n No. 10-300 (Rev. 10-74) PH0505439

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
RECEIVED OCT 3 1977 JUN 1 1977
DATE ENTERED OHP

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

DUPLICATE
DO NOT FILM

1 NAME

HISTORIC
"Stingaree"

AND/OR COMMON
Gaslamp Quarter H.D.

2 LOCATION

STREET & NUMBER
16 blocks bounded by Broadway, 4th, Pacific Highway and 6th NOT FOR PUBLICATION

CITY, TOWN
San Diego VICINITY OF

CONGRESSIONAL DISTRICT
42

STATE
California

CODE
06

COUNTY
San Diego

CODE
073

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	X COMMERCIAL	PARK
STRUCTURE	X BOTH	WORK IN PROGRESS	EDUCATIONAL	X PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER:

4 OWNER OF PROPERTY

NAME
Multiple Ownership (See Attachment)

STREET & NUMBER

CITY, TOWN
San Diego VICINITY OF

STATE
Ca.

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
San Diego County Recorder, City of San Diego

STREET & NUMBER
1222 First St.

CITY, TOWN
San Diego

STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
San Diego Historical Site Board Historical District Application

DATE
January, 1977 FEDERAL STATE COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
City of San Diego Planning Department

CITY, TOWN
San Diego

STATE
California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The architecture of the area is characterized by structures erected during a thirty year period from 1880 to 1910. The buildings are typically two and three stories high, are constructed of common brick with continuous facades at the property line. Ground floors are frequently 20 feet high with cornices separating them from the upper floors. Corbelling is very often found at the terminal cornice particularly with the brick buildings. The fronts of buildings are often designed with closely set bays framed with segmental, stilted or flat arches 10 to 12 feet apart. The openings are deep-set and the entrances are typically inset. Heavy ornate cornices and spandrels, carefully detailed parapets and bay windows are also typical design elements.

The following buildings typify the desired architectural details. A detailed list of all historically and/or architecturally significant buildings is contained in Item 1 below.

Backesto (Block) Building. . . .	614 Fifth Avenue
Hubbell Building	813 Fifth Avenue
Marston Building	809 Fifth Avenue
McGurck Block.	611 Fifth Avenue
I.O.O.F. Building.	526 Market Street
Masonic Building (Independent Order of Odd Fellows)	
Keating Building	432 F Street
Nesmith-Greeley Building	825 Fifth Avenue
Louis-Bank of Commerce	835 Fifth Avenue
Yuma Building.	631 Fifth Avenue
First National Bank.	Fifth & E Street
Spencer-Ogden Building	SW Corner 5th & F
Llewelyn Building.	722-728 Fifth Avenue

The Gaslamp Quarter has a diverse array of visual characteristics, representing historic elements as well as more recent improvements not in keeping with the area's historic character.

Along the street frontage of the blocks north of E St., building facades are for the most part contiguous and gaps are few. Exceptions to this rule include a parking lot on the east side of Fifth, between Broadway and E, and a larger lot on the northwest corner of 6th and E. There is a mixture of architectural styles in this area, ranging from buildings circa 1880s through the Art Deco movement of the 20s. Several buildings have been modernized, either through stripping and stuccoing or by construction of false metal fronts. The majority of these alterations appear to date

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from the 1950s and do not contribute to an attractive visual appearance. Sidewalks are old but are relatively well maintained. Street paving is standard black asphalt. Taken as a whole, this area registers as a continuation of the standard downtown retail district immediately to the north. Treated properly these two blocks can emerge as a transition district, relating strongly to an improved Horton Plaza on the west and the older retail area north of Broadway, and acting as a gateway to the rest of the Quarter.

The blocks between E and F Sts. represent one of the strongest architectural ensembles of the district. On the east side of 5th, the Louis Bank of Commerce, Nesmith-Greeley, Hubbell, and Marston Buildings form a consistent and elegant grouping. At street level, however, there is a mixture of uses and insensitive improvements which detract from the area's great aesthetic potential. On the west side of 5th, building frontage is slightly less distinguished, but is representative of architectural styles of the late 19th century. Relatively minor alteration to existing ground floor facades would restore this area to its original character. On the east side of 4th, approximately half of the frontage has been stripped and stuccoed. However, the remaining facades consist of corbelled brick work which add significantly to the streetscape.

The area between F and G Streets marks a transition into almost entirely "honky-tonk" uses on the ground floor. Sidewalks and gutters are poorly maintained, as is the street itself. Building frontage on the west side of 5th continues the Victorian trend which predominates throughout the district. Similarly, the east side of 4th represents a solid facade, marred by some insensitive "strip-and-stucco" improvements. Overall however, this block could emerge as an aesthetically pleasing ensemble. The east side of 5th is a mixed group and does not contain any buildings of remarkable or even moderate aesthetic significance. The southern portion of the block is a parking lot. On the west side of 4th, one three-story brick structure highlights an otherwise unremarkable streetscape.

orm No. 10-300a
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The blocks between G and Market Streets continue the somewhat disheveled conditions of the previous area. Public areas are poorly maintained and unattractive uses predominate. On the west side of 5th, the large "Backesto" building and the "Savoy" theatre form an aesthetically strong facade. The former city hall on the southwest corner of 5th and G has probably been altered beyond repair and a new design treatment will be required if it is to merge successfully with its surroundings. The east side of 4th consists of corbelled brick warehouse-type buildings which would lend themselves well to successful renovation with relatively small investment (a la "Union Street Annex." at 755 Union Street). The east side of 5th consists of two outstanding buildings amidst several non-descript theatres and store fronts. These will require special treatment. The west side of 6th is predominately fronted by parking facilities for 5th frontgage, however the I.O.O.F. Building provides a strong transition element on the northwest corner of 6th and Market.

The blocks between Market and Island Streets are in a physical condition similar to the previous section. However, the intensity of commercial operation is diminished considerably and replaced by rescue missions and low-income residential hotels, as well as bars. The west side of 5th is flanked by several buildings of aesthetic prominence which would lend themselves to successful rehabilitation. The west side of 4th consists of small-scale frontage with simple detailing. Minor "sprucing-up' type rehabilitation would be successful. The east side of 4th would lend itself well to similar treatment. The east frontage of Fifth consists of several buildings of oriental heritage, as well as a recently constructed church built to resemble the 1880s period. On the southeast corner of 5th and Market is a large multi-storied structure which has been stripped of detail, requiring special treatment to downplay its intrusion upon the otherwise intimate and finely-detailed architectural character of the area. The west side of 6th is fronted by a variety of brick buildings from the turn-of-the-century period, suitable for low-key rehabilitation to bring out the simple, yet attractive details.

GPO 892 455

Form No. 10-300a
(Rev. 10-74)

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By 1900, 5th Avenue between Market and Broadway--replete with electric street cars, towering arc lamps, and extremely bold yet elegant architecture--stood as the commercial hub of the new city in that new age. The flavor of that first urban period in San Diego is worthy of preservation.

Historic An Architecturally Significant Buildings in the Gaslamp Quarter

The following buildings are locally designated sites or those for which information is available which indicates they have unquestionable architectural and/or historical significance.

1. GRANGER BUILDING, SW corner Fifth Broadway, 5 story, built 1904.

2. SAMUEL I. FOX BUILDING, 531 Broadway
Four story, built 1929. William Templeton Johnson, Architect. Influence of the Mission Revival style and Mediterrean with cast iron decorative grillage, terra cota sculpted spandrel between the 3rd and 4th floors and overhanging tile roof. Interior remodeled and fire escapes added later to accommodate its present use as clothing store.

3. UNIVERSITY BOOT SHOP, 939 Fifth
3 Story, Circa 1925. Good example of Art Deco.

4. ROBINSON BUILDING, NE corner Fifth and E
Ten stories, built by Nathan Watts, approx. 1912.

*5. FIRST NATIONAL BANK BUILDING, NW corner Fifth Ave. and E. Built as one story, approx. 1883 for First National Bank, and later Coronado Beach Company. Two stories added in late 1880's.

*6. LOUIS BANK OF COMMERCE (RATNERS) 835-837 Fifth, Four story, built 1888. Clement & Stannard Architects. This Baroque Revival or Section Empire Building was noted in the Sept. '88, San Diego illustrated as "the first granite building in the city, sound and substantial in its structure, handsome and imposing in appearance and a credit to the whole city as well as to the enterprise and judgment of the owners."

orm No. 10-300a
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Originally the structure had a pair of doomed towers over the bay windows capped by spread winged eagles and a flag mast over the central element. The interior features a four-story loft with great skylight which has, unfortunately, been covered.

*7. NESMITH-GREELY BUILDING, 825 Fifth Ave. Four story, built 1888, Comstock & Trotsche, Architects. This office block housed the San Diego illustrated as well as notable professional San Diego businessmen who were drawn to the fashionable Romanesque Revivial style. The brick coursing is of note as well as the circular lower elements capped by "stone" towers of coated sheet metal. Only the addition of the fire escape and some unfortunate signs mar its original beauty. The interior has been remodeled to accommodate its present hotel use.

*8. HUBBELL BUILDING, 815 Fifth Ave. Three story, built 1887.

*9. MARSTON BUILDING, 809 Fifth. Two story, built 1881. Was George W. Marston's store, 1881 to 1898 Marston's store also occupied part of Hubbell Bldg. First office of San Diego Federal Savings & Loan was at 809 Fifth Street - 1885.

*10. KEATING BUILDING, N.W. corner, Fifth and F Five story, built 1890. George J. Keating (Designer). Generally Romanesque Revival in style, this was the contemporary American architecture in 1890. The Reid Brothers carried out the construction of the project, after Mr. Keating's death, and produced a five story office building with all the modern conveniences of steam heat and wire cage elevator (later removed) with spacious offices. Once open, the arch entrance is noteworthy. First of "modern" style business buildings. San Diego Savings Bank (now S.D.Tr. & Sav. Bank) occupied corner in Keating Bldg. from 1893-1912 (approx.). Old safe still in building.

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*11. SPENCER OGDEN BUILDING, S.W. corner Fifth and F. Two story - built 1874 by Charles Delaval Ogden Spencer Blk in 1889 I. Levi had "Golden Eagle Bazaar" here 1890-94.

*12. LLEWELYN BUILDING, 722-728 Fifth Ave. Three story, built 1886.

13. GEORGE HILL BUILDING, S.W. Corner, Sixth & F 3 Story, Brick, Built ____, Site of First Normal School in San Diego.

*14. COLE BLOCK, N.W. corner Fifth and G. Three story brick, built 1889-1890. Cast iron on eaves. Was Lion Clothiers in 1890's.

15. THEATER BUILDING, S.W. corner Fifth and G. Originally built approx. 1874 as a two story building, for Consolidated National Bank, successor to Bank of San Diego, San Diego's first bank. Two stories added in late 1880's. Public Library there in 1889 and later (acc Golden Era 9/89). Became City Hall in early 1900's until Civic Center on waterfront built.

16. AZTEC THEATER (Bancroft Building) S.E. corner Fifth and G. Two story, built 1889 (?) early records show four story building.

*17. YUMA BUILDING, 631 Fifth Ave. Three story, built 1886 by Col. Wilcox. Top ornamentation has been removed. In almost original condition from front.

*18. I.O.O.F. BUILDING, N.W. corner Sixth and Market, two story, built 1872. Masonic Building (International Order of Odd Fellows).

19. MCGUIRK BLOCK, N.W. corner Fifth and Market, 3 story, built 1887. Ferris & Ferris drugstore since 1887.

*20. BACKESTO BLOCK, N.W. corner Fifth and Market, two story, built 1884, addition 1887-88. 1873 brick bldg. on corner built for Dr. Backesto; 1884 building built arount it. Klauber occupied corner store 1879-87.

21. MARIN HOTEL, 554 Fifth Ave., four story built 1888.

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22. RIO HOTEL, 536 Fifth, Four Story, Brick, Built 1913. Adaptive Art Nouveau facade.

23. CAFE BUILDING, next to S.E. corner, Fifth and Island. (Chinese) Kabayon Cafe.

24. CITY RESCUE MISSION, 527 Fifth Ave. Three story brick, built 1887.

25. GRAND PACIFIC HOTEL, S.W. corner Fifth and J. Three story, built 1887.

26. BRUNSWICK DRUG COMPANY, 363 Fifth Ave., S.E. corner Fifth and J. Three story brick, built 1888. Cast iron ornamentation on Fifth Ave. facade.

27. BRICK WAREHOUSES, Six Story, Circa 1920.

28. VAN WATERS & ROGERS BUILDING, S.E. corner Fifth and K. Two story brick, built 1887, Architects Hebbard and Gill. Interesting details are the arched corner entrance, the brick corbelled cornice and the flat arched bay window in the reception area. The three-story portion, farther south on Fifth, has unusual rusticated stone on the upper stories, framing arch wall patterns.

29. MANILA CAFE, 515 Fifth Ave. Owl Room Upstairs, Chinese Architecture

30. ROYAL PIE BAKERY 554 4th Ave. has operated at this location since 1920. There is evidence that it was the site of a commercial bakery as early as 1869.

*San Diego Historic Site Board Designation

SOURCES

City of San Diego Historic Site Board

A.I.A. Guidebook to San Diego Architecture
American Institute of Architects, 1970.

City of San Diego Planning Department.

8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	X SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
X 1800-1899	X COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
X 1900-15	_COMMUNICATIONS	X INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Within the "Stingaree" or Gaslamp Quarter are the only significant remnants of turn-of-the-century commercial buildings in San Diego. Structures like the Nesmith-Greely Building and the Louis Bank Building, all built in 1888, reflect the boldness, desire for sophistication, and even some of the pioneer innocence of the commercial entrepreneurs. These men transformed San Diego from a frontier town into a true commercial urban center, between the years 1889 and 1910.

The first of these commercial pioneers was Alonzo E. Horton. In 1867, a mere three and one-half weeks after migrating to the area from Wisconsin, he purchased all the land between Front, 'A' Street and Commercial. Horton completed a wharf at the foot of Fifth Avenue in March of 1869, further encouraging such investment as the 1867 purchase by Dr. Backesto of the entire block between 4th, 5th, Market and 'G' Street. (The results of this particular purchase may still be seen today. Two remnants include Old Backesto Building, now housing a Bank of America at the corner of Market and Fifth and the new Backesto Building, today's Bamboo House Restaurant at Market and 4th).

Another pioneer entrepreneur, encouraged by the promise of Horton's wharf was Joseph E. Jessop. An English silversmith and watchmaker, Jessop was forced by poor health to move to San Diego from his native country in 1890. Following a rugged ranch life in the Kearny Mesa area, the English craftsman established J. Jessop and Son Watchmaker on 'F' Street between 4th and 5th, in a modest woodframe building. The business grew with the new city and Jessop moved his location three times to remain nearer to the center of the expanding business district. He finally settled at the present location of Jessop Jewelers at 1041 5th Avenue. His large sidewalk clock still reflects the Jules Vernewonderment which that former period held toward the new industrial age.

Marcella Sherfy

8/10/78

Revised

:

Pam McGuire

PHONE: 916-322-8599

ect: Gaslamp District, San Diego

URAL SURVEY

"

San Diego

Marcella -

Here are copies of
e revision for the Gaslamp
istrict.

Mike Stepner, San
iego Planning Dept., would
ike you to respond to
im as soon as possible
ith info. regarding official
omination. (714-236-5822)

Thanks. Pam

5 1 6 0 | 3 6 1 9 5 9 0
NG NORTHING
4 9 9 0 | 3 6 1 8 7 5 0

, northern edge of Santa

ATE OR COUNTY BOUNDARIES

CODE

ego

CODE

2/4/77
DATE

236-5822
TELEPHONE

STATE

California 92101

STATE OF CALIFORNIA

ERTIFICATION

IIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

s the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I
reby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the
teria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Herbert Rhode

TITLE

DATE JUL 25 1977

NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ST:

DATE

KEEPER OF THE NATIONAL REGISTER

BIBLIOGRAPHICAL REFERENCES

HISTORIC AMERICAN BUILDINGS SURVEY CAL-428 ARCHITECTURAL SURVEY
" " " " " "

McPhail, Elizabeth, When the Red Lights Went Out in San Diego
San Diego Historical Society, 1974
San Diego, California

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	11	484990	361790
B	11	485160	361950
C	11	485160	361810
D	11	484990	361750

VERBAL BOUNDARY DESCRIPTION

Sixteen blocks bounded by Broadway, Fourth Avenue, northern edge of Santa Fe Railway right-of-way, and Sixth Avenue.

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

STATE	CODE	COUNTY	CODE
California		San Diego	
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Matthew Potter, Assistant Planner

ORGANIZATION
San Diego, City Planning Department

DATE
2/4/77

STREET & NUMBER
202 C St.

TELEPHONE
236-5822

CITY OR TOWN
San Diego

STATE
California 92101

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I eby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the eria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Robert Clarke

ITLE

DATE JUL 25 1977

PS USE ONLY

HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

IRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
T:

DATE

EEPER OF THE NATIONAL REGISTER

GPO 888-448

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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McPhail, Elizabeth, When the Red Lights Went Out in San Diego
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San Diego, California

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	11	485160	3619590
B	11	484990	3619590
C	11	485160	3618610
D	11	484990	3618750

VERBAL BOUNDARY DESCRIPTION

16 blocks bounded by Broadway, 4th St., Pacific Highway and 6th St.

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

STATE	CODE	COUNTY	CODE
California		San Diego	
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Matthew Potter, Assistant Planner

DATE
2/4/77

ORGANIZATION
San Diego, City Planning Department

TELEPHONE
236-5822

STREET & NUMBER
202 C St.

CITY OR TOWN
San Diego

STATE
California 92101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Robert Glass

TITLE

DATE JUL 25 1977

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO 888-445

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
"Stingaree"

AND/OR COMMON
Gaslamp Quarter

2 LOCATION

STREET & NUMBER
16 blocks bounded by Broadway, 4th, Pacific Highway and 6th — NOT FOR PUBLICATION

CITY, TOWN
San Diego — VICINITY OF

CONGRESSIONAL DISTRICT

STATE
California

CODE

COUNTY
San Diego

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	— PUBLIC	— OCCUPIED	— AGRICULTURE	— MUSEUM
— BUILDING(S)	— PRIVATE	— UNOCCUPIED	X COMMERCIAL	— PARK
— STRUCTURE	X BOTH	— WORK IN PROGRESS	— EDUCATIONAL	X PRIVATE RESIDENCE
— SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
— OBJECT	— IN PROCESS	— YES: RESTRICTED	— GOVERNMENT	— SCIENTIFIC
	— BEING CONSIDERED	X YES: UNRESTRICTED	— INDUSTRIAL	— TRANSPORTATION
		— NO	— MILITARY	— OTHER:

4 OWNER OF PROPERTY

NAME
Multiple Ownership (See Attachment)

STREET & NUMBER

CITY, TOWN — VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
San Diego County Recorder, City of San Diego

STREET & NUMBER
1222 First St.

CITY, TOWN
San Diego

STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
San Diego Historical Site Board Historical District Application

DATE
January, 1977 — FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS
City of San Diego Planning Department

CITY, TOWN
San Diego

STATE
California

MAJOR BIBLIOGRAPHICAL REFERENCES

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" " " " " "

McPhail, Elizabeth, When the Red Lights Went Out in San Diego
San Diego Historical Society, 1974
San Diego, California

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	0,6	7,2,0,0,0,0	0,1,9,7,0,0,0
B	0,6	7,2,0,5,0,0	0,1,9,7,9,0,0
C	0,6	7,2,1,0,0,1,0	0,1,2,0,0,0,0
D	0,6	7,2,1,0,5,1,0	0,1,2,0,0,0,0

VERBAL BOUNDARY DESCRIPTION

16 blocks bounded by Broadway, 4th St., Pacific Highway and 6th St.

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

STATE	CODE	COUNTY	CODE
California		San Diego	
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Matthew Potter, Assistant Planner — DATE: 2/4/77

ORGANIZATION
San Diego, City Planning Department — TELEPHONE: 236-5822

STREET & NUMBER
202 C St.

CITY OR TOWN — STATE
San Diego — California 92101

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I reby nominate this property for inclusion in the National Regist[illegible] and certify that it has been evaluated according to the teria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE — DATE

NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ST:

DATE

KEEPER OF THE NATIONAL REGISTER

GPO 888-445

RECEIVED
OCT 3 1977
NATIONAL
REGISTER

ATTACHMENT

Property Owners - Gas Lamp District

Southern Calif. First National Bank Trust
Cosgrove, Vera
C/O Trust Dept. 530 B Street
San Diego, CA 92101

Wasserman, Melvin & Isabelle M.
5803 Overlake Avenue
San Diego, CA 92101

Zahn, Otto J. & Ruth C.
2115 Estrella Avenue
Los Angeles, CA 90007

Zahn, Curtis L.
C/O Kathernine Pipitone
3929 Bandini Street
San Diego, CA 92103

Pipitone, Katherine
3929 Bandini Street
San Diego, CA 92103

Cerise, Phyllis E., Eugene A., Wendy L. &
Campanella, Diane P.
3615 Garrison Street
San Diego, CA 92106

Jones, Henry George
3776 Milan Street
San Diego, CA 92107

Hayden, George W.
3010 Sanda Lane
Del Mar, CA 92014

Boehrig, George H.
P.O. Box 3042
Riverside, CA 92509

Fintzerlberg, Milton E., Fredericka W., &
Nicholas M.
730 Golden Park Avenue
San Diego, CA 92106

Fintzelberg, Theodore
1371 Sixth Avenue
San Diego, CA 92101

Leslie, Thelma
1371 Sixth Avenue
San Diego, CA 92101

Duykers, Carolyn J.
1371 Sixth Avenue
San Diego, CA 92101

Pacific Holding Ltd.
2936 Meade Avenue
San Diego, CA 92116

Lowenfeld, Sol
2724 Willow Street
San Diego, CA 92106

Title Insurance & Trust Co. Tr.
220 A Street
San Diego, CA 92101

Hutsel, Glenn A. & Pearl F.
2427 Willow Street
San Diego, CA 92106

Kettenburg, Paul A.
P.O. Box 6448
San Diego, CA 92106

Doyle, George A.
5227 Greenoak Drive
San Jose, CA 95129

5th & Broadway Property
827 C Street
San Diego, CA 92101

National Mens Shops of San Diego Inc.
19 W 34th Street
New York, NY 10001

Fifth Avenue Bootery
939 Fifth Avenue
San Diego, CA 92101

California First Bank
P.O. Box 109
San Diego, CA 92112

Allright Cal. Inc.
505 A Street
San Diego, CA 92101

Park Grossmont Properties
C/O William R. Lipin
P.O. Box 6025
San Diego, CA 92106

California First Bank
P.O. Box 109
San Diego, CA 92112

Lion Clothing Co.
545 Broadway
San Diego, CA 92101

Wegeforth, Milton G. & Lester P.
C/O F.J. Klein #415
333 S. Hope Street H12-2
Los Angeles, CA 90017

Ratner, A. Woodrow & Seymour J.
835 Fifth Avenue
San Diego, CA 92101

Miranda Vincent
Miranda Properties Inc.
5445 Sunset Blvd.
Hollywood, CA 90027

C.V. Enterprises (Corp.)
809 Fifth Avenue
San Diego, CA 92101

Tate, George
5445 Sunset Blvd.
Hollywood, CA 90027

Isaacs, Odell & Vera
P.O. Box 6
Carlsbad, CA 92008

Hammond, Wilbert E., Ada L. & Wilbert J.
2100 Union Bank Building
San Diego, CA 92101

Schwartz, Ralph, Rose & Michael G.
4819 Atlanta Drive
San Diego, CA 92115

Zemen, Sophie, Sam, Sam Tr, & Sheldon
3166 Laurel Street
San Diego, CA 92104

Mozzani Fred & Angie
514 Hilltop Drive
Chula Vista, CA 92010

Scott, Bruce V. G., Ruth L., Cameron, Robert A.
C/O Fintzelberg & Steinmetz
1371 Sixth Avenue
San Diego, CA 92101

Gaslite Building Corp.
C/O Western Invesment Co.
P.O. Box 1594
Newport Beach, CA 92660

Mozzani, Fred & Angie
514 Hilltop Drive
Chula Vista, CA 92010

Gazlay, Wadham & Frances L.
840 Fifth Avenue
San Diego, CA 92101

Reed, Zondrallee
4650 Mayapan Drive
La Mesa, CA 92041

Kaplan, Edith R. Tr, Reed orrel P. Jr.
Reed, John A.
1541 Garrison Place
San Diego, CA 92106

Kochian, Sam
415 E. Market Street
San Diego, CA 92101

Jeong, Bing F., May Y., Ming L. & Lo Nui Y
421 Market Street
San Diego, CA 92101

Bhakta, Mohanbhai G. & Kanchan M.
551 Fourth Street
San Diego, CA 92101

Hom, Shee Y. & Su Chin
543 Fourth Avenue
San Diego, CA 92101

Hiltunen, Sakari & Estrella
535 Fourth Avenue
San Diego, CA 92101

Muto, George S. & Marian A.
2120 Cowley Way
San Diego, CA 92110

Fleischner, Katherine Z.
4627 Collwood Lane
San Diego, CA 92115

Kenney, Cecil P., Eleanor E. Bach,
Charles T. & Angelyn D.
4261 Appleton Street
San Diego, CA 92117

Mc Clurken Machinery Inc.
P.O. Box 38
Nestor, CA 92053

City Rescue Mission Inc.
P.O. Box 611
San Diego, CA 92112

Bedford, Suzanne I, Krieger, Irma C.
Hardford Inc.
C/O Isabel Bedford
5648 Toyon Drive
San Diego, CA 92115

Streicher, Max C.
Title Insurance & Trust Co. (Corp.)
1025 Fifth Avenue
San Diego, CA 92101

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Oconnor, J.J. & Frances S.
2106 Hickory Street
San Diego, CA 92103

Morales, R.C.
520 Sixth Avenue
San Diego, CA 92101

Jarvis, John C. & Myrna B.
534 Sixth Avenue
San Diego, CA 92101

Mc Clurken Machinery Inc.
P.O. Box38
Neston, CA 92053

Wong, Kwai Y, Lee P.Y.
467 Fifth Avenue
San Diego, CA 92101

Manos, Bessie
2418 Bancroft Street
San Diego, CA 92104

Donnelley, J.A. & Clark
Security Pacific National Bank
C/O Security Pac. Natl. Bank
P.O. Box 60802
Los Angeles, CA 90060

Bruschi, Betty A., Hansen Louis S. &
Hansen Willard B.
C/O Hotchkiss & Anewalt Inc.
770 B Street Ste. 202
San Diego, CA 92101

David Produce Co. Inc.
416 Sixth Avenue
San Diego, CA 92101

Klauber, Jean Roberts
666 Upas Street., Unit 1601
San Diego, CA 92103

Goodwill Industries of S.D. County Inc.
402 Fifth Avenue
San Diego, CA 92101

Harris Investment Co.
P.O. Box 6025
San Diego, CA 92106

Carniglia, Tom, Maria B., Navarra
Vincent J. & Esther
3408 Union Street
San Diego, CA 92103

Monaco, Anthony Jr.
7856 Hillandale Drive
San Diego, CA 92120

David Produce Co., Inc.
416 Sixth Avenue
San Diego, CA 92101

Hayden, George W.
P.O. Box 332
Oceanside, CA 92054

Israel, Max & Paul
3339 Grim Avenue
San Diego, CA 92104

Title Insurance & Trust Co.
Stassa Balaban
220 A Street
San Diego, CA 92101

Bertolino, Fred
4461 Brindisi Avenue
San Diego, CA 92107

Suozzo, Josephine
2472 Capitan Avenue
San Diego, CA 92104

Ogden, John B.
2929 Chatsworth Bl.
San Diego, CA 92106

Pasto, James H. & Dorothy A.
David Richard
110 West C Street, #1301
San Diego, CA 92101

Berman, Harry, Sara Lee
Sidney & Florence
5191 Edgeware Road
San Diego, CA 92116

Kerper, Samuel
731 Fifth Avenue
San Diego, CA 92101

Terminal Auto Parks Corp.
San Diego Center City Parking Corp.
7th & C Streets
San Diego, CA 92101

Orlansky, Daniel & Arlene
6114 Pasatiempo Avenue
San Diego, CA 92120

Andrews, Wesley D.
4533 Toni Lane
San Diego, CA 92115

Chirco, Frank, Lily & Frank Jr.
635 Fifth Avenue
San Diego, CA 92101

Macy, Alfonso & Lillian
Delawie, Homer
2827 Presidion Drive
San Diego, CA

Richards, Charles H. & Maurine
Sutton, Frances R.
Sanders, Mary R.
C/O Frank C. Sutton
13825 Mira Montana Drive
Del Mar, CA 92014

Raymond Associates (Corp.)
780 Kettner Bl.
San Diego, CA 92101

Mathews, Maxwell J., Joan B., James B.
Hirsch, Charlotte
3821 Encino Hills Pl.
Encino, CA 91316

Russo Family Enterprises LTD
6147 El Cajon Bl.
San Diego, CA

Mc Cormick, Naomi H.
8485 Park Lane
La Mesa, CA 92043

Volunteers of America The
401 G Street
San Diego, CA 92101

Geis, George M. & Eva M.
Hennum, Richard H. & Cyril E.
4419 - 52nd Street
San Diego, CA 92115

Fong, Gorman & Ora D.
Franke, John C. & Lois R.
5117 Remington Road
San Diego, CA 92115

Fredman, Herbert
Sklar, Abraham
P.O. Box 1541
La Jolla, CA 92038

Industries Supply Co. of San Diego
345 Fourth Avenue
San Diego, CA 92101

Gildred Development Co.
770 B Street, Ste. 420
San Diego, CA 92101

Stidman Joseph & Imogene F.
P.O. Box 2368
El Cajon, CA 92021

Daynes, Barbara & Bernard, Shirley
P.O. Box 625
Solan Beach, CA 92075

Farres, Michael S.
4740 Redwood Drive
San Diego, CA 92115

Bridgford Meat Co.
302 Sixth Avenue
San Diego, CA 92101

Engebretson, Karl L. & Eleanor H.
734 Old Mill Road
Pasadena, CA 91108

Coast Citrus Distributors
228 Sixth Avenue
San Diego, CA 92101

Fish, George E. & Mary J.
Furstenfeld, Gary C.
827 C Street
San Diego, CA 92101

Jaeger, Irwin J.
C/O Daniel A. Miller
10850 Wilshire Bl.
Los Angeles, CA 90059

Cobb, T.M. Co. (Corp.)
5800 South Central
Los Angeles, CA 90011

Frost. Gordon T. & Albert A. Jr.
P. O. Box 15
San Diego, CA 92112

Property ~~Stingaree~~ Gaslamp Quarter Hist. Dist.

