

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

PH0065595

STATE: California	
COUNTY: San Diego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 16 1973

1. NAME	
COMMON:	BRICK ROW
AND/OR HISTORIC:	KIMBALL BLOCK

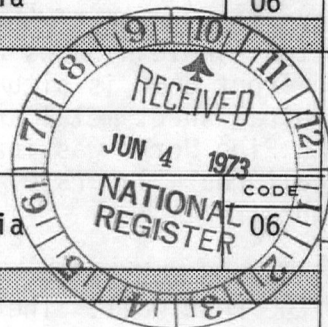
2. LOCATION			
STREET AND NUMBER: Between 9th & 10th Streets on the west side of "A" Avenue			
CITY OR TOWN: National City			
STATE	CODE	COUNTY:	CODE
California	06	San Diego	073

3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☒ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)				
☐ Agricultural ☒ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____	☒ Comments Real Estate Office in One Unit

4. OWNER OF PROPERTY		
OWNER'S NAME: See Attachment		
STREET AND NUMBER: 906-08, 910, 912, 916, 922-24, 926, 934-36, 938, 940 "A" Avenue		
CITY OR TOWN: National City	STATE: California	CODE 06

5. LOCATION OF LEGAL DESCRIPTION		
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Office of the County Recorder, San Diego County		
STREET AND NUMBER: 220 West Broadway (County Operations Building)		
CITY OR TOWN: San Diego	STATE: California	CODE 06

6. REPRESENTATION IN EXISTING SURVEYS		
TITLE OF SURVEY: Historic American Buildings Survey Cal-1969		
DATE OF SURVEY: August 1971 ☒ Federal ☐ State ☐ County ☐ Local		
DEPOSITORY FOR SURVEY RECORDS: Library of Congress (Copy of Photographic Data)		
STREET AND NUMBER:		
CITY OR TOWN: Washington	STATE: Dist. of Columbia	CODE 11



STATE: California	COUNTY: San Diego	ENTRY NUMBER	DATE JUL 16 1973
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SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	Slightly ☒ Altered ☐ Unaltered			☐ Moved ☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

KIMBALL BLOCK/BRICK ROW

BRICK ROW was built in 1887-88 by Frank Kimball, the founder of National City. In his diary he noted, "Contract to Mr. Hunt of Griffith & Hunt, San Francisco. To build 10 houses, covering 250 x 45 feet for a lump sum of \$22,000..."

The 19th Century ten-unit, two-story building was constructed according to drawings sent from Philadelphia. The Philadelphia row house scheme, unique to the East Coast, contrasted with the detached Victorian residences typical in California at that time. The block-long structure is situated on the west side of "A" Avenue, facing east and extends from 9th Street on the north to 10th Street on the south. There is a shallow strip of lawn between the sidewalk and the building and a tree lawn between the sidewalk and the street. The building appears to consist of five units but each comprises two apartments. Individual units are L-shaped with the plan reversed for every other unit creating U-shaped service yards.

The brickwork of the facade was carefully planned to esthetically break the severe lines of the long wall. The bricks above the second story of each unit are set upright and at an angle with the same motif carried out in a border around the whole building. The two end walls are recessed to give a panel effect relieving their plainness. Half-moon ventilators modify the rigid lines of the gabled parapet. Curved concrete window lintels are of a unique design which is carried out in reverse on the carved brackets decorating the porch. A one-story porch runs the length of the front of the building. Wood dividers corresponding to the party wall insure privacy for each unit. The south unit has a side porch similar to the front. Originally there were sixteen ornamental chimneys in front with utility chimneys in the rear. All front chimneys have been removed but four which are located at intervals along the facade. Each unit is entered from the front porch. Service entrances are located at the rear, on the court side of the unit. There is a group of three windows on each level of the facade, in addition to two single windows on the upper story and a single window on the lower. The front door is situated below the inner second story single window. The original sheet metal and pitch roof on the structure installed by the Silvergate Pipe Works was inadequate; Frank Kimball interceded using his ingenuity to alternate layers of canvas covered with shellac to make the roof watertight.

Reinforced rods with eight inch washers on the outside anchor the front wall to the rear wall. The brick foundation holding the building is set three feet in the ground on mortar. The joists, 2 x 10 inches and 25 feet long are set on 4 x 5 inch stringers. All wood is redwood and there are over 240,000 bricks in the structure.

Attachments: Description of Interior Unit: 926 "A" Avenue
Records from the Historic American Buildings Survey

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE California	
COUNTY San Diego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 16 1973

(Number all entries)

KIMBALL BLOCK/BRICK ROW

7. DESCRIPTION -- *Interior Unit*

The following description of the interior of one of the apartments in BRICK ROW, 926 "A" Avenue, typifies every other unit with the remaining units having a reverse version of the plan.

Entry is made to a stair hall having an open rail stairway against the right hand wall. To the left is the living room having a fireplace centered on the south wall. Windows are located on the east and west walls. At the end of the short hall is the dining room with a fireplace on the north wall and windows on the south wall. Beyond the dining room is a laundry room and kitchen. The stairway consists of three risers to a landing then seventeen risers to the second floor. At the top of the stairs is a hall. Over the entry hall is a small room. A master bedroom is situated over the living room and corresponds in size to the room below. Along the south side of the hall are two more bedrooms with the hall terminating in a bathroom.

