscape); C (Architecture)	1935			Y	

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668		Walter Casey House	465-241-22	4830	Hart Drive	92116	Kensington-Talmadge	6/24/2004	B (Historical Person) C (Architecture)	1929	Bathrick Brothers Construction Company, builder		Y	
669		Electric Laundry Company Building	535-166-18	1460	Island Avenue	92101	Centre City	7/29/2004	C (Architecture)	1907			RA	
670		Brookes Family House	452-401-19	3576	Third Avenue	92103	Uptown	7/29/2004	A (Cultural Landscape); C (Architecture)	1891			Y	
671		Mary Marston/Requa and Jackson House	452-133-01	1008	Cypress Avenue	92103	Uptown	7/29/2004	D (Master Architect/Builder)	1933	Requa and Jackson, Master Architects,		Y	
672		Dr. Clair Stealy House	443-282-03	1847	Altamira Place	92103	Uptown	7/29/2004	C (Architecture)	1913			Y	
673		Marshall Cassidy House	443-401-08	4245	Witherby Street	92103	Uptown	7/29/2004	C (Architecture)	1924			Y	
674		Clarence & Gertrude Beatty/Wayne McAllister House	443-061-38	4356	Trias Street	92103	Uptown	7/29/2004	C (Architecture) D (Master Architect/Builder)	1926	Wayne McAllister, Master Architect		Y	
675		Helen Crenshaw/David O. Dryden House	438-150-30	4780	Panorama Drive	92116	Greater North Park	7/29/2004	C (Architecture) D (Master Architect/Builder)	1914	David O. Dryden, Master Builder		Y	
676		Dr. Edward Hardy House	453-282-10	3525	Wilshire Terrace	92104	Greater North Park	8/26/2004	B (Historical Person)	1938			Y	
677		Frank and Mary Bugar House	465-230-02	4218	Biona Place	92116	Kensington-Talmadge	8/26/2004	C (Architecture)	1929			Y	
678		William Scripps Kellogg House	346-511-01	7865	El Paseo Grande	92037	La Jolla	8/26/2004	B (Historical Person) C (Architecture)	1938			Y	
679		Violetta Horton/Cliff May Spec House #3	352-141-05	7477	Hillside Drive	92037	La Jolla	8/26/2004	C (Architecture) D (Master Architect/Builder)	1935	Clifford May, Master Architect		Y	
680		William and Grace Wahrenberger House	443-211-15	4277	Trias Street	92103	Uptown	8/26/2004	C (Architecture) D (Master Architect/Builder)	1917	William F. Wahrenberger, Master Builder		Y	
681		Frances Herrick/ William Wahrenberger House	443-211-14	4285	Trias Street	92103	Uptown	8/26/2004	C (Architecture) D (Master Architect/Builder)	1913	William F. Wahrenberger, Master Builder		Y	

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682		Pickwick Hotel	533-516-05 & 533-516-06	102 - 150	Broadway	92101	Centre City	9/23/2004	A (Cultural Landscape) C (Architecture) D (Master Architect)	1926	Wilbur D. Peugh and O'Brien Brothers, Master Architects		RA	
683		San Diego City Library	534-323-02	820	E Street	92101	Centre City	9/23/2004	A (Cultural Landscape) C (Architecture) D (Master Architect)	1954	Master Architect William Templeton Johnson		RA	
684		Vegetarian Cafeteria and Bakery	534-181-03 & 534-181-04	1125-1133	Sixth Avenue	92101	Centre City	9/23/2004	A (Cultural Landscape) C (Architecture)	1917 1934			RA	
685		San Diego Athletic Club	534-055-04	1250	Sixth Avenue	92101	Centre City	9/23/2004	C (Architecture) D (Master Architect)	1927-1928	Wheeler and Stevenson		RA	
686		George Jenks Spec House #1	443-250-09	2236	Fort Stockton Drive	92103	Uptown	9/23/2004	C (Architecture)	1912	contractors Dillard & Smith		Y	
687		Edith Hawley House	452-652-06	2928	Second Avenue	92103	Uptown	9/23/2004	C (Architecture)	1938	May qualify for future Mission Hills Historical District		Y	
688		R. W. Gillespie House	351-614-01	6425	Electric Avenue	92037	La Jolla	9/23/2004	C (Architecture)	1929	Bankers Hill area of Uptown		Y	
689		Lester Palmer /Herbert Mann-Thomas Shepherd House	352-352-21	6751	Muirlands Drive	92037	La Jolla	9/23/2004	A (Cultural Landscape) C (Architecture) D (Master Architect)	1927	Master Architects Herbert Mann and Thomas Shepherd		Y	
690		Henry and Bethel Hoffman House	465-401-08	4552	E. Talmadge Drive	92116	Kensington-Talmadge	10/28/2004	A (Cultural Landscape) C (Architecture)	1928			Y	
691		Viggo and Tommye Effenberger House	450-324-04	2628	Rosecrans Street	92106	Peninsula	10/28/2004	A (Cultural Landscape) C (Architecture) E (National & State Listed)	1940			Y	
692		Florence Palmer House	351-221-09	360	Fern Glen	92037	La Jolla	10/28/2004	A (Cultural Landscape) C (Architecture)	1929			Y	

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693		George and Ruth Glendon/Edgar Ullrich House	351-741-08	1006	Muirlands Drive	92037	La Jolla	10/28/2004	C (Architecture) D (Master Architect/Builder)		1928	Master Architect Edgar Ullrich		Y
694		John and Emilie Wahrenberger/William Wahrenberger Spec House #1	443-211-16	4267	Trias Street	92103	Uptown	11/18/2004	C (Architecture) D (Master Architect/Builder)		1913	Master Builder William F. Wahrenberger		Y
695		Bishop Theodore and Daisy Thurston House	443-593-04	3912	St. James Place	92103	Uptown	11/18/2004	C (Architecture)		1931			Y
696		Horace and Della Shank House	443-250-05	2260	Ft. Stockton Drive	92103	Uptown	11/18/2004	C (Architecture)		1914			Y
697		Edwin and Rose Emerson/Hurlburt and Tifal House	453-691-01	2645	28th Street	92104	Greater North Park	11/18/2004	C (Architecture) D (Master Architect/Builder)		1924	Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal		Y
698		Albert Frost House	443-281-13	1895	Altamira Place	92103	Uptown	11/18/2004	B (Historic Person) C (Architecture)		1916			Y
699		Etta and Lydia Schwieder/Requa and Jackson House	443-051-17	2344	Pine Street	92103	Uptown	11/18/2004	C (Architecture) D (Master Architect/Builder) A (Cultural Landscape)		1926	Master Architects Richard S. Requa and Herbert Jackson		Y
700		National City & Otay Railroad Depot	535-344-06	200	Sixth Avenue	92101	Centre City	1/27/2005	D (Master Architect/Builder) F (Historical District)		1896	Master Architect William Sterling Hebbard		RA
701		Maryland Hotel	534-326-03	612	F Street	92101	Centre City	1/27/2005	C (Architecture) D (Master Architect/Builder)		1914	Master Architect William Sterling Hebbard		RA
702		Mansfield and Katherine Mills House	352-280-03	7105	Country Club Drive	92037	La Jolla	3/24/2005	C (Architecture) D (Master Architect/Builder)		1957	Master Architect Dale Naegle		Y
703		Frank and Mary Ricker House	443-250-01	4405	Trias Street	92103	Uptown	3/24/2005	C (Architecture)		1913			Y
704		Abel and Caroline Adams House	445-440-15	1236	Lincoln Avenue	92103	Uptown	3/24/2005	B (Historic Person) C (Architecture)		1908			Y

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705		Gertrude Evans / Emmor Brooke Weaver House	443-300-22	1506	Plumosa Way	92103	Uptown	4/28/2005	C (Architecture) D (Master Architect/Builder)	1920	Master Architect Emmor Brooke Weaver	Gertrude Evans	Y	
706		Frank E. Melcher Spec House #1	443-450-15	1768	W. Arbor Drive	92103	Uptown	4/28/2005	C (Architecture)	1925			Y	
707		T. D. Biller House	440-382-15	4119	Lymer Drive	92116	Kensington-Talmadge	4/28/2005	C (Architecture)	1928-29			Y	
708		F.M. Sheppard Duplex and House Rentals	350-031-06 350-031-08	1049-1051 1046	Coast Blvd. & Coast Blvd. South	92037	La Jolla	4/28/2005	A (Cultural Landscape) A (Cultural Landscape) D (Master Architect/Builder)	1911			Y	
709		Snowflake Bakery	535-180-01	701	Sixteenth Street	92101	Centre City	5/26/2005	D (Master Architect/Builder)	1914	Master Architect, John B. Stannard		RA	
710		Lowry McClanahan/Thomas Shepherd House	352-010-08	7716	Lookout Drive	92037	La Jolla	5/26/2005	C (Architecture) D (Master Architect/Builder)	1937	Thomas Shepherd, Master Architect		Y	
711		Carl H. Heilbron/Nathan Rigdon House	443-461-21	1752	West Lewis Street	92103	Uptown	5/26/2005	B (Historic Person) C (Architecture) D (Master Architect/Builder)	1914	Master Builder, Nathan Rigdon	Carl H. Heilbron	Y	
712		Mary Stockwell House	443-432-26	1835	Fort Stockton Drive	92103	Uptown	5/26/2005	C (Architecture)	1912-13			Y	HRB-05-021
713		The Adams Apartments	438-320-09	2448	Adams Avenue	92116	Greater North Park	5/26/2005	C (Architecture) D (Master Architect/Builder)	1930	Master Builder, Allen H. Hilton		Y	HRB-05-020
714		David A. and Emma Loebenstein House	452-450-19	1087	Myrtle Way	92103	Uptown	5/26/2005	C (Architecture)	1926	potential master architect Edward Depew		Y	HRB-05-019
715		Herbert Kunzel/Robert Mosher House	532-441-07	3250	McCall Street	92106	Peninsula	5/26/2005	A (Cultural Landscape) B (Historic Person) C (Architecture) D (Master Architect/Builder) E (National & State Listed)	1951	Master Architect, Robert Mosher	Herbert Kunzel	Y	HRB-05-022
716		Bledsoe Company Warehouse	535-115-01	701	Island Avenue	92101	Centre City	5/26/2005	A (Cultural Landscape) C (Architecture)	1925			RA	HRB-05-010

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717		Western Wholesale Drug Company Warehouse	535-115-04	704	J Street	92101	Centre City	5/26/2005	A (Cultural Landscape) C (Architecture)	1927			RA	HRB-05-010
718		Strawn House	532-272-10	3120	Owen Street	92106	Peninsula	6/17/2005	C (Architecture)	1933	Designed by Ralph L. Frank. Built by Nelson "Nels" Anderson		Y	
719		Joseph and Esten Shreve House	530-412-11 530-412-12	4510	Alhambra Street	92107	Peninsula	7/28/2005	A (Cultural Landscape) C (Architecture)	1928			Y	HRB-05-028
720		Louis and Jane Florentin House	453-631-04	2807	28th Street	92104	Greater North Park	7/28/2005	C (Architecture)	1921			Y	HRB-05-029
721		Ena Shapley/Edward Depew House	442-703-03	4252	Arista Street	92103	Uptown	7/28/2005	C (Architecture) D (Master Architect/Builder)	1931	Master Architect Edward Depew		Y	HRB-05-030
722		Philip and Helen Gildred/Ralph Frank House	452-310-03	1025	Cypress Avenue	92103	Uptown	7/28/2005	B (Historic Person) C (Architecture) D (Master Architect/Builder)	1935	Master Architect Ralph L. Frank	Philip L. Gildred	Y	HRB-05-031
723		Greta and Howard Steventon House	539-414-01	1355	29th Street	92102	Greater Golden Hill	7/28/2005	C (Architecture)	1914			Y	HRB-05-032
724		Maynard and Bessie Heatherly House	453-322-04	3585	Villa Terrace	92104	Greater North Park	7/28/2005	C (Architecture)	1926			Y	HRB-05-033
725		Russell and Emma Bates House	539-054-02	2411	32nd Street	92104	Greater North Park	7/28/2005	A (Cultural Landscape) C (Architecture)	1927			Y	HRB-05-034
726		San Diego Police Pistol Range	541-251-04	4002 -4008	Federal Blvd.	92102	City Heights	8/25/2005	B (Historic Person) C (Architecture)	1935-36		Rodney Seigler Pease	N	HRB-05-042
727		Hamilton Apartments	534-333-02	941	Eleventh Avenue	92101	Centre City	9/22/2005	contribution to East Village) period of significance is 1911-1930 C (Architecture)	1886, 1907, 1911	contractor John Campbell		RA	HRB-05-045
728		Mexican Presbyterian Church	535-371-04	341-343	Thirteenth Street	92101	Centre City	9/22/2005	A (Cultural Landscape) C (Architecture)	1906			N	HRB-05-022
729		Julius and Victoria Saitz House	443-340-17	4244	Ampudia	92103	Uptown	9/22/2005	C (Architecture)	1912			Y	HRB-05-038

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730		Alexander Schreiber Spec House #2	443-431-02	1866	Fort Stockton Drive	92103	Uptown	9/22/2005	C (Architecture) D (Master Architect/Builder)	1921	Master Builder Alexander Schreiber		Y	HRB-05-039
731		Violetta Lee Horton Spec House #4	352-141-03	7575	Hillside Drive	92037	La Jolla	9/22/2005	C (Architecture) D (Master Architect/Builder)	1935	Master Architect Clifford May		Y	HRB-05-040
732		Henry Lang Spec House #2	452-014-15	3703	Albatross Street	92103	Uptown	10/27/2005	C (Architecture)	1923			Y	HRB-05-048
733		William Templeton Johnson House	443-051-24	4520	Trias Street	92103	Uptown	10/27/2005	B (Historic Person) C (Architecture) D (Master Architect/Builder)	1918	Master Architect William Templeton Johnson	W. Templeton Johnson	Y	HRB-05-049
734		CA-SDI-2723 (SDM-W-265) Archaeological site information is confidential	Not permitted to list			not given	none listed	10/27/2005	A (Cultural Landscape);				N	HRB-05-050
735		W. Z. Thornhill House	443-442-11	4194	Stephens Street	92103	Uptown	11/17/2005	C (Architecture)	1921			Y	
736		Americo and Stephna Rotta Spec House	440-373-19	4958	Marlborough Drive	92116	Kensington-Talmadge	11/17/2005	C (Architecture)	1930			Y	
737		Edward and Lillian Roberts House	533-074-09	2440	Albatross Street	92101	Uptown	11/17/2005	C (Architecture)	1906			Y	
738		Charles Freson House	444-391-03	4185	Jackdaw Street	92103	Uptown	11/17/2005	C (Architecture)	1910			Y	
739		Daniel McConnell / Herbert Bathrick House	465-044-11	4380	Hilldale Road	92116	Kensington-Talmadge	1/26/2006	A (Cultural Landscape); C (Architecture)	1927	Herbert Bathrick		Y	HRB-06-004
740		Edgar Ullrich House	350-392-09	1745	Kearsarge Road	92106	La Jolla	1/26/2006	C (Architecture) D (Master Architect/Builder)	1925	Edgar Ullrich Master Architect		Y	HRB-06-001
741		Glen and Agnes Mosher House	450-092-04	3527	Dumas Street	92102	Peninsula	1/26/2006	C (Architecture)	1926			Y	HRB-06-002
742		Ed Fletcher Spec House	539-493-12	3174	B Street	92102	Greater Golden Hill	1/26/2006	C (Architecture)	1912	Ed Fletcher		Y	HRB-06-003
743		Carleton and Frances Bunce/Louise Severin House	440-381-15	4179	Norfolk Terrace	92116	Kensington-Talmadge	2/23/2006	C (Architecture) D (Master Architect/Builder)	1929	Louise Severin		Y	HRB-06-008
744		Harry Miller House	443-552-07	2003	Sunset Boulevard	92103	Uptown	2/23/2006	C (Architecture)	1919			Y	HRB-06-009

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745		Bishop Charles Frances Buddy House	443-552-14	2031	Sunset Boulevard	92103	Uptown	2/23/2006	B (Historic Person) C (Architecture) C (Architecture) D (Master Architect/Builder)	1922		Bishop Charles Frances Buddy	Y	HRB-06-010
746		Edward Allig/William Sterling Hebbard House	452-494-19	3226	Curlew Street	92103	Uptown	2/23/2006	D (Master Architect/Builder)	1912	William Sterling Hebbard		Y	HRB-06-011
747		Edwin and Cecilia Smith/Greta Steventon House	539-101-07	3054	Juniper Street	92104	Greater North Park	4/27/2006	C (Architecture)	1919			Y	HRB-06-012
748		Chester Eastman Spec House #1	443-421-17	4230	Arden Way	92103	Uptown	4/27/2006	C (Architecture)	1912			Y	HRB-06-013
749		Benjamin Torgerson/George Cooley Spec House #1	465-353-08	4343	Adams Avenue	92116	Kensington-Talmadge	4/27/2006	C (Architecture)	1930			Y	HRB-06-017
750		Captain Manuel Freitas House	532-491-03	3035	Lawrence Street	92106	Peninsula	4/27/2006	B (Historic Person)	1931		Captain Manuel Freitas	Y	HRB-06-018
751		<i>Designation Overturned</i>												
752		Roy and Edith Rinehart House	440-381-13	4195	Norfolk Terrace	92116	Kensington-Talmadge	5/25/2006	C (Architecture)	1929			Y	HRB-06-020
753		The Biltmore Apartments	534-193-10	1166	12th Avenue	92101	Centre City	5/25/2006	C (Architecture)	1925			R/A	HRB-06-021
754		Lawrence Anderson Spec House #1	465-042-02	5183	Hastings Road	92116	Kensington-Talmadge	5/25/2006	C (Architecture)	1929			Y	HRB-06-022
755		George T. Forbes Spec House #1	465-042-01	5191	Hastings Road	92116	Kensington-Talmadge	6/22/2006	C (Architecture)	1927			Y	HRB-06-024
756		Sarah Brock/William Templeton Johnson/Brawner & Hunter House	443-140-09	4451	Hermosa Way	92103	Uptown	6/22/2006	C (Architecture) D (Master Architect/Builder)	1922	William Templeton Johnson (Architect) Brawner and Hunder (Builder)		Y	HRB-06-026
757		Louise and Thomas Rothwell/Thomas Shepherd House	350-162-08	7811	Hillside Drive	92037	La Jolla	6/22/2006	C (Architecture) D (Master Architect/Builder)	1927	Thomas Shepherd		Y	HRB-06-027
758		Charles and Flora Butler House	443-282-08	4364	Hermosa Way	92103	Uptown	6/22/2006	C (Architecture)	1910			Y	HRB-06-028
759		Uriah and Clara Barkey House	346-232-04	8265	Paseo del Ocaso	92037	La Jolla	6/22/2006	C (Architecture)	1929			Y	HRB-06-029

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760		Fannie and Leoti Howard House	539-354-03	1529	29th Street	92102	Greater Golden Hill	6/22/2006	C (Architecture)	1911			Y	HRB-06-030
761		Henry and Emma Neustadt Spec House #1	539-401-10	1444	Granada Avenue	92102	Greater Golden Hill	6/22/2006	C (Architecture)	1910			Y	HRB-06-031
762		Alexander Schreiber Spec House #3	443-471-10	4191	Stephens Street	92103	Uptown	7/27/2006	D (Master Architect/Builder)	1920	Alexander Schreiber		Y	HRB-06-034
763		Ada Black/Herbert Mann and Thomas Shepherd House	350-162-07	7781	Hillside Drive	92037	La Jolla	7/27/2006	C (Architecture) D (Master Architect/Builder)	1927	Thomas Shepherd Herbert Mann		Y	HRB-06-036
764		Marion Delafield Sturgis and Samuel Otis Dauchy/William Templeton Johnson House	443-140-08	4455	Hermosa Way	92103	Uptown	7/27/2006	C (Architecture) D (Master Architect/Builder)	1923-27	William Templeton Johnson		Y	HRB-06-037
765		Daniel and Clara Deacon House	451-272-15	3676	Eagle Street	92103	Uptown	7/27/2006	C (Architecture) B (Historic Person) C (Architecture) D (Master Architect/Builder)	1921			Y	HRB-06-038
766		Percy Benbough/William Wheeler House	443-761-01	2174	Guy Street	92103	Uptown	7/27/2006	C (Architecture) D (Master Architect/Builder)	1926	William Wheeler	Percy Benbough	Y	HRB-06-039
767		F. Lisle Morgan Spec House #1	351-131-12	7144	Monte Vista Avenue	92037	La Jolla	7/27/2006	C (Architecture)	1930			Y	HRB-06-040
768		Frank and Gloria Compton/John Lloyd Wright House	346-523-05	7840	East Roseland Drive	92037	La Jolla	8/24/2006	C (Architecture) D (Master Architect/Builder)	1948	John Lloyd Wright		Y	HRB-06-045
769		Ora and Myrtle Ginther House	438-161-09	4741	Panorama Drive	92116	Greater North Park	8/24/2006	C (Architecture) A (Special Elements) B (Historic Events) C (Architecture) D (Master Architect/Builder)	1926			Y	HRB-06-048
770		Casa De Tempo/Samuel Wood Hamill House	452-450-36	1212	Upas Street	92103	Uptown	8/24/2006	C (Architecture) D (Master Architect/Builder) B (Historic Person) C (Architecture) D (Master Architect/Builder)	1935	Samuel Wood Hamill	General Plutarco E. Calles	Y	HRB-06-049
771		Mickey Wright/Samuel Hamill House	452-707-02	2765	Brant Street	92103	Uptown	8/24/2006	C (Architecture) D (Master Architect/Builder)	1933	Samuel Hamill	Mickey Wright	Y	HRB-06-051

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772		Alexander Schreiber Spec House #4	443-471-06	4151	Stephens Street	92103	Uptown	8/24/2006	C (Architecture) D (Master Architect/Builder)	1920	Alexander Schreiber		Y	HRB-06-052
773	442-069	Ocean Beach Cottage Emerging Historical District Contributing Site	448-671-10	4528	Saratoga Avenue	92107	Ocean Beach	8/24/2006	F (Historical District)	1924			Y	HRB-06-043
774	442-070	Ocean Beach Cottage Emerging Historical District Contributing Site	448-671-21	4535	Cape May Avenue	92107	Ocean Beach	8/24/2006	F (Historical District)	1927			Y	HRB-06-043
775		Louis R. and Muriel Dilley/Monroe E. And Olga J. Wallace House	443-432-27	1845	Fort Stockton Drive	92103	Uptown	9/28/2006	A (Special Element) C (Architecture) D (Master Architect/Builder)	1924	Louis Dilley		Y	HRB-06-014
776		Henry Lang Spec House #3	443-432-24	1787	Fort Stockton Drive	92103	Uptown	9/28/2006	D (Master Architect/Builder)	1913	Henry Lang		Y	HRB-06-041
777		Joel L. and Edith M. Brown House	443-483-01	4141	Lark Street	92103	Uptown	9/28/2006	C (Architecture)	1916			Y	HRB-06-058
778		Pacific Building Company Spec House No. 1	444-626-07	3910	Eagle Street	92103	Uptown	9/28/2006	A (Special Element) C (Architecture)	1912			Y	HRB-06-057
779		La Casa de las Siete Candelas	443-282-01	1863	Altamira Place	92103	Uptown	9/28/2006	C (Architecture)	1925	Richard Hathaway		Y	HRB-06-059
780		Alberta Security Company/Martin V. Melhorn Spec House #1	443-482-14	1201	West Arbor Drive	92103	Uptown	9/28/2006	C (Architecture) D (Master Architect/Builder)	1914	Alberta Security Company/Martin V. Melhorn		Y	HRB-06-063
781		Charles and Matie Sumner House	450-151-04	2820	Chatsworth Boulevard	92106	Peninsula	9/28/2006	C (Architecture) C (Architecture) D (Master Architect/Builder)	1915			Y	HRB-06-060
782		Wheeler Bailey/Irving Gill House	350-151-03	7964	Princess Street	92037	La Jolla	9/28/2006	C (Architecture) D (Master Architect/Builder)	1907	Irving Gill, Master Architect		Y	HRB-06-062
783		Star of India		1306	North Harbor Drive	92101	Centre City	10/26/2006	E (National & State Listed)	1863			N	HRB-06-075
784		Irvin and Vitulia Randall House	452-626-09	3140	Third Avenue	92103	Uptown	10/26/2006	C (Architecture)	1910	Lambrechs and Miller		Y	HRB-06-035 HRB-06-065
785	822-34	Nathan Rigdon Spec House #2	443-251-11	2121	Fort Stockton Drive	92103	Uptown	11/30/2006	C (Architecture) D (Master Builder)	1915	Nathan Rigdon		Y	HRB-06-083

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786	822-41	Nathan Rigdon Spec House #1	443-250-13	2206	Fort Stockton Drive	92103	Uptown	10/26/2006	D (Master Architect/Builder)	1917	Nathan Rigdon		Y	HRB-06-065
787		John & Alice Woodside Spec House #1	453-633-17	2738	Dale Street	92104	Greater North Park	10/26/2006	C (Architecture)	1917	Augustus Blaisdell		Y	HRB-06-067
788		Homer Chandler House	452-331-55	3542	Herbert Street	92103	Uptown	10/26/2006	C (Architecture)	1912			Y	HRB-06-068
789		Owen S. & Rose L. King House	453-471-01	3303	28th Street	92104	Greater North Park	10/26/2006	C (Architecture)	1920			Y	HRB-06-069
790		Tudor Rodgers/Martin V. Melhorn House	443-591-01	4060	Alameda Drive	92103	Uptown	10/26/2006	D (Master Architect/Builder)	1912	Martin V. Melhorn		Y	HRB-06-070
791		Conrad and Ida Felger House	444-452-23-03	4052	Albatross Street	92103	Uptown	10/26/2006	C (Architecture)	1913			Y	HRB-06-071
792		George Gans Spec House #2	453-431-06	3565	Herman Avenue	92104	Greater North Park	10/26/2006	D (Master Architect/Builder)	1925	George Gans		Y	HRB-06-072
793		Arthur Bradshaw House	449-703-08	3729	Amaryllis Drive	92106	Peninsula	10/26/2006	C (Architecture)	1927	T. Chegwidden & Son		Y	HRB-06-073
794		M.B. and Ida Irvin Spec House #1	443-591-06	3960	Alameda Place	92103	Uptown	10/26/2006	C (Architecture)	1923	Morris B. Irvin, builder		Y	HRB-06-074
795	526-127	Burlingame Voluntary/Traditional Historical District Contributing Site	539-032-06	2425	San Marcos Avenue	92104	Greater North Park	8/24/2006	F (Historical District)	1925			Y	HRB-06-044
796	526-128	Burlingame Voluntary/Traditional Historical District Contributing Site	453-721-02	2608	San Marcos Avenue	92104	Greater North Park	8/24/2006	F (Historical District)	1924			Y	HRB-06-044
797		William Templeton Johnson Spec House #1	443-051-16	4467	Ampudia Street	92103	Uptown	9/28/2006	D (Master Architect/Builder)	1926	William Templeton Johnson		Y	HRB-06-061
798		Raoul Foster House	532-471-08	384	San Fernando Street	92106	Peninsula	1/25/2007	C (Architecture)	1913			Y	HRB-07-001
799		George Kostakos Commercial Building	538-230-01	1701-1715	National Avenue	92113	Barrio Logan	1/25/2007	C (Architecture)	1925	builder is believed to be Bert Noble			HRB-07-003

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800		Belle Anderson Gemmell/Frank Mead/Richard Requa/Henry Jackson	443-121-22	4476	Hortensia Street	92103	Uptown	2/22/2007	C (Architecture) D (Master Architect/Builder)	1916 (house) 1926 (studio)	Master Architects Frank Mead, Richard Requa & Henry L. Jackson		Y	HRB-06-053
801		Colonel Irving Salomon/Henry Hester Apartments	452-555-38	3200	Sixth Avenue	92103	Uptown	2/22/2007	A (Special Elements) B (Historic Person) C (Architecture) D (Master Architect)	1958	Henry Hester, Master Architect, Mabie and Mintz, Contractors	Colonel Irving Salomon	Y	HRB-07-002
802		Elwyn Gould House	533-153-02	2333	Albatross Street	92101	Uptown	2/22/2007	B (Historic Person) C (Architecture)	1914	possibly Master Architects William Sterling Hebbard & Irving Gill	Elwyn Gould Jr.	Y	HRB-07-011
803		Frank L. Hope Jr. House	532-473-03	371	San Fernando Street	92106	Peninsula	2/22/2007	B (Historic Person) C (Architecture) D (Master Architect)	1947	Master Architect Frank L. Hope Jr.	Frank L. Hope Jr.	Y	HRB-07-012
804		St. Joseph's Hospital Annex/Furniture Store	452-093-16	801-803	University Avenue	92103	Uptown	3/22/2007	A (Special Elements) B (Historic Person) C (Architecture)	1919		Sisters of Mercy	Y	HRB-07-014
805		Howard and Maude Brown House	351-132-10	7126	Monte Vista Avenue	92037	La Jolla	3/22/2007	C (Architecture)	1929			Y	HRB-07-008
806		Anne and Edward Lindley House	443-210-08	4319	Arista Street	92103	Uptown	3/22/2007	C (Architecture)	1935	A.L. & A.E. Dennstedt Building Company possibly Henry Landt		Y	HRB-07-015
807	807-01	Islenair Historic District Contributor	4762422300	3203	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1947			Y	HRB-07-017 HRB-07-021
807	807-02	Islenair Historic District Contributor	4762410800	3204	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-03	Islenair Historic District Contributor	4762422200	3211	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-04	Islenair Historic District Contributor	4762422100	3221	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1935			Y	HRB-07-017 HRB-07-021
807	807-05	Islenair Historic District Contributor	4762411000	3222	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021

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807	807-06	Islenair Historic District Contributor	4762422000	3227	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1930			Y	HRB-07-017 HRB-07-021
807	807-07	Islenair Historic District Contributor	4762421900	3235	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1947			Y	HRB-07-017 HRB-07-021
807	807-08	Islenair Historic District Contributor	4762421800	3243	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1950			Y	HRB-07-017 HRB-07-021
807	807-09	Islenair Historic District Contributor	4762411300	3244	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-10	Islenair Historic District Contributor	4762411400	3250	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1941			Y	HRB-07-017 HRB-07-021
807	807-11	Islenair Historic District Contributor	4762421700	3251	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-12	Islenair Historic District Contributor	4762421600	3261	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-13	Islenair Historic District Contributor	4762411500	3262	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-14	Islenair Historic District Contributor	4761511900	3304	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1931			Y	HRB-07-017 HRB-07-021
807	807-15	Islenair Historic District Contributor	4761521200	3315	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1931			Y	HRB-07-017 HRB-07-021
807	807-16	Islenair Historic District Contributor	4761520500	3323	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1939			Y	HRB-07-017 HRB-07-021
807	807-17	Islenair Historic District Contributor	4761512200	3328	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1945			Y	HRB-07-017 HRB-07-021
807	807-18	Islenair Historic District Contributor	4761521000	3329	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1947			Y	HRB-07-017 HRB-07-021
807	807-19	Islenair Historic District Contributor	4761512300	3336	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-20	Islenair Historic District Contributor	4761512400	3344	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1939			Y	HRB-07-017 HRB-07-021
807	807-21	Islenair Historic District Contributor	4761520800	3345	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-22	Islenair Historic District Contributor	4761520700	3403	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-23	Islenair Historic District Contributor	4761520600	3411	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-24	Islenair Historic District Contributor	4761512600	3412	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1939			Y	HRB-07-017 HRB-07-021

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807	807-25	Islenair Historic District Contributor	4761512700	3422	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-26	Islenair Historic District Contributor	4761520500	3423	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1941			Y	HRB-07-017 HRB-07-021
807	807-27	Islenair Historic District Contributor	4761512800	3426	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1929			Y	HRB-07-017 HRB-07-021
807	807-28	Islenair Historic District Contributor	4761520400	3435	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-29	Islenair Historic District Contributor	4761520300	3439	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1941			Y	HRB-07-017 HRB-07-021
807	807-30	Islenair Historic District Contributor	4761513000	3442	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1947			Y	HRB-07-017 HRB-07-021
807	807-31	Islenair Historic District Contributor	4761520200	3443	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-32	Islenair Historic District Contributor	4761513100	3458	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1935			Y	HRB-07-017 HRB-07-021
807	807-33	Islenair Historic District Contributor	4761513200	3462	Belle Isle Drive	92105	City Heights	4/26/2007	F (Historical District)	1935			Y	HRB-07-017 HRB-07-021
807	807-34	Islenair Historic District Contributor	4761511400	3323	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1947			Y	HRB-07-017 HRB-07-021
807	807-35	Islenair Historic District Contributor	4761511300	3329	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-36	Islenair Historic District Contributor	4761511200	3333	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-37	Islenair Historic District Contributor	4761511100	3345	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1948			Y	HRB-07-017 HRB-07-021
807	807-38	Islenair Historic District Contributor	4761511000	3405	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1949			Y	HRB-07-017 HRB-07-021
807	807-39	Islenair Historic District Contributor	4761510900	3411	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1929			Y	HRB-07-017 HRB-07-021
807	807-40	Islenair Historic District Contributor	4761510800	3419	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1938			Y	HRB-07-017 HRB-07-021
807	807-41	Islenair Historic District Contributor	4761510500	3443	Euclid Avenue	92105	City Heights	4/26/2007	F (Historical District)	1945			Y	HRB-07-017 HRB-07-021
807	807-42	Islenair Historic District Contributor	4762421000	3202	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1935			Y	HRB-07-017 HRB-07-021
807	807-43	Islenair Historic District Contributor	4762420800	3209	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1949			Y	HRB-07-017 HRB-07-021

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807	807-44	Islenair Historic District Contributor	4762420700	3219	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1950			Y	HRB-07-017 HRB-07-021
807	807-45	Islenair Historic District Contributor	4762421200	3224	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-46	Islenair Historic District Contributor	4762420600	3225	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-47	Islenair Historic District Contributor	4762421100	3226	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-48	Islenair Historic District Contributor	4762420500	3235	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-49	Islenair Historic District Contributor	4762420400	3241	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1940			Y	HRB-07-017 HRB-07-021
807	807-50	Islenair Historic District Contributor	4762421400	3242	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-51	Islenair Historic District Contributor	4762420300	3249	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1945			Y	HRB-07-017 HRB-07-021
807	807-52	Islenair Historic District Contributor	4762420100	3305	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-53	Islenair Historic District Contributor	4761521400	3306	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1929			Y	HRB-07-017 HRB-07-021
807	807-54	Islenair Historic District Contributor	4761521500	3314	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1927			Y	HRB-07-017 HRB-07-021
807	807-55	Islenair Historic District Contributor	4761602000	3315	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-56	Islenair Historic District Contributor	4761521500	3321	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-57	Islenair Historic District Contributor	4761521700	3330	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1948			Y	HRB-07-017 HRB-07-021
807	807-58	Islenair Historic District Contributor	4761521800	3338	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1931			Y	HRB-07-017 HRB-07-021
807	807-59	Islenair Historic District Contributor	4761521900	3344	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-60	Islenair Historic District Contributor	4761601700	3345	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1945			Y	HRB-07-017 HRB-07-021
807	807-61	Islenair Historic District Contributor	4761522000	3404	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-62	Islenair Historic District Contributor	4761601600	3405	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1935			Y	HRB-07-017 HRB-07-021

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807	807-63	Islenair Historic District Contributor	4761522100	3410	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-64	Islenair Historic District Contributor	4761522200	3420	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1950			Y	HRB-07-017 HRB-07-021
807	807-65	Islenair Historic District Contributor	4761601400	3421	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-66	Islenair Historic District Contributor	4761601300	3427	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-67	Islenair Historic District Contributor	4761522300	3428	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-68	Islenair Historic District Contributor	4761601200	3435	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-69	Islenair Historic District Contributor	4761522400	3440	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1936			Y	HRB-07-017 HRB-07-021
807	807-70	Islenair Historic District Contributor	4761601100	3443	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-71	Islenair Historic District Contributor	4761601000	3449	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1940			Y	HRB-07-017 HRB-07-021
807	807-72	Islenair Historic District Contributor	4761600900	3455	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-73	Islenair Historic District Contributor	4761520100	3472	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1937			Y	HRB-07-017 HRB-07-021
807	807-74	Islenair Historic District Contributor	4761600700	3473	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1929			Y	HRB-07-017 HRB-07-021
807	807-75	Islenair Historic District Contributor	4761600600	3505	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-76	Islenair Historic District Contributor	4761600500	3511	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1928			Y	HRB-07-017 HRB-07-021
807	807-77	Islenair Historic District Contributor	4761513300	3518	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1948			Y	HRB-07-017 HRB-07-021
807	807-78	Islenair Historic District Contributor	4761600200	3533	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1946			Y	HRB-07-017 HRB-07-021
807	807-79	Islenair Historic District Contributor	4761510100	3534	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1952			Y	HRB-07-017 HRB-07-021
807	807-80	Islenair Historic District Contributor	4761600100	3541	Isla Vista Drive	92105	City Heights	4/26/2007	F (Historical District)	1951			Y	HRB-07-017 HRB-07-021
807	807-81	Islenair Historic District Contributor	4761511300	4802	Thorn Street	92105	City Heights	4/26/2007	F (Historical District)	1931			Y	HRB-07-017 HRB-07-021

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807	807-82	Islenair Historic District Contributor	4762421500	4827	Thorn Street	92105	City Heights	4/26/2007	F (Historical District)	1931			Y	HRB-07-017 HRB-07-021
808		Burlingame Garage	539-092-04	2227	30th Street	92104	Greater Golden Hill	4/26/2007	A (Special Element) C (Architecture)	1914			Y	HRB-07-018
809		Rose Grocery	539-092-05	2215-2219	30th Street	92104	Greater Golden Hill	4/26/2007	A (Special Element) C (Architecture)	1923			Y	HRB-07-018
810		Fire Station No. 9	539-092-06	2211	30th Street	92104	Greater Golden Hill	4/26/2007	A (Special Element) C (Architecture)	1913			Y	HRB-07-018
811		Le Moderne Apartment Complex	452-714-08	525-531 2680	Nutmeg Street Sixth Avenue	92103	Uptown	4/26/2007	C (Architecture) C (Architecture)	1930 1923			Y	HRB-07-016
812		Marie Louise Biggar/ Herbert J. Mann House	351-101-10	409	Dunemere Drive	92037	La Jolla	4/26/2007	D (Master Architect/Builder)	remodel 1931	Herbert J. Mann, Master Architect	Philip Barber	Y	HRB-07-024
813		Mut kula xuy/Mut lah hoy ya Site #3	Not permitted to list					5/24/2007	A (Special Element)				N	P-07-029
814		Carrie and Horatio Farnham Duplex	452-555-30	3225-3231	Fourth Avenue	92103	Uptown	6/28/2007	C (Architecture) C (Architecture)	1913			Y	HRB-07-022
815	821-36	Nathan Rigdon and Morris B. Irvin Spec House #3	443-612-03	1885	Sheridan Avenue	92103	Uptown	6/28/2007	D (Master Architect/Builder)	1919	Morris Irvin and Nathan Rigdon		Y	HRB-07-030
816	821-34	William G. and Fidelity Lewis McKittrick House	443-611-04	1875	Sunset Boulevard	92103	Uptown	6/28/2007	C (Architecture) C (Architecture)	1911-1912			Y	HRB-07-030
817	822-77	Nathan Rigdon and Morris B. Irvin Spec House #2	443-461-22	1760	West Lewis Street	92103	Uptown	6/28/2007	D (Master Architect/Builder)	1913	Morris Irvin and Nathan Rigdon		Y	HRB-07-031
818		Hazel Weir/Dennstedt Company House/Mut kula xuy/Mut lah hoy ya Site #4	Not permitted to list					6/28/2007	A (Special Element) C (Architecture) D (Master Architect/Builder)		Albert Lorenzo (A.L.) Dennstedt and Aaron Edward (A.E.) Dennstedt of The Dennstedt Company (builder)		Y	HRB-07-032

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819		The Tourist Hotel	535-153-14	1425-1431	Market Street	92101	Centre City	6/28/2007	A (Special Element) C (Architecture)	1888	Possibly designed by John B. Stannard and Gustavus Clements		Y	HRB-07-033
820		Harry Rundell and Amanda Rundell House	638-161-38	123	East Seaward Avenue	92173	San Ysidro	6/28/2007	A (Special Element) C (Architecture)	1912			Y	HRB-07-034
821	821-01	Mission Hills Historic District Contributor	443-612-08	1808	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB-07-030
821	821-02	Mission Hills Historic District Contributor	443-612-09	1812	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1927			Y	HRB-07-030
821	821-03	Mission Hills Historic District Contributor	443-650-24	1819	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB-07-030
821	821-04	Mission Hills Historic District Contributor	443-612-10	1820	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-05	Mission Hills Historic District Contributor	443-650-25	1831	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB-07-030
821	821-06	Mission Hills Historic District Contributor	443-620-01	1833	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1911-12			Y	HRB-07-030
821	821-07	Mission Hills Historic District Contributor	443-612-11	1840	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB-07-030
821	821-08	Mission Hills Historic District Contributor	443-620-02	1841	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB-07-030
821	821-09	Mission Hills Historic District Contributor	443-620-04	1849	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-10	Mission Hills Historic District Contributor	443-612-13	1850	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-11	Mission Hills Historic District Contributor	443-620-05	1853	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-12	Mission Hills Historic District Contributor	443-612-15	1876	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-13	Mission Hills Historic District Contributor	443-620-17	1877	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB-07-030
821	821-14	Mission Hills Historic District Contributor	443-612-16	1884	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB-07-030
821	821-15	Mission Hills Historic District Contributor	443-612-17	1896	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB-07-030

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													Y/N or Red.	Staff Report Agency (RA) Number
821	821-16	Mission Hills Historic District Contributor	443-611-24	4107	Saint James Place	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB-07-030
821	821-17	Mission Hills Historic District Contributor	443-650-13	1801	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1915-16			Y	HRB-07-030
821	821-18	Mission Hills Historic District Contributor	443-650-15	1807	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB-07-030
821	821-19	Mission Hills Historic District Contributor	443-650-17	1815	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-20	Mission Hills Historic District Contributor	443-611-13	1816	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1909			Y	HRB-07-030
821	821-21	Mission Hills Historic District Contributor	443-650-18	1819	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB-07-030
821	821-22	Mission Hills Historic District Contributor	443-611-14	1824	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1911			Y	HRB-07-030
821	821-23	Mission Hills Historic District Contributor	443-650-20	1825	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB-07-030
821	821-24	Mission Hills Historic District Contributor	443-611-15	1834	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB-07-030
821	821-25	Mission Hills Historic District Contributor	443-611-16	1840	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB-07-030
821	821-26	Mission Hills Historic District Contributor	443-611-17	1844	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB-07-030
821	821-27	Mission Hills Historic District Contributor	443-612-07	1845	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB-07-030
821	821-28	Mission Hills Historic District Contributor	443-611-18	1852	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-29	Mission Hills Historic District Contributor	443-612-06	1859	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1941			Y	HRB-07-030
821	821-30	Mission Hills Historic District Contributor	443-611-19	1860	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1927			Y	HRB-07-030
821	821-31	Mission Hills Historic District Contributor	443-612-05	1867	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1942			Y	HRB-07-030
821	821-32	Mission Hills Historic District Contributor	443-611-20	1870	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB-07-030
821	821-33	Mission Hills Historic District Contributor	443-612-04	1875	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB-07-030
821	821-34	Mission Hills Historic District Contributor	443-611-21	1876	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1939			Y	HRB-07-030

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821	821-35	Mission Hills Historic District Contributor	443-611-22	1882	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1918			Y	HRB-07-030
821	821-36	Mission Hills Historic District Contributor	443-612-03	1885	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB-07-030
821	821-37	Mission Hills Historic District Contributor	443-612-01	1899	Sheridan Avenue	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB-07-030
821	821-38	Mission Hills Historic District Contributor	443-611-12	1815	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-39	Mission Hills Historic District Contributor	443-432-20	1818	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1938			Y	HRB-07-030
821	821-40	Mission Hills Historic District Contributor	443-432-18	1824	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB-07-030
821	821-41	Mission Hills Historic District Contributor	443-432-17	1826	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB-07-030
821	821-42	Mission Hills Historic District Contributor	443-611-10	1829	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-43	Mission Hills Historic District Contributor	443-432-15	1830	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB-07-030
821	821-44	Mission Hills Historic District Contributor	443-611-09	1835	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1916-17			Y	HRB-07-030
821	821-45	Mission Hills Historic District Contributor	443-432-14	1836	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1909			Y	HRB-07-030
821	821-46	Mission Hills Historic District Contributor	443-611-08	1845	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1917-18			Y	HRB-07-030
821	821-47	Mission Hills Historic District Contributor	443-432-13	1848	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB-07-030
821	821-48	Mission Hills Historic District Contributor	443-432-12	1850	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1917			Y	HRB-07-030
821	821-49	Mission Hills Historic District Contributor	443-611-07	1851	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1911			Y	HRB-07-030
821	821-50	Mission Hills Historic District Contributor	443-611-06	1863	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB-07-030
821	821-51	Mission Hills Historic District Contributor	443-432-11	1864	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-52	Mission Hills Historic District Contributor	443-432-10	1870	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB-07-030
821	821-53	Mission Hills Historic District Contributor	443-611-05	1871	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB-07-030

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821	821-54	Mission Hills Historic District Contributor	443-611-04	1875	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1910			Y	HRB-07-030
821	821-55	Mission Hills Historic District Contributor	443-611-03	1883	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB-07-030
821	821-60	Mission Hills Historic District Contributor	443-432-08	1884	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)				Y	HRB-07-030
821	821-56	Mission Hills Historic District Contributor	443-611-02	1889	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB-07-030
821	821-57	Mission Hills Historic District Contributor	443-432-07	1890	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB-07-030
821	821-58	Mission Hills Historic District Contributor	443-611-01	1895	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB-07-030
821	821-59	Mission Hills Historic District Contributor	443-432-05	1898	Sunset Boulevard	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB-07-030
821	821-61	Mission Hills Historic District Contributor	443-612-14	1868	Lyndon Road	92103	Uptown	7/16/2007	F (Historical District)				Y	HRB-07-030
822	822-01	Fort Stockton Line Historic District Contributor	443-422-01	4249	Arden Way	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-02	Fort Stockton Line Historic District Contributor	443-432-24	1787	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-03	Fort Stockton Line Historic District Contributor	443-432-22	1797	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB 07-031
822	822-04	Fort Stockton Line Historic District Contributor	443-432-21	1799	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB 07-031
822	822-05	Fort Stockton Line Historic District Contributor	443-431-17	1800	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	C. 1912			Y	HRB 07-031
822	822-06	Fort Stockton Line Historic District Contributor	443-431-18	1802	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1918			Y	HRB 07-031
822	822-07	Fort Stockton Line Historic District Contributor	443-431-19	1804	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1919			Y	HRB 07-031

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822	822-08	Fort Stockton Line Historic District Contributor	443-432-16	1811	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1926			Y	HRB 07-031
822	822-09	Fort Stockton Line Historic District Contributor	443-431-20	1816	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	C. 1913			Y	HRB 07-031
822	822-10	Fort Stockton Line Historic District Contributor	443-431-21	1830	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-11	Fort Stockton Line Historic District Contributor	443-431-09	1834	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-12	Fort Stockton Line Historic District Contributor	443-432-26	1835	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-13	Fort Stockton Line Historic District Contributor	443-432-27	1845	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-14	Fort Stockton Line Historic District Contributor	443-431-05	1854	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-15	Fort Stockton Line Historic District Contributor	443-432-28	1855	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-16	Fort Stockton Line Historic District Contributor	443-432-29	1859	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-17	Fort Stockton Line Historic District Contributor	443-431-03	1860	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB 07-031
822	822-18	Fort Stockton Line Historic District Contributor	443-431-02	1866	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB 07-031
822	822-19	Fort Stockton Line Historic District Contributor	443-432-30	1867	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB 07-031
822	822-20	Fort Stockton Line Historic District Contributor	443-432-31	1883	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB 07-031

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822	822-21	Fort Stockton Line Historic District Contributor	443-270-23	1918	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-22	Fort Stockton Line Historic District Contributor	443-270-24	1920	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-23	Fort Stockton Line Historic District Contributor	443-250-42	2008	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1918			Y	HRB 07-031
822	822-24	Fort Stockton Line Historic District Contributor	443-251-18	2015	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-25	Fort Stockton Line Historic District Contributor	443-251-17	2019	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB 07-031
822	822-26	Fort Stockton Line Historic District Contributor	443-250-41	2020	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB 07-031
822	822-27	Fort Stockton Line Historic District Contributor	443-251-16	2025	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB 07-031
822	822-28	Fort Stockton Line Historic District Contributor	443-251-15	2031	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-29	Fort Stockton Line Historic District Contributor	443-251-14	2035	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB 07-031
822	822-30	Fort Stockton Line Historic District Contributor	443-250-40	2038	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-31	Fort Stockton Line Historic District Contributor	443-251-13	2107	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-32	Fort Stockton Line Historic District Contributor	443-250-50	2110	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-33	Fort Stockton Line Historic District Contributor	443-251-12	2115	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB 07-031

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822	822-34	Fort Stockton Line Historic District Contributor	443-251-11	2121	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1915			Y	HRB 07-031
822	822-35	Fort Stockton Line Historic District Contributor	443-251-10	2127	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-36	Fort Stockton Line Historic District Contributor	443-250-53	2138	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-37	Fort Stockton Line Historic District Contributor	443-251-09	2139	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1919			Y	HRB 07-031
822	822-38	Fort Stockton Line Historic District Contributor	443-251-08	2147	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1919			Y	HRB 07-031
822	822-39	Fort Stockton Line Historic District Contributor	443-251-07	2151	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-40	Fort Stockton Line Historic District Contributor	443-250-55	2154	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB 07-031
822	822-41	Fort Stockton Line Historic District Contributor	443-250-13	2206	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1917			Y	HRB 07-031
822	822-42	Fort Stockton Line Historic District Contributor	443-250-12	2212	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1917			Y	HRB 07-031
822	822-43	Fort Stockton Line Historic District Contributor	443-250-11	2220	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	C. 1916			Y	HRB 07-031
822	822-44	Fort Stockton Line Historic District Contributor	443-251-03	2227	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-45	Fort Stockton Line Historic District Contributor	443-251-02	2235	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1919			Y	HRB 07-031
822	822-46	Fort Stockton Line Historic District Contributor	443-250-09	2236	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031