State Calif. Working Number 10.3.77.1601

80000841

TECHNICAL

Photos 9

Maps 2

CONTROL

OK 10.4.77

HISTORIAN

ARCHITECTURAL HISTORIAN

No photo documentation of buildings facing 4th & 6th avenues. Inventory indicates 30% outstanding contribution & 41% secondary importance. 41% no importance.

Will call for info/photos of ~~back~~ outer streets. + Boundary justification

Brannan 1.5.78

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back 1.25.78 Entered _____

Federal Register Entry _____ Re-submit 8.10.78

INT:2106-74

Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
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DATE ENTERED MAY 23 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Gaslamp Quarter Historic District

AND/OR COMMON: "Stingaree"

AND/OR COMMON: Gaslamp Quarter

2 LOCATION

STREET & NUMBER: 16 blocks bounded by Broadway, 4th, San Diego, Arizona and Eastern R.R. and 6th — NOT FOR PUBLICATION

CITY, TOWN: San Diego — VICINITY OF

CONGRESSIONAL DISTRICT: 42

STATE: California — CODE: 06 — COUNTY: San Diego — CODE: 073

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	— PUBLIC	— OCCUPIED	— AGRICULTURE	— MUSEUM
— BUILDING(S)	— PRIVATE	— UNOCCUPIED	X COMMERCIAL	— PARK
— STRUCTURE	X BOTH	— WORK IN PROGRESS	— EDUCATIONAL	X PRIVATE RESIDENCE
— SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
— OBJECT	— IN PROCESS	— YES: RESTRICTED	— GOVERNMENT	— SCIENTIFIC
	— BEING CONSIDERED	X YES: UNRESTRICTED	— INDUSTRIAL	— TRANSPORTATION
		— NO	— MILITARY	— OTHER:

4 OWNER OF PROPERTY

NAME: Multiple Ownership (See Attachment)

STREET & NUMBER: San Diego — California

CITY, TOWN — STATE

— VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: San Diego County Recorder, City of San Diego

STREET & NUMBER: 1222 First Street

CITY, TOWN: San Diego — STATE: California 92101

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: San Diego Historical Site Board Historical District Application

DATE: January, 1977 (resubmitted November 1978) — FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS: City of San Diego Planning Department

CITY, TOWN: San Diego — STATE: California 92101

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	_X_ORIGINAL SITE
_X_GOOD	__RUINS	_X_ALTERED	__MOVED DATE_____
_X_FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See continuation sheet

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET 1 ITEM NUMBER 4 PAGE 1

Photo Key	Building	Legal Owners
I - 1	Granger Building	Title Insurance & Trust Company
I - 2	Samuel I. Fox Building	Lion Clothing Company
I - 3	University Boot Shop	Fifth Avenue Bootery
I - 4	Robinson Building	Terille Enterprises Inc., Gerard & Andrea Yablonicky & John & Carolyn Belanich
I - 5	First National Bank	Tom Hom
I - 6	Louis Bank of Commerce	Tom Lochetefeld
I - 7	Nesmith - Greeley	Vicent Miranda
I - 8	Hubbell Building	CV Enterprises
I - 9	Marston Building	Charlie Pipitone
I - 10	Keating Building	Keating Properties Limited
I - 11	Spencer - Ogden Building	J.B. Ogden
I - 12	Llewelyn Building	Zondra L. Schmidt
I - 13	George Hill Building	Title Insurance & Trust Company
I - 14	Cole Block	T. & M. Carniglia & V.J. Navarra
I - 15	Theater Building	R.E. Tyson, Charles Tyson
I - 16	Aztec Theater	Vince Miranda
I - 17	Yuma Building	Al and Lillian Macy
I - 18	I.O.O.F. Building	R.E. Tyson, Charles Tyson
I - 19	McGuirk Block	R.E. Tyson, Charles Tyson
I - 20	Backesto Block	G. & O.D. Fong, & J.C. & L.R. Franke
I - 21	Marin Hotel	Carriage Trade Ltd.
I - 22	Rio Hotel	Brent and Mary Hart
I - 23	Cafe Building	K.Y. Wong, P.Y. Lee
I - 24	City Rescue Mission	City Rescue Mission
I - 25	Grand Pacific Hotel	Shirley Bernard
I - 26	Brunsurg Drug Company	Michael S. Farres
I - 27	Brick Warehouses	Gildred Development Company
I - 28	Van Waters & Roger Building	G.E. & M.J. Fish, G.C. Furstenfeld
I - 29	Manila Cafe	Fritz & Susana Ahern, James & Marjorie Ahern
I - 30	Royal Pie Bakery	Martha Kuhnel
I - 31	Palace Pawnbrokers	Otto and Ruth Zahn
I - 32	Office Building	P.E. & E.A. & W.L. Cerise, D.P. Campanella
I - 33	Caruso's Pleasure Palace	Bruce and Ruth Scott, Robert Cameron
I - 34	The Exchange	Keating Properties
I - 35	Patrick's	Keating Properties
I - 36	Club Tokyo	Charlie Pipitone

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(11/78)

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CONTINUATION SHEET 2 ITEM NUMBER 4 PAGE 2

Photo Key	Building	Legal Owners
I - 37	Gaslite Saloon	Harris Investment Company
I - 38	Volunteers of America	The Volunteers of America
I - 39	V.A. As-Is-Shop	The Volunteers of America
I - 40	Import Store - Chinese Rest.	Eugene & Marilyn Marx
I - 41	Crossroads Bar	Alex & Sophie Skop
I - 42	Filipino Service Center	Eugene & Marilyn Marx
I - 43	Residential Hotel	Mohanvhai & Kanchan Bhakta
I - 44	Chenise Laundry	Shee & Su Chin Hom
I - 45	Tool Sales/Laundry	Sakari & Estrella Hiltunen
I - 46	Wholesale Florists	G.S. & M.A. Muto
I - 47	Sewing Factory	S. & E. Hiltunen
I - 48	Industrial Buildings	Industries Supply Company
I - 49	T.M. Cobb Company & Sign Shop	T.M. Cobb Company, Inc.
I - 50	Le Baron Distributing Co.	T.M. Cobb Company, Inc.
I - 51	Brunsurg Drug Acid Yard	M.S. Farres
I - 52	Jerry Gonzales Produce	Poncho Gonzales
I - 53	Produce Market	Coast Citrus Distributors
I - 54	Produce Market	Coast Citrus Distributors
I - 55	Three Storefronts - Hotel	Robert & Jacquelin Sinclair
I - 56	Alan John Factory	McClurhen Machinery, Inc.
I - 57	Butchershop	Industries Supply Company
I - 58	Chinese Market - Hotel	C.P. & E.E. Kenney, C.T. & A.D. Bach
I - 59	Pacific Hotel	B.C. & M.L. Hart
I - 60	ABC Pool Hall	F.M. & J. Andrews
I - 61	Zebra Club	D.L. Van der Meulen
I - 62	Hotel	McClurken Machinery Company
I - 63	Sun Cafe	B.F. & M.V. & M.L. & L.V.Y. Jeong
I - 64	Follies Theater	G. & O.D. Fong, J.C. & L.R. Franke
I - 65	Casino Theater	G. & O.D. Fong, J.C. & L.R. Franke
I - 66	Various Storefronts	M. & P. Irael, P. Bertolino
I - 67	Two Storefront/Offices	Title Insurance & Trust Company
I - 68	Engineers Service Company	Vince Miranda
I - 69	St. James Hotel	Vince Miranda
I - 70	Various Storefronts	W. & F.L. Gazlay
I - 71	Flagg Shoes	California First Bank
I - 72	Longs Drugs	5th & Broadway Property
I - 73	Hotel	Vince Miranda
I - 74	Storefront	J.H. & D.A. Pasto, R. Daird
I - 75	Former City Hall	R.E. Tyson, Charles Tyson
I - 76	Ardmore Hotel	D.R. & B.A. Thompson

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Photo Key	Building	Legal Owners
II - 1	Kings Club	Southern Claifornia First National Bank
II - 2	Swank Go-Go	O.J. & R.C. Zahn
II - 3	Glenn's Turkish Bath	Title Insurance & Trust Bank
II - 4	Astor Hotel	P.E. & E.A. & W.L. Cerise, D.P.Campanella
II - 5	Western Hat Works	K.F. & E.R. Reed
II - 6	Hotel Windsor	S. Zemer
II - 7	Las Flores Hotel	A. Monaco
II - 8	Lark Hotel	A. Monaco
II - 9	Bataan Annex Cafe	K.Z. Fleischner
II - 10	Goodwill Block	Goodwill Industries
II - 11	Industries Supply Company	Industries Supply Company
II - 12	Loveday's	T.M. Cobb
II - 13	Coast Citrus Distributors	I.J. Jaeger
II - 14	Julius Rothschild & Co.	I.J. Jaeger
II - 15	Coast Citrus Distributors	I.J. Jaeger
II - 16	Bridgford Meat Company	Bridhford Meat Company
II - 17	352 Sixth	M.S. Farres
II - 18	Industrial Rubber Products	B.A. Bruschi
II - 19	David Produce Company	David Produce Company
II - 20	Mission Building	B. Manos
II - 21	Corrigidor Barber Shop	M.C. Streicher
II - 22	Slave Market Square	J.J. & F.S. O'Connor
II - 23	Filipino Restaurant	McClurken Machinery
II - 24	Frank's Place Pool Hall	Fritz Ahearn
II - 25	Kelley's Locker Club	J.P. & L.J. Filippi
II - 26	God's Extended Hand	Golden Spike Properties
II - 27	Muffler Shop	H.H. McCormick
II - 28	Bar	N.H. McCormick
II - 29	Independent Barber College	F. & H. Chirco
II - 30	Foxy Theatre	Vince Miranda
II - 31	King Neptune/Acapulco Cafe	E.A. & W.F. Cerise, D.P. Campanella
II - 32	Various Storefronts	S. Kerper
II - 33	Gents Turkish Bath	Title Insurance & Trust
II - 34	Security Pacific Bank	M.G. Wegeforth
II - 35	Stan's Men Wear	S. Lowenfeld
II - 36	Various Storefronts	S. Lowenfeld
II - 37	Hardy Shoes	P.A. Kettenberg
II - 38	C & R Clothiers	G.A. Doyle
II - 39	Plain Storefront	California First Bank

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 4 ITEM NUMBER 4 PAGE 4

Photo Key	Building	Legal Owners
II - 40	New Church	City Rescue Mission
II - 41	Industries Supply Company	Industries Supply Company
II - 42	Parking Lot	California First Bank
II - 43	Parking Lot	Russo Family Enterprises
II - 44	Parking Lot	Terminal Auto Parks Corp.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET 45 ITEM NUMBER 7 PAGE 1

The boundaries of the Gaslamp Quarter Historic District have been drawn to include the greatest concentration of structures from the 1880-1910 period in San Diego. While other buildings from this period exist and are significant, most are geographically unrelated to the district.

The southern boundary of the district consists of the Navy Athletic Fields, the Port District small boat marina and the recently constructed Campbell Shipyard Headquarters. The eastern boundary, along Sixth Avenue consists of portions of the produce market area, parking lots, and office and commercial buildings closer to Broadway. The structures do not relate historically or architecturally to the Gaslamp Quarter. The northern edge at Broadway is the business core and also contains structures architecturally and historically unrelated to the district. The western edge of the historic district, Fourth Avenue, is also the boundary of two adopted redevelopment project areas, the Marina Housing and the Horton Plaza project. The Marina Housing area contains architectural remnants of the once flourishing Chinese district. Along Fourth Street in the Horton Plaza project there are significant structures related in time to the Gaslamp Quarter. These include the Golden West Hotel. Balboa Theater and the Horton-Grand Hotel. The San Diego City Council has directed that these buildings be incorporated into the Horton Plaza Redevelopment Project rather than the Gaslamp Quarter Historic District.

As can be noted, the configuration of the western boundary of the District is altered on Fourth Avenue between Market Street and Island Street. This alternation occurs to include structures of historical significance. Included in this area is the Royal Pie Bakery a turn of the century structure located on a site first utilized by a bakery in 1875. The boundary variance covers only the area on Fourth Avenue between Market Street and Island Streets because of the structure grouping, scale of buildings, and historic significance.

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The architecture of the area is characterized by structures erected during a thirty year period from 1880 to 1910. The buildings are typically two and three stories high and are constructed of common brick with continuous facades at the property line. Ground floors are frequently 20 feet high with cornices separating them from the upper floors. Corbelling is very often found at the terminal cornice particularly with the brick buildings. The fronts of buildings are often designed with closely set bays framed with segmental, stilted or flat arches 10 to 12 feet apart. The openings are deep-set and the entrances are typically inset. Heavy ornate cornices and spandrels, carefully detailed parapets and bay windows are also typical design elements.

The following buildings typify the desired architectural details. A detailed list of all historically and/or architecturally significant buildings is contained in Item 8.

Backesto (Block Building)	614 Fifth Avenue
Hubbell Building	813 Fifth Avenue
Marston Building	809 Fifth Avenue
McGurck Block	611 Fifth Avenue
I.O.O.F. Building	526 Market Street
Keating Building	432 "F" Street
Nesmith-Greeley Building	825 Fifth Avenue
Louis-Bank of Commerce	835 Fifth Avenue
Yuma Building	631 Fifth Avenue
First National Bank	Fifth and "E" Street
Spencer-Ogden Building	S.W. Corner 5th and "F"
Llewelyn Building	722-728 Fifth Avenue

The Gaslamp Quarter has a diverse array of visual characteristics, representing historic elements as well as more recent improvements not in keeping with the area's historic character. These items are coded and contained on the Gaslamp Quarter Planned District Map #1.

Along the street frontage of the blocks north of "E" Street, building facades are for the most part continuous and gaps are few. Execptions to this rule include a parking lot on the east side of Fifth, between Broadway and "E", and a larger lot on the northwest corner of 6th and "E". There is a mixture of architectural styles in this area, ranging from buildings circa 1880's through the Art Deco movement of the 20's.

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Several buildings have been modernized, either through stripping and stuccoing or by construction of false metal fronts. The majority of these alterations appear to date from the 1950s and do not contribute to the historic or architectural significance of the structures. Sidewalks are old but are relatively well maintained. Street paving is standard black asphalt. Taken as a whole, this area registers as a continuation of the standard downtown retail district immediately to the north. Treated properly these two blocks can emerge as a transition district, relating strongly to an improved Horton Plaza Commercial center on the west and the older retail area north of Broadway, and acting as a gateway to the rest of the Quarter.

The blocks between E and F Streets represent one of the strongest architectural ensembles of the district. On the east side of 5th, the Louis Bank of Commerce, Nesmith-Greeley, Hubbell, and Marston Buildings form a consistent and elegant grouping. At street level, however, there is a mixture of uses and insensitive improvements which detract from the area's great historical and architectural potential. On the west side of 5th the building frontage is slightly less distinguished but is representative of architectural styles of the late 19th century. Relatively minor alteration to existing ground floor facades would restore this area to its original character. On the east side of 4th, approximately half of the frontage has been stripped and stuccoed. However, the remaining facades consist of corbelled brick work which add significantly to the streetscape.

The area between F and G Streets marks a transition into almost entirely "honky-tonk" uses on the ground floor. Sidewalks and gutters are poorly maintained, as is the street itself. Building frontage on the west side of 5th continues the Victorian trend which predominates throughout the district. Similarly, the east side of 4th represents a streetscape marred by some insensitive "strip-and-stucco" improvements. Overall however, this block has the potential to be a historically accurate ensemble. The east side of 5th is a mixed group and does not contain any buildings of remarkable or even moderate historic significance. The southern portion of the block is a parking lot. On the west side of 4th, one three-story brick structure highlights an otherwise unremarkable streetscape.

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The blocks between "G" and Market Streets continue the condition of the previouw area. Public areas are poorly maintained and unattractive uses dominate. On the west side of 5th, the large "Backesto" building and the "Savoy" theatre form an aesthetically strong grouping. The former city hall on the wouthwest corner of 5th and "G" has probably been altered beyond repair and a new design treatment will be required if it is to merge successfully with its surroundings. The east side of 4th consists of corbelled brick warehouse-type buildings which would lend themselves well to successful renovation with relatively small investment. The eastside of 5th consists of two outstanding buildings amidst several non-descript theaters and store fronts. These will require special treatment. The west side of 6th is predominately fronted by parking facilities for the 5th Street frontage, however the I.O.O.F. Building provides a strong transition element on the northwest corner of 6th and Market.

The blocks between Market and Island Streets are in a physical condition similar to the previous section. However, the intensity of commercial operation is diminished considerably and replaced by rescue missions and low-income residential hotels, as well as bars. The west side of 5th is flanked by several buildings of aesthetic prominence which would lend themselves to successful rehabilitation. The west side of 4th consists of small-scale frontage with simple detailing. Minor "sprucing-up" type rehabilitation would be successful. The east frontage of Fifth consists of several buildings of oriental heritage, as well as a recently consturcted church built to resemble the 1880's period. On the southeast corner of 5th and Market is a large multi-storied structure which has been stripped of detail, requiring special treatment to downplay its intrusion upon the otherwise intimate and finely-detailed architectural character of the area. The west side of 6th is fronted by a variety of brick buildings from the turn-of-the-century period, suitable for low-key rehabilitation to bring out the simple, yet attractive details.

A list of historically architecturally significant structures as well as buildings of no significance are listed in Appendix A: Conservation sheet 18 Item 8, Page 13. A coded map for contributing and non-contributing structures is enclosed with the application.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	X COMMERCE	X EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	X INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic American Buildings Survey CAL-428 Architectural Survey

McPhail, Elizabeth, When the Red Lights Went Out in San Diego
San Diego Historical Society, 1974
A Guide to Archival Records Related to The Gaslamp Quarter*
Historical Narratives For The Gaslamp Quarter Area Of San Diego, California**

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

QUADRANGLE NAME Point Loma QUADRANGLE SCALE 1:24000

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	11	485160	3619590
B	11	485160	3618610
C	11	484910	3618750
D	11	484910	3619510
E			
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION

16 blocks bounded by Broadway, 4th Street, San Diego, Arizona and Eastern R. R.
(See continuation sheet)

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

STATE	CODE	COUNTY	CODE
California		San Diego	
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY (Resubmittal)

NAME / TITLE
Michael Stepner, Principal Planner

DATE
November 5, 1978

ORGANIZATION
San Diego, City Planning Department

TELEPHONE
(714) 236-5793

STREET & NUMBER
202 "C" Street

CITY OR TOWN
San Diego

STATE
California 92101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Kenneth McEllon

TITLE

DATE 10/19/79

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Sally J. Oldham DATE 5/23/80
KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE 5-23-80
~~CHIEF OF REGISTRATION~~

GPO 921-803

FHR-8-300A
(11/78)
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Statement of Significance

Within the "Stingaree" or Gaslamp Quarter are the only significant remnants of turn-of-the-century commercial buildings in San Diego. Structures like the Nesmith-Greely Building and the Louis Bank Building, all built in 1888, reflect the boldness, desire for sophistication, and even some of the pioneer innocence of the commercial entrepreneurs. These men transormed San Diego from a frontier town into a true commercial urban center, between the years 1889 and 1910.

The first of these commercial pioneers was Alonzo E. Horton. In 1867, a mere three and one-half weeks after migrating to the area from Wisconsin, he purchased all the land between Front, "A" Street and Commerical. Horton completed a wharf at the foot of Fifth Avenue in March of 1869, further encouraging such investment as the 1867 purchase by Dr. Backesto of the entire block between 4th, 5th, Market and "G" Street. (The results of this particular purchase may still be seen today. Two remnants include Old Backesto Building, now housing a Bank of America at the corner of Market and Fifth and the new Backesto Building, today's Bamboo House Restaurant at Market and 4th).

Another pioneer entrepreneur, encouraged by the promise of Horton's wharf was Joseph E. Jessop. An English silversmith and watchmaker, Jessop was forced by poor health to move to San Diego from his native country in 1890. Following a rugged ranch life in the Kearny Mesa area, the English craftsman established J. Jessop and Son Watchmaker on "F" Street between 4th and 5th, in a modest woodframe building. The business grew with the new city and Jessop moved his location three times to remain nearer to the center of the expanding business district. He finally settled at the present location of Jessop Jewelers at 1041 5th Avenue. His large sidewalk clock still reflects the Jules Verne wonderment which that former period held toward the new industrial age.

South of Market Street, near the old waterfront, many of the old warehouses, Chinese temples, and small apartments remain from the days when this area was a "red light" district known as the "Stingaree". The area once home to the City's Asian community, still serves as the cultural center. There are currently 1,000 residents in the Gaslamp Quarter.

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By 1900, 5th Avenue between Market and Broadway--replete with electric street cars, towering arc lamps, and extremely bold yet elegant architecture--stood as the commercial hub of the new city in that new age. The flavor of that first urban period in San Diego is worthy of preservation.

Historic and Architecturally Significant Buildings in the Gaslamp Quarter are described in item 7.

In order to put the Gaslamp Quarter Historic District in its historic context, the following has been excerpted from THE GLORY YEARS, Volume Four of a series on the Historic Birthplace of California, The History of San Diego, Richard F. Pourade, Union-Tribune Publishing Company.

The character of the town was changing under the impact of its invasion, and a young newspaperman, Walter Gifford Smith, the city editor of the San Diego Sun, in his little book on the History of San Diego, published in 1892, wrote:

> Naturally, a population drawn together from the adventurous classes of the world, imbued as it was the excitement and far from conventional trammels, contained and developed a store of profligacy and vice, much of which found its way into official,business, and social life. Gambling was open and flagrant; games of chance were carried on at the curbstones; painted women paraded the town in carriages and sent out engraved cards summoning men to their receptions and "high teas." The desecration of Sunday was complete, with all drinking and gambling houses open, and with picnics, excursion, fiestas and bullfights...Theft, murder, incendiarism, carousals, fights, highway robbery and licentiousness gave to the passing show in boomtide San Diego many of the characteristics of the frontier camp. Society retired to cover before the invasion of questionable people, and what came to be known as "society" in the newspapers, was, with honorable exceptions here and there a spectacle of vulgar display and the arrogant parade of reputations which, in Eastern states, had secured for their owners the opportunity and the need of 'going West.'

One of the enterprising operators of gambling places was Wyatt Earp, the famed marshall of the Western plains. He was undergoing some legal embarrassment at the time, having been indicted for murder in Arizone in the shooting of the men who had slain his brother. He had fled to El Paso, Texas, and attracted by the reports of the boom sweeping Southern

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California, had come to San Diego, where with his wife he invested in business and speculative property and opened three gambling halls. One was on Fourth Street between Broadway and E Street and fronting on Horton's Plaza; another in the 800 block on Sixth Street, next to the Hotel St. James; and the third on the north side of E Street, near Sixth. He conducted twenty-one different games of faro, blackjack, poker, keno, and other lesser known games of chance.

Little mention of him is to be found in contemporary newspaper files, perhaps out of respect to his difficulties with the law. The San Diego city directory of 1888-89 lists him as a "capitalist." He refereed a prize fight which was the feature of a day-long Sunday fiesta, with cockfights, bullfights, and a lassoing contest across the border below the town of Tia Juana.