The stairway has an open railing of oak balusters which are turned pieces alternating with simple square spindles. A newel post terminates the curving handrail at the foot of the stairs. Wood board flooring is used except in the kitchen and bathroom which are asphalt tile. All doors have four vertical panels, two over two. The trim around the doors and windows is of molded stained wood. Molded plasterwork to beautify the light fixtures adorns the ceilings of the hall, living room and dining room. The fireplaces are of cast iron with black precast 'stone' mantels and facings decorated with stenciled gold. All major rooms have a picture rail 18" from the ceiling.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) Built September 1887 - March 1888

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Philosophy | ☐ Other (Specify) |
| ☒ Historic | ☐ Industry | ☐ Science | |
| ☐ Agriculture | ☐ Invention | ☐ Sculpture | |
| ☒ Architecture | ☐ Landscape | ☐ Social/Humanitarian | |
| ☐ Art | ☐ Architecture | ☐ Theater | |
| ☐ Commerce | ☐ Literature | ☒ Transportation | |
| ☐ Communications | ☐ Military | | |
| ☐ Conservation | ☐ Music | | |

STATEMENT OF SIGNIFICANCE

BRICK ROW is a two-story ten-dwelling Victorian row house patterned after the 19th Century architectural style of Philadelphia. Built by Frank Kimball, National City's founder, it was one of the first substantial structures in National City and contrasted with the detached dwellings common in California. It is the only structure of its type on the West Coast.

According to National City folklore, Frank Kimball built BRICK ROW to provide housing for officials of the railroad which he tried so desperately to bring to National City. This may have been his original intention, as the drawings for BRICK ROW are from Philadelphia, the home office of the Texas & Pacific, the railroad company he visited so frequently in an effort to induce them to build a line to National City. Indeed, he bought the land upon which the structure stands in 1872. However, the Texas & Pacific was not the company which finally brought the railroad to National City although Frank Kimball negotiated with them from 1870-1879. The railroad industry was cut-throat and unregulated; Texas & Pacific became a pawn of larger railroad interests, unable to make a commitment.

In 1880 the California Southern Railroad was incorporated by San Diego Land and Town. The first railroad spike was driven in National City in October of that year. The contract with San Diego Land and Town called for terminal shops to be located in National City. National City built a 225 acre terminal ground, the largest in the Country. In November 1885, the last spike was driven near Cajon Pass connecting the California Southern with the Atcheson, Topeka & Santa Fe Railroad. But, by that time, rumors were circulating that the railroad shops would be moved from National City. The contract had stated that the shops were to be built in National City, but did not include the words, "and maintained". The shops were moved to San Bernardino and the employees went with them. In March 1886, the payroll of the California Southern had been more than \$20,000 per month; by March 1887, the payroll was \$4,000 per month.

BRICK ROW was not built until September 1887 - March 1888. In his letters, Frank Kimball does not mention his motivation for building the structure. Perhaps he constructed it to offset National City's decline as a railroad center, making a final extraordinary attempt to convince the California Southern officials that National City was becoming cosmopolitan and worthy of their reconsideration.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Giebner, Robert C., Kimball Block Row Houses. The Historic American Buildings Survey, Office of Archeology and Historic Preservation, National Park Service, August 1971

Phillips, Irene, National City: Pioneer Town. National City, California: South Bay Press, 1960

Phillips, Irene, The Story of El Rancho de la Nacion, "Land & Town" Edition. National City, California: South Bay Press, 1959

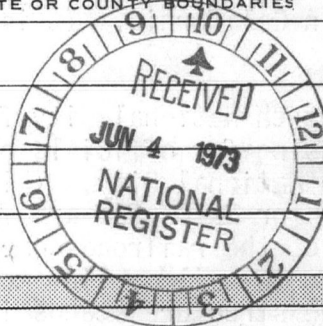
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	32	40	29
NE	°	'	"	°	'	"	117	06	16
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2/3 Acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Cheri Lynn Hoffman, Historic Research Assistant

ORGANIZATION: National City Historical Committee DATE: January 1973

STREET AND NUMBER: 1243 National Avenue

CITY OR TOWN: National City STATE: California CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name: [Signature]

Title: State Historic Preservation Officer

Date: MAY 16 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date: 7/16/73

ATTEST: [Signature]
Keeper of the National Register

Date: 7/19/73

UTM
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3615040
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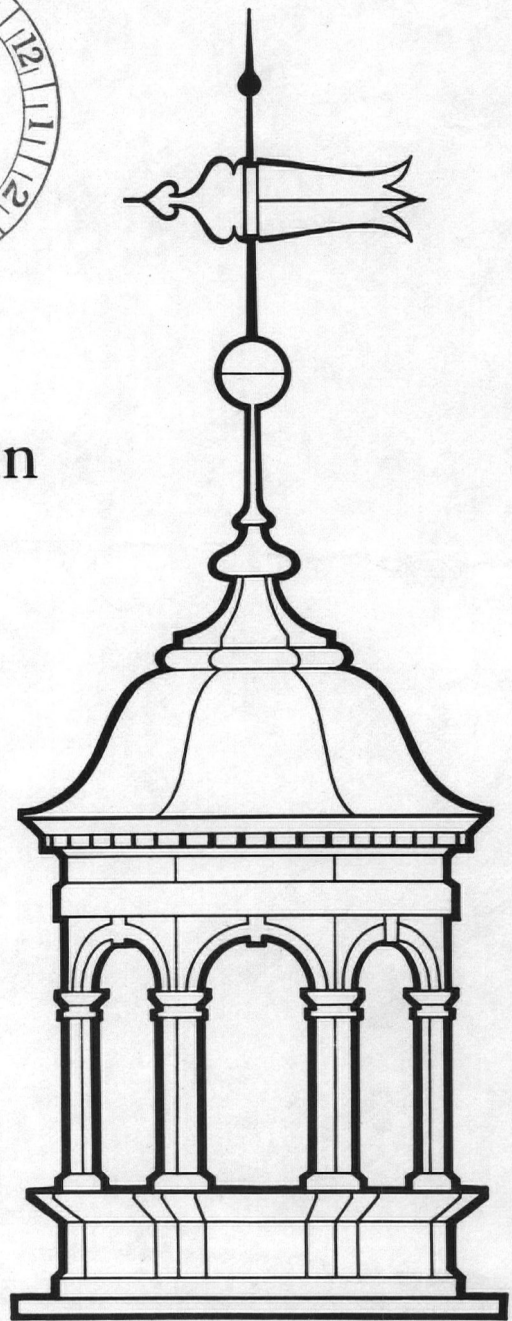
SEE INSTRUCTIONS



Unedited
Records from

The Historic American Buildings Survey

Buildings represented in
the Historic American
Buildings Survey are
carefully selected as
notable examples of the
development of architecture
in the United States.