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822	822-47	Fort Stockton Line Historic District Contributor	443-251-01	2245	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1919			Y	HRB 07-031
822	822-48	Fort Stockton Line Historic District Contributor	443-250-07	2252	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-49	Fort Stockton Line Historic District Contributor	443-061-63	2255	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB 07-031
822	822-50	Fort Stockton Line Historic District Contributor	443-250-06	2258	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	C. 1915			Y	HRB 07-031
822	822-51	Fort Stockton Line Historic District Contributor	443-250-05	2260	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1914			Y	HRB 07-031
822	822-52	Fort Stockton Line Historic District Contributor	443-061-64	2265	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB 07-031
822	822-53	Fort Stockton Line Historic District Contributor	443-061-65	2271	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	C. 1920			Y	HRB 07-031
822	822-54	Fort Stockton Line Historic District Contributor	443-250-02	2276	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1926			Y	HRB 07-031
822	822-55	Fort Stockton Line Historic District Contributor	443-061-66	2277	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB 07-031
822	822-56	Fort Stockton Line Historic District Contributor	443-061-67	2285	Fort Stockton Drive	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-57	Fort Stockton Line Historic District Contributor	443-250-24	2215	Pine Street	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB 07-031
822	822-58	Fort Stockton Line Historic District Contributor	443-250-23	2225	Pine Street	92103	Uptown	7/16/2007	F (Historical District)	1916			Y	HRB 07-031
822	822-59	Fort Stockton Line Historic District Contributor	443-250-22	2231	Pine Street	92103	Uptown	7/16/2007	F (Historical District)	1920			Y	HRB 07-031

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822	822-60	Fort Stockton Line Historic District Contributor	443-250-17	2271	Pine Street	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-61	Fort Stockton Line Historic District Contributor	443-250-16	2281	Pine Street	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-62	Fort Stockton Line Historic District Contributor	443-422-23	4244	Saint James Place	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-63	Fort Stockton Line Historic District Contributor	443-432-01	4247	Saint James Place	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-64	Fort Stockton Line Historic District Contributor	443-270-01	4250	Sierra Vista	92103	Uptown	7/16/2007	F (Historical District)	1921			Y	HRB 07-031
822	822-65	Fort Stockton Line Historic District Contributor	443-061-68	4391	Trias Street	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-66	Fort Stockton Line Historic District Contributor	443-250-01	4405	Trias Street	92103	Uptown	7/16/2007	F (Historical District)	1912			Y	HRB 07-031
822	822-67	Fort Stockton Line Historic District Contributor	443-250-14	4435	Trias Street	92103	Uptown	7/16/2007	F (Historical District)	1933			Y	HRB 07-031
822	822-68	Fort Stockton Line Historic District Contributor	443-462-11	1705	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1924			Y	HRB 07-031
822	822-69	Fort Stockton Line Historic District Contributor	443-461-15	1706	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB 07-031
822	822-70	Fort Stockton Line Historic District Contributor	443-461-16	1714	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	C. 1925			Y	HRB 07-031
822	822-71	Fort Stockton Line Historic District Contributor	443-461-17	1720	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1925			Y	HRB 07-031
822	822-72	Fort Stockton Line Historic District Contributor	443-462-14	1731	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031

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822	822-73	Fort Stockton Line Historic District Contributor	443-461-19	1732	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1923			Y	HRB 07-031
822	822-74	Fort Stockton Line Historic District Contributor	443-461-20	1744	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	C. 1913			Y	HRB 07-031
822	822-75	Fort Stockton Line Historic District Contributor	443-461-21	1752	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-76	Fort Stockton Line Historic District Contributor	443-462-01	1753	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-77	Fort Stockton Line Historic District Contributor	443-461-22	1760	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1913			Y	HRB 07-031
822	822-78	Fort Stockton Line Historic District Contributor	443-461-23	1770	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	C. 1915			Y	HRB 07-031
822	822-79	Fort Stockton Line Historic District Contributor	443-461-24	1778	West Lewis Street	92103	Uptown	7/16/2007	F (Historical District)	1922			Y	HRB 07-031
822	822-80	Fort Stockton Line Historic District Contributor	443-251-06	4390	Witherby Street	92103	Uptown	7/16/2007	F (Historical District)	C. 1919			Y	HRB 07-031
823		Franklin and Helen Boulter/Martin V. Melhorn House	443-473-04	4119	Palmetto Way	92103	Uptown	7/26/2007	C (Architecture) D (Master Architect/Builder)	1921	Master Builder Martin V. Melhorn		Y	HRB-07-047
824		Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House	453-520-08	3133	28th Street	92104	Greater North Park	7/26/2007	C (Architecture) D (Master Architect/Builder)	1925	Master Architect/Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal		Y	HRB-07-051
825		Laura M. and James R. Luttrell House	534-371-08	938	20th Street	92102	Greater Golden Hill	7/26/2007	C (Architecture)	1913			Y	HRB-07-052

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826		Heilman Brothers Spec House #1	453-531-26	3215	Granada Avenue	92104	Greater North Park	7/26/2007	C (Architecture)	1912	Heilman Brothers Real Estate and Building Company		Y	HRB-07-053
827		Harold and Charlotte Muir House	351-742-05	1205	Muirlands Drive	92037	La Jolla	7/26/2007	A (Special Element)	1928	Edgar Ullrich (original architect), Joseph Atkinson (original builder)		Y	HRB-07-049
828		Dr. Chester Tanner Office Bungalow Court	425-555-26 & 425-555-28	3235 & 3255	Fourth Avenue	92103	Uptown	8/23/2007	C (Architecture)	1927-1935			Y	HRB-07-023
829		Philip Barber/Herbert Mann and Thomas Shepherd Spec House No.1	351-090-06	359	Sea Lane	92037	La Jolla	8/23/2007	C (Architecture) D (Master Architect)	1928	Master Architects Herbert Mann and Thomas Shepherd		Y	HRB-07-055
830		Charles D. and Laura K. Larkins House	351-131-13	347	Dunemere Drive	92037	La Jolla	8/23/2007	C (Architecture)	1931	Charles D. Larkins, builder		Y	HRB-07-060
831		Paul S. & Laura Rayburn Spec House	443-250-48	2133	Pine Street	92103	Uptown	8/23/2007	C (Architecture)	1913			Y	HRB-07-061
832		George & Helen Corbit Spec House No. 1	453-372-10	3405	Texas Street	92104	Greater North Park	8/23/2007	C (Architecture)	1924	George Corbit, builder		Y	HRB-07-062
833		Karsten and Susan Joehnk/Thomas Shepherd House	357-030-13	6101	Avenida Cresta	92037	La Jolla	8/23/2007	C (Architecture) D (Master Architect/Builder)	1928	Master Architect Edgar Ulrich, remodeled by Master Architect Thomas Shepherd in 1979		Y	HRB-07-063
834		Solomon & Betty Frank House	445-321-06	4358	Georgia Street	92103	Greater North Park	8/23/2007	C (Architecture)	1922			Y	HRB-07-064
835	1008-022	J. B. Draper Spec House No. 1	453-244-05	3563	28th Street	92104	Greater North Park	9/27/2007	C (Architecture)	1915	J. B. Draper, contractor		Y	HRB-07-048

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													Y/N or Red.	Staff Report Agency (RA) Number
836		Pacific Building Company Spec House No. 2	539-343-04	1517	Granada Avenue	92102	Greater Golden Hill	9/27/2007	C (Architecture) D (Master Architect/Builder)	c. 1911-1914	Pacific Building Company, Master Builder		Y	HRB-07-050
837		Elinor Meadows Apartment Building	452-621-13	3065	Third Avenue	92103	Uptown	9/27/2007	B (Historic Person) C (Architecture)	1921		Elinor Meadows	Y	HRB-07-067
838		Gertrude Ossenburg House	450-170-03	3614	Hyacinth Drive	92106	Peninsula	9/27/2007	C (Architecture)	1933	W. B. Watson, contractor		Y	HRB-07-070
839	1008-062	Addie McGill/David O. Dryden House Spec House No. 1	453-333-12	3503	Pershing Avenue	92104	Greater North Park	9/27/2007	C (Architecture) D (Master Architect/Builder)	1917	David O. Dryden, Master Builder		Y	HRB-07-071
840		Fredric & Myrle Murray Spec House No. 1	444-351-24	909	Hayes Avenue	92103	Uptown	9/27/2007	C (Architecture)	1930	Joseph Kelley, builder		Y	HRB-07-072
841		William & Jennie Davis House	539-364-05	1504	Grove Street	92102	Greater Golden Hill	11/8/2007	C (Architecture)	1912	William Davis, builder		Y	HRB-07-078
842		Leon Beatty Spec House No. 1	357-231-01	307	La Canada	92037	La Jolla	11/8/2007	C (Architecture)	1949	Leon Beatty, builder		Y	HRB-07-080
843	1008-098	David E. & Jennie McCracken House	453-231-28	3694	Pershing Avenue	92104	Greater North Park	11/8/2007	C (Architecture)	1924-1925			Y	HRB-07-081
844		Louis & Bertha Feller/Homer Delawie House	532-240-29	3377	Charles Street	92106	Peninsula	11/8/2007	C (Architecture) D (Master Architect/Builder)	1962	Homer Delawie, Master Architect		Y	HRB-07-082
845		Delawie Residence III - The Village	450-182-13	2749	Azalea Drive	92106	Peninsula	11/8/2007	C (Architecture) D (Master Architect/Builder)	1973	Homer Delawie, Master Architect		Y	HRB-07-083
846		Wiliam F. & Leta B. Germandt House	440-330-10	5002	Canterbury Drive	92116	Kensington-Talmadge	11/8/2007	C (Architecture)	1926			Y	HRB-07-085
847		Thomas & Edith Hunter House	452-651-06.	2929	Front Street	92103	Uptown	11/8/2007	C (Architecture)	1915			Y	HRB-07-087
848		Louis & Jennie Baker House	539-424-12	1360	31st Street	92102	Greater Golden Hill	11/29/2007	C (Architecture)	c. 1916			Y	HRB-07-084
849		Cassuis & Kate Peck/Thomas Shepherd House	357-063-04	620	Via Del Norte	92037	La Jolla	11/29/2007	C (Architecture) D (Master Architect/Builder)	1948	Thomas Shepherd, Master Architect		Y	HRB-07-086
850		Jacob & Anna Janowsky House	539-421-04	1419	30th Street	92102	Greater Golden Hill	11/29/2007	C (Architecture)	1922	Jens Peter Christiansen, builder		Y	HRB-07-093
851		Emily Hill Wadsworth House	452-612-07	3130	Second Avenue	92101	Uptown	11/29/2007	C (Architecture)	1924	C.S. Harper, builder		Y	HRB-07-094

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													Y/N or Red.	Staff Report Agency (RA) Number
852		Alva H. Hjorth/Ben H. Johnson House	465-281-02	4361	Argos Drive	92116	Kensington-Talmadge	11/29/2007	C (Architecture)	1926			Y	HRB-07-095
853		Sarah Brock/William Templeton Johnson House	451-142-02	1603	Torrance Street	92103	Uptown	11/29/2007	C (Architecture) D (Master Architect)	1925	William Templeton Johnson, Master Architect		Y	HRB-07-096
854		Clyde and Arabelle Hufbauer House	350-161-02	1821	Torrey Pines Road	92037	La Jolla	1/24/2008	C (Architecture) D (Master Architect)	1952	Clyde Hufbauer		Y	HRB-08-004
855		Kettenburg Boat Works	531-353-02	2810	Carleton Street	92106	Peninsula	2/28/2008	A (Special Element) B (Historic Person)			Kettenburg Family	N	HRB-08-002
856		Ernest S. & Mary Shields/Robert P. Shields & Son House	539-142-16	2019-2021	Granada Avenue	92104	Greater Golden Hill	2/28/2008	C (Architecture) D (Master Architect)	1911	R.P. Shields & Son		Y	HRB-08-010
857		Giles W. Brown House	465-402-02	4617	East Talmadge Drive	92116	Kensington-Talmadge	2/28/2008	C (Architecture)	1928	W.A. Russell		Y	HRB-08-013
858		<i>Designation Overturned</i>												
859		Harold B. and Agusta Starkey House	443-620-10	3939	St. James Place	92103	Mission Hills	3/27/2008	B (Historic Person) C (Architecture)	1925	Frank O. Wells	Harold and Agusta Starkey	Y	HRB-08-018
860		Irvin Security Company Spec House #1/Morris B. Irvin House	444-391-05	4167-4169	Jackdaw Street	92103	Uptown	3/27/2008	C (Architecture) D (Master Architect/Builder)	1914 (4167) 1927 (4169)	Morris B. Irvin, Master Builder		Y	HRB-08-016
861		Katherine Redding Stadler House	450-334-06	2750	Rosecrans Street	92106	Peninsula	3/27/2008	C (Architecture)	1914	Gustav A. Hanssen		Y	HRB 08-021
862		Carl E. and Leona L. Nichols House	534-382-03	937	22nd Street	92102	Greater Golden Hill	3/27/2008	C (Architecture)	1904	Thomas Jobbett, builder		Y	HRB 08-022
863		Alfred and Julia Southard House	449-680-07	3612	Elliott Street	92106	Peninsula	3/27/2008	C (Architecture)	1927	Alfred M. Southard		Y	HRB-08-020
864		William and Lotte Porterfield House	443-140-18	4411	Hermosa Way	92103	Uptown	3/27/2008	C (Architecture)	1917			Y	HRB-08-017
865		Kensington Neon Sign			Public Airspace adjacent to 4121 Adams Avenue	92116	Kensington-Talmadge	4/24/2008	A (Special Elements)	1952-1953			N	HRB-08-027

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866		H.R. and Olga McClintock/Herbert Palmer & Milton Sessions House	350-272-01	7755	Sierra Mar Drive	92037	La Jolla	5/22/2008	C (Architecture) D (Master Architect/Builder)	1927	Herbert Palmer, Master Architect and Milton Sessions, Master Landscape Architect		Y	HRB-08-031
867		John W. Willmott Hardware/Florence Apartment Building	444-414-12	800-808 4010	West Washington Falcon Street	92103	Uptown	5/22/2008	C (Architecture)	1929			Y	HRB-08-032
868		P.D. Griswold Pharmacy/Commercial Building	444-414-12	4003 820	Goldfinch West Washington	92103	Uptown	5/22/2008	C (Architecture)	1913			Y	HRB-08-033
869		T. Claude Ryan House	532-273-08	548	San Fernando Street	92106	Peninsula	5/22/2008	B (Historic Person)	1962	Ralph L. Frank	T. Claude Ryan	Y	HRB-07-073
870		Albert D. and Allie M. Hagaman/William B. Melhorn House	533-183-02	219-221	Kalmia Street	92101	Uptown	5/22/2008	C (Architecture) D (Master Architect/Builder)	1927	William B. Melhorn, Master Builder		Y	HRB-08-035
871		<i>Designation Overturned</i>												
872		Martin and Katherine Ortilieb Duplex	453-632-25	2875- 2889	Palm Street	92104	Greater North Park	6/26/2008	C (Architecture)	1927			Y	HRB-08-040
873		Frank and Millie Lexa House	453-622-24	3030	33rd Street	92104	North Park	6/26/2008	C (Architecture)	1924			Y	HRB-08-041
874		Louella Ash Spec House	539-214-07	1846	Granada Avenue	92102	Greater Golden Hill	6/26/2008	C (Architecture)	1917			Y	HRB-08-042
875		Morris and Lillian Herriman House	452-494-21	435	West Thorn Street	92103	Uptown	6/26/2008	C (Architecture)	1926			Y	HRB-08-043
876		Frederick and Haman Spec House #1	539-281-06	2914	Date Street	92102	Greater Golden Hill	6/26/2008	C (Architecture)	1919			Y	HRB-08-044
877		Ida R. Hedges House	451-201-04	3747	Eagle Street	92103	Uptown	7/24/2008	C (Architecture)	1904			Y	HRB 08-050
878		Marguerite Robinson/Lilian Jenette Rice House	350-143-01	1600	Ludington Lane	92037	La Jolla	7/24/2008	C (Architecture) D (Master Architect/Builder)	1929	Lilian Jenette Rice		Y	HRB 08-051
879		George J. Singer House	452-450-34	3419	Vermont Street	92103	Uptown	8/28/2008	C (Architecture)	1929			Y	HRB 08-053
880		Joseph E. McFadden House	453-256-09	3560	29th Street	92104	Greater North Park	8/28/2008	A (Special Elements) C (Architecture)	1911			Y	HRB 08-055
881		Ralph Loren and Alice Mae Frank House	357-181-08	6003	Waverly Avenue	92037	La Jolla	8/28/2008	D (Master Architect/Builder)	1928	Ralph L. Frank		Y	HRB 08-056

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882		James J. Podesta House	357-030-07	6123	Avenida Cresta	92037	La Jolla	8/28/2008	C (Architecture)	1927			Y	HRB 08-057
883		Baron X. Kouch and Norma Meyer Schuh Spec House #1	451-400-08	3519	Dove Court	92103	Uptown	9/25/2008	C (Architecture)	1931			Y	HRB 08-061
884		Kate M. Dillon and Florence A. Maddock/ Henry J. Lang House	452-254-30	3696	Albatross Street	92103	Uptown	9/25/2008	C (Architecture) D (Master Architect/Builder)	1923	Henry J. Lange		Y	HRB 08-062
885		Elizabeth Sullivan Frey House/Mut kula xuy/Mut lah hoy ya Site #5	Not permitted to list					10/30/2008	A (Archaeology) C (Architecture)	1927			Y	HRB-08-059
886		John and Beatrice McGregor House	450-324-07	3020	Dumas Street	92106	Peninsula	10/30/2008	C (Architecture)	1928			Y	HRB-08-064
887		Stephen B. and Fannie Marks House	535-282-14	2644	Island Avenue	92101	Centre City	10/30/2008	C (Architecture)	ca. 1888			Y	HRB-08-065
888		Alberta Security Company/Martin V. Melhorn Spec House #2	443-484-10	4144	Lark Street	92103	Uptown	10/30/2008	C (Architecture) D (Master Architect/Builder)	1918-1923	Alberta Security Company/ Martin V. Melhorn		Y	HRB-08-067
889		Cornelius and Eva Lee Kelly Spec House #1	443-211-43	4330	Witherby Street	92103	Uptown	10/30/2008	C (Architecture)	1926			Y	HRB-08-068
890		S.S. and Rosa Kendall Spec House #1	453-131-01	3794	29th Street	92104	Greater North Park	11/21/2008	C (Architecture)	1921			Y	HRB-08-070
891		Mut kula xuy/ Mut lah hoy ya Site #6	Not permitted to list					11/21/2008	A (Archaeology)				N	HRB-08-071
892		Jean P. Hampton/A.L. & A.E. Dennstedt Building Company Spec House #1	351-223-02	7015	Vista Del Mar Avenue	92037	La Jolla	11/21/2008	C (Architecture) D (Master Architect/Builder)	1935	A.L. & A.E. Dennstedt Building Company		Y	HRB-08-072
893		Old Fire Station #19	546-271-01	3601	Ocean View Blvd.	92113	Southeastern San Diego	1/22/2009	A (Special Element) B (Historic Person) C (Architecture)-Interiors Only	1927	Quayle Brothers	First African American Firefighters in San Diego	N	HRB 09-003

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894		Charles W. Fox/William Sterling Hebbard House	452-577-29: 452-577-30: 452-577-31: 452-577-32: 452-577-03	3100	Brant Street	92103	Uptown	1/22/2009	C (Architecture) D (Master Architect/Builder)	1908	William Sterling Hebbard		Y	HRB 09-002
895		Lillian Arnett House	443-250-37	2112	Pine Street	92103	Uptown	1/22/2009	C (Architecture)	1916			Y	HRB 09-005
896		C. Arnholt Smith/ Ralph L. Frank House	443-520-57	2293	San Juan Road	92103	Uptown	1/22/2009	B (Historic Person) C (Architecture) D (Master Architect/Builder)	1936	Ralph L. Frank	C. Arnholt Smith	Y	HRB 09-007
897		Industrial Developers/ Loch Crane Office Building	310-080-43	3344	Industrial Court	92121	Torrey Pines	2/26/2009	C (Architecture)	1965			Y	HRB 09-008
898		Minnie Gerhard/ Thomas Shepherd House	351-141-11	7118	Olivetvas Avenue	92037	La Jolla	2/26/2009	C (Architecture) D (Master Architect)	1934	Thomas Shepherd		Y	HRB 09-012
899		Baron X. Kouch & Norma Meyer Schuh Spec House #2	466-591-40	4643	El Cerrito Drive	92115	College Area	2/26/2009	C (Architecture)	c. 1931			Y	HRB 09-014
900		George and Amalia Gans House	453-532-06	2890	East Redwood Street	92104	Greater North Park	3/26/2009	D (Master Architect)	1928	George Gans		Y	HRB 09-010
901		Hiram Newton Savage House	452-705-08	2670	2nd Avenue	92103	Uptown	3/26/2009	B (Historic Person)	1909		Hiram Newton Savage	Y	HRB 09-019
902		Walt Mason House	350-370-07	1411	Virginia Way	92037	La Jolla	3/26/2009	B (Historic Person)	1912		Walt Mason	Y	HRB 09-021
903		Laura A. Tyler House	539-226-13	1832	Dale Street	92102	Greater Golden Hill	3/26/2009	C (Architecture) C (Architecture) D (Master Architect/Builder)	1913			Y	HRB 09-022
904		Frederick and Helen Thompson/Charles H. Tifal House	452-450-32	1232	Myrtle Avenue	92103	Uptown	4/23/2009	C (Architecture) D (Master Architect/Builder)	1926	Charles H. Tifal		Y	HRB 09-013
905		Delawie Residence II	451-752-02	1833	Neale Street	92103	Uptown	4/23/2009	C (Architecture) D (Master Architect/Builder)	1963	Homer Delawie		Y	HRB 09-028
906		John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1	443-061-48	2315	Fort Stockton Drive	92103	Uptown	4/23/2009	C (Architecture) D (Master Designer/Builder)	1925	Ralph E. Hurlburt and Charles H. Tifal		Y	HRB 09-026
907		Robert & Lulu Bolam House	442-622-03	4115	Twiggs Street	92103	Old San Diego	5/28/2009	C (Architecture)	1929			Y	HRB 09-032

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908		Fred Jarboe House #2	450-134-04	3427	Freeman Street	92106	Peninsula	5/28/2009	C (Architecture) D (Master Architect/Builder)	1925	Fred Jarboe		Y	HRB 09-033
909		Gilbert & Alberta McClure House	445-582-22	4044	Hamilton Street	92104	Greater North Park	5/28/2009	C (Architecture)	1927			Y	HRB 09-034
910		Irvine M. Schulman House	442-670-12	2540	Presidio Drive	92103	Uptown	5/28/2009	C (Architecture)	1938			Y	HRB 09-036
911		James Don & Rita H. Keller/Lloyd Ruocco House	451-244-01	1433	Puterbaugh Street	92103	Uptown	6/25/2009	C (Architecture) D (Master Architect/Builder)	1948	Lloyd Ruocco		Y	HRB 09-042
912		William Wahrenberger Spec House #3	450-031-07	3311	Udall Street	92106	Peninsula	6/25/2009	C (Architecture) D (Master Architect/Builder)	1947	William F. Wahrenberger		Y	HRB 09-043
913		George and Martha Murrin/Allen Hilton Spec House #1	465-402-01	4625	East Talmadge Drive	92116	Kensington-Talmadge	6/25/2009	C (Architecture) D (Master Architect/Builder)	1930	Allen Hilton		Y	HRB 09-044
914		Harry and Meta Pollock/Wayne McAllister House	531-082-11	1068	Santa Barbara Street	92107	Peninsula	6/25/2009	C (Architecture) D (Master Architect/Builder)	1930-38	Wayne D. McAllister		Y	HRB 09-038
915		La Jolla Adult Recreation Center Club	350-010-01	1160	Coast Blvd.	92037	La Jolla	6/25/2009	A (Special Element)	1939			N	HRB 09-016
916		Archaeology Site CA-SDI-11,039	Not permitted to list					7/23/2009	A (Archaeology)				N	HRB 09-039
917		Stephen McMorrow Spec House #1	452-331-22	3620	Albert Street	92103	Uptown	7/23/2009	C (Architecture) C (Architecture) D (Master Architect/Builder)	1915			Y	HRB 09-051
918		Mabel B. Schiller/Richard Requa House	539-094-05	2207	29th Street	92104	Greater Golden Hill	7/23/2009	C (Architecture) D (Master Architect/Builder)	1939	Richard Requa		Y	HRB 09-045
919		John and Cleo Zweck House	450-042-13	3305	Yonge Street	92106	Peninsula	7/23/2009	C (Architecture)	1948			Y	
920		George and Beatrice Bown House	443-563-08	4145	Miller Street	92103	Uptown	7/23/2009	C (Architecture) C (Architecture) D (Master Architect/Builder)	1927			Y	
921		George Gans Spec House #3	453-573-18	3120	Felton Street	92104	Greater North Park	7/23/2009	C (Architecture) D (Master Architect/Builder)	1927	George Gans		Y	
922		Laurence Klauber House	533-154-13	233	West Juniper Street	92101	Uptown	7/23/2009	B (Historic Person)	1911		Laurence Klauber	Y	
923		Richard M. Hathaway Spec. House No. 2	443-282-02	1855	Altamira Place	92103	Uptown	7/23/2009	C (Architecture)	1925			Y	

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924		Village of Ystagua, Area #1	Not permitted to list					7/23/2009	A (Archaeology) A (Special Element) C (Architecture) D (Master Architect/Builder)				N	
925		James P. and Florence E. Gibson/Charles Salyers House	465-300-08	4771	Vista Lane	92116	Kensington-Talmadge	8/27/2009		1927	Charles Salyers		Y	HRB 09-059
926		Edward W. and Gertrude A. Dennstedt House	465-492-13	4615	Norma Drive	92115	Kensington-Talmadge	8/27/2009	C (Architecture) C (Architecture) D (Master Architect/Builder)	1936			Y	HRB 09-053
927		William and Anna Bradley/Lilian Rice House	352-212-10	7325	Remley Place	92037	La Jolla	8/27/2009		1930	Lilian Rice		Y	HRB 09-054
928		Raymond and Margaret Taylor House	450-170-16	2732	Azalea Drive	92106	Peninsula	8/27/2009	C (Architecture)	1927			Y	HRB 09-055
929		Ralph Hurlburt/ Alexander Schreiber Spec House # 1	444-614-03	3917	Hawk Street	92103	Uptown	8/27/2009	C (Architecture) D (Master Designer/Builder)	1920	Ralph Hurlburt, Designer Alexander Schreiber, Builder		Y	HRB 09-056
930		Raymond and Doris Worrell House	443-061-42	4351	Ampudia Street	92103	Uptown	8/27/2009	C (Architecture)	1928			Y	HRB 09-057
931		E.A. and Effie Tindula House	453-255-01	3593	29th Street	92104	Greater North Park	9/25/2009	C (Architecture) B (Historic Person)	1925			Y	HRB 09-061
932		Lucy Killea House	452-494-27	3248	Brant Street	92103	Uptown	9/25/2009	C (Architecture)	1920		Lucy Killea	Y	HRB 09-064
933		John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2	443-061-37	4370	Trias Street	92103	Uptown	9/25/2009	C (Architecture) D (Master Designer/Builder)	1925	Ralph E. Hurlburt, Designer Charles H. Tifal, Builder		Y	HRB 09-062
934		John and Caroline Bostick House	442-701-07	2436	Presidio Drive	92103	Uptown	10/22/2009	C (Architecture)	1927			Y	HRB 09-069
935		Francis and Dorothy Harvey House	472-103-01	5801	Adelaide Avenue	92115	Eastern Area	10/22/2009	C (Architecture)	1932			Y	HRB 09-071
936		Helen Schnepf Spec House #1	452-331-39	3636	Herbert Street	92103	Uptown	10/22/2009	C (Architecture)	1925			Y	HRB 09-070

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937		Olmstead Building Company Spec House #1	443-210-36	4276	Trias Street	92103	Uptown	10/22/2009	C (Architecture)	1933			Y	HRB 09-073 Memo dated 11/06/09, Memo dated 04/10/08 and
938		George and Alice Hazzard House	452-663-06	2900	6th Avenue	92103	Uptown	11/20/2009	C (Architecture)	1911			Y	HRB-07-045
939		Henry B. Jones House	444-531-12	4040	5th Avenue	92103	Uptown	11/20/2009	C (Architecture)	1911			Y	HRB-09-066
940		Charles Jurman Building James A. Wilson Spec	452-156-16	1041-1047	University Avenue	92103	Uptown	11/20/2009	C (Architecture)	1910			Y	HRB-09-074 Memo dated
941		House #1	350-192-08	1263	Silverado Street	92037	La Jolla	11/20/2009	A (Special Element) C (Architecture)	1909			Y	11/06/09 and
942		M.B. and Ida Irvin/ Alexander Schreiber Spec House #1	443-471-11	4195	Stephens Street	92103	Uptown	1/28/2010	D (Master Architect/Builder)	Alexander 1920 Schreiber			Y	HRB-10-001
943		Cecil Roper House	448-021-08	5147	Cape May Avenue	92107	Ocean Beach	1/28/2010	C (Architecture)	1963-1964			Y	HRB-10-002
944		Sim Bruce Richards and the Janet Hopkins Richards House	531-641-04	3360	Harbor View Drive	92106	Peninsula	1/28/2010	C (Architecture) D (Master Architect/Builder)	1952-1964	Sim Bruce Richards		Y	HRB-10-005 Memo dated 01/15/09, Memo dated 09/13/07 and
945		Isaac Lyon Building and the Isaac Lyon Rental House	535-396-04	1479 360	J Street 15th Street	92101	Centre City	1/28/2010	A (Special Element) C (Architecture)	c. 1883			RA	HRB-07-025
946		Julia Wilson House	445-202-18	4410	Park Boulevard	92116	Uptown	2/26/2010	C (Architecture)	1907-1908			Y	HRB-10-007
947		Della M. Ballard House	443-421-15	4220	Arden Way	92103	Uptown	2/26/2010	C (Architecture)	1913			Y	HRB-10-004

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948		Ralph Hurlburt/ Alexander Schreiber Spec House #2	444-614-04	3907	Hawk Street	92103	Uptown	2/26/2010	C (Architecture) D (Master Designer/Builder)	1920	Ralph E. Hurlburt, Designer Alexander Schreiber, Builder		Y	HRB-10-008
949		Dickerson House	452-013-55	3786	Albatross Street	92103	Uptown	2/26/2010	C (Architecture)	1909			Y	HRB-10-009
950		Ralph H. Pratt House	451-361-05	3503	Jackdaw Street	92103	Uptown	2/26/2010	C (Architecture)	1939			Y	HRB-10-010
951		Page Manor/Walter Keller House	531-580-05 531-580-06	3580	Jennings Street	92106	Peninsula	3/25/2010	C (Architecture) D (Master Architect/Builder)	1910	Walter Keller		Y	HRB-10-013
952		David O. Dryden Spec. House #1	450-336-01	3221	Homer Street	92106	Peninsula	3/25/2010	C (Architecture) D (Master Architect/Builder)	1915	David O. Dryden		Y	HRB-10-014
953		Quality Building and Securities Company Speculative House #1	450-323-10	3036	Elliott Street	92106	Peninsula	3/25/2010	C (Architecture)	1926			Y	HRB-10-015
954		Johnson's Wilshire Gas Station	547-221-14	4689	Market Street	92102	Encanto Neighborhoods	4/22/2010	C (Architecture)	1962			Y	HRB 10-012
955		Willis and Jane Fletcher/ Ralph L. Frank and Milton Sessions House	532-273-01	575	San Gorgonio Street	92106	Peninsula	4/22/2010	C (Architecture) D (Master Designer/Builder)	1941	Ralph L. Frank Milton Sessions, Master Landscape Designer		Y	HRB 10-016
956		Edward and Eleanor Mastin House	346-454-05	1891	Viking Way	92037	La Jolla	4/22/2010	C (Architecture)	1930			Y	HRB 10-017
957		Irving and Anna Brockett House	451-142-01	3725	Wellborn Street	92103	Uptown	5/27/2010	C (Architecture)	1927			Y	HRB 10-021
958		P.Z. Lund Spec. House #1	444-250-06	4376	Proctor Place	92116	Uptown	5/27/2010	C (Architecture)	1913			Y	HRB 10-022
959		Robert O. Peterson/ Russell Forester Residence	532-180-13	567	Gage Lane	92106	Peninsula	5/27/2010	E (National & State Listed)	1965	Russell Forester, Master Architect		Y	HRB 10-024
960		Henry L. Hier Spec House #1	350-110-17	1288	Silverado Street	92037	La Jolla	6/24/2010	C (Architecture)	1928			Y	HRB 10-028

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961		Albert Eugene and Helen Riley House	440-180-10	5141	Marlborough Drive	92116	Kensington-Talmadge	6/24/2010	A (Special Element)	1926			Y	HRB 10-026
962	1008-015	Winslow R. Parsons Spec House #1	453-333-22	3520	28th Street	92104	Greater North Park	6/24/2010	C (Architecture)	1916			Y	HRB 10-027
963		George P. and Carrie Goodman Muchmore House	539-521-07	2825	B Street	92102	Greater Golden Hill	7/22/2010	C (Architecture)	1909-1921			Y	HRB 10-032
964		Thomas J. and Maud B. Brownrigg House	450-346-09	3045	James Street	92106	Peninsula	7/22/2010	C (Architecture)	1913			Y	HRB 10-035
965		Norman Kennedy House	357-181-09	716	La Cañada	92037	La Jolla	8/26/2010	B (Historic Person) C (Architecture)	1928	Edgar V. Ullrich, Master Architect	Norman Kennedy	Y	HRB 10-037
966		Southern Building Company Spec. House #1	440-663-13	4632	Edgeware Road	92116	Kensington-Talmadge	8/26/2010	C (Architecture)	1912	Southern Building Company		Y	HRB 10-039
967		J.W. Harlan and Carl and Matilda Hays Spec House #1	440-362-16	4165	Rochester Road	92116	Kensington-Talmadge	9/23/2010	C (Architecture)	1928			Y	HRB 10-042
968		Dr. James and Leona Parker House	440-663-25	4637	Marlborough Drive	92116	Kensington-Talmadge	9/23/2010	C (Architecture)	1924			Y	HRB 10-044
969		Glenn A and Ruth Rick House	452-331-60	1439	Brookes Avenue	92103	Uptown	9/23/2010	C (Architecture)	1927	Glenn Rick, architect The Dennstedt Company, builder		Y	HRB 10-045
970		Mattie Bearns House	535-171-09	1455	F Street	92101	Centre City	9/23/2010	C (Architecture)	ca. 1909			RA	HRB 10-047
971		<i>Designation Rescinded</i>												
972		Henrietta Buckland House	539-344-09	1522	Granada Avenue	92102	Greater Golden Hill	10/28/2010	C (Architecture)	1911			Y	HRB 10-049
973		William and Mildred Schulenburg Spec. House #1	440-664-11	4633	Edgeware Road	92116	Kensington-Talmadge	10/28/2010	C (Architecture)	1925			Y	HRB 10-050
974		F. List and C. Bell Mcmechen House	453-651-18	3055	Palm Street	92104	Greater North Park	10/28/2010	C (Architecture)	ca. 1927			Y	HRB 10-051
975		Julia French and George R. Metcalf House	450-102-02	3443	Elliott Street	92106	Peninsula	10/28/2010	C (Architecture)	1920			Y	HRB 10-052
976		Mut kula xuy/Mut lah hoy ya Site #7	Not permitted to list					11/19/2010	A (Archaeology)				N	HRB 10-054

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977		Napoleon J. Roy House	451-642-01	3065	Union Street	92103	Uptown	11/19/2010	C (Architecture)	1906			Y	HRB 10-056
978		Henry Nelson/Martin V. Melhorn Spec House #1	443-580-03	1955	Sunset Boulevard	92103	Uptown	1/28/2011	C (Architecture) D (Master Architect/Builder)	1912	Martin V. Melhorn, builder		Y	HRB 11-005
979		Alexander Schreiber Spec House #5	443-210-15	2310	Presidio Drive	92103	Uptown	2/24/2011	C (Architecture) D (Master Architect/Builder)	1924	Alexander Schreiber		Y	HRB 11-007
980		Dr. James and Virginia Churchill/William Templeton Johnson House	452-494-16	3264	Curlew Street	92103	Uptown	2/24/2011	C (Architecture) D (Master Architect/Builder)	1922	William Templeton Johnson		Y	HRB 11-008
981		Alonzo and Sophia Finley House	453-202-25	3674	Louisiana Street	92104	Greater North Park	2/24/2011	C (Architecture)	c.1911			Y	HRB 11-009
982		Maxwell and Frances Manning House	465-346-08	4640	Biona Drive	92116	Kensington-Talmadge	2/24/2011	C (Architecture)	1925			Y	HRB 11-011
983		Earl and Rosalie Verdeckberg House	530-232-07	3747	Milan Street	92107	Peninsula	2/24/2011	C (Architecture)	1931			Y	HRB 11-002
984		Linda Vista Tenant Activity Building	431-320-19	6909	Linda Vista Road	92111	Linda Vista	2/24/2011	A (Special Element) C (Architecture)	1943-1953			RA	HRB 11-012
985		Eric Lund and Anna M. Dahlander Lund House	444-134-08	1036	Madison Avenue	92116	Uptown	3/24/2011	C (Architecture)	1923	Robert Anderson, builder		Y	HRB 11-013
986		Robert and Frances Johnston Rental House	539-354-01	1545	29th Street	92102	Greater Golden Hill	3/24/2011	A (Special Element) C (Architecture)	1943-1948			Y	Memo dated 03/11/11 and HRB-10-048
987		Walter J. and Grace Ogden/ Ralph L. Frank	452-310-02	1007	Cypress Avenue	92103	Uptown	3/24/2011	D (Master Designer/Builder)	1931	Ralph L. Frank, designer		Y	HRB 11-014
988		William and Ida Cook House	451-013-01	3819	Pringle Street	92103	Uptown	3/24/2011	C (Architecture)	1926	R. E. Reid, contractor		Y	HRB 11-016
989		Gilbert and Alberta McClure Rental House and Apartments	445-582-23	4050-4056	Hamilton Street	92104	Greater North Park	3/24/2011	C (Architecture)	1929			Y	HRB 11-018

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990		William Templeton Johnson/ Harry Brawner Rental House	443-051-20	4460	Trias Street	92103	Uptown	3/24/2011	D (Master Architect/Builder)		William Templeton Johnson, architect: Harry Brawner, 1924 builder		Y	HRB 11-019
991		Carl and Mary Lundquist House	533-174-08	2044	3rd Avenue	92101	Uptown	4/28/2011	C (Architecture)	ca. 1907			Y	HRB 11-001
992		Park Prospect Condominiums/Russell Forester Building	350-070-30	800	Prospect Street	92037	La Jolla	4/28/2011	C (Architecture) D (Master Architect/Builder)	ca. 1963	Russell Forester		Y	HRB 11-020
993		Lisbon & Margaret Durham/Thomas Shepherd House	357-022-05	364	Via del Norte	92037	La Jolla	4/28/2011	C (Architecture) D (Master Architect/Builder)	1948-1951	Thomas Shepherd		Y	HRB 11-023
994		Jack and Neva Millan Spec House #1	443-442-13	1737	W. Arbor Drive	92103	Uptown	4/28/2011	C (Architecture)	1923			Y	HRB 11-024
995		Harry and Hattie Stone House	452-537-17	3330	Albatross Street	92103	Uptown	5/26/2011	C (Architecture)	1908-1921			Y	HRB-11-027
996		Fredrick and Ada Sedgwick/Pear Pearson House	453-222-27	3602	Villa Terrace	92104	Greater North Park	5/26/2011	C (Architecture) D (Master Architect/Builder)	1921-1922	Pear Pearson		Y	HRB-11-029
997		Emma Spargle Chanter/Martin V. Melhorn House	443-473-02	4139	Palmetto Way	92103	Uptown	5/26/2011	C (Architecture) D (Master Architect/Builder)	1922	Martin V. Melhorn		Y	HRB-11-031
998		Ida Kuhn House	451-243-03	3607	Lark Street	92103	Uptown	5/26/2011	C (Architecture)	1924			Y	HRB-11-032
999		George F. Hopkins House	452-554-36	3223	2nd Avenue	92103	Uptown	5/26/2011	C (Architecture)	c.1909			Y	HRB-11-015
1000		Parker and Dorothy Seitz/ Thomas Shepherd House	351-142-15	7123	Olivetav Avenue	92037	La Jolla	6/23/2011	D (Master Architect/Builder)	1933	Thomas Shepherd		Y	HRB 11-042
1001		Mary Maschal House	539-423-11	1436	31st Street	92102	Greater Golden Hill	6/23/2011	A (Special Element) B (Historic Person) C (Architecture)	1913		Mary Maschal	Y	HRB 11-035
1002		Carl B. and Matilda G. Hays Spec House No. 1	440-373-10	4909	Kensington Drive	92116	Kensington-Talmadge	6/23/2011	C (Architecture)	1928			Y	HRB 11-036
1003		Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1	465-331-02	4363	North Talmadge Drive	92116	Kensington-Talmadge	6/23/2011	C (Architecture)	1930			Y	HRB 11-037

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1004		Sidney O. Spaulding House	539-281-11	1730	Dale Street	92102	Greater Golden Hill	6/23/2011	C (Architecture)	ca. 1909			Y	HRB 11-038
1005		John and Emilie Wahrenberger/Martin V. Melhorn House	443-684-01	1329	Fort Stockton Drive	92103	Uptown	6/23/2011	D (Master Architect/Builder)	1911	Martin V. Melhorn		Y	HRB 11-039
1006		Lt. Earl and Mildred De Long/William H. Wheeler/A. L. and A. E. Dennstedt House	440-372-09	4990	Westminster Terrace	92116	Kensington-Talmadge	6/23/2011	C (Architecture) D (Master Architect/Builder)	1935	William H. Wheeler A. L. and A. E. Dennstedt		Y	HRB 11-040
1007		John K. and Judith B. Wells Spec House #1	352-353-12	6758	Muirlands Drive	92037	La Jolla	6/23/2011	C (Architecture)	1928			Y	HRB 11-041
1008		North Park Dryden Historic District				92104	Greater North Park	6/23/2011	A (Special Element of Development) C (Architecture) D (Master Builders)	1912-1941				HRB 11-033
1008	1008-001	North Park Dryden Historic District Contributor	453-404-06	3405 2812	28th Street Upas Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1936 1941			Y	HRB 11-033
1008	1008-002	North Park Dryden Historic District Contributor	453-404-05	3411	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1937			Y	HRB 11-033
1008	1008-003	North Park Dryden Historic District Contributor	453-392-11	3412	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	David Owen Dryden		Y	HRB 11-033
1008	1008-004	North Park Dryden Historic District Contributor	453-404-04	3419	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	James G. Lennon		Y	HRB 11-033
1008	1008-005	North Park Dryden Historic District Contributor	453-392-10	3420	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Eugene C. Harrington		Y	HRB 11-033
1008	1008-006	North Park Dryden Historic District Contributor	453-404-03	3429	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Charles E. Harris		Y	HRB 11-033
1008	1008-007	North Park Dryden Historic District Contributor	453-404-02	3435	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Weston M. Hicks		Y	HRB 11-033
1008	1008-008	North Park Dryden Historic District Contributor	453-404-01	3445	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1925	Weston M. Hicks		Y	HRB 11-033

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1008	1008-009	John Carman Thurston House	453-392-07	3446	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-010	Kline/Dryden House	453-401-07	3505	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-011	North Park Dryden Historic District Contributor	453-333-24	3506	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	Theodore Lohman/Lance V. Consaul		Y	HRB 11-033
1008	1008-012	North Park Dryden Historic District Contributor	453-401-13	3511	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1925	John Pearson		Y	HRB 11-033
1008	1008-013	North Park Dryden Historic District Contributor	453-232-16	3516	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-014	North Park Dryden Historic District Contributor	453-401-14	3519	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Edward W. Newman		Y	HRB 11-033
1008	1008-015	Winslow R. Parsons Spec House #1	453-333-22	3520	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	Edward F. Bryans		Y	HRB 11-033
1008	1008-016	North Park Dryden Historic District Contributor	453-333-21	3528	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916			Y	HRB 11-033
1008	1008-017	North Park Dryden Historic District Contributor	453-333-20	3536	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	David Owen Dryden		Y	HRB 11-033
1008	1008-018	North Park Dryden Historic District Contributor	453-333-19	3544-46	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	David Owen Dryden		Y	HRB 11-033
1008	1008-019	North Park Dryden Historic District Contributor	453-244-06	3553	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	David Owen Dryden		Y	HRB 11-033
1008	1008-020	North Park Dryden Historic District Contributor	453-333-18	3554	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-021	North Park Dryden Historic District Contributor	453-333-17	3560	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	Augustus Blaisbell		Y	HRB 11-033
1008	1008-022	J. B. Draper Spec House No. 1	453-244-05	3563	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	James Blaine Draper		Y	HRB 11-033

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1008	1008-023	John Kenney House North Park Dryden Historic District	453-244-14	3571	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	David Owen Dryden		Y	HRB 11-033
1008	1008-024	Contributor North Park Dryden Historic District	453-333-14	3584	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1924			Y	HRB 11-033
1008	1008-025	Contributor North Park Dryden Historic District	453-244-02	3585	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Walter C. Cole		Y	HRB 11-033
1008	1008-026	Contributor North Park Dryden Historic District	453-333-13	3594 2777	28th Street Dwight Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1926	Joseph C. Kelley		Y	HRB 11-033
1008	1008-027	Contributor North Park Dryden Historic District	453-244-01	3595	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Walter C. Cole		Y	HRB 11-033
1008	1008-028	Contributor North Park Dryden Historic District	453-241-07	3605	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1919	Theodore Lohman		Y	HRB 11-033
1008	1008-029	Contributor North Park Dryden Historic District	453-232-24	3614	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-030	Contributor North Park Dryden Historic District	453-241-09	3619	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Augustus Blaisbell		Y	HRB 11-033
1008	1008-031	Contributor North Park Dryden Historic District	453-241-10	3629	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Charles W. Clendenning		Y	HRB 11-033
1008	1008-032	Contributor North Park Dryden Historic District	453-232-22	3630	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	James Blaine Draper		Y	HRB 11-033
1008	1008-033	Contributor North Park Dryden Historic District	453-241-11	3635	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Henry Preibisius		Y	HRB 11-033
1008	1008-034	Contributor North Park Dryden Historic District	453-232-21	3638	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916 & 1917	James Blaine Draper/David Owen Dryden		Y	HRB 11-033
1008	1008-035	Contributor	453-232-20	3644	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	James Blaine Draper		Y	HRB 11-033

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1008	1008-036	North Park Dryden Historic District Contributor	453-241-12	3645	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1918	Harry A. Malcolm		Y	HRB 11-033
1008	1008-037	North Park Dryden Historic District Contributor	453-232-18	3660	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	Harry A. Malcolm		Y	HRB 11-033
1008	1008-038	North Park Dryden Historic District Contributor	453-232-17	3668	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Charles W. Clendenning		Y	HRB 11-033
1008	1008-039	North Park Dryden Historic District Contributor	453-232-16	3676	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	David Owen Dryden		Y	HRB 11-033
1008	1008-040	North Park Dryden Historic District Contributor	453-232-15	3686	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Joseph C. Kelley		Y	HRB 11-033
1008	1008-041	North Park Dryden Historic District Contributor	453-232-14	3696	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	C.M. Williams		Y	HRB 11-033
1008	1008-042	North Park Dryden Historic District Contributor	453-092-27	3706	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	David Owen Dryden		Y	HRB 11-033
1008	1008-043	North Park Dryden Historic District Contributor	453-104-05	3711	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	Edward F. Bryans		Y	HRB 11-033
1008	1008-044	North Park Dryden Historic District Contributor	453-104-04	3719	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	John F. Cordrey		Y	HRB 11-033
1008	1008-045	North Park Dryden Historic District Contributor	453-104-03	3727	28th Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	A.C. Leich		Y	HRB 11-033
1008	1008-046	North Park Dryden Historic District Contributor	453-401-16	2801-03	Capps Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	George W. Houser		Y	HRB 11-033
1008	1008-047	North Park Dryden Historic District Contributor	453-401-11	2815-17	Capps Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1941			Y	HRB 11-033
1008	1008-048	North Park Dryden Historic District Contributor	453-332-27	2627	Dwight Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1923			Y	HRB 11-033

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1008	1008-049	North Park Dryden Historic District Contributor	453-092-13	2710	Landis Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Thomas J. Lassiter		Y	HRB 11-033
1008	1008-050	North Park Dryden Historic District Contributor	453-232-01	2715	Landis Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1921			Y	HRB 11-033
1008	1008-051	North Park Dryden Historic District Contributor	453-092-14	2716	Landis Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1913 & 1917	Thomas J. Lassiter		Y	HRB 11-033
1008	1008-052	North Park Dryden Historic District Contributor	453-232-14	2727-29	Landis Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1919			Y	HRB 11-033
1008	1008-053	North Park Dryden Historic District Contributor	453-332-16	2632-38	Myrtle Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1940	L.A. Henderson		Y	HRB 11-033
1008	1008-054	North Park Dryden Historic District Contributor	453-391-14	3404	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Ralph Hurlburt/Charles Tifal		Y	HRB 11-033
1008	1008-055	North Park Dryden Historic District Contributor	453-391-16	3420	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Edward F. Bryans		Y	HRB 11-033
1008	1008-056	North Park Dryden Historic District Contributor	453-391-17	3424	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Karl Sachs		Y	HRB 11-033
1008	1008-057	North Park Dryden Historic District Contributor	453-392-03	3423-25	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1922	Karl Sachs		Y	HRB 11-033
1008	1008-058	North Park Dryden Historic District Contributor	453-391-18	3432	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1919	Alexander Schreiber		Y	HRB 11-033
1008	1008-059	North Park Dryden Historic District Contributor	453-392-01-01	3439	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1912	John N.D. Griffith		Y	HRB 11-033
1008	1008-060	North Park Dryden Historic District Contributor	453-391-19	3444	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1926	Quality Building Co. & Security		Y	HRB 11-033
1008	1008-061	North Park Dryden Historic District Contributor	453-391-20	3448	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1926	Quality Building Co. & Security		Y	HRB 11-033

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1008	1008-062	Addie McGill/David O. Dryden House Spec House No. 1	453-333-12	3503	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	David Owen Dryden		Y	HRB 11-033
1008	1008-063	North Park Dryden Historic District Contributor	453-332-17	3510-12	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	Edward F. Bryans		Y	HRB 11-033
1008	1008-064	North Park Dryden Historic District Contributor	453-333-11	3511	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1918	David Owen Dryden		Y	HRB 11-033
1008	1008-065	North Park Dryden Historic District Contributor	453-332-18	3520-22	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1912	Walker & Hazen		Y	HRB 11-033
1008	1008-066	North Park Dryden Historic District Contributor	453-332-19	3530	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1916	Edward F. Bryans		Y	HRB 11-033
1008	1008-067	North Park Dryden Historic District Contributor	453-333-08	3535	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1925			Y	HRB 11-033
1008	1008-068	North Park Dryden Historic District Contributor	453-333-07	3543	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	David Owen Dryden		Y	HRB 11-033
1008	1008-069	North Park Dryden Historic District Contributor	453-332-21	3544	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Edward F. Bryans		Y	HRB 11-033
1008	1008-070	North Park Dryden Historic District Contributor	453-332-22	3552	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	Edward F. Bryans		Y	HRB 11-033
1008	1008-071	North Park Dryden Historic District Contributor	453-333-06	3553	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1922	Walter Trepte		Y	HRB 11-033
1008	1008-072	North Park Dryden Historic District Contributor	453-333-05	3557-59	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1919	David Owen Dryden		Y	HRB 11-033
1008	1008-073	North Park Dryden Historic District Contributor	453-332-23	3562	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1915	Charles M. Williams		Y	HRB 11-033
1008	1008-074	North Park Dryden Historic District Contributor	453-333-04	3565-67	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1941	Robert R. West		Y	HRB 11-033