Civic corruption kept pace with the boom. In January of 1888 Police Chief Joseph Coyne was indicted by the Grand Jury for violating the election laws. The San Diego Union accused the president of the Board of Trustees, W.J. Hunsaker, who generally was referred to as "mayor," of failing to supervise the police department and that as a lawyer he was representing criminals and gamblers; and Judge C.F. Monroe of using the police court for private business and collecting fees in justice cases. Ephraim W. Morse and George W. Marston, the merchant and a new member of the Board of Trustees elected on a reorganization ticket in 1887 when San Diego became a city of the fourth class, led a fight to increase the license fees of saloons, which numbered at least 100, from $600 to $1800, in the hopes of forcing many of them out of business. Mayor Hunsaker vetoed the move.

While Fifth Street was the center of gambling and dance halls, Third Street, at about I Street, was the heart of the "Stingaree" district and its more than 100 houses employed an estimated 350 women. The similarity of gambling houses and dance halls in this section of San Diego's downtown area with those of the Wild West was very marked. A graphic description of one dance hall in the "Stingaree" district was provided by a sleuth hired by The San Diego Union. This particular hall, when he visited it, was crowded with at least 400 persons, many of them "callow youth and balding rakes," who sat around drinking beer and listening "to the alleged music of an alleged orchestra and feasting their eyes on the alleged charms of stage 'daisies.'" There was a stage at one end of the long hall and on the other side there was a long row of "private boxes" in the shape of a balcony from which "the gaudy women, scantily dressed, display themselves on the railing... and wave their handkerchiefs at the crowd below."

There was a steady procession of road shows, touring actor troupes, circuses and minstrel shows through San Diego. Most of them played from three days to a week at either Leach's Opera House or the Louis Opera House. Nearly all of them drew full audiences. Minstrel shows were most popular with the citizenry while Indians flocked in from miles around to ensure good audiences for the circuses. But the thespian event that crowned the boom-days' theater in San Diego was on May 4 and 5 of 1888. Jersey Lily Langtry came to town.

As the California Southern's Cannonball rolled into the city, a huge crowd turned out at the depot at the foot of D Street hoping to catch a glimpse of the famed beauty, but they were disappointed. The train stopped and Miss Langtry's repertoire company climbed down with the other passengers, but "The Lily" remained hidden in her own private car with the curtains drawn. The San Diego Union's reporter fared no better when he followed her car to the Twenty-second Street railroad yards in quest of an interview. She first appeared that night on the Louis Opera House stage, playing the lead in a drama called A Wife's Peril. It was a smash hit. San Diego's social register turned out in full plumage and such was the demand for seating that the management moved the orchestra to one side and sold the space to seat the elite. The San Diego Union's critique on the drama held that "The Lily's" dramatic talents and beautiful costumes were comparable to her legendary beauty.

In time the rowdy element broke out of the confines of lower downtown, and The San Diego Union, continuing its campaign for reform stated:

> The bawdy houses have begun to infiltrate every part of town, in residential....areas and in business districts. The evil does not hide itself nor shun publicity. It obtrudes its hateful presence in the public thoroughfares and walks abroad in the open light of day. The police need no guide to enable them to arrest the inmates of the vilest dens of "Stingaree." No officer can walk his beat in that quarter without seeing enough to warrant him making arrests. The growth of the evil has gone on through the sufferance of the authorities and it is high time the law was enforced...

Under the pressure of an aroused citizenship and the reorganization ticket, and after being threatened with prosecution, the mayor and police chief finally got into action and began closing down some of the more obnoxious of the hundred or so gambling rooms and dance halls. One of the last of the gambling rooms shut down was in the Horton House.

Towns were still springing up everywhere as the year of 1888 approached. The statistics of 1887 recorded an increase in property values in one year

from $4,582,213 to $13,182,171, and the number of business firms and professional men from 340 to 975. Hundreds of new arrivals had been sleeping in tents rented for $1 a night and in sheds and barns, but now 2,000 lodging rooms had been completed and 2,500 more were under construction. A realty firm proclaimed that "in fact we may say that San Diego has a population of 150,000 people, only they are not all here yet."

In 1888 a depression was upon the City. Public and private improvement work was delayed or halted. More than $2,000,000 in cash was withdrawn from the eight banks and they struggled to remain solvent. San Diegans consoled themselves that much had been accomplished as the result of the boom. Hotels had been built, fifteen business blocks added, a $400,000 sewer system laid, and public transportation begun. The city now had nine miles of gas mains, 230 miles of streets, of which forty miles were graded; an electric light circuit of twenty-five miles; forty-six miles of water mains; twenty-four churches, eight piers and wharves, plus two at Coronado and two at Roseville. The courthouse had been improved and twenty-seven new schools had been opened in the county and eighteen more were to be finished in another year. Fifth Street, the principal avenue, had been paved from the bay north to B Street.

In the county as a whole, the population after the boom was about 35,000, four times what it was in 1880, and more than a million fruit trees had been set out and there were 12,000 acres devoted to raisins and grapes. There was little decrease in population in the county areas, where newcomers had arrived to reside and not to gamble.

City and county assessments, which had risen to $40,000,000 in 1888, dropped to about $25,000,000 by 1890. At that, they were far above the $2,382,795 of a decade before.

The ascendancy of Los Angeles over its more southerly rival was complete. The federal census of 1890 gave San Diego a population of 16,159 and the county, 34,987. Los Angeles came out of the boom with a population of about 50,000 and the county, more than 100,000.

The following report on the Backesto Block located at 5th and Market in in Gaslamp Quarter District is typical of the development history of the structures in the area:

The Backesto Block 88/095, Lots G. H, I, J, and a Section of K
On December 23, 1867, Alonzo E. Horton sold to John Pierce Backesto lots D, E, F, G, H, I, J, and K of Block 88/095 (Deed Book 3, page 26) for

$300.00. Within two years Backesto began to parcel out parts of these lots, selling lot J to David H. Backesto (Deed Book, 8, page 172) December 13, 1869.

By July 1873, The Commercial Bank of San Diego had accepted Dr. Backesto's proposition to erect a "fine brick building" on the lot north of the Wells Fargo and Company's Express Office on 5th Street, opposite the old Bancroft book store. Although the city was in financial pinch because of a drought, building progress was made. Backesto's first two-story brick building went up on 5th Street. The San Diego Union of March 23, 1875 reported on Dr. John Pierre Backesto's "new brick building on 5th and is near completion and is a continuation of a Commercial Bank Block."

In April 1884 (on April 4th the article appeared in the Union) Backesto hired G.T. Burkett, a San Jose architect to replace the wooden structures from Klauber and Levi's store on 5th between G and H. Deter Christensen did the brick work. Klauber and Levi's store, already brick, would get an additional second story. Other firms, like that of Conklin and Hunsaker and E.H. Sillman's law firm, moved out of the wooded structure to make way for the brick buildings.

Captain John Herroder, who was hired to move the old frame buildings of the Backesto block to a vacant lot on 4th Street, said the lumber from these abandoned buildings was later used to construct other structures due to material shortages caused by the "recent" building boom.

Backesto had leased to Klauber and Levi (Lease Book 1, page 180) the East 90' of lot G and the south 10' of east 90' of lot H, May 21, 1884. Klauber and Levi renewed their lease for three more years.

The construction contract for the new Backesto brick block was given to H.A. Perry, with the completion date set for October 1, 1884. The upstairs rooms to be fitted with skylights and good "ventilating apparatus." The cost was first estimated at over $20,000.00. Backesto himself showed up on a list of high taxpayers for the year 1884, at $24,250.00.

In June 1884, Dr. Backesto proposed to put in a stone sidewalk in front of his new building. Not until October 1886 did grading take place on at least F Street in front of lots D, E, and F. By December 1884 Backesto had retired from practice in San Jose and visited San Diego.

In April 1887, (See the San Diego Union for 4/27/87; 8/25/87, 8/26/87; 8/27/87; and 8/31/87) a contract was let to William F. Fitzpatrick. An

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additional Backesto Building to be three stories high and completed by September 1, 1887, on the corner of 4th and H was reported. This was not the present Backesto Building. On August 25th, part of the building fell in when the foundation pier gave way; no one was injured. Sixty tons of hardward from Klauber and Levi fell into the basement. Unsure of what caused the collapse, City Trustees sought to draw up ordinances that would insure safer new buildings. By late August supporting brick pins were replaced with iron and wooden supports; the walls were alright; damage of $7,500.00 was confined to the first and second floors.

On March 17, 1890, Backesto died. His estate, San Diego Realty,was valued at $715,600.00 three times as much as was estimated in the petition for probate. His portrait appeared in the San Diego Union, March 22, 1964, 3:5-7.

George W. Hazzard opened San Diego's first grocery store at 5th and I in August 1869. Important in Republican party politics, he was instrumental bringing his uncle Dr. J.P. Backesto, to San Diego for the first time (San Diego Union, June 1, 1873). Hazzard was a 19th century entrepreneur in the sense that he poerated a variety of businesses at the same time. Born Februaty 3, 1845, he died on April 3, 1941. The Backesto/Hazzard family retained control of the property for many years, even into 1930; Ellis Investment Company of 104 Hefferman Avenue, Calexico, California 92231 is the present owner.

Today the building houses the Bank of America and four shops at street level, and the Saratoga Hotel on the second floor.

The building has been described as of "Classical Revival style featuring a series of pedimented window columns, and interesting cornice which, due to their repetition across the great length of the building, make it majestic in appearance. The balastrade and grill work have been removed."

Photos show architectural features now missing which ought to be once again made a part of the building. Architect William H Porter who wrote up the building for Historic American Building Survey as Cal. 427, described the building as 1884 Victorian.

In summary it can easily be noted that the Gaslamp Quarter district is both architecturally and historically significant. The district through its building reflects the commercial climate of the 1880 through 1910 period while at the same time providing an architectural link to San Diego's government entities and its early Asian community.

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Tenant List

88/095 LOTS D-F, G-K

Address	Proprietor	Business	Page
	1889-90		
646 5th	George H. Johnson	Cigars	452
618	Blockman & Son	Clothiers	453
624	Todd & Hawley	Hardware	458
658	L. Price	Hatters	458
628	Leon Raabe	Jewelers	459
640	George W. Hazzard	Real Estate	466
650	J.A. Heath	Ship Chandler	468
	1895		
646 5th	P.F.I. Johnson	Cigars and Tobacco	255
624	H. Label	Clothing	255
634	A.J. Jacob	Boots and Shoes	254
642	C. Cohen	Gents Furnishings	258
658		San Diego Hardward	259
640	Hazzard	Real Estate	263
614-622	Heath	Ship Chandler	264
650	R.P. Carter	Wine & Liquor, Retail	265
	1901		
648 5th	F.E. Wadham	Cigars	342
618	A.H. McCune	Dry Goods, Notions	345
624	L. Schneider	Furnishings, Goods	347
658		San Diego Hardware	349
614	J.F. Senior	Photographer	355
620	J.A. Heath	Ship Chandler Independent S.S. Co.- Steamship & Ferry Co.	358
628	J. Benhayon	Wine, Liquors-Retail	361
636	J. Schachlmayer	Wine, Liquors-Retail	361
	1905		
644 5th	John Zakowski	Barbers	543

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88/095 LOTS D-F, G-K (CONT.)

Address	Proprietor	Business	Page
		1905 (cont.)	
648 5th	Wadham	Cigars & Tobacco	551
616	Meyer & Davidson	Clothing	551
614		British Vice Consul	552
614		Sweden & Norway-Consuls	552
	J. Engebretsen	Bargain Store	
624	Louis Schneider	Men's Furnishings	596
614	Christian & Christian	Photographers	603
654	Hazzard	Real Estate Agents	609
650	Wolf & Davidson	Shoes	615
616	Lester Lewis	Tailors	620
		1910	
644 5th	John Zakowski	Barber	644
620		Schneider's Dept. Store	646
		Books & Stationers	
648	J.A. Pomeroy	Cigars	651
614	John Engebretsen	Contractors	656
616	E.C. Field	Hardware	675
658		San Diego Hardware	675
656	C.W. Homquist	Painters	695
654	G.W. Hazzard	Real Estate	705
636	Rose & Frey	Saloon	710
		1915	
644 5th	J.W. Beverly	Barber	1409
636		Fair Clothing Co.-Retail Clothing	1420
620		Schneider's Dept. Store	1429
658		San Diego Hardware	1448
654	G.W. Hazzard	Real Estate	1493
616	Nikilas Dymond	Restaurants	1496
650	Wolf & Davidson	Shoe Retail	1504
648	D.A. Weiner	Tailors	1507

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88/095 LOTS D-F, G-K (CONT.)

Address	Proprietor	Business	Page
	1920		
644 5th	A.W. Anderson	Barbers	1152
628	Epsten & Weinberg	Jewelers	1222
624	Louis Schneider	Men's Furnishings	1233
648	G.W. Hazzard	Real Estate	1258
650	Wolf & Davidson	Shoe Retail	1269
636	Louis Lasher	Tailors	1274

Address	Proprietor/Business
	1927 - page 1038
614 5th	Macardel - Wilson Hotel
615	Vacant
617	Brown - Dry Goods
618	Frank's Music Shop
621	Vacant
624	National Paint and Varnish Co.
625	Emerson - Jeweler
628	Fleishman - Second Hand Goods
	Kawasaki - Grocer
631	Pomeranz - Hardware Co.
633	Grant - Furnished Rooms (De Frantz)
635	A.J. Geebee - Restaurant:
	A.B. Gordon - Billiards
636	Lasher - Men's Furnishings
644	Anderson - Barber
645	Kasis - Shoe Shiner
648	Thayer - Cigars
650	Valley Grill
651	Casino Theatre, Post Restaurant
654	G.W. Hazzard - Investment Co., Real Estate
	H.C. Hazzard - Lawyer
	1928 - page 1061
614 5th	J.A. Macardel - Wilson Hotel
615	Baranov

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Address	Proprietor/Business
	88/095 LOTS D-F, G-K (CONT.)
	1928 - page 1061 (cont.)
617 5th	Brown - Dry Goods
618	Frank's Music Shop
621	Smith - Men's Furnishings
624	National Paint and Varnish Co.
625	Emerson - Jeweler
628	Fleishman - Second Hand Goods
631	Pomeranz - Hardware Co.
633	The Grant - Furnished Rooms (De Frantz)
635	Komins
	Schrader - Cigars
	Pony Buffet Beverages
636	Lasher - Men's Furnishings
644	Anderson - Barber
648	Thayer - Cigars
649	Kasis - Shoe Shiner
650	Korenberg - Restaurant
651	Casino Theatre, Post Restaurant
654	Hazzard - Investment Co.
	H.C. Hazzard - Attorney
656	Frank Smith - Olympia Rooms
	1928 - page 1101
614	J.A. Macardel - Wilson Hotel
615	Vacant
617	Brown - Dry Goods
618	Bradlor - Men's Furnishings
621	De Rosa and Farisano - Beverages
	Lovato - Barber
	Montijo Cigars
624	Vacant
625	Emerson - Jeweler
628	Fleishman
631	Pomeranz - Hardware Co.
633	De Frantz - Grant Rooms
635	Bentson - Restaurant
	Glass - Tailor
	Marchette - Beverages;
	Schrader - Cigars

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88/095 LOTS D-F, G-K (CONT.)

Address	Proprietor/Business
	1928 - page 1101 (cont.)
636 5th	Lasher - Men's Furnishings
644	Anderson - Barber
	Steele - Shoe Shiner
648	Thayer - Cigars
649	Kasis - Shoe Shiner
650	Jarvis - Restaurant
651	Casino Theatre, Post Restaurant
654	G.W. Hazzard - Investment Co.
	H.C. Hazzard - Lawyer
	Horn - Notary
656	R.S. Smith - Olympia Hotel
	1930 - 989 pages
614	J.R. Kissinger
615	Mrs. Denna Brown - Men's Furnishings
617	John Sacks - Bakery
618	Leon Bradlor - Men's Clothing
621	Ellis - Shoe Shiner
	M.L. Lovato - Barber
624	Reuben Fleisman - Jeweler
625	B.F. Emerson - Jeweler
628	Fannie and Bessie Rosenberg
631	Pomeranz - Hardware Co.
633	Mrs. Carrie De Frantz - The Grant Rooms
635	Bentson - Restaurant
	Fasscio Defendente Beverages
	Osborne and Rider - Barbers
	Schrader - Cigars
636	Louis Lasher - Men's Clothing
644	A.W. Anderson - Barber
	William King - Shoe Shiner
648	A.W. Thayer - Cigars
649	William Kasis - Shoe Shiner
650	Raphael Rosenberg - Pawnbroker
651	Casino Theatre
	Urbany Urban Restaurant
651½	J.H. Sweres - Shoe Shiner

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88/095 LOTS D-F, G-K (CONT.)

Address	Proprietor/Business
	1930 - 989 pages (cont.)
654	G.W. Hazzard - Investment Co. H.C. Hazzard - Lawyer Gertrude L. Horn - Notary
656	Olympia Hotel Allen Fitch Mrs. L.E. McMillan

The Gaslamp Quarter has been designated Historic District Number 1 and Historic Site Number 127 by The City of San Diego Historical Site Board. Structures denoted by an asterisk (*) were designated as historic sites prior to the district designation.

APPENDIX A

I. Historic and Architecturally Significant Buildings in the Gaslamp Quarter

The following buildings are designated sites or those for which information is available which indicates they have unquestionable architectural and/or historical significance.

1. GRANGER BUILDING, SW corner Fifth Broadway, five-story, built 1904.

2. SAMUEL I. FOX BUILDING, 531 Broadway. Four-story, built 1929, William Templeton Johnson, Architect. Influence of the Mission Revival style and Mediterranian with cast iron decorative grillage, terra cota sculptured spandrel between the third and fourth floors and overhanging tile roof. Interior remodeled and fire escapes added later to accommodate its present use as clothing store.

3. UNIVERSITY BOOT SHOP, 939 Fifth, three-story, Circa 1925. Good example of Art Deco.

*4. ROBINSON BUILDING, NE corner Fifth and E, ten-stories, built by Nathan Watts, approx. 1912.

*5. FIRST NATIONAL BANK BUILDING, NW corner Fifth Avenue and E. Built

as one-story, approx. 1883 for First National Bank, and later Coronado Beach Company. Two-stories added in late 1880's.

*6. LOUIS BANK OF COMMERCE (RATNERS) 835837 Fifth, four-story, built 1888, Clement & Stannard Architects. This Baroque Revival or Section Empire Building was noted in the September '88, San Diego Illustrated as "the first granite building in the city, sound and substantial in its structure, handsome and imposing in appearance and a credit to the whole city as well as to the enterprise and judgment of the owners".

Originally the structure had a pair of domed towers over the bay windows capped by spread winged eagles and a flag mast over the central element. The interior features a four-story loft with great skylight which has, unfortunately, been covered.

*7. NESMITH-GREELY BUILDING, 825 Fifth Avenue, four-story, built 1888, Comstock & Trotsche, Architects. This office block housed the San Diego Illustrated as well as notable professional San Diego businessmen who were drawn to the fashionable Romanesque Revivial style. The brick coursing is of note as well as the circular lower elements capped by "stone" towers of coated sheet metal. Only the addition of the fire escape and some unfortunate signs mar its original beauty. The interior has been remodeled to accommodate its present hotel use.

*8. HUBBELL BUILDING, 815 Fifth Avenue, three-story, built 1887.

*9. MARSTON BUILDING, 809 Fifth Avenue, two-story, built 1881. Was George W. Marston's store, 1881 to 1898 Marston's store also occupied part of Hubbell Bldg. First office of San Diego Federal Savings & Loan was at 809 Fifth Street - 1885.

*10. KEATING BUILDING, N.W. corner, Fifth and F Street, five-story, built 1890. George J. Keating (Designer). Generally, Romanesque Revival in style, this was the contemporary American Architecture in 1890. The Reid Brothers carried out the construction of the project, after Mr. Keating's death, and produced a five-story office building with all the modern conveniences of steam heat and wire cage elevator (later removed) with spacious offices. Once open, the arch entrance is noteworthy. First of "modern" style business buildings. San Diego Savings Bank (now San Diego Trust & Savings Bank) occupied corner in Keating Building from 1893-

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1912 (approx.) Old safe still in building.

*11. SPENCER OGDEN BUILDING, S.W. corner Fifth and F. Two-story, built 1874 by Charles Delaval Ogden Spencer Block in 1889. I. Levi had "Golden Eagle Bazaar" here 1890-94.

*12. LLEWELYN BUILDING, 722-728 Fifth Avenue. Three-story, built 1886.

13. GEORGE HILL BUILDING, S.W. corner, Sixth & F. Three-story, brick, built ____ , Site of First Normal School in San Diego.

*14. COLE BLOCK, N.W. corner Fifth and G. Three-story brick, built 1889-1890. Cast iron on eaves. Was Lion Clothiers in 1890's.

15. THEATER BUILDING, S.W. corner Fifth and G. Originally built approx. 1874 as a two-story building, for Consolidated National Bank, successor to Bank of San Diego, San Diego's first bank. Two-stories added in late 1880's. Public library there in 1889 and later (acc Golden Era 9/89), became City Hall in early 1900's until Civic Center on the waterfront was built.

16. AZTEC THEATER (Bancroft Building) S.E. corner Fifth and G. Two-story, built 1889 (?) early records show four-story building.

*17. YUMA BUILDING, 631 Fifth Ave. Three-story, built 1886 by Col. Wilcox. Top ornamentation has been removed. In almost original condition from front.

*18. I.O.O.F. BUILDING, N.W. corner Sixth and Market, two-story, built 1872. Masonic Building (International Order of Odd Fellows). N.R.

19. MCGUIRK BLOCK, N.W. corner Fifth and Market. Three-story, built 1887. Ferris & Ferris drugstore since 1887.

*20. BACKESTO BLOCK, N.W. corner Fifth and Market. Two-story, built 1884, addition 1887-88. 1873 brick bldg. on corner built for Dr. Backesto; 1884 building built around it. Klauber occupied corner store 1879-87.

21. MARIN HOTEL, 554 Fifth Avenue. Four-story, built 1888.

22. RIO HOTEL, 536 Fifth. Four-story, brick, built 1913. Adaptive Art Nouveau facade.

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23. CAFE BUILDING, next to S.E. corner, Fifth and Island. (Chinese) Kabayon Cafe.

24. CITY RESCUE MISSION, 527 Fifth Avenue. Three-story brick, built 1887.

25. GRAND PACIFIC HOTEL, S.W. corner Fifth and J. Three-story, built 1887.

26. BRUNSWIG DRUG COMPANY, 363 Fifth Ave., S.E. corner Fifth and J. Three-story brick, built 1888. Cast iron ornamentation on Fifth Ave. facade.

27. BRICK WAREHOUSES, six-story, Circa 1920. Detailing consistent with district.

28. VAN WATERS & ROGERS BUILDING, S.E. corner Fifth and K. Two-story brick, built 1887, Architects Hebbard and Gill. Interesting details are the arched corner entrance, the brick corbelled cornice and the flat arched bay window in the reception area. The three-story portion, farther south on Fifth, has unusual rusticated stone on the upper stories, framing arch wall patterns.

29. MANILA CAFE, 515 Fifth Ave. Owl Room Upstairs, Chinese Architecture

30. ROYAL PIE BAKERY, 554 Fourth Avenue has operated at this location since 1920. There is evidence that it was the site of a commercial bakery as early as 1869.

31. PALACE PAWNBROKERS, 947½ Fourth. Intimately scaled, two-story office building with Vistorian-era detailing.

32. OFFICE BUILDING, 901 Fourth. Victorian-era arched windows. NR?

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33. CARUSO'S AND PLEASURE PALACE, 815 Fourth. One-story Victorian-era storefronts featuring detailed brick corbelling and granite trim.

34. THE EXCHANGE, 807 Fourth. One-story, plain brick facade, not outstanding, but appropriate for the setting. Could be cleaned up and incorporated into new development.

35. PATRICK'S, 801 Fourth. Two-story Victorian storefront and upstairs office space. Brick corbelling of moderate detail. If appropriately treated, would contribute to district identity.

36. CLUB TOKYO, 401 F. Similar to Patrick's above.

37. GASLITE SALOON, 739 Fourth. Two-story Victorian-era storefront and upstairs office space. Detailed brick corbelling and six arches over upstairs windows. Highly consistent with district identity.

38. VOLUNTEERS OF AMERICA, 655 Fourth. One-story Victorian-era storefront and warehouse space. Moderately detailed corbelling. Arched doorways. Extremely compatible with district character and identity.

39. V.A. AS IS STORE, 655 Fourth. Small post-Victorian-era office space. Intimate scale highly conducive to pedestrian appreciation.

40. IMPORT STORE-CHINESE RESTAURANT, 404 Market. Victorian-era storefronts and office building. Although the original brick facade has been stuccoed, the arched windows and other gross detailing has been preserved.

41. CROSSROADS BAR, 345 Market. Called "FREY Block" on the cornice facade, this is a two-story Victorian-era storefront and upstairs hotel which has been stuccoed. Some detailing remains. Especially interesting is a large stained glass window on the Fourth Street side.

42. FILIPINO SERVICE CENTER, 401 Market. Formerly home of "McDini's" restaurant and bar. Two-story Victorian-era storefront and upstairs hotel. Corbelling of moderate detail. Consistent with district character.

43. RESIDENTIAL HOTEL, 547 Fourth. Post-Victorian, but scale and

texture in keeping with district character.

44. CHINESE LAUNDRY, 540 Fourth. Small two-story post-Victorian building, trimmed with tile. Original storefront detailing consistent with district character.

45. TOOL SALES/LAUNDRY, 527 Fourth. Simple one-story storefronts. Original 20's-era detail lends itself to successful rehabilitation. Appropriately scaled.

46. WHOLESALE FLORISTS, 521 Fourth. One-story storefront. Simple window detailing continues theme of adjacent building, providing complimentary "background" to rest of district.

47. SEWING FACTORY, 520 Fourth. Spanish/Mediterranean detailing on this one-story garage/living facility adds color to the neighborhood.

48. INDUSTRIAL BUILDINGS, 355 Fourth. 20's-era office and warehouse facilities. Complex fenstration in keeping with intimate scale of district. Warehouse doorways example of once common features no longer found.

49. T.M. COBB CO. & SIGN SHOP, 415 K Street. Brick detailing complimentary to Spaghetti Factory across street. Arched doorways add character and intimate scale.

50. LE BARON DISTRIBUTING, Southwest Corner Sixth and L. One-story Spanish-Revival small office building. Consistent with scale and character of the district.

51. BRUNSWIG DRUG ACID YARD, 348 Sixth. Shed for industrial use. The sign alone adds scale and identity to the district. Representative of former industrial practices.

52. JERRY GONZALES PRODUCE, 537 J. One-story, functional produce market. Detailing of fenestration, doorways, and metal overhang make this building extremely representative of the produce markets circa 1920-1930. Both architecturally and culturally significant.