Compiled by
HISTORIC AMERICAN BUILDINGS SURVEY
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
NATIONAL PARK SERVICE

With the professional assistance of
AMERICAN INSTITUTE OF ARCHITECTS
Records maintained by Division of Prints and Photographs
LIBRARY OF CONGRESS
WASHINGTON, D.C.

Unedited by H. A. B. S.

HISTORIC AMERICAN BUILDINGS SURVEY
ARCHITECT'S WORK SHEET

KIMBALL BLOCK ROW HOUSES

906-940 "A" AVENUE NATIONAL CITY

SAN DIEGO COUNTY

CAL-1969

CALIFORNIA

ARCHITECTURAL INTEREST AND MERIT:

This "brick row" built by Frank Kimball in 1887/88 as housing for officials of the California Southern Railroad is a unique collection of buildings in Southern California. The 10-dwelling, 2-story tenement was constructed according to drawings sent from Philadelphia. The Philadelphia row house scheme stood in contrast to the detached residences so prevalent in the city at that time.

Condition of fabric - very good.

DETAILED DESCRIPTION OF EXTERIOR:

Overall dimensions - The total size of the ten-unit complex is 250' x 45'; each unit was 25' x 45' with the narrow side facing the street.

Number of Units - 10 dwellings, paired so as to give the appearance of 5 units.

Number of Stories: 2

Layout, shape: Each unit is L-shaped and the plan is flipped for every other unit, thus creating U-shaped rear service yards.

Foundations: Brick foundations, three feet deep on mortar. (Frank Kimball, the builder owned the brickyard in National City).

Wall Construction, finish, color: The walls are of brick bearing wall construction. Currently portions of the main facade are painted white. Other portions remain in natural brick of common red and buff tones. Concrete lintels are set in the walls over the openings. Half of each unit has a half-pediment, which when coupled with the adjacent one is complete.

Structural system: 2 x 10 joists, 25' long, span between the party walls and are carried on 4 x 6 stringers. The wood is redwood. Reinforcing rods with 8" washers on the outside anchor the front and rear walls.

Porches: Along the front facade (east) is a one-story wood porch. Every two bays of the porch corresponds to the party wall line. Turned spindles and carved brackets decorate the porches. Each porch is separated from the next by wood dividers although in reality the porch is continuous. The south end unit has a side porch of the same decorative details.

Chimneys: According to accounts, there were a total of 16 chimneys originally (there was a utility chimney at the rear of the units). Many of the chimneys have been removed although four remaining chimneys are located at intervals along the main facade.

Openings - doors: There is a main entry to each unit from the front porch. Service entrances are located at the rear, on the court side of each unit. Panel doors with glass lights are common.

Openings - windows: All windows are of the double-hung variety. On the main facade each unit has a grouping of three windows on each level, 2 single windows on the second floor and a single window on the first (the door is in the composition where one of the second floor windows is located). At the rear, double-hung windows, grouped and singular, are found.

Roof: The roof is built up and put in place by Frank Kimball when the original roof leaked. He used alternate layers of canvas covered with shellac, building up a roof of sufficient thickness and weatherproofing. These layers were found when conventional composition roofing was later laid.

[There is a parapet around the building having a brick corbeled top. A sheet metal cornice is placed atop the corbel.

DETAILED DESCRIPTION OF THE INTERIOR:

Floor Plans: (The floor plan described is that of 926 "A" Avenue, selected because of its relative completeness and original work. The plan would be that for every other unit; the remainder of the units have the flipped version of the plan.)

First Floor - from the front porch, entry is made to an entry/stair hall having an open rail stairway against the right hand (north) wall. To the left (south) is the living room having a fireplace centered on the south wall. Windows are located on the east and west walls.

Undated by HABS

At the end of the short hall is the dining room with a fireplace on the north wall and windows on the south wall. Beyond the dining room is a laundry room (NW corner of the plan) and a kitchen (SW corner of the plan).

Second Floor - at the top of the stairs is a hall (against the north wall except where it aligns with the south side of the stairs). Over the entry hall is a small chamber. A large chamber is situated over the living room and corresponds in size to the room below. Along the south side of the hall are two more chambers; the hall is terminated by a bathroom.

Stairways: The stairway is located against the party wall of the unit. There are three risers and a landing, then 17 risers to the second floor. The stairway had an open railing, the wood ballusters of which are turned and square.

Flooring: Wood board flooring is used with the exception of the kitchen and bathroom which are of asphalt tile.

Wall and ceiling finish: Lath and plaster

Doors and doorways: All doors have 4 vertical panels (2 over 2). The trim ~~case~~ around the doors is of molded board, with carved block corners where jamb and head meet. All the trim is of stained wood.

Special decorative features:

The wood ballusters of the stair rail are turned pieces alternating with simple square spindles. The door trim stands in contrast to the plain wall surfaces. Molded plaster-work is found on the ceiling at hanging fixtures. All major rooms have a picture rail ca 18" from the ceiling. The fireplace mantels are black with gold painted stencil work.

Notable hardware: Standard hardware is employed - butt hinges, knobs, etc.

Mechanical equipment:

Heating is handled with portable heaters connected to the fireplace chimneys.

Lighting - electric

Plumbing - standard indoor fixtures.

Unedited by H.A.B.S.

p4.

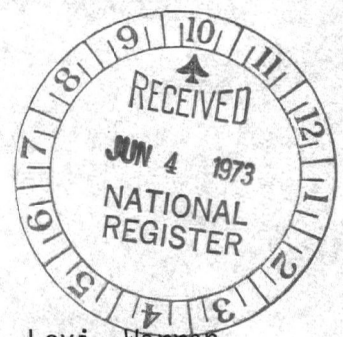
SITE AND SURROUNDINGS:

General Setting: The block of buildings is situated on the west side of "A" Avenue facing east and extends from 9th Street on the north to 10th Street on the south. An alley is on the west side. There is a shallow strip of lawn between the sidewalk and the houses and a tree lawn between the sidewalk and the buildings. There are no other structures in the composition. On the rear side, the pattern of buildings works to create U-shaped rear yards between every pair of units.