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1008	1008-075	North Park Dryden Historic District Contributor	453-332-24	3570	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1922	Gordon Cloes		Y	HRB 11-033
1008	1008-076	North Park Dryden Historic District Contributor	453-332-25	3578	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1917			Y	HRB 11-033
1008	1008-077	North Park Dryden Historic District Contributor	453-333-02	3581-85	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1941	Cooley & Grizzle		Y	HRB 11-033
1008	1008-078	North Park Dryden Historic District Contributor	453-332-26	3584	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	Augustus Blaisbell		Y	HRB 11-033
1008	1008-079	North Park Dryden Historic District Contributor	453-332-28	3592	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1925	Tom Schalinski		Y	HRB 11-033
1008	1008-080	North Park Dryden Historic District Contributor	453-333-01	3593	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1923	Edward F. Bryans		Y	HRB 11-033
1008	1008-081	North Park Dryden Historic District Contributor	453-231-17	3604	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920			Y	HRB 11-033
1008	1008-082	North Park Dryden Historic District Contributor	453-232-13	3607	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1919	Edward F. Bryans		Y	HRB 11-033
1008	1008-083	North Park Dryden Historic District Contributor	453-232-12	3611	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1918	John N.D. Griffith		Y	HRB 11-033
1008	1008-084	North Park Dryden Historic District Contributor	453-231-18	3612-14	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	Edward F. Bryans		Y	HRB 11-033
1008	1008-085	North Park Dryden Historic District Contributor	453-232-11	3619	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	John N.D. Griffith		Y	HRB 11-033
1008	1008-086	North Park Dryden Historic District Contributor	453-231-19	3620	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920			Y	HRB 11-033
1008	1008-087	North Park Dryden Historic District Contributor	453-231-20	3626-28	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1919	Augustus Blaisbell		Y	HRB 11-033

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1008	1008-088	North Park Dryden Historic District Contributor	453-232-09	3635	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	Edward F. Bryans		Y	HRB 11-033
1008	1008-089	North Park Dryden Historic District Contributor	453-231-21	3638-40	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1919			Y	HRB 11-033
1008	1008-090	North Park Dryden Historic District Contributor	453-231-23	3652	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	Edward F. Bryans		Y	HRB 11-033
1008	1008-091	North Park Dryden Historic District Contributor	453-232-07	3653	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	John A. Robinson		Y	HRB 11-033
1008	1008-092	North Park Dryden Historic District Contributor	453-231-24	3660	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1912	Woolsey Brothers Contractors		Y	HRB 11-033
1008	1008-093	North Park Dryden Historic District Contributor	453-232-05	3667	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1923	John A. Robinson		Y	HRB 11-033
1008	1008-094	North Park Dryden Historic District Contributor	453-231-25	3668-70	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1913	Frank A. Morgan		Y	HRB 11-033
1008	1008-095	North Park Dryden Historic District Contributor	453-232-04	3675	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1920	M. Trepte & Son		Y	HRB 11-033
1008	1008-096	North Park Dryden Historic District Contributor	453-232-03	3685	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Earle Chaddick		Y	HRB 11-033
1008	1008-097	North Park Dryden Historic District Contributor	453-232-02	3691	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1921			Y	HRB 11-033
1008	1008-098	David E. & Jennie McCracken House	453-231-28	3694	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1924	Frank Garside		Y	HRB 11-033
1008	1008-099	North Park Dryden Historic District Contributor	453-091-15	3706	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1925	Edgar Hastings		Y	HRB 11-033
1008	1008-100	North Park Dryden Historic District Contributor	453-091-17	3720	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1922	A.H. Riddell		Y	HRB 11-033

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HRB #	Contributor ID	Name of Historic Site or Structure	APN	Street #	Street Name	Zip Code	Comm. Plan Area	Date Designated	Designation Criteria	Year Built	Architect and/or Builder	Historic Individ	Eligible for Mills Act	
													Y/N or Red.	Staff Report Agency (RA) Number
1008	1008-101	North Park Dryden Historic District Contributor	453-091-18	3728-32	Pershing Avenue	92104	Greater North Park	6/23/2011	F (District Contributor)	1918	David Owen Dryden		Y	HRB 11-033
1008	1008-102	North Park Dryden Historic District Contributor	453-392-06	2718	Upas Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1922	Lance V. Consaul		Y	HRB 11-033
1008	1008-103	North Park Dryden Historic District Contributor	453-392-13	2728	Upas Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1921	Edward F. Bryans		Y	HRB 11-033
1008	1008-104	North Park Dryden Historic District Contributor	453-392-14	2738	Upas Street	92104	Greater North Park	6/23/2011	F (District Contributor)	1917	William Gibb		Y	HRB 11-033
1009		Robert and Ruby Magness House	532-471-09	412	San Fernando Street	92106	Peninsula	7/28/2011	C (Architecture)	1951-1953			Y	HRB 11-043
1010		Albert and Anna Kenyon/Archibald McCorkle House	453-631-21	2832	Granada Avenue	92104	Greater North Park	7/28/2011	C (Architecture) D (Master Architect/Builder)	1912-1913	Archibald McCorkle, builder		Y	HRB 11-044
1011		Guilford H. and Grace Whitney House	443-562-08	4146	Miller Street	92103	Uptown	7/28/2011	B (Historic Person) C (Architecture)	1927-1963		Guilford H. Whitney	Y	HRB 11-045
1012		Miguel and Ella Gonzalez House	453-631-02	2829	28th Street	92104	Greater North Park	7/28/2011	A (Special Element)	1916-1961			Y	HRB 11-046
1013		Tillie Genter House	351-062-06	7356	Eads Avenue	92037	La Jolla	7/28/2011	C (Architecture)	1927			Y	HRB 11-047
1014		Bertha B. Mitchell House	443-551-01	2121	Sunset Boulevard	92103	Uptown	7/28/2011	C (Architecture)	c.1923			Y	HRB 11-048
1015		Ralph and Agnes Virden House	452-331-25	3646	Albert Street	92103	Uptown	7/28/2011	C (Architecture)	1950			Y	HRB 11-049
1016		Louis H. and Charlotte L. Quayle House	438-161-17	4773	Panorama Drive	92116	Greater North Park	9/22/2011	C (Architecture)	1926			Y	HRB 11-054
1017		Edward and Mabel Rohde House	450-092-05	3519	Dumas Street	92106	Peninsula	9/22/2011	C (Architecture) C (Architecture)	1928			Y	Memo dated 09/08/11 and HRB 11-055
1018		Nathan and Hattie Rigdon Spec. House # 1	443-402-22	4240	Arguello Way	92103	Uptown	9/22/2011	D (Master Architect/Builder)	1917	Nathan Rigdon		Y	HRB 11-056
1019		John and Lou Ernsting House	450-102-06	3415	Elliott Street	92106	Peninsula	9/22/2011	C (Architecture)	1925			Y	HRB 11-060
1020		Norman and Eleanore Roulette House	450-093-06	2574	Plum Street	92106	Peninsula	9/22/2011	C (Architecture)	1927			Y	HRB 11-061

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1021		Alice Lee/ Irving J. Gill/ Hazel Wood Waterman House	452-430-16	3574	7th Avenue	92103	Uptown	9/22/2011	B (Historic Person) C (Architecture) D (Master Architect/Builder)	1905	Irving Gill Hazel Wood Waterman	Alice Lee	Y	HRB 11-062
1022		W.J. Chadwick Spec House #1	453-532-15	3134	Dale Street	92104	Greater North Park	9/22/2011	C (Architecture)	1920			Y	HRB 11-063
1023		Margaret Rice Robertson House	350-280-09	7712	Hillside Drive	92037	La Jolla	10/27/2011	C (Architecture)	1931			Y	HRB 11-066
1024		Alfred and Jessica Phinney/Thomas L. Shepherd House	351-141-16	7124	Olivetias Avenue	92037	La Jolla	10/27/2011	C (Architecture) D (Master Architect/Builder) A (Special Element)	1962	Thomas L. Shepherd Benjamin M. Torgerson		Y	HRB 11-067
1025		The LIFE House	357-181-04	6025	Waverly Avenue	92037	La Jolla	10/27/2011	C (Architecture)	1939			Y	HRB 11-068
1026		J.A. and Mary Smith/ William Wahrenberger House	443-563-02	4188	Arden Way	92103	Uptown	10/27/2011	C (Architecture) D (Master Architect/Builder)	1925	William Wahrenberger		Y	HRB 11-070
1027		Richard and Viola Requa House	443-270-18	4346	Valle Vista Way	92103	Uptown	10/27/2011	C (Architecture) D (Master Architect/Builder)	1911	Richard Requa		Y	HRB 11-071
1028		Isaac and Flora Walker House	453-632-16	2722	29th Street	92104	Greater North Park	10/27/2011	C (Architecture)	1912			Y	HRB 11-072
1029		Louise Severin Spec. House #2	440-373-20	4970	Marlborough Drive	92116	Kensington-Talmadge	11/18/2011	C (Architecture) D (Master Architect/Builder)	1929-1930	Louise Severin		Y	HRB 11-073
1030		Elmer and Ida Hall House	453-832-08	2806	Gregory Street	92104	Greater North Park	11/18/2011	C (Architecture)	1932			Y	HRB 11-074
1031		John R. and Florence Porterfield Beardsley House	450-385-09	3130	Shadowlawn Street	92110	Peninsula	11/18/2011	E (National & State Listed)	1933	Cliff May		Y	HRB 11-075
1032		<i>Designation Overturned</i>												
1033	1008-039	David O. Dryden Spec. House #2	453-232-16	3676	28th Street	92104	Greater North Park	1/26/2012	D (Master Architect/Builder)	1916	David Owen Dryden		Y	HRB 12-003
1034		Alexander Schreiber Speculation House #5	443-472-03	4167	Palmetto Way	92103	Uptown	1/26/2012	D (Master Architect/Builder)	1918	Alexander Schreiber		Y	HRB 12-004
1035		T.M. and Leonora H. Russell Speculation House No.1	453-540-08	3141	Dale Street	92104	Greater North Park	1/26/2012	C (Architecture)	1922			Y	HRB 12-006

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													Y/N or Red.	Staff Report Agency (RA) Number
1036		Antonio and Josephine Giacalone House	533-351-08	519	West Date Street	92101	Downtown	3/22/2012	C (Architecture) A (Special Element) B (Historic Person)	c. 1885			RA	HRB 12-009
1037		Oakley J. Hall House	451-400-22	3510	Dove Court	92103	Uptown	3/22/2012	C (Architecture)	1926		Oakley J. Hall	Y	HRB 12-011
1038		M.B. and Ida Irvin/Alexander Schreiber Spec. House #2	443-471-09	4181	Stephens Street	92103	Uptown	3/22/2012	C (Architecture) D (Master Architect/Builder)	1920	Alexander Schreiber		Y	HRB 12-012
1039		George and Bertha Cooley/ Lois and Benjamin Torgerson Spec. House #1	440-191-11	5158	Marlborough Drive	92116	Kensington-Talmadge Midway-Pacific	3/22/2012	C (Architecture) D (Master Architect/Builder)	1931	Benjamin Torgerson		Y	HRB 12-013
1040		Mission Brewery Bottling Plant	451-590-30	1747	Hancock Street	92101	Highway	3/22/2012	A (Special Element)	1913			Y	HRB 12-014
1041		Charles and Marie Brenner Spec. House #1	443-762-05	4075	Couts Street	92103	Uptown	3/22/2012	C (Architecture)	1926			Y	HRB 12-022
1042		Edmund and Elsie Herman/Russell Forester House	530-551-10	1262	Fleetridge Drive	92106	Peninsula	3/22/2012	C (Architecture) D (Master Architect/Builder)	1961	Russell Forester	Elsie Herman	Y	HRB 12-017
1043		Woolworth Building	453-152-03	3067-3075	University Avenue	92104	Greater North Park	3/22/2012	C (Architecture) C (Architecture) D (Master Architect/Builder)	1949			RA	HRB 12-018
1044		Morris B. Irvin Spec. House No. 2	443-432-03	4239	Saint James Place	92103	Uptown	3/22/2012	C (Architecture) D (Master Architect/Builder)	1922	Morris B. Irvin		Y	HRB 12-021
1045		George Gans Spec House #4	453-623-07	3005	33rd Street	92104	Greater North Park	3/22/2012	C (Architecture) D (Master Architect/Builder)	1926	George Gans		Y	HRB 12-019
1046		David Louis and Susan E. Kretsinger House	628-101-07	2539	Palm Avenue	92154	Otay Mesa-Nestor	3/22/2012	A (Special Element) C (Architecture)	1896			Y	HRB 12-020
1047		<i>Designation Overturned</i>												
1048		Leslie R. and Isabel M. Smith/Charles H. Salyers House	450-101-04	2626	Clove Street	92106	Peninsula	4/26/2012	C (Architecture) D (Master Architect/Builder)	1937	Charles H. Salyers		Y	HRB 12-028
1049		Josh Delvalle House	539-344-02	1535	28th Street	92102	Greater Golden Hill	4/26/2012	C (Architecture)	1913			Y	HRB 12-030

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													Y/N or Red.	Staff Report Agency (RA) Number	
1050		San Diego Free Speech Site at Heller's Corner	N/A											N	HRB 12-026
		Mary and Julia Pickett Spec House #1	451-252-04	3665	Jackdaw Street	92103	Uptown	5/24/2012	A (Special Element) B (Historic Person)						
1051										1929				Y	HRB 12-033
1052		Dr. Frank Dixon House	346-400-01	2355	Avenida De La Playa	92037	La Jolla	5/24/2012	C (Architecture) B (Historic Person)	1953		Dr. Frank Dixon		Y	HRB 12-034
1053		Eason Enterprises/Cliff May Spec House #1	461-290-07	4777	Avion Way	92115	College Area	5/24/2012	C (Architecture) D (Master Architect/Builder)	1966	Cliff May			Y	HRB 12-035
1054		Jacob Bronowski House	342-091-04	9438	La Jolla Farms Road	92037	La Jolla	6/28/2012	B (Historic Person)	1964		Jacob Bronowski		Y	HRB 12-037
1055		James and Evangeline Walker House	350-652-14	7450	High Avenue	92037	La Jolla	6/28/2012	C (Architecture)	1940				Y	HRB 12-038
1056		J. Francis and Clara Munro House	453-361-08	2140	Upas Street	92104	Greater North Park	6/28/2012	C (Architecture)	1926	Ralph E. Hurlburt, Designer Charles H. Tifal, Builder			Y	HRB 12-039
1057		Ben and Frieda Kaplan House	531-132-01	1225	Concord Street	92106	Peninsula	6/28/2012	C (Architecture)	1958				Y	HRB 12-040
1058		Hans and Mabel Hirte House	533-075-01	2465	Curlew Street	92101	Uptown	6/28/2012	C (Architecture)	1923				Y	HRB 12-016
1059		Dr. Franklin and Leone Lindemulder /Ralph Frank House	443-520-15	2251	San Juan Road	92103	Uptown	6/28/2012	D (Master Architect/Builder)	1935	Ralph L. Frank			Y	HRB 12-041
1060		Annie Porter House	533-162-14	2126-30	Front Street	92101	Uptown	7/26/2012	C (Architecture)	1895				Y	HRB 12-008
1061		Fred W. Osburn House	533-062-05	2430	Union Street	92101	Uptown	7/26/2012	C (Architecture)	c.1888				Y	HRB 12-031
1062		Lillian Lentell Cottages	350-321-04	7761	Eads Avenue and					1915					
		August and Ellen Ross House	350-321-05	7762	Bishops Lane	92037	La Jolla	7/26/2012	A (Special Element)	1913				Y	HRB 12-045
1063			440-161-09	4010	Wesleyan Place	92116	Kensington-Talmadge	7/26/2012	C (Architecture) C (Architecture) D (Master Architect/Builder)	1955				Y	HRB 12-042
1064		Helen Ruth Dailey/ Russell Forester House	350-231-05	7750	Ludington Place	92037	La Jolla	7/26/2012	C (Architecture) D (Master Architect/Builder)	1948	Russell Forester			Y	HRB 12-043
1065		Luigi and Louise Perna/ Frank Hope, Sr. House	443-061-40	2320	Hickory Street	92103	Uptown	7/26/2012	C (Architecture) D (Master Architect/Builder)	1928	Frank Hope, Sr.			Y	HRB 12-044

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1066		Gordon Eby House	443-511-11 443-511-09 443-511-01	2335	Juan Street	92103	Uptown	9/27/2012	C (Architecture)	1930			Y	HRB 12-046 HRB 11-003
1067		Casa De Las Joyas	346-482-11	7902	Roseland Drive	92037	La Jolla	9/27/2012	A (Special Element)	1927-1932			Y	HRB 12-047
1068		Walter and Emilie Albrecht House	532-441-01	535	San Gorgonio Street	92106	Peninsula	9/27/2012	C (Architecture)	1941			Y	HRB 12-048
1069		Frank and Barbara Hope, Jr. House	530-631-03	3430	Bangor Place	92106	Peninsula	9/27/2012	C (Architecture)	1967			Y	HRB 12-049
1070		Paul and Charlotte Hutchinson House	346-451-19	1856	Viking Way	92037	La Jolla	9/27/2012	C (Architecture) A (Special Element) C (Architecture) D (Master Architect/Builder)	c.1931			Y	HRB 12-050
1071		Ridgeway House	440-031-09	4256	Ridgeway Drive	92116	Kensington-Talmadge	9/27/2012		1929	Richard Requa		Y	HRB 12-051
1072		Franta Stewart Spec House #1	439-532-13	5317	Wilshire Drive	92116	Normal Heights	9/27/2012	C (Architecture)	1927			Y	HRB 12-052
1073		John Steven McGroarty Spec House #1	531-020-12	1004	Devonshire Drive	92107	Peninsula	9/27/2012	A (Special Element)	1927			Y	HRB 12-053
1074		Eden and Ada George House	350-290-01	524	Coast Boulevsrd South	92037	La Jolla	10/25/2012	A (Special Element) C (Architecture) D (Master Architect/Builder)	1923	Ernest Eden George		Y	HRB 12-058
1075		Bessie Olds/William Wahrenberger House	443-051-19	2306	Pine Street	92103	Uptown	10/25/2012		1938	William Wahrenberger		Y	HRB 12-059
1076		Herman and Beulah Allen House	465-052-13	5006	Hastings Road	92116	Kensington-Talmadge	10/25/2012	C (Architecture)	1929			Y	HRB 12-060
1077		Charles and Iva Crouch House	440-542-20	4756	Kensington Drive	92116	Kensington-Talmadge	10/25/2012	C (Architecture)	1911			Y	HRB 12-061
1078		Henry and Lavina Nelson Spec House #1	443-602-01	1915	Sunset Blvd	92103	Uptown	10/25/2012	C (Architecture)	1913			Y	HRB 12-062
1079		John Donohue Spec House #1	444-423-03	4129	Falcon Street	92103	Uptown	10/25/2012	C (Architecture)	c. 1911			Y	HRB 12-063
1080		Samuel and Lulu Maxwell House	443-121-01	4494	Hortensia Street	92103	Uptown	10/25/2012	C (Architecture) C (Architecture) D (Master Architect/Builder)	1927			Y	HRB 12-064
1081		Augustus and Laura Rehkopf/Pear Pearson House	465-323-14	4302	Adams Avenue	92116	Kensington-Talmadge	10/25/2012		1931	Pear Pearson		Y	HRB 12-066

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1082		John and Anna Norwood House	453-632-21	2808	29th Street	92104	Greater North Park	10/25/2012	C (Architecture)	1923			Y	HRB 12-067
1083		Daniel and Anna Boone House	453-022-27	3794	Louisiana Street	92104	Greater North Park	10/25/2012	C (Architecture)	1920			Y	HRB 12-068
1084		John and Joan Vondracek House	531-450-11	851	Amiford Drive	92107	Peninsula	11/29/2012	C (Architecture)	1959			Y	HRB 12-069
1085		John Henry and Katherine Zitt House	452-652-01	2961	1st Avenue	92103	Uptown	11/29/2012	C (Architecture)	c.1923			Y	HRB 12-071
1086		J. Rex and Alice Murray Spec. House #1	442-703-02	4266	Arista Street	92103	Uptown	11/29/2012	C (Architecture)	1930			Y	HRB 12-072
1087		Joseph Kelly Spec House #1	449-691-02	2672	Pointsettia Drive	92106	Peninsula	11/29/2012	C (Architecture)	1928	Joseph C. Kelley		Y	HRB 12-073
1088		W. W. and Hazel Hummon House	531-081-06	1031	Alexandria Drive	92107	Peninsula	11/29/2012	C (Architecture)	1928	W. W. Hummon		Y	HRB 12-074
1089		John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #3	443-061-36	4386	Trias Street	92103	Uptown	11/29/2012	C (Architecture) D (Master Architect/Builder)	1926	Ralph E. Hurlburt and Charles H. Tifal		Y	HRB 12-075
1090		Kelly Family House	539-344-11	1538	Granada Avenue	92102	Greater Golden Hill	11/29/2012	C (Architecture) D (Master Architect/Builder)	1912	Pacific Building Company S.G. Bordberg & Company F.E. Young		Y	HRB 12-076
1091		Dr. Anita Figueredo Buildings	350-290-08	417 418- 20	Coast Blvd. Coast Blvd. South	92037	La Jolla	11/29/2012	B (Historic Person) C (Architecture)	1925-1931	Company, Inc.	Dr. Anita Figueredo	Y	HRB 12-077
1092		B. Franklin and Helen Mahoney/Richard Requa House	443-602-04	4105	Alameda Drive	92103	Uptown	1/24/2013	C (Architecture) D (Master Architect/Builder)	1921	Richard Requa		Y	HRB 13-001

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## HISTORICAL RESOURCES BOARD

**POLICY 4.1:** ADOPTED BY HSB ON JANUARY 7, 1977  
AMENDED BY HRB ON AUGUST 28, 2000  
AMENDED BY HRB ON APRIL 25, 2002  
AMENDED BY HRB ON OCTOBER 27, 2011

### PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS

#### 1. PURPOSE AND INTENT

This policy is intended to guide the designation of historical districts within the City of San Diego. A *Historical District* is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City (SDMC 113.0103.) Designated historic districts are those districts designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, and included in the City of San Diego Historical Resources Board Register, or listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. Individuals or groups interested in submitting a historic district nomination for designation should review the *Guidelines for Preparing a Historic District Nomination in Consultation with Staff* (District Nomination Guidelines) for direction on how to proceed.

#### 2. BACKGROUND

The City of San Diego Historical Resources Board (previously the Historical Sites Board) adopted its first policy on historical districts on January 7, 1977. The original policy did not distinguish different district types and provided twelve guidelines that were to be used in assessing a district's historical significance. The policy was updated on August 28, 2000, and it was at this time that districts were first separated into distinct categories. These categories included Geographic, Thematic, and Emerging. On April 25, 2002 the district policy was revised again to include the Archaeological District and the Voluntary/Traditional Historical District types.

Since the policy revision in 2002 that resulted in five district types, several issues with the district policy have been identified. Among these issues are the confusion created by different district types; the difficulty in regulating the various district types with the existing Historical Resources Regulations; the difficulty in establishing some district types; the difficulty in preserving the integrity of other district types; and the fact that the existing policy accommodated too many varying levels of community support and degrees of research and survey work. In addition, while the City is permitted to adopt its own district policy based on local preservation needs, the existing policy was not consistent with State

As a result of these issues, the District Policy was amended in 2011 with the goal of simplifying the designation and regulation of historical districts. The district types were reduced from five to one, a standard geographic historical district. Resources that are thematically related but not located within a geographically limited and defined boundary shall be addressed through a Multiple Property Submission, consistent with National Park Service Bulletin 16B, *How to Complete the National Register Multiple Property Documentation Form*. Archaeological districts will now be processed as a standard geographical historic district under this policy.

### **3. EXISTING DISTRICTS**

All but one of the existing districts were established as standard geographic districts, meaning they were confined to a defined geographic area, and all identified contributing properties were designated at the time the district was established. This amended district policy will not impact the way these districts are regulated. However, the Ocean Beach Cottage Emerging Historical District was established with only a context statement and period of significance to establish the significance of the district, as well as a few properties which fell within that context and period of significance that were eligible for designation under HRB Criterion F. A complete intensive survey was never completed, and therefore all eligible contributing properties are not known. Owners of properties which fall within the context statement and period of significance may bring their properties forward for designation as contributors to the district. Only those properties identified and designated as contributors are currently regulated.

Because the Ocean Beach Cottage district does not have a full intensive survey, is based on a context statement and period of significance, and is limited to those properties that fall within the context and period that are volunteered by the property owner for designation, conversion of this district to a standard geographic district is not feasible. In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. Property owners may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature. However, no new districts will be processed under this district type.

### **4. CRITERIA**

The district must be evaluated and determined to be significant under one or more of the adopted Designation Criteria A-E. Contributing resources are designated under Criterion F. The Board's adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* provides guidance on the proper application of the designation criteria:

Criterion A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Criterion B - Is identified with persons or events significant in local, state or national history.

Criterion C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

Criterion D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Criterion E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

Criterion F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

**Research Considerations:** When evaluating the district under the adopted designation criteria above, the following research considerations may be useful in developing a context and establishing significant themes:

Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.

Traditional Activity: An area or district associated with traditional activity, such as a central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community which it served adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and differences between past and present.

Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.

Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.

Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.

Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.

Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.

Industrial Evolution: Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these which have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order may also manifest significance.

Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

## 5. OBJECTIVE

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

## 6. DOCUMENTATION

The following information is required to designate a historical district. These requirements are discussed in greater detail in the District Nomination Guidelines.

**Geographic Boundaries**: Specific geographic boundaries are established to encompass the historically significant area, sites and features.

**A Context and Statement of Significance:** Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. The nomination must place the district within its historic context and develop a statement of significance that describes how the district is significant within that context under one or more of the adopted HRB Criteria A-E. [For a more detailed discussion regarding historic contexts, refer to the District Nomination Guidelines.](#)

**Site Surveys:** All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

**Contributing Sites:** Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development.

**Non-contributing Sites:** Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

**Vacant Parcels:** Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

**District Features:** The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

**Development Guidelines:** If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

**Demolition and Alteration:** Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for

new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *"To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources."*

## 7. BOARD ACTION

The following actions are required for the City of San Diego Historical Resources Board to establish a historical district:

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation, as detailed in the District Nomination Guidelines. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document. For all nominations, staff will solicit the level of support and opposition from property owners within the proposed district boundary consistent with the process outlined in the District Nomination Guidelines, and shall provide that information to the Board.
- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Methods section, Context, Statement of Significance, Period of Significance, boundaries or area of effect, DPR-523 Forms, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- c. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing.
- d. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- e. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.

- f. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
  
- g. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.

# OCEAN BEACH

## Community Plan and Local Coastal Program



**November 9, 2015**



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Raeanon Hartigan

& the die-hards

and the hundreds of others who contributed over the years!

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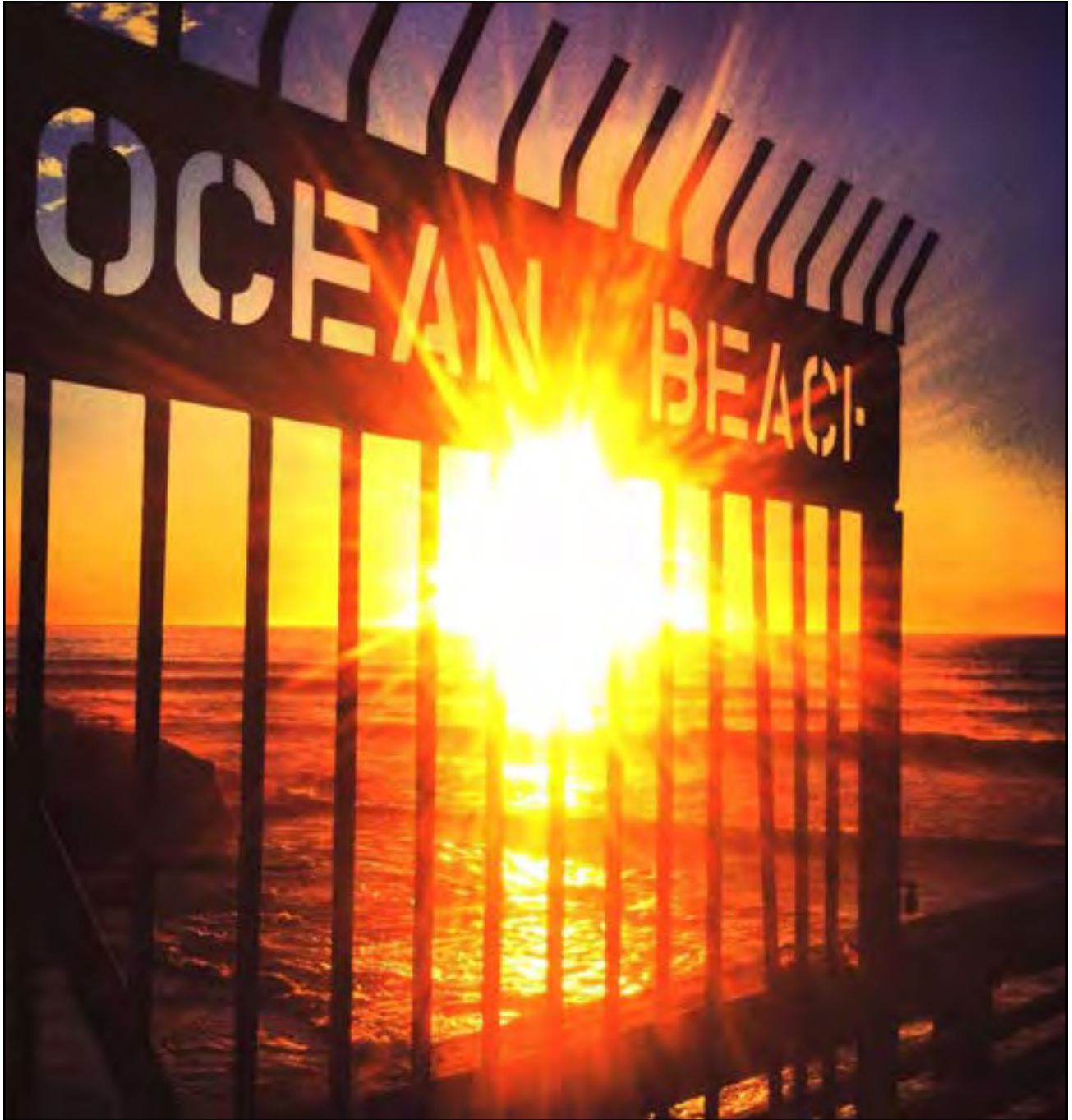
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Chapter One:

# INTRODUCTION



# 1. Introduction

## **Purpose of the Plan**

*The Ocean Beach Community Plan and Local Coastal Program (Plan) is the City of San Diego's statement of policy regarding growth and infill development within Ocean Beach over the next twenty years. The plan designates areas for residential, commercial and public uses, as well as areas that are to remain undeveloped open space. The Plan is a revision of the Ocean Beach Precise Plan and Local Coastal Program Addendum adopted by the City Council in July, 1975 and certified by the California Coastal Commission in May, 1980. The community plan respects and builds upon the rich heritage while anticipating the needs of future residents, businesses and services.*

## 1.0 Discussion

### **Community Profile**

**Social and Historical Context:** Ocean Beach was originally developed as a resort community with summer cottages and boardwalk attractions served by a streetcar line. Many of the cottages were converted to permanent residences over time and new single-family homes were built. Commercial and community services were introduced to meet the needs of residents, and Ocean Beach became a small residential community.

The community was affected by World War II, as the large influx of military personnel created the need for housing. Increased tourism, including the development of Mission Bay Park, the completion of Interstate 8, and the popularity of the casual beach environment as a place to live, brought growth pressures to Ocean Beach.

**Regional and Local Context:** The Ocean Beach planning area was originally a precise planning area of the Peninsula Community. The community is approximately one square mile in size. The boundaries of the community are the San Diego River on the north, the Pacific Ocean on the west, Adair Street on the south, and Froude and West Point Loma Blvd. on the east. Ocean Beach is adjacent to the Peninsula Community Planning Area to the south and east and Mission Bay Regional Park to the north (Figure 1-1).

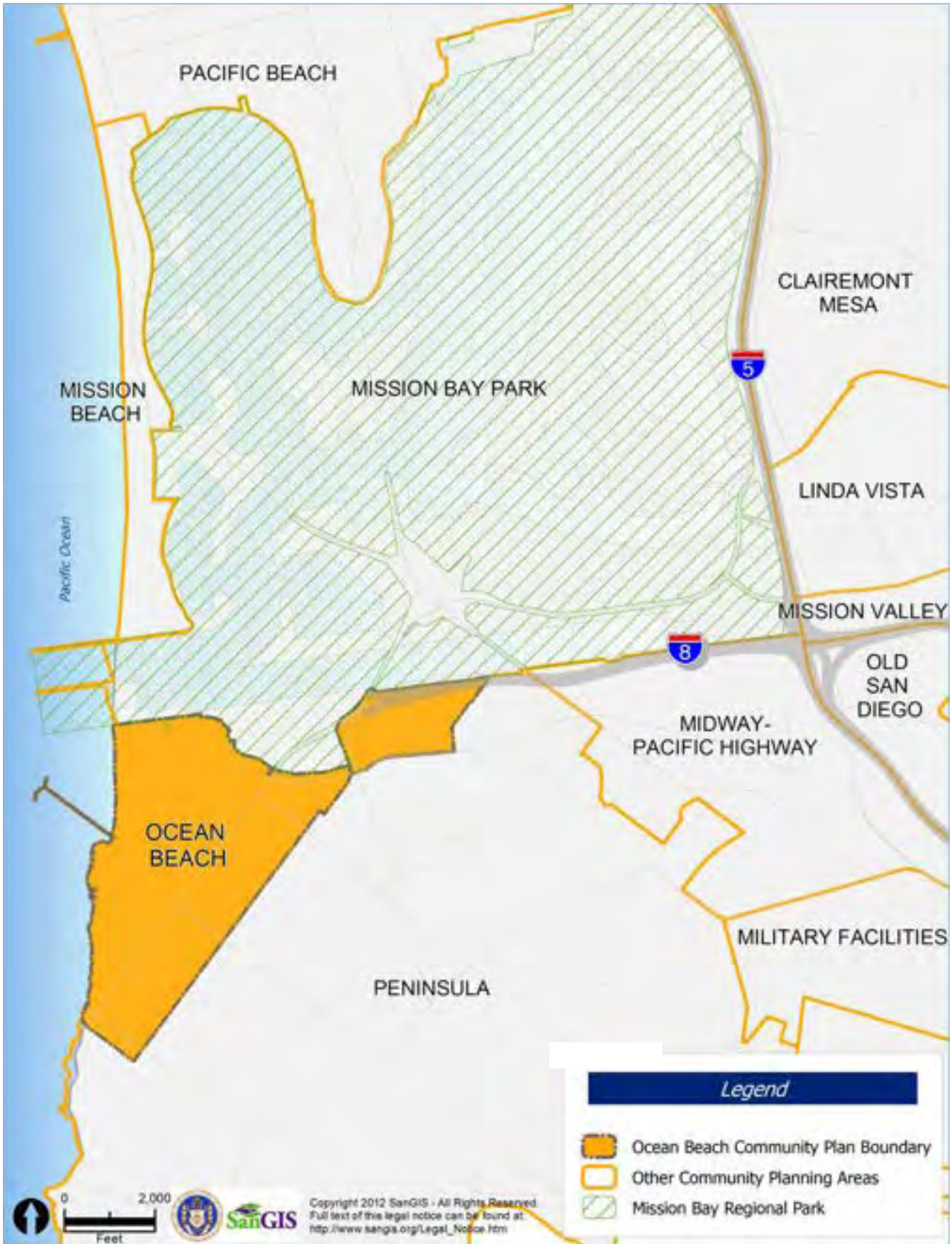


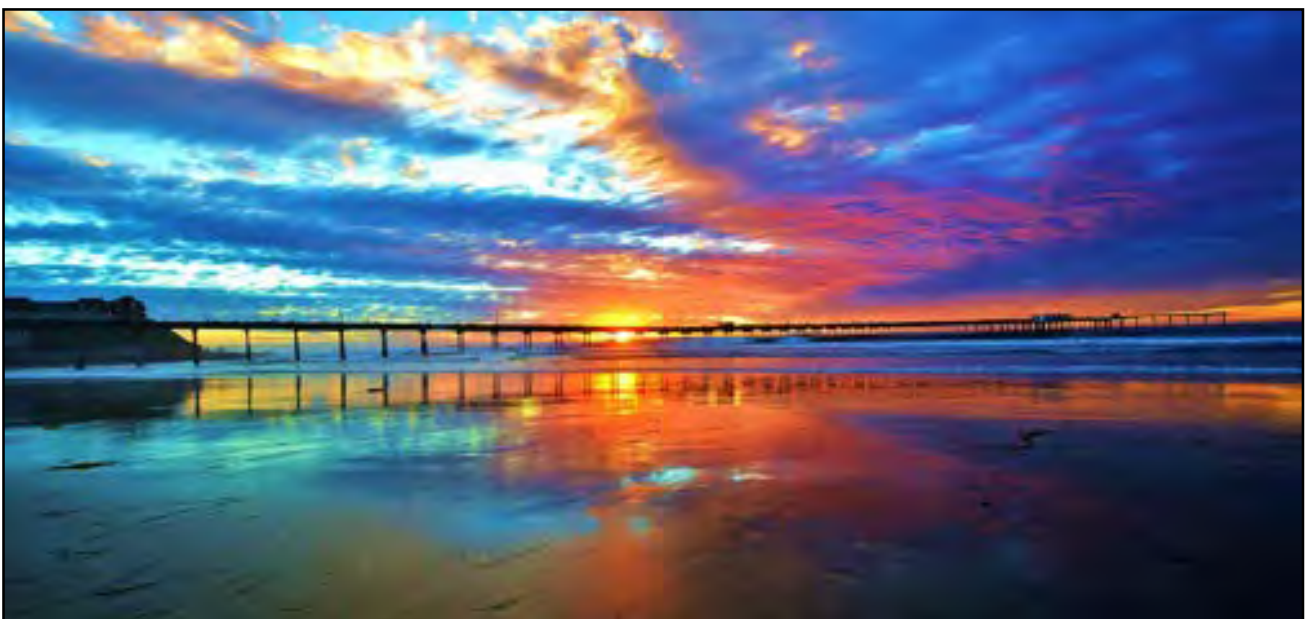
Figure 1.1 Vicinity Map

## GOALS

- Encourage development that builds on Ocean Beach' established character as a mixed-use, small-scale neighborhood.
- Provide land use, public facilities, and development policies for Ocean Beach, as a component of the City of San Diego's General Plan.
- Include strategies and specific implementing actions to help ensure that the community plan's vision is accomplished.
- Incorporate detailed policies that provide a basis for evaluating whether specific development proposals and public projects are consistent with the Plan.
- Provide guidance that facilitates the City of San Diego, other public agencies and private developers to design projects that enhance the character of the community, taking advantage of its setting and amenities.
- Include detailed implementing programs including zoning regulations and a public facilities financing plan.
- Develop and maintain Ocean Beach as a live/work/play community.
- Encourage smart growth development that is transit-, pedestrian-, and bike-friendly.

### ***The Vision for Ocean Beach***

The Ocean Beach community plan includes land use recommendations derived through the public outreach process. The outreach process included working with the community plan update subcommittee, public workshops and community planning group meetings. The Plan focuses on the environment of Ocean Beach, emphasizing development complementary to the existing small-scale character of the community. Maintaining and enhancing the existing development pattern is the primary objective of the Plan. Also, critical to the community's vision is the preservation of open space, sensitive habitat, public park lands, and other recreational uses.



View of Ocean Beach Fishing Pier at sunset.

### **General Plan: Guiding Principles**

The General Plan provides a long-range framework for how the City of San Diego will grow and develop over the next 30 years. A foundation of the General Plan is the City of Villages strategy which encourages the development or enhancement of mixed-use activity centers, of different scales, that serve as vibrant cores of communities and are linked to the regional transit system. The Ocean Beach Community Plan and Local Coastal Program identifies Ocean Beach as a small-scale coastal village. The Ocean Beach Community Plan is intended to further express General Plan policies in Ocean Beach through the provision of site-specific recommendations that implement the City of Villages strategy. While specific General Plan policies are referenced in the document to emphasize their importance, all applicable General Plan policies may be cited in conjunction with those contained in the Community Plan.



Aerial view of Ocean Beach

## **Community Plan: Guiding Principles**

The Guiding Principles of the Ocean Beach Community Plan are a refinement of the City of San Diego's General Plan Principles. The guiding principles for each of the Plan's elements are as follows:

### **Land Use and Community Planning:**

Maintain and enhance the established nature of residential neighborhoods, and encourage mixed use development in the commercial districts.

### **Mobility:**

Improve transit services, encourage alternative forms of transportation, prioritizing walkability, and maintain an effective vehicular circulation system.

### **Urban Design:**

Foster the small-scale character of Ocean Beach, maintain an unobstructed and accessible beach frontage, and promote a pedestrian-friendly community.

### **Public Facilities, Services and Safety:**

Improve police, fire and lifeguard safety services, ensure a reliable system of water, storm water, and sewer facilities, reduce and manage solid waste, and minimize adverse impacts associated with utility services.

### **Recreation:**

Maintain existing park facilities and actively pursue additional recreational opportunities.

### **Conservation:**

Preserve and promote the natural amenities of Ocean Beach.

### **Noise:**

Minimize impacts associated with excessive noise.

### **Historic Preservation:**

Preserve the history of Ocean Beach, and encourage heritage tourism.

Table 1.1 Coastal Issue Area and Community Plan Elements

<b>Coastal Issue</b>	<b>Ocean Beach Community Plan Element</b>
Public Access	Conservation Element , Land Use Element
Recreation	Recreation Element
Marine Environment	Conservation Element
Land Resources	Historic Preservation Element, Conservation Element
Development	Land Use Element, Mobility Element
Sea Level Rise	Conservation Element
Pacific Coastal Views	Urban Design Element



## 1.1 Legislative Framework

### **Relationship to General Plan**

The Ocean Beach Community Plan and Local Coastal Program is intended to further express General Plan policies in Ocean Beach through the provision of community-specific recommendations that implement citywide goals and policies while addressing community needs. Specific General Plan policies are referenced within the Community Plan to emphasize their significance in the community, but all applicable General Plan policies should be cited in conjunction with the Community Plan when reviewing future development proposals. The two documents work in tandem to establish the framework for infill development in Ocean Beach.

## 1.2 Related Plans and Documents

### **Multiple Species Conservation Areas**

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation planning program that is designed to preserve sensitive habitat and multiple species and areas to be conserved in perpetuity, referred to as the Multi-Habitat and areas to be conserved in perpetuity, referred to as the Multi-Habitat Planning Area (MHPA), to achieve a balance between new development and species conservation. The Famosa Slough is within the MHPA for Ocean Beach. Policies and recommendations regarding the important wetland are addressed in the Recreation and Conservation Elements of the Ocean Beach Community Plan and are implemented by the City's MSCP Subarea Plan.

### **Mission Bay Regional Park**

The Mission Bay Park Master Plan includes policies for the development of the Park which sustain the diversity and quality of recreation and protect and enhance the Bay's environment for future generations. Though there is much end-user crossover, Mission Bay Park and the Ocean Beach plan area are separately administered through their respective planning documents. However, the Ocean Beach Community Plan identifies three areas within Mission Bay Park that could serve as park equivalencies for Ocean Beach, to offset the community's parks deficit: Dog Beach, Robb Field and Dusty Rhodes Park.

### **San Diego River Park**

The San Diego River Park Master Plan recommends several projects to enhance the connection from the Ocean Beach community to the San Diego River including: creation of a San Diego River Park trailhead at Dog Beach and Robb Field, the initiation of a study to explore the benefits and impacts of connecting the trail at Famosa Slough to the San Diego River pathway and the re-vegetation of all areas adjacent to the San Diego River with appropriate native plant material.

### **Environmentally Sensitive Lands**

These development regulations are intended to protect, preserve and, where damaged, restore the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. These regulations are intended to protect the public health, safety, and welfare while employing regulations that are consistent with sound resource conservation principles and the rights of private property owners.

<sup>1</sup>Existing regulations specify FARs of 0.7, 0.75, 1.80, and 2.0 for the RM-2-4, RM-1-1, RM-5-12 and CC-4-2 zones, respectively.

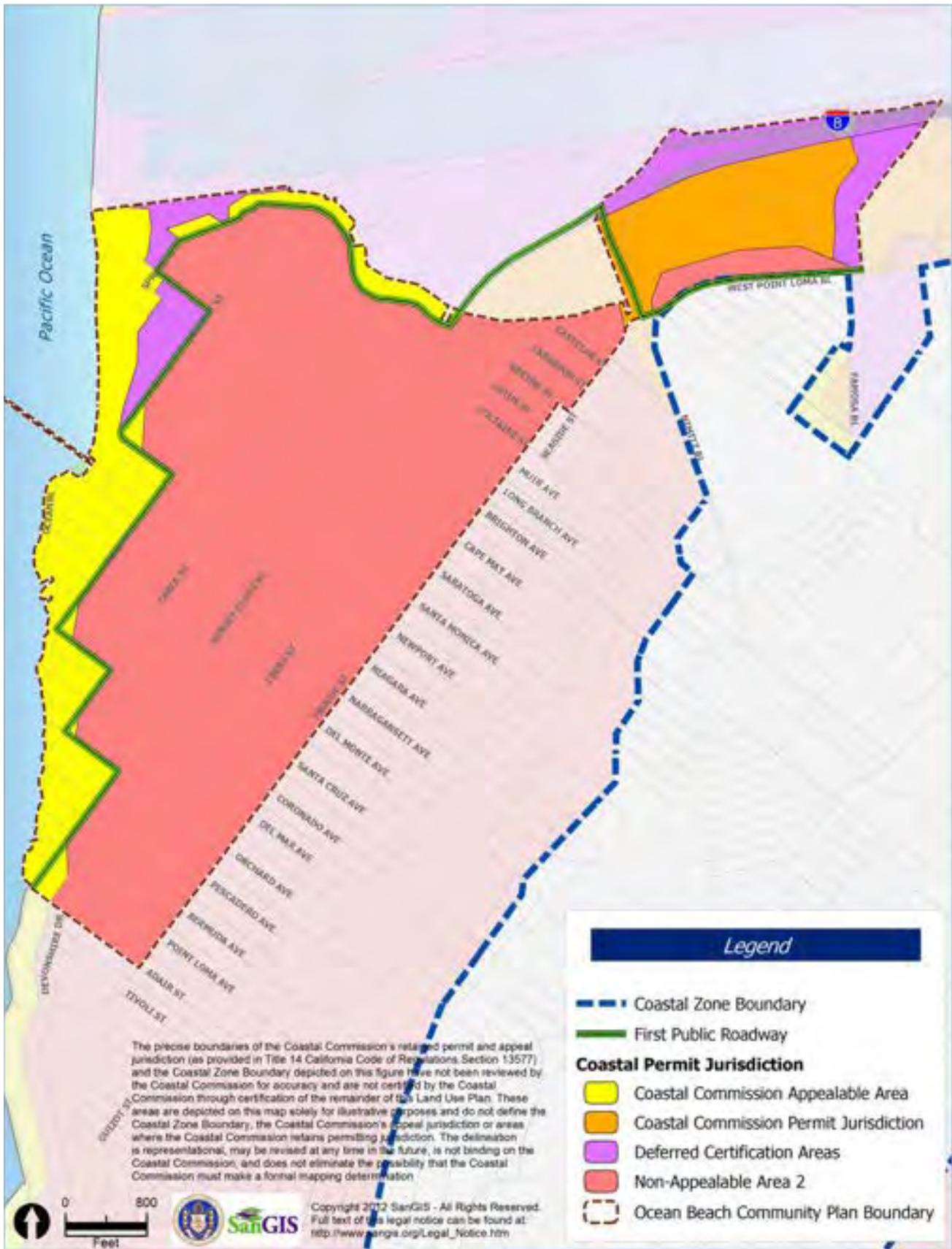


Figure 1.2 Coastal Zone

## Introduction

### Famosa Slough Enhancement Plan

The Famosa Slough Enhancement Plan was developed to restore and enhance the Slough. The Plan was approved by the City Council in 1993. The objectives of the plan are to restore and preserve the Slough as natural habitat, provide sanctuary for wildlife and to educate the public with regard to the appreciation of plants and animals that comprise a wetland.

### Land Development Code

The City of San Diego Land Development Code (LDC) contains regulations and controls pertaining to land use, density and intensity, building massing, architectural design, landscaping, storm water management, streetscape, lighting, and other development characteristics. The LDC implements the policies of the General Plan and Community Plan. All development in Ocean Beach must comply with the regulations set forth in the LDC.

The Land Development Code defines the purpose and procedures for variances. A series of variances were granted in the years leading up to the 2014 adoption of the updated Ocean Beach Community Plan that raised issues of neighborhood scale. The variances were met by objections from the community planning group because the variances redistributed the FAR that is required for parking to the habitable portion of the projects. This redistribution made possible the development of single-family residences with increased bulk, scale and calculated habitable space within the allowable FAR permitted by existing regulations.<sup>1</sup>

In response to the community's concerns about neighborhood character and overall desire to maintain Ocean Beach's established character, additional policies were included in the Urban Design Element – Residential Neighborhood Recommendations (See Policies 4.2.1-4.2.9). These policies are intended to achieve



The Famosa Slough is a wetland habitat home to a variety of different species.

transitions in scale between existing structures and new infill development. In addition, one of the overall plan goals is to “encourage development that builds on Ocean Beach’s established character as a mixed-use, small-scale neighborhood.” This overall plan goal, which is reflected throughout the plan, together with the more targeted, detailed residential neighborhood urban design policies, provides guidance to project designers, community members, property owners and staff reviewers. As City staff reviews discretionary projects, including variance requests, an evaluation of how the proposed project implements the overall intent of the plan and conforms with its policies will be conducted. The evaluation will form the basis for a determination as to whether the granting of the discretionary permit would adversely affect the Ocean Beach Community Plan<sup>1</sup>.

#### **Airport Land Use Compatibility Plan (ALUCP)**

The Airport Land Use commission adopted the Airport Land Use Compatibility Plan (ALUCP) for Lindbergh Field to establish land use compatibility policies and development criteria for new development within the Airport Influence Area. The policies and criteria protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airport. The ALUCP is addressed in the Land Use and Noise Elements of the Ocean Beach Community Plan and is implemented by the Land Development Code.

#### **Proposition “D”**

In 1972, the voters passed Proposition D (City Clerk Document No. 743737) in a city-wide ballot, which limited the height of buildings west of the Interstate 5 to thirty (30) feet. The entire Ocean Beach Community Plan area is encompassed by the height restriction of Proposition “D”. The 30-foot height restriction, measured in accordance with the Municipal

Code, is important to maintaining the character of the community as well as coastal views.