53. PRODUCE MARKET, 428-32 J. A somewhat modernized produce ware-

house. Still functional. Scale and styling consistent with neighborhood.

54. PRODUCE MARKET, 450-62 Sixth. Two adjoining produce markets. Extremely representative of early to mid 20th century wholesale markets. Detailing such as folding doors and corrigated metal overhangs lend scale and color to the area.

55. THREE STOREFRONT-HOTELS, 520-540 Sixth. These buildings form a solid frontage. Detailing ranges from simple to moderately complex. Simmons Hotel has an arched doorway, thematically similar to others throughout district.

56. ALAN JOHN FACTORY, 568 Sixth. Four-story industrial/retail brick-faced building. Some detail has been removed, but probably can be rehabilitated.

57. BUTCHER SHOP, 326 Fifth. One-story industrial facility. Small scale compatible with district character.

58. CHINESE MARKET-HOTEL, 502-506 Fifth. Three-story brick building. Rundown, but fenestration and detailing consistent with district.

59. PACIFIC HOTEL, adjoining building, 536 Fifth. Narrow four-story Italian-style building circa 1913. Stained and leaded glass windows as well as the roof level sculpture add color to the area.

60. ABC POOL HALL, 540 Fifth. Although modified on the ground floor, upper story continues tile detailing found in rest of neighborhood.

61. ZEBRA CLUB, 552 Fifth. Small storefront with tile detailing and concrete roof ornamentation.

62. HOTEL, 562 Fifth. Two-story Victorian-era storefront hotel with elaborately detailed windows, brick corbelling and arched doorways. May be considered for first rank.

63. SUN CAFE, 421 Market. Small, one-story cafe. Simple detailing from Art-Deco period. Representative of unusual styling and

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consistent with neighborhood's intimate scale.

64. FOLLIES THEATRE, 615 Fifth. One-story Victorian storefront. Corbelled brick. Good background structure, but facade has deteriorated.

65. CASINO THEATRE, 635 Fifth. Small scale neighborhood theatre.

66. VARIOUS STOREFRONTS, 726-760 Fifth. These buildings, varying from one to four stories are well representative of the Victorian period. Extreme brick detailing. Roof ornamentation. Buildings form an attractive ensemble with designated corner historic site.

67. TWO STOREFRONT/OFFICES, 744-756 Sixth. Simple detailing, but brick texture and scale consistent with district.

68. ENGINEERS SERVICE COMPANY, 830 Sixth. 30's era commercial building. Features granite doorway and tile exterior. Interest and scale in keeping with district identity.

69. ST. JAMES HOTEL, 844 Sixth.

70. VARIOUS STOREFRONTS, 822-850 Fifth. These buildings form a solid frontage and include brick texture and detailing consistent with the district character. Site of San Diego Hardware.

71. FLAGG SHOES, 935 Fifth. Art-Deco era storefront.

72. LONGS DRUGS, 945 Fifth. Victorian or Post-Victorian era. Woolworth Building. Heavy detailing on cornice.

73. HOTEL, Southeast corner, Fifth and F. Four-story brick hotel, circa 1920's.

74. STORE FRONT, 755 Fifth Avenue. Art Deco style commercial building.

75. FORMER CITY HALL, 664 Fifth. Victorian facade removed beyond recovery. Apparently much original interior detailing remains, at least at first floor stairway level.

76. ARDMORE HOTEL, 532-536 Fourth. Victorian detail covered by

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stucco beyond recovery. No interior detail.

II. Buildings of little or no historical/cultural/architectural significance. (Proposed Exemptions from Gaslamp Historic District.) The Building Inspector shall not be required to submit any building of demolition permit in this category to the Historical Site Board.

1. KINGS CLUB, 963 Fourth. Original Victorian facade has been "modernized" beyond recovery, with large plate glass windows (957 Fourth).

2. SWANK GO-GO, 943 Fourth. Three-story modern industrial-type structure. No detailing. Does not relate to character of period buildings to each side.

3. GLEN'S TURKISH BATH, Southeast corner, Fifth and "E". Three-story building. "Modernized" beyond recovery by two-story stucco walls above the first level. (401 "E" Street)

4. ASTOR HOTEL, 419 E. Modernized to 30's period, but not outstanding stylistic representation.

5. WESTERN HAT WORKS, 433-435 E. Two-story corner building modernized to 40's period, but not outstanding stylistic representation. No detailing. Blank walls above street level punctuated by large plate glass windows.

6. HOTEL WINDSOR, 843 Fourth. Orginal Victorian facade removed and not recoverable.

7. LAS FLORES HOTEL, 725 Fourth. Victorian facade removed and not recoverable. Metal windows.

8. LARK HOTEL, 717½ Fourth. Victorian facade removed and not recoverable. Metal windows. Some original interior detailing in place. (Dorways, stairs)

9. BATAAN ANNEX CAFE, 402 Island. Detail removed. No interior interest.

10. GOODWILL BLOCK, 405 Fourth. 1950's complex. All historic buildings removed.

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11. INDUSTRIES SUPPLY CO., 369 Fourth. Modern industrial structure.

12. LOVEDAY'S, 224 Fifth. Concrete-block modern commercial structure.

13. COAST CITRUS DISTRIBUTORS, 213 Fifth. Concrete block modern. industrial structure.

14. JULIUS ROTHSCHILD & CO., 204-206 Sixth. Modernized warehouse.

15. COAST CITRUS DISTRIBUTORS, 541 K. Modernized loading docks.

16. BRIDGFORD MEAT COMPANY, 602 Sixth.

17. 352 Sixth. Concrete-block garage facility.

18. INDUSTRIAL RUBBER PRODUCTS, 506 J. Modernized industrial building.

19. DAVID PRODUCE COMPANY, 416 Sixth. Concrete brick produce warehouse. Out of character with adjacent produce facilities.

20. MISSION BUILDING, 433 Fifth. Small mission facility in poor repair.

21. CORREGIDOR BARBER SHOP, Fifth. 30's era building improved with bank stucco facade.

22. SLAVE MARKET SQUARE, 502 Sixth. Victorian detailing removed and improvements applied: fake iron lamps and out-of-character brick facing. Extreme fire damage.

23. FILIPINO RESTAURANT, 561 Fifth three-story Victorian-era structure with all exterior detailing removed beyond recovery.

24. FRANK'S PLACE POOL HALL, 514 Fifth. Small 30's era building in poor repair.

25. KELLEY'S LOCKER CLUB, 520 Fifth. Small 50's era modern storefront.

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26. GOD'S EXTENDED HAND, 528 Fifth. Small 40's era storefront

27. MUFFLER SHOP, 531 Sixth. Modern muffler shop.

28. BAR, 670 Sixth. Undistinguished modern bar building

29. INDEPENDENT BARBER COLLEGE, 635 Fifth. Victorian-era storefront irreversibly modernized. Some Victorian-period ceiling molding remains.

30. FOXY THEATRE, 643 Fifth: Small modernized storefront.

31. KING NEPTUNE-ACAPULCO CAFE, 734 Fifth. Two modernized storefronts.

32. VARIOUS STORE FRONTS, 731-751 Fifth and 738 Sixth Avenues.

33. GENTS TURKISH BATH, 810 Sixth: Modernized bar, record store, etc.

34. SECURITY PACIFIC BANK, 871 Fifth. Frank Hope designed modern bank.

35. STAN'S MENS WEAR, 920 Fifth. Modernized storefront.

36. VARIOUS STOREFRONT, 916 Fifth. Modernized storefront.

37. HARDY SHOES, 942 Fifth. Modernized storefront.

38. C & R CLOTHIERS, 505 Broadway. Modernized storefront.

39. PIAIN STOREFRONT, 935 Fifth.

40. NEW CHURCH, 519 Fifth.

41. INDUSTRIES SUPPLY CO., 330 Fifth.

42. PARKING LOT, 900 Block, Sixth Ave.

43. PARKING LOT, 600 Block, Sixth Ave.

44. PARKING LOT, NE Corner 5th & G

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References

The intent of these reports was to provide basic historical and architectural data in response to specific planning needs.

These studies are essentially a series of reports on parcels of land in the original Horton's Addition. Each report represents a separate lot, and there are approximately 25 lots studied in this first project made possible by a grant from the Comprehensive Education and Training Act (CETA) authorized by the Regional Employment and Training Consortium (RETC). The grant was administered by the University of San Diego. The work on this grant began on July 15 and ended on September 30, 1978.

The study of each parcel and buildings and inhabitants is meant to provide data to the City Planning Department and property owners which will help them make certain decisions as to how they might utilize their property in light of the historical and architectural past. The kinds of records utilized included legal documents such as deeds and building contracts. The search included reading newspaper information to find out about the ownership of property, the tenants of buildings and the kinds of businesses which existed. Photographs, maps, and a variety of literature were examined to recover as much data as possible. Utilizing the State of California architectural study forms, reports were prepared.

The individuals who took part in this segment of the CETA grant are:

Ray Brandes, Ph.D., University of Arizona, Paul Barber, B.A., University of Buffalo, Susan Bernard, College work at University of California, San Diego and University of California at Davis, Darcy DePaola, College work at Virginia College, and AS degree Miramar College, Morgan Lane, MA, San Diego State University, Pablo Lucero, BA, University of California at San Diego, Gary McNamara, BA, San Diego State University, Lewis Smith, BA, Texas Southern University, Emily Taylor, BA, University of San Diego, Gregory Smith, BA, Law Degree, University of Washington.

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A GUIDE TO ARCHIVAL RECORDS RELATED TO THE GASLAMP QUARTER, SAN DIEGO CALIFORNIA

Made available through a CETA grant, July 15 - September 30, 1978. Sponsored by the University of San Diego in Alcala Park.

The intent of this guide is to inventory, and list in some arrangement, the following historical resources:

1. Photographs of the Gaslamp Quarter, San Diego (between Broadway and Harbor Drive, 4th and 6th Streets), wherever those might be located;

2. All public and private records or papers which could bear on the district;

3. Maps of the Gaslamp Quarter;

4. San Diego newspapers, by title and location.

Prepared by: Ray Brandes, B.A. Ph. D., University of Arizona, Diane Schade, B.A., University of Nevada, Spencer Titmarsh, B.A., San Diego State University, Joan Jones, attended Louisiana State College and El Camino Junior College, Therese Naugle, B.A., University of San Diego.

The depository for the above document is as follows:
City of San Diego Planning Department
City Administration Building
202 "C" Street
San Diego, CA 92101

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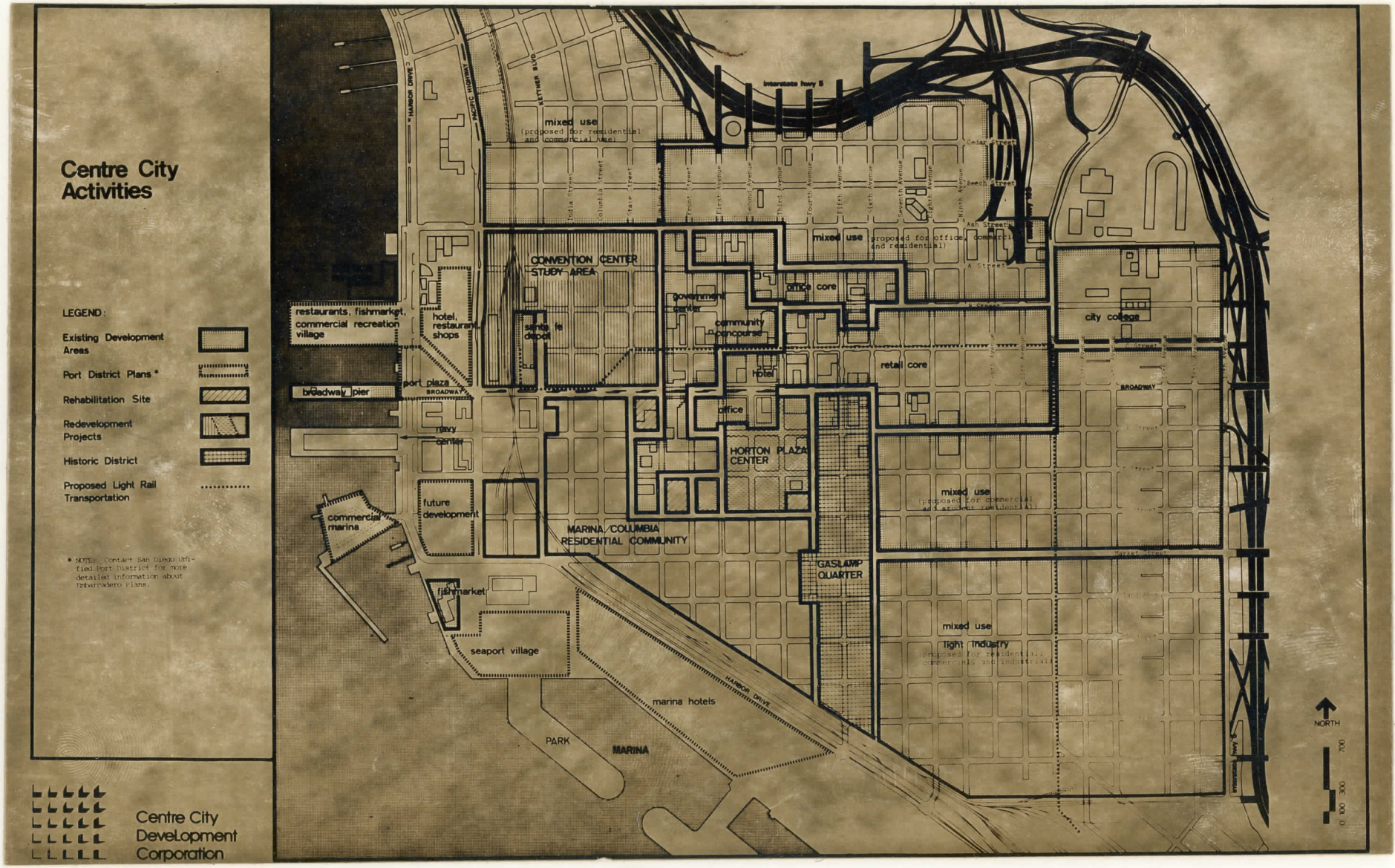
The boundary of the GASLAMP QUARTER HISTORIC DISTRICT is illustrated on the Map. The legal description of the boundary of the Historic District is as follows:

That property located in the City and County of San Diego in the State of California beginning at the intersection of the easterly right-of-way line of Fourth Avenue and the northerly right-of-way line of Broadway; thence easterly along the said northerly right-of-way line of Broadway to an intersection with the easterly right-of-way line of Sixth Avenue; thence southerly along said easterly right-of-way line of Sixth Avenue to an intersection with the Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence northwesterly along said Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the westerly right-of-way line of Fifth Avenue; thence northerly along said westerly right-of-way line of Fifth Avenue to an intersection with the northerly right-of-way line of the San Diego, Arizona and Eastern Railroad; thence northwesterly along said northerly right-of-way line of the San Diego, Arizona and Eastern Railroad to an intersection with the easterly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to an intersection with the southerly right-of-way line of Island Street; thence westerly along said southerly right-of-way of Island Street to an intersection with a point midway between Fourth Avenue and Third Avenue; thence northerly from said point along the line bisecting the block bounded by Market Street, Fourth Avenue, Island Street and Third Avenue to an intersection with the northerly right-of-way line of Market Street; thence easterly along said northerly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to the point of beginning.


Centre City Activities
LEGEND:
Existing Development Areas
Port District Plans *
Rehabilitation Site
Redevelopment Projects
Historic District
Proposed Light Rail Transportation
* NOTE: Contact San Diego Unified Port District for more detailed information about Embarcadero Plans.
Centre City Development Corporation
Interstate Hwy 5
mixed use (proposed for residential and commercial use)
mixed use (proposed for office, commercial and residential)
CONVENTION CENTER STUDY AREA
office core
city college
retail core
restaurants, fishmarket, commercial recreation village
hotel, restaurant, shops
santa fe depot
port plaza
broadway pier
navy center
hotel
office
HORTON PLAZA CENTER
future development
commercial marina
MARINA/COLUMBIA RESIDENTIAL COMMUNITY
GASLAMP QUARTER
mixed use (proposed for commercial and some residential)
fishmarket
seaport village
mixed use light industry (proposed for residential, commercial and industrial)
marina hotels
HARBOR DRIVE
PARK
MARINA
NORTH
0 100 300 700

MAY 23 1980

Property Gaslamp Historic District

State CA. Working Number 10-3.77.1601

2nd Control
80000841

TECHNICAL

Photos 9
Maps 1,4

CONTROL

pl
8.14.78

see attached detailed comments.

HISTORIAN

RETURN
Joe Tourner
9-15-78

My comments still stand

I also want photos of west side of 4th where boundary jogs westward -

ARCHITECTURAL HISTORIAN

Brabham
9.13.78

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

see questions of Tourner + Brabham on sheet.

Return
Ldovich

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back 9.22.78 Entered _____
Federal Register Entry _____ Re-submit _____

INT:2106-74

NAME OF PROPERTY Gaslamp Historic District STATE California

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

7 Description: Please discuss contributing and non-contributing buildings with addresses keyed to sketch map. Why was this particular area chosen and surrounding resources excluded?

8 Statement of Significance: Please, more fully discuss and pistify all areas of significance checked (commerce, industry, social / humanitarianism) Historic documentation needs to be strengthened.

9 Bibliography:

10 Geographical Data -- Acreage: Acreage should be reduced to exclude Santa Fe Rd. area.

UTM Reference(s):

Verbal Boundary Description: Inaccurate. What is jog in boundary on western side? This should be reflected in verbal boundary description. (over)

12 Certification:

Photographic Coverage: Please submit ~~one~~ recent photos keyed to sketch map. Those previously included date from 1972 and probably do not reflect recent changes. (over)

Map Coverage:- Larger sketch map with buildings keyed to the map should be included. Contributing and non-contributing

Other: structures need to be indicated.

Questions concerning this nomination may be directed to Joe Tanner / Bill Brockman on the National Register staff, telephone 202-523-0412

Thank you for your attention to the above items.

Bill Lebovich for Chief, Branch of Registration

Date: Sept ~~18~~ 22, 1978

INT:2105-74

United States Department of the Interior National Park Service WASO No. 8

3 2nd Control

Property Gaslamp Quarter Historic District

State CA (San Diego Working Number 10.3.77.1601

8000 0841

TECHNICAL **CONTROL**

Photos 163

Maps 4

under review as of 3/7/80

HISTORIAN

Significant concentration of turn-of-century bldgs reflecting the growth of San Diego from Horton's early settlement through city's selection as site of Panama-Columbia Exposition. Architecture reflects both 19th c. Victorian and early 20c commercial influences, with relative consistency of scale and massing and some particularly outstanding streetscapes. Several bldgs. individually listed already, local statute previously certified, and TRA rehab's underway. As drawn, boundaries include the majority of extant resources associated with period of significance and emphasize N/S linear quality of 5th St. in particular; however, city officials, critics, SHPO, and 3 NR staff persons who knew area personally acknowledge that significant streetscapes and individual bldgs have been excluded for strictly political reasons (see NR letter to city in file). Nevertheless, the resources in the Gaslamp are highly deserving of of protection at this time. (Decision reached after consultations with NR staff, Keeper, city, and SHPO.)

ACCEPT 5/16/80 Joe Towner

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

Conf. with Towner, Shull, Oldham
I've done on-site inspection. There are obviously bldgs left out that should have been included but given our policy of accepting eligible resources ~~if we~~ have a legitimate resource despite omissions on the periferry, I think we should list this Conf. agreed. 5/23/80
S Oldham

KEEPER

National Register Write-up _____ Send-back _____ Entered MAY 23 1980

Federal Register Entry 2.3.81 Re-submit _____

United States Department of the Interior - Heritage Conservation and Recreation Service

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 80000841 Date Listed: 5/23/80

Gaslamp Quarter Historic District	San Diego	CA
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper	8/16/99
	Date of Action

==========

Amended Items in Nomination:

Significance/Period of Significance:

The property at 547 4th Avenue (Pacifica Hotel) is considered a contributing resource within the Gaslamp Quarter Historic District.
[The modest three-story brick building is typical of the early the twentieth century commercial forms that comprised the Gaslamp area, reflecting the evolving architectural styles and building forms that developed in the district during the historic period.]

The current period of significance for the district is quite vague. The existing nomination refers to the core period 1890-1910, yet the narrative description repeatedly refers to contributing resources that were built during the 1910s and 1920s. For purposes of this SLR the period of significance is amended to read: *1890-1920*. Further research may define a more precise period.]

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)



TELEPHOTO VIEW
Looking north on Fourth Avenue



II- 1 KINGS CLUB
963 Fourth



I-31 PALACE PAWNBROKERS

947½ Fourth Ave.



II- 2 SWANK GO-GO
943 Fourth



I-32 OFFICE BUILDING

901 Fourth Ave.



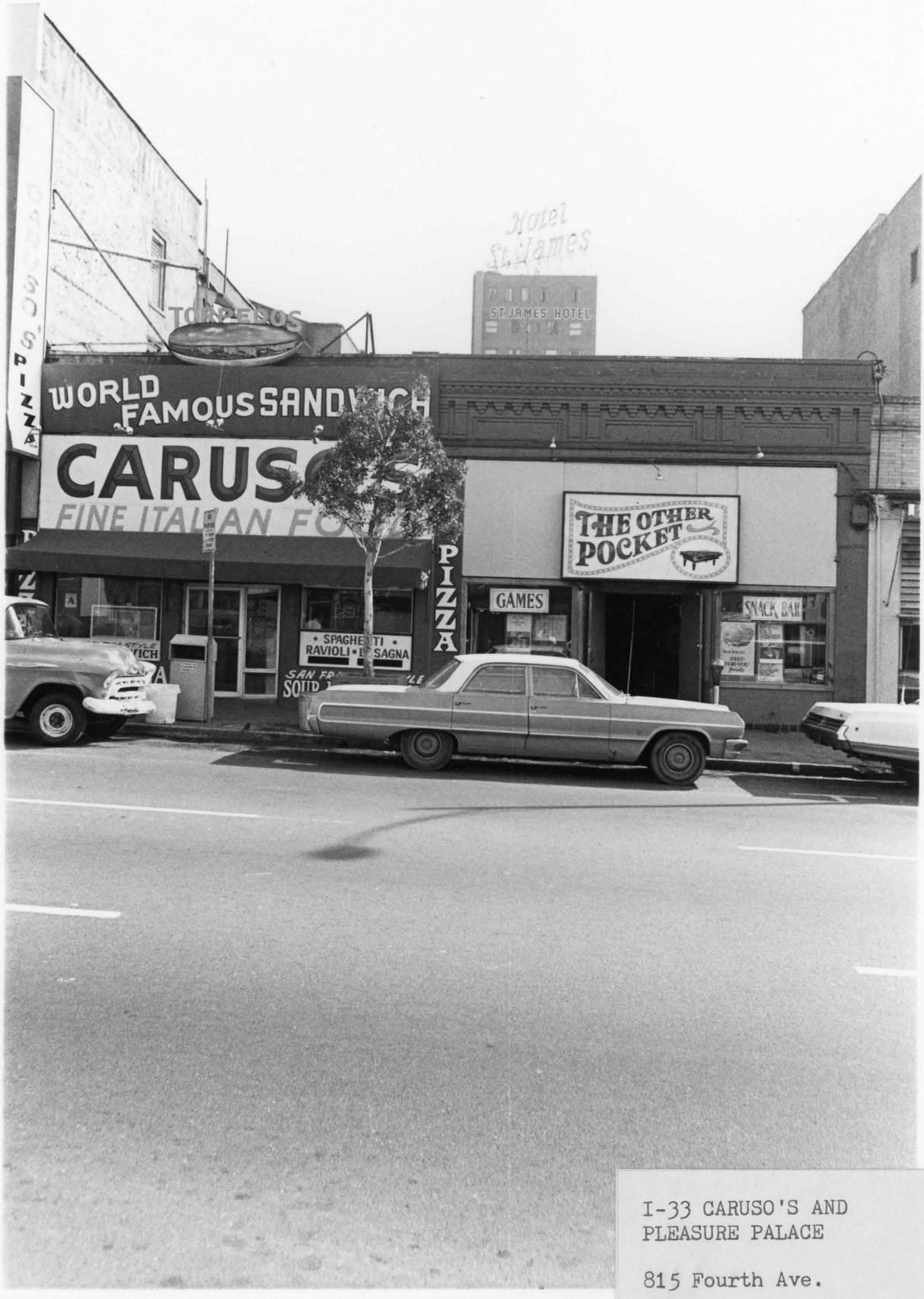
II-3 GLENN'S TURKISH BATH
South Eastcorner
Fourth and "E"



11-3 GLENN'S TURKISH
BATH SE corner 4th & E



II-6 HOTEL WINDSOR
843 Fourth



I-33 CARUSO'S AND
PLEASURE PALACE

815 Fourth Ave.



I-34 THE EXCHANGE

807 Fourth Ave.



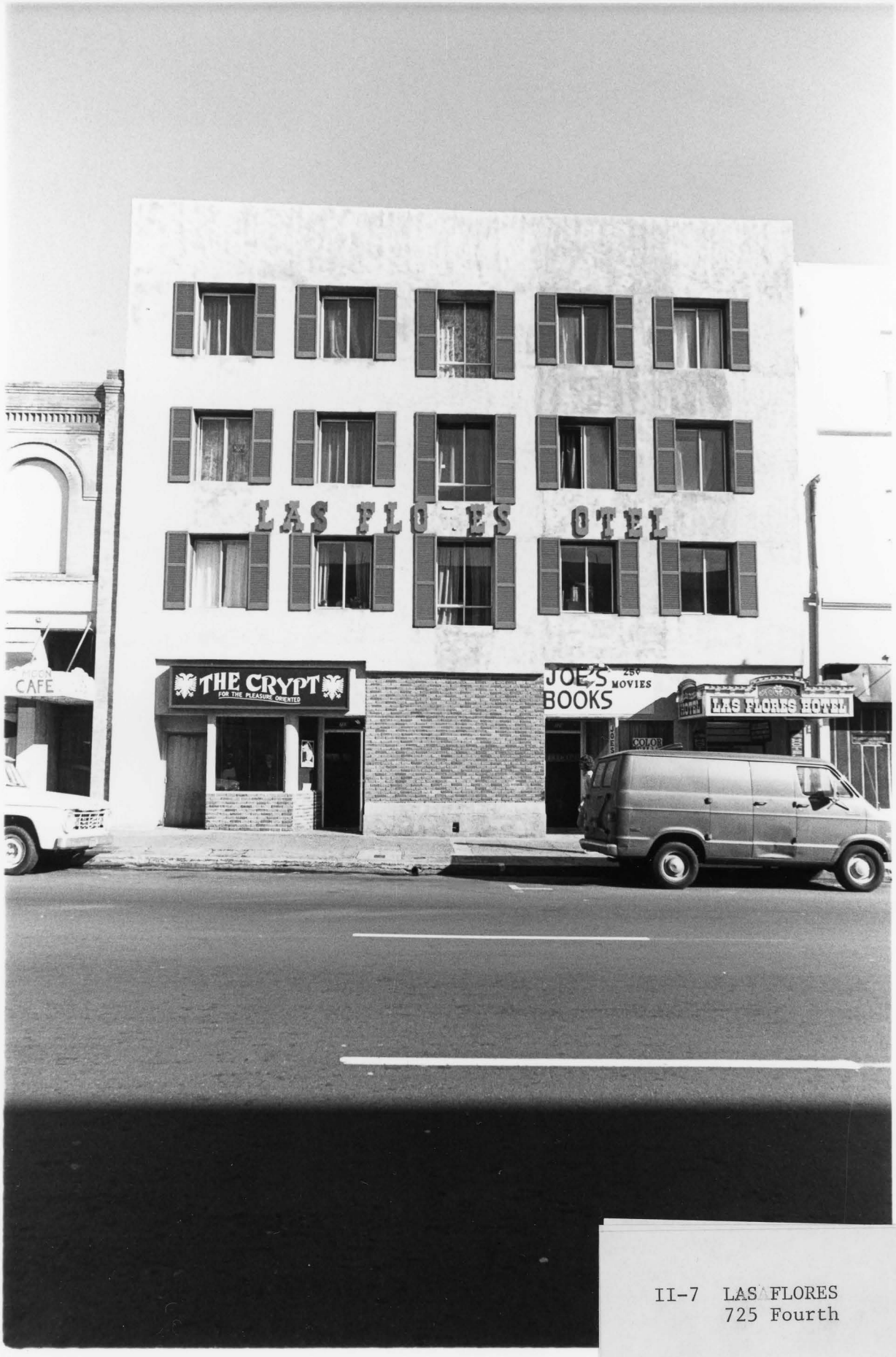
I-35 PATRICK'S

801 Fourth Ave.



I-36 CLUB TOKYO

401 F St. ?



II-7 LAS FLORES
725 Fourth



II-8 LARK HOTEL
717½ Fourth



I-38 VOLUNTEERS OF AMERICA

655 Fourth Ave.



I-39 V. A. AS IS STORE

655 Fourth Ave.



I-42 FILIPINO SERVICE CENTER

401 Market St.



I-43 RESIDENTIAL HOTEL

547 Fourth Ave.



I-45 TOOL SALES/LAUNDRY
527 Fourth Ave.