Prepared by: Robert C. Giebner
Project Supervisor
HABS - San Diego

August 24, 1971

BIOGRAPHY OF FRANK KIMBALL



BRICK ROW was built by Frank Kimball, who with his brothers, Levi, Warren and George founded National City, the second settlement in San Diego County. Originally from New England, the Kimball brothers were successful builders and contractors in San Francisco. However, Frank Kimball's health could not tolerate the damp climate of Northern California so he traveled the length of the State looking for a desirable place to settle. Impressed by the equitable weather, desert beauty and potential for development of Southern California, he secured seventeen verbal options on lands in the South Bay area of San Diego County. On June 18, 1868, the Kimball brothers purchased El Rancho de la Nacion consisting of 26,631 acres for \$30,000. The National City townsite was plotted next to the Bay. Most of the rancho as well as 4/5ths of the townsite eventually went to the railroads as land subsidies to establish a line to National City connecting with the railroads of the East.

The Kimballs were prominent in the financial world and considered the wealthiest men in San Diego County. Frank Kimball made a fortune from land, railroad stock, agriculture and several businesses; yet, later in life he was penniless having been victimized by trusted friends.

In addition to being a builder, contractor, architect and land promoter, Frank Kimball founded a number of businesses and established the agricultural economy of Southern California. His work with the Mission Olive, so-called because it was brought from Spain by Franciscan Padres and cultivated at the San Diego Mission from 1790, established the United States' olive industry. He was also instrumental in developing the citrus industry in the 1870's and 1880's by growing varieties of oranges, lemons, limes and citron from other parts of California and other countries. He helped popularize the lemon and introduced the grapefruit from Mexico. He traveled to agricultural fairs all over the Country to acquaint people with California-grown produce, winning numerous awards, one for the best oranges from the United States or any foreign country. He brought the tangerine back from a New Orleans' exposition.

Eucalyptus groves were unknown in San Diego County until 1876 when the Kimball brothers planted them in Sweetwater Valley for use as fuel in their brick kilns. The Kimballs also raised sheep which were kept in movable pens to fertilize soil for the new orchards and groves.

Frank Kimball established an Experimental Station for Horticulture on his ranch and from 1888-98 served as State Commissioner of Agriculture. In this capacity, he experimented with the date palm, avacado, pomegranate, Adriatic white fig and other fruits and vegetables thought to have economic promise. One of his greatest contributions, second only to the establishment of the olive industry, was his work with grapes. Experimenting with more than fifty varieties from all over the world, he propagated a seedless raisin grape from Greece and brought it to the attention of California growers.

Concerned with the needs of a growing community, Frank Kimball searched his land for a reservoir site to meet the expanding population's need for water. He and his brothers had formed a water company in 1869 shortly after the purchase of National Ranch. They bought the water rights surrounding the selected site for the Sweetwater Dam which was built by San Diego Land and Town, the railroad-land company which finally brought the railroad to National City. With the exception of the Mission Dam, this was the first water conservation in San Diego County. In 1880 he purchased half of the Janal Ranch upon which the Upper and Lower Otay Dams are now located. The dams were built in 1891 by Frank Kimball and E. S. Babcock, the developer of Coronado, who acquired the Janal Ranch in 1898 after Kimball's fortune declined.

Many of the businesses Frank Kimball established were related to his agricultural endeavors such as the olive mill, which could process 18 tons of olives in 24 hours and the lemon packing plant. However, his willingness to back developing businesses made him an easy target for unscrupulous businessmen and led to bad investments. He lost money in business ventures such as the Otay Watch Company which folded after only a few weeks of operation and the National City Carriage Company which produced a costly but inferior product. Even so, Frank Kimball's extraordinary 'know-how' in so many areas would have saved him had it not been for the perfidity of those close to him. Several business associates made purchases in his name and kept the profits from subsequent sales. These purchases were so extensive that a Trust Deed was filed against his property in 1893.

1893 was the year Frank Kimball was chosen to be Chief of the Horticulture Bureau of the Chicago World's Fair, but was unable to attend because of financial difficulties. His brother, Warren Kimball, went in his place.

Frank Kimball owned 32,000 fully-paid shares in San Diego Land and Town and counted on his stock to see him through the crisis but it steadily decreased in value.

In 1880, San Diego Land and Town had created the California Southern Railroad thereby fulfilling Frank Kimball's longtime dream of a railroad line to National City. With the incorporation of the railroad, the bulk of National Ranch passed out of Kimball hands. San Diego Land and Town absorbed all railroad lands which included 80% of National City. At the time, the Kimball lands going to the Company were valued at \$25,410.00. This included 17,355 acres and 485 town lots. The Kimball brothers, by donating their land, were given a sixth interest in the Company; the other five shares were held by The Syndicate, Eastern money interests, composed of George B. Wilbur, Lucius G. Pratt, Benjamin Pierce Cheney, Thomas Nickerson and the firm Kidder, Peabody & Co., all of whom were large stockholders in the Atcheson, Topeka and Santa Fe Railroad. In 1886 stock in San Diego Land and Town was \$186.00 on the New York Stock Exchange reaching a high of \$266.00 before dropping to \$48.00 by 1894. At that time, B. P. Cheney took over the Company and made an assessment of \$1.00 per share. Frank Kimball was unable to pay the assessment on his shares so they reverted to San Diego Land and Town, thereby eliminating him from the Company to which he had given most of his life's earnings.

When the first Trust Deed was filed against his property, Frank's brother, Warren, was named one of the two trustors. Frank's property was worth several times the \$800,000 debt against it. The property in the Trust Deed included BRICK ROW as well as forty-one houses, town lots, orchards and groves, businesses and several hundred acres of land. Mismanagement of the Deed resulted in much of the income property being sold, leaving taxes on the remaining property unpaid. In 1894 a second Trust Deed was filed. The tax delinquent property was taken in 1896 by Ralph Granger, a friend of Frank's, who had made a fortune from Colorado silver mines. He took it with the understanding that Frank Kimball could redeem any or all of the property whenever he was able. BRICK ROW, along with most of the other property was never redeemed.