### **1.3 California Coastal Resources**

The Ocean Beach community is entirely within the Coastal Zone boundary with the California Coastal Commission retaining original permit jurisdiction within the area near the ocean, illustrated by Figure 1-2. Table 1.1 identifies Coastal Act issues and corresponding Plan elements.

### **1.4 Plan Organization**

The Plan mirrors the City of San Diego’s General Plan, and is organized into eight elements, as outlined in the Table of Contents. Each element contains an introduction and discussion, goals, and recommendations that will guide future development and improvement in the community.

#### **Introduction and Discussion:**

Provides a summary of key community issues to the element.

#### **Goals:**

Express the broad intent and result of implementing policies and recommendations.

#### **Recommendations:**

Reflect the specific direction, practice, guidance, or directives; and in some instances, recommendations that may need to be developed further and/or carried out through implementing plans by the City or another agency.

The Plan also contains an Implementation Action Matrix which identifies specific Element actions, timing for actions to occur, responsible City Department or other governmental agency, and whether or not the action is underway, complete or on-going.



Chapter Two:

# LAND USE ELEMENT



## 2. Land Use Element

### **Introduction**

*The General Plan contains policies to guide future growth and development into sustainable development patterns while emphasizing the diversity of San Diego's distinctive communities. The Plan provides a standardized land use matrix and promotes the City of Villages strategy through mixed-use villages connected by high-quality transit. A balanced mix of land uses is encouraged with housing for all income levels.*

*Ocean Beach is a developed, urbanized community with opportunities for infill development and the enhancement of existing properties. Patterned after General Plan land use categories, this Plan provides for a balanced mix of residential and commercial land uses. Mixed-use "village" areas have evolved organically over time through the proximity and interrelationships between commercial districts and adjacent residential neighborhoods.*

### 2.0 Discussion

Ocean Beach is a developed urbanized coastal community with very few vacant lots. The community is mainly residential in nature, containing approximately 7,833 residential dwelling units (Year 2010). Of these, approximately 55 percent were contained in multifamily structures primarily located west of Sunset Cliffs Boulevard with the remaining 45 percent comprised of single-family residential dwellings to the east. Only sixteen percent of residents own and occupy their homes.

Ocean Beach includes a wide diversity of small-scale locally-owned business establishments. Commercial uses occupy approximately seven percent of the community and consist of small-scale retail establishments located in three specific districts. The Voltaire Street District is located in the northern portion of the community and contains commercial establishments interspersed with single-family and multifamily housing. The Newport District, located in the central portion of the community, is the major commercial district in Ocean Beach and contains a wide range of commercial businesses. The Newport District has become a center for antique dealers, drawing a regional clientele. The Point Loma Avenue District, located at the southern limit of the community,

is a small commercial district containing a number of commercial establishments interspersed with single-family and multi-family housing.

The community of Ocean Beach also contains areas designated for open space and public parks. Areas of open space include the Famosa Slough and coastal bluffs. Ocean Beach Park is the community's largest public park. The Barnes Tennis Center, a privately operated tennis club on City-owned land, is located in the northern portion of the community. The community is also served by the Ocean Beach Recreation Center. Dusty Rhodes and Robb Field parks, located immediately adjacent to the planning area on the north, also provide recreational opportunities for residents of Ocean Beach. Please see the **Recreation Element** for a complete list of public parks and other recreational facilities.

Ocean Beach also contains institutional uses, including a public library, a fire station, a temporary police mobile trailer, lifeguard station, post office, and an elementary school with joint use activity fields. All land uses work together to form a well-functioning coastal village.



## LAND USE GOALS

- Maintain the low-medium density residential nature of neighborhoods in Ocean Beach.
- Encourage mixed-use residential/commercial development within commercial districts.
- Support transitional housing uses in Ocean Beach.
- Provide housing for all economic levels.
- Protect and enhance commercial areas.
- Maintain, protect, enhance, and expand park facilities, open spaces, and institutional uses for the benefit of residents and future generations.
- Encourage sustainable development through neighborhood-scale best practices that focus on creating ecologically healthy and resilient areas. Evaluate opportunities for efficiencies in systems such as utilities, transportation and waste-stream management.

### **Land Use Plan**

The Ocean Beach Community Plan/land use plan is contained on Figure 2-1. The Plan maintains the existing development pattern by designating appropriate areas for residential, commercial, community facilities and institutional uses. The Plan also recommends some areas that should remain free from development in order to preserve open space, sensitive habitat, public park lands, and other recreational uses.

### **Land Use Categories**

The recommended land use designations in the Ocean Beach community fall within five major categories: Open Space, Parks, Residential, Commercial, and Institutional. Table 2.1 outlines the land use categories within the community, as well as the types of uses allowed in each category. Table 2.2 identifies acreage and percentage of total plan area for the community.



Table 2.1 Community Plan Land Use Designation

Use Consideration	Description	General Plan Intensity/Density Building Intensity Range (du/ac or FAR)
Open Space	Applies to land or water areas generally free from development or developed with very low-intensity uses that respect natural environmental characteristics. Open Space is generally non-urban in character and may have utility for: park and recreation purposes, primarily passive; conservation of land, water, or other natural resources; or historic or scenic purposes.	N/A
Resource-based Parks	Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and are intended to serve the citywide population as well as visitors.	N/A
Private/Commercial Recreation	Provides for private recreation areas or commercial recreation areas that do not meet the definition of population-based or resource-based parks, but that still provide recreational opportunities.	N/A
Residential Low-Medium	Provides for both single-family and multi-family housing within a low-medium-density range.	10-14 du/ac
Residential – Medium	Provides for both single and multifamily housing within a medium-density range.	15 - 29 du/ac
Community Commercial – Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.	0 - 29 du/ac CC-4-2 with FAR of 2.0
Institutional	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: community colleges, university campuses, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A

Table 2.2 Plan Land Use, Acreage and Percent of Total

PLAN LAND USE	ACREAGE	PERCENT OF TOTAL
Low-Medium Density Residential (8-14 du/ac)	135.2	21%
Medium Density Residential (15-29 du/ac)	184.5	29%
Community Commercial	47.3	7%
Open Space	18.9	3%
Private/Commercial Recreation	13.8	2%
Parks and Recreation	30.0	5%
Institutional	6.1	1%
Right of Way	205.5	32%
Grand Total	641	100%



## 2.1 Residential

The Ocean Beach community will maintain its predominantly residential character while accommodating development of a few scattered vacant lots and underutilized property up to Plan designated intensities. By the year 2030, SANDAG projects there will be an approximate six percent increase in the number of dwelling units compared to the year 2010, and the total number of dwelling units will increase from 7,905 (2010), to 8,371 (2030). Neighborhoods east of Sunset Cliffs Boulevard are designated residential low-medium which permits densities of 10-14 dwelling units per net residential-acre. This density range accommodates single-family residential development and limited lower density multifamily development. Areas west of Sunset Cliffs are designated residential medium density at 15 to 29 dwelling units per net residential acre which accommodates multi-family housing. The Residential Land Use Designations and implementing zoning allow multiple dwelling units on a single-parcel. Residential neighborhoods are also identified on Figure 2-2.

### Transitional Housing

Transitional and supportive housing refers to interim housing accommodation designed to maximize the ability of persons with disabilities and other challenges to live independently. The community of Ocean Beach is supportive of transitional housing. As of 1999, one ten-unit transitional housing project existed in the community.

### Balanced Communities

Balanced community initiatives seek to promote communities of different housing types suitable for different income levels. Achieving balance in coastal communities is difficult due to economic factors. Housing prices throughout the City of San Diego have escalated over time and have risen more sharply in coastal areas, making



These homes are examples of neighborhood character.

Ocean Beach less affordable for both owner-occupied and rental housing.

The City's Housing Element of the General Plan recommends policies and programs to address the issue of balanced community housing assistance needs of low- and moderate-income families. One of the ways to encourage economically balanced communities is through the City's density bonus program. This program was designed, in part, to assist the housing construction industry in order to provide affordable housing for all economic segments of the community. In addition, the Coastal Housing Replacement Program requires the replacement of existing affordable housing units with emphasis on the retention of existing affordable housing units on-site or within the community. Since most of Ocean Beach is within the Coastal Zone this program will play an important role in the future development of the community.

Affordable housing is also a priority of the San Diego Housing Commission, as well as the Ocean Beach community. The San Diego Housing Commission works with private and non-profit entities, such as the Ocean Beach Community Development Corporation, to provide affordable housing through the use of local housing assistance programs administered by the Commission. Ocean Beach has 208 Low Income housing units and 100 Moderate Income housing units. The contract for affordability of these units will expire in 2015. Also, there are some units reserved for very low income residents at a transitional housing project.

### **Recommendations**

- 2.1.1 Enforce the Coastal Zone Affordable Housing Replacement Program to facilitate replacement of existing affordable housing units and the retention of existing affordable units. Required replacement housing should be constructed in Ocean Beach.
- 2.1.2 Utilize the Affordable Housing Density Bonus Program to assist the building industry in providing adequate and affordable housing for all economic segments of the community.
- 2.1.3 Ensure that new residential development is constructed within the density ranges identified in this Plan and meets adopted parking standards.
- 2.1.4 Support existing and new transitional housing projects in Ocean Beach.
- 2.1.5 Retain and expand the number of affordable housing units in Ocean Beach.

## 2.2 Commercial

Land designated for Commercial use totals approximately 47 acres, or 7% of the total acreage with the planning area. Although there are no formally-designated mixed-use villages within Ocean Beach, the community's commercial districts have elements of Community and Neighborhood Centers as outlined in the General Plan. The Voltaire Street, Newport Avenue and the Point Loma Avenue Districts comprise vibrant commercial areas with residential units scattered above or near commercial uses. These areas, which are generally well-served by transit, have evolved over time into pedestrian-oriented public gathering spaces. Commercial districts are identified on Figure 2-2.

Mixed-use residential/commercial development is permitted in the commercial districts of Ocean Beach. All three commercial districts, Newport Avenue, Voltaire Street, and Point Loma Avenue Districts are designated Community Commercial which can accommodate mixed-use residential/commercial development at densities of 0 to 29 dwelling units per acre. This designation is intended to serve the community at large within three to six miles. The districts offer resident-serving community needs, including retail goods, personal, professional, financial and repair services, recreational facilities, as well as convenience retail, civic uses and regional retail/services.

New mixed-use development within the three commercial districts may offer the best and most realistic alternative to provide future housing and meet citywide goals for economically balanced communities. There are a small number of existing sites within the commercial districts that could potentially provide opportunities for mixed-use and re-use development.

The Voltaire District has benefited from being a part of the Sidewalk Café Pilot Project which has allowed shops and restaurants to utilize the sidewalk area for outdoor signage, displays and dining. Any mixed-use development within the commercially zoned areas would require ground floor commercial uses. All of Ocean Beach is within the Coastal Overlay Zone where ground floor commercial is a requirement.

The Newport District is also within a Business Improvement District (BID), which extends to Santa Monica Avenue on the north and to Narragansett Avenue on the south District. The Ocean Beach Main Street Association (OBMA) is the management organization for the BID and the Newport Avenue Landscape Maintenance District. The Ocean Beach Main Street Association also administers the community's National Main Street designation by the National Trust for Historic Preservation. Improvement projects include street tree plantings, commemorative tile placement, planters, and special color schemes.

**Recommendations**

- 2.2.1 Mixed-use projects should be developed in commercial areas in an integrated, compatible and comprehensive manner.
- 2.2.2 Maintain and enhance commercial districts in Ocean Beach by promoting locally-owned businesses.
- 2.2.3 Maintain the inventory of lower cost rental rooms for visitors and expand the inventory should the opportunity arise (See Table 2.3). Prioritize provision of lower-cost visitor serving recreation and marine-related development.

2.2.4 Develop commercially designated properties in accordance with the land use designations of the plan. The commercially designated properties fronting Newport Avenue and Niagara Avenue are prime locations for high-priority commercial recreation and visitor serving uses to meet the demands of goods and services required by the tourist and local populations. Priority uses include overnight accommodations, dining, retail, and recreation facilities, as well as mixed-use development with ground-floor commercial uses, and such uses will be encouraged over general commercial uses in these locations.

2.2.5 Encourage the City to adopt pilot programs aimed at creating incentives for more sustainable, mixed-use commercial development.

2.2.6 Encourage increased use of sidewalk cafes and outdoor seating that conform to public right-of-way requirements.



The People's Co-op.



Figure 2.2 Proposed Land Use Plan

## 2.3 Institutional

Land designated for Institutional uses total approximately 6 acres, or 1% of the total acreage within the planning area. Institutional uses provide public or semi-public services to the community. The public and semi-public institutional uses serving Ocean Beach includes a fire station, a temporary police trailer, public and private schools, a library, child care facilities, churches, counseling services, and centers providing health care.

### Recommendations

- 2.3.1 Encourage the development of community-related institutions within the community to serve the residential and employment needs of residents and visitors.

## 2.4 Hotel/Motel/Hostel Lodging

Ocean Beach provides a number of lower cost rental rooms for visitors. Facilities include an International Youth Hostel, motels, and short-term rentals. Most low cost rental rooms are located in the commercial districts while a few are within beach-adjacent residential neighborhoods. Their unique location near public recreational facilities, the bluffs and Ocean Beach Park, make them a priority use in the Coastal Zone.

The community is served by 6 visitor serving hotel/motel/hostel facilities for a total of 158 rooms and 50 hostel beds. Figure 2.3, Visitor Serving Commercial Preservation Area, shows the location of the existing accommodation sites. Preservation and maintenance of the facilities, particularly those which are lower cost, is important to serve the tourism and short term housing needs in the community.

### Recommendations

- 2.4.1 Preserve existing hotel/motel/hostel facilities from removal or conversion to residential units.
- 2.4.2 Encourage the addition of overnight accommodations particularly serving the low/moderate cost range in the community.
- 2.4.3 Rehabilitate existing hotel/motel/hostel facilities where feasible.



Ocean Beach Hotel



The USA Hostel is located on Newport Avenue and adds unique character to Ocean Beach.



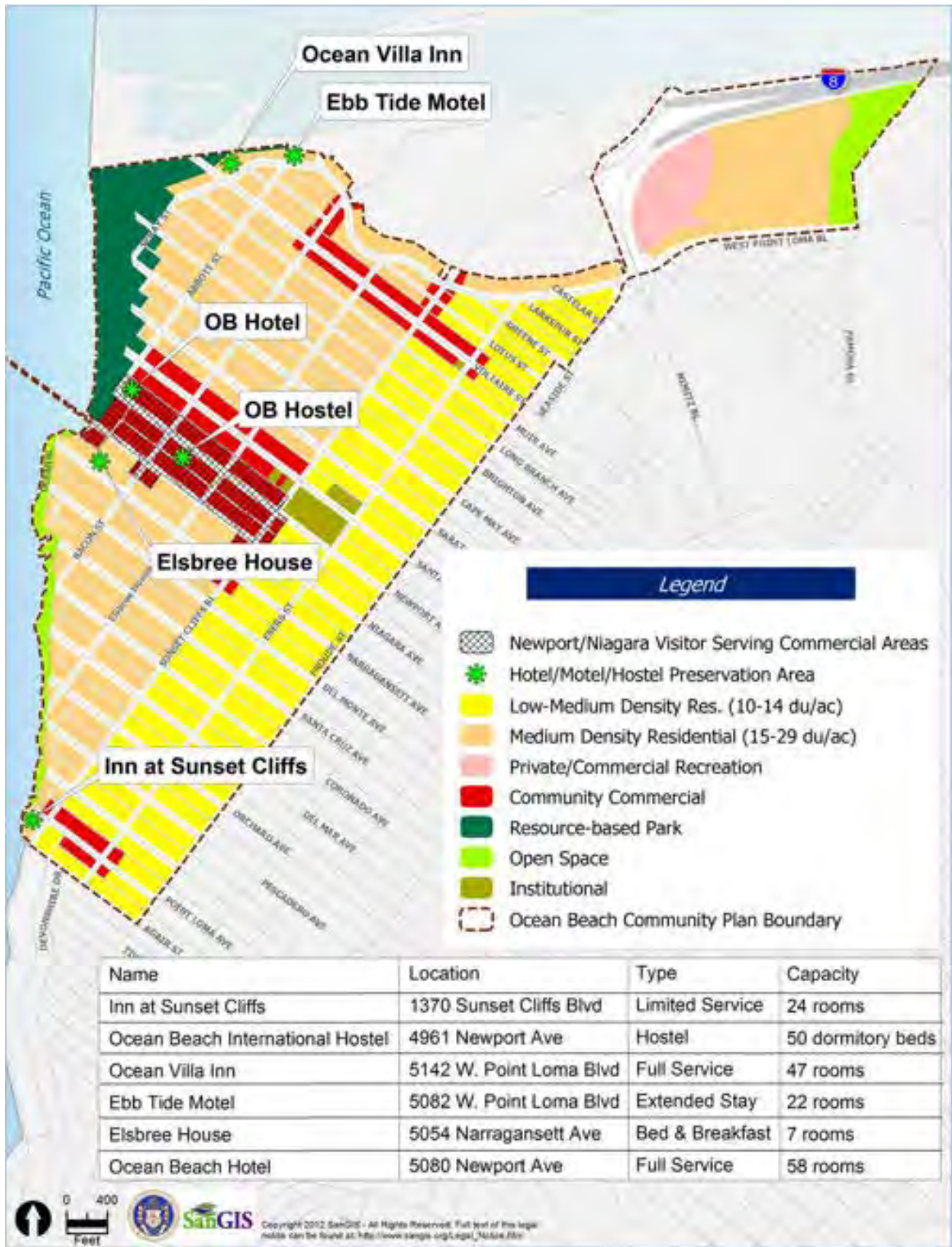


Figure 2.3 Visitor Serving Commercial Preservation Area

## 2.5 Open Space, Parks, & Recreation

Land designated for Parks, Open Space and Recreation uses total approximately 63 acres, or 10% of the total acreage with the planning area. Park designated lands include Ocean Beach Park and the Ocean Beach Gateway Park. The open space system includes coastal bluffs and the Famosa Slough which contain sensitive biological resources. Lands adjacent to the open space system provide an opportunity to integrate recreational and educational opportunities to increase awareness and interest in the sensitive resources. Recreation lands include the Barnes Tennis Center which is a privately leased facility on publicly owned property.

### **Recommendations**

- 2.5.1 Maintain the existing Open Space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.
- 2.5.2 Maintain existing Park lands and provide additional park and recreation opportunities consistent with General Plan standards.
- 2.5.3 Consider alternative storm water management strategies that can provide co-benefits to public parks and become public park amenities, such as including swales in parking lots and dry infiltration basins.
- 2.5.4 Implement the Environmentally Sensitive Lands Regulations and the Biology and/or Coastal Bluffs and Beaches Manual related to biological resources and coastal habitat for all new development, as applicable.



Chapter Three:

# MOBILITY ELEMENT

## 3. Mobility Element

### Introduction

*Improving mobility through development of a balanced, multi-modal transportation network is the purpose of the Mobility Element of the City of San Diego General Plan. To this end, the element contains goals and policies relating to walkable communities, transit first, street and freeway systems, Intelligent Transportation Systems (ITS), Transportation Demand Management (TDM), bicycling, parking management, airports, passenger rail, goods movement/freight, and regional coordination and financing. Taken together, the policies advance a strategy for congestion relief and increased transportation choices in a manner strengthening the City of Villages land use vision. Providing a balanced, multi-modal transportation network that gets people where they want to go while minimizing environmental and neighborhood impacts is an overall goal of the element.*

*Ocean Beach, an urbanized coastal community with very few vacant parcels, will accommodate a small percentage of new population and associated traffic. Consequently, the focus has shifted from developing new transportation systems, to sustainable policies supporting current densities and alternative transportation modes. The policies are intended to mitigate impacts associated with automobiles while enhancing desirable outcomes associated with the City of Villages growth strategy in terms of bikeability, walkability and pedestrian orientation. The shift toward additional and improved alternative transportation modes, such as transit, bikeways and pedestrian paths linking the community with open spaces, supports an enhanced infrastructure, thereby reducing dependence on non-renewable resources, and forming a more sustainable and integrated approach to mobility and land use.*

### 3.0 Discussion

The General Plan recognizes that developed communities have goals that must be balanced with technical recommendations to improve traffic flow and relieve congestion. The Mobility Element contains goals that discuss preserving community and streetscape character, promoting opportunities for pedestrian and bicycle access, increasing transit opportunities in balance with street improvements. The current 22.6 miles of roadway system today will be serving the community in the future as well. Fortunately, the layout of the street system is a grid pattern that provides multiple opportunities to residents and visitors for alternative

route selections to reach their destinations. Streetscapes that are key to Ocean Beach's unique character can be retained or improved.

Given the aforementioned community conditions, this Mobility Element emphasizes on optimization of the existing roadway infrastructure by Transportation System Management strategies, along with recommendations with emphasis on non-motorized modes of travel.

The following includes a series of recommendations for each mode of travel, in support of the goals of the **Mobility Element**.

## MOBILITY GOALS

- Enhance the street system for bicycles and pedestrians to improve local mobility.
- Reduce vehicular traffic demand placed on the street network by encouraging the use of alternative modes of transportation, including public transit, bicycles, and walking.
- Improve inbound and outbound traffic flow and reduce traffic congestion along major thoroughfares.
- Provide a high level of public transportation, linking Ocean Beach with the region, including employment areas and regional transit system.
- Efficiently manage on-street parking to better serve the beach and commercial areas.
- Implement measures to increase off-street parking available for the community and its visitors.
- Maintain and enhance the pedestrian and bicycle interface with beach and commercial areas and the neighborhoods by ensuring that vehicular access to such areas does not compromise pedestrian and bicycle safety.
- Enhance transportation corridors to improve community image and identification.
- Enhance transit patron experience by improving transit stops and increasing transit service frequency.
- Implement a network of bicycle facilities to connect the neighborhoods and major activity centers and attractions within and outside the community.
- Install secure bike parking and bike sharing facilities at major activity centers, including commercial areas, employment nodes, parks, library, and schools.

### 3.1 Walkability

The City's General Plan encourages walking as a viable choice for trips of less than half-a-mile, while providing a safe and comfortable environment and a complete network for all with pedestrian oriented urban design.

Ocean Beach's grid network of two-lane streets with sidewalks and alleyways allows its residents to walk to local commercial districts, community facilities, and recreational attractions such as beaches and parks. As a community, Ocean Beach's pedestrian facilities are generally accessible to persons with disabilities due to its network of mostly barrier-free sidewalks and presence of curb ramps at most intersections and alleys. Pedestrian connectivity within Ocean Beach is excellent due to its complete grid network of streets.

The City's Pedestrian Master Plan defines pedestrian route classifications based on the functionality of pedestrian facilities. Pedestrian routes in Ocean Beach were classified based on these definitions and are shown on Figure 3-1. General Plan policies ME-A.1 through ME-A.7 and ME-A.9, as well as Table ME-1 (Pedestrian Improvement Toolbox), along with the following specific recommendations should be consulted when evaluating pedestrian improvements.

#### **Recommendations**

- 3.1.1 Implement pedestrian improvements including, but not limited to, missing sidewalks and curb ramps, bulbouts, traffic signals timed for pedestrians, alternative crosswalk striping patterns and raised crosswalks aimed at improving safety, accessibility, connectivity and walkability as identified and recommended in the City's Pedestrian Master Plan effort.
- 3.1.2 Provide pedestrian countdown timers at all signalized intersections.
- 3.1.3 Provide street furniture where needed in the commercial core and the beach areas.
- 3.1.4 Improve pedestrian connections within the parks and along the beaches, to/from transit stops and with other communities. These connections may include, but not limited to:
  - a. Sunset Cliffs Boulevard sidewalk along the bridge that leads to paths to Mission Bay Park, Linda Vista, and Mission Valley.
  - b. West Point Loma Boulevard, across Nimitz Boulevard on the south side of West Point Loma Boulevard, leading to the inbound (eastbound) transit stop on West Point Loma Boulevard at Nimitz Boulevard.
  - c. Voltaire Street, Point Loma Avenue, and other local streets that connect over the hill to the Peninsula community.



Figure 3.1 Pedestrian Circulation Routes



### 3.2 Public Transit

Ocean Beach has historically been served by two bus routes operated by the Metropolitan Transit System (MTS) as is today. Ocean Beach is included in the Central Coastal area of MTS, with transit mode share of 5% for the community. The San Diego Association of Governments' (SANDAG) Regional Transportation Plan (RTP) projects total transit mode share for the Central Coastal area to be between 10% to 15% in 2050. To this effect, the RTP is proposing a new Rapid Bus Route to be extended to Ocean Beach with stops located at key intersections.

Year 2010 transit ridership is expected to grow by 35% by Year 2020 for the two bus routes currently serving Ocean Beach. Due to the introduction of the Rapid Bus service, the expected transit ridership increase in Year 2020 is more than three times the 2010 levels.

Figure 3-2 illustrates the two existing bus routes and the new Rapid Bus Route in Ocean Beach. General Plan Policies ME-B.1 through ME-B.10., as well as the following community-specific recommendations should be consulted when evaluating transit improvements.



Public transit is a convenient form of transportation within Ocean Beach.

#### **Recommendations**

- 3.2.1 Support the implementation of transit priority measures for buses as feasible.
- 3.2.2 Coordinate with SANDAG on the needed project-level studies for Rapid Bus service.
- 3.2.3 Coordinate with MTS to provide shelters, benches, and trash and recycling receptacles at all bus stops to make transit more attractive to current and potential riders.
- 3.2.4 Coordinate with MTS to provide a shuttle service during summer months to serve the beach and residential areas via a route that would travel east-west with transfer opportunities to and from the two bus routes serving Ocean Beach.
- 3.2.5 Coordinate with MTS to ensure weekend and evening service serving Ocean Beach as soon as possible.
- 3.2.6 Coordinate with SANDAG to ensure high-quality transit service to Ocean Beach.

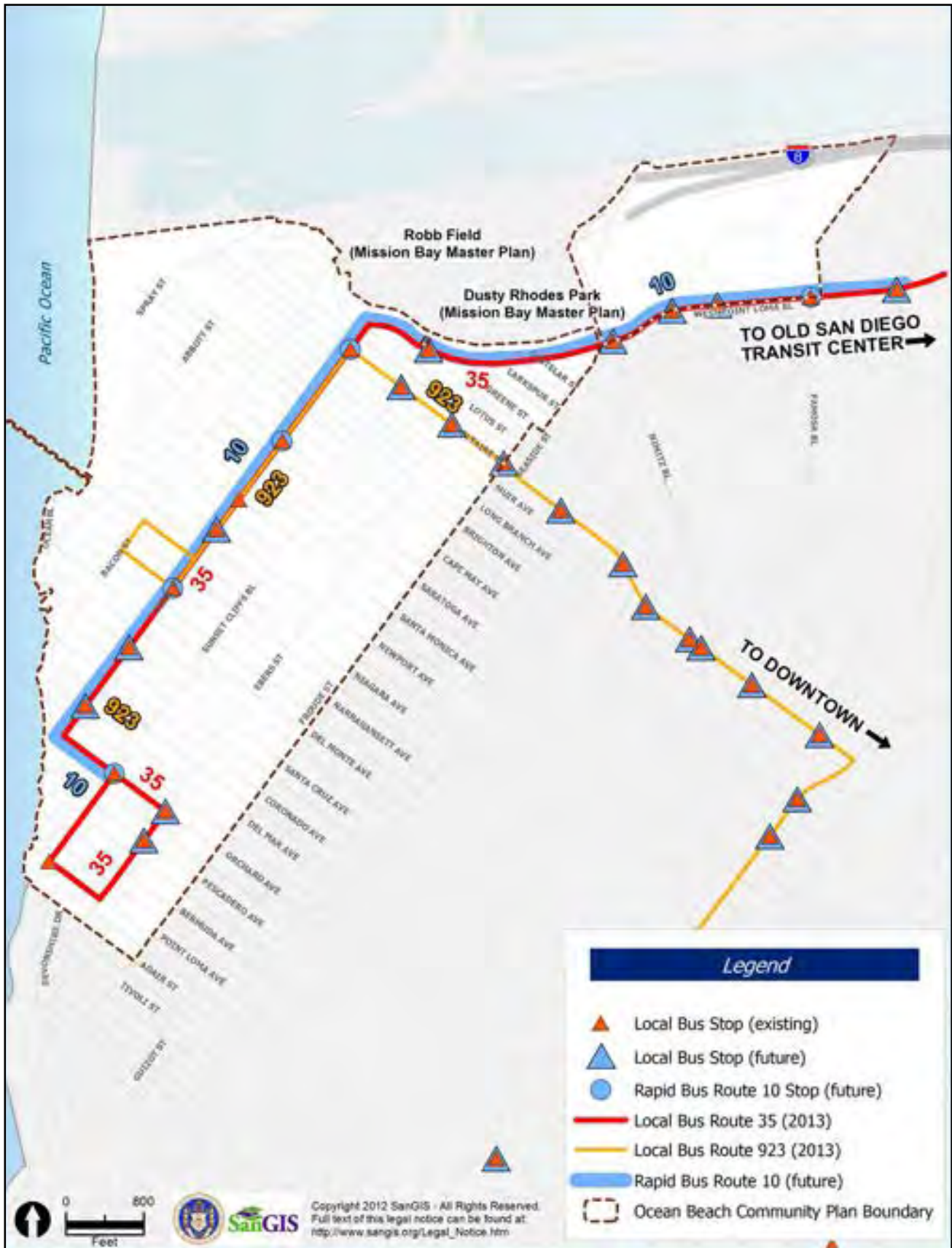


Figure 3.2 Public Transit

### 3.3 Streets and Freeways

Ocean Beach is accessed by Interstate (I-8) and local streets. The terminus of I-8 is at Ocean Beach and access to it is provided via Sunset Cliffs Boulevard. The street pattern is a grid network with ocean orientation of the roadways. This pattern provides multiple mobility opportunities to pedestrians, bicyclists, and motorists. Local streets provide intercommunity access to the neighboring communities of Midway to the east, Peninsula to the south and Mission Bay Park to the north. Due to the location of Ocean Beach, this community cannot be accessed from the west.

Due to the community's already mature development and the desire of the residents to maintain Ocean Beach's unique character, widening of street segments serving intra-community trips is not recommended. Therefore, it is imperative that the community's street system be utilized in the most efficient way possible. To this effect, implementing strategic and spot improvements to accommodate traffic demand should be considered. Such improvements include, but not limited to, synchronizing and adjusting traffic signal timing to accommodate seasonal changes in traffic volumes and patterns to facilitate traffic flow, adding capacity to heavily congested approaches at major intersections serving as entry/exit gateways to/from the community, and restriping street segments with adequate street width to increase their carrying capacity.

The Functional Street Classifications are depicted on Figure 3-3. A summary of the counts made in various years are shown on Figure 3-4. The future daily traffic that is based on the build-out of the community and the regional growth are shown on Figure 3-5.

General Plan policies ME-C.1 through ME-C.7, as well as Table ME-2 (Traffic Calming Toolbox), along with the following community-specific recommendations should be consulted when considering future street and intersection improvements.

#### **Recommendations**

- 3.3.1 Synchronize and adjust traffic signal timing to address seasonal change in traffic volumes and patterns at all signalized intersections along Sunset Cliffs Boulevard, Voltaire Street, and West Point Loma Boulevard.
- 3.3.2 Implement traffic calming measures at the intersections of Bacon Street with West Point Loma Boulevard, Brighton Avenue with Sunset Cliffs Boulevard, and Orchard Avenue with Sunset Cliffs Boulevard. Facilities should accommodate all users of roads, including motorists, cyclists, and pedestrians.
- 3.3.3 Implement traffic congestion and safety measures at the intersections of West Point Loma Boulevard with Sunset Cliffs Boulevard, and West Point Loma Boulevard with Nimitz Boulevard. These measures should accommodate all users of roads, and may include, but are not limited to, additional dedicated turn lanes for motorists, and pedestrian and bicycle facility improvements and safety measures.
- 3.3.4 Support improving Nimitz Boulevard between Sunset Cliffs Boulevard to West Point Loma Boulevard to improve multi-modal function.



Figure 3.3 Functional Street Classifications



Figure 3.4 Existing Daily Traffic Volumes



Figure 3.5 Future Daily Traffic Volumes

### 3.4 Bicycling

The General Plan goals for bicycling include emphasizing this mode as a viable choice for trips that are less than 5 miles, on a safe and comprehensive network that provides social and personal benefits. Ocean Beach is an ideal community for bicyclists because of its relatively flat terrain and short distances between the residential and commercial areas. The access to the area beach is also made by many, including surfers who carry their surf boards while riding their bikes. The grid pattern of the street system makes it easy for the cyclists to get access to their destinations. Parking shortage in the commercial core and the beach area is also another factor that encourages bicycle use.

The City's Bicycle Master Plan was updated in 2013. In 2010, Ocean Beach was served by 5 miles of designated bicycle facilities. The 2013 Bicycle Master Plan proposes 7.46 additional miles for a total of 12.46 miles of bicycle facilities in Ocean Beach. The bicycle network consists of a combination of facilities that include Class I bicycle paths, Class II bicycle lanes, Class III bicycle routes, a Bicycle Boulevard, and a Cycle Track. For characteristics of each bicycle facility and classification, consult the San Diego Bicycle Master Plan. The 2011 Bicycle Master Plan proposes a Cycle Track on Nimitz Boulevard, and a Bicycle Boulevard along Bacon Street, Brighton Avenue, and Coronado Avenue.

Critical to meeting the goals to increase bicycle use is the continued development of a continuous bikeway network that serves important destinations and connects to bikeways in neighboring communities. The Bicycle network for Ocean Beach is illustrated on Figure 3-6. As depicted on this figure, all the residential and commercial areas of the community are within one block of a classified bicycle facility. The figure also illustrates the location of bicycle facilities in relation to public facilities and schools.

In order to further promote bicycle use in the community and also address the parking shortage in an economical way, especially during summer months, implementation of bike share stations is recommended in Ocean Beach. Bike sharing consists of a series of secure bicycle stations from where a publicly-owned specialty bicycle may be checked-out and returned at a destination bicycle station.

General Plan policies ME-F.1 through ME-F.6 as well as the following community-based recommendations should be considered when evaluating new bicycling facilities and improvements.

#### **Recommendations**

- 3.4.1 Implement bicycle facilities shown on Figure 3-6 to develop a rich bicycle network that connects destination areas within and outside the community.
- 3.4.2 Expand the City's bike share program to provide bike stations at convenient and visible locations that effectively serve the commercial core, the beach, the recreation center and the library.
- 3.4.3 Provide parking in conjunction with a bike station within the northeast corner of Robb Field and establish a Park and Bike facility.
- 3.4.4 Provide short-term bicycle parking including bike racks, bike corrals and bike lockers in high-activity areas. Encourage businesses to support active transportation by providing safe and secured parking for bicycles.
- 3.4.5 Implement and expand upon the bicycle strategy specified in the San Diego Bicycle Master Plan by creating an intra-community bikeway network.



Figure 3.6 Bicycle Network



### 3.5 Parking

Because the community's beach is a regional source of attraction and due to increased number of vehicles per dwelling units, parking shortage is a problem in Ocean Beach, especially during summer months. For the purpose of addressing beach parking impacts, Ocean Beach lies within the Beach Impact Area of the Parking Impact Overlay Zone. The overlay zone serves as a tool to identify areas of high parking demand and increase the off-street parking requirements accordingly.

On-street parking is free. However, some streets have time limit parking. Parking shortages are evident along streets in the area north of Del Mar Avenue and west of Sunset Cliffs Boulevard. Due to regional growth coupled with community buildout, the demand for parking will continue to increase. This will result in parking spillover to expand further to the east of Sunset Cliffs Boulevard and south of Del Mar Avenue. To effectively manage the increase in parking demand, implementation of tailored parking management strategies aimed at improving parking efficiency allows addressing those impacted street segments. Address public beach parking needs, with the objective to improve public beach access, in development of any parking management strategy.



Bicycle racks add a more pedestrian oriented design to sidewalks.

While paid parking has been introduced on some privately owned parcels, paid parking should only be implemented in the context of a Parking District. All revenues generated from paid parking should be re-invested in the Ocean Beach community. This would allow the opportunity to manage and implement community-identified improvements. The Ocean Beach community adamantly opposes paid parking at beaches. Therefore, paid parking on beach surface lots should only be considered as part of a city-wide beach parking program.

Proposed Robb Field improvements include additional parking. Complemented with the implementation of bike share stations, quick and convenient access to the community is made available from this location.

Visitor-oriented parking and shared parking arrangements offer additional opportunities to increase off-street parking supply. While lack of available lots with adequate size within the community complicates identifying and providing additional off-street parking, multiple smaller size lots could serve this need.

General Plan policies ME-G.1 through ME-G.5 and Table ME-3 (Parking Strategy Toolbox), as well as the following community-specific recommendations should be considered when evaluating new parking facilities.

**Recommendations**

- 3.5.1 Evaluate curb utilization to identify opportunities for increasing on-street parking supply.
- 3.5.2 Evaluate the roadway access to Robb Field to implement additional parking spaces.
- 3.5.3 Evaluate parking lots located at the northwest side of the community near Robb Field and Bacon Street for additional off-street parking spaces.
- 3.5.4 Implement parking management strategies along streets that serve the commercial and beach areas. Address public beach parking needs, with the objective to protect public beach access, in the development of any residential permit parking program. Preferential residential parking programs would require a Land Use Plan amendment. Refer to Section G of the General Plan’s Mobility Element.
- 3.5.5 Encourage pedicab operators to provide transportation between Robb Field parking lot and the community’s beach and commercial areas, especially in the summertime.
- 3.5.6 Evaluate visitor-oriented parking opportunities within the community.
- 3.5.7 Encourage shared parking arrangements that accommodate the parking needs of the existing use as well as other users.
- 3.5.8 Apply water quality protection measures to mobility projects in conformance with the City’s Storm Water Standards Manual.
- 3.5.9 Encourage transit use by visitors and residents to relieve demand for parking.
- 3.5.10 Encourage developers to provide secure bike parking in addition to meeting the number of car parking spaces provided.
- 3.5.11 Encourage the installation of electric-vehicle charging stations and parking areas for car-share vehicles in high-activity areas of the community.
- 3.5.12 Provide adequate off-street parking for new development.



Chapter Four:

# URBAN DESIGN ELEMENT



## 4. Urban Design Element

### Introduction

*The purpose of the Urban Design Element of the City of San Diego General Plan is to guide physical development toward a desired form and image consistent with the social, economic, and aesthetic values of the City. Specific policies address general urban design, distinctive neighborhoods and residential design, mixed-use villages and commercial areas, office and business park development, public spaces and civic architecture and public art and cultural amenities. The principles of providing the framework for the Urban Design strategy are to contribute to the qualities distinguishing San Diego as a unique living environment; build upon the City's existing communities; direct growth into commercial areas where a high level of activity already exists; and preserve stable residential neighborhoods. The core values of urban form are based on the natural environment; the City's extraordinary setting as defined by its open spaces, natural habitat and unique topography; a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of the City and its neighborhoods.*

*The urban form of Ocean Beach derives from its natural features. The coastline is Ocean Beach's greatest natural asset, and the topography and location provide expansive ocean views and sea breezes. Ocean Beach is a developed, urbanized community with opportunities for enhancement of existing properties and limited infill development potential. Patterned after General Plan Urban Design policies, this Element encourages urban design based on the natural and existing man-made environment.*

### 4.0 Discussion

Ocean Beach is a compact, small-scale coastal community, with stable neighborhoods, active commercial centers, a rich history, and a diverse engaged population. The character of Ocean Beach is typified by an eclectic mix of beach cottages, larger single-family residences, multi-family housing and commercial establishments. The community of Ocean Beach aspires to maintain, augment, and enhance its unique community character to ensure that future generations of residents and visitors will be able to enjoy its distinctive ambience

The Urban Design Element builds from the framework established in the Urban Design Element of the General Plan, and works in conjunction with the other elements of the Community Plan. The Element

offers recommendations for building and site development elements which have greatest impact on overall appearance and connectivity. The recommendations are intended to provide guidance to ensure that new construction relates in a compatible way to complement and coordinate with surrounding structures. The Goals and Policies contained in the Urban Design Element of the General Plan are applicable when reviewing development proposals as well as the following recommendations specific to Ocean Beach. These policies apply to all new development in Ocean Beach with a discretionary permit, including residential and commercial development proposals. Please note all figures are for illustrative purposes only.

## URBAN DESIGN GOALS

- A coastal community that values the coastline and topography as an amenity and provides an attractive built environment.
- New development with a high degree of design excellence.
- Distinctive residential neighborhoods.
- Vibrant mixed-use village commercial districts.
- Public art to augment the pedestrian experience.
- New development that is environmentally friendly and attains LEED and/or Cal Green standards or equivalent.
- Connectivity of neighborhoods and commercial districts to activity centers and adjacent communities.
- Coastal views protected and enhanced.
- Pedestrian friendly walkable neighborhoods.

### 4.1 General Urban Design

#### Architecture

Development in Ocean Beach presents an eclectic mix of architectural styles. While there is no dominant architectural style, there are several aspects of architecture which combine to create quality design. The aspects include fenestration, roofs, materials, height, and bulk and scale.

#### Bulk and Scale

Building bulk and scale has the greatest impact on new and infill development's overall appearance and integration with existing neighborhood character. Breaking down large surfaces through the creation of façade articulation is a valuable concept when designing new projects for maintaining a pedestrian orientation and human scale with the public right-of-way.

#### Fenestration

The size, proportion and detail of openings such as doors and windows is one of the most important factors affecting the visual relationship between buildings and how pedestrians, streets, and open space relate to the buildings.

#### Roofs

The roofscape of any neighborhood is a significant component of its overall visual character. Ocean Beach presents a collection of individual buildings that has grown over time, with the visible input of many different designs from different historical periods contributing to a diverse skyline.

#### Materials

There is no predominant material which defines the Ocean Beach character. There is however, existing precedent of materials used in the various residential and commercial districts. It is critical that new buildings relate in a compatible way to the materials, colors and textures of their immediate neighbors, as well as facades across the street and the predominant siting patterns.

**Recommendations**

- 4.1.1 Building bulk should be minimized through the use of vertical and horizontal offsets and other architectural features, including step backs and articulation which serve to break up building facades and provide a visual hierarchy of design elements.
- 4.1.2 Ensure that the scale and articulation of projects are compatible with the surrounding development.
- 4.1.3 Building doors, windows and other openings should create visual rhythms or patterns that break down the horizontal and vertical scale of taller buildings, and allow light and the free flow of ocean breezes.
- 4.1.4 Proportion fenestration elements to reflect the scale and function of interior spaces.
- 4.1.5 New residential and commercial development on corner lots must be mindful of both street frontages. New corner development should activate both street frontages and provide architectural features which take advantage of the unique location.
- 4.1.6 Provide a dedicated pedestrian access way to a building development that is separate from the automobile access.
- 4.1.7 Avoid large areas of uninterrupted, blank surfaces. Highly reflective, mirrored or tinted glasses are strongly discouraged.
- 4.1.8 Encourage a variety of roof types for new and infill development in Ocean Beach, including but not limited to flat and pitched roofs of various forms such as hips, gables, lean-to and saw-tooth roofs. A variety of roof types helps to provide visual interest and minimize the bulk and scale of development. Consider a variety of roof type designs to accentuate distinct elements of a building project and provide visual diversity.
- 4.1.9 Incorporate water quality protection measures to new development projects in conformance with the City's Storm Water Standards Manual.
- 4.1.10 Encourage the use of permeable landscaping for yards and driveways in new private and public construction projects.
- 4.1.11 Accentuate a building's pedestrian entrance with the use of distinct colors, materials, an awning or canopy and/or other architectural features.
- 4.1.12 Minimize and evaluate the use of night lighting along the shoreline and adjacent to sensitive habitat areas, consistent with MHPA Adjacency Guidelines, ESL regulations, and Outdoor Lighting regulations. Evaluate the provision of lighting on the pier during non-daylight hours of operation.
- 4.1.13 Encourage the use of special design and window treatments to improve the degree to which new developments are bird-safe. Green design that facilitates bird safety includes: reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes and biological systems, and lowered energy use.
- 4.1.14 Encourage new development to meet the requirements of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design Program® (LEED®) certification, or equivalent CALGreen standards.



Hodad's is a popular establishment in Ocean Beach.





Figure 4.1 Residential and Commercial Subareas

## 4.2 Distinctive Neighborhoods and Residential Design

Ocean Beach is a small coastal community with four residential neighborhoods, which include North Ocean Beach, Northeast Ocean Beach, The Hill, and South Ocean Beach (Figure 4-1).

North Ocean Beach typifies the history of the community as a beach resort destination. Although multi-family complexes provide the majority of housing opportunities in the neighborhood, there remain numerous smaller residential structures that reflect the early development pattern of the community. Smaller residential structures contribute to the community's emerging beach cottage historic district. Please see the **Historic Preservation Element** for a complete discussion about the emerging historic district. The newer multi-family residences are typically two, but sometimes three-stories tall. Most residential neighborhoods have alleyway access.

East Ocean Beach, known as The Hill, is a neighborhood of mainly single-family residences. Many have been remodeled to add second stories, rooftop decks, and guest quarters. Structures tend to be newer and larger on The Hill and in South Ocean Beach. All residential land use designations and underlying zoning allow multiple dwellings on a single parcel.



This Craftsman Bungalow is a great example of pedestrian oriented residential street frontage.

South Ocean Beach is similar to North Ocean Beach in terms of proportion of multi-family residential development to the mixture of older single-family homes. Architecturally, the older beach cottages are an eclectic blend of styles and materials, with consistent front and side-yard setback. These attributes contribute to the pedestrian, small-scale character of the established neighborhoods and maintain a human scale. Alleyways provide access to detached parking garages and for public services for the majority of residential parcels. By placing the parking in the rear of the property, the street frontage is not dominated by garages, and provides an opportunity to engage the street with visually interesting fenestration, offsets, and porches or balconies.

Northeast Ocean Beach is characterized by multi-family housing, private/commercial recreation uses, and open space. The Famosa Slough channel provides an opportunity for passive recreation uses such as trails and bird-watching.

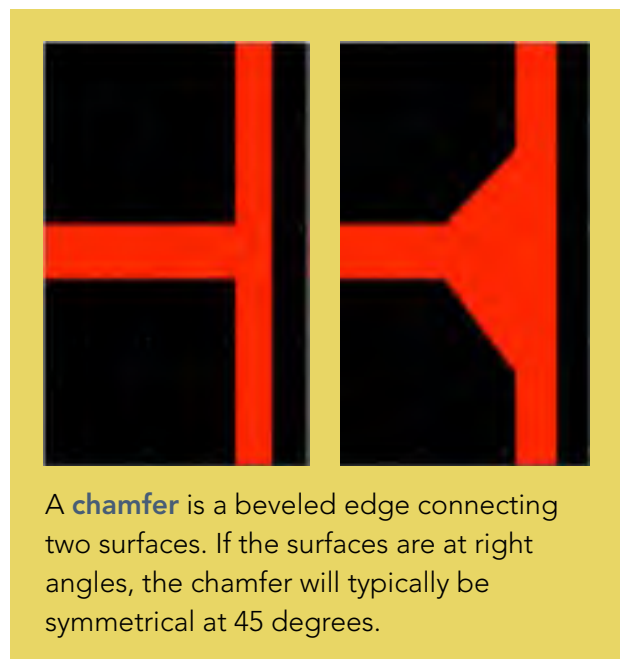
Older multi-family housing constructed in accordance with previous development regulations do not observe front yard setbacks, and allowed parking in the front yards. Architecturally, the newer structures appear to be boxy, plain, and unarticulated, and exhibit massing that does not respect the small-scale, pedestrian-friendly character of Ocean Beach.

A number of residential lots throughout the community do not have alleyway access. Lacking alleyway access presents a unique design challenge when attempting to minimize the bulk and scale of new construction while providing required parking.

Within the Ocean Beach neighborhoods, many small garages are rented out for storage uses. The storage use, as opposed to off-street parking use, contributes to the parking issues for both residents and visitors.

## Recommendations

- 4.2.1 Encourage inclusion of balconies, decks, porches, patios, stoops, garden walls, awnings, canopies, and landscaped yards in residential design in order to engage the public right-of-way and increase pedestrian interest (Refer to General Plan Policy UD-B.4).
- 4.2.2 Encourage new multi-family residential projects to be in the form of courtyard or garden-type units, to provide a visual connection to the public right-of-way, and stay in keeping with the dominant small-scale character.
- 4.2.3 Encourage gradual transitions between new residential structures and existing adjacent buildings by incorporating side yard setbacks and upper story setbacks. Create visual interest and variety, while maintaining a sense of harmony and proportion along street frontages and other portions of the project exposed to the public view (Refer to General Plan Policies UD-A.5 and UD-B.1).
- 4.2.4 New residential development should take design cues from the historic small-scale character of the residential areas in Ocean Beach. Establish respectful and functional site arrangement of buildings and parking areas, and a high quality of architectural and landscape design.
- 4.2.5 Buildings should reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character (Fig. 4-2).
- 4.2.6 Residential development on parcels without alleyway access should enclose required parking on-site in a manner consistent with zoning requirements. Parking that is not enclosed should be screened from the street by landscaping, low walls, or other attractive architectural features.
- 4.2.7 Development on larger lots resulting from lot consolidation should mimic the development pattern of the surrounding neighborhood with buildings, and facades that are broken up to complement the smaller scale of the neighborhood. New structures should be built within existing lot lines to preserve the pattern and rhythm of spacing between buildings.
- 4.2.8 Discourage lot-splitting in single family areas and maintain residential lot sizes in their existing conditions to the highest degree possible.
- 4.2.9 Maintain the community's small-scale character and avoid exception to established floor area ratios to the greatest extent possible under the law<sup>2</sup>.



<sup>2</sup> Existing regulations specify FARs of 0.7, 0.75, 1.80, and 2.0 for the RM-2-4, RM-1-1, RM-5-12 and CC-4-2 zones, respectively.

### 4.3 Mixed-Use Village and Commercial Districts

There are three distinct commercial districts in Ocean Beach: the Voltaire Street, Newport Avenue, and Point Loma Avenue areas (Figure 4-1). The commercial districts are entirely within the coastal zone. Commercial businesses are typically two, with some three-stories in height, with ground floor retail and residential uses occupying the upper floors, and offer retail sales and services for residents and visitors.

The commercial districts display a high degree of interaction with the streets by constructing buildings on the edge of the sidewalks and incorporating transparency on ground floors. Several businesses include interior courtyards visible from the street or exterior plazas and other public gathering places. Such spaces create pedestrian interest and provide a greater connection with the street.