I-44 CHINESE LAUNDRY
540 Fourth Ave.

I-46 WHOLESALE FLORISTS
521 Fourth Ave.

II-9 BATTAAN ANNEX CAFE
402 Island St.

11-10 GOODWILL BLOCK
405 4th Avenue



11-10 GOODWILL BLOCK
405 Fourth Avenue



II- 10 GOODWILL BLOCK
405 Fourth

11 - 10 GOODWILL BLOCK
405 Fourth Avenue



11-10 GOODWILL BLOCK
405 4th Avenue



II-11 INDUSTRIES SUPPLY CO.
369 Fourth



II-11 INDUSTRIES SUPPLY CO. 369 Fourth Ave.



I-27. BRICK WAREHOUSES,
4 9th and K Street,
NE corner



I-49 T. M. COBB CO. &
SIGN SHOP

415 K St.



I-49 T.M. COBB CO. &
SIGN SHOP
415 K St.



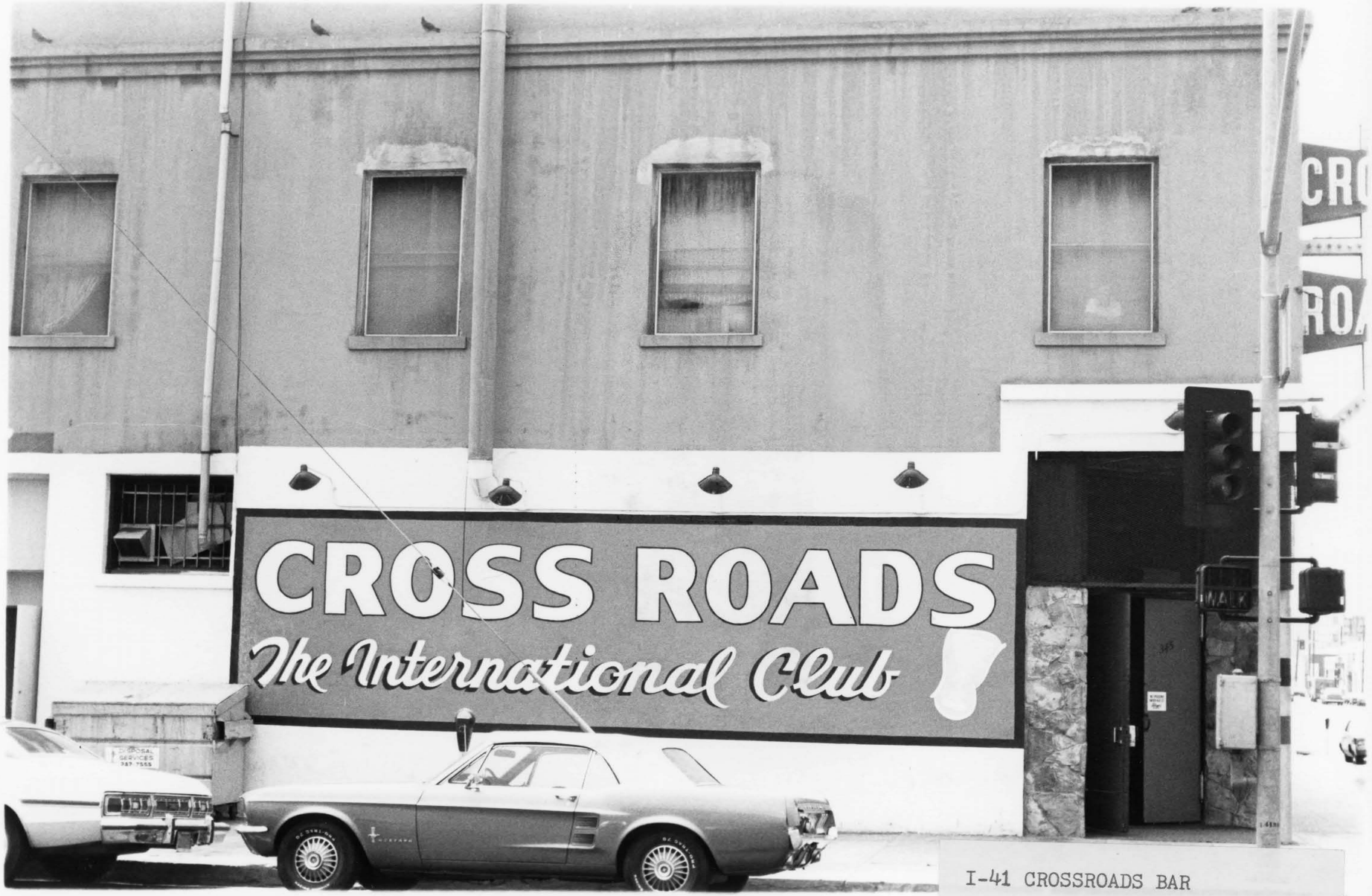
I-41 CROSSROADS BAR

345 Market St.

1 - 41 CROSSROADS BAR
345 Market Street



I-41 CROSSROADS BAR
345 Market St.



I-41 CROSSROADS BAR

345 Market St.



I-30 ROYAL PIE BAKERY

554 Fourth Ave.



I-76 ARDMORE HOTEL

500-502 Fourth Ave.



Telephoto view looking north
Fifth Avenue



Telephoto view looking south on Fifth Avenue



1-1. GRANGER BUILDING,
SW corner Fifth Broadway



II-37 HARDY SHOES
942 Fifth



II-36 VARIOUS
STOREFRONTS
916 Fifth Ave.

II-35 STAN'S MENS WEAR
920 Fifth



I-5. FIRST NATIONAL BANK BUILDING, NW corner - Fifth Avenue and E.



II-5 WESTERN HAT WORKS
433-435 "E" Street



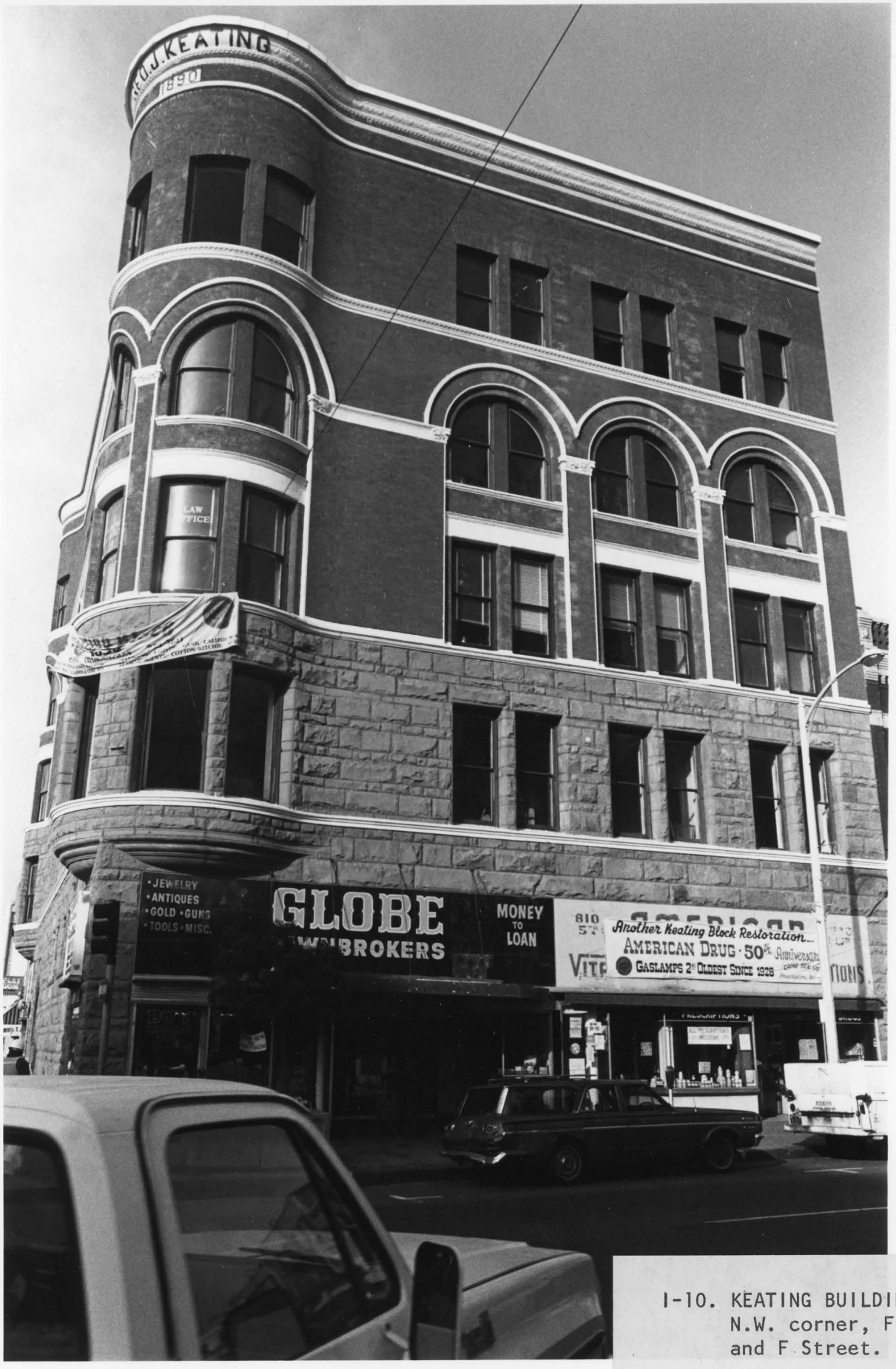
I-66 VARIOUS STOREFRONTS

860 Fifth Ave.



I-70 VARIOUS STOREFRONTS

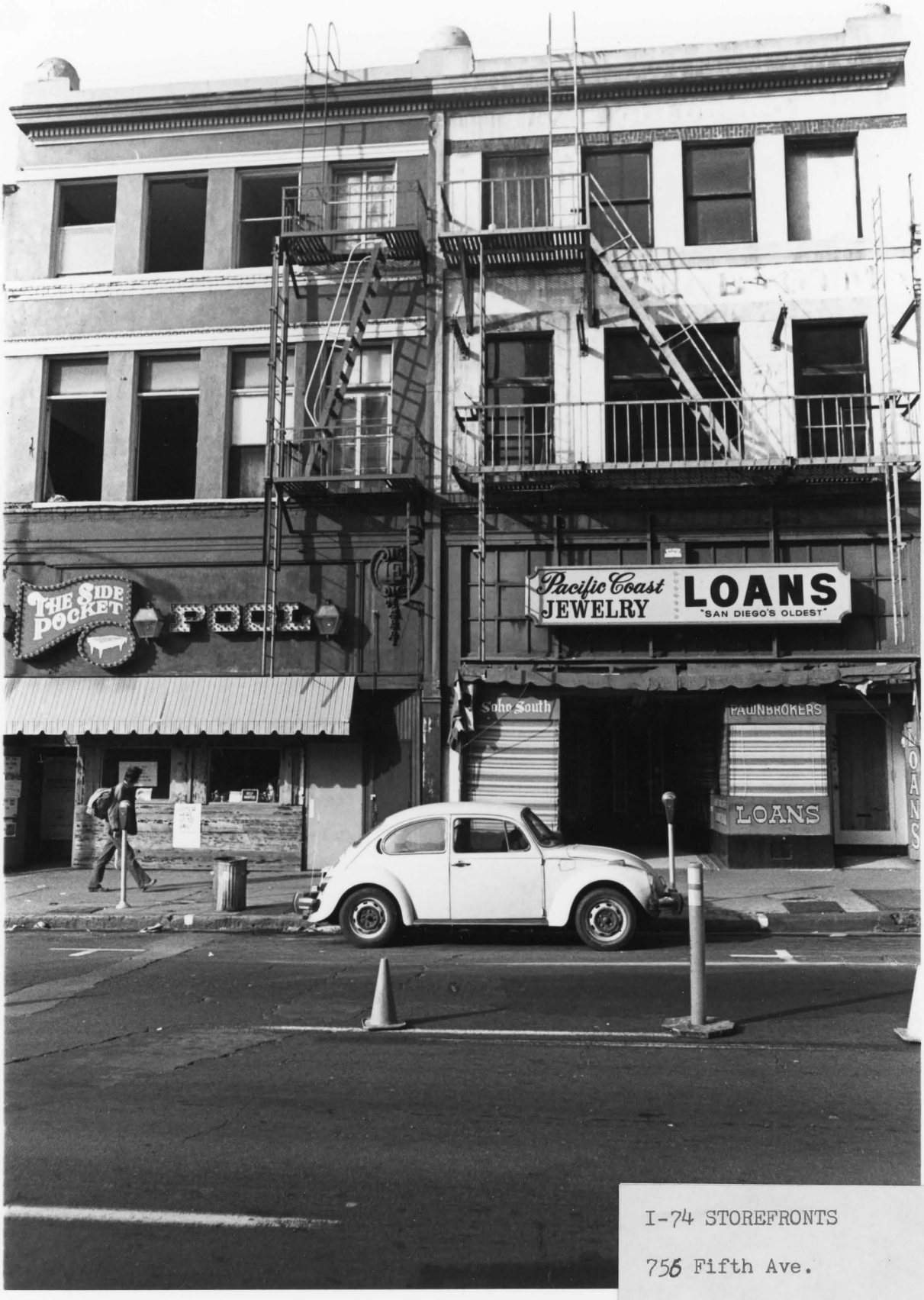
822-850 Fifth Ave.



I-10. KEATING BUILDING, N.W. corner, Fifth and F Street.



I-11. SPENCER OGDEN BUILDING,
S.W. corner Fifth and F.



I-74 STOREFRONTS

756 Fifth Ave.

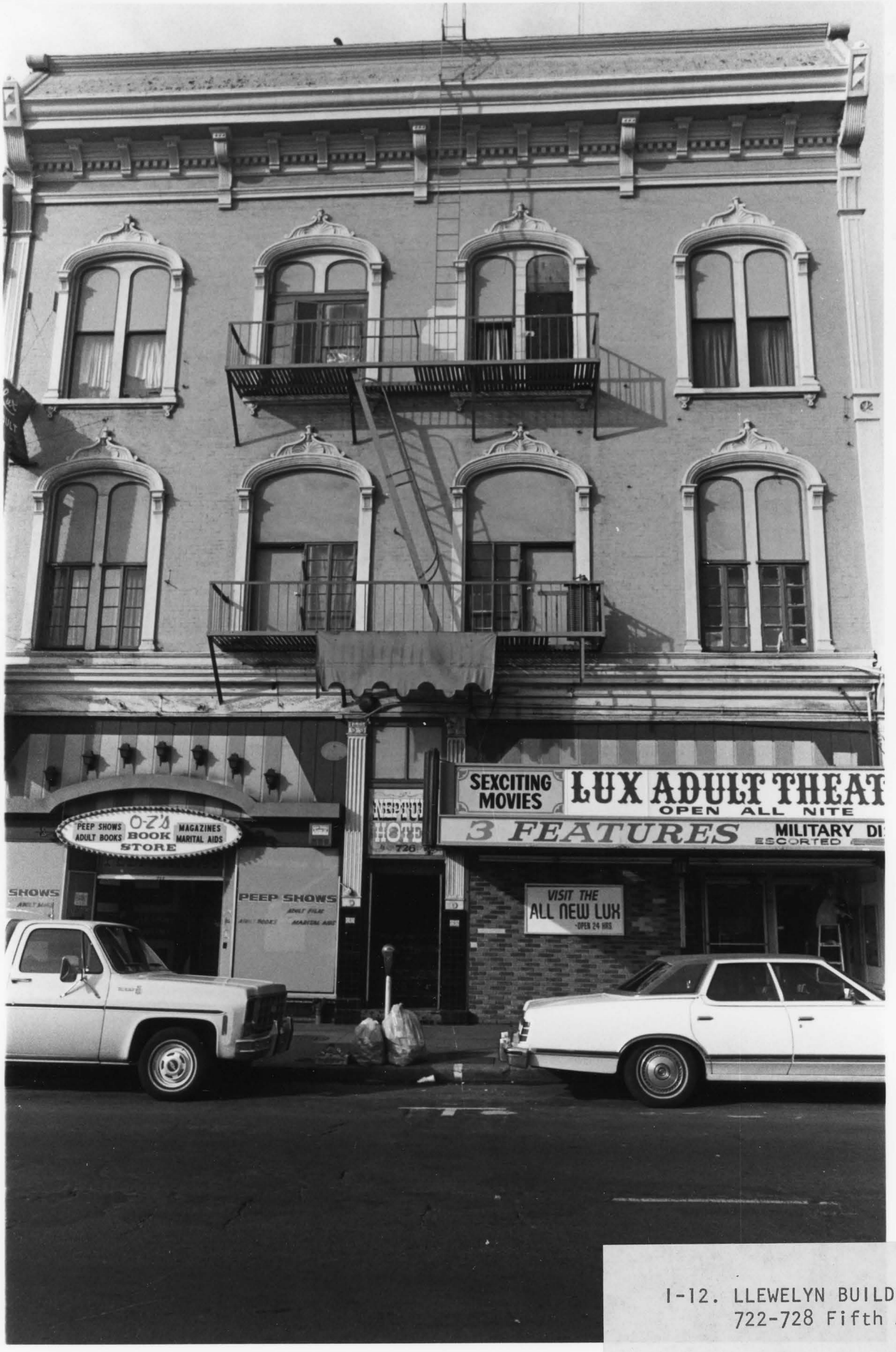


I-74 STOREFRONTS

756 Fifth Ave.



II-31 KING NEPTUNE
ACAPULCO CAFE
734 Fifth



I-12. LLEWELYN BUILDING,
722-728 Fifth Avenue.



I-14. COLE BLOCK, N.W. corner Fifth and G.



I-15. THEATER BUILDING, S.W. corner Fifth and G.



I-75 FORMER CITY HALL

664 Fifth Ave.



I-20. BACKESTO BLOCK,
N.W. corner Fifth and
Market.



I-20. Backesto Block, N.W. corner Fifth and Market.



I-62 HOTEL
562 Fifth Ave.



I-62 HOTEL

562 Fifth Ave.



I-61 ZEBRA CLUB

552 Fifth Ave.



I-21 MARIN HOTEL
554 Fifth Avenue



I-60 ABC POOL HALL

540 Fifth Ave.



I-22 RIO HOTEL
536 Fifth Ave.

I-59 PACIFIC HOTEL (BEHIND RIO HOTEL)

536 Fifth Ave.



11-26 GOD'S EXTENDED HAND
528 Fifth



I-58 CHINESE MARKET-
HOTEL 502-506 Fifth



II-10 GOODWILL BLOCK
405 Fourth and
402 Fifth

II-10 GOODWILL BLOCK

402 Fifth Ave.

II-10 GOODWILL BLOCK
402 Fifth Ave.

11-10 GOODWILL BLOCK
402 Fifth Ave.



I-25. GRAND PACIFIC HOTEL, S.W. corner Fifth and J.



I-57 BUTCHER SHOP

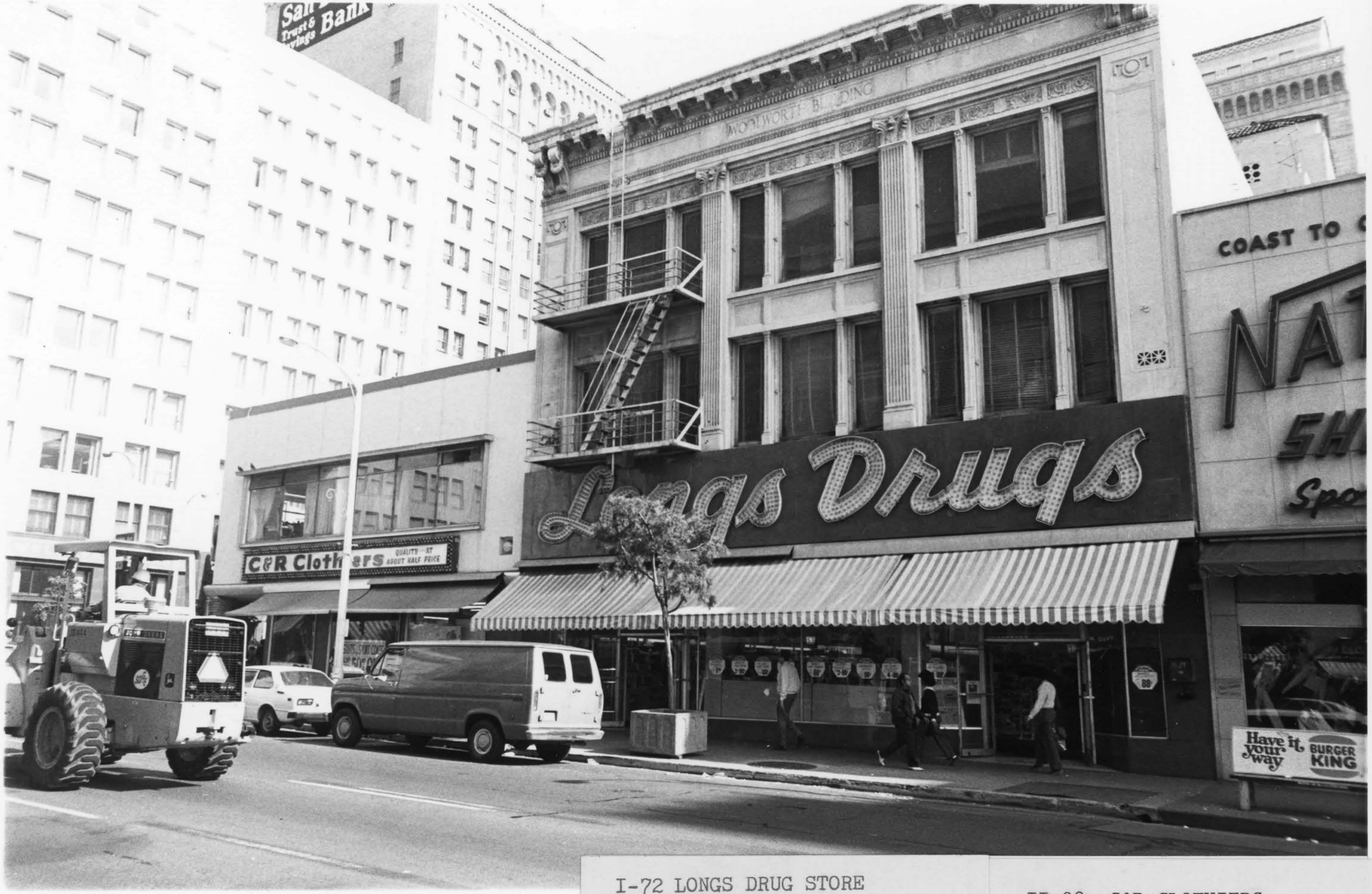
326 Fifth Ave.



I-27. BRICK WAREHOUSES
310 Fifth.



II-12 LOVEDAY'S
224 Fifth



I-72 LONGS DRUG STORE

945 Fifth Ave.

II-38 C&R CLOTHIERS
505 Broadway



NT 11-39 PLAIN STOREFRONT
941 Fifth Ave.

I-3. UNIVERSITY BOOT SHOP,
939 Fifth.