Frank Kimball's financial situation was so bad that in the fall of 1897 he lost his home of thirty years through a mortgage foreclosure. Frank and his wife, Sarah moved to an old restaurant building owned by a nephew. Discouraging days followed. Frank labored from dawn to dusk doing any work available. He was often ill.

It was the olive -- symbol of peace; the light, heat, food and medicine of mankind -- that enabled Frank Kimball to regain part of his loss. Some people let him make oil from their olives, on commission, as he could not buy his own. He leased land from Warren and planted olive cuttings. Being appointed to the St. Louis World's Fair in 1899 gave him incentive. In 1902 he served on the Sub-Tropical Committee of the U. S. Department of Agriculture. In 1905 he was able to redeem his oil mill and again sell olive oil and pickled olives.

In 1908, he bought a house. After ten years of dwelling, first in a restaurant then an old bank building, Frank and Sarah had a real home. In 1910 he rented an office from Warren and began selling real estate. But Frank Kimball was an old man. In 1912 his wife of fifty-five years passed away and he died the following year at the age of 81.

Frank Kimball was a true pioneer who was willing to sacrifice everything for progress. His life had its full measure of joy and sorrow. In later years, he confided, *"I have spent the best years of my life trying to make those I come in contact with happier and the result is unsatisfactory. I am confronted, at every step, by ungrateful people, but I look back and thank God I have lived and as far as I know, I have done my best."*¹

¹ Irene Phillips. The Railroad Story of San Diego County, p. 54

KIMBALL BLOCK/BRICK ROW

LEGAL DESCRIPTION: *Lots 11-20 in Block 1 of W. C. Kimball's Subdivision of 10 acre Lot 2 of Quarter Section 154, of Rancho de la Nacion, in the City of National City, County of San Diego, State of California, according to maps thereof on file in the office of the County Recorder of San Diego County.*

CHAIN OF TITLE: *Courtesy of Title Insurance & Trust Company*

GRANTOR	GRANTEE	DATE OF FILING
F.A. & W.C. KIMBALL	Levi KIMBALL	1871 [1/5 interest in El Rancho de la Nacion]
F.A., W.C., & L. KIMBALL	F.A. KIMBALL	1872 [Lots 11-20, etc.]
F.A. & Sarah KIMBALL [A. O'Connor vs. F.A. Kimball, et al.]	W.C. KIMBALL & G.F. HARJIS, TRS.	11-18-93
W.C. KIMBALL & G.F. HARJIS, TRS. [Ralph Granger vs. W.C. Kimball & G.F. Harjis, TRS.]	Ralph GRANGER	2-17-96 [Foreclosed Mortgage] 12-19-96
Ralph GRANGER, et ux.	D.F. & Sarah PARK	7-12-97 [Party wall - Lot 19]
Ralph & Jessie GRANGER	Charles & Lillian OGDEN	1-22-07 [Lots 11-19]
Charles & Lillian OGDEN	B.G. & Margaret PECKA	7-31-09 [Lots 11-19]

The above record indicates that the land upon which BRICK ROW is situated was purchased by Frank and Warren Kimball and 1/5th interest sold to their brother, Levi. In 1872, Frank Kimball bought the land from the partnership. Construction of BRICK ROW began in September 1887 and was finished March 1888. The ten units were put in the first Trust Deed filed against Frank Kimball in 1893.

Ralph Granger took over BRICK ROW in 1896 for \$7500.00 delinquent taxes. Apparently the north end unit on Lot 20 was sold separately at this time. Granger held the remaining units (Lots 11-19) until 1907 when he sold them to the Ogdens. The last owners of BRICK ROW were B.G. & Margaret Pecka who purchased the structure in 1909. They sold the units separately over the next year except for the unit on Lot 11 which they occupied. A Declaration of Homestead for that unit was filed by the Peckas in 1914 but the dwelling was sold later that year.

The individual units have subsequently been sold and resold by their separate owners. The Dillows, of 926 "A" Avenue (Lot 15) are the occupants having the longest residency, since 1944. They have preserved the unit much as it was originally. The photographs accompanying this application were taken in the Dillow home.

B I B L I O G R A P H Y

- Phillips, Irene, The Chula Vista Story 1868 - 1968. National City, California: South Bay Press, 1968
- Phillips, Irene, Development of the Mission Olive Industry and Other South Bay Stories. National City, California: South Bay Press, 1960
- Phillips, Irene, National City: Pioneer Town. National City, California: South Bay Press, 1960
- Phillips, Irene, The Railroad Story of San Diego County. National City, California: South Bay Press, 1956
- Phillips, Irene, The Story of El Rancho de la Nacion. National City, California: South Bay Press, 1959
- National City Library: Kimball Family Letters (1887-89)
Kimball Family Diaries
Irene Phillips' Scrapbook #1
National City Record (1886-88)

Helen Lamb's Notebook

County Records

Title Insurance and Trust Company: Ownership Records

A C K N O W L E D G M E N T S

NATIONAL CITY HISTORICAL COMMITTEE

Mrs. Helen Lamb
Mrs. Thelma Hollingsworth
Mr. George James
Mrs. Henry Wilson
Mrs. Ida Mae Kerr

Mrs. Hazel Stockman
Mr. Ronald Enz
Mrs. Cheri Lynn Hoffman

PROPERTY

Brick Row

STATE

Calif.