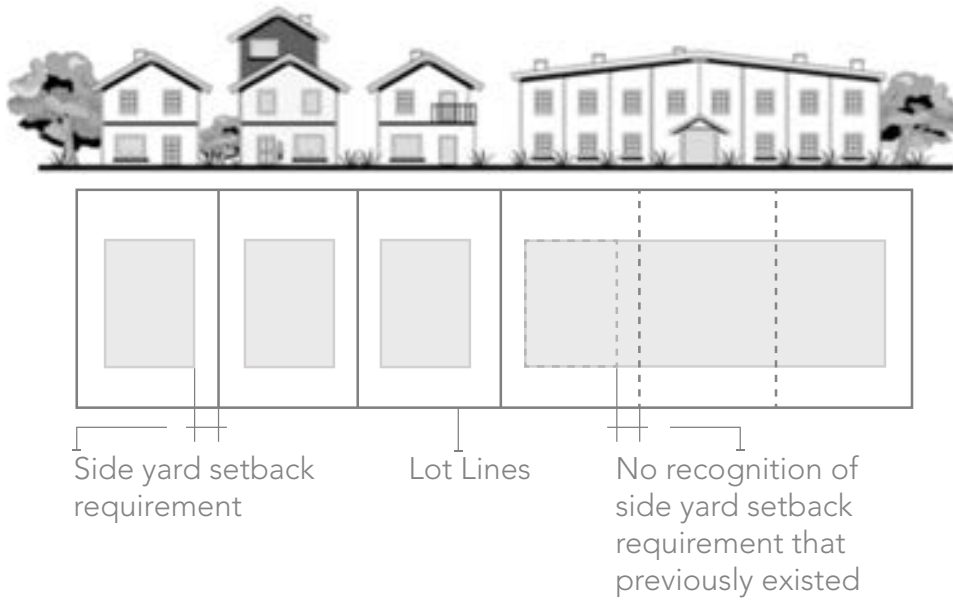
**Ocean Beach Sign Enhancement District (Sign District)** – The Sign District was created in 1991 for the purpose of maintaining, preserving, and promoting the distinctive commercial signs of Ocean Beach and to regulate identification of commercial enterprises within the Ocean Beach community’s Newport Avenue commercial core area. Neon tubing and other design elements that reference the 1920’s to 1940’s era are encouraged, if feasible, as elements in new or renovated signs.

#### Recommendations

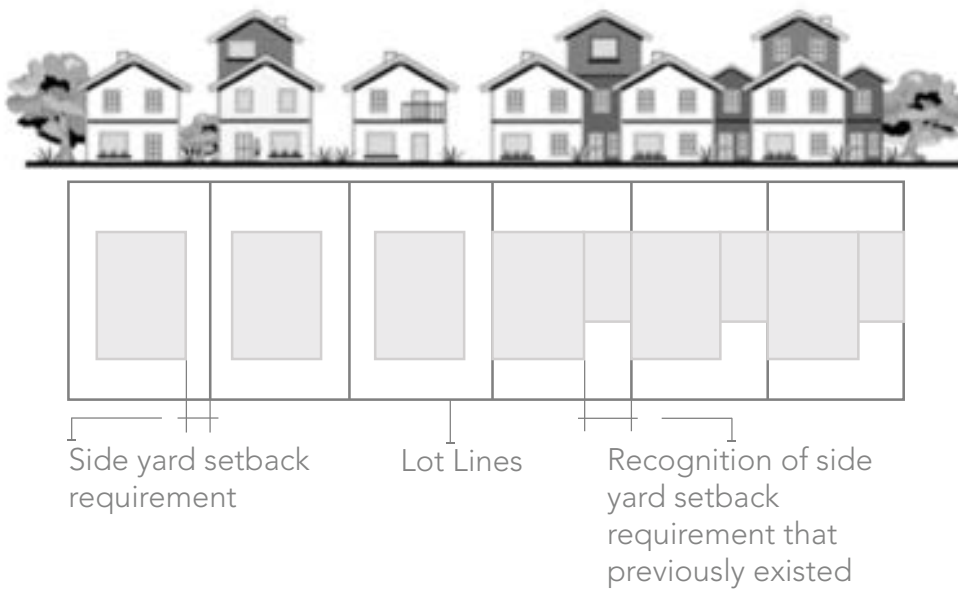
- 4.3.1 New commercial development should derive design cues from the historic small-scale character of the commercial districts in Ocean Beach, and actively engage the public right-of-way. (Refer to General Plan Policy UD-C.2).
- 4.3.2 Incorporate pedestrian access ways, plazas and courtyards into the design of projects to establish physical linkages and connect to main public ways and common open space areas. (Refer to General Plan Policy UD-C.4).

- 4.3.3 Design new commercial development to attain a 60% ground-floor transparency to highlight interior activity from the street. Storefront window sills should have a maximum height of four feet to maximize the depth of view into the building.
- 4.3.4 Commercial parking should be provided at the rear of commercial buildings with ingress and egress from the alley wherever possible.
- 4.3.5 Parking lot security lighting should not illuminate adjacent residential properties (Refer to General Plan Policy UD-A.11).
- 4.3.6 Restrict additional curb cuts along Sunset Cliffs Boulevard and in the Voltaire Street, Newport Avenue, and Point Loma Avenue Commercial Districts to minimize conflicts between pedestrians and vehicles. Remove curb cuts in commercial areas whenever possible.
- 4.3.7 Interior roll-down doors and security grilles should be predominantly transparent, retractable and designed to be fully screened from view during business hours.
- 4.3.8 Consider chamfered or beveled corners, or enclosures or courtyards with seating, or fully-operational windows, to engage the pedestrian right-of-way along street corner frontages, (See Fig. 4-3).
- 4.3.9 Discourage drive-through service in any new commercial and retail development, including replacement and/or reconstruction of former structures.
- 4.3.10 Continue implementing the Ocean Beach Sign Enhancement program.
- 4.3.11 Encourage shared parking agreements and allow businesses to utilize parking lots that are not in use.

Figure 4.2 Pattern and Rhythm of Spacing



Buildings should exemplify the pattern and rhythm of spacing between buildings and bulk and scale already existing within the block. When smaller lots are joined to make one large lot, without observing side yard setback, and the architecture is simplistic, the result is often a structure that in no way resembles the other buildings in the neighborhood.



Existing and new structures built within existing lot lines appear to be harmonious when many smaller lots are joined to make one large lot. When development recognizes the side yard setback requirement that previously existing a pattern and rhythm of spacing between buildings is preserved.

4.3.12 Secure and convenient bicycle parking shall be provided with new commercial development.

4.3.13 Encourage sustainable development in mixed-use districts through district-scale best practices that focus on creating ecologically healthy and resilient communities. Evaluate opportunities for efficiencies in systems such as utilities, transportation and waste-stream management.

4.3.14 Encourage increased use of sidewalk cafes and outdoor seating that conform to public right-of-way requirements.

## 4.4 Streets and Alleyways Connectivity / Accessibility

The original subdivision pattern of Ocean Beach emphasized east-west circulation within an extra wide right-of-way. This changed to a north-south orientation when the connection to the Interstate 8 Freeway was completed. All the streets are lined with concrete sidewalks. Alleyways were also a component of the original subdivision. The right-of-way allowed for planting of trees which have matured and provide shade. The streets, sidewalks and alleyways all serve to provide residents and visitors with easy access to all parts of the community, and encourage walking, cycling and skateboarding. Alleyways in the commercial districts also provide access for deliveries and parking.

A number of crosswalks have been improved to meet ADA requirements, but there are others that still require retrofitting before the community can be fully accessible. There are also a number of sidewalks that have been damaged due to tree roots, neglect, or fatigue, and will need to be repaired.

### **Recommendations**

- 4.4.1 Orient structures and building design elements toward the street to promote walkability and bikability, help activate the street and contribute to a better definition of the street edge (refer to General Plan Policy UD-B.6).
- 4.4.2 Discourage curb cuts where alley access exists and to minimize conflicts between pedestrians and vehicles.
- 4.4.3 Provide well planned and coordinated decorative lighting, street trees, benches, recycling receptacles, bicycle racks, and other pedestrian amenities throughout the community. Incorporate art into these streetscape elements, when available and appropriate.
- 4.4.4 Provide a clear path of travel along streets free of obstructions such as ill-placed street lamps, utility boxes, bike racks, benches, signs, planter boxes, low branches or other landscaping, and bus stops. (See General Plan Policy UD-C.7)
- 4.4.5 New development should be designed to interact with streets and alleyways to provide visual interest, pedestrian comfort, and easy access for patrons.
- 4.4.6 Ensure that any improvements to existing streets and alleyways do not compromise the ability to perform effective street sweeping, and all drainage and storm drains are retained or improved to meet City standards.

Figure 4.3 Chamfered Corners with outdoor seating

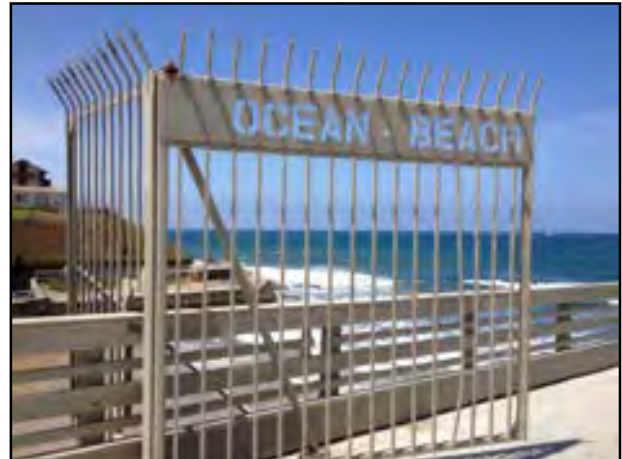


## 4.5 Public Art

Public art has the power to energize our public spaces and transform the places where we live, work, and play into more welcoming and beautiful environments. Public art expresses a community's positive sense of identity and values, and enhances the quality of life by encouraging a heightened sense of place. The streetscape is also enlivened by public art and provides opportunities to engage pedestrians. Public art may also transform utility boxes into more meaningful elements of the pedestrian experience.

### Recommendations

- 4.5.1 Use public art as functional elements of site and building design, such as streetscape furniture, façade treatments, and murals.
- 4.5.2 Consider public art murals on institutional buildings such as recreation centers, libraries, fire stations, and schools.
- 4.5.3 Continue working with local artists to improve the esthetics of utility boxes and other infrastructure elements.
- 4.5.4 Continue displaying community art murals produced at the Ocean Beach Street Fair.
- 4.5.5 Encourage private developments to incorporate art into the design which reflects the unique atmosphere of an urbanized coastal community.



Art can be integrated into signage, benches, lighting, and other street furnishing elements.



Public art is a common sight in Ocean Beach



## 4.6 Public Coastal Views

The California Coastal Act requires both visual and physical access to the shoreline be protected and expanded. Accordingly, development should not be permitted to interfere with the public use of the coastline and should not obstruct the public views of the ocean. In addition to providing routes of travel for vehicles, pedestrians, and bicyclists, the east/west streets of Ocean Beach also provide the opportunity for coastal views. (See Conservation element for Physical Coastal Access).

Coastal views from western street ends and the southeastern upslope of the community are expansive. However, the coastal views from the upslope at the eastern community boundary vary. In the northern part there are no appreciable ocean views until Muir Avenue, which provides a framed/obstructed view to Ebers Street, after which the view terminates. Framed coastal views to the coast occur at Voltaire Street, Long Branch, Brighton, Cape May and Saratoga Avenues.

A “Scenic Overlook” is a point of public access providing a view over private property and allowable building envelope. A “View Cone” is typically located at a street end, provides extensive views, and is defined by a 90 degree radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline. A “Framed View Corridor” is a roadway offering a view from a public right-of-way or public property without obstruction from allowable building envelopes on adjacent private property. Due to the topography of Ocean Beach, identified view corridors on Figure 4.4 do not extend the entire length of the east-west streets, only along the portions identified. Coastal scenic overlooks, view cones, and framed view corridors are identified in Figure 4.4.



The Ocean Beach community has numerous view corridors.

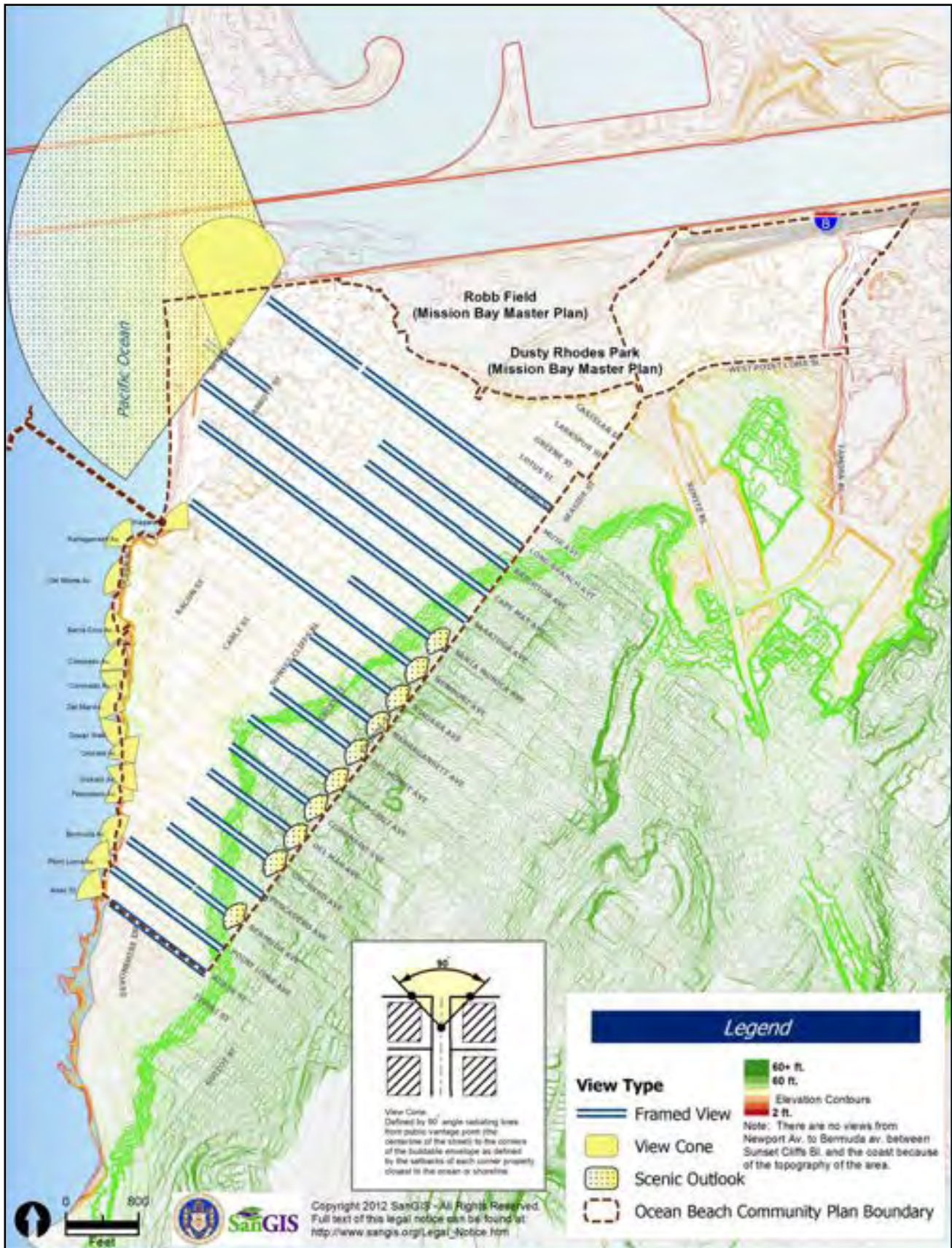
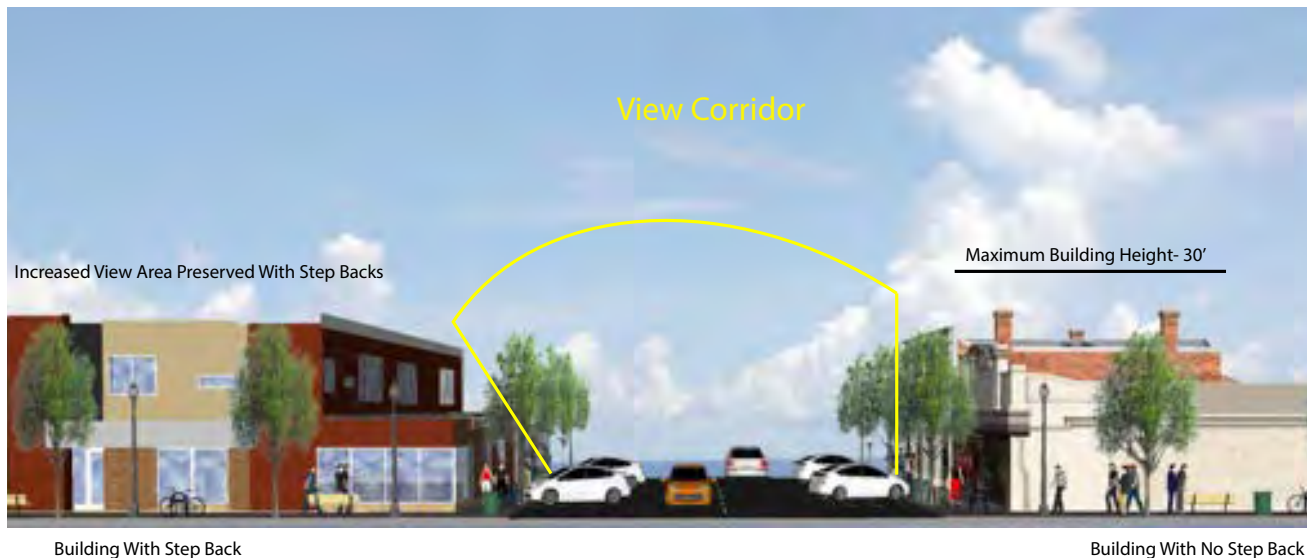


Figure 4.4 Public Coastal Views

### Recommendations

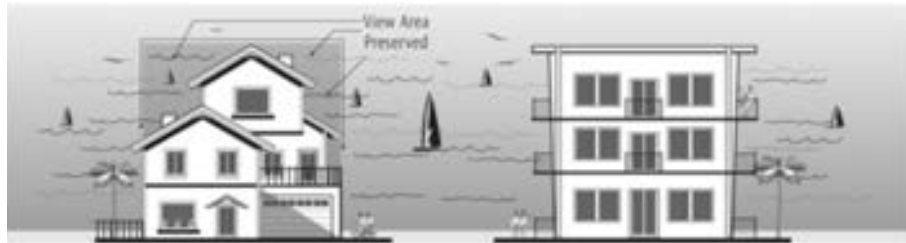
- 4.6.1 Design multi-story buildings to avoid “walling off” public views and incorporate building articulation techniques including front, side and rear and upper story step backs, and aligning gable end with view corridor to maximize public coastal views. (See Figures 4-4, 4-5 and 4-6)
- 4.6.2 Protect and improve visual access at street ends in conjunction with coastal physical access projects. Such public improvements should consider inclusion of benches, landscaping, improved walkways, bicycle racks and stairwells from street ends to the beaches below. (See Figure 4.4)
- 4.6.3 Enhance visual access by requiring development near the bluff top and within the area between the ocean and the first public right-of-way from the ocean to maintain setbacks free from structural or landscape elements greater than three feet (3’) in height, allowing taller plants outside setbacks. (See Figure 4.4)
- 4.6.4 Consider incorporating upper story sun decks or patios, or utilize cross-gabbling on upper stories to align with and protect view corridors. (See Fig. 4.4 and Fig. 4.6)
- 4.6.5 Delineate building roofs and meet the sky with a thinner form, through utilization of successive step backs on upper stories along view corridors.

Figure 4.5 Stepbacks in View Corridors



The figure at left shows three different view corridors along Del Monte Avenue, Narragansett Avenue, and Niagara Avenue. The second and subsequent stories of residential and mixed-use projects should be stepped back from the first story in order to help preserve views.

Figure 4.6 Utilization of Cross-Gabbling



Utilization of urban design guidelines featuring pitched roof design with gable aligned with designated view corridor, should be utilized on designated public coastal access view corridors.

Non-utilization of urban design guidelines featuring minimum view preservation or "walling off" of coastal visual access.



Maximum view preservation magnified by adjacent development.

Minimum view preservation through "walling off" effect magnified by adjacent development.



Utilization of urban design guidelines featuring cross-gabled roof design with gable aligned with designated view corridor, should be utilized on designated public coastal access view corridors.

Non-utilization of urban design guidelines through cross-gabbling resulting in minimum view preservation or "walling off" of coastal visual access.



Maximum view preservation magnified by adjacent development utilizing cross-gabled design.

Minimum view preservation through "walling off" effect magnified by adjacent development.



## Chapter Five:

# PUBLIC FACILITIES, SERVICES AND SAFETY ELEMENT



# 5. Public Facilities, Services and Safety Element

## Introduction

*Ocean Beach is an older urbanized community that developed prior to current public facilities standards, leading to current facilities deficiencies. Some new residential infill development may occur, although most is expected as part of mixed use projects in the community commercial districts. Since new development will pay only its proportionate fair share of facility costs, sources of funding for new facilities to address deficiencies of current facilities must be sought through Capital Improvements funding and other outside sources. Public facilities in the community must also be prioritized to address the greatest need and desires. The General Plan also contains policies related to citywide or regional services that apply in Ocean Beach.*

*Ocean Beach is an urbanized community with very little capacity for new development and limited opportunities for generating revenue to pay for new or expanded facilities. Residents, while recognizing there are deficiencies in certain public facilities, have not limited their expectations regarding an acceptable level of public facilities, services, and safety. Therefore, the emphasis of the community plan is to identify community priorities for public facility improvements, and to create specific criteria for defining and describing the desired character and location of needed facilities.*

## 5.0 Discussion

The Public Facilities, Services and Safety Element addresses the public facilities and services needed to serve the existing population and new growth anticipated in Ocean Beach. This element includes specific policies regarding fire-rescue, police, lifeguard services, wastewater, storm water infrastructure, water infrastructure, waste management, parks, libraries, schools, and public utilities. Existing public facilities are illustrated in Figure 5-1. The community plan is the blueprint for future development in the community, and is utilized to determine the future level of needs for facilities/services. The Public Facilities Financing Plan (PFFP) implements the community plan; it is a guide for future development of public facilities within the community and serves to determine the public facility needs through full community development. The PFFP includes the community's boundary and area of benefit for which Development Impact Fees (DIF) are collected, projected community build out, and identifies public facility needs.

In urbanized communities, DIF are developed to collect fees proportionate to the impact of new development. Since impact fees are collected from future development and there is little opportunity for new development in Ocean Beach, impact fees will provide only a minimal portion of the financing needed for facilities. Therefore, as most urbanized communities are approaching full community development, other funding sources and public facility needs must be identified. The City of Villages strategy emphasizes an increase in joint use facilities toward remedying existing public facilities shortfalls while still providing high quality public facilities and services in the future. Identifying joint use opportunities is particularly important in a fully developed community such as Ocean Beach because of the lack of vacant land available for conversion to public use.



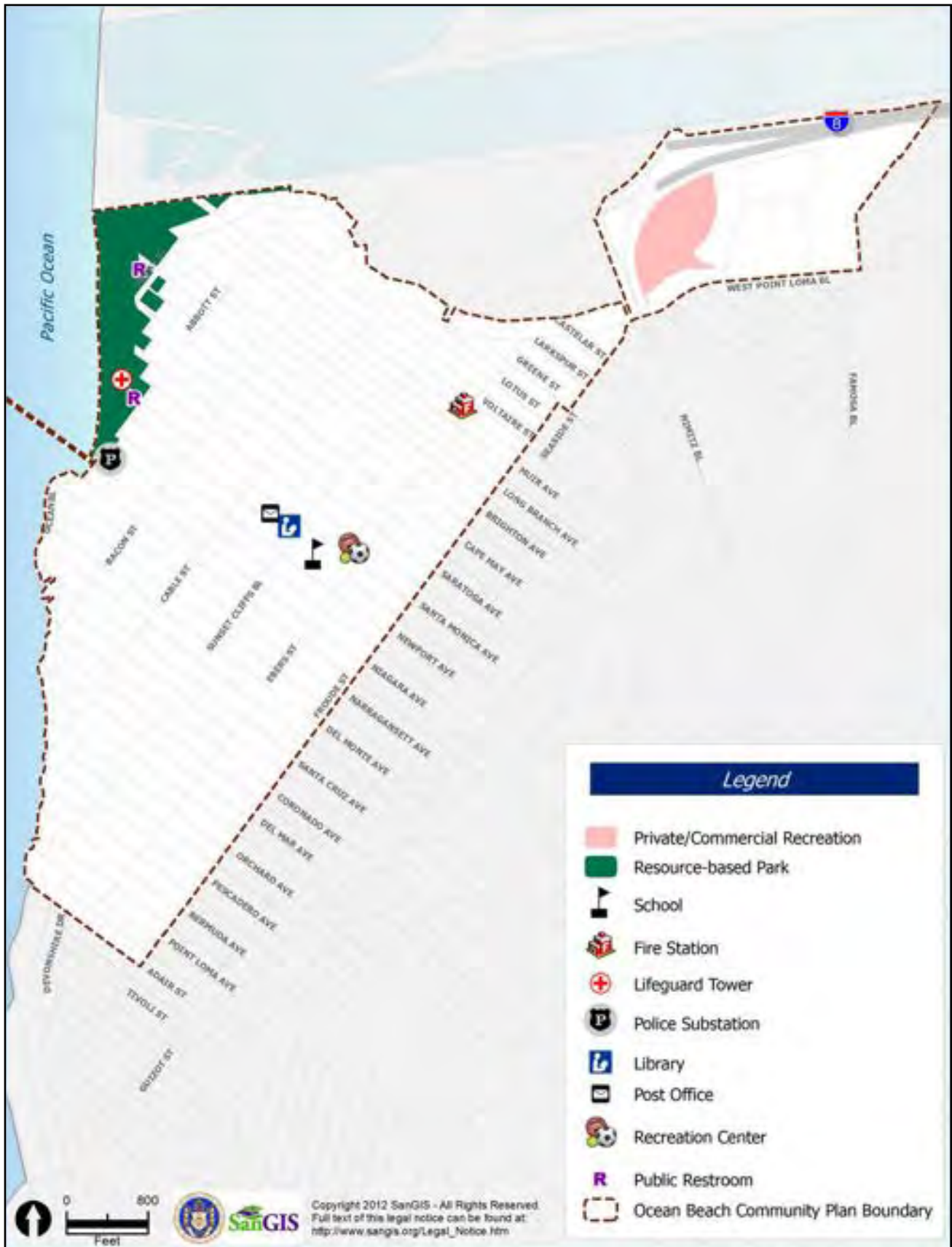


Figure 5.1 Public Facilities

## PUBLIC FACILITIES, SERVICE, AND SAFETY GOALS

- Public facilities and services provide commensurate with need and accessible to the community.
- Development that fully mitigates their impacts to public facilities and services.
- Police, fire and lifeguard safety services that meet the current and future needs of the Ocean Beach community.
- Safe and convenient park and recreation facilities.
- A reliable system of water, wastewater, storm water, and sewer facilities that serve the existing and future needs of the community.
- High levels of emergency preparedness, including an adequate plan to prepare and respond to issues resulting from seismic conditions.
- Park equivalencies utilized when park acreage cannot be added to the existing inventory.

### 5.1 Police, Fire, and Lifeguard Services

Ocean Beach is served by the Police Department's Western Division, located at 5215 Gaines Street in western Mission Valley and by the Peninsula Storefront on Sports Arena Boulevard in the Midway area. There is a "temporary" police trailer, placed in 1999, which occupies 6 parking spaces in the parking lot between the Ocean Beach Pier and at the westerly terminus of Newport Avenue.

Fire and rescue services are provided by Station 15, located at 4711 Voltaire Street in Ocean Beach, and by Station 22 at 1055 Catalina Boulevard in the Peninsula area. Emergency response vehicles are dispatched based on the closest unit using a global positioning system.

Lifeguard Services are provided from the main tower, located at the western terminus of Santa Monica Street, and six portable "Dunleavy" towers that are deployed along the beach south of the San Diego River during the summer months. The San Diego City Lifeguard Service performs a variety of functions including rescue operations, boat tows, pump outs and salvages, public safety lectures, fire calls, first aid, arrests, parking citations, and lost and found.

#### **Recommendations**

- 5.1.1 Continue to fund infrastructure improvements that allow police, fire, and lifeguard services to continue meeting the needs of the community.
- 5.1.2 Maintain police and fire and rescue response levels within established San Diego Police and Fire-Rescue departmental goal levels.
- 5.1.3 Accommodate lifeguard, police, and comfort station needs with construction of new facilities that are joint-use or collocated.
- 5.1.4 Remove the "temporary" police trailer from the parking lot at the westerly terminus of Newport Avenue.
- 5.1.5 Encourage high-quality design and sensitive placement of corporate logos associated with the City's Corporate Partnership Program on public facilities. Ensure corporate partnerships have a positive impact on community.

## 5.2 Water, Waste Water, and Storm Water

Maintaining, monitoring and upgrading the community's existing infrastructure occurs on an ongoing basis. Replacement of storm water infrastructure is based on a prioritization process and is performed through the General Fund, as funding allows.

Storm water runoff and tidal actions contribute to erosion of the bluffs, which directly impacts the ocean's water quality. Storm water drains from the hillsides east of Ocean Beach and from the upland Hill Neighborhood of the community toward the coast. Sand berms are regularly installed at Ocean Beach Park to prevent further erosion and associated flooding from tidal action.

The major existing storm water conveyance system in the community consists of: the Abbott Street, Bacon Street, Newport Avenue, and Point Loma Avenue systems, each of which has a system to divert non-storm low water flows to the sanitary sewer systems during dry weather periods. There are also a few smaller non-diverted storm drain systems located along the coast. The City has adopted the Master Storm Water Maintenance Program to address flood control issues by cleaning and maintaining the channels to reduce the volume of pollutants that enter the receiving waters.

### Recommendations

- 5.2.1 Upgrade infrastructure for water, waste water, and storm water facilities and institute a program to clean the storm drain system prior to the rainy season. Ensure new facilities are sited and designed to minimize impacts from sea level rise, and, where feasible, avoid construction of new storm water outfalls in areas that could be impacted by sea level rise.
- 5.2.2 Install low impact development infrastructure that includes components to capture, minimize, and/or prevent pollutants in urban runoff from reaching the Pacific Ocean and San Diego River.
- 5.2.3 Identify and implement Best Management Practices as part of projects that repair, replace, extend or otherwise affect the storm water conveyance system, and include design considerations for maintenance and inspection.
- 5.2.4 Encourage the use of innovative Best Management Practices that provide opportunities for enhanced storm water management in public works projects, transportation facilities and private developments. These may include curb inserts, paver filter strips, bulb-out infiltration zones, linear detention basins and infiltrating tree wells.



Ocean Beach Recreation Center.



Ocean Beach public restrooms and showers.

### 5.3 Parks, Schools, and Library

#### Parks

Population based parks and facilities in Ocean Beach include the Ocean Beach Community Park and Ocean Beach Recreation Center; the Ocean Beach Gateway Pocket Park; and a joint-use facility at the Ocean Beach Elementary School. In addition, the population is served Ocean Beach Park, a resource-based park. Ocean Beach is also adjacent to the Mission Bay Regional Park.

See the **Recreation Element** for a full park and recreation facility discussion.

#### Schools

There is one public education facility in the Ocean Beach plan area, the Ocean Beach Elementary School, built in 1910, located on Santa Monica Avenue. No additional public school facilities are planned within the community.

#### Library

The Ocean Beach Public Library, located on Santa Monica Avenue, was designated as a historic site by the Historic Preservation Board. The current library building was built in 1927 and is 4579 square feet. In 2012 preliminary designs for expansion onto an adjacent site were completed using the original 1927 wing of the building on the current site.

#### Recommendations

- 5.3.1 Maintain park and school facilities and expand facilities where opportunities arise.
- 5.3.2 Utilize park equivalencies when park acreage cannot be added to the existing inventory.
- 5.3.3 Ensure that future library services provide the necessary resources to Ocean Beach residents.
- 5.3.4 Continue to fund improvements for the Ocean Beach Recreation Center.



## 5.4 Public Utilities, Wireless Communications, and Street Lights

San Diego Gas and Electric Company, along with various telecommunications providers, are the primary builders and operators of non-city public utilities. Two visible products of utility system development and maintenance are the undergrounding of overhead utility lines and the placement of utility boxes needed to successfully maintain the underground systems. The impacts of both taking down of the lines as well as placement and design of above-ground utility boxes is a matter of importance to the community and should be compatible with other urban design elements of the communities.

The last few years have seen the proliferation of wireless communications antennae to service the huge demand for better service on the part of wireless users. In general, wireless communication facilities should be sited in commercial areas so as not to detract from the ambience of residential neighborhoods. Refer to Council Policy 600-43's discussion of purpose, intent, and procedures.

Lateral and upward light pollution associated with street lighting is a concern for Ocean Beach. The community also recognizes that

street lighting can improve neighborhood safety, especially near transit stops, and public parks. Ocean Beach residents support "sustainability" and the use of solar-powered streetlights.

### **Public Utilities, Wireless Communications, and Street Lights Recommendations**

- 5.4.1 Support the ongoing utility line undergrounding program.
- 5.4.2 Require an environmental aesthetic involving landscaping, screening, and other methods to minimize impacts and to address community character in conjunction with siting of wireless communications facilities.
- 5.4.3 Seek opportunities to form a lighting and landscape maintenance district for the installation and maintenance of solar-powered street lighting.
- 5.4.4 When reviewing applications for new wireless communication facilities, particular attention should be given to the quality and compatibility of design and screening; measures to minimize noise impacts; impacts on public views and the visual quality of the surrounding area; and the availability of other facilities and buildings for collocation.

## 5.5 Solid Waste

Business and most apartment buildings do not receive City collection services. Waste generators choose any of the City's franchised haulers. This results in multiple collection vehicles, operated by different haulers, passing each other on an inefficient collection and routing schedule.

### **Recommendations**

- 5.5.1 Investigate the selection of one franchised solid waste collection hauler for the entire community.
- 5.5.2 Maintain efficient waste collection and waste reduction services.

Chapter Six:

# RECREATION ELEMENT



## 6. Recreation Element

### Introduction

The purpose of the City of San Diego General Plan Recreation Element is to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City of San Diego for all users. The Ocean Beach Recreation Element includes specific policies and recommendations addressing park and recreation needs, preservation, accessibility, open space lands and resource-based parks. These policies and recommendations, along with the General Plan Policies, provide a comprehensive parks strategy intended to accommodate the community through the next twenty years.

Ocean Beach's coastal location, diverse topography and temperate climate is conducive to year-round outdoor recreational activity. Although the Ocean Beach community is deficient in population-based park land, the community is surrounded by beautiful neighboring regional park facilities within resource-based parks.

### 6.0 Discussion

Ocean Beach is an urbanized coastal community with limited opportunities for providing new recreation facilities due to the lack of large vacant parcels. The community wishes to maintain existing parks and to expand opportunities for new facilities through park equivalencies. The park system in Ocean Beach is made up of population-based parks,

resource-based parks and open space lands. Population-based parks and recreation facilities are located within close proximity to residents and are intended to serve the daily needs of the neighborhood and community. This element is intended to work in conjunction with the General Plan when reviewing development proposals.



Ocean Beach Shoreline Park provides beach volleyball as well as many other active and passive recreational uses.



## RECREATION GOALS

- Recreation facilities in Ocean Beach augmented through the promotion of alternative methods, such as park equivalencies, where development of typical facilities and infrastructure may be limited by land constraints.
- Public parks that meet the needs of a variety of users in the Ocean Beach Community, such as children, the elderly population, persons with disabilities, and the underserved teenage population.
- Parklands commensurate with the Ocean Beach population growth through timely acquisition of available land and new facilities located in re-development projects.
- Parks, open space, and recreation programs in the Ocean Beach Community that are preserved, protected and enhanced.
- A sustainable park and recreation system that meets the needs of Ocean Beach residents and visitors by using 'Green' technology and sustainable practices in all new and retrofitted projects.
- To preserve, protect and enrich the natural, cultural, and historic resources that serve as recreation facilities in the Ocean Beach Community Plan Area.
- Recreation facilities in Ocean Beach accessed by foot, bicycle, public transit, automobile, and alternative modes of travel.
- Recreation facilities designed for an inter-connected park and open space system that is integrated into and accessible to Ocean Beach Community residents.
- Park and recreational facilities retrofitted to meet the highest level of accessible standards to accommodate persons with all disabilities.
- Recreational facilities in the Ocean Beach Community that are available for programmed and non-programmed uses.
- An open space and resource-based park system in the Ocean Beach Community that provides for the preservation and management of significant natural and man-made resources and enhancement of outdoor recreation opportunities.
- Natural terrain and drainage systems of Ocean Beach's open space lands and resource-based parks protected to preserve the natural habitat and cultural resources.
- Preserve, protect and, where feasible, provide and enhance lower-cost visitor serving recreational facilities and overnight accommodations.

### 6.1 Park and Recreation Resources

Ocean Beach has three population-based parks, a community park, a pocket park/plaza and a joint use facility; see Figure 6-1 and Table 6.1, Existing Population-based Parks. The Ocean Beach Community Park, located in the center of the community, features a recreation center that provides space for informal indoor athletics, such as basketball and volleyball, as well as classes in karate, gymnastics, jazz, tap dancing, yoga, ceramics and senior programs.

The community park also has an outdoor basketball court, passive lawn areas and a tot lot which is referred to by the community as Saratoga Park.

The new 0.22 acre Ocean Beach Gateway Park features an artistic plaza of colorful pavement and interpretive signs, benches, bike racks, landscaping and a pedestrian path connecting to Robb Field. The joint use facility at Ocean Beach Elementary School provides a ball field for community use during after-school hours and on weekends and holidays pursuant to a joint use agreement between the City of San Diego and the San Diego Unified School District. The community park, gateway pocket park and the joint use facility are the existing parks and recreation facilities that satisfy some of the population-based park needs for the Ocean Beach Community.

Within and adjacent to the Ocean Beach Community are two resource-based parks: Ocean Beach Park and Mission Bay Park. Ocean Beach Park is located in the community on the western perimeter and stretches from the San Diego River Channel to the Ocean Beach Pier. Mission Bay Park is located outside the community along the northern boundary and includes the San Diego River Channel, Dog Beach, Robb Field and Dusty Rhodes Park. Open space lands include the Famosa Slough, and are located in the north east corner of the community. The Slough was once part of the San Diego River and features an estuary habitat for migrating seabirds.

### **Population – Based Parks**

Population-based park requirements are calculated based on SANDAG's Regional Growth Forecast for the year 2030, which is also defined as full community development. The acreage recommendations in the General Plan call for a 2.8 useable acres per 1,000 residents, composed of community parks of 13 acres to serve a population of 25,000; neighborhood parks of 3 to 13 acres to serve a population of 5,000 within one mile; mini-parks of 1 to 3 acres within ½ mile; and pocket parks/plazas of less than 1 acre within ¼ mile.

For the Ocean Beach Community, the projected population at full community development is 15,071 residents. Therefore, according to General Plan Guidelines for population-based parks at full community development, the Ocean Beach Community should be served by a minimum of 42.20 useable acres of population-based park land. A Community Park is not planned specifically for the Ocean Beach Community due to the future full community development; however active recreation and sports fields can be accessed at Robb Field in Mission Bay Park. The Community Plan park strategy focuses on neighborhood parks, mini parks, pocket parks, and park equivalencies.

### **Recreation Facilities**

The General Plan also establishes minimum guidelines for recreation facilities which include Recreation Centers and Aquatic Complex based on population. The existing Ocean Beach Recreation Center is currently 10,090 square feet and should be enhanced to meet the full community development and provide an additional 5,000 square feet to the east side of the building for community meeting rooms, senior citizen meeting and activity room and children's activity room. An Aquatic Complex is not planned specifically for Ocean Beach because the projected population at full community development is below the requirement of one per 50,000 residents.



Indoor recreation and community meeting rooms are provided at the existing Ocean Beach Recreation Center.



Figure 6.1 Existing Parks and Recreation Facilities

Table 6.1 Existing and Future Population-based Parks and Recreation Facilities

Existing Population Based Parks	Existing Useable Acres	Future Useable Acres	Deficit/Credit
Community Parks:			
Ocean Beach Community Park	1.21 acres	8.2 acres	6.79 acres
Neighborhood Parks:			
Ocean Beach Gateway Pocket Park	0.22 acres	34 acres	33.78 acres
Park Equivalency:			
Ocean Beach Elementary Joint Use Facility	1.20 acres		
<b>Total Existing</b>	<b>2.63 acres</b>	<b>42.20</b>	<b>39.572 acres</b>
* General Plan Guideline: 15,071 people divided by 1,000 = 15.07 x 2.8 acres = 42.20 acres of population-based parks.			

Existing Recreation Center(s):	Future Requirements	Future Deficit
10,090 square feet Ocean Beach Community Recreation Center	10,200 Square Feet**	110 Square Feet
** General Plan Guideline: Recreation Center (17,000 square feet) serves population of 25,000. 15,071 people divided by 25,000 people = 60 % of a 17,000 square foot Recreation Center = 10,200 square feet.		

Existing Aquatic Complex:	Future Requirements	Future Deficit
0 Existing	30 % of an Aquatic Complex***	30 % of an Aquatic Complex
*** General Plan Guideline: Aquatics Complex serves population of 50,000. 15,071 people divided by 50,000 people = 30 % of an Aquatics Complex.		

However, to meet the aquatic needs for the Ocean Beach community, the future Aquatic Complex is to be located at NTC Park at Liberty Station in the adjacent Peninsula Community and will be shared between the Ocean Beach, Peninsula and Midway/ Pacific Highway Communities.

Opportunities for additional park land and recreation facilities within the Ocean Beach Community are anticipated to come through redevelopment of private and public properties and through the application of park equivalencies. While the City’s primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the City’s General Plan allows for the application of park equivalencies to be determined by the community and City staff through a set of guidelines. The guidelines suggest what

type of facilities can be considered and how to evaluate these facilities. Facilities that may be considered as population-based parks include: joint use facilities, trails, portions of resource-based parks, privately-owned publicly-used parks, and non-traditional parks, such as roof top recreation facilities or indoor basketball or tennis courts.



Ballfields are provided at the existing Ocean Beach Joint Use Facility.

## **Recreation Opportunities and Park Equivalencies**

The Ocean Beach community is an urbanized community where park equivalencies would be appropriate for satisfying some of the communities population-based park needs. All new park equivalencies as identified by the community and City staff will be added to the Ocean Beach Community's Public Facilities Financing Plan and be eligible to receive Development Impact Fee funds to pay for a portion of the proposed park projects.

Through the Ocean Beach Community Plan Update process, the community and City staff evaluated potential park equivalency sites for their public accessibility, consistency with General Plan policies, and if they could include typical population-based park amenities. A variety of sites and facilities within and adjacent to the Ocean Beach Community do, or could, serve as park equivalencies, see Figure 6.2, Park Equivalencies. These include three pocket park sites within Ocean Beach Park, three park sites within Mission Bay Park, two joint use sites and one trail within an open space area.

The three pocket park sites within Ocean Beach Park are referred to by the community as: Brighton Avenue Park, Saratoga Beach Park and Veterans Park. Within Brighton Park additional park amenities include walkways, picnic areas, lighting and barbeques and hot coal receptacles. Within Saratoga Beach Park additional park amenities include walkways, children's play area, plaza area, fitness course, seating and lighting. Within Veterans Park additional park amenities include a plaza area, walkways, seating, interpretive panels relating to Veterans, lighting, landscaping and a park sign.

Mission Bay Park is outside the Ocean Beach Community Plan Area, but due to close proximity to Ocean Beach, three park equivalences sites have been identified: Dog Beach, Robb Field, and Dusty Rhodes Park.

Dog Beach is approximately 52 acres and located within the San Diego River Channel. Access to this area is by an existing, accessible 12-foot wide concrete path, built and paid for by the community, and contains benches within a large sand area. The Ocean Beach Community has identified approximately five acres of this area as a park equivalency. Additional benches, plaza area, lighting, landscaping and a retaining wall with an accessible pathway would be added to increase the community recreational use of Dog Beach.

Robb Field, also within Mission Bay Park, is a large active sports complex serving both the region and local community of Ocean Beach. The Ocean Beach Community has identified approximately 3.5 acres east of Bacon Street as a park equivalency. Within this area, a new children's play area, small multi-purposed courts, picnic areas, benches connected by a new pathway and an accessible pedestrian ramp to the San Diego River Park trail would be added to enhance the area for the community's recreational use.

The third area of Mission Bay Park identified as a park equivalency is approximately five acres of Dusty Rhodes Park. This existing park provides for passive recreation and a large off-leash dog area. A new children's play area, picnic areas, parking, benches, an accessible pedestrian path with security lighting connecting the parking lot to the west with the parking lot to the east would expand the community's recreational use.

There are two locations in Ocean Beach where joint use facilities can serve as park equivalencies: Ocean Beach Elementary School and Barnes Tennis Center. The Ocean Beach Elementary School, an existing joint use facility, provides one ball field on approximately 1.20 acres. The joint use agreement was entered into in 1989 between the City of San Diego and the San Diego Unified School District for a 50-

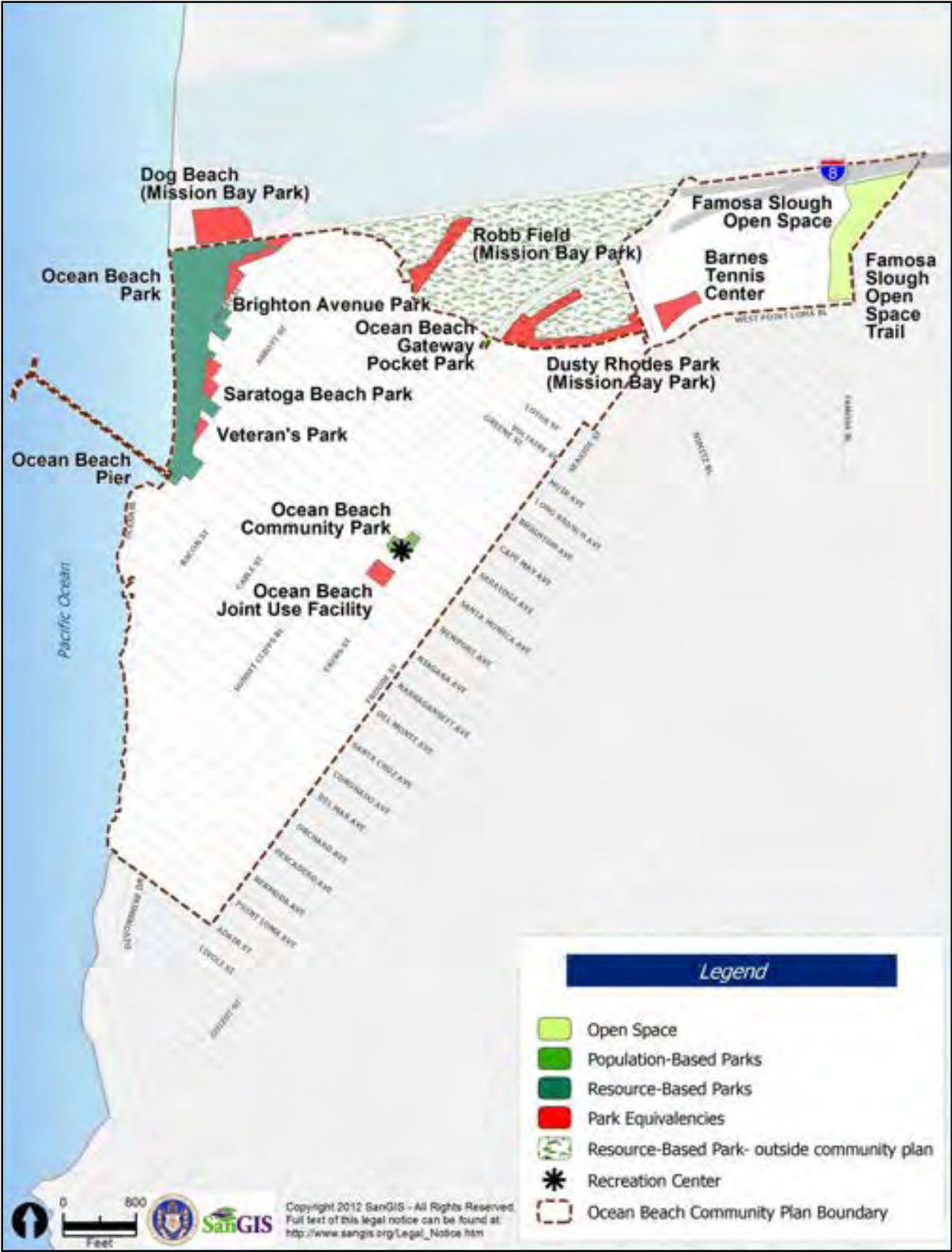


Figure 6.2 Park Equivalencies

## Recreation Element

year term and will expire in the year 2039. The public has use of the ball field before and after school hours, on the weekends and holidays.

The other joint use facility is proposed at the Barnes Tennis Center. This facility is operated by a non-profit organization and is located on approximately 12.6 acres of City-owned land and is leased from the City. Various services are provided to the public including low-and no-cost tennis programs for youth and special programs for persons with disabilities and the economically disadvantaged. The facility includes tennis courts, which are open to the public for a fee, and a clubhouse where rooms are available for City or community use for a fee. Currently, there are three acres of undeveloped land located on the south side of the leasehold which are identified as a passive park in the lease agreement. Since the lessee has been unable to fund the development of this area, the Ocean Beach Community would like to develop approximately three acres into a neighborhood park and provide park amenities that could include passive picnic areas, children's play areas, a community garden, and a path with intermittent exercise equipment, pursuant to the community input process for park development.

The last park equivalency is the existing trail at the Famosa Slough Open Space. This dedicated open space is one of the best areas in Ocean Beach for observing coastal birds, located on the north side of West Point Loma Blvd. This unique open space is a natural slough that connects to the San Diego River and contains an undeveloped, informal trail along the east side of the slough. The Ocean Beach Community would like to develop approximately 0.55 acres of this open space as a park equivalency to include 1,200 linear feet of trail within a 20- foot wide corridor. Improvements would include an accessible trail, benches, interpretive/educational signs, fencing where needed to control access and protect the natural resources, and native landscaping.

In addition to the General Plan policies addressing "Park Planning", "Park Standards", "Equity", and "Implementation", the following on RE 12 are recommendations specific to Ocean Beach related to park and recreation facilities:



Five acres of off leash area called Dog Beach is located within Ocean Beach Shoreline Park.