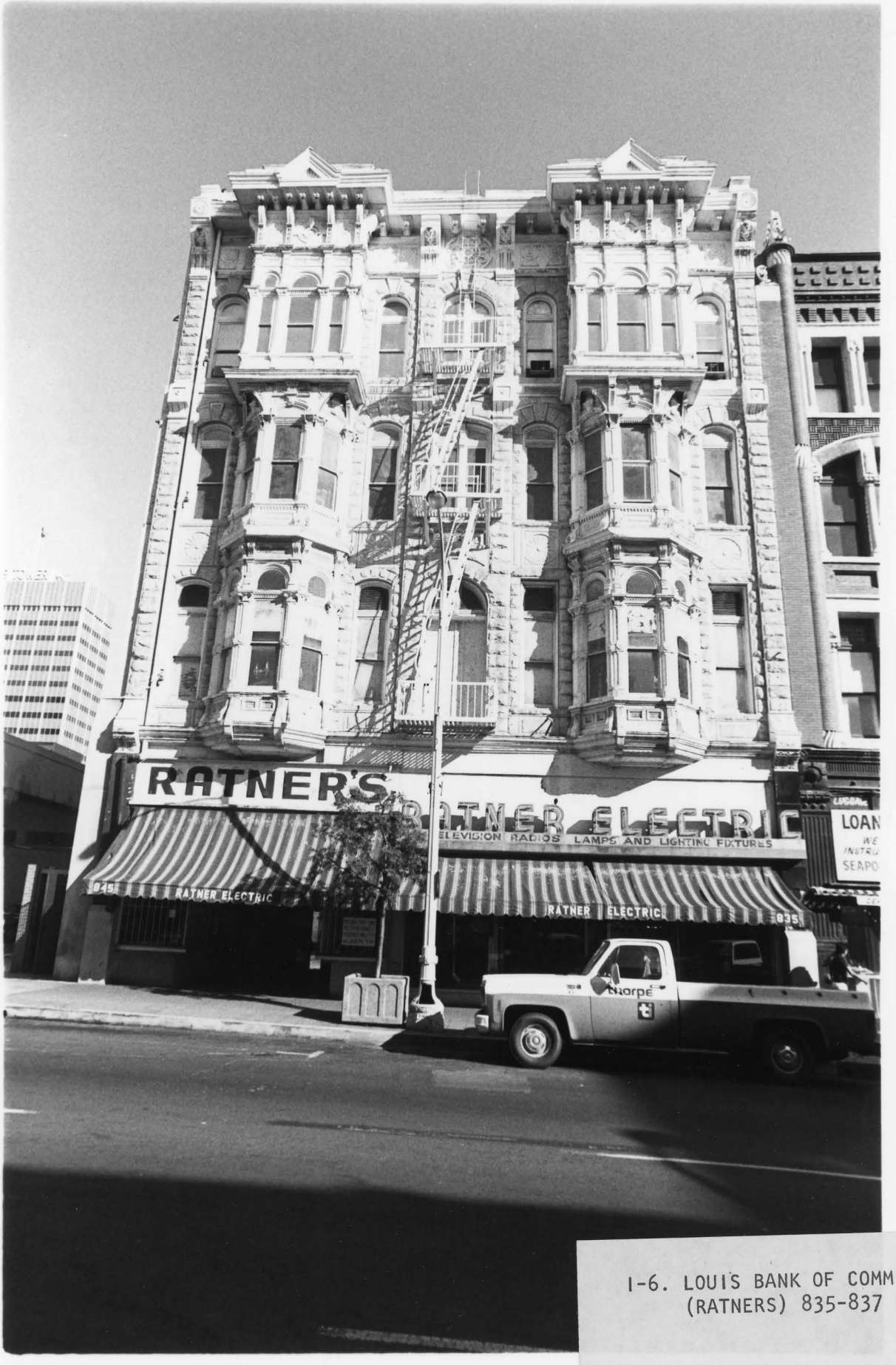
I-71 FLAGG SHOES
935 Fifth Ave.



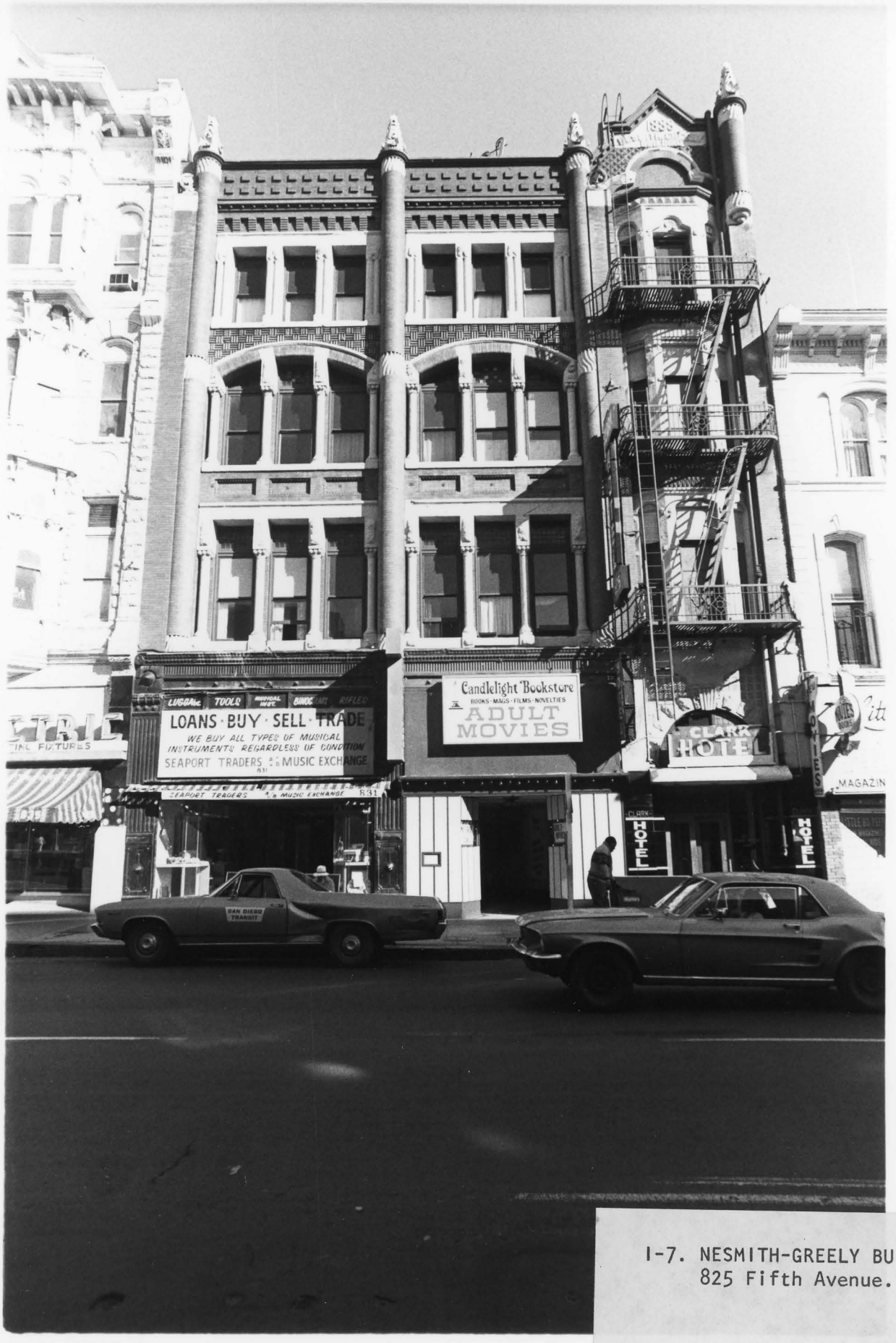
I-4 ROBINSON BUILDING

Northeast corner Fifth & E

II-34 SECURITY PACIFIC BANK
871 Fifth Ave.



I-6. LOUIS BANK OF COMMERCE
(RATNERS) 835-837 Fifth.



I-7. NESMITH-GREELY BUILDING, 825 Fifth Avenue.

I-8 HUBBELL BUILDING
815 Fifth Ave.
and I-9



I-73 HOTEL

Southeast corner Fifth & F



II-44 PARKING LOT
NE Corner Fifth & G

I-16 AZTEC THEATER
SE corner Fifth & G

I-16 AZTEC THEATER
SE corner Fifth & G



11-29 INDEPENDENT BARBER COLLEGE
635 Fifth Ave.

I-17. YUMA BUILDING, 631 Fifth Ave.



I-64 FOLLIES THEATRE

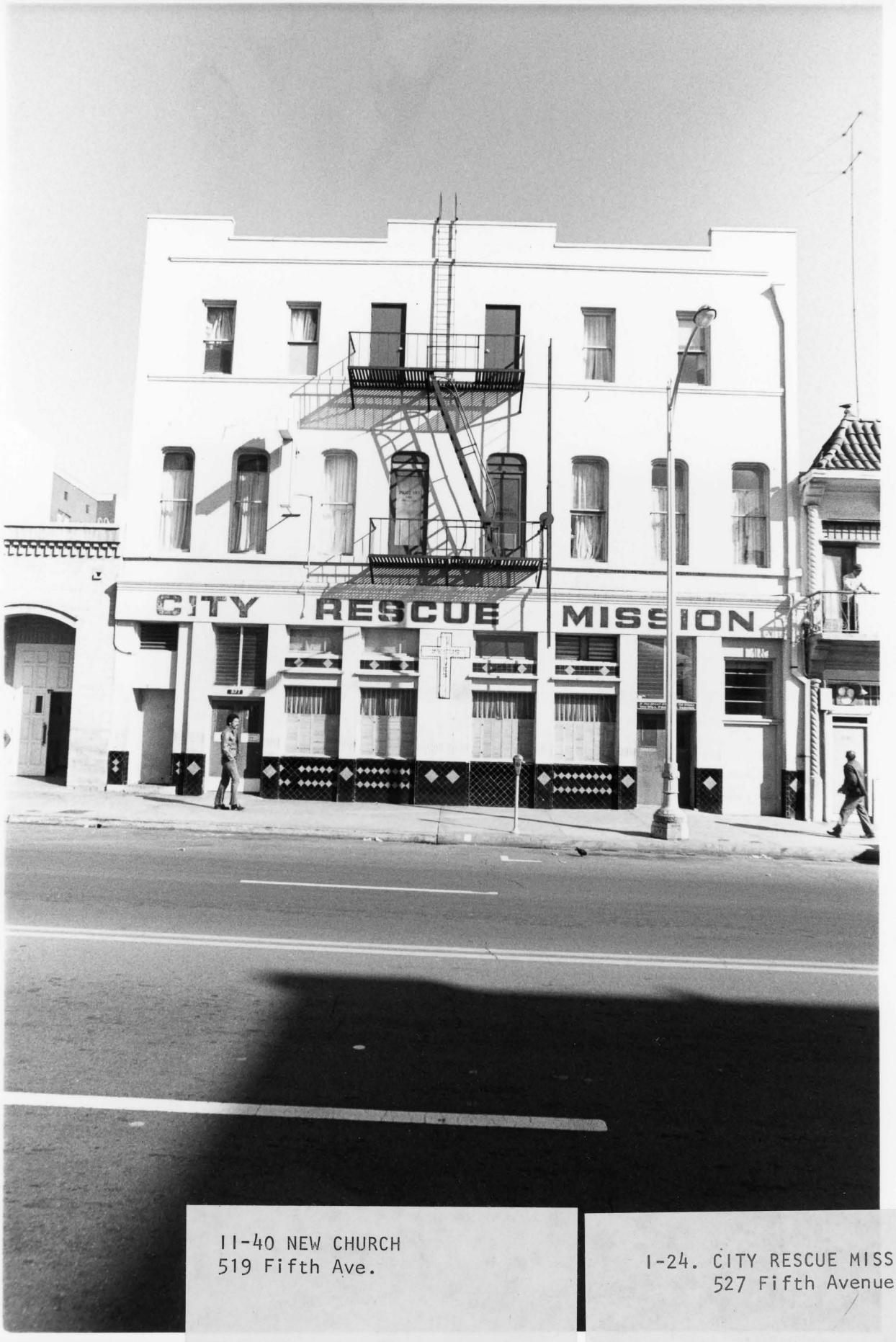
615 Fifth Ave.



I-19. MCGUIRK BLOCK, N.E. corner Fifth and Market.



I-63 SUN CAFE
421 Market St.



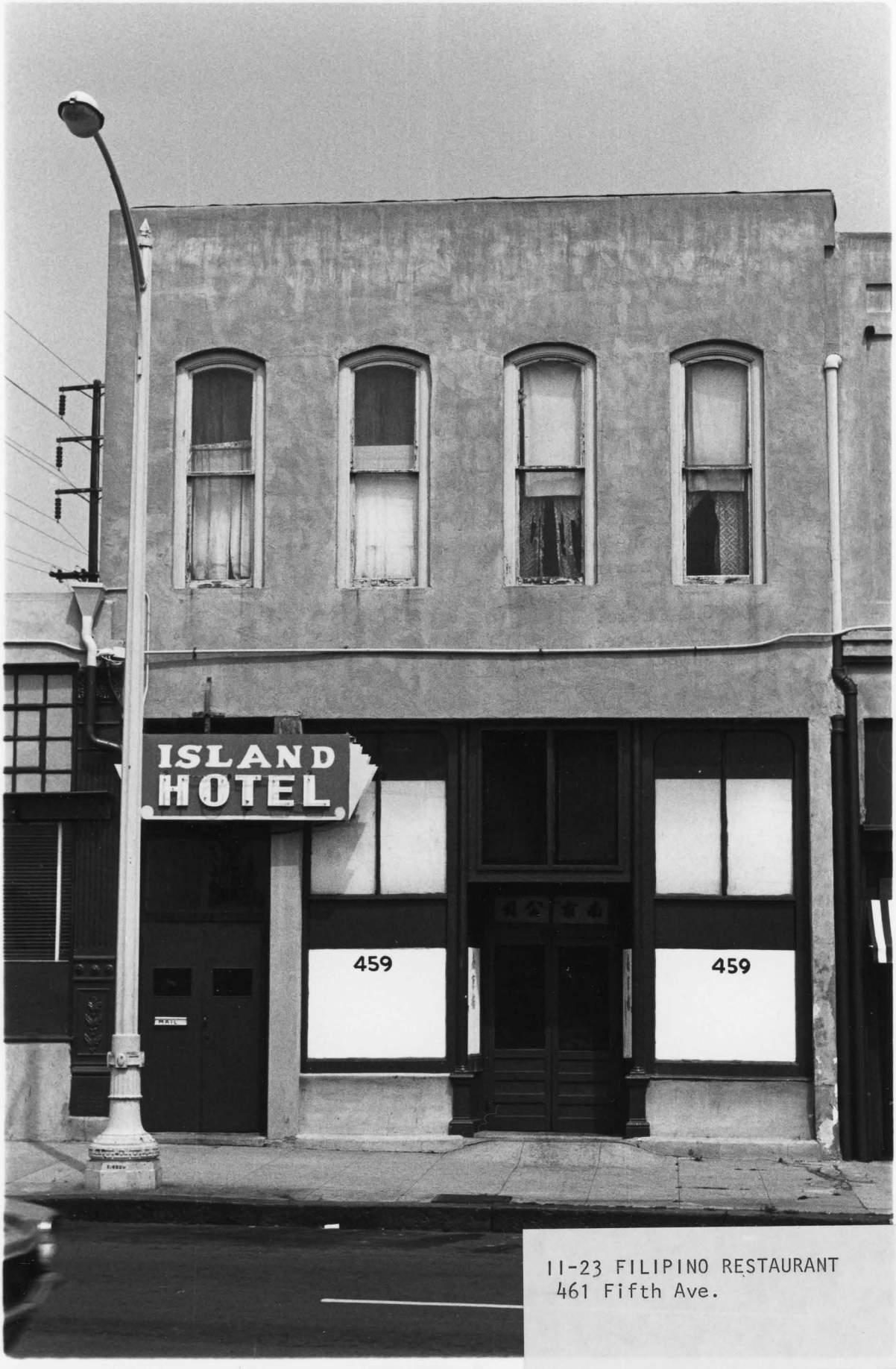
II-40 NEW CHURCH
519 Fifth Ave.

I-24. CITY RESCUE MISSION,
527 Fifth Avenue.



I-29. MANILA CAFE, 515 Fifth Avenue.

I-23 CAFE BUILDING
SE corner Fifth & Island



11-23 FILIPINO RESTAURANT
461 Fifth Ave.

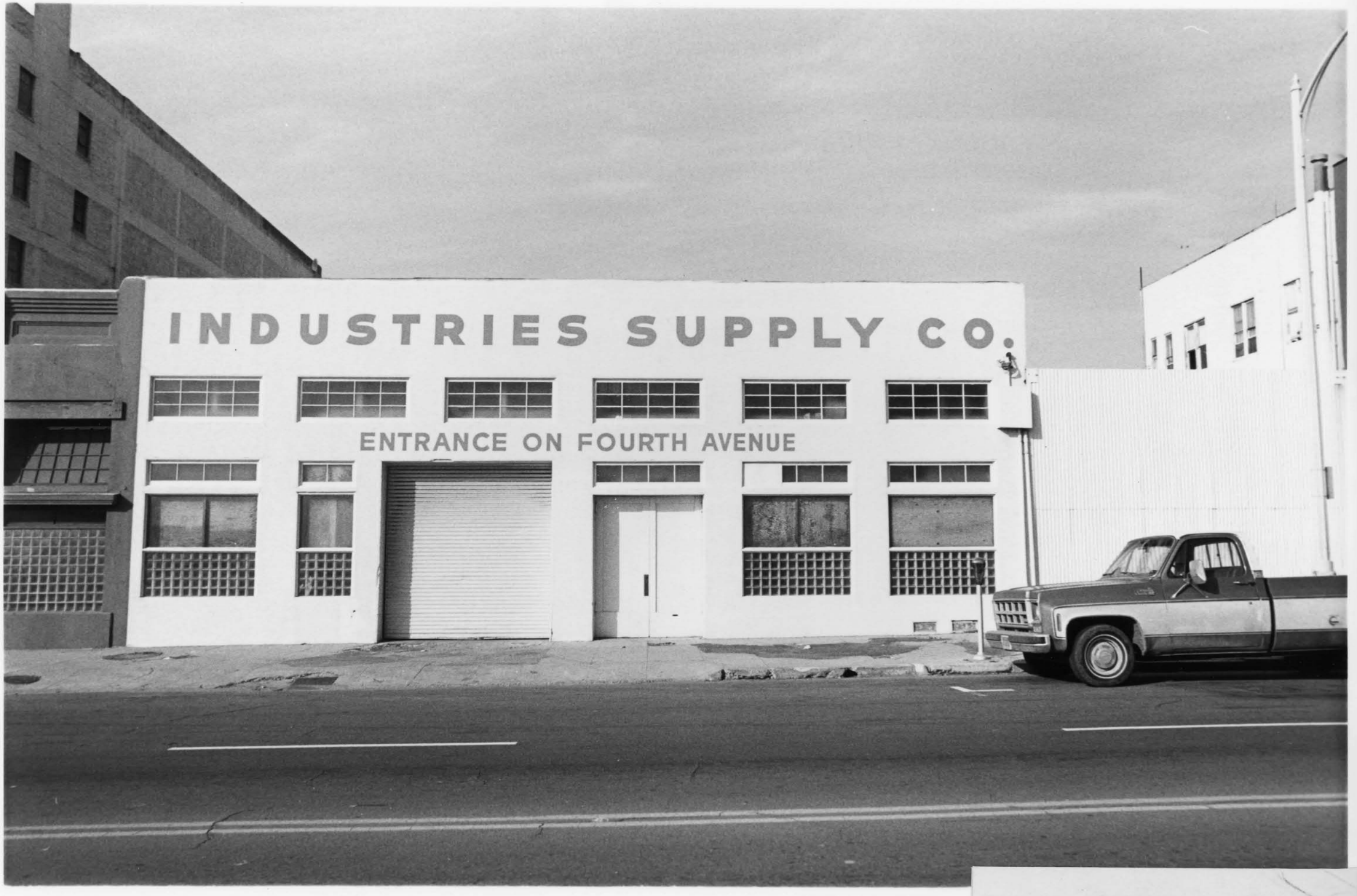
II-20 MISSION BUILDING
433 Fifth Ave.



II-18 INDUSTRIAL RUBBER PRODUCTS
506 "J" Street



I-26. BRUNSWIG DRUG COMPANY,
363 Fifth Ave., S.E.
corner Fifth and J.



II-41 INDUSTRIES SUPPLY CO.
330 Fifth



I-28. VAN WATERS & ROGERS BUILDING, S.E. corner Fifth and K.



II-13 COAST DISTRIBUTORS
213 Fifth



Telephoto view looking north on Sixth Avenue



Telephoto view looking sout
on Sixth Avenue



I-2. SAMUEL I. FOX BUILDING,
531 Broadway.



I-69 ST. JAMES HOTEL

844 Sixth Ave.



I-68 ENGINEERS SERVICE CO.

830 Sixth Ave.

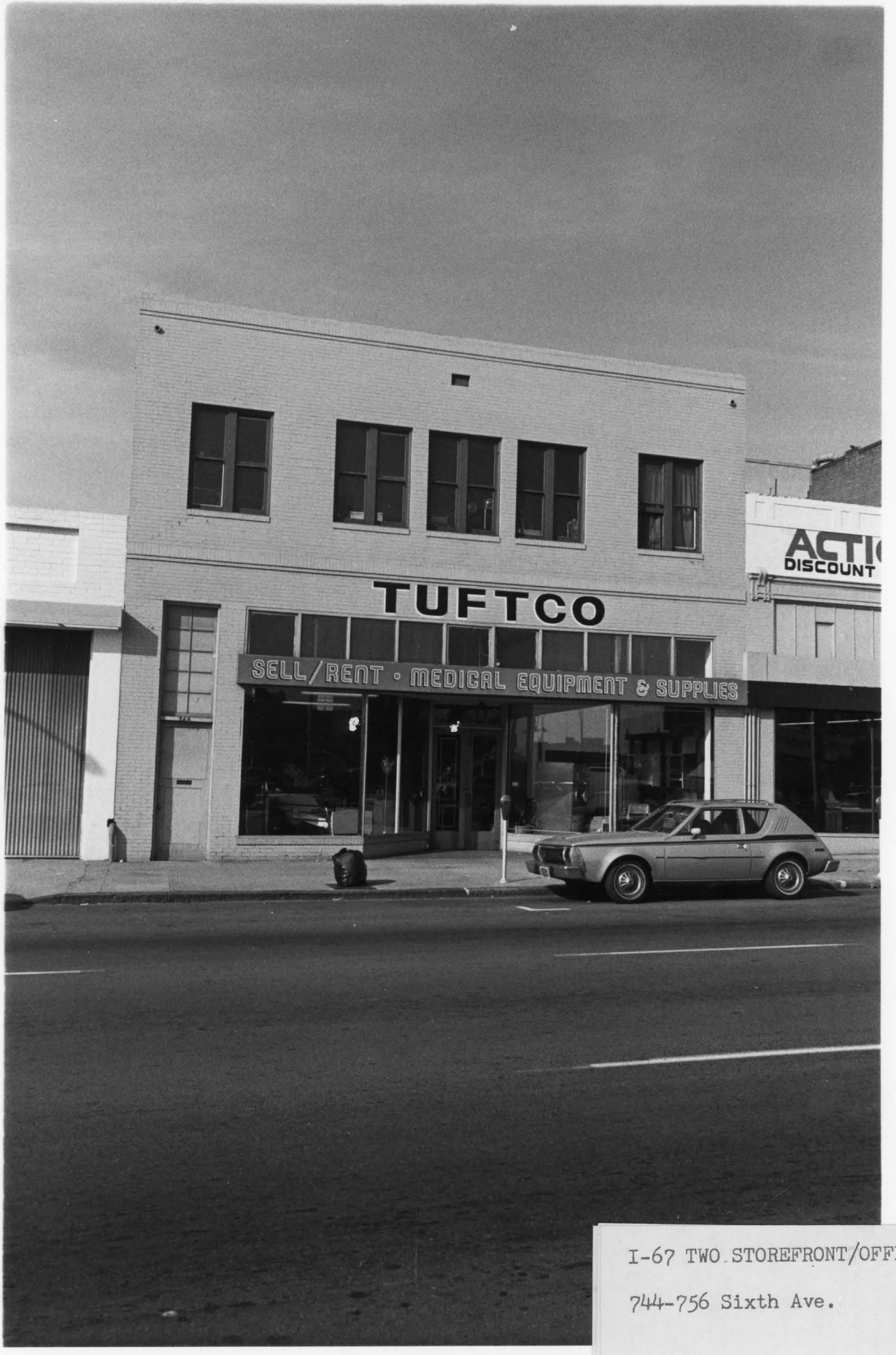


II-33 GENTS TURKISH BATH
810 Sixth

II-33 GENTS TURKISH BATH
810 Sixth Ave.



I-13. GEORGE HILL BUILDING.
S.W. corner, Sixth & F.



I-67 TWO STOREFRONT/OFFICES

744-756 Sixth Ave.



II-32 VARIOUS STOREFRONTS
731-751 Fifth and
738 Sixth

PARKING LOT II-49
Northwest corner Fifth and G

11 - 27 MUFFLER SHOP
531 Sixth Avenue



11 - 28 BAR
650 Sixth Avenue

11-43 PARKING LOT
600 Block Sixth Ave.



I-18. I.O.O.F. BUILDING, N.W. corner Sixth and Market.



I-56 ALAN JOHN FACTORY

568 Sixth Ave.



I-55 THREE STOREFRONT HOTELS

520-540 Sixth Ave.



I-55 THREE STOREFRONT
HOTELS

520-540 Sixth Ave.



I-55 THREE STOREFRONT HOTELS

520-540 Sixth Ave.



II-22 SLAVE MARKET SQUARE
502 Sixth



I-54 PRODUCE MARKET

450-62 Sixth Ave.



II-19 DAVID PRODUCE COMPANY
416 Sixth



I-53 PRODUCE MARKET

428-32 J St. ?



I-52 JERRY GONZALES PRODUCE

537 J St.



I-51 BRUNSWIG DRUG ACID YARD
II-17 to RIGHT
348 Sixth Ave.