San Diego

WORKING NUMBER

6.4.73.3047

73000431

TECH REVIEW

Photos

7

Maps

1

CONTROL REVIEW

*Cm
6-11-
73*

HISTORIAN

*Accept. And
6/12/73*

ARCHITECTURAL HISTORIAN

*get the a line.
noted his
prospects!**Accept
6-26-73
C. Shull*

ARCHEOLOGIST

*ACCEPT
KHC 6/29/73*

REVIEW UNIT CHIEF

BRANCH CHIEF

*Handwritten
for
Pogues
7-9-73*

KEEPER

*Wm
7/9*

National Register write-up

Send-back

Federal Register entry

9-4-73

Re-submit

Entered

JUL 16 1973





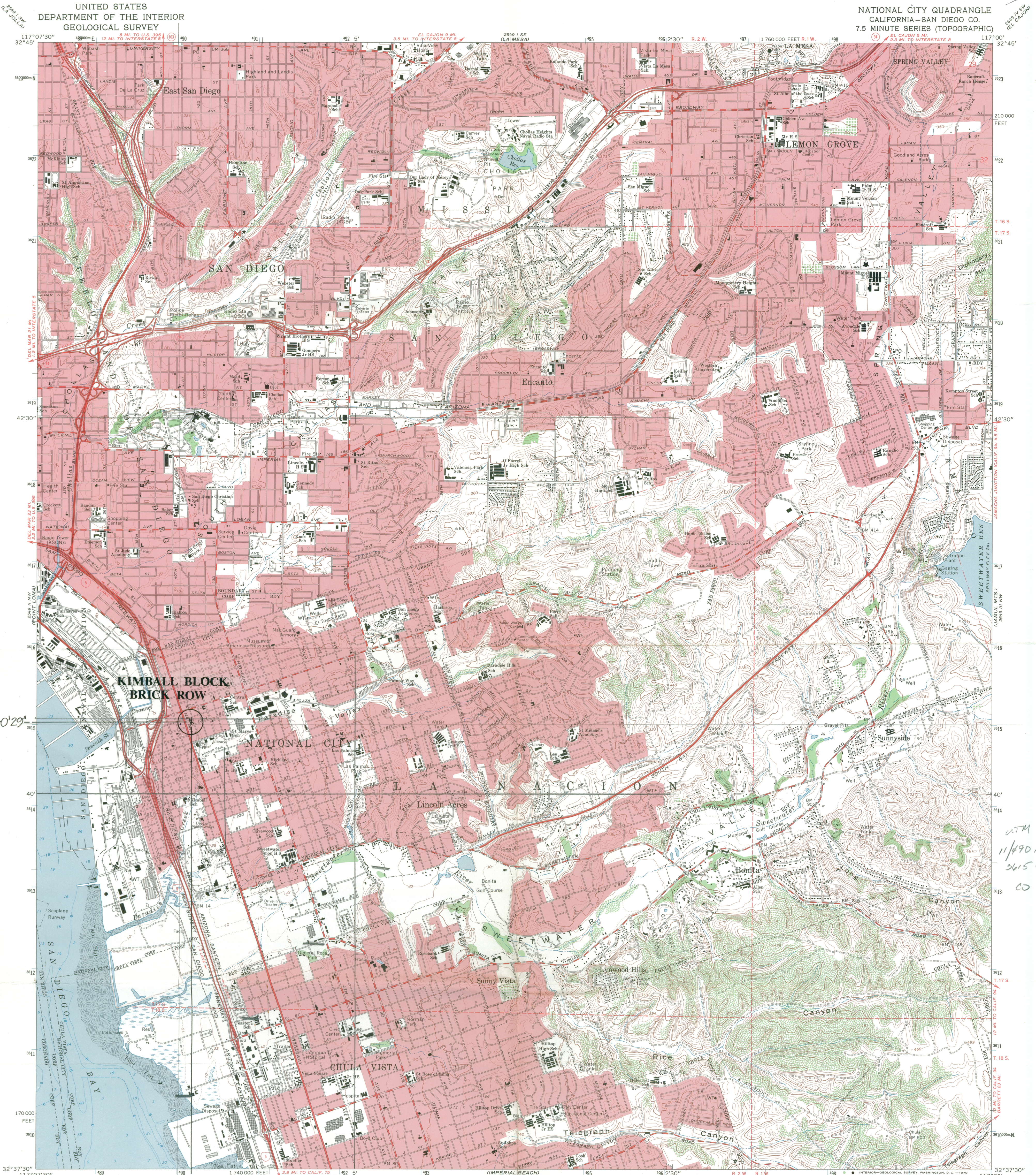












Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and City of San Diego
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1967
Supersedes map surveyed 1939, revised 1953
Selected hydrographic data compiled from USC&GS Chart 1107 (1967)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 6
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1967 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

RODNEY STOKES COMPANY, INC.
Blueprints - Maps - Photostats
870 Third Avenue - 232-6231
SAN DIEGO, CALIFORNIA, 92101

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— State Route ———

NATIONAL CITY, CALIF.
N3237.5—W11700.7

1967

AMS 2549 II NE—SERIES V895



Redevelopment Agency
OF THE
City of National City

Chairman

KILE MORGAN

JOSEPH L. CAMACHO

RALPH A. PINSON

LUTHER G. REID

GEORGE H. WATERS

Executive Director

MERRELL L. WATTS

23 August 1972

Keeper of the National Register
Office of Archeology and Historic Preservation
U. S. Department of the Interior
National Park Service
801 19th Street NW
Washington, D. C. 20240

Dear Sir:

The City of National City, California wishes to make application for placing "Brickrow" on the National Register of Historic Places.

Would you please send us application forms? Thank you.

Sincerely yours,

Cheri Lynn Hoffman

Cheri Lynn Hoffman

1243 National Avenue
National City, California 92050

RISEING
Erasable Bond
25% RAB CONTENT

AUG 24 1972

Director, Western Region w/ey. inc.

I - Mr. Winge

PHR w/cy. inc.

BASIC FILE RETAINED IN PHR

SMmsin:jlj:9/9/72

H34-PHR

9/12/72

San Diego
co.

5 Mar 9/8/72

Miss Cheri Lynn Hoffman
Redevelopment Agency of the City
of National City
1243 National Avenue
National City, California 92050

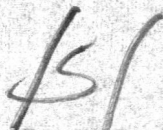
Dear Miss Hoffman:

We are pleased to acknowledge your letter of August 23, 1972, concerning the procedure for placing "Brickrow" in National City, California on the National Register of Historic Places.