## Recommendations

- |       |   |       |   |
|-------|---|-------|---|
| 6.1.1 | Continue to pursue land acquisition for the creation of public parks through urban infill and redevelopment proposals.  | 6.1.5 | Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations, where appropriate, to provide pocket parks.  |
| 6.1.2 | Provide improvements at: Brighton Avenue Park, Saratoga Beach Park, Veteran's Park, a portion of Dog Beach, Dusty Rhodes Neighborhood Park, Robb Field, Ocean Beach Elementary School Joint Use Facilities, Barnes Tennis Club and Famosa Slough Open Space Trail to help meet the community's park and recreation needs, and continue to pursue additional park and recreation "equivalencies" as opportunities arise. | 6.1.6 | Retain and promote safety of Ocean Beach parks to the public by providing park designs that incorporate the City's 'Crime Prevention Through Environmental Design' (CPTED) measures (see General Plan Policy UD-A.17).  |
| 6.1.3 | As Ocean Beach redevelops, encourage new private project proposals to include public recreational facilities within their building footprint when there are land constraints. Provision of park and recreation amenities should be considered on rooftops of buildings and parking structures, and/or on the ground level or within new buildings.  | 6.1.7 | Include storm water LID practices in the development or redevelopment of recreation facilities.   |
| 6.1.4 | As public agency land or buildings are redeveloped, such as the Ocean Beach Library or Fire Station, active or passive recreation should be incorporated into the buildings, or the surrounding exterior.   | 6.1.8 | Provide improvements to the Ocean Beach Community Park, within the area known as Saratoga Park, with seating and picnic tables for additional recreational opportunities and expand the Recreation Center by 5,000 square feet to provide for a community meeting room, senior citizen meeting and activity room, and children's activity room. |
|       |   | 6.1.9 | Encourage private lessees of public lands to provide free recreation facilities for community use.  |



Recreation Element

Table 6.2, Park Equivalency Credits, summarizes the park equivalencies that have been selected by the Ocean Beach Community to supplement their existing population-based park inventory.

Table 6.2 Park Equivalency Credits

Park Equivalencies	Net Useable Acreage as Park Equivalency Credit	Recreation Components and Amenities
Brighton Avenue Park (within Ocean Beach Park)	2.00 acres	Walkways, picnic areas, lighting, barbecues, and hot coal receptacles.
Saratoga Beach Park (within Ocean Beach Park)	1.20 acres	Walkways, children’s play area, plaza area, fitness course, seating and lighting.
Veterans Park (within Ocean Beach Park)	0.40 acres	A plaza area, walkways, seating, interpretive panels, landscaping, lighting and a park sign.
Dog Beach (within Mission Bay Park)	5.00 acres	Hardscape, landscape, accessible pathway, retaining wall, and lighting.
Dusty Rhodes Park (within the Mission Bay Park)	5.00 acres	New children’s play area, picnic areas, parking, benches, an accessible pedestrian path with security lighting connecting the parking lot to the west with the parking lot to the east.
Robb Field (within Mission Bay Park)	3.50 acres	Children’s play area, small multi-purposed courts, picnic areas, benches connected by a new pathway and an accessible pedestrian ramp to the San Diego River Park trail.
<b>Trails</b>		
Famosa Slough Open Space Trail	0.55 acres	Improve an existing trail to meet accessibility standards and provide benches, interpretive signs, fencing where needed, native landscaping, trash and recycling containers.
<b>Joint Use Facilities</b>		
Ocean Beach Elementary School	Existing	Turf and irrigation upgrades and/or replacement after the year 2014, 25 years into the term of the existing 50-year joint use agreement, to extend the life of the facility.
Barnes Tennis Center	3.00 acres	New passive park may include a comfort station, basketball courts, picnic facilities, barbecues, drinking fountains, children’s play areas, security lighting, walkways, trash and recycling containers, community garden, landscaping and fencing, where needed.
<b>Credit</b>	<b>20.65 acres</b>	

Table 6.3 and Figure 6-2 summarizes the existing and proposed population-based parks and park equivalencies to supplement the population-based park inventory. The future parks and park equivalencies will address a majority of the population-based park needs. The remaining park acre deficit will need to be fulfilled in the future by land acquisitions/ donations or future equivalencies identified by the City or the community.

Table 6.3 Population-based Park Summary

Park Type	Acreage
Existing Population-based Parks	2.63 acres
New Park Equivalency Credits	20.65 acres
Future Park Acreage Required	42.20 acres
Future Park Deficit	18.92 acres

## 6.2 Preservation

The demand for park and recreation opportunities will continue to grow as the population of the Ocean Beach Community continues to grow. Undeveloped land for parks has already become difficult to find in the Ocean Beach Community, making preservation of the existing parks, open space and resource-based parks essential to providing recreation opportunities in this community. Preservation can include improvements to existing facilities to increase their life span, or expand their uses and sustainability. The Ocean Beach Recreation Center will continue to serve as the main Recreation Center for the community, but with increased demand and usage, the building will need to be upgraded and designed with sustainable and green technology features, and could serve as a model for other public and private development.

Preservation can also include the enhancement of resource-based parks and open space that provides a balance between protecting the natural resources and allowing for a certain level of public recreation use. For the Ocean Beach community, this would mean concentrating active recreational use improvements towards larger resource-based parks, such as at Ocean Beach Park, and focusing passive use improvements at smaller open space areas, such as Famosa Slough. In addition, to protect the natural resources and still add recreation value,



Saratoga Beach Park provides passive recreation and is located in the Ocean Beach Shoreline Park.

interpretive signs (which do not block views) could be featured at parks to educate the public about the unique natural habitat or the history of the place. See the **Conservation Element** for additional information on preservation of coastal resources.

The following are recommendations specific to Ocean Beach related to preservation of recreation facilities:

### Recommendations

- 6.2.1 Upgrade the Ocean Beach Community Recreation Center to meet increased demand. Use sustainable materials and "Green" technology that also respects the historical significance of the building. Refer to Historical Preservation Element.
- 6.2.2 Enhance the quality of the exterior recreation spaces at the Ocean Beach Community Recreation Center by making all areas fully utilized for recreation.
- 6.2.3 Protect Ocean Beach Park and Famosa Slough from overuse by keeping the active recreational uses at the larger resource-based park, such as Ocean Beach Park, and the passive recreational uses at the smaller parks such as Famosa Slough.
- 6.2.4 Provide interpretive signs (which do not block views) at Ocean Beach Park and Famosa Slough to alert users of sensitive habitats and cultural habitats by educating them on the unique natural and historic qualities of these areas.
- 6.2.5 Provide sufficient human and economic resources to preserve and enhance the existing parks and open space areas.
- 6.2.6 Preserve existing unpaved and natural areas where possible.
- 6.2.7 Continue enhancing and developing Veteran's Plaza.

### 6.3 Accessibility

Accessibility within the Ocean Beach Community has three main components: 1) all facilities should be located within walking distance of neighborhoods, employment centers and parks; 2) facilities should be accessible to the broadest population possible and 3) facilities should be open for use by the general public with a balance between programmed and non-programmed activities.

All parks within the Ocean Beach Community are planned to be linked by a network of existing and proposed bikeways and pedestrian paths. The Ocean Beach Community Park and Ocean Beach Elementary School Joint Use Facility are located across the street from one another and are linked to the community by

public sidewalks and a designated Class III bike route on Ebers Street. The Ocean Beach Gateway Pocket Park is planned to be accessed from Robb Field and a Class II bike lane on Sunset Cliffs Blvd. and a Class I bike path parallel to the San Diego River. Famosa Slough Open Space is accessed from the public sidewalk on West Point Loma Blvd. and on-street public parking is available. This open space area contains an unimproved, informal trail along the east side of the slough that terminates approximately 1,200 feet into the site. Currently, there are no bike paths from Ocean Beach Park to Famosa Slough Open Space.

Ocean Beach Park is accessed from several public parking lots and public sidewalks. The San Diego River Pathway, located along the top of the river channel, provides a link to Ocean Beach Park through Dog Beach. A series of public sidewalks and bike routes connects Ocean Beach Park to the Ocean Beach Pier including the public right-of-way trail along Ocean Front Street. There are several existing bikeways to Ocean Beach Park along Brighton Avenue and Abbot Street.

For discussion of future accessibility and linkages to the Ocean Beach parks and open space lands, see the **Mobility Element**.

The 1990 American with Disabilities Act (ADA) recognizes and protects the civil rights of persons with disabilities. Specifically, the ADA requires that newly constructed and/or altered local government facilities are to be readily accessible and usable by individuals with physical disabilities. Therefore, all new and existing parks and recreation facilities within the Ocean Beach Community are required to meet ADA guidelines when they are constructed or retrofitted for improvements. This could include adding accessible pedestrian ramps, providing paved pathways at acceptable gradients that lead from a public street sidewalk or parking area to a children's play area or other park destination (referred to as the "path of travel"), remodeling of restrooms and building interiors, and providing interpretive signage (which do not block views) along a nature trail.

Accessibility also means the availability of active and passive recreation to all community residents. The Ocean Beach Community Recreation Center and the Ocean Beach Elementary School Joint Use Facilities are programmed to allow organized sport leagues use of the facilities at specific times while making the facilities available for open, unstructured play at other times for impromptu users. The schedule is adjusted each year to make sure a balance is provided for community residents. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Guidelines. When special uses are designed into parks, such as off-leash dog areas or community gardens, these areas should also include amenities, such as pathways, benches, exercise course, or picnic tables on the perimeter that could accommodate more than one type of user.

Special uses, such as off-leash dog areas and community gardens would be required to undergo a City approval process facilitated by the Park and Recreation Department.

The following are recommendations specific to Ocean Beach related to accessibility for all users of recreation facilities:

### Recommendations

- 6.3.1 Retrofit the Ocean Beach Community Recreation Center to meet accessibility standards while respecting the building's historic architectural, significance and attributes. Refer to the **Historical Preservation Element**.
- 6.3.2 Upgrade all picnic areas in Ocean Beach Park to provide additional accessible pathways and amenities for persons with disabilities.
- 6.3.3 Provide bus stops or accessible parking at all park and recreation facilities within the Ocean Beach community so persons with disabilities have access.
- 6.3.4 Provide access for all types of users at Famosa Slough through provision of an existing trail improved to meet ADA standards with benches at overlooks on the east side of the slough.
- 6.3.5 Provide improvements to the existing pedestrian ramp at Dog Beach to ensure pathways remain accessible.
- 6.3.6 Provide information, park maps, and other way-finding measures on public facilities that identify all parks in Ocean Beach, accessible by biking, hiking or public transit.
- 6.3.7 Provide a neighborhood park on the undeveloped City-owned land within the Barnes Tennis Center leasehold to meet the needs of a variety of users in the Ocean Beach Community, such as children, the elderly population, persons with disabilities, and the underserved teenage population.
- 6.3.8 Provide an aquatic complex at Liberty Station (the former Naval Training Center) in the Peninsula Community that will serve the Ocean Beach, Peninsula and Midway/Pacific Highway communities' public recreational swimming needs.
- 6.3.9 Develop and increase access to senior and youth services, activities and facilities wherever possible within the community's public park and recreation system.
- 6.3.10 Extend the Class III bike route on Nimitz Blvd. to the Famosa Slough on West Point Loma Blvd.
- 6.3.11 Preserve, protect, and enhance public access to the beach/coast within the community. Maximize retention of existing on-street public parking for protection and maintenance of the public beach parking reservoir.
- 6.3.12 New development should provide new public access, recreation opportunities, coastal trail segments, or beach nourishment when a project creates an impact to any public access or recreation area. Ensure public improvements are sited and designed to avoid or minimize impacts from sea level rise.



Ocean Beach offers a wide range of bike paths connecting parks with open space.

## 6.4 Open Space Land and Resource-Based Parks

Open space lands are typically land or water that is free from development and kept natural or developed with very low intensity uses. Resource-based parks are typically large areas of outstanding scenic, natural or cultural interest; see Figure RE-1, Existing Parks and Recreation Facilities. In Ocean Beach, the Famosa Slough is dedicated as open space because of its relationship to the San Diego River and its biological resources and habitat value, particularly for its abundant bird life. The Famosa Slough is approximately 32.0 acres, however, only 10.97 acres are within the Ocean Beach Community Plan Area, and the remaining acreage is within the Peninsula Community. All new development would meet the design guidelines found in the Famosa Slough Enhancement Plan, dated November 1993.

The other community plan designated open space is Ocean Front Street with pocket beach parks, approximately eight acres. This area is an unutilized street right-of-way, also known as a 'Paper Street', and consists of existing public sidewalks, stairways, a paved and unpaved trail, and overlooks with benches along the ocean bluff. The trail below Ocean Front Street is cut into the cliff and can only be accessed by able-bodied people during periods of low tide. Because this open space area is within a street right-of-way and partially inaccessible, it's full development as a recreational amenity for public use may be unfeasible.

Ocean Beach Park, is a resource-based park in the Ocean Beach Community, and is approximately 37.0 acres. This resource-based park was dedicated as park land in 1958 to preserve the natural and scenic beauty of the beach and the Pacific Ocean. Ocean Beach Park provides active recreation for the region and local users and a free parking area. Swimming, volleyball, running, picnicking, kite flying, and fishing are just some of the recreational uses that regularly occur. Within the

park is the Ocean Beach Pier that was built in 1965. The Pier is the longest concrete pier on the west coast, approximately 2,200 linear feet, and provides passive recreation, such as fishing, strolling and a small restaurant; see Historic Preservation Element for more information. Parking is provided on the east perimeter of the park, and during the summer months parking is difficult to find due to increased visitors.

The San Diego River Park is a newly-established resource-based park, located outside the Ocean Beach Community Plan boundaries, on the north perimeter of the Ocean Beach Community. The San Diego River Park overlays an area of the Mission Bay Park and features the San Diego River Pathway located at the top of the river channel. The San Diego River Park Master Plan contains policies and design guidelines for all development to occur within its boundaries. The San Diego River Park Master Plan recommends several projects that will connect the Ocean Beach Community to the San Diego River including; 1) the creation of a San Diego River Park trailhead at Dog Beach and Robb Field, 2) the initiation of a study to explore the benefits and impacts of connecting the trail at Famosa Slough to the San Diego River pathway, and 3) the re-vegetation of all areas adjacent to and within the San Diego River with appropriate native plant material.



Famosa Slough is a wildlife preserve that offers hiking trails and overlooks with benches to enjoy the natural environment.



Surfing is one of the many attractions of Ocean Beach Shoreline Park.

The following are recommendations specific to Ocean Beach related to open space land and resource-based parks:

### **Recommendations**

- |  |  |
|--|--|
| <p>6.4.1 Protect and enhance the natural resources of open space lands by re-vegetating with native and location-appropriate plant communities, drought-tolerant, and non-invasive plants and utilizing open wood fences adjacent to very sensitive areas to provide additional protection while still allowing views into the area.</p> | <p>6.4.5 Provide a recognizable entrance to the San Diego River Park pathway at Ocean Beach Park and Robb Field. The entrance should include a trail kiosk which does not block views and includes a map of how the San Diego River Park interfaces with the Ocean Beach Community. Provide re-vegetation of all areas adjacent to and within the San Diego River with native and location-appropriate plant communities, drought-tolerant, and non-invasive plants.</p> |
| <p>6.4.2 Preserve and protect Famosa Slough Open Space by limiting public use to an existing trail on the east side of the slough and providing a trail that meets accessibility standards and interpretive signs (which do not block views) that educate the public on the uniqueness of the site.</p>                                  | <p>6.4.6 Collaborate with community and special interest groups to initiate a feasibility study and explore the benefits and impacts of providing a pedestrian and bicycle trail connection between Famosa Slough and the San Diego River.</p>   |
| <p>6.4.3 Require all storm water and urban runoff drainage into resource-based parks or open space lands to be captured, filtered or treated before entering the area.</p>   | <p>6.4.7 Collaborate with the community and special interests groups to initiate a feasibility study for river channel embankment modifications to create a varied edge with native vegetation.</p>  |
| <p>6.4.4 Provide interpretive signs which do not block views within the San Diego River Channel at Dog Beach to provide information about the estuarine function, wildlife habitat and San Diego River Park pathway system.</p>  |  |



Chapter Seven:

# CONSERVATION ELEMENT





## 7. Conservation Element

### **Introduction**

*The purpose of the City of San Diego General Plan Conservation Element is to provide for the long-term conservation and sustainable management of the City's natural resources. Recognizing that they define the City's identity, contribute to its economy, and improves its quality of life, the Element intends to promote the City as an international model of sustainable development. Specific element policies relate to sustainable development, open space and landform preservation, coastal resources, water resource management, urban runoff management, air quality, biological diversity, wetlands, energy independence, urban forestry, mineral production, agricultural resources, border/international conservation, and environmental education.*

*The community of Ocean Beach recognizes the importance of natural resources and the need for conservation. Residents are proud of the community's environmental tradition, and actively participate in maintaining clean and healthy natural surroundings. Preservation of natural features will depend on the enhancement, maintenance and promotion of Ocean Beach's resources, as well as the integration of sustainable development practices. The policy recommendations embodied herein will serve to guide future development in the community.*

### 7.0 Discussion

The Ocean Beach Community Plan Conservation Element addresses the conservation goals and recommendations that can be effective in managing, preserving and thoughtfully using the natural resources of the community. Topic areas included in this element include Coastal Resources, Physical Coastal Access, Erosion, Storm Water and Urban Runoff Management, Sustainability and

Resource Management, and Urban Forestry and Sustainable Landscape. This element additionally addresses climate change, which is seen as a major issue that could affect the health and longevity of the community and the ecological environment in Ocean Beach. This element is intended to work in conjunction with the General Plan and the Climate Action Plan and associated implementation documents when reviewing development proposals.



Ocean Beach offers unique landscaping along its coastlines.

## CONSERVATION GOALS

- Preserve Ocean Beach’s natural amenities, such as its open space, coastal bluffs, beaches, tide pools, and coastal waters, preserved for future generations.
- Maintain and enhance physical public access to the coastline in order to facilitate greater public use and enjoyment of the natural amenities.
- Protect coastal and waterway resources protected by promoting sensitive development and as well as restoring and preserving natural habitat.
- Utilize sustainable development and green building practices utilized to reduce dependence on non-renewable energy sources, lower energy costs, and reduce emissions, and water consumption.
- Encourage programs that promote efficiency of in-flow streams (including water and energy) and outflow streams (waste) to the community. Evaluate opportunities including but not limited to, shared utility systems, transportation and waste stream management at the neighborhood scale. Utilize evolving opportunities including technology for shared utility systems, transportation and waste stream management at the neighborhood scale.
- Prepare for sea level rise and climate change. Prioritize protection of coastal resources from risks of sea level rise, including but not limited to beaches, wetland areas, and physical public coastal access.

### 7.1 Coastal Resources

The community of Ocean Beach contains significant coastal resources (see Figure 7-1). At the northeastern limit of the community is the tidally influenced Famosa Slough which is within the San Diego River Flood Control Channel. As the San Diego River reaches the ocean, it forms a coastal estuary known as Dog Beach. Adjacent to the estuary is the Ocean Beach Park which extends south to the Ocean Beach Fishing Pier. Further south lie small beaches, tide pools and adjacent bluffs.

Famosa Slough comprises an 11-acre channel and a 20-acre wetland area which are connected by a culvert under West Point Loma Avenue. The eleven-acre channel to the north of West Point Loma Boulevard is within the plan area. The wetland area contains open water, salt marsh, and upland habitat that is tidally influenced by the channel area. A major storm drain also discharges into the Famosa Slough on the north side of West Point Loma Boulevard. The slough is mapped within the City’s Multiple

Species Conservation Program’s (MSCP) Multi-Habitat Planning Area (MHPA) as a riparian wetland with disturbed habitat and is located within state tidelands. The 1993 Famosa Slough Enhancement Program calls for the “restoration and preservation of Famosa Slough as a natural habitat, to provide sanctuary for wildlife and to educate the public in the appreciation of plants and animals that comprise a wetland system.”

Both the slough and the channel area are open to the public via nature trails.



There are many natural wildlife habitats with the Ocean Beach community.

The Famosa Slough is an environmentally sensitive habitat area (ESHA) per the Coastal Act. Environmentally Sensitive Habitat Areas (ESHA) is defined by the Coastal Act as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Such areas are critically important for the survival of species or valuable for maintaining biodiversity. Within the Ocean Beach area, the Famosa Slough is considered ESHA and is afforded special protection under Coastal Act Section 30240 (see Figure 7-1).

The San Diego River, although outside of the community boundaries, is a very important environmental resource to Ocean Beach. Extending fifty-two miles from the river's headwaters in the Cleveland National Forest to its resolution as a coastal estuary adjacent to Ocean Beach, the river is home to numerous wildlife species. The tidal estuary at the mouth of the San Diego River is home to seasonal bird populations and acts as a natural bio-filter for storm water runoff and developments upstream before they enter the Pacific Ocean. During heavy rains or storm water overflow episodes, the estuary can become overtaxed and unable to filter excess pollution collected from upstream by the San Diego River and its associated watershed.

Storm events result in the occasional influx of wastes and pollution into Dog Beach and the Pacific Ocean and causes beach closures. Additionally, nesting and migratory birds make a significant contribution to the high bacteria levels responsible for beach closures. In addition to the community beach clean-ups, volunteer organizations are involved in wetland restoration where the San Diego River meets the Pacific, including trail maintenance, native plant revegetation, and removal of invasive plants and trash, and planting of native species.

In order to protect birds frequenting the San Diego River, Famosa Slough and other coastal resources, new development and redevelopment can pursue new trends in green architecture to decrease the risk of bird collisions with buildings. There are special problems posed for birds living in or flying through cities. Over 30 years of research has documented that buildings and windows contribute to the demise of wild birds in North America.

Dog Beach, located adjacent to the estuary and just outside the Ocean Beach boundaries, is the oldest off-leash dog area in the country. The line of kelp known as a "wrack line", deposited on the sand from the tidal surge is an important coastal resource that contributes to the health and productivity of the sandy beach areas at Dog Beach and in the rest of the community. Just east of Dog Beach is an area of sand dune habitat. East of the sand dunes is the Southern Wildlife Preserve, one location of a least tern nesting site, an area that is fenced off during the nesting period from April through September of each year. Ocean Beach Park is a resource-based park that attracts visitors from throughout the region. The significance of this resource is highlighted in a 2003 San Diego Association of Governments Regional Planning Committee agenda, which stated, "Beaches are by far the region's most important outdoor recreational resource. A number of studies show that beaches attract many more visits annually than all other outdoor recreational opportunities combined. This comparison includes local, regional, state, and national parks and commercial theme parks (SANDAG 2003)." The 37-acre park contains active and passive recreation areas.



Figure 7.1 Coastal Resources

The Ocean Beach Fishing Pier, at 1,971 feet, is one of the longest concrete piers in the world, with nearly a mile of railing space. Amenities include restrooms, bait and tackle shop, snack shop, cleaning stations, lights and handicapped parking. The pier is open 24 hours a day and fishing licenses are not required.

The bluffs south of the pier are one of the community’s defining natural features. Bluff top residences have commanding views of the Pacific, although many older structures have experienced the effects of severe tidal action which has eroded the bluff face. More recent regulations require an increased distance of up to forty feet between the bluff face and the development envelope to prevent the need for shoreline armoring. Several property owners have received emergency permits to shore up seawalls and revetments in order to prevent homes from sliding down the bluffs.

The California Coastal Act allows repairing or rebuilding seawalls when existing structures are in imminent danger. Rip rap revetments are discouraged due to their increased encroachment into beach areas. Seawalls are also discouraged as they fix the back of the beach and will prevent public beach access as sea level rise increases over time.

Tidepools and pocket beaches are found along the area south of the pier to Adair Street. Pocket beaches at Pescadero Avenue and Point Loma Avenue have disappeared due to tidal erosion. Sand replenishment is needed to restore beach areas and replenish pocket beaches at Del Mar and Orchard Avenues.

In addition to the General Plan policies addressing Coastal Resources noted on Pages CE-20 and CE-21, the following recommendations are specific to Ocean Beach.

**Recommendations**

- 7.1.1 Monitor Ocean Beach Park, Dog Beach, Ocean Beach Fishing Pier, and the San Diego River Park to ensure they are maintained in a clean, healthy state through a cooperative partnership with various county, state, City, and community agencies.
  - a. Require a focused plant survey in accordance with the City of San Diego’s Biological Guidelines for any project conducted in Dog Beach which could potentially impact sensitive resources.
  - b. Remove the non-native species and plant native vegetation to restore the cliff area to reflect the native state of the cliffs, should funding become available.



Erosion has become a major issue in the community. Tidal erosion can have a major effect on residential areas along the coast.

## Conservation Element

- 7.1.2 Prohibit coastal bluff development, on or beyond the bluff face, except for public stairways and ramps that provide access to and from the bluff top to the beach and coastal protective devices only if necessary to protect existing development and as consistent with other provisions of the Land Use Plan. Require new development to be independently safe without shoreline improvements.
- 7.1.3 Continue implementation of the Multiple Habitat Planning Area (MHPA) Adjacency Guidelines and the Famosa Slough Enhancement Plan to guide the restoration and enhancement of the area.
- Require a focused plant survey in accordance with the City of San Diego's Biological Guidelines for any project conducted in the Famosa Slough which could potentially impact sensitive resources. Remove the non-native plant species from the Famosa Slough and plant native vegetation to provide a buffer between developed public right-of-ways and the marsh; should funding become available.
  - Place signage to alert users of Famosa Slough that pets need to be leashed at all times, and place pet waste plastic bag dispensers strategically along the trail, should funding become available.
- 7.1.4 Maintain and expand environmental education opportunities within Famosa Slough and other areas of the community through nature trails, interpretive signs and other measures.
- 7.1.5 Encourage the participation of organizations, such as Friends of the San Diego River and Friends of Dog Beach through community outreach and environmental education efforts.
- 7.1.6 Encourage pollution control measures to promote the elimination of pollutant sources, and the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system and receiving waters.
- 7.1.7 Implement the City's Environmentally Sensitive Lands regulations and Biology Guidelines for preservation, acquisition, restoration, management, and monitoring of biological resources, including Environmentally Sensitive Habitat Areas, consistent with Section 30240 of the Coastal Act.
- 7.1.8 Implement beach management practices that balance protecting the native beach habitat and maintaining the recreational value of sandy beach areas. The City will maintain and groom the beach in conformance with the operational best practices including minimizing impacts from driving, grooming, and sand pushing activities on the beach that would adversely impact beach habitat and resources including beach wrack, kelp, and grunion-spawning grounds during grunion mating season.



Public access to the shoreline.

## 7.2 Physical Coastal Access

The California Coastal Act requires both visual and physical access to the shoreline be protected and expanded. Accordingly, the California Coastal Commission has mandated development should not be permitted to interfere with the traditional public use of the coastline and should not obliterate the public views of the ocean. (See **Urban Design Element** for Public Coastal Views).

There are two types of physical access to the coastline. Lateral access involves movement along the shoreline while vertical access involves access from a public road to the shoreline. Access to the shoreline north of the Ocean Beach Fishing Pier is readily available. However, access to the coastal bluff areas south of the pier is problematic. Many vertical access points, stairways, etc. have been deemed unsafe due to the topography or their state of deterioration, creating hazardous conditions for would be users.

There are currently six public coastal vertical physical access points, including the Ocean Beach Fishing Pier, for the Ocean Beach community (see Figure 7-2). Lateral access is available from the Ocean Beach Fishing Pier at Niagara Street south to Santa Cruz Avenue and Coronado Avenue to Orchard Avenue, the southern levee of the San Diego River, and along Ocean Beach Park. Furthermore, in areas where physical access to the shoreline does not exist within 500 feet of a private development project proposed on the shoreline, a new access way across private property should be considered.

### Recommendations

- 7.2.1 Maintain building setbacks free of structural elements over three feet in height between the ocean and the first public right-of-way from the ocean to protect public coastal views.
- 7.2.2 Explore the feasibility of re-establishing safe public coastal access at the ends of, but not limited to, Del Monte, Pescadero, and Point Loma Avenues, as well as their lateral connections. Maintain and improve existing vertical public coastal access as needed.
- 7.2.3 Obtain public access easements across private property between the first public right-of-way in areas where physical access to the shoreline does not exist.
- 7.2.4 Promote, not restrict or prevent, vertical or lateral access to the shoreline, or to and from recreational areas, and all new development, where applicable (see Figure 7-2).
- 7.2.5 Incorporate sea level rise into a comprehensive beach management strategy as part of a Citywide Adaptation Plan (see also recommendation 7.3.3).
- 7.2.6 Encourage the completion of the California Coastal Trail in association with development, considering sea level rise in its siting and design, such that the trail is continuous and as close to the ocean as possible with connections to the shoreline at appropriate intervals and sufficient transportation access to encourage public use.



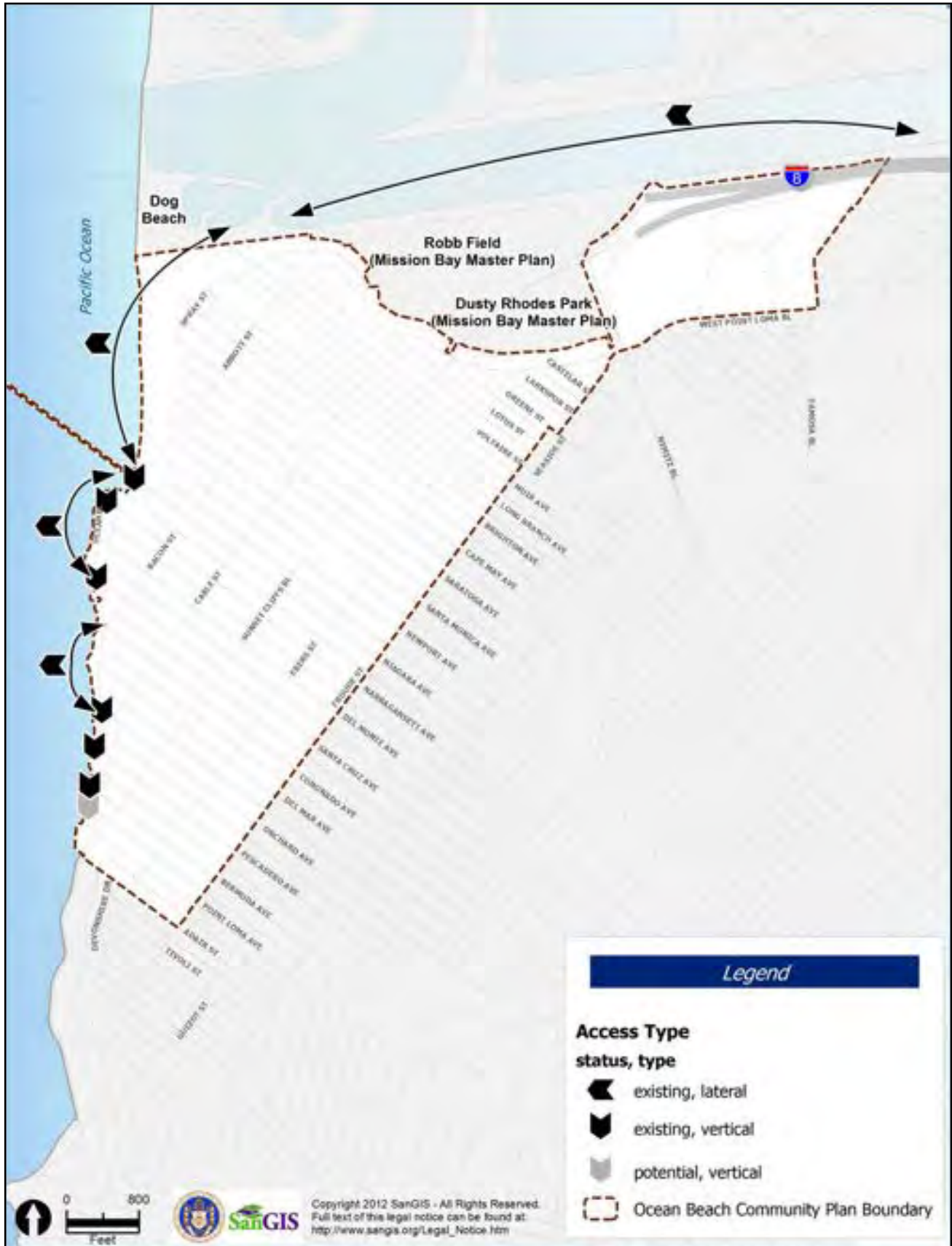


Figure 7.2 Coastal Access

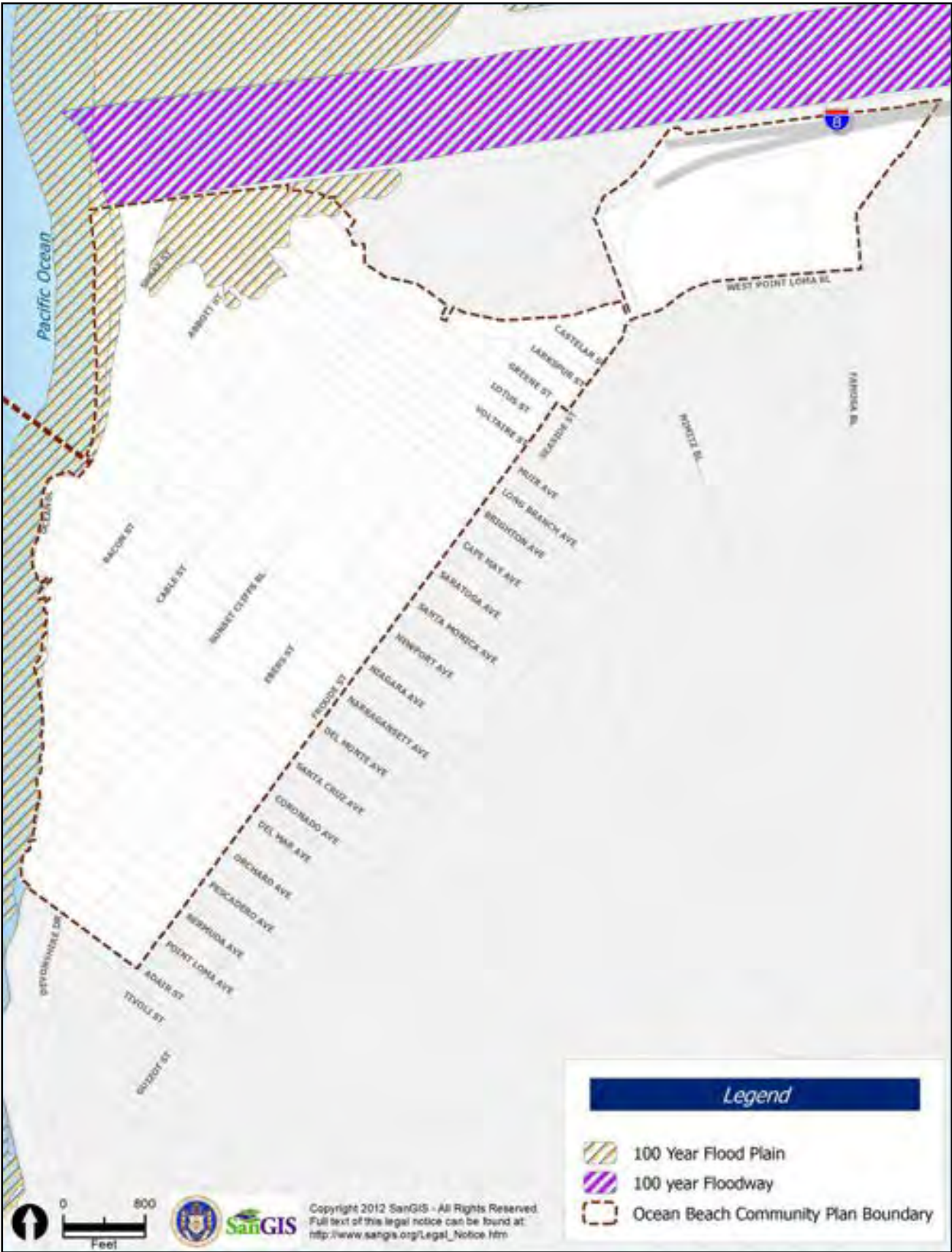


Figure 7.3 Flood Plain

### 7.3 Erosion

The beach area has experienced significant sand erosion over the years, due in part to the Mission Bay and San Diego River jetties which block the southward migration of sand. Sand replenishment programs have been implemented by the regional planning agency in the past and periodic replenishment should continue in order to protect Ocean Beach Park. Bluff erosion between the Fishing Pier and Adair Street is also a problem. These bluffs, which include the tide pools adjacent to the Fishing Pier, as well as several street-end beaches, are part of a unique, beautiful and living coastal environment. Bluff erosion is proceeding in a non-uniform rate, with certain areas experiencing more than others, and will continue to accelerate with sea level rise. The rate of erosion is a factor when considering development proposals for structures along the bluffs, as well as emergency permits for revetments to save structures determined to be in imminent danger from bluff collapse.

#### **Recommendations**

- 7.3.1 Set back development on property containing a coastal bluff a sufficient distance so the structure is safe from geologic and other hazards for its economic life, and at least 40 feet from the bluff edge. This setback may be reduced to not less than 25 feet if evidence is provided that indicates the site is stable enough to support the development for its economic life and without requiring a shoreline protective device. Do not allow a bluff edge setback less than 40 feet if erosion control measures or shoreline protective devices exist on the sites which are necessary to protect the existing principal structure in danger from erosion and do not assume retention of such structures when calculating bluff setback requirements. Incorporate sea level rise projections into calculations for determining the bluff edge setback.
- 7.3.2 Ensure the preservation of the coastal bluffs in their natural state by working cooperatively with the community, City officials, and the California Coastal Commission.
- 7.3.3 Work with San Diego Association of Governments, including pursuing grants, to implement a clean sand replenishment program to restore, maintain and enhance beach areas. Consider sea level rise when determining the need for sand replenishment.
- 7.3.4 Allow the placement of shoreline protective devices, such as concrete seawalls, and revetments, only when required to serve coastal-dependent uses or when there is no other feasible means to protect existing principal structures, such as homes, in danger from erosion, consistent with Coastal Act Section 30235 and 30253. Use "soft" or "natural" solutions as a preferred alternative for protection of existing endangered structures. Shoreline protective works should be designed to blend with the surrounding shoreline and provide lateral public access. The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designed shoreline protective work. Site and design development so it does not rely on existing or future shoreline protective devices.

### COASTAL ACT CHAPTER 3 SECTION 30253

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

- 7.3.5 Develop and implement shoreline management strategies to ensure all shoreline development will provide long term protection of the coastal bluffs, beaches, and public coastal access in the community.
  - a. Require assumption of risk and a waiver of rights to future shoreline protection for any new bluff top development or redevelopment.
  - b. Tie a shoreline protective device to the life of the structure it has been permitted to protect and address the feasibility of removing such devices when the structure it is authorized to protect is demolished, redeveloped, or no longer requires a protective device, whichever occurs first. Include mitigation for shoreline armoring, if allowed, for coastal resource impacts, including but not necessarily limited to ecological impacts and impacts to shoreline sand supply and public access and recreation over the life of the protective device. Require periodic assessment of the need for additional mitigation and of changed site conditions that may warrant removal or modification of the protective device.
  - c. Address the status of any existing shoreline protective device with proposals for bluff top redevelopment, including the feasibility of removing such devices. Restore beach area to public use when removal of protective devices is feasible.

- 7.3.6 Limit the use of caisson foundations or basements that can interfere with shoreline erosion or become exposed over time. If no less damaging foundation alternatives are possible, ensure that the foundation or basement design allows for incremental or complete removal as the foundation elements become exposed to avoid future impacts to coastal bluffs and beaches.

## Conservation Element

7.3.7 In the review of any Coastal Development Permits for bluff or shoreline protection devices, implementation should consider the following factors: an assessment of changes to geologic site and beach conditions, changes in beach width relative to sea level rise, implementation of any long-term, large scale sand replenishment or shoreline restoration programs, and any ongoing impacts to coastal resources and public access and recreation from the existing device. Include in the permit review a reassessment of the need for the protective device, and provide options for the ultimate removal of the protective device.

### COASTAL ACT CHAPTER 3 SECTION 30235

Construction altering natural shoreline: Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

7.3.8 Preserve and protect coastal bluffs, beaches, and shoreline areas. Encourage the retreat of existing development from the coastal bluff edge, and the removal of shoreline protective devices with proposals for development. Use the coastal development permit approval process to require additions and accessory structures to be landward of the bluff edge setback line.

- a. Require removal or relocation of accessory structures located within the bluff edge setback if it is determined, in conjunction with proposed development on the site that such structures pose a threat to the bluff stability, or, such structures should be brought into conformance with current regulations.
- b. When redevelopment of an existing previously conforming structure on a bluff top property includes the demolition or removal of 50 percent or more of the exterior walls or replacement of more than 50 percent of the structure, require the entire structure to be brought into conformance with all policies and standards of the Local Coastal Program, including, but not limited to, bluff edge setback.



Examples of drought tolerant landscaping.

## 7.4 Storm Water and Urban Runoff Management

Water flows resulting from either storms or from the population's use of water both require management strategies to protect public safety and property in the case of extreme water events, and to recognize environmental and aesthetic requirements and benefits associated with everyday use of outdoor water.

Urban runoff is storm water runoff generated from surfaces associated with urbanization. It picks up pollutants from city streets, parking lots, sidewalks, building roofs and other surfaces which then enter the storm drains and waterways. Even if the community's waterway and drainage areas do not contain development near or adjacent to them may cause impacts to natural areas.

The General Plan Conservation Element contains policies to manage urban runoff, including protecting and restoring water bodies and preserving natural attributes of floodplains and floodways. The Element also contains policies supporting water quality protection through development practices to protect water quality. The City complies with the requirements of its National Pollutant Discharge Elimination System Permit by documenting Best Management Practices – designed to prevent pollutants from entering storm water and urban runoff – in its annual Urban Runoff Management Plan.

Three areas within the community are mapped as being within the 100-year floodplain by the Federal Emergency Management Agency. See Figure 7-3. The City's Land Development Code contains regulations to guide the location of development and protect health and safety as well as the floodplain.

### Recommendations

- 7.4.1 Apply all Best Management Practices found in General Plan, **Conservation Element** Section C, D and E, to reduce the impacts of construction on adjacent properties and open space or other environmentally sensitive areas. Evaluate and update the management practices to account for changes in water quality that could arise as a result of sea level rise impacts, as applicable.
- 7.4.2 Incorporate criteria from the City's Storm Water Standards Manual and the Low Impact Development (LID) practices into public and private project design, including but not limited to, bioretention, porous paving & landscape permeability, and green roofs to reduce the volume of runoff, slow runoff, and absorb pollutants from these urban surfaces.
- 7.4.3 Educate the community to recognize situations where LID design may have degenerated from the original installation and rehabilitation efforts are necessary.
- 7.4.4 Repair and maintain drainage structures that discharge directly to, or are within, open spaces.
- 7.4.5 Investigate the possibility of utilizing permeable surfaces to re-pave all public areas, including the parking lot at Ocean Beach Park, and in conjunction with public right-of-way improvements.
- 7.4.6 Allow new construction within floodplain areas only in accordance with adopted development regulations and proper setbacks and buffer areas from wetland areas as applicable.

## 7.5 Sustainable Development and Natural Resource Management

The City of San Diego’s General Plan contains goals and policies to guide future development in ways that conserve natural non-renewable resources through sustainable development practices. Pursuing this model of development considers a balance between natural resources and economic prosperity while protecting the public health, safety and welfare and reducing our environmental footprint.

Conservation Element policies address: development and use of sustainable energy types, including solar; reuse or recycling of building material; adaptively retrofitting and reusing existing buildings; constructing energy efficient buildings with healthy and energy-efficient interior environments; creating quality outdoor living spaces; improving materials recycling programs; water resource management, sustainable local food practices, and other issues.

The Ocean Beach community has the opportunity to implement General Plan policies related to infill development and sustainability as future development within the community generally occurs on previously-utilized lots. In addition, its coastal location allows weather influences to provide significant natural cooling opportunities.

### Recommendations

- 7.5.1 Implement applicable General Plan sustainable development and resource management goals and policies as discussed in its Conservation Element and the Urban Design Element.
- 7.5.2 Assure that required recycling facilities for buildings with alleys are accessed by the alleys but do not encourage the alley right-of-way to become the location for the recycling containers. Recycling containers should be located on private property.

- 7.5.3 In residential and mixed-use locations create quality outdoor space that considers protection from excess noise, shadow impacts, and maximizes the positive effects of breezes to heat or cool the outdoor spaces. See also **Urban Design Element**.
- 7.5.4 Encourage the use of solar energy systems to supplement or replace traditional building energy systems.
- 7.5.5 Seek small City-owned sites not suitable for recreation use as opportunities for community gardens where individuals can supplement their food supply.
- 7.5.6 Identify commercially-designated lots that may be appropriate for commercial farms where a business person may create income by selling locally-produced agricultural products.
- 7.5.7 Implement applicable General Plan water resources management goals and policies as discussed in its Conservation Element.
- 7.5.8 Encourage community gardens to help increase local food sources.
- 7.5.9 Install additional recycling bins on sidewalks in high-use areas, as needed.
- 7.5.9 Encourage the use of native and location-appropriate plant communities, and drought-tolerant landscaping to reduce water usage.

## 7.6 Climate Change and Sea Level Rise

Sea level rise caused by climate change is an issue of growing concern in California and in coastal communities around the world. The 2012 National Research Council Sea-Level Rise for the Coasts of California, Oregon, and Washington report is recommended as the current best available science for sea level rise for California. The report’s sea level rise projections for California south of Cape Mendocino are 2 to 12

<sup>1</sup> Gersberg, R., *San Diego Waters*. Retrieved on July 2, 2013 from <http://www.sdcoastkeeper.org/learn/san-diegos-waters/>

inches (4 to 30 cm) by 2030; 5 to 24 inches (12 to 61 cm) by 2050; and 17 to 66 inches (42 to 167 cm) by 2100.

Based on available research, if sea level rise reaches 1.4-1.5 meters (which is considered to be in the intermediate/high range of projections), San Diego could experience some loss of beaches and coastal habitat.<sup>1</sup> The National Oceanic and Atmospheric Administration's Sea Level Rise and Coastal Flooding Impacts Viewer shows that street flooding is another possible impact if the sea level rises to this level. See Figure D-4 in Appendix D for a map showing areas of relative erosion risk available in July 2014. Refer to the Cal Adapt website, which was developed per for the California Climate Adaptation Strategy.

The California Global Warming Solutions Act (Assembly Bill 32) requires that the State's global warming emissions to be reduced to 1990 levels by the year 2020. In accordance with AB32, the City of San Diego General Plan discusses climate change and provides a broad range of policies designed to reduce greenhouse gas emissions citywide. As of 2014, the City was in the process of updating its Climate Action

Plan to more specifically address green house gas (GHG) reduction in accordance with AB 32 and to make progress toward meeting more ambitious 2050 GHG reduction goals. The draft Climate Action Plan also addressed the need for the City to prepare a stand-alone Climate Adaptation Plan to proactively prepare for a range of anticipated climate change impacts.

The anticipated Citywide Climate Adaptation Plan should include in its scope of work an assessment of potential measures to address the managed retreat or relocation of existing development at risk from bluff erosion or failure, and the degree to which property owners should assume risks associated with their properties in hazardous areas. The Climate Adaptation Plan should also identify priorities for adaptation planning and response, such as protection of coastal resources, public beach access, coastal dependent infrastructure, and transportation infrastructure.





**Recommendations**

- 7.6.1 Development shall use the most current and best available scientific research data available when assessing climate change and sea level rise.
- 7.6.2 Encourage individual and community-level actions that contribute to implementation of General Plan and Climate Action Plan climate change and sustainability policies. Support development and implementation of citywide climate mitigation and adaptation measures that could include: innovative programs, regulations and incentives; identification of vulnerable populations, infrastructure and habitat; and other means.
- 7.6.3 Use best available science and site-specific geotechnical reports as needed, to assess public and private projects for their vulnerability to impacts from sea level rise and, if vulnerable, propose a reasonable adaptation strategy. Analyze options for removal or relocation of structures that become threatened by coastal hazards. Use best available adaptation strategies that do not rely on shoreline protective devices in accordance with the California Coastal Act (see Coastal Act text boxes).
- 7.6.4 Avoid new bluff development in hazardous locations, and properly site development to avoid the need for future shoreline protective devices and to avoid and minimize risks from sea level rise over the life of the structure. Utilize adaptation strategies and the best available science, and monitor sea level rise impacts over time.
- 7.6.5 Build on Ocean Beach’s attributes as a walkable community, and its

efficient land use patterns, to enhance the health of the community and its contribution to the City’s sustainable development strategies. See **Land Use** and **Mobility Elements** of this plan.

- 7.6.6 Monitor sea level rise impacts and adjust adaptation strategies as needed over time.
  - a. Protective measures considered as adaptation strategies must follow Coastal Act guidance related to construction altering the natural shoreline (See Coastal Act Section 30235).
  - b. Adaptation measures should be designed to achieve co-benefits related to recommendations found in Section 7.3 (Erosion) and 7.4 (Storm Water and Urban Runoff).
  - c. When designing projects, consider the additional benefit of localized attenuation of sea level rise impacts through implementation of the hydromodification measures designed to reduce and slow the amount of water runoff) and flood risk management efforts required by the Municipal Storm Water Permit.
  - d. Develop a strategy to retrofit and/ or relocate public access sites at risk of sea level rise impacts as part of a Citywide Adaptation Plan.
- 7.6.7 Ensure that implementation of any flood or wave action protection measures such as elevation of habitable areas, break-away walls, etc., as well as implementation of any other adaptation measures will not conflict with the City’s LCP provisions designed to protect public coastal views and other coastal resources (See Figure 7-3).

## 7.7 Urban Forestry and Sustainable Landscape Design

Street trees and private tree planting programs are low cost, low-technology methods for improving the visual landscape and air quality in Ocean Beach. Trees can provide shading and cooling for adjacent buildings as well as for pedestrians. Trees can reduce energy consumption resulting from reduction in size of the urban heat island, reduce storm water runoff through absorption of water by the trees, enhance or create visual corridors, and improve air quality by converting CO<sub>2</sub> into oxygen.

The City of San Diego General Plan Conservation Element contains the goal of protecting and expanding a sustainable urban forest. Policies speak to development of street tree master plans in community plans and implementing the plan through the development process. See the **Urban Design Element** for this plan's master plan and development policies.

An 'Urban Ecosystem Analysis' was prepared for the communities of San Diego in 2003 by the American Forests organization. Its analysis logically concluded that as development has occurred, San Diego has lost 'green infrastructure', more heat islands have occurred or expanded while natural areas have been reduced, and trees previously providing canopies removed.

The community of Ocean Beach contains many large established trees. Saratoga Avenue between Ebers and Froude Streets has a number of large Torrey Pines that were planted in connection with a Works Progress Administration program in 1940. Numerous mature palms exist throughout the community. In addition, more than 200 trees have been planted by the Ocean Beach Community Development Corporation.

Sustainable landscape design includes a focus on composting, water conservation, using recycled materials, plant selection that reflects the arid coastal environment, the use of permeable paving and bioswales to facilitate groundwater recharge, and minimizing the use of herbicides and pesticides. Incorporating sustainable landscape principles will result in a greater degree of resource conservation in Ocean Beach and the City of San Diego.

For purposes of neighborhood street tree selection, the community has been divided into the following seven districts based on their built environments: Northeast Ocean Beach, Park Row, Beach, Central Ocean Beach, Highlands, Urban Ocean Beach, and Cliffs. See Figure B-1, Appendix B for Neighborhood Areas map. Each district will be distinguished by a unique selection of trees. Within each selection, any of the listed trees can be established as the theme tree for a particular block, street or area. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place. Theme trees are trees that form the dominant character of the street and should be used to unify the street unless site conditions require that an alternative or an accent tree be used. Alternate trees are trees that are considered appropriate for the site, due to view corridors, or orientation of the street to views. New planting should use the theme trees, however when conditions for the tree cannot be achieved, an alternate tree should be used. Accent trees should be selected based on flowering habit, foliage color and texture, and/or tree form. Accent trees should complement the theme tree.