II-16 BRIDGEFORD MEAT CO.
302 Sixth



II-14 JULIUS ROTHSCHILD & CO
204-206 Sixth



I-50 LE BARON DISTRIBUTING

Southwest corner Sixth and L

North side of Broadway - Northwest corner of Fourth and Broadway

U.S. GRANT HOTEL



North side of Broadway North-east corner of Fourth and Broadway



North side of Broadway
Northwest corner of Broadway
and Fifth



North side of Broadway North-east corner of Fifth and Broadway



North side of Broadway North-east corner of Fifth and Broadway



North side of Broadway North-west corner of Sixth and Broadway

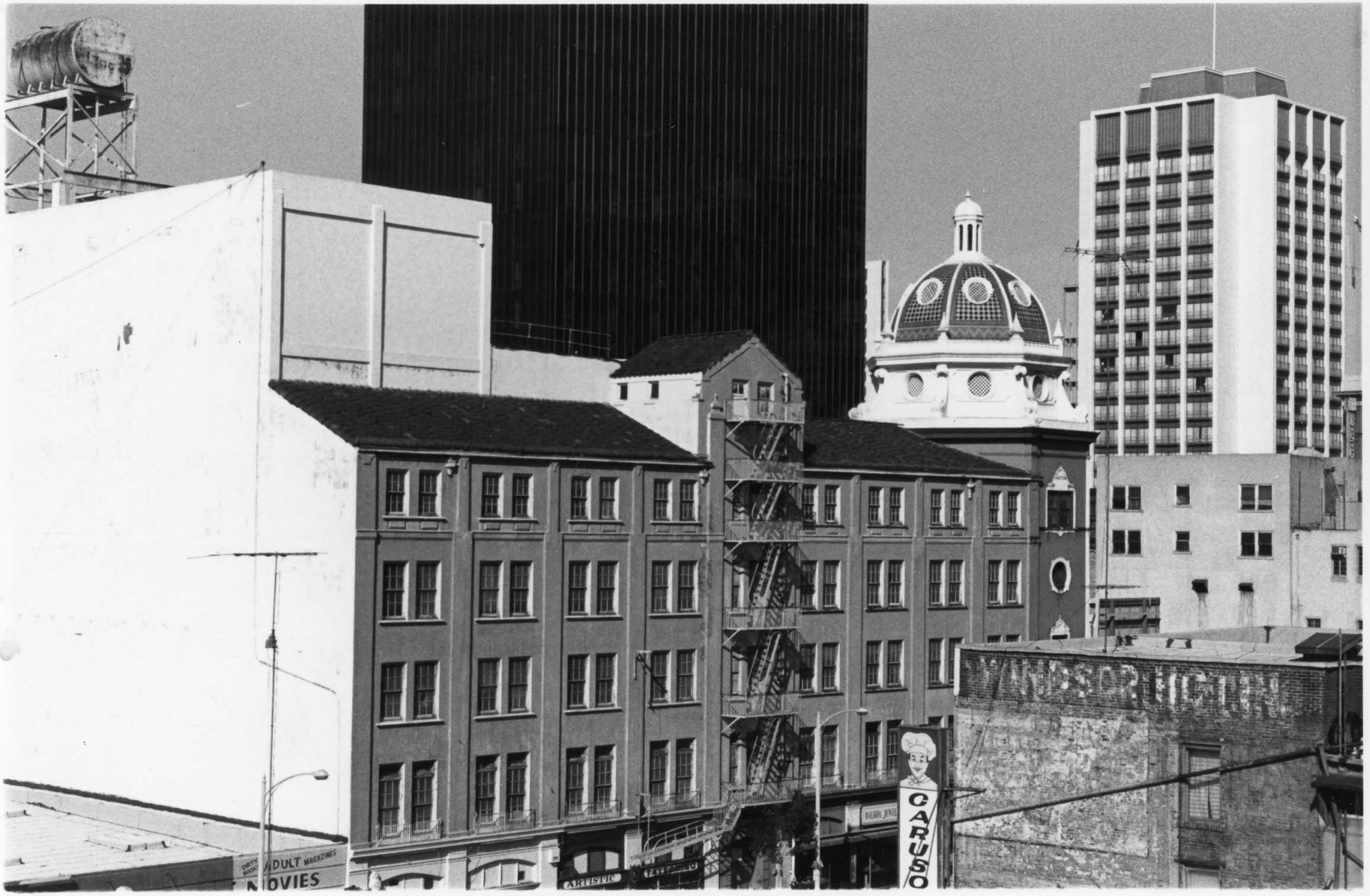


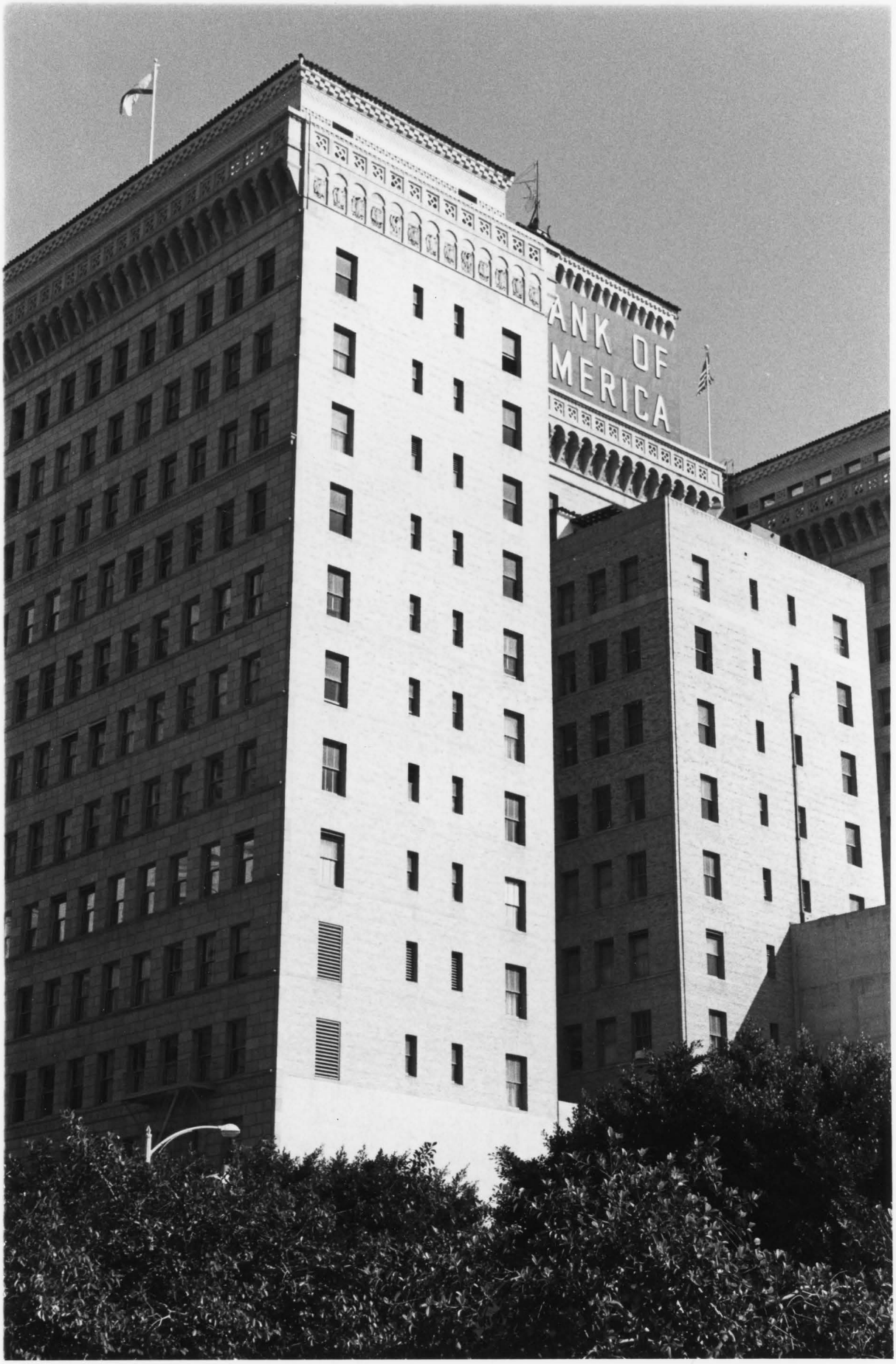
II-15 COAST CITRUS DISTRIBUTORS
501 "K" Street ?


The
BRASSERIE


Plaza st
ONE WAY
NO RIGHT TURN
CABRILLO
OPEN ALL NITE
SANDWICHES
HOT DOGS · DONUTS
ICE CREAM
333
PLAZA
PLAZA
The BRASSERIE


BALBOA
E Street
ONE WAY
ONE WAY
BRUCE LI AND CARL SCOTT
SOUL BROTHERS OF KUNGFU
BONECRUNCHING VIOLENCE
"SOUL BROTHERS OF KUNGFU
PLUS
"DIXIE DYNAMITE"
"THE GAUNTLET"
OPEN 12 NOON & ALL NIGHT
OPEN 12 NOON AND ALL NIGHT


ADULT MAGAZINES
MOVIES
CARUSO


ANK OF
MERICA


You've got a lot to look forward to.
HOTEL SENATOR
MASON HOTEL
MOVIES
KOWLOON RESTAURANT
MAGAZINES
CARD ROOM
Fourth Ave
ONE WAY
ONE WAY


HOME TOWER
Make it Coors.




Strickman & Sons
372 4th AVE.
STRICKMAN & SONS


450


T.C. DISTRIBUTING CO.
430




GOLDEN WEST
HOTEL
GOLDEN WEST
HOTEL
ENTRANCE
FOURTH AVE.
700
WASTE PAPER



Southeast corner of 3rd &
Market behind crossroads bar

533 3RD Avenue behind Royal Pie Bakery



Alley behind Royal Pie Bake



502 Third Avenue

Northeast corner of Third Ave.
and Island Street



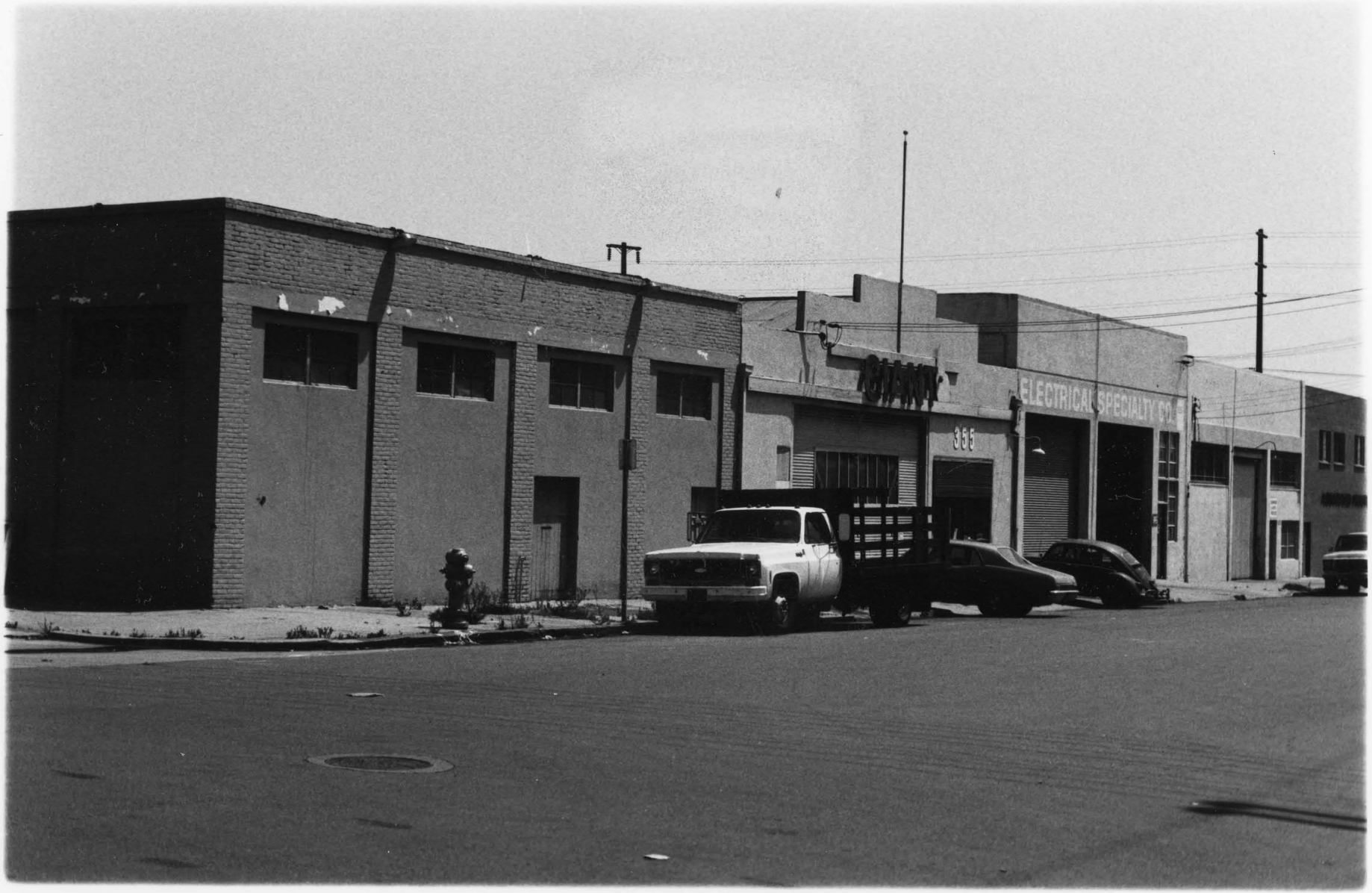
438 Third Avenue

315 Island Street

315 Island Street


WESTERN METAL SUPPLY CO.
John's Produce
Bridgford
QUALITY FOODS


PATELLA & CO.
FRUIT & PRODUCE
270-9727

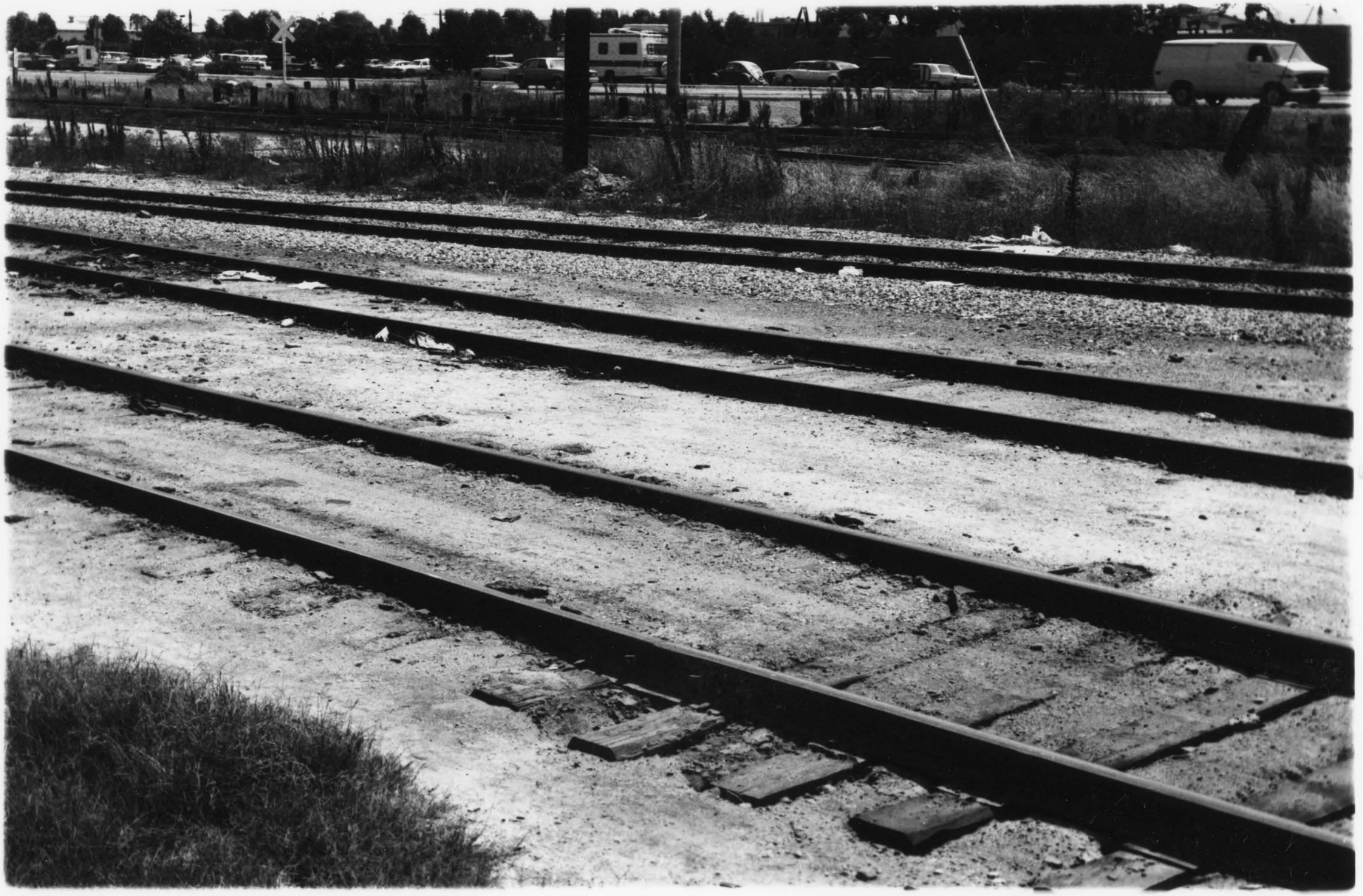

355
ELECTRICAL SPECIALTY CO.


KLAUBER WANGENHEIM COMPAN
WHOLESALE DISTRIBUTORS
KLAUBER WANGENHEIM CO.
POINT LOMA FOOD PRODUCTS
NO TRUCKS PASSENGER CARS ONLY


DO NOT
ENTER
WRONG
WAY


PIKE
Zuñiga
PRODUCE
CHEVROLET
1P40468
PIKE
IN40733


Bailey's MOVING & STORAGE
ALLIED VAN LINES



Missing Core Documentation

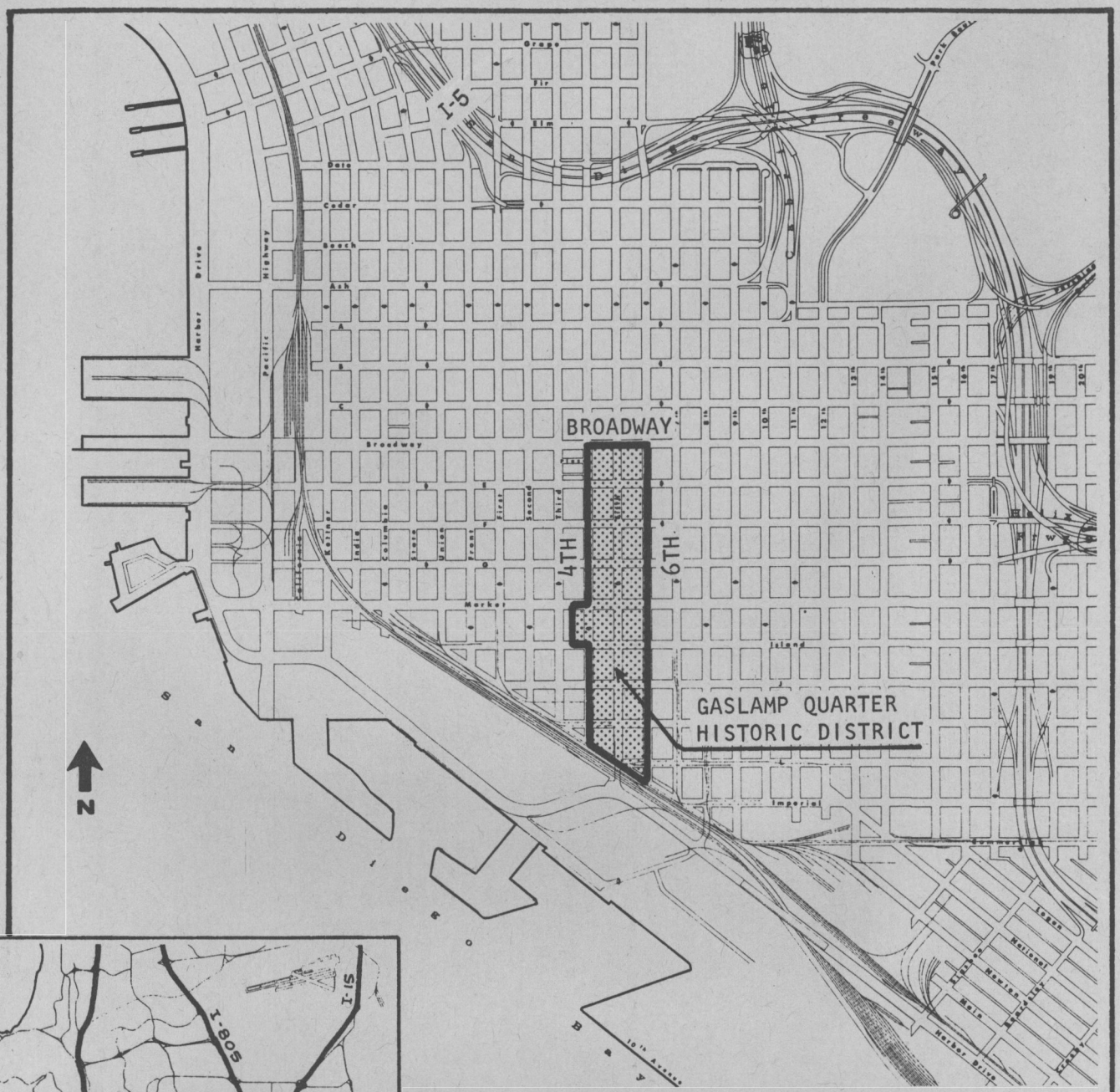
Property Name	County, State	Reference Number
Gaslamp Quarter Historic District	San Diego, CA	80000841

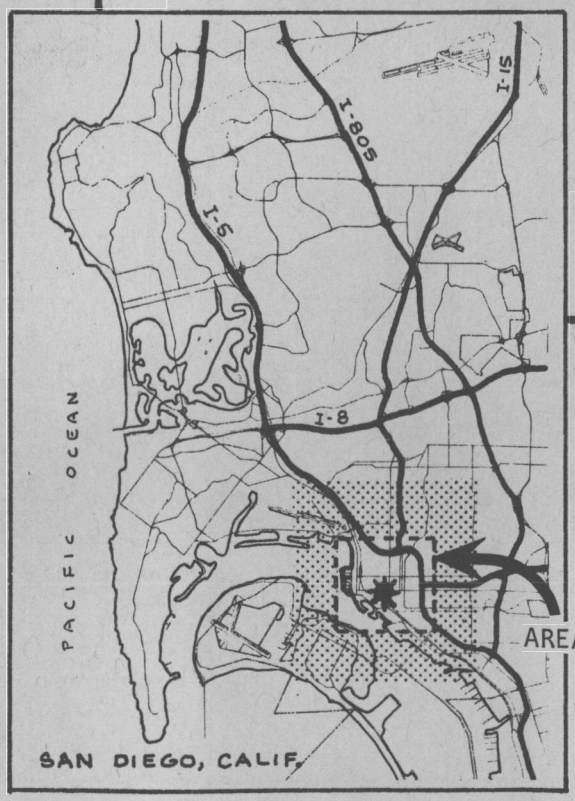
The following Core Documentation is missing from this entry:

___ Nomination Form

_x_ Photographs (missing #155)

___ USGS Map





LOCATION MAP

AREA OF LOCATION MAP

NOV 8 1979

MAY 23 1980

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

POINT LOMA QUADRANGLE
CALIFORNIA—SAN DIEGO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2549 I SW (LA JOLLA)

2549 I SE (LA MESA)

GASLAMP QUARTER HISTORIC DISTRICT
San Diego, San Diego County, California
UTM References
A. D 11/484990/3619590
B. A 11/485160/3619590
C. B 11/485160/3618610
D. C 11/484990/3618750

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 1938–39, revised 1953

Selected hydrographic data compiled from USC&GS Charts 5105 (1968) and 5107 (1969). This information 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 AVERAGE 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

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

QUADRANGLE LOCATION

RECEIVED
OCT 3 1977
NATIONAL REGISTER

POINT LOMA, CALIF.
N3237.5—W11707.5/7.5 X 8

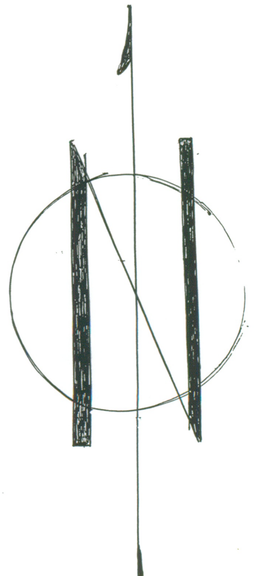
1967

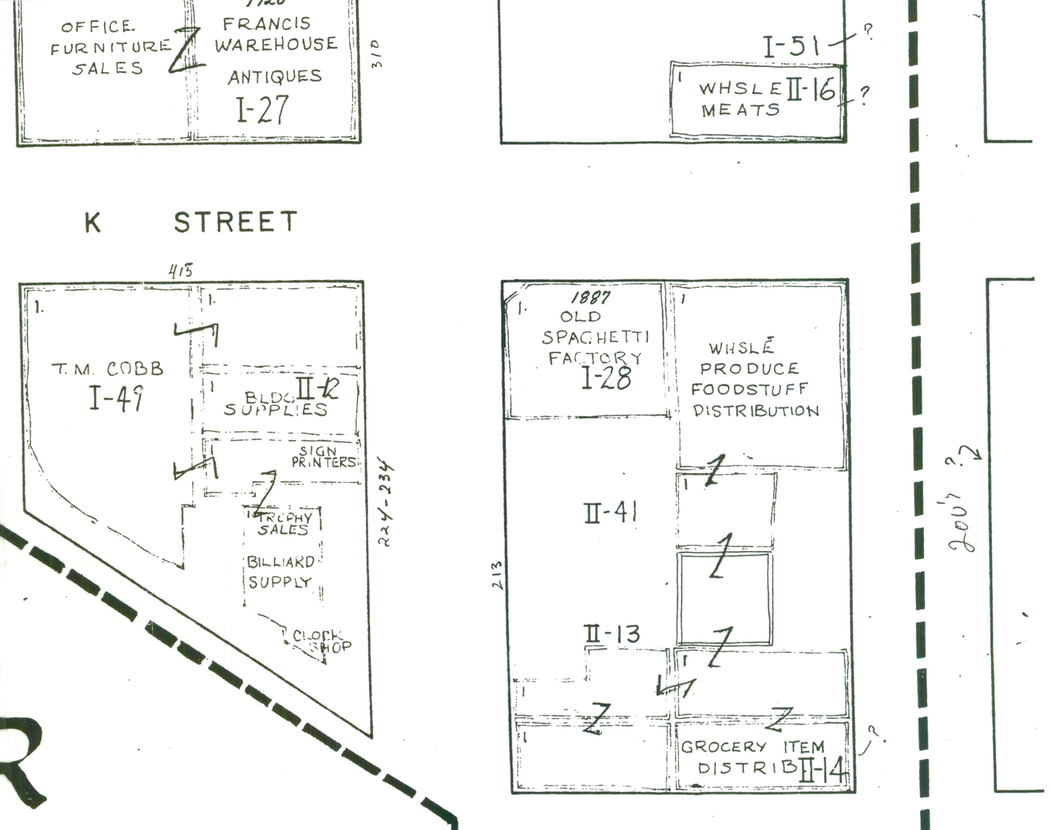
AMS 2549 II NW—SERIES V895

MAY 23 1980

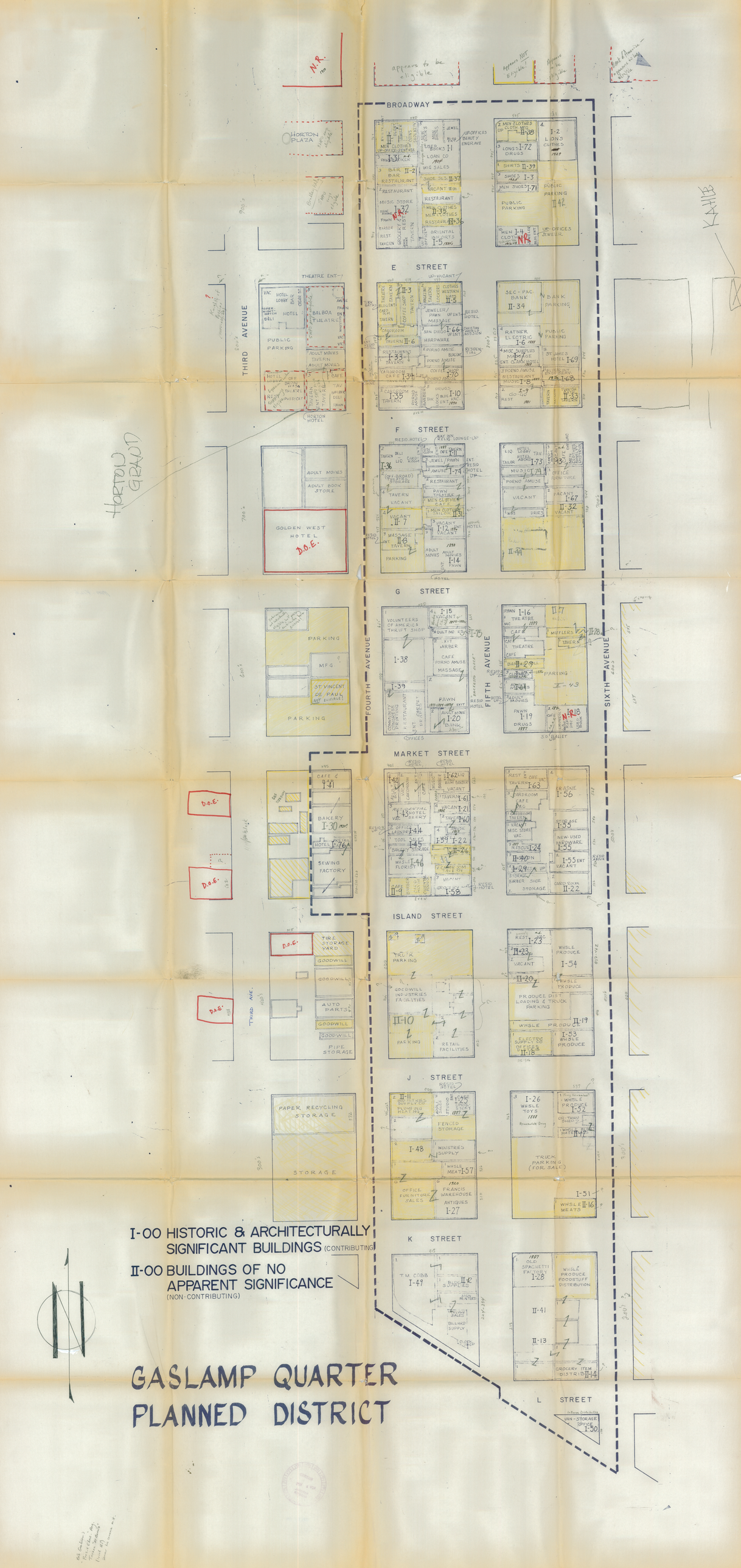
I-00 HISTORIC & ARCHITECTURALLY SIGNIFICANT BUILDINGS (CONTRIBUTING)