The National Register program is operated on a Federal-State cooperative basis under the direction and guidance of a State Liaison Officer appointed by the Governor. In California the Liaison Officer is Mr. William Penn Mott, Jr., Director, Department of Parks & Recreation, State Resources Agency, Post Office Box 2390, Sacramento, California 95811, 916/445-2358. He is responsible for nominating properties to the National Register and for distribution of the National Register Inventory-Nomination Forms within the State. Therefore, we would suggest that you write Mr. Mott and inform him of your interest in "Brickrow".

Enclosed is a leaflet which explains the National Register program in some detail. If we may be of any further assistance, please let us know.

Sincerely yours,



Jerry L. Rogers
Chief of Registration

Enclosure

cc:
Mr. William Penn Mott, Jr., Director, Department of Parks & Recreation,
State Resources Agency, Post Office Box 2390, Sacramento, California 95811

original filed with PHR

ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered JUL 16 1973

<u>Name</u>	<u>Location</u>
Brick Row	National City San Diego County
Rowland, John A., Home	City of Industry Los Angeles County
Plumas-Eureka Mill-Jamison Mine District	Near Blairsden Plumas County
Janssen, E., Building	Eureka Humboldt County
Oaklawn Bridge and Waiting Station	South Pasadena Los Angeles County
Cottonwood	Cottonwood Shasta County
Old Weber School	Stockton San Joaquin County

Also Notified

Hon. Alan Cranston
Hon. John V. Tunney
Hon. Lionel Van Deerlin
Hon. Charles E. Wiggins
Hon. Harold T. Johnson
Hon. Donald H. Clausen
Hon. John H. Rousselot
Hon. John J. McFall

State Historic Preservation Officer
Mr. William Penn Mott, Jr., Director
Department of Parks & Recreation
State Resources Agency
Post Office Box 2390
Sacramento, California 95811

Director, Western Region

PHR MMOTT: pcl 7/20/73

Refer Interior
me

Martha

24 July 1973

Senator John Tunney
Senate Office Building
Washington, D. C. 20515

Re: National Register of Historic Places
Application for BRICK ROW/KIMBALL
BLOCK, 9th & A, National City, Ca.

Dear Senator Tunney:

On May 15, 1973, a letter from John Michael of the California Landmarks Committee was received confirming that BRICK ROW, 9th & A, National City, California had been designated a California Historical Landmark. That office forwarded the National Register Application to Dr. William Murtagh, Keeper of the National Register, Department of Interior, Washington, D. C. to be listed on the National Register of Historic Places which is published on the Federal Register every February.

Dr. Murtagh receives hundreds of applications from all over the United States. Could you inquire as to the current status of the BRICK ROW/KIMBALL BLOCK application? Has it been reviewed by Murtagh, and if so, will it be listed on the National Register and published in the Federal Register this February?

Your action on this matter will be greatly appreciated.
Thank you.

Sincerely yours,

Cheri Lynn Hoffman
Cheri Lynn Hoffman

928 V Avenue
National City, California 92050



STATE OF CALIFORNIA
SENATE
SACRAMENTO, CALIFORNIA 95814

JAMES R. MILLS
PRESIDENT PRO TEMPORE

July 26, 1973

Dr. William Murtagh
Keeper of the National Register
Department of the Interior
Washington, D. C.

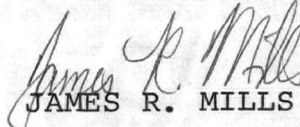
Dear Dr. Murtagh:

I have been informed that BRICKROW, 9th & A, National City, California, has been designated a California Historical Landmark. I also understand that Mr. John Michael of the California Landmarks Committee has sent an application to your office requesting that BRICKROW be listed in the National Register of Historic Places published in the Federal Register in February.

I would appreciate your informing me of the status of this application. Has it been reviewed by your office, and will it be listed in the Federal Register next February?

Thank you for your assistance in this matter.

Sincerely yours,


JAMES R. MILLS

JRM:b

JOHN V. TUNNEY
CALIFORNIA

RECEIVED
NATIONAL PARK SERVICE
WASHINGTON OFFICE

AUG 14 2 34 PM '73

United States Senate

WASHINGTON, D.C. 20510

August 7, 1973

Martha/Judy
Interior

Action Office FNP
For info only

To: Congressional Liaison Officer
Department of Interior
Washington, D. C. 20240

Enclosure from: Cheri Lynn Hoffman
928 V Avenue
National City, Ca. 92050

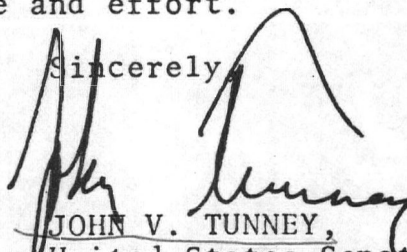
Ref: current status of the Brick Row/Kimball Block application

I forward the attached for your consideration. I would appreciate receiving any information you wish to submit that will be helpful to me in reporting back to my constituent.

Please address reply to my office to the attention of Mrs. Pennie Bell, returning the enclosed correspondence.

Thank you for your time and effort.

Sincerely,


JOHN V. TUNNEY,
United States Senator

S-53511

000924

DEPT. OF INTERIOR

AUG 9 11 09 AM '73

OFF. OF THE SECRETARY

U.S. DEPT. OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20246
RECEIVED
AUG 9 1973
OFFICE OF THE SECRETARY

K3839-PHR

AUG 9 1973

Honorable James R. Mills
President Pro Tempore
State of California Senate
Sacramento, California 95814

Dear Mr. Mills:

Thank you for your inquiry concerning Buck Row in National City, California. That property was placed on the National Register July 16, and will be listed in the September 4 issue of the "Federal Register."

We appreciate your interest in the National Register program.

Sincerely yours,

William J. Murtagh (Sgd.)