**Recommendations**

- 7.7.1 Increase the overall tree canopy cover throughout Ocean Beach to the citywide generalized target goal of 20% in the urban residential areas and 10% in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management. (See Appendix B: Street Trees)
- 7.7.2 Require new development to retain significant and mature trees unless they are diseased and pose a threat to safety and welfare.
- 7.7.3 Work with the City's Urban Forester to resolve issues that may arise in individual development projects or in implementing the Ocean Beach Street Tree Master Plan.
- 7.7.4 Replace street trees that are 'missing' or have been removed to restore a 'visual resource' or 'continuous canopy'
- 7.7.5 New private as well as public development should incorporate sustainable landscape techniques.
- 7.7.6 Landscape plans for all new development should, to the greatest extent possible and in conformance with the City's Storm Water Standards Manual, incorporate LID development features, including planter boxes, native plant species, permeable materials, bioswales, water conservation strategies, mulch and/or compost, and natural pest and weed control measures.
- 7.7.7 Ensure that the standard design and installation of street trees allow for adequate clearance of street sweeping operations.
- 7.7.8 Incorporate shade-producing street trees along all streets and roadways, selecting species from the Street Tree Plan, Appendix B.
  - a. Maximize tree canopy in accordance with street size, existing infrastructure, community needs, environmental limitations, and aesthetic considerations.
  - b. Provide an appropriate mix of drought-tolerant tree types in order to provide a diverse ecosystem more able to adapt to changing environmental pressures.
  - c. Provide a mixed age tree population to ensure a constant level of benefits.
  - d. Provide varied forms, textures, structure, flowering characteristics and other aesthetic benefits to enhance the types of street environments found in Ocean Beach.
- 7.7.9 Encourage and support community design and plantings of additional street trees that are consistent in theme and character.
- 7.7.10 Removal of trees in the public right-of-way should occur only in accordance with Council Policy 200-05 and the Municipal Code.
- 7.7.11 Preserve Torrey Pines and other rare trees that exist throughout the community. Encourage new development to incorporate the Torrey Pine as a street tree along Saratoga Avenue to continue the existing character of the street.

Chapter Eight:

# NOISE ELEMENT



## 8. Noise Element

### **Introduction**

*The General Plan Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment. Noise can affect the environment and well-being of people living, working, and visiting a community. Where possible, new noise-sensitive uses should avoid or attenuate excessive or harmful noise levels. Sensitive land uses include residential, schools for children, libraries, and places of religious assembly. Operators of existing noise-generating uses and activities should cooperatively work with residents of abutting homes to take steps to address excessive noise whenever possible. These actions together can help maintain a pleasant and livable noise environment.*

*The General Plan provides sufficient policy direction for noise-related issues; therefore minimal additional policies have been provided specifically for Ocean Beach. Community Noise Equivalent Level or CNEL is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels, measured in decibels (dB(A)), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods.*

### 8.0 Discussion

Ocean Beach is an urbanized coastal community with a mix of residential and commercial uses and has a higher ambient noise level than most suburban communities. Ambient noise level is the composite of noise from all normal background noise sources at a given location. Single event noises, such as an aircraft flyover, also affect the background noise level in the community. This element of the community Plan complements the General Plan goals and policies by addressing Ocean Beach specific noise sources and issues.

#### **NOISE GOALS**

- Reduce excessive noise affecting noise-sensitive land uses

## 8.1 Aircraft Noise

Aircraft noise and overflight of aircraft from San Diego International Airport (SDIA) at Lindbergh Field affects Ocean Beach. The SDIA serves as the commercial air carrier airport for the region. Aircraft noise can affect people living and working in Ocean Beach at varying degrees, depending on a person's level of annoyance. Due to the proximity of SDIA to Ocean Beach, aircraft noise from over-flying aircraft is the primary source of noise affecting the community. The Aircraft Overlay Zone is illustrated in Appendix D.

The community is under the flight path that aircraft most commonly use for departures from SDIA. Typically, departing commercial aircraft flying over Ocean Beach are ascending at near full power to gain altitude, which creates a higher level of noise. Commercial aircraft noise has been declining due to advances in engine technology. However, aircraft noise will affect more areas as operations at SDIA increase in the future.

As the airport operator, the San Diego County Regional Airport Authority has implemented monitoring in the community and long-term mitigation program to minimize aircraft noise affecting residential areas. The Federal Aviation Administration (FAA) allows the Airport Authority to prohibit most late night and early morning takeoffs to help limit noise impacts. The FAA provides funding to the Airport Authority for the Quieter Home Program to retrofit existing homes in areas affected by noise above the 65 dbA CNEL level contour to reduce interior noise levels.

Ocean Beach is within the Airport Influence Area, which is the boundary for the Airport Land Use Compatibility Plan (ALUCP) for SDIA. The Airport Land Use Commission (ALUC) for San Diego County adopted the ALUCP. Aircraft noise and overflight are two of the factors that the ALUCP addresses as discussed in the Land Use Element for new development. The noise and overflight policies, criteria, and noise contours contained in the ALUCP are addressed in the General Plan (Noise Element) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone within Chapter 13 of the San Diego Municipal Code. Planning efforts need to address airport land use compatibility issues consistent with airport land use compatibility policies and regulations.

The Community Plan allows residential uses in areas with 65 dbA CNEL aircraft noise contour as depicted in the ALUCP. The General Plan requires that future residential use located in an area with or greater than the 60 dbA CNEL must include noise attenuation measures to ensure an interior noise level of 45 dbA CNEL. Typical noise attenuation measures are addressed in the General Plan.

### **Recommendations**

- 8.1.1 Work with the Airport Authority as the operator of SDIA to provide noise attenuation for older existing residential and other noise-sensitive uses in areas affected by aircraft noise above the projected 65 dbA CNEL noise contour in a timely manner.
- 8.1.2 Work with the ALUC to implement the adopted ALUCP policies and criteria affecting the Ocean Beach community including the provision of noise attenuation and navigation easements for new noise-sensitive uses.

## 8.2 Commercial Activity

Ocean Beach is an older community with an urban form that has residential abutting vibrant commercial districts along street corridors and rear alleys. Commercial activities, such as deliveries during late night and early morning hours, generate noise that can affect the nearby residential uses. Reducing the affect from commercial activity noise involves identifying and integrating noise attenuation measures in new buildings for noise-sensitive uses to reduce interior sound levels. It is also important to work cooperatively with the commercial use owners and operators to develop operational strategies and practices that minimize excessive noise, especially during late night and early morning hours. Wherever possible, it is important to encourage site design techniques that help to reduce the affect of noise from commercial operations for new commercial uses without affecting the existing older urban form and neighborhood character.

### **Recommendations**

- 8.2.1 Encourage site design techniques that help to reduce the effect of noise from commercial operations for new commercial uses without affecting the existing older urban form and community character, where possible.
- 8.2.2 Work cooperatively with the commercial use owners and operators to develop operational strategies and practices that minimize excessive noise, especially during late night and early morning hours.
- 8.2.3 Consider applying restrictions on hours of operation and outside uses where new commercial development abuts a residential neighborhood.

## 8.3 Motor Vehicle Traffic Noise

Residential areas abutting the commercial districts and along Sunset Cliffs Boulevard are affected by motor vehicle traffic noise due to higher traffic volumes and speeds. Since Ocean Beach is a coastal beach community, it experiences an influx of vehicles during weekends, including buses motor scooters, and motorcycles. Unlike other typical motor vehicles, the decibel level from tailpipe exhaust and engine noise associated with motorcycles and motor scooters can be excessive and disruptive. Reducing the affect from vehicle noise involves identifying integrating noise attenuation measures in new buildings for noise-sensitive uses to reduce interior sound levels traffic calming measures, and working with the Police Department to enforce vehicle code regulations for excessive exhaust and engine noise.

The General Plan specifies that noise levels at or below 70 dbA CNEL are compatible for multifamily and mixed-use residential if sound attenuation measures are included to reduce the interior noise levels to 45 dbA CNEL. Although not generally considered compatible, the General Plan does conditionally allow multiple unit and mixed-use residential uses within areas up to 75 dbA CNEL with noise attenuation in areas affected primarily by motor vehicle traffic noise with existing residential uses.

### **Recommendations**

- 8.3.1 Enforce the state vehicle code to ensure that motor vehicles, including buses, motorcycles and motor scooters, are equipped with a functioning muffler and are not producing excessive noise levels.



## 8.4 Public Activity Noise

Residential areas can be affected by excessive public noise such as loud music and barking dogs. Ocean Beach does have an influx of college students and younger adults that live within and visit the community. As a result, the community does experience problems associated with excessive and persistent party related activities that can be disturbing and annoying to other residents. The City has implemented programs to curb persistent party related activities in residential areas near colleges and universities. Reducing the effect from residential parties involves identifying the location of the activities and working with the property owners, the community, and the City to enforce the City's Noise Abatement and Control Ordinance which addresses and limits excessive noise.

### **Recommendations**

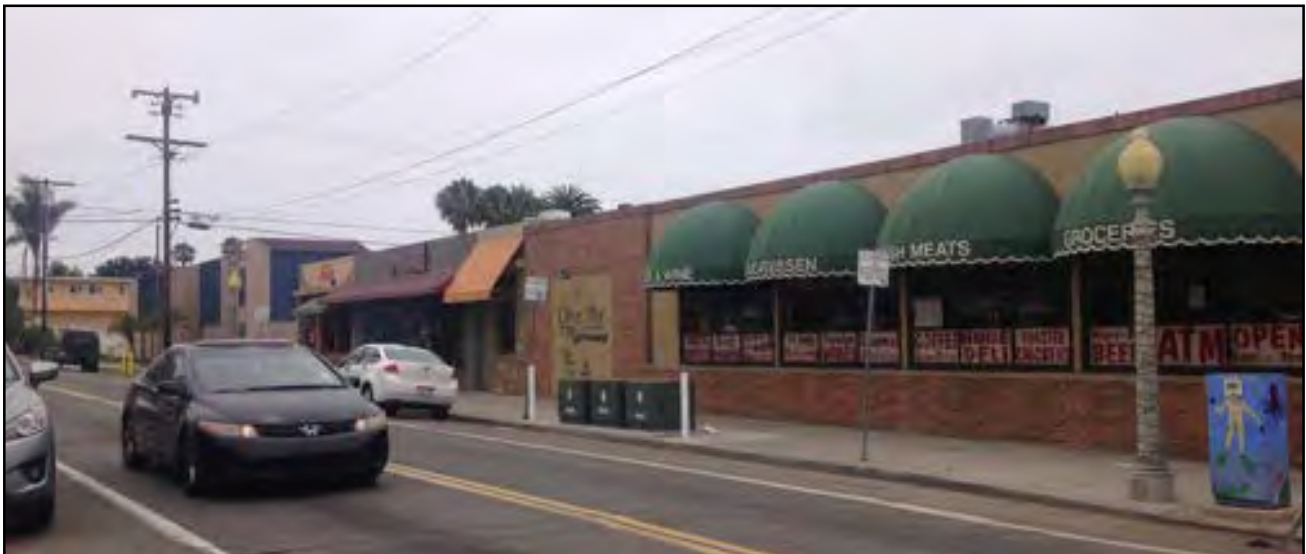
- 8.4.1 Work with property owners and the community to implement a program to reduce excessive public noise related to persistent party activities.

## 8.5 Special Event Noise

Community events can enhance the lifestyles and provide benefits to Ocean Beach's residents and visitors through the creation of unique venues for community expression and entertainment. Ocean Beach hosts different community events throughout the year. These special community events, which are typically located along Newport Avenue, beach, and park areas, generate noise that can affect abutting residential uses. The noise levels for these activities are highly variable because the number of events occurring and the noise levels experienced from the events can fluctuate. Reducing the effect from special event noise involves enforcing the Special Event Ordinance, which addresses and seeks to limit excessive noise from special events. It is also important to work cooperatively with event organizers and promoters to develop operational strategies and practices that minimize excessive noise, especially during late night and early morning hours.

### **Recommendations**

- 8.5.1 Work cooperatively with event organizers and promoters to develop operational strategies and practices that minimize excessive noise, especially during nighttime hours.



Vehicle traffic along major roadways are the primary sources of noise within the community.

Chapter Nine:

**HISTORIC  
PRESERVATION  
ELEMENT**



## 9. Historic Preservation Element

### Introduction

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

Ocean Beach has a rich history that has been shaped by its seaside location, natural resources and economic booms and busts. Native Americans visited and camped in Ocean Beach for thousands of years, gathering shell fish and plants and fishing off-shore. Remains of early campsites and these abundant coastal resources can be found throughout the community. European immigrants and later Americans were likewise drawn to Ocean Beach for picnics on the sand dunes, visits to Wonderland Park and sunny vacations along the shoreline. By the late 1920s, with the grading of streets and installation of a sewer system, development of a hotel, entertainment venues, a theater and scores of permanent beach cottages and bungalows, Ocean Beach made the transition from a seaside resort to a community.

### 9.0 Discussion

The Ocean Beach Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Ocean Beach in order to encourage appreciation of the community's history and culture. These policies along with the General

Plan policies provide a comprehensive historic preservation strategy for Ocean Beach. A complete discussion of the community's Prehistory and History can be found in the Historic Context Statement (Appendix C).



Wonderland Amusement Park (1913-1916) at the time had the west coast's largest roller coaster called the Blue Streak Racer.

## HISTORIC PRESERVATION GOALS

- Preserve and identify Ocean Beach’s rich history.
- Greater use of educational opportunities and incentives related to historical resources in Ocean Beach.
- Increase Heritage Tourism opportunities.

### 9.1 Identification & Preservation of Historical Resources

Ocean Beach contains a variety of property types and architectural styles reflecting the significant themes and associated periods of development in the community. Identified themes discussed in the historic context statement (Appendix C) include:

**Theme:** Resort Town (1887-1930)

**Periods:**

Carlson and Higgins (1887-1890)  
Quiet Years (1890-1907)  
D.C. Collier (1907-1913)  
Height of the Resort Era (1913-1930)



**Theme:** Ocean Beach, The Community  
(1930–Present)

**Periods**

Transition to Community (1930-1945)  
Post-War Development (1945-1970)



Craftsman Bungalow are a common architectural style found in Ocean Beach.

In addition to General Plan **Historic Preservation Element** Policies, the following recommendations are specific to Ocean Beach:

**Recommendations**

- 9.2.1 Conduct subsurface investigations at the project level to identify potentially significant archaeological resources in Ocean Beach.
- 9.2.2 Protect and preserve significant archaeological resources. Refer significant sites to the Historical Resources Board for designation.
- 9.2.3 Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites at the project level. In order to determine ethnic or cultural significance of archaeological sites or landscapes to the Native American community, meaningful consultation is necessary.
- 9.2.4 Include measures during new construction to monitor and recover buried deposits from the historic period and address significant research questions related to prehistory.
- 9.2.5 Identify, designate, preserve, and restore historical buildings in Ocean Beach and encourage their adaptive reuse.
- 9.2.6 Conduct a reconnaissance survey of the Planning Area to identify more precisely the location of potentially significant historic resources.
- 9.2.7 Conduct an intensive survey of the Planning Area to identify any remaining resources not previously brought forward for designation as part of the Ocean Beach Cottage Emerging Historical District. Convert the District to a Multiple Property Listing under the Beach Cottage context.

- 9.2.8 Conduct an intensive survey of the three commercial areas at Voltaire Street, Newport Avenue and Point Loma Avenue to determine whether or not historic districts may be present at these locations and process any potential districts.
- 9.2.9 Evaluate Depression-era and Post-World War II structures for significance to the post-War development of Ocean Beach and for architectural significance within the San Diego Modernism Historic Context Statement.
- 9.2.10 Catalogue and preserve historic street lighting and furniture. Maintain and preserve other non-structural features of the historic and cultural landscape, such as sidewalk scoring and coloring, sidewalk stamps and landscaping.
- 9.2.11 Develop a historic context statement related to the surfing culture of Ocean Beach to assist with the identification, evaluation and preservation of resources significant to that history.



Historic Strand Theatre.

## 9.2 Designated Historical Resources

The City of San Diego Historical Resources Board has designated 73 properties within the Ocean Beach Community Planning Area.

Ocean Beach's designated resources includes one archaeological resource, called the Ocean Beach Gateway Site. The site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials from the 1920s-1930s were also found.

The seventy-two other designated resources are contributing resources to the Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows built between 1887 and 1931 within the boundary of the original Ocean Beach subdivision. Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library.

The Strand Theater is a Mission Revival style structure on the north side of Newport Avenue. The Strand became an important landmark in the community and spurred additional commercial growth along Newport Avenue. The building has undergone several modifications over the years, but was designated as Historic Resource Site #561 (as well as Ocean Beach Cottage Emerging Historical District Site #442-064) for its importance to the Ocean Beach community as well as the Ocean Beach Cottage Emerging Historical District. The building has been adaptively reused and currently serves as retail space.

The Ocean Beach Library located at 4801 Santa Monica Avenue was constructed in 1928 in a Spanish/Monterey style and is designated as Historical Resources Board Site #565 (as well as Ocean Beach Cottage Emerging Historical District designated as individually significant structures – the Strand Theater and the Site #442-065).

The library was designated for its importance to the Ocean Beach community and the Ocean Beach Cottage Emerging Historical District, as well as for its architectural significance and quality.



Ocean Beach during its formative years, when people use to reach this community along the actual coastline.

### 9.3 Educational Opportunities and Incentives Related to Historical Resources

Revitalization and adaptive reuse of historic buildings and districts has many benefits. These include conservation of resources, use of existing infrastructure, local job creation and tax revenue from consumer purchases, supports small business development and heritage tourism, and enhances quality of life and community character.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community.

The Mills Act, which is a highly successful incentive, provides property tax relief to owners

to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future. In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing tourism base drawn to the community's beaches by highlighting and celebrating the rich history of Ocean Beach.

In addition to General Plan Historic Preservation Element Policies, the following recommendations are specific to Ocean Beach for implementation of educational opportunities and incentives for preservation of the community's historical resources.



Aerial photograph of Ocean Beach during its formative years.



### Recommendations

- 9.3.1 Include well-preserved archaeological artifacts in an exhibit that could temporarily be housed at the Ocean Beach Library to better inform the public about the prehistoric occupation and the historic development of Ocean Beach.
- 9.3.2 Provide opportunities for education and interpretation of Ocean Beach's early resort town history through the distribution of printed brochures and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- 9.3.3 Partner with the Ocean Beach Historical Society to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program. Support the ongoing efforts of the Ocean Beach Historical Society to advance the understanding and preservation of the history of Ocean Beach.
- 9.3.4 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through a variety of financial and development incentives.
- 9.3.5 Continue to use existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.
- 9.3.6 Work with local businesses and organizations, such as the Ocean Beach Main Street Association and the Ocean Beach Historical Society, to create and promote new heritage tourism programs.



Residential home during Ocean Beach's early years.

## 9.4 Historically and Culturally Significant Buildings

Historic and cultural preservation efforts can be some of the most effective tools used to maintain the small-scale character of the community. The Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows constructed between 1887 and 1931, is a voluntary program that allows property owners to apply for historical designation under the guidelines of the National Historic Preservation Act of 1966.

All new development or improvements, as applicable, to an existing structure 45 years or older must go through the City's Historic Review process.



Sacred Heart Catholic Church of Ocean Beach.

### **Recommendations**

- 9.4.1 Encourage the reuse of materials and the adaptation of historically significant structures to help sustain the community character.
- 9.4.2 Preserve notable landmarks and areas of historic, architectural or aesthetic value.
- 9.4.3 Promote the preservation of buildings and features that provide continuity with the past.
- 9.4.4 Encourage new buildings to express a variety of architectural styles, but to do so with full awareness of, and respect for, the height, mass, articulation and materials of the surrounding historic buildings and culturally significant resources.
- 9.4.5 Look to historic buildings for design and architectural ideas and inspiration.

## 9.5 Cultural Heritage Tourism

Ocean Beach is well positioned to benefit from its history. The entire community is within the Ocean Beach Cottage Emerging Historical District, and historically designated buildings within the Newport Commercial District include the Strand Theater, and the Ocean Beach Library. Ocean Beach recognizes the benefits associated with preserving historic resources and creating additional destinations for visitors and residents. Holding cultural events such as those sponsored by the Ocean Beach Historical Society and other organizations, showcasing period architecture, and conducting walking tours are methods to increase interest in Ocean Beach. Preservation and promotion of these resources could continue to help create new businesses, provide job opportunities, and increase property values by inspiring local job creation, generating tax revenue from consumer purchases, supporting small businesses, and enhancing quality of life and community character.

### **Recommendations**

- 9.5.1 Expand cultural heritage tourism opportunities, such as the preservation of the Strand Theater and encourage its use as a mixed-use entertainment venue. Conduct walking tours of historical resources, and protect historical properties and cultural assets.
- 9.5.2 Partner with the Ocean Beach Main Street Association, Ocean Beach Historical Society and other environmental preservation organizations and interested parties to promote conservation, restoration, educational programs, tours, stewardship, and create cultural tourism programs focusing on the community's seaside heritage.

# APPENDICES



Appendix A:

# IMPLEMENTATION MATRIX

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# Appendix A: Implementation Matrix

The Ocean Beach Community Plan will be implemented through a number of different mechanisms which are outlined in this Appendix. Necessary actions, key parties responsible for realizing the Plan's vision are described. Implementing the proposals will require the active participation of the City departments and agencies, regional agencies such as SANDAG, and MTS, and the community.

The matrix also recommends a number of funding mechanisms for the City and Ocean Beach to pursue as ways to viably finance the implementation of the Plan.

## A.1 Funding Mechanisms

Implementing improvement projects will require varying levels of funding. A variety of funding mechanisms are available dependent on the nature of the improvement project:

- Impact fees for new development
- Requiring certain public improvements in conjunction with new development
- Grants or other financing sources

## A.2 Priority Public Improvements and Funding

The proposals for improvement to streets, parks and open spaces described in this Plan vary widely in their range and scope – some can be implemented incrementally as scheduled public facilities improvements and maintenance occurs, and others will require significant capital funding from city, state, regional and federal agencies. Grants and other sources of funding should be pursued whenever possible. A complete list of project is included in the Ocean Beach Public Facilities Financing Plan. Table A-1 articulates some of the higher priority recommendations.

Table A.1 Implementation Matrix

PROJECT NO.	ELEMENT ACTIONS	POLICY	RESPONSIBLE DEPARTMENTS/ AGENCIES	TIME FRAME
Mobility Projects				
1	Pedestrian Improvements at Narragansett Ave. and Sunset Cliffs Blvd.	ME 3.1.1	Streets Department	Short-term
2	Pedestrian Improvements at W. Pt. Loma Blvd. and Bacon St.	ME 3.1.1	Streets Department	Short-term
3	Pedestrian Countdown Timers	ME 3.1.2	Streets Department	Short-term
4	Pedestrian Improvements at W. Pt. Loma Blvd. and Nimitz Blvd.	ME 3.1.4	Streets Department	Short-term
5	Pedestrian Improvements at North Ocean Beach Entryway	ME 3.1.4	Parks Department	Mid-term
6	Traffic Signal Upgrades	ME 3.3.1	Streets Department	Mid-term
7	Traffic Signal at Bacon St. and W. Pt. Loma Blvd.	ME 3.3.2	Streets Department	Mid-term
8	Traffic Signal at Brighton Ave. and Sunset Cliffs Blvd.	ME 3.3.3	Streets Department	Long-term
9	Traffic Signal at Orchard Ave. and Sunset Cliffs Blvd.	ME 3.3.4	Streets Department	Long-term



PROJECT NO.	ELEMENT ACTIONS	POLICY	RESPONSIBLE DEPARTMENTS/ AGENCIES	TIME FRAME
Park and Recreation Projects				
1	Brighton Avenue Park upgrades	RE 6.1.2	Parks and Recreation	Mid-term
2	Saratoga Beach Park upgrades	RE 6.1.2	Parks and Recreation	Mid-term
3	Veterans Beach Park upgrades	RE 6.1.2	Parks and Recreation	Mid-term
4	Dog Beach upgrades	RE 6.1.2	Parks and Recreation	Mid-term
5	Dusty Rhodes Neighborhood Park upgrades	RE 6.1.2	Parks and Recreation	Mid-term
6	Robb Field upgrades	RE 6.1.2	Parks and Recreation	Mid-term
7	Famosa Slough Open Space upgrade	RE 6.1.2	Parks and Recreation	Mid-term
8	Ocean Beach Elementary School Joint Use Park upgrades	RE 6.1.2	Parks and Recreation/ San Diego Unified School District	Long-term
9	Barnes Tennis Center Park development	RE 6.1.2	Parks and Recreation/ Real Estate Assets	Long-term
10	Ocean Beach Recreation Center expansion	RE 6.2.1	Parks and Recreation	Long-term
11	Aquatic Complex for Ocean Beach and adjacent communities	RE 6.3.8	Parks and Recreation	Long-term
12	Acquisition and Development of Neighborhood Parks and equivalencies	RE 6.1.1	Parks and Recreation/ Real Estate Assets	Ongoing
Library Projects				
1	Ocean Beach Library Expansion	PFSSE 5.3.3	Library/Real Estate Assets	Short-term
Fire Projects				
1	Fire Station No. 15 Expansion	PFSSE 5.1.1	San Diego City	Mid-term
Police Projects				
1	"Temporary" Police trailer relocation		San Diego Police Department	Short-term
Storm Drain Improvements				
1	Expand or upgrade existing storm drains and install new storm drains	PFSSE 5.1.1	Storm Water	Ongoing
Implementation				
1	Correct zoning inconsistencies		Development Services Department	Immediate

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Appendix B:

# STREET TREES

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Figure B.1 Ocean Beach Street Tree Districts

Appendix B

Table B.1 Ocean Beach Street Trees - Tree List

STREET TREE CORRIDORS									
Street Tree Types	1 Cable Street	2 Sunset Cliffs	3 Ebers Street	4 W. Point Loma Blvd.	5 Voltaire Street	6 Santa Monica Avenue	7 Newport Avenue	8 Narragansett Avenue	9 Point Loma Avenue
Bauhinia blakeana (Hong Kong Orchid)		Theme							
Bauhinia purpurea (Purple Orchid Tree)						Theme	Theme		Theme
Bauhinia v. candida (White Orchid Tree)	Theme							Theme	
Calodendrum capense (Cape Chestnut)				Alternate					
Cassia leptophylla (Gold Medallion)			Alternate						
Eriobotrya deflexa (Bronze Loquat)			Accent						Accent
Erythrina caffra (Coral Tree)				Alternate					
Eucalyptus ficifolia (Red Gum)				Alternate					
Geijera parvifolis (Australian Willow)	Alternate								
Koelreuteria bipinnata (Chinese Flame Tree)	Alternate					Alternate			Alternate
Koelreuteria paniculata (Golden Rain Tree)					Alternate				

STREET TREE CORRIDORS									
Magnolia grandiflora (St. Mary's Magnolia)				Alternate				Alternate	Alternate
Melaleuca quinquenervia (Paperbark)	Alternate		Alternate					Alternate	
Metrosideros excelsus (New Zealand Christmas)				Theme					
Olea europaea (Fruitless Olive)						Accent		Accent	Accent
Phoenix canariensis (Canary Island Date Palm)			Alternate			Alternate			
Pittosporum undulatum (Victorian Box)			Alternate		Alternate				
Prunus cerasifera (Purple Leaf Plum)			Alternate						
Stenocarpus sinuatus (Firewheel Tree)		Alternate			Alternate				
Syagrus romanzoffianum (Queen Palm)			Alternate						
Tabebuia impetiginosa (Pink Trumpet)			Theme		Theme	Theme			
Washington robusta (Mexican Fan Palm)	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate

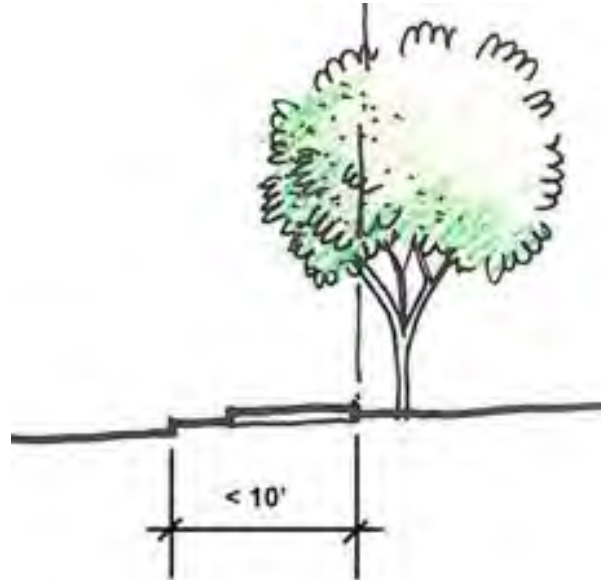
Table B.2 Ocean Beach Street Tree District

Tree District	Major Tree Theme	Alternate Tree
Northeast Ocean Beach	Magnolia grandiflora (St. Mary's Magnolia) Cassie leptophylla (Gold Medallion)	Eriobotrye deflexa (Bronze loquat) Pittosporum undulatum (Victorian Box) Washingtonia robusta (Mexican fan palm)
Park Row	Stenocarpus sinuatus (Firewheel tree) Koelreuteria paniculata (Golden Rain tree)	Eucalyptus ficifolia (Red Gum) Washingtonia robusta (Mexican Fan palm)
Beach	Calodendrum capense (Cape Chestnut) Metrosidero excelsus (New Zealand Christmas)	Koelreuteria bipinnata (Chinese Flame) Melaleuca quinquenervia (Paperbark) Washingtonia robusta (Mexican Fan palm)
Central Ocean Beach	Bauhinia blakeana (Hong Kong Orchid) Tabebuia impetiginosa (Pink Trumpet)	Washingtonia robusta (Mexican Fan Palm)
Highlands	Prunus ceresifea (Purple-leaf Plum) Bauhinia blakeana (Hong Kong Orchid) Tabebuia impetiginosa (Pink Trumpet)	Washingtonia robusta (Mexican Fan Palm) Syagrus romanzoffianum (Queen Palm)
Urban Ocean Beach	Cassie leptophylla (Gold Medallion) Bauhinia purpuree (Purple Orchid Tree)	Washingtonia robusta (Mexican Fan Palm)
Cliffs	Magnolia grandiflora (St. Mary's Magnolia) Calodendrum capense (Cape Chestnut) Metrosidero excelsus (New Zealand Christmas)	Olea europea (Fruitless Olive) Geijera parvifolia (Australian Willow) Syagrus romanzoffianum (Queen Palm) Washingtonia robusta (Mexican Fan Palm)



## B.1 Ocean Beach Community Street Tree Plan - General Notes

- B.1.1 Size of street trees to be per citywide landscape regulations and standards (calculated by street frontage of each property and in no case less than a twenty-four inch box).
- B.1.2 Palms should be a minimum of 8 feet (brown trunk) in height.
- B.1.3 Tree grates shall be American Disabilities Act approved where necessary to provide required clear path.
- B.1.4 Flexibility of tree placement to facilitate commercial visibility may be approved by the Development Services Director.
- B.1.5 Pruning of trees should comply with the standards of the National Arborist Association according to Class I Fine Pruning.
- B.1.6 All plant material should be installed per the standards of the applicable landscape regulations and standards.
- B.1.7 Where site conditions do not allow the installation of street trees in the public right of way due a right of way width of less than 10 feet or utility conflicts, street trees may be located on private property.
- B.1.8 All species of pines, palms, etc. not specifically identified require approval of Development Services, and Park and Recreation Departments.



Street Trees on Private Property are allowed where the R.O.W. is less than 10'

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Appendix C:

# HISTORIC CONTEXT STATEMENT

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## C.1 Executive Summary

This historic context statement was prepared in support of the Ocean Beach Community Plan Update (OBCPU). The purpose of the context statement is to provide the historic context for the development of Ocean Beach and identify themes significant to that development. The information in this document will be used to identify locations in Ocean Beach which contain significant historical resources. In addition, this document will shape the goals and recommendations of the Historic Preservation element of the OBCPU.

## C.2 Project Overview

The historic context and survey apply to the area bounded by the limits of the Ocean Beach Community Planning Area. The Community Planning Area is bounded by San Diego River on the north, the Pacific Ocean on the west, Froude and West Point Loma Boulevard on the east, and Adair Street on the south. As this document is intended to inform the OBCPU, the context statement does not address events or resources outside of the Planning Area which many may consider part of the history of Ocean Beach, including Sunset Cliffs and the Theosophical Institute.

Investigations for the historic context statement included archival research and a cursory windshield survey. Archival research was conducted to gain specific information about the development of Ocean Beach within the context of the City and County of San Diego. Archival research included an examination of various documents relating to the history of Ocean Beach. Items reviewed included primary and secondary sources such as historic maps, historic photographs, current aerial photographs, cultural resource studies, building evaluation reports, master's theses, previous historic context statements, and first-hand accounts and oral histories. Research was conducted at the San Diego Public Library, the University of California San Diego Library, the San Diego State University Library, and the San Diego City Clerk's archives.

A records search was conducted in support of the OBCPU. The records search revealed 10 historical sites have been recorded within Ocean Beach. In addition to those resources recorded at SCIC, the City of San Diego has designated 73 properties within the Ocean Beach Community Planning Area, including one archaeological resource, the Ocean Beach Gateway Site. The site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s were found as well. The seventy-two other designated resources are contributing resources to the Ocean Beach Cottage Emerging Historical District, which is comprised of beach cottages and bungalows built between 1887 and 1931 within the boundary of the Planning Area, as well as a small area immediately west of the Planning Area which is part of the original Ocean Beach subdivision. Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library. A complete listing of all contributing resources can be obtained by contacting the City's Historical Resources section of the City Planning & Community Investment Department.

# Historic Context

## **Introduction**

The history of a region provides the context for the identification, evaluation and management of historical resources. The historic context statement is the foundation for preservation planning and is a valuable tool for understanding, identifying, and evaluating the historic resources of Ocean Beach. Based on one or more themes, a geographical area, and periods of significance, the context statement describes the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. It also identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

The broad patterns of the historical development of Ocean Beach are represented by several themes presented below.

- Resort Town (1887-1930)
  - » Carlson and Higgins (1887-1890)
  - » Quiet Years (1890-1907)
  - » D.C. Collier (1907-1913)
  - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
  - » Transition to Community (1930-1945)
  - » Post-War Development (1945-1970)

In addition, the prehistoric context for Ocean Beach is presented along with significant research questions that may be addressed by the archaeological and Native American resources extant within the planning area.

## **Pre-History**

The prehistory of the region is evidenced through archaeological remains representing up to 10,500 years of Native American occupation. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The earliest archaeological remains in San Diego County are believed by some investigators to represent a nomadic hunting culture characterized by the use of a variety of scrapers, choppers, bifaces, large projectile points and crescentics, a scarcity or absence of milling implements, and a preference for fine-grained volcanic rock over metaquartzite materials. A gathering culture which subsisted largely on shellfish and plant foods from the abundant littoral resources of the area is seen in the archaeological record dating from about 6000 BC to AD 650. The remains from this time period include stone-on-stone grinding tools (mano and metate), relatively crude cobble-based flaked lithic technology and flexed human burials.

The Late Prehistoric Period (AD 650 to 1769) in the City of San Diego is represented by the people ancestral to the Kumeyaay people of today. Prehistorically, the Kumeyaay were a hunting and gathering culture that adapted to a wide range of ecological zones from the coast to the Peninsular Range. A shift in grinding technology reflected by the addition of the pestle and mortar to the mano and metate, signifying an increased emphasis on acorns as a primary food staple, as well as the introduction of the bow and arrow, pottery, obsidian from the Obsidian Butte source in Imperial County, and human cremation serve to differentiate Late Prehistoric populations from earlier people in the archaeological record. However, living Kumeyaay people trace their ancestors to the earliest cultural remains found throughout their traditional territory in San Diego County.

The Kumeyaay are generally considered to be a hunting-gathering society often with a bipolar settlement pattern. While a large variety of terrestrial and marine food sources were exploited, emphasis was placed on acorn procurement and processing as well as the capture of rabbit and deer. Kumeyaay houses varied greatly according to locality, need, choice and availability of raw materials. Formal homes were built only in the winter as they took some time to build and were not really necessary in the summer. During the summer, the Kumeyaay moved from place to place, camping where ever they were. In the winter they constructed small elliptically shaped huts of poles covered with brush or bark. The floor of the house was usually sunk about two feet into the earth. Most activities, such as cooking and eating, took place outside the house.

The cooking arbor was a lean-to type structure or four posts with brush over the top. Village owned structures were ceremonial and were the center of many activities. Sweathouses were built and used by the Kumeyaay men. They were built around four posts set in a square near a river or stream and usually had a dug-out floor. The sweathouse was also used sometimes as a place for treating illnesses.

## **Ethnohistory**

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

### *Recorded Archaeological Sites*

Several prehistoric and historic period archaeological resources have been identified within the Ocean Beach community. Three prehistoric shellfish refuse mounds were recorded in 1967 by C. N. Nelson with little detail or specifics. Systematic test excavations at one of these sites (CA-SDI-47) was undertaken by DeBarros in 1996 resulting in the recovery of large amounts of shellfish remains, lithic waste, and two radiocarbon dates indicating occupation of the site ca 500BC and AD 800. These dates place this site at the very early Late Prehistoric period. DeBarros suggests the site reflects a prehistoric campsite used for the procurement, processing and consumption of shellfish. The site is located near a now filled-in embayment of Mission Bay and the San Diego River. Another of these sites (CA-SDI-46) was investigated by Smith in 1992 and 1999. This site is a prehistoric campsite occupied as part of a series of major encampments along the course of the San Diego River. It was occupied during the Archaic and Late Prehistoric periods. Artifacts include grinding tools, flaked tools used for scraping, pounding and cutting, pottery, animal bone, marine shell, fire-affected rock, and other lithic materials used during the occupation of the site. Sparse and fragmentary scatter of historic materials dating from the 1920s and 1930s was found as well. The site was found to be eligible for listing on the National Register of Historic Places and was designated a historical resource by the City's Historical Resources Board in 1999 (HRB Site #398).

An earlier Archaic period shell midden was originally identified in 1991 and updated in 2001 following discovery of additional deposits during sewer and water line trenching. This site also evidenced abundant amounts of shellfish remains with little lithic artifacts. This site is not thought to represent a habitation area but rather a food processing site where the processed shellfish were discarded. Another prehistoric shell midden discovered during excavation for sewer and water lines evidenced similar abundant deposits of shellfish remains and limited lithic waste. It seems clear from this small number of sites that shellfish procurement and processing was a major activity within Ocean Beach during prehistoric times. New construction should continue to be monitored for potential deposits that can address significant research questions related to prehistory.



Historic period deposits have also been uncovered during replacement of water and sewer lines within existing streets and alleys and during construction of new buildings within established neighborhoods. The deposits consist of household and business refuse discarded from the 1910s through approximately 1955. An array of bottles, glass, ceramic sherds, buttons, metal objects, porcelain tableware, medical paraphernalia, cosmetics containers, and children's toys have been identified in these refuse deposits. Some pieces are well preserved and could be used to precisely date the refuse; other items are less intact. The deteriorated wooden supports, rock retaining wall, and cross-beams of the southern side of the 1914-1915 Mission Bay Bridge were identified during construction monitoring. This resource was determined to be significant and other portions of the bridge support system may be present.

These historic period artifacts can shed light on everyday living of the early residents and visitors of Ocean Beach. New construction should include measures to monitor and recovery these deposits. The better preserved items should be included in an exhibit that could temporarily be housed at the Ocean Beach Library to better inform the public about the historic period of development of the area.

### ***Archaeological Property Types and Significance***

An archaeological site must consist of at least three associated artifacts within a 50 square meter area, or a single feature and must be at least 45 years of age. Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Such site types may include isolated finds, bedrock milling stations, sparse lithic scatters, and shellfish processing stations.

All other archaeological sites are considered potentially significant. The determination of significance is based on a number of factors specific to a particular site including site size, type and integrity; presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostics, and datable material; artifact and ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance. Research questions that can be addressed by significant archaeological resources are presented in Appendix A to the General Plan and in the Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study (ASM Affiliates, Inc. 2008). Although the specific questions differ for each of the prehistoric periods, archaeological research questions generally fall into the following domains: chronology, environmental change, settlement systems, social organization, subsistence, technology, ornamentation, and social change.

A site will be considered to possess ethnic significance if it is associated with a burial or cemetery; religious social or traditional activities of a discrete ethnic population; an important person or event as defined by a discrete ethnic population; or the mythology of a discrete ethnic population. In order to determine ethnic or cultural significance of archaeological sites or landscapes to the Native American community, meaningful consultation is necessary.

## **Early History (1769-1887)**

### ***Spanish Period (1769-1822)***

Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769 to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. The Spanish built a primitive mission and presidio structure on the hill near the river. Under Spanish rule, land was divided into presidios, missions and pueblos. The presidios were military installations which provided protection for the missions. It was expected that eventually each mission and presidio would become a civilian community, or pueblo, once the indigenous population had been converted into Catholics and Spanish citizens.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade which, by 1772, included barracks for the soldiers, a storehouse for supplies, a house for the missionaries and the chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired-brick. In August, 1774 the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases. Beginning in 1791, military commandants were authorized to grant house lots and planting fields near the presidios. This gradual outgrowth resulted in the establishment of Old Town San Diego as a presidial pueblo.

### ***Mexican Period (1822-1846)***

In 1822, the political situation changed as Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican Government opened California to foreign trade; began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates; secularized the Spanish missions in 1833; and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo (town) status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600. The secularization in San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors helped San Diego's population decline to around 150 permanent residents by 1840. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

Prior to Spanish settlement of San Diego in 1769, the area currently known as Ocean Beach had been used for seasonal gathering of shellfish and various plants by the Kumeyaay Indians for over 800 years. Under both Spanish and Mexican rule, Ocean Beach was used for picnics and light recreation, but the area was too remote and lacked fresh running water required for settlement. Families would travel from Old Town by ox-drawn cart with the men on horseback. Carrying their own water, visitors traveled past the sand dunes - which covered several acres near the shore - to the mussel beds between Narragansett and Santa Cruz Streets. Ocean Beach was referred to at this time as "Los Médanos" or "Los Meganos" ("The Dunes"), "The Rocks" and "The Mussel Beds". Because Ocean Beach was not settled during the Spanish and Mexican Periods, no extant buildings or structures from these periods are expected to be identified within Ocean Beach.

### ***American Period (1846-Present)***

When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, while other prominent families opposed the United States invasion. In December 1846, a group of Californios under Andres Pico engaged U.S. Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance effectively ended by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848 and introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. Under the Treaty, residents were guaranteed property rights held under Mexican Law; however, a process for claiming land was not established until 1851 with the passage of the Land Act. After a lengthy process, San Diego was granted over 47,000 acres of land it held as a pueblo, a claim that could be substantiated by a mapped survey of pueblo lands completed in 1845 by Santiago Arguello, Jose Antonio Estudillo, Jose Matias Moreno, Captain Henry Delano Fitch and others. Later maps divided the pueblo lands into lots. All or portions of Pueblo lots 192, 193, 195, 202, 203, 204, 205 and 206 comprise present-day Ocean Beach.

San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and the development of a new town closer to the bay. The failure of these plans, added to a severe drought which crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. The troubles led to an actual drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town. Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "Pre-fab" houses which were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown based on a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. At the time downtown was first being built, there began to be summer cottage/retreat development in what are now the beach communities.

Not long after the American period began, the U.S. Coast Survey reported in 1851 that the San Diego River, which had changed course from its outlet in False Bay (Mission Bay) and was now emptying into San Diego Bay, posed a serious threat to the economic vitality of San Diego. False Bay had gained its moniker after early explorers discovered that the bay was too shallow to be navigable due to silt deposits from the river. It was feared that San Diego Bay would meet the same fate unless the river was diverted back to False Bay. In 1853 Lt. George Horatio Derby of the U.S. Army Corps of Engineers was sent to San Diego to build a dike. He was ordered to deepen the old channel and build a levee from the foot of Presidio Hill to the foot of Point Loma, nearly 2,000 yards. The rather flat and direct connection between Old Town and Ocean Beach created by the dike served as a new means of access for visitors, who continued to picnic there. The dike was washed away by flooding two years later, but was reconstructed in 1877.

The first permanent settler of Ocean Beach took up residence around the time the Derby Dike was first constructed. Little is known of him, other than his last name – Palmer – and that he built a shack at an unknown location where he hosted visitors to Ocean Beach until at least the 1870's. Newspapers carried announcements and advertisements for outings and events at Ocean Beach which referred to "Palmer's Place", "Palmer's Old Town Resort" and "Palmer's Ocean House." Ocean Beach itself appears to have been referred to on occasion as "Palmiro's" and "Palmiro's Mussel Beds." In 1872, Old Town boosters hosted a Fourth of July Celebration at Ocean Beach, hoping to draw revelers away from "New Town" with advertisements promising a free lunch of mussels and musical entertainment. The event was a success, with nearly the entire population of Old Town – approximately 200 – in attendance.

The second permanent resident of Ocean Beach appeared in the late 1870's or early 1880's. "Captain" Abraham Thomas built a shack at the foot of the cliff just south of the present pier. He constructed a well and a windmill near the sand dunes and laid a pipeline from there to his house and corral on Newport Street. From his shack on the beach he served meals and rented fishing poles and bathing suits to visitors, stabling and caring for their horses at his corral. Families that frequented Ocean Beach for camping trips during this time included the Oscar family, the Gregory family, the Mumfords, and the Moffetts. Thomas passed away in September 1913. "General" A.B. Crook moved in with Thomas in 1886 while he built two cottages of his own, "The Winona" and "La Blanche", and a blacksmith shop. He also planted a potato patch at the north end of the beach and raised chickens. No clear evidence of Thomas or Crook's structures can be found on the 1921 Sanborn Maps.

### ***The Resort Town (1887-1930)***

#### ***Carlson and Higgins Establish Ocean Beach (1887-1890)***

In 1887 the first subdivision map was filed within the limits of the current community planning area. The coming of the railroad in 1885 ushered in an era of tremendous growth for San Diego, as well as unprecedented real estate speculation. The number of new subdivision maps jumped from zero in 1884 to four, nineteen, and 51 in the years 1885, 1886 and 1887, respectively. Twenty-three year old William H. (Billy) Carlson and his business partner, Frank J. Higgins sought to capitalize on the boom, marketing real estate in Oceanside, Lakeside Ramona, Del Mar, La Jolla and Lugonia, as well as neighborhoods in the City of San Diego. Together they purchased 600 acres of Pueblo lots 195, 202 and 203 which they divided into 84 blocks, three of which could only be considered slivers of land south of Point

Loma Avenue. The subdivision was bounded by Brighton Avenue to the north, the Pacific Ocean to the west, Point Loma Avenue to the south, and generally Guizot Street to the east. The blocks were predominantly 600 feet long by 300 feet wide, each containing a 20 foot alley running west to east and 48 lots measuring 140 feet deep by 25 feet wide. Irregularly shaped blocks and lots were located along the coast. Avenues, running generally west to east, measured 80 feet wide and were named after resort towns; while Streets, running generally north to south, measured 60 feet wide. Improvements such as water and sewer systems were not provided. Their subdivision, "Ocean Beach" was filed as map number 279 with the County Recorder on May 28, 1887.

Carlson and Higgins had grand plans for their new subdivision which included a resort hotel à la Hotel del Coronado and a railroad to access their rather remote subdivision. They began running ads on April 24, 1887 which claimed that over two thousand lots had been sold without advertising. Lots initially sold for \$40 and \$60, with \$20 down and the balance paid within a year. They hosted large picnics, enticing potential buyers out to Ocean Beach with mussel roasts, free ice cream, bands, hot air balloons, and rental bathing suits. With each event, lot prices increased to \$300-\$400 per lot by August 1887. Still, lots – which were significantly less expensive than those in New Town which were selling for thousands of dollars – were priced to draw average income and vacation buyers. By January 1888, construction of Carlson and Higgins' resort hotel at the foot of Niagara Avenue, Cliff House, was completed at the cost of \$85,000. The Victorian style building bore a modest resemblance to the Hotel del Coronado, another anchor to a resort community. Cliff House featured round towers and bays crowned with steeply pitched roofs, as well as broad wrap-around porches that looked out to the ocean and the beach below. Cliff House drew vacationers and potential buyers to Carlson and Higgins' new subdivision, but the lack of transportation remained problematic.

Carlson planned a railroad running along three sections: San Diego to Old Town, Old Town to Roseville and Roseville to Ocean Beach. Issues with financing reduced the railroad to the Roseville-Ocean Beach section, as ferry access to Roseville was already available. The Ocean Beach Railway ran from Roseville Warf up Carlson Canyon (now Nimitz), over Tennyson and Voltaire, to Brighton and Cable; west on Cape May to Bacon; south to Del Monte; east to De Foe (now Sunset Cliffs Boulevard and referred to as such from this point forward) and south again to Point Loma Avenue. No more than several months after its opening in April 1888, the rail line was discontinued, largely due to the fact that the company which had sold the rail ties to Carlson demanded their return for non-payment. Carlson continued to work on establishing his railroad sections, but the national economic "bust" of 1888 curtailed his plans as well as development in Ocean Beach. The population of San Diego dropped from 35,000 at the height of the boom in 1887 to only 15,000 just three years later. Banks failed, debts went unpaid and properties were abandoned. The pressure was too much for Higgins, who was placed in an insane asylum in 1889 before committing suicide. Carlson sold Cliff House and moved on to other ventures, becoming Mayor of San Diego in 1893.

### ***The Quiet Years (1890-1907)***

At the end of the 19th century, Ocean Beach reverted back to a remote vacation and picnic destination and would remain that way for the next twenty years. The Loring and Gibbs families were among those who camped in Ocean Beach regularly during this time. In 1898 Cliff House burned down, eliminating the only lodging. By 1900 there were several shacks scattered throughout Ocean Beach, and at least one home. Still without improvements such as water and sewer connections, residents and visitors drew their water from the well located on the alley south of Santa Monica near Bacon Street or a

## Appendix C

cistern north of Saratoga Avenue and east of Ebers Street . The location of the cistern allowed some settlement on the hillside. By 1908, early residents recall that there were just 18 houses in Ocean Beach, some of which were vacation shacks or tent houses. Vacation shacks were typically single wall board and batten construction, 400 to 600 square feet in size on a pier and post foundation with minimal interior amenities. Some were true shacks; others had features such as front porches and garages off the alleys. Tent houses consisted of canvas stretched over a wooden frame, complete with a gable roof, windows and on occasion a front porch. Lifelong resident and historian Ruth Varney Held provided a narrative of early settlers in her book *Beach Town*, which is summarized in Table C.1 on the following page.

Table C.1 Early Ocean Beach Settlers

Family	Year	Location
"Captain" Abraham Thomas	circa 1880	Shack at the foot of the cliff just south of the present pier; a well and a windmill near the sand dunes.
"General" A.B. Crook	1886	Location unknown
D.C. Collier	1887	Shack at the foot of Coronado Avenue and Bacon Street.
Bellamy	circa 1890	Saratoga Avenue and Guizot Street* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Archer	1893	4604 Pescadero Avenue
Ernest Julius Pester	1894-1903	Near Saratoga and Guizot* (outside of the OB Planning Area, within the original Ocean Beach Subdivision).
Hockings	circa 1900	Vacation shack at unknown location
Wade	circa 1900	Vacation shack at the Mission Bay entrance
Frank McElwee	1905	Permanently camped behind 2030 Abbott Street
Reid	1905	Foot of Santa Cruz Street ("Bonnie Doon")
Moffett	1905	4651 Niagara Avenue
Steinberg	1906	Newport Avenue
Mulville	1906	Del Mar Avenue at Cable Street
Phillips	1906	Brighton Avenue and Ebers Street
Colan	1907	Bought the old Corral from Thomas, had a livery stable, and lived at 1957 Bacon Street.
W.A. Thomas	1907	4986 Santa Monica Avenue
Dr. C.C. Valle	1907	Newport Avenue above Ebers Street.
McGregor	1908	Cable Street near Niagara Avenue
Charles Moore	1908	Location unknown
G.H. Johnson	1908	4984 Newport Avenue
Lucy Hoover	1908	5062 Narragansett Avenue
F.J. Peeler	1908	5067 Niagara Avenue
George Ulrich	1908	On Muir Avenue, above Sunset Cliffs Boulevard

### ***D.C. Collier: The Father of Ocean Beach (1907-1913)***

Another semi-permanent resident during this time was David Charles (D.C.) Collier Jr., son of a lawyer, judge and newspaper man who moved to San Diego with his family in 1884. At 16 years of age Collier purchased one of the first lots sold by Carlson on the oceanfront at the foot of Bacon Street and Coronado Avenue where he built a modest vacation shack. He would later expand the shack and live in it part time. By 1906 he had added a pool and some apartments and named his property Alligator Rock Lodge. After graduating law school Collier began practicing in his father's law office. Clients still feeling struggling with the economic bust often paid Collier in lots – nearly worthless at the time – in communities ranging from East San Diego to Normal Heights, North Park, Pacific Beach and Ocean Beach. Finding himself thrust into the real estate business, Collier began selling and developing lots in these communities.

Collier began his development ventures in Ocean Beach in 1907 with the filing of subdivision map 1080, Ocean Beach Extension, and map 1079, Ocean Beach Extension No. 2 on August 28, 1907. Both maps were filed at the request of Ralston Realty Company, of which Collier was president; however ownership is listed as Point Loma Syndicate (D.C. Collier, President) and Abstract Title and Trust Company of San Diego, respectively. Ocean Beach Extension was bounded by the Pacific Ocean on the west, Brighton Avenue to the south, Abbot Street to the east, and included the lots on the north side of Long Branch Avenue to the north. The block numbers, 85 and 86, picked up where Carlson's Ocean Beach subdivision left off. A "Park and Children's Playground" measuring roughly 180 feet by 351 feet is shown on the block east of Spray Street, and is the first park land specifically identified and set aside on a subdivision map in Ocean Beach. Immediately to the west, Ocean Beach Extension No. 2 was bounded by Abbot Street on the west, Brighton Avenue to the South, and included the lots on the east side of Bacon Street to the east as well as the lots on the north side of Long Branch Avenue to the north. Block numbering continued with 87, 88 and 89. Full blocks in both subdivisions measured roughly 215 feet wide by 600 feet long with 15 foot alleys running west to east and an average lot size of 40 feet wide by 100 feet deep. It is unclear why Collier chose to deviate from the 25 foot wide lot standard established by Carlson which he would apply to his next and much larger subdivision, Ocean Beach Park.

The subdivision map for Ocean Beach Park, map 1167, was filed around February 1909 by Union Title and Trust Company, the managing agent for Collier's Ocean Beach Park Syndicate. The subdivision was bounded by a line drawn 96 feet east of Bacon Street on its west side; Brighton Avenue to the south; the properties on the east side of Froude Street, then jogging over to Seaside Street on the east; and included the properties on the north side of West Point Loma Boulevard to the north. Blocks were numbered one through twenty-nine and measured generally 215 feet wide by 600 feet long, with some irregular blocks. Lots measured 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Collier maintained the 60 foot width of the north/south Streets established by Carlson; but established significantly narrower west/east Avenues which measured only 50 feet wide, with the exception of Voltaire Street and West Point Loma Boulevard which measured 80 feet wide. The configuration of Collier's Ocean Beach Extension No. 2 resulted in the interruption of Long Branch Avenue just east of Bacon Street by lots 3 and 4 of block 89. The City of San Diego purchased the blocks in 1914 to connect the two sections of Long Branch, but the work would not be completed for years. In August of 1909 Collier filed subdivision map 1217, Ocean Beach Park Annex, which reconfigured and lengthened some of the lots in blocks 28 and 29 of the Ocean Beach Park subdivision, along the north side of West Point Loma Boulevard.

## Appendix C

Collier understood that as a developer he would need to provide significant improvements to entice buyers to his new subdivision and establish a viable neighborhood. Improvements completed by Collier would include grading of streets, installation of water, gas and electricity infrastructure, a functional streetcar line, and a two-room schoolhouse. On February 15, 1909 Collier's Syndicate petitioned the City of San Diego to allow them to lay 20,000 linear feet of two-inch water pipe through Ocean Beach Park, connected to the City's water main located at the southeasterly portion of Pueblo Lot 207. The water lines would run down the east/west streets, connecting with a north/south line running down Seaside and Froude Streets. On March 1st, the Syndicate petitioned the City to have the city engineer establish and stake the route where the water pipe would be laid, noting that grading would be required to complete the work and that ten houses were to begin construction within the next sixty days. Then on December 17, 1909 the Syndicate petitioned the City once again, this time for permission to grade Lotus, Green, Larkspur, Castellar, West Point Loma Boulevard, and portions of Froude, Ebers and Sunset Cliffs Boulevard by private contract.

Collier submitted plans for his streetcar, the Point Loma Railroad, to the City on May 18, 1909. Covering much the same ground as Carlson's failed Ocean Beach Railway, the Point Loma Railroad ran from Old Town and Middletown down Rosecrans, then headed northwest up McCaulay Street through Wabaska Canyon (now Nimitz Boulevard) to Tennyson Street and Wabaska Drive, then continuing northwest on Voltaire Street to Bacon Street where it turned south down Bacon Street to Santa Cruz Avenue. The line would later be extended up Santa Cruz to Sunset Cliffs Boulevard; and then extended again to Guizot Street, southeast to Santa Barbara and Orchard Avenue to the station at Catalina, then back north to Voltaire, forming a loop. Collier sold the Point Loma Railroad to John D. Spreckels not long after completion. Collier also constructed a two-room schoolhouse at Sunset Cliffs Boulevard and Santa Monica Avenue in 1908. Although not located within his own subdivisions, the school was centrally located within the overall Ocean Beach community. Some residents at the time felt that the school was too far from the recent improvements. Initial enrollment was very low, with only 35 students in 1910-11. Grades 1 through 8 were taught in one room, and upper grades in the other. Collier's investments and efforts to lay the foundation of a community were fruitful. Completion of the streetcar line resulted in a flurry of lot sales, with at least one source recalling as many as 100 houses completed by 1910, and served by seven established businesses.

The last new subdivision filed completely within the limits of the current Ocean Beach Planning Area was Ocean Bay Beach, map 1189, filed by Willson Chamberlain on June 22, 1909. Ocean Bay Beach was bounded by Mission Bay on the north, the Pacific Ocean on the west, Ocean Beach Extension and Ocean Beach Extension No. 2 to the south, and included the properties on the east side of Bacon Street to the east. Block numbers resumed where Ocean Beach Extension No. 2 left off, and numbered from 90 to 103. Block and lot configurations generally mirrored that of Collier's Ocean Beach Park – blocks 215 feet wide by 600 feet long, some irregular, with lots 25 feet wide by 100 feet deep on average. Alleys ran west to east and measured 15 feet wide. Street names and widths took their cue from the surrounding established subdivisions, the one exception being Chamberlain Court, a 150 foot long street shoehorned between blocks 100 and 101. The intersection of Chamberlain's subdivision with Collier's two Ocean Beach Extension subdivisions resulted in the only two substantial blocks in Ocean Beach which lack an alley – blocks 86/91 and 87/92 between Muir Avenue and Long Branch and West Point Loma and Bacon Street. Chamberlain constructed a plunge or "bathing pavilion" on the sand at the foot of Voltaire and his own home on lower West Point Loma Boulevard in 1908.



### ***The Height of the Resort Era (1913-1930)***

In 1913, in an effort to promote Ocean Beach as a resort town and weekend destination, Chamberlain and his business associates at the Ocean Bay Beach Company built Wonderland Park, San Diego's first large amusement park on the site of Chamberlain's soon-to-be-demolished bathing pavilion. Covering 8 paved acres at the foot of Voltaire Street with a grand entrance accented by two white towers and 22,000 lights, Wonderland boasted the largest roller coaster on the coast; a casino that included a large dance pavilion and a café that could seat 650 for dinner; a zoo containing monkeys, lions and bears; and over 40 attractions, including a giant water slide. The park was wildly successful, bringing an estimated 35,000 visitors to Ocean Beach on the first day of operation alone. Visitors to Wonderland and Ocean Beach strolled down the boardwalk to the cliffs, stopping at the various concession stands along the way. Increased popularity and development brought additional improvements for Ocean Beach, including finish grading of streets in the original Ocean Beach subdivision and the installation of a sewer system in 1913-1914. Following a tragic incident in 1913 in which 13 swimmers in the water off of Ocean Beach drowned, the City established the first lifeguard service consisting of three lifeguards attached to the Police Department who were assigned to guard the beaches around Wonderland Park. In 1914 Fire Station No. 15 was constructed on the north side of Newport Avenue near Cable Street. The Fire Station was a two-story Mission Revival style structure that cantilevered over the sidewalk on a large low-point stucco arch support. (Fire Station 15 was relocated to its current site at 4711 Voltaire Street in 1949 and the original station was subsequently demolished.) A small store-front branch of the library opened on Abbott Street in 1916.

By 1915 Wonderland's immense popularity was overshadowed by the Panama-California Exposition, headed by Director-General D.C. Collier. In 1916 a flood irreparably damaged the roller coaster, dealing a harsh blow to the struggling amusement park, which would close its doors shortly thereafter. Ocean Beach, however, continued to thrive. Extremely popular with weekend visitors, the boardwalk and beaches continued to bustle with activity, especially at the foot of Newport Avenue where local businessmen catered to those seeking recreation, leisure and social activity. R.G. Vallin had opened a popular dance hall in 1910-11 at the foot of Newport Avenue. William (Bill) Benbough opened his own dance hall in 1916-17 at the corner of Santa Monica Avenue and Abbott Street. He converted it to a skating rink a few years later and opened the Ocean Beach Dancing Pavilion, a large mission-style ballroom that dominated the beach front at the foot of Newport Avenue in 1918 – the same year that O.F. Davis built a merry-go-round at the foot of Santa Monica Avenue. In 1919 William Dougherty built the Silver Spray Apartments and the Silver Spray Plunge, a warm salt-water pool on the rocks just above the foot of Narragansett Avenue. The plunge was very popular with local swimmers, divers and swimming clubs who used the pool for practice.

By this time the social dynamic in Ocean Beach was changing. Young people were no longer visiting with their families, but with friends instead. Groups of friends would gather and enjoy the seaside amenities at Ocean Beach, play the ukulele and sing songs, and have a hamburger at Mac's on Abbot and Newport. The surfing culture, initially limited to boys and young men who would lie on the boards and ride them in, began to take off in 1916 when Duke Kahanamoku of Hawaii exhibited his considerable skill riding the board while standing. Local swimming instructor and lifeguard George Freeth, also from Hawaii, became the local surfing expert and instructor. In 1926, Ocean Beach resident Faye Baird would become, by some accounts, San Diego's first female surfer.

## Appendix C

The first church in Ocean Beach was located in a tent in the heart of activity at the foot of Newport Avenue. The Union church eventually moved to a permanent redwood structure on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard, made possible in part by funding from the Congregationalists. The Union Congregationalist Church remained in that location until 1928, when they sold their lot to the library and their membership dissolved. The building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women’s Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The location of the Union Congregationalist Church near Santa Monica and Sunset Cliffs Boulevard provided an anchor which drew other churches, including The Sacred Heart, Ocean Beach First Baptist, Holy Trinity Episcopal Church, and Bethany Lutheran Church, all of which would locate their congregations within a three block area along Sunset Cliffs Boulevard between Santa Monica and Brighton Avenues. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table C.2 on the following page.

**Table C.2 CHURCHES IN OCEAN BEACH**

Church	Date Built	Location	Status
Union Congregational Church	1914	The north side of Santa Monica Ave, 200 feet west of Sunset Cliffs Blvd	EXTANT  Given to the Ocean Beach School in 1929 and relocated to 4719 Santa Monica Avenue.  Given to the Women’s Club in 1944 and relocated to the southwest corner of Muir Avenue and Bacon Street, where it currently sits.
Sacred Heart Church	pre-1921	The NW corner of Sunset Cliffs Blvd and Santa Monica Ave	DEMOLISHED  Relocated to NE corner of Sunset Cliffs Blvd and Saratoga Ave in 1923. Demolished to make way for the new church.
	circa 1931	The NE corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Ocean Beach First Baptist Church	1922	The NE corner of Sunset Cliffs Blvd and Santa Monica Ave	EXTANT (in-situ)
Holy Trinity Episcopal Church	1925	The SE corner of Sunset Cliffs Blvd and Brighton Ave	EXTANT (in-situ)
Point Loma United Methodist Church	1930	The SW corner of Sunset Cliffs Blvd and Saratoga Ave	EXTANT (in-situ)
Elim Gospel Mission (Elim Assembly of God)	circa 1930	The NE corner of Ebers Street and Cape May Ave	EXTANT (in-situ), remodeled

Bethany Lutheran Church	1936		DEMOLISHED
	1960	The NE corner of Sunset Cliffs Blvd and Cape May Ave	EXTANT (in-situ)

Review of the 1921 Sanborn Maps reveal the development patterns and land uses that developed in Ocean Beach during the first quarter of the twentieth century. Development was most dense to the north in Collier’s improved Ocean Beach Park subdivision and along the coast. Small dwelling units, generally set toward the front of the lot, are scattered with the greatest intensity in the areas closest to the streetcar line, specifically, Voltaire Street, Muir Avenue, Long Branch Avenue and Brighton Avenue between Bacon and Ebers Streets. Some apartments, lodging and multiple detached dwellings are located in this area, but no commercial uses, which are found nearly exclusively along Newport Avenue. These uses included a post office, drug store, bakery, hardware and feed store, two auto garages, and a laundry on Niagara. Development consisting of multiple units, either attached or detached, was located in the greatest concentration closer to the coast and along streets south of Saratoga Avenue. The school and local churches were located near the geographic center of the community at Sunset Cliffs and Santa Monica, but were still remote for many members of the community.

A lodging house was located on the south side of Newport roughly mid-block between Bacon and Cable Streets. Built circa 1900, the Newport Hotel (originally the Pearl Hotel) is reportedly the oldest remaining hotel in Ocean Beach, and is currently home to the Ocean Beach International Hostel. Recreational and entertainment uses, including the aforementioned dancing pavilions and bath houses were located along the coast. The first theater in Ocean Beach, built in 1913 by Joseph H. James, was a small movie house called the Ocean Theatre and was located on the south side of Newport not far from Benbough’s dance pavilion. James sold the theater in 1921 to Raymond Ericsson, who, after several years running the Ocean Theatre, decided to build a new theater with modern features. In 1925 he built the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue.

The hillsides to the east were very sparsely developed, particularly east of Ebers Street, which was not mapped by the Sanborn Fire Insurance Company in 1921. Construction up to this point was a combination of the simply constructed vacation cottages described earlier, as well as more substantial cottage development intended for permanent residence. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920’s were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920’s as the popularity of the style increased following the 1915 Exposition. Larger estate homes were located at the top of the hill, outside of the Ocean Beach subdivision and the current Ocean Beach Planning Area.

## Appendix C

Another feature of note on the 1921 Sanborn Map is a wooden bridge to Mission Beach extending north off of West Point Loma Boulevard between Abbott and Bacon Streets. The bridge was built in 1915 by the Bay Shore Railroad Company to provide access to and promotion of the new subdivision of Mission Beach. The 1,500 foot long bridge connected to the southern tip of Mission Beach. At 50 feet wide, the bridge carried a trolley line, two lanes of vehicular traffic, and a sidewalk on each side for pedestrians and those wanting to spend an afternoon fishing in Mission Bay. The popularity of the new resort town to the north eventually drew visitors away from Ocean Beach when Mission Beach's Belmont Amusement Park was completed in 1925. By 1930 Ocean Beach's "resort" era was over, but the foundation had been laid for rather self-sufficient neighborhood with a distinct sense of place.

### ***Ocean Beach: The Community (1930-Present)***

#### ***Transition to Community (1930-1945)***

By the late 1920's Ocean Beach had begun the transition from a seaside resort to a community. The local silent theater had been replaced with the new Strand Theater. Street paving began in the mid-1920's and would continue through the end of the decade. In 1926 Albert G. Spalding subdivided his land at the southern end of Ocean Beach and named it Sunset Cliffs (map no. 1889). (This context shall reference this significant subdivision only in passing, as the vast majority of it is located within the Peninsula Community Planning Area, with only the northernmost portion located in the Ocean Beach Planning Area.) In 1928 the current Ocean Beach Branch Library opened on the southwest corner of Santa Monica Avenue and Sunset Cliffs Boulevard. Local clubs and social organizations, such as the Ocean Beach Women's Club and the Tuesday Club helped to foster a sense of community. The local Chamber of Commerce promoted local businesses and provided support. In 1930 the Ocean Beach Lighting District was formed and decorative street lights were installed. Plans of Lighting District No. 1 called for 128 lamps, as detailed in Table C.3 on the following page.

**Table C.3 OCEAN BEACH LIGHTING DISTRICT NO. 1**

Street	Bounded By	Lamp Type
Abbott Street	Newport Avenue & West Point Loma Blvd	Union Metal No. 883
Newport Avenue	Abbott Street & Sunset Cliffs Blvd	GE Marbellite No. 1110
Santa Monica Avenue	Abbott Street & Bacon Street	GE Marbellite No. 1110
Voltaire Street	Abbott Street & Froude Street	GE Marbellite No. 1900
Bacon Street (SW side)	Newport Avenue & Santa Monica Avenue	GE Marbellite No. 1110

Also in 1930, the first zoning maps and regulations were established in the City. Zoning in Ocean Beach was divided into three residential zones of varying density and a commercial zone. The commercial zones (C) were identified in three separate locations and resulted in three separate commercial districts. The first was located along Voltaire Street from roughly Sunset Cliffs Blvd to Abbott Street, and along Abbott Street from Muir Avenue north along West Point Loma Boulevard down Bacon Street just past Muir Avenue. The second was located down Newport Avenue from Sunset Cliffs Blvd to the ocean, down Santa Monica Avenue and Niagara Avenue from Bacon Street to the ocean, and along Sunset Cliffs Boulevard from Newport Avenue to Narragansett Avenue. The third commercial district

was a small strip along Point Loma Avenue between Ebers Street and Sunset Cliffs Boulevard. High density residential zones (R-4) were located generally west of Sunset Cliffs Boulevard and low density residential zones (R-2 and R-1) were located generally east of Sunset Cliffs Boulevard. Although City-wide zones have changed and expanded over the years, the land use designations and allowable residential density have remained relatively unaltered in Ocean Beach since the first zoning action, which is reflected in the development patterns in Ocean Beach.

The Great Depression brought development in Ocean Beach and San Diego as a whole to a crawl. Local merchants extended credit to struggling residents in the tight-knit community. Little new development occurred during this time. Development which did occur expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. In 1938-39, with great opposition from the community, streetcar service through Ocean Beach was discontinued in favor of bus service. Decommissioned streetcars were sometimes salvaged and reused as housing within the community.

### ***Post-War Development (1945-1970)***

The population and development in Ocean Beach exploded in the wake of the World War II. Between 1940 and 1950 the population of Ocean Beach doubled from 12,500 to 25,000 as military personnel, the wartime civilian workforce, and later returning GIs and their families flooded the community. Single family housing and low residential multi-family housing began to fill the once-sparse hillside. Areas west of Sunset Cliffs Boulevard with higher land values and residential density allowances developed and redeveloped with more dense multi-family housing developments consisting of apartment courts and the now-ubiquitous "6-pack" and "8-pack" apartments.

Stylistically, residential development transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes were typically one story with a small footprint characteristic of development throughout Ocean Beach's history. Multi-family development, especially the higher density multi-family development west of Sunset Cliffs Boulevard, was typically two stories and deviated from the small scale residential development which had characterized Ocean Beach prior to the War. The building footprint covered much of the lot, and in a number of cases spanned two or more lots. With the end of trolley service to Ocean Beach and the ever increasing popularity of the car, multi-family housing development began to incorporate parking into the site design.

By the early post-War period the bath houses and dance halls along the coast were gone, replaced by store fronts and lodging. The Ocean Beach Recreation Center, designed by William Templeton Johnson and Harold Abrams, was built across from the school on Santa Monica Avenue in 1945. Commercial development along Newport Avenue intensified to serve the growing resident population. New buildings were added and older buildings updated to reflect post-War styles. The City began paving the alleys through Ocean Beach in 1940 and would continue through the 1960s. The wood fishing bridge connecting Ocean Beach to Mission Beach was permanently closed in 1950 and demolished the following year, to be replaced by a new bridge one half mile to the east. Upset residents petitioned the City to keep the bridge, but were promised instead that a new fishing pier would be constructed. It eventually was built 15 years later at the foot of Niagara Avenue.

## Appendix C

The dredging of Mission Bay and the re-routing of streets required by the construction of Interstate 5 in the 1950s began to isolate Ocean Beach once again. Many Ocean Beach residents appreciated this isolation, which protected the unique character of the community. This same isolation and relative inaccessibility attracted the “hippie element” during the 1960s which evolved into an independently-minded entrepreneurial business community of co-ops and home-grown businesses in the 1970s. By the 1980s many of these independent businesses along Newport Avenue struggled to compete with chain stores in surrounding communities. As variety, clothing and department stores closed, antique stores began moving in to the vacant storefronts, creating a unique shopping experience along Newport Avenue which continues to thrive.

In 1972, voters in the City of San Diego passed Proposition D, which limited the height of new structures in the coastal zone west of Interstate 5 (excluding Downtown and Little Italy) to not more than 30 feet. The ballot language in favor of Proposition D stated that the intended purpose of the proposition was to preserve “the unique and beautiful character of the coastal zone of San Diego,” and prohibited buildings that obstructed “ocean breezes, sky and sunshine.” The passage of Proposition D was instrumental in protecting San Diego’s coastal communities from over-development and helped to preserve the small scale seaside character of Ocean Beach.

### ***Property Types and Themes***

Ocean Beach contains a variety of property types and architectural styles reflecting the significant themes and associated periods of development in the community. Identified themes discussed in the context statement include:

- Resort Town (1887-1930)
  - » Carlson and Higgins (1887-1890)
  - » Quiet Years (1890-1907)
  - » D.C. Collier (1907-1913)
  - » Height of the Resort Era (1913-1930)
- Ocean Beach, The Community (1930–Present)
  - » Transition to Community (1930-1945)
  - » Post-War Development (1945-1970)

Residential structures are the most prevalent structure types, with low-density development located on the hillside east of Sunset Cliffs Boulevard and higher-density development located west of Sunset Cliffs Boulevard. Commercial development is located primarily along three locations at Voltaire Street, Newport Avenue and Point Loma Avenue. Institutional uses, such as schools, churches and government buildings are generally grouped along Sunset Cliffs Boulevard. Architectural styles vary and transition from simple vernacular shacks and tents in the earliest period of development, to Craftsman and Spanish Revival style buildings during the first third of the twentieth century, to Streamline Moderne and Minimal Traditional styles during the Depression and World War II years, and finally Contemporary, Post and Beam, and Ranch styles in the post-War Period through 1970. Each of these property types is discussed in greater detail, including eligibility criteria and integrity thresholds, in the following sections. A summary of the character defining features of each of these styles is found in Table C.4 below.

Table C.4 Summary of Character Defining Features

Style/Type	Period	Character Defining Features
Vernacular Shacks	1887-1915	<ul style="list-style-type: none"> <li>» Single wall board and batten construction;</li> <li>» 400 to 600 square feet in size;</li> <li>» Pier and post foundation;</li> <li>» Minimal interior amenities; and may also include</li> <li>» Front porches; and</li> <li>» Garages off the alleys.</li> </ul>
Style/Type	Period	Character Defining Features
Vernacular Tents	1887-1915	<ul style="list-style-type: none"> <li>» Canvas stretched over a wooden frame;</li> <li>» Gable roof;</li> <li>» Windows; and may also include</li> <li>» Front porch</li> </ul>
Craftsman	1905-1930	<ul style="list-style-type: none"> <li>» Gabled roofs;</li> <li>» Overhanging eaves with exposed rafter tails (clipped or boxed eaves are less common);</li> <li>» Wood siding in shingle or lap form; and</li> <li>» Windows are typically simple one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.</li> </ul>
Spanish Revival	1915-1940	<ul style="list-style-type: none"> <li>» Flat roofs with simple parapets or gabled clay tile roofs (or a combination of both);</li> <li>» Stucco walls; and</li> <li>» Windows are typically one-over-one single or double-hung wood windows and casement windows, although multi-lite windows may be present.</li> </ul>

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Streamline Moderne	1925-1950	<ul style="list-style-type: none"> <li>» Flat roofs with coping or a flat parapet;</li> <li>» Asymmetrical façade;</li> <li>» Horizontal massing and emphasis;</li> <li>» Smooth stucco or concrete exterior finish;</li> <li>» Horizontal accents;</li> <li>» Restrained detailing; and may also include</li> <li>» Curved building corners;</li> <li>» Curved horizontal railings, overhangs, &amp; coping with horizontal projections above doorways &amp; at the cornice;</li> <li>» Steel sash windows;</li> <li>» Corner windows;</li> <li>» Glass block; and</li> <li>» Round "porthole" windows.</li> </ul>
Minimal Traditional	1935-1955	<ul style="list-style-type: none"> <li>» Compact size, which is usually single story;</li> <li>» Low-pitch gabled or hipped roofs with shallow overhangs;</li> <li>» Simplified details of limited extent, reflecting traditional or moderne themes;</li> <li>» Use of traditional building materials; and may also include</li> <li>» Simple floor plan with minimal corners;</li> <li>» Small front porches;</li> <li>» Modestly sized wood framed windows; and</li> <li>» Detached or attached front-facing garages.</li> </ul>
Style/Type	Period	Character Defining Features
Contemporary	1955-1965	<ul style="list-style-type: none"> <li>» Strong roof forms, typically with deep overhangs; 0</li> <li>» Large windows, often aluminum framed;</li> <li>» Non-traditional exterior finishes such as vertical wood siding, concrete block, stucco, flagstone and mullion-free glass; and may also include</li> <li>» Angular massing;</li> <li>» Sun shades, screens or shadow block accents;</li> <li>» Attached garages or carports;</li> <li>» Split-level design;</li> <li>» Horizontally oriented commercial buildings;</li> <li>» Distinctive triangular, parabolic or arched forms;</li> <li>» "Eyebrow" overhangs on commercial buildings; and</li> <li>» Integrated, stylized signage on commercial buildings.</li> </ul>



Post and Beam	1950-1970	<ul style="list-style-type: none"> <li>» Direct expression of the structural system;</li> <li>» Horizontal massing;</li> <li>» Flat or shallow pitch roofs;</li> <li>» Floor-to-ceiling glass; and may also include</li> <li>» Repetitive façade geometry;</li> <li>» Minimal use of solid load bearing walls;</li> <li>» Absence of applied decoration;</li> <li>» Strong interior/exterior connections;</li> <li>» Open interior floor plans; and</li> <li>» Exterior finish materials of wood, steel and glass.</li> </ul>
Ranch	1950-1975	<ul style="list-style-type: none"> <li>» Horizontal massing, usually single-story;</li> <li>» Low sloped gabled roofs with deep overhangs; and may also include</li> <li>» Attached carports or garages;</li> <li>» Traditional details such as wood shutters, wood windows, and wide brick or stone chimneys; and</li> <li>» Traditional building materials such as wood shingle roofing, wood siding, brick, stucco and stone.</li> </ul>

**Residential**

Residential development will include a range of building types and configurations – from small single wall shacks to framed bungalows, duplexes, bungalow courts, “6 pack” and “8 pack” apartments and larger apartment buildings. These buildings will reflect the same stylistic trends as commercial and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

The earliest residential development is somewhat scattered, as indicated in the list of early settlers in Table 3. Development following Collier’s subdivision and improvements was generally clustered within those improved areas near transit. However, by 1921 residential development was dispersed throughout Ocean Beach, primarily west of Sunset Cliffs Boulevard with some low-density development on the hillside. Build-out of the community occurred during the post-War years, at which time empty lots on the hillside were in-filled with low-density residential development and areas west of Sunset Cliffs were developed and redeveloped with higher density residential development.

HRB designation Criteria most likely applicable to residential buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion B for an association with a historically significant individual, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing

a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource's significance in the development of the community. Similarly, properties significant under HRB Criterion B may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity of association with the historically significant individual. Residential cottage and bungalow buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931). Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

### ***Single Family***

The earliest residential development pre-dating Collier's subdivision activities in 1907 would consist primarily of vernacular vacation shacks and some single family housing, including tent houses. Some vacation shacks may still be extant and may have been retrofitted with more substantial framing. Tent houses will no longer be present in their original configuration, but may have been retrofitted to accommodate permanent residency.

Residential development following 1907 and prior to 1930 began to shift from vacation rentals to primary residences. These homes typically had foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces and fireplaces. Most homes prior to the mid-1920s were designed in the Craftsman style or a vernacular variant. Modest Spanish Revival style bungalows emerge in the mid-1920s as the popularity of the style increased following the 1915 Exposition.

Residential development during the Depression expressed a more contemporary design aesthetic in the Streamline Moderne and Minimal Traditional styles. These styles, with their sleek, simple styling and minimalist use of traditional design elements were well suited to the lean times of the Depression and World War II. Residential Development following World War II transitioned from Minimal Traditional to Contemporary, Post and Beam, and Ranch styles. Single family homes throughout these development periods were typically one story with a small footprint. East of Sunset Cliffs Boulevard the underlying 25 foot lots were often combined into 50 foot wide lot developments, while single family residential development to the west of Sunset Cliffs Boulevard can be found on lots measuring both 25 feet and 50 feet.

### ***Multi-Family***

Early multi-family development consisted primarily of clustered shack and cottage developments. Multi-family residential examples of Craftsman, Spanish Revival, Streamline Moderne and Minimal Traditional architecture may be found in duplex and bungalow or apartment court configurations and will typically be single story, although some two story examples may be found. Many of these developments have a central courtyard component, although they may not reflect traditional bungalow courtyard configurations. Duplex units, either attached or detached, are prevalent throughout the community.

World War II and Post-War multi-family residential structures were developed at a greater intensity. The building footprint covered much of the lot (or more than one lot) and almost always incorporated two

stories. These larger apartment court, "6-pack" and "8-pack" apartment buildings are located west of Sunset Cliffs Boulevard and in a number of cases replaced older development. In response to the increasing popularity of the car and the elimination of the trolley line, on-site parking was incorporated into most post-War multi-family developments.

**Commercial**

Commercial development in Ocean Beach reflects the resort town and small community character of the Planning Area. Commercial development will include visitor and resident-serving commercial structures such as shops, restaurants and offices; hotels and other lodging catering to visitors; and entertainment venues such as theaters, dance halls, skating rinks, and swimming pools. These buildings will reflect the same stylistic trends as residential and institutional development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles.

Commercial areas are found primarily in three locations: to the north along Voltaire Street between Abbott Street and Sunset Cliffs Boulevard (including the blocks immediately north and south of Voltaire Street on Abbott Street, Bacon Street and Sunset Cliffs Boulevard); in the center of the community down Newport Street from the beach to Sunset Cliffs Boulevard, as well as portions of Santa Monica Avenue and Niagara Avenue generally west of Bacon Street; and to the south along Point Loma Boulevard from the beach to Ebers Street. Retail, office and entertainment uses are found primarily in these areas. Hotels and lodging are also located in the core commercial areas and scattered throughout the community west of Sunset Cliffs Boulevard and especially near the shore.

HRB designation Criteria most likely applicable to commercial buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood's development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource's significance in the development of the community. Commercial buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. It is also recommended that the commercial areas be intensely surveyed to determine whether or not a commercial historic district may be present at one or more of the commercial areas. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

**Retail and Office**

Retail and office buildings can be found throughout the Planning Area, but are located primarily along Voltaire Street, Newport Avenue area, and Point Loma Boulevard. There are no retail or office buildings currently designated. Retail and office buildings are typically smaller one or two story buildings on 25-foot wide lots, but some are built across two or more lots. Typically, those spanning more than one lot were built or expanded in the post-War period. Retail and office buildings are commonly either wood frame construction or masonry construction. Pre-War and a number of post-War retail and office buildings are sited immediately adjacent to the sidewalk, while other post-War retail and office buildings are set back from the sidewalk with parking provided in front of the building. Due to

the ever-changing nature of retail and office buildings, alterations to storefronts and fenestration to accommodate new tenants are likely to have occurred. Such changes should not preclude designation, especially in a district context. However, properties evaluated for individual significance, particularly under HRB Criteria C and D, must still retain sufficient integrity to convey the style and/or significant association.

### ***Hotels and Lodging***

Hotels and lodging within Ocean Beach date back to the earliest development in the Planning Area and the construction of Cliff House. Other lodging and accommodations followed, including the Pearl Hotel (1900) on Newport Avenue which is reportedly the oldest remaining hotel in Ocean Beach and now home to the Ocean Beach International Hostel. Hotel and lodging uses are scattered in the area west of Sunset Cliffs Boulevard and concentrated to some degree along commercial and coastal areas. Early hotels and lodging generally consisted of two story buildings built across one or two lots. Many of the small vacation shacks and tents were also available for rent, and are similarly found along commercial areas, coastal areas and transportation routes. Post-War hotels and lodging were larger and located at prime coastal locations, including the Ocean Villa Hotel at the foot of Voltaire Street on the former Wonderland Park site, and the San Vincente Inn Hotel (now the Ocean Beach Hotel) at the foot of Newport Avenue.

### ***Entertainment***

As a seaside resort town, Ocean Beach was home to a number of dance halls, bathing houses, skating rinks, theaters, and even an amusement park. As visitors were drawn away to new resort areas and attractions such as Mission Beach, the Planning Area transitioned to a more traditional community with fewer entertainment venues. The Wonderland amusement park at the foot of Voltaire Street closed its doors shortly after a flood severely damaged the roller coaster in 1916. Only a closed dance hall and a vacant building remain at the Wonderland Park site on the 1921 Sanborn Map, with all remnants of the park gone by the time the 1950 map was prepared. R.G. Vallin's 1910 dance hall at the foot of Newport Avenue is not present on the 1921 Sanborn Map. William Benbough's 1918 Ocean Beach Dancing Pavilion, also at the foot of Newport, is seen on the 1921 map, as is his 1916 dance hall at the southeast corner of Santa Monica and Abbott Street, which he had converted to a skating rink. The 1916 building is no longer present on the 1950 Sanborn Map. The Ocean Beach Dancing Pavilion is present on the 1950 map, but was also converted to a skating rink. The Pavilion was demolished and replaced by parking (the current use) by the time the 1956 map was prepared.

The 1921 Sanborn Map also shows a bath house on the west side of Abbott Street between Santa Monica and Newport Avenues and the Silver Spray Plunge on the bluffs just north of Narragansett. The bath house is gone by the publication of the 1950 map and the Silver Spray Plunge by the 1956 map. The merry-go-round built by O.F. Davis in 1918 at the northwest corner of Santa Monica Avenue and Abbott Street was briefly considered for reuse as a recreation center before the current recreation center was built in 1945. The merry-go-round was demolished sometime after the publication of the 1956 Sanborn Map and has been replaced with parking. The 1956 map also shows the presence of a bowling alley at the southeast corner of Santa Monica Avenue and Bacon Streets which is not present on the 1950 Sanborn Map. This building remains, but no longer serves as a bowling alley. The significance and integrity of the building has not yet been evaluated.

Theaters readily served visitors and residents alike, and appear to be one of the few entertainment venues remaining, although they have been converted to new uses. The 1921 Sanborn Map shows the location of the Ocean Theatre, labeled as “Moving Pictures”, at 5051 Newport Avenue. By 1950 the theater had been converted to a store and the address changed to 5049 Newport Avenue. A building with a similar footprint remains at this location today and serves as a restaurant. No clear evidence of a theater use remains, and the significance and level of integrity has not been evaluated. In 1925 the Ocean Theatre was replaced by the Strand Theater, a Mission Revival style structure on the north side of Newport Avenue roughly one block to the east. The Strand became an important landmark in the community and spurred additional growth along Newport Avenue. The building has undergone several modifications over the years, but was nonetheless designated as Historic Resource Site #561 for its importance to the Ocean Beach community as well as the Ocean Beach Cottage Emerging Historical District. The building has been adaptively reused and currently serves as retail space.

Based on available information, it is not expected that many entertainment venues are extant. The existing buildings at the sites of the former Ocean Theater and bowling alley should be evaluated for significance and integrity. The HRB designation Criterion most likely applicable to these buildings is HRB Criterion A for significance within the development of the community. However, this determination cannot be made without an intensive level evaluation.

### ***Institutional***

As a seaside resort community, Ocean Beach contains smaller community serving institutional buildings. These include a library, school, recreation center, fire, police and lifeguard stations, a post office and churches. These buildings will reflect the same stylistic trends as residential and commercial development, including vernacular, Craftsman, Spanish Revival, Streamline Moderne, Minimal Traditional, Contemporary, Post and Beam, and Ranch styles. Institutional uses are generally concentrated around the area of Sunset Cliffs Boulevard and Santa Monica Avenue.

HRB designation Criteria most likely applicable to institutional buildings eligible for individual listing are HRB Criterion A as a special element of the neighborhood’s development, Criterion C as an architecturally significant structure, and Criterion D as a notable work of a Master Architect or Master Builder. To be eligible for individual listing a building must retain a majority of its character-defining features and elements. Properties significant under HRB Criterion A may still be eligible for listing with less of the historic fabric and features intact, provided that it retains sufficient integrity related to the resource’s significance in the development of the community. Institutional buildings may also be eligible under HRB Criterion F as a contributing resource to the Ocean Beach Cottage District, provided that the property falls within the period of significance (1887-1931) and is directly tied to the historic context and significance of the District in an important way. Properties significant under HRB Criterion F as a contributing resource need not be individually significant nor retain all of their original elements. However, the property must retain sufficient integrity to convey the significance of the District.

### ***Government***

The original Fire Station No. 15 built in 1914 in the Mission Revival style on the north side of Newport Avenue near Cable Street was demolished after the fire station was relocated in 1949. The new fire station is located at 4711 Voltaire Street, near the northeast edge of the Planning Area. The original school built by Collier in 1908 was demolished in 1923 and replaced with the current Ocean Beach School on the same site at Sunset Cliffs Boulevard and Santa Monica Avenue. The school is designed in the Spanish Revival style and appears to retain a fairly high degree of integrity, although there have been additions of permanent and temporary buildings to the school site. The Ocean Beach Library located at 4801 Santa Monica Avenue was constructed in 1928 in a Spanish/Monterey style and is designated as Historical Resources Board Site #565 (as well as Ocean Beach Cottage Emerging Historical District Site #442-065). The Ocean Beach Recreation Center, located at 4726 Santa Monica Avenue, was designed by Master Architects William Templeton Johnson and Harold Abrams and built in 1945. The structure is an International style masonry structure and appears to retain a high degree of integrity. A small police substation and lifeguard station is present on the 1950 Sanborn Map at the foot of Santa Monica Avenue. The current lifeguard station is located at the same location (1950 Abbott Street), and may have been expanded into its current configuration. The Post Office at 4833 Santa Monica Avenue, designed in the Modernist Contemporary style, was built c.1960 according to water permit records.

### ***Churches***

Ocean Beach is home to several community-serving churches, most of which are clustered along Sunset Cliffs Boulevard between Brighton Avenue and Santa Monica Avenue. The first permanent church in Ocean Beach was a redwood structure located on the north side of Santa Monica Avenue 200 feet west of Sunset Cliffs Boulevard and was occupied by the Union Congregationalist Church. In 1928 the building was given to the Ocean Beach School, who relocated it to their site and used it for classrooms until 1944, when it was donated to the Ocean Beach Women's Club and relocated to its present site at the southwest corner of Muir Avenue and Bacon Street for their club. The building is still in use and has undergone some modifications. A summary of the churches found in Ocean Beach, as well as their construction date and location, can be found in Table 4 of the context statement.

### ***Objects and Streetscape Features***

Objects and streetscape features contribute to the historic and cultural landscape of the Ocean Beach community. These resources may include remnants of streetcar lines, including streetcars converted to housing and track buried in paving; historic light posts; sidewalk stamps, coloring and scoring related to one of the historic periods; and infrastructure projects such as the pier. Mature landscaping, especially those within the public right-of-way, also contribute to the historic streetscape and should be preserved whenever possible.

Many of the objects and streetscape features may not be eligible for individual listing. These resources will most likely be eligible for listing under Criterion F within the context of a District designation. However, the historic light posts, taken together and listed under a multiple property listing, may be eligible for designation. Many of the light posts have undergone painting and have been modified with the addition of parking signs and community identification signs and banners. These modifications are not significant and would not preclude designation.

Finally, although not addressed in detail in this context statement, resources which embody or reflect the surfing history and culture of Ocean Beach, which extends from the early part of the twentieth century through the present, may be significant and should be evaluated. This may be done on a property-by-property basis; however, development of a complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of these resources.

### **Survey Results**

Survey efforts were limited to a cursory windshield survey conducted by historical resources staff in 2007 and 2009. Staff observed early residential cottage/bungalow structures scattered throughout the Planning Area, not all of which have been evaluated for significance to the Ocean Beach Cottage Emerging Historical District. Post-World War II development is scattered throughout the community, but is found in the greatest concentrations on the hillside to the far east and south, and west of Sunset Cliffs Boulevard close to the ocean where land values and density allowances are higher. The three commercial districts appear to retain at varying degrees of integrity. Individually significant resources may be present throughout the community. Historic street lighting is extant in several locations, including Abbott Street, Newport Avenue, Santa Monica Avenue, Voltaire Street and Bacon Street, as detailed in Table 5.

### **Recommendations**

Based on the historic context and cursory windshield survey, a complete reconnaissance survey should be completed for the Planning Area to identify more precisely the location of potentially significant historic resources. The Ocean Beach Cottage Emerging Historical District should be intensely surveyed to identify any remaining contributing resources not previously brought forward for designation. It is also recommended that the three commercial areas at Voltaire, Newport and Point Loma Avenue be intensely surveyed to determine whether or not districts may be present at these locations. Post-World War II structures should be evaluated for significance to the post-War development of Ocean Beach and for architectural significance within the City-wide Modernism Context Statement. Historic street lighting and furniture should be catalogued and preserved. A complete context related to the surfing culture of Ocean Beach should be undertaken to assist with the identification, evaluation and preservation of resources significant to that context. Lastly, it is recommended that interpretation of Ocean Beach's early resort town history be pursued in the form of interpretative signs, markers, displays, exhibits and/or printed brochures.

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Appendix D:

# OVERLAYS

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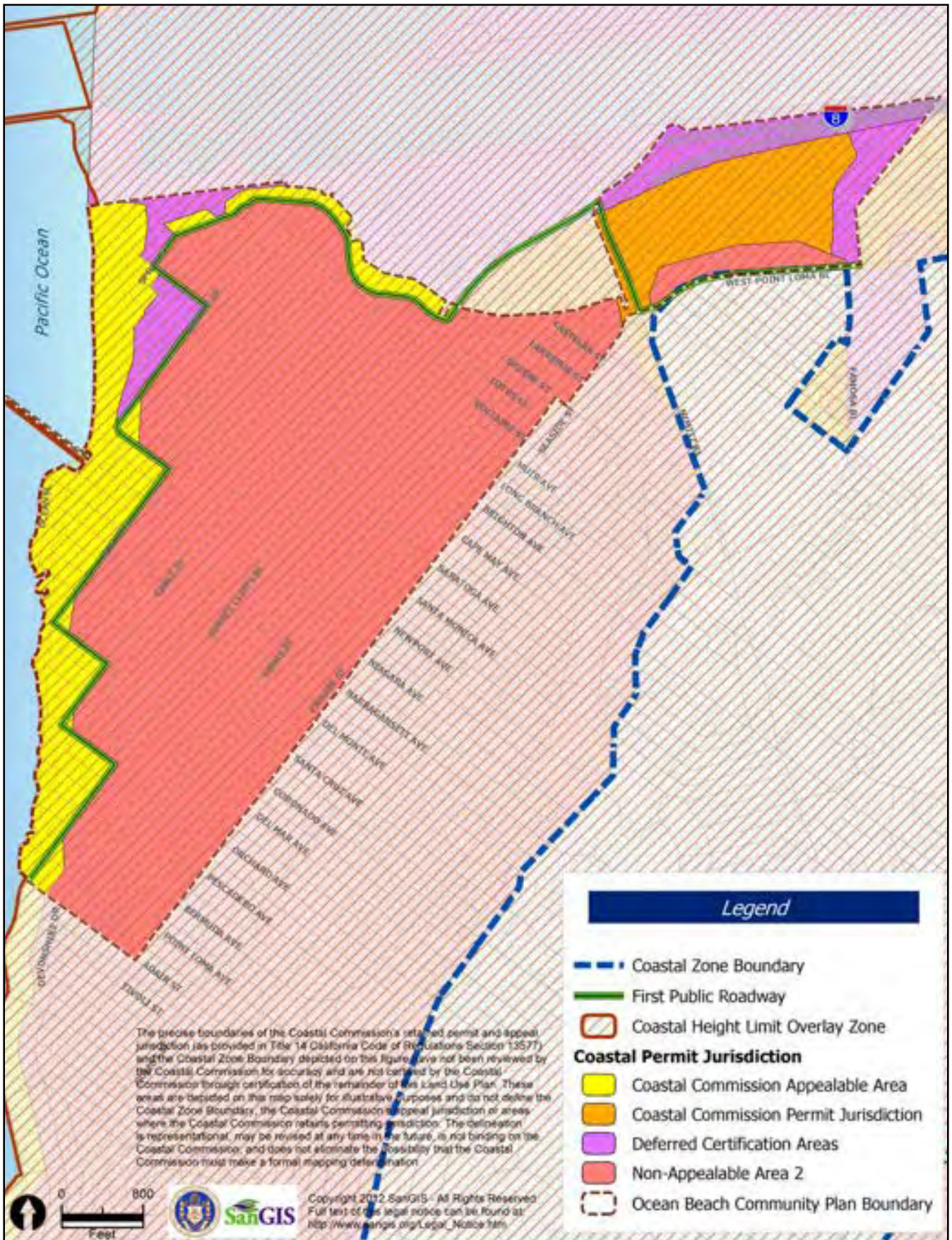


Figure D.1 Coastal Overlay Zones



Figure D.2 Parking Overlay Zones within Ocean Beach Planning Area



Figure D.3 Airport Overlay Zones

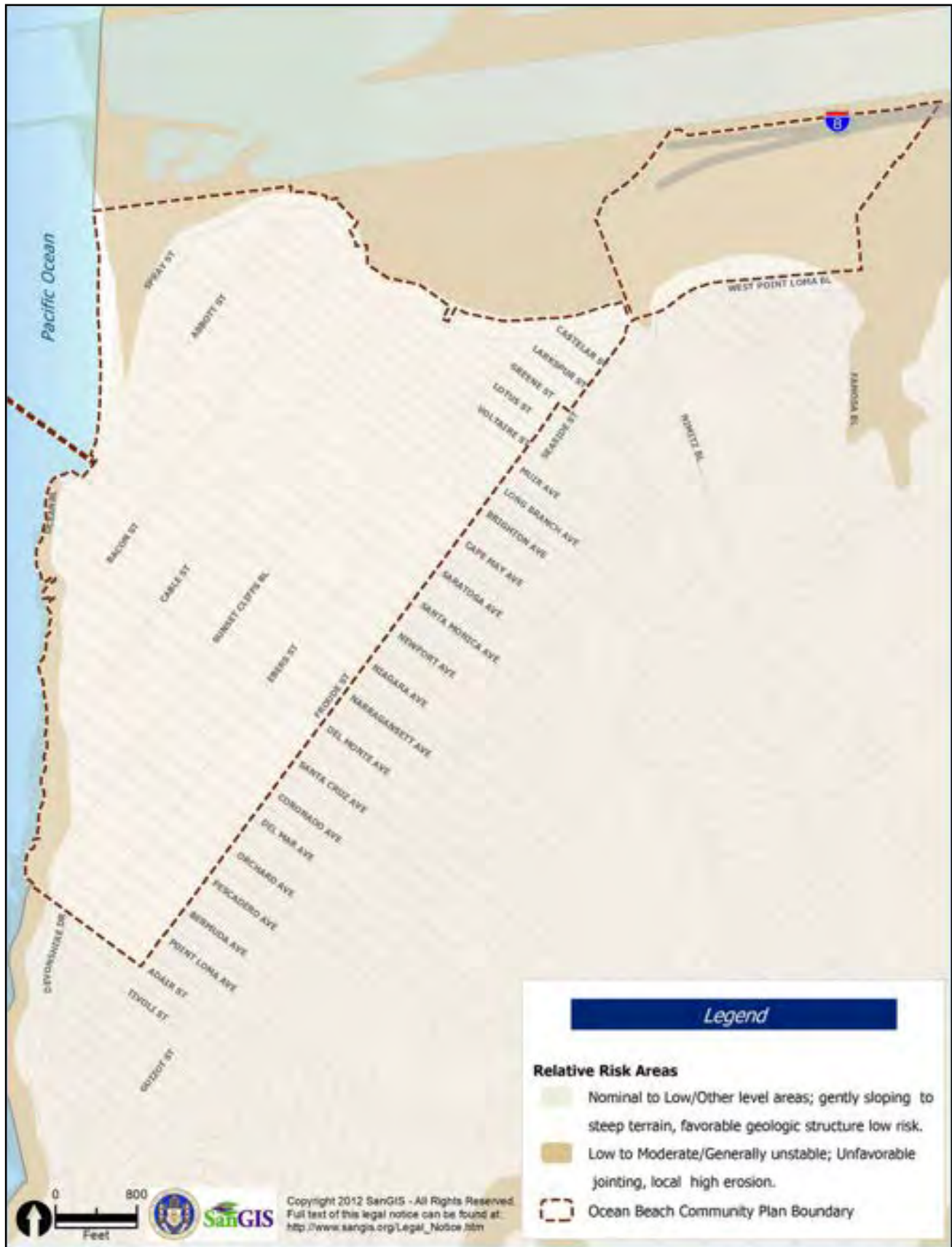


Figure D.4 Ocean Beach Slope Overlay Areas