William J. Murtagh
Keeper of the National Register

cc:

Mr. William Penn Mott, Jr., Director, Department of Parks & Recreation
State Resources Agency, PO Box 2390, Sacramento, California 95811 w/cy inc
Director, Western Region - w/cy inc
LOS - w/cy inc
LI
PHR- w/cy inc

FNP:RGreenberg:rls 8/8/73

BASIC FILES RETAINED IN PHR

July 16-73

San Diego Co.

RGreenberg
8/8/73

Calif

August 16, 1973

Honorable John V. Tunney
United States Senate
Washington, D.C.

Dear Senator Tunney:

The Office of Congressional Liaison has asked us to acknowledge your inquiry in behalf of Ms. Cheri Lynn Hoffman concerning the nomination of the Brick Row/Kimball Block to the National Register of Historic Places.

We appreciate your interest in this matter and will provide you a reply at our earliest opportunity.

Sincerely yours,

Ronald H. Walker
Director

LOS (2)) w/incoming
FNP:CRBraxton:crb:8-16-73

(S-53511)

San Diego, cal

*C. SHULL
ROGERS
BRADFORD
for MURTAGH
R. UTLEY
T. WOOD
8/23
Whelan for
Cullin for PH 8/23*

H34-PHR

AUG 24 1973

Honorable John V. Tunney
United States Senate
Washington, D.C.

Dear Senator Tunney:

The Office of Congressional Liaison has asked us to thank you for your inquiry on behalf of Ms. Cheri Lynn Hoffman concerning the nomination of Brick Row/Kimball Block to the National Register of Historic Places.

We are pleased to advise you that Brick Row/Kimball Block was entered in the National Register on July 16, 1973. The enclosed brochure describes the National Register program. Notification that the property has been added to the National Register will appear in the September 4, 1973 "Federal Register."

We appreciate your interest in historic preservation.

Sincerely yours,

Ernest Allen Connally

Associate

Director

Enclosures Constituent's letter returned

cc:
Mr. William Penn Mott, Jr., Director
Department of Parks & Recreation
State Resources Agency
Post Office Box 2390
Sacramento, California 95811) w/cy inc.

CP

Director, Western Region)w/cy inc.

LI-Mr. Keely
PHR)
LOS)

FNP:CShull:rcs:8-22-73

/ BASIC FILE RETAINED IN PHR
S-53511

*8-23
Wt9*

San Diego County

California

April 25, 1978

Mr. David L. Sheldon
Assistant Director-Rehabilitation
Community Development Commission of the
City of National City
Civic Center
1243 National Avenue
National City, California 92050

Dear Mr. Sheldon:

This is in response to your letter of March 7, 1978 and will confirm a telephone conversation between you and Michael H. Bureman of our staff on April 20, concerning a proposal by the City of National City to utilize Community Development Block Grant (CDBG) funds for improvement of the Brick Row, a property included in the National Register of Historic Places.

Because the Brick Row is included in the National Register, it is entitled to the protection afforded it by Section 106 of the National Historic Preservation Act (16 USC 470f, as amended, 90 Stat. 1320) as implemented through the Council's "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800). Section 106 requires the head of any Federal agency considering an undertaking which will affect a property included in or eligible for inclusion in the National Register to afford the Council an opportunity to comment on the undertaking prior to its approval. Section 58.24 of the Department of Housing and Urban Development's "Environmental Review Procedures for Community Development" (24 CFR Part 58) delegates that responsibility to the chief executive of the applicant community utilizing CDBG funds.

As Mr. Bureman discussed with you, the Council and National City have been corresponding on this matter since early 1976, although as yet the Council has not been requested to comment pursuant to Section 106. For your information, we are enclosing a copy of our letter of February 12, 1976, with its attachments which should provide you with the necessary information needed to obtain the Council's comments to ensure that this undertaking is in compliance with Section 106.

Page 2
Mr. David L. Sheldon
Brick Row
April 25, 1978

From our review of the material currently in our files, including your March 7 letter, it would appear that a determination of "no adverse effect" made in accordance with Section 800.4(d) of the Procedures would be appropriate. However, before submitting such a determination, the City should obtain the concurrence of the California State Historic Preservation Officer in that determination.

Should you have further questions or require additional assistance, please contact Michael H. Bureman of the Council staff at P. O. Box 25085, Denver, Colorado 80225, telephone number (303) 234-4946.

Your continued cooperation is appreciated.

Sincerely yours,

Signed

Louis S. Wall
Assistant Director, Office of
Review and Compliance, Denver

Enclosure

cc: Chairman
SHPO:CA
FLO:HUD
HUD:Los Angeles, Attn. John Bonkonski
HCRS:NR
ORC:MHB
FILE:CA/Brick Row/106/City/HCD
MHB:JK 4/25/78

MAY 30 1978

San Diego to Calif

May 16, 1978

Mr. Arnold A. Peterson
Executive Director
Community Development Commission
City of National City, Civic Center
1243 National Avenue
National City, California 92050

Dear Mr. Peterson:

On May 12, 1978, the Council received a determination from the City of National City that improvement of "Brick Row", "A" Avenue, utilizing funds provided through the Housing and Community Development Act of 1974, would not adversely affect Brick Row, a property included in the National Register of Historic Places. The Executive Director does not object to your determination.

A copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act of 1966 (16 USC 470f, as amended, 90 Stat. 1320).

In addition, we understand that the City is currently reevaluating the need to afford the Council an opportunity to comment on the Kimball House project. Accordingly, we look forward to working with the City in accordance with the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800), on that undertaking as appropriate in the future.

Your continued cooperation is appreciated.

Sincerely yours,

Signed

Louis S. Wall
Assistant Director, Office of
Review and Compliance, Denver

HCBS:NR
ORC:Bureau
FILE:CA/BRICK ROW/106/CITY/HCD Project
MHB:DRS 05-16-78

cc: Chairman
SHPO:CA
FLO:HUD-Brown, Attn: Karas
HUD-Embry