II-00 BUILDINGS OF NO APPARENT SIGNIFICANCE (NON-CONTRIBUTING)





GASLAMP QUARTER


BROADWAY
E STREET
F STREET
G STREET
MARKET STREET
ISLAND STREET
J STREET
K STREET
L STREET
THIRD AVENUE
FOURTH AVENUE
FIFTH AVENUE
SIXTH AVENUE
HORTON GRAND
KAHLE
HORTON PLAZA
PUBLIC PARKING
GOLDEN WEST HOTEL
D.O.E.
PARKING
MFG.
ST. VINCENT DE PAUL
BAKERY
SEWING FACTORY
TIRE STORAGE YARD
GOODWILL
AUTO PARTS
PIPE STORAGE
PAPER RECYCLING STORAGE
STORAGE
TRUCK PARKING
GOODWILL INDUSTRIES FACILITIES
RETAIL FACILITIES
PRODUCE DIST LOADING & TRUCK PARKING
WHSLE PRODUCE
TRUCK PARKING (FOR SALE)
OFFICE FURNITURE SALES
FRANCIS WAREHOUSE ANTIQUES
T.M. COBB
OLD SPAGHETTI FACTORY
WHSLE PRODUCE FOODSTUFF DISTRIBUTION
GROCERY ITEM DISTRIB
VAN-STORAGE OFFICE
I-00 HISTORIC & ARCHITECTURALLY SIGNIFICANT BUILDINGS (CONTRIBUTING)
II-00 BUILDINGS OF NO APPARENT SIGNIFICANCE (NON-CONTRIBUTING)
GASLAMP QUARTER PLANNED DISTRICT

MILFORD WAYNE DONALDSON
ARCHITECT
KEATING BLOCK
432 F STREET PHONE 239-7868
SAN DIEGO CALIFORNIA 92101
HISTORIC GASLAMP QUARTER

J STREET CLOSED

ISLAND ST. CLOSED

THIRD AVENUE

FUTURE HOUSING

FUTURE HOUSING

FUTURE HOUSING

FARMING

KAHLE SADDLERY

ADMINISTRATION

THEATER

HORTON GRAND

SPACE ALLEY

WAREHOUSE

COVERED FARMING

IN

OUT

ROYAL PIE BAKERY

FREY BLOCK

FOURTH AVENUE

GASLAMP QUARTER

WAREHOUSE

GRAND PACIFIC HOTEL

GOODWILL

GOODWILL

WAREHOUSE

TRUCK PARKING

PARKING

HEATH DAVIS HOUSE

GASLAMP THEATER

FIFTH AVENUE

TROLLEY

J STREET

VICINITY MAP

ISLAND

HORTON GRAND

NORTH

MARKET

ARCHITECT

OWNER

PROJECT

DRAWN

REVIEWED

SPEC FILE

DATE

REVISIONS

All designs, ideas and arrangements as indicated on these drawings are the legal property of Milford Wayne Donaldson Inc. and shall be restricted to the original site and specific project for which they were prepared. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Milford Wayne Donaldson Inc. is prohibited. There shall be no changes or deviations from these drawings or accompanying specifications without the written consent of Milford Wayne Donaldson Inc. Visual contact with these drawings and attached specifications shall constitute prima facia evidence of the acceptance of all these restrictions without prejudice.

SHEET TITLE

MILFORD WAYNE DONALDSON
ARCHITECT
KEATING BLOCK
432 F STREET PHONE 239-7888
SAN DIEGO CALIFORNIA 92101
HISTORIC GASLAMP QUARTER

J STREET CLOSED

ISLAND ST. CLOSED

THIRD AVENUE

FUTURE HOUSING

FUTURE HOUSING

FUTURE HOUSING

PARKING

PAHLE SADDLERY

ADMINISTRATION

THEATER

HORTON GRAND

ALLEY

IN

COVERED PARKING

OUT

ROYAL PIE BAKERY

GREY BLOCK

WAREHOUSE

FOURTH AVENUE

GASLAMP QUARTER

TRUCK PARKING

WAREHOUSE

GOODWILL

WAREHOUSE

GOODWILL

PARKING

HEATH DAVIS HOUSE

GASLAMP THEATER

GRAND PACIFIC HOTEL

FIFTH AVENUE

TROLLEY

J STREET

VICINITY MAP

ISLAND

HORTON GRAND

MARKET

NORTH

ARCHITECT

OWNER

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SHEET TITLE

MILFORD WAYNE DONALDSON
ARCHITECT

KEATING BLOCK
432 F STREET PHONE 239-7888
SAN DIEGO CALIFORNIA 92101
HISTORIC GASLAMP QUARTER

J STREET CLOSED

ISLAND ST. CLOSED

THIRD AVENUE

FUTURE HOUSING

FUTURE HOUSING.

FUTURE HOUSING

PARKING

KAHLE SADDLERY

2

ADMINISTRATION.

THEATER.

HORTON GRAND

1

SPACE ALLEY

IN

COVERED PARKING

3

4

OUT

ROYAL PIE BAKERY

FREY BLOCK

WAREHOUSE

11

FOURTH AVENUE

GASLAMP QUARTER

WAREHOUSE

10

TUNA PARKING

GOODWILL

WAREHOUSE

5

HEATH DAVIS HOUSE

6

GASLAMP THEATER

GRAND PACIFIC HOTEL

GOODWILL

8

PARKING

7

9

FIFTH AVENUE

TROLLEY

J STREET

VICINITY MAP

ISLAND

HORTON GRAND

NORTH

MARKET

ARCHITECT

OWNER

PROJECT

DRAWN

REVIEWED

SPEC FILE

DATE

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SHEET TITLE

MILFORD WAYNE DONALDSON
ARCHITECT
KEATING BLOCK
432 F STREET PHONE 239-7888
SAN DIEGO CALIFORNIA 92101
HISTORIC GASLAMP QUARTER

J STREET CLOSED

ISLAND ST. CLOSED

THIRD AVENUE

FOURTH AVENUE

FIFTH AVENUE

FUTURE HOUSING

FUTURE HOUSING

FUTURE HOUSING

PARKING

KAHLE SADDLERY

ADMINISTRATION

THEATER

HORTON GRAND

SPACE ALLEY

COVERED PARKING

OUT

IN

ROYAL PIE BAKERY

FREY BLOCK

WAREHOUSE

GASLAMP QUARTER

TRUCK PARKING

WAREHOUSE

GOODWILL

WAREHOUSE

GOODWILL

PARKING

HEATH DAVIS HOUSE

GASLAMP THEATER

GRAND PACIFIC HOTEL

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

VICINITY MAP

J STREET

ISLAND

HORTON GRAND

MARKET

NORTH

ARCHITECT

OWNER

PROJECT

DRAWN

REVIEWED

SPEC FILE

DATE

REVISIONS

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SHEET TITLE

The Atchison, Topeka and Santa Fe Railway Company

A Santa Fe Industries Company

80 East Jackson Boulevard, Chicago, Illinois 60604, Telephone 312/427-4900

January 10, 1977

Dr. William Murtagh
Keeper of the National Register
Office of Archaeology and Historic
Preservation
National Park Service
Department of the Interior
18th & C Streets N.W.
Washington, D. C. 20240

Re: San Diego Gaslamp Quarter Historic District

Dear Dr. Murtagh:

This is in regard to the proposed nomination of the San Diego Gaslamp Quarter Historic District to the National Register of Historic Places. We were advised by Ms. Sherfy of the Review Unit of the National Register that you are in the process of reviewing this nomination.

The Nomination Form states that the nominated area encompasses 16 blocks bounded by Broadway, 4th, Pacific Highway and 6th. This area includes a portion of Santa Fe's main tracks and operating right-of-way. We have reviewed the Nomination Form and have found no mention of the contribution of these tracks to the historical significance of the Gaslamp Quarter District.

It is our opinion that this trackage is of no historical significance and we request that all Santa Fe trackage and right-of-way be specifically deleted from the Gaslamp Quarter Historic District as proposed for nomination to the National Register of Historic Places.

Sincerely,

Karen S. Austin

Karen S. Austin
Attorney

KSA:mtr
cc: J. R. Scott
W. C. Burk
R. E. Welk

CALIFORNIA—THE RESOURCES AGENCY

EDMUND G. BROWN JR., Governor

TMENT OF PARKS AND RECREATION

2390
IO 95811
5-8006

June 30, 1977

Gaslamp Quarter
Historic District

Mr. Paul D. Foxworthy
Assistant to the Planning Director
City of San Diego
City Administration Building
Community Concourse
San Diego, CA 92101

The National Register of Historic Places program is administered in California by the Director of Parks and Recreation. The attachment gives some background for the program. The property indicated above has been submitted for the Register.

☐ The nomination form has been received by the Office of Historic Preservation.

☐ As an owner of the property or portion, your comments would be appreciated within the next 15 days.

☒ As the unit of local government containing the property, your comments would be appreciated within the next 15 days.

☒ As your organization has been identified as having an interest in historic preservation in this area, we would appreciate your comments within the next 15 days.

☒ The State Historical Resources Commission will consider this property and make a judgment as to whether or not it meets the criteria on July 14, 1977, beginning at 9:00 a.m. at Serra Museum in Presidio Park, San Diego.

☐ The State Historical Resources Commission recommended the nomination of the property by the State Historic Preservation Officer to the Keeper of the National Register.

☐ The State Historic Preservation Officer has forwarded the nomination to the Keeper of the National Register, U. S. National Park Service, Washington, D. C. 20240.

☐ The property was placed on the register _____

Placement on the Register does not affect the title in any manner. Protection of the property is limited to the provisions of Section 106 of the National Historic Preservation Act of 1966. Federal agencies are required to follow procedures developed by the Advisory Council on Historic Preservation.

For further information, please contact the Office of Historic Preservation, Department of Parks and Recreation, Post Office Box 2390, Sacramento, California 95811 or 916-445-8006.

Sincerely,

Knox Mellon

Dr. Knox Mellon
Historic Preservation Coordinator
Office of Historic Preservation

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE: 12.23.77

TIME OF CALL: AM / PM

1. CALL ☐ TO: ☑ FROM (Name)

Karen Austin

2. ADDRESS (Tel. No. if needed)

- attorney @ Santa Fe RR

3. SUBJECT, PROJECT NO., ETC.

Gas Light Square - San Diego

4. DETAILS OF DISCUSSION

Wanted to make RR's aware know that tracks not be included in district — so wanted to know status of nomination

I told her we had not begun reviewing — I encouraged her to comment.

She had already checked with State he told her to contact us

NAME OF PERSON PLACING/RECEIVING CALL: Shafy

TITLE:

OFFICE:

hist. dist file.

ATE OF CALIFORNIA—THE RESOURCES AGENCY
EDMUND G. BROWN JR., Governor

EPARTMENT OF PARKS AND RECREATION
O. BOX 2390
CRAMENTO 95811
(916) 445-8006

MAY 24 1978

Mr. Jerry Rogers, Chief
Office of Archeology and Historic Preservation
U. S. Department of the Interior
18 and C Streets, NW
Washington, D.C. 20240

Attention Ms. Brenda Barrett

Dear Mr. Rogers:

In accordance with the procedures for Certification of State and Local Statutes under the 1976 Tax Reform Act, the California Office of Historic Preservation is submitting the enclosed local ordinance plan for certification.

The Office of Historic Preservation recommends that the Gas Lamp Historic District be certified. The National Register nomination is pending a boundary change in your office. Though only historic sites come under the jurisdiction of the Historic Sites Review Board, new construction and non-historic structures are reviewed according to the same criteria (also enclosed) but only by the Planning Director and his design staff. The Historic Sites Review Board does review sites under the appeals process.

After discussion of the review procedure with the City of San Diego, this Office recommends for certification of the ordinance.

Thank you for your prompt review.

Sincerely yours,

Original Signed by
Dr. Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation

Enclosures

I-7557A

cc: Mr. Michael Stetner, Principal Planner
Office of Planning Department
City of San Diego
202 C Street
San Diego, CA 92101

KM:MMitchell-Wilson

THE CITY OF

SAN DIEGO

CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIF. 9210!

OFFICE OF
PLANNING
DEPARTMENT
236-6450

SENATOR S. I. HAYAKAWA
RECEIVED
AUG 29 1978
San Diego, California 92188

August 25, 1978

Mr. John Ventura
Field Representative to Senator S.I. Hayakawa
880 Front Street
San Diego, CA 92188

Re: Status of Gaslamp Quarter Nomination to National Register of Historical Places

Dear John:

As per our conversation in the street on Tuesday, I am enclosing some information about the nomination of the Gaslamp Quarter to the National Register of Historic Places.

The area was originally considered for nomination by the State Historical Resources Commission on July 14, 1977. At that time it was approved and the attached copy of the National Register of Historical Places Inventory Nomination Form was submitted to the Department of the Interior. In January 1978, we were notified that the application was returned to the State because of a boundary adjustment problem with the Santa Fe Railroad. It is our understanding that the adjustment was made by the State Office of Historic Preservation and returned to the National Register Office some time in February. Since that time repeated inquiries to the Department of Interior have not netted any useful information. They have not returned calls or have been able to find out the status of the program. Unfortunately there is no written correspondence, I would appreciate any help that Senator Hayakawa's office can give in determining the status of our nomination. Not knowing our status has hindered us from moving ahead on some programs.

Thank you for your assistance in this matter.

Sincerely,

Mike

Michael Stepner
Principal Planner

MS:te

S. I. HAYAKAWA
CALIFORNIA

GENE PRAT
ADMINISTRATIVE ASSISTANT

880 FRONT STREET
SAN DIEGO, CALIF. 92101
(714) 293-7100

United States Senate

WASHINGTON, D.C. 20510

COMMITTEES:
AGRICULTURE, NUTRITION, AND FORESTRY
HUMAN RESOURCES
BUDGET

SEP 5 1 48 PM '78

August 30, 1978

To: U.S. Department of the Interior
18th & C Street, NW
Washington, D.C. 20240

ATTN: Congressional Liaison

Enclosure from:
City of San Diego

Re: Status of nomination to National Register of Historical Places.

What is the status of the Gaslamp Quarter Nomination? What further information, if any, is needed for a favorable decision on the nomination?

Please review the attached matter and provide me with a complete report, in duplicate, and with the return of the enclosures, to the attention of JOHN VENTURA of my SAN DIEGO office at 880 Front Street, San Diego, Ca. 92188. If you need more information, or if you have any questions, please contact Mr. Ventura at (714) 293-7100, or (FTS) 895-7100.

I would appreciate either a written interim or a final reply within two weeks. Thank you for your assistance.

Sincerely,

S. I. Hayakawa

S. I. Hayakawa
United States Senator

SIH/jgm

BOR Mail Control No. 41594

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Gaslight District, San Diego CONGRESSIONAL

TO/FROM: Pam MacIntire
Aaron Gallup

DATE: 9-15-78

ADDRESS: Shpo, CA

PHONE:

STAFF MEMBER: Joe Tanner

DIVISION: NR

REPORT: Pam in S.F.
~~Aaron out for day.~~
Spoke to: Told him we would return w/ detailed comment sheet & that we would also call Stepner & Ventura. Aaron will forward back to locals to rework.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Gaslamp H.D., San Diego, Calif

TO/FROM: John Ventura (aid to Sen. Hayakawa) DATE: 9-15-78

ADDRESS: 880 Front Street, San Diego PHONE: FTS 895-7100

STAFF MEMBER: B. Hardy DIVISION: Registration

REPORT:

explained to staff member reasons for returning nomination. and that we had explained reasons to state. Asked whether or not they wanted us to contact Stepner - she felt Ventura would. Ventura may call for more detailed info. Read her contents of letter.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Gaslamp Historic District

TO/FROM: John Ventura (Senator Hayakawa's San Diego office) DATE: 9.18.78

ADDRESS: 880 Front Street, San Diego Calif. PHONE: FTS 895.7100

STAFF MEMBER: Hardy DIVISION: Registration

REPORT:

Explained to Ventura reasons for the return ~~[illegible]~~ making it clear that the problems are technical & that the area is clearly eligible. Asked whether ~~[illegible]~~ he wanted us to call ~~[illegible]~~ stepner - and he said he would call. Gave him Aaron's name & #. Ventura was grateful for our expeditious handling of their request

Returned for additional information

Returned

Gaslamp Quarter

Handy 9.18.78
Franklin for Liborech for Harding Lee 9/18/78
Greenberg for Murtagh 9/18/78
Roger 9/20

Sept. 28, 1978

San Diego Co.

Honorable S. I. Hayakawa
United States Senate
880 Front Street
San Diego, California 92188

Dear Senator Hayakawa:

Thank you for your letter on behalf of Mr. Michael Stepner concerning the nomination of the Gaslamp Historic District, San Diego, California, to the National Register of Historic Places.

The nomination for the Gaslamp Historic District is being returned to the State Historic Preservation Officer, Dr. Knox Mellon, Office of Historic Preservation, California Department of Parks and Recreation, P.O. Box 2390, Sacramento, California 95811, for additional information as explained to Mr. Ventura's staff on September 15, 1978.

We appreciate your interest in historic preservation.

Sincerely,

/s/ Gary R. Catron

Gary R. Catron
Assistant to the Secretary
and Director of Congressional
and Legislative Affairs

cc: Dr. Knox Mellon, SHPO, California

bcc: Secretary's File
Secretary's Reading File (2)
FW
Director's Reading File
Associate Director, Connally
Chief, OAHP
FHR-Lumpkin
FHR-CL
CL
NR
BOR - 41594

FHR:B Handy:lw:523-0431:9/18/78

BASIC FILE RETAINED IN NR

A/S FW&P 9/22/78

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Coastamp

TO/FROM: Mr. Stepner DATE: 10.25.78

ADDRESS: San Diego PHONE:

STAFF MEMBER: Branham DIVISION:

REPORT: Discussed return sheet + told him we would expedite once resubmitted.

STATE OF CALIFORNIA—THE RESOURCES AGENCY EDMUND G. BROWN JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
POST OFFICE BOX 2390
SACRAMENTO, CALIFORNIA 95811

(916) 445-8006

RECEIVED
NOV 8 1979
NATIONAL REGISTER

Charles A. Herrington, Acting Keeper of the Register
U. S. Department of the Interior
Heritage Conservation and Recreation Service
Office of Archeology and Historic Preservation
440 G Street, N. W.
Washington, D. C. 20243

Dear Mr. Herrington,

We resubmit the Gaslamp Quarter for nomination to the National Register of Historic Places. The properties are located in San Diego County and are in the 42nd California Congressional District.

Sincerely,

Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer

enclosures

mn-1

NOM

8/19/80

THE CITY OF
SAN DIEGO

CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIF. 92101

December 7, 1979

OFFICE OF
PLANNING
DEPARTMENT
236-6450

Mr. Joe Towner
National Register Division
U.S. Department of the Interior
440 "G" Street, N.W.
Washington D.C. 20243

Dear Mr. Towner:

Per your request, please find one ownership list and one set of mailing labels for the Gaslamp Quarter Historic District, San Diego, California.

If I provide any additional information, please do not hesitate to contact me.

Sincerely,

Michael Stepner, Supervising Planner
Gaslamp Quarter Project Administration

cc: Maryann Nockles
State Office of Historic Preservation
P.O. Box 2390
1220 "K" Street
Sacramento, CA 95811

Enclosure

01

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE 2/25/80

TIME OF CALL AM PM

1. CALL ☐ TO; ☐ FROM (Name)

Mike Stepner

2. ADDRESS (Tel. No. if needed)

(714) 236-5793

San Diego

3. SUBJECT, PROJECT NO., ETC.

Gaslamp Quarter H.D. nom. status

4. DETAILS OF DISCUSSION

NAME OF PERSON PLACING/RECEIVING CALL	TITLE	OFFICE

FHR-8-227
June 1978

Joe

San Diego file

THE CITY OF
SAN DIEGO

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE
SAN DIEGO, CALIFORNIA 92101

HISTORICAL
SITE
BOARD

March 18, 1980

OFFICE OF
THE MAYOR
236-6330

Dr. Knox Mellon
State Historic Preservation Officer
State of California
P. O. Box 2390
Sacramento, CA 95811

Dear Dr. Mellon:

This is to advise you that the City Council, at its March 3, 1980 meeting, concurred with the recommendations of the Historical Site Board regarding the placement of the Grand-Horton Hotel and the Robert E. Lee Hotel/Lyceum Theater on the National Register of Historic Places.

Sincerely,

Ron Buckley

Ron Buckley
Secretary to the
Historical Site Board

RB:nlk

cc: Heritage Conservation & Recreation Services
Washington, D.C.

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE RECEIVED APR 1 1980

_____ INDIVIDUAL RESPONSE (ATTACHED)

_____ INFORMATIVE MATERIAL SENT

_____ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN _____

INITIALS _____

ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered MAY 23 1980

Name	Location
Fort Miley Military Reservation (Point Lobos Military Reservation)	San Francisco San Francisco County
Gaslamp Quarter Historic District	San Diego San Diego County

Also Notified

Honorable S. I. Hayakawa

Honorable Alan Cranston
Honorable John L. Burton
Honorable Lionel Van Deerlin
Mr. David F. Hales
Deputy Assistant Secretary for
Fish and Wildlife and Parks
Mr. F. Ross Holland, NPS

State Historic Preservation Officer
Dr. Knox Mellon
Office of Historic Preservation
California Department of Parks
and Recreation
P.O. Box 2390
Sacramento, California 95811

NR Byers/bjr 6/3/80

For further information, please call the National Register at (202)343-6401.

WA50-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/18

TIME OF CALL AM PM

1. CALL [X] TO: [ ] FROM (Name)

Aaron Dallup

2. ADDRESS (Tel. No. if needed)

916-445-8006

3. SUBJECT, PROJECT NO., ETC.

Atchison, Topeka, Santa Fe R.R. letter

4. DETAILS OF DISCUSSION

State has no record of property owners notified in Dallups A.D.

NAME OF PERSON PLACING/RECEIVING CALL

Sheffield

TITLE

OFFICE

880

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/18

TIME OF CALL AM PM

1. CALL ☒ TO: ☐ FROM (Name)
Paul Dodsworthy

2. ADDRESS (Tel. No. if needed)
Planning Dept. 714-236-6450
City - San Diego

3. SUBJECT, PROJECT NO., ETC.
Santa Fe R.R. (Gaslamp Quarter H.D.

4. DETAILS OF DISCUSSION

San Diego [redacted] provided Calif. w/ list of property owners including Santa Fe.

Will be willing to delete Santa Fe property if notification problems arise.

NAME OF PERSON PLACING/RECEIVING CALL
Schifield

TITLE

OFFICE
880

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/18

TIME OF CALL (AM) PM

1. CALL ☐ TO: ☐ FROM (Name)

Aaron Dallup

2. ADDRESS (Tel. No. if needed)

916-445-8006

3. SUBJECT, PROJECT NO., ETC.

Santa Fe R.R.

4. DETAILS OF DISCUSSION

Calif. informed all property owners provided by San Diego. Santa Fe was among those.

NAME OF PERSON PLACING/RECEIVING CALL

Loffield

TITLE

OFFICE

780

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/18

TIME OF CALL AM (PM)

1. CALL [X] TO: [ ] FROM (Name)

Paul Dojworthy

2. ADDRESS (Tel. No. if needed)

714-236-6450

3. SUBJECT, PROJECT NO., ETC.

Santa Fe R.R.

4. DETAILS OF DISCUSSION

Checked list of property owners in Dashamp distruct and found that Santa Fe had not been included. So R.R. was not notified.

NAME OF PERSON PLACING/RECEIVING CALL

Sheffield

TITLE

OFFICE

680

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/18

TIME OF CALL AM (PM)

1. CALL [X] TO: [ ] FROM (Name)

Aaron Gallup

2. ADDRESS (Tel. No. if needed)

Calif.

3. SUBJECT, PROJECT NO., ETC.

Santa Fe

4. DETAILS OF DISCUSSION

Will rewrite w/San Diego Planning Dept. ~~description~~ description so that southern boundary of nomination excludes Santa Fe right-of-way.

Hold nom. till then.

NAME OF PERSON PLACING/RECEIVING CALL

Sheffield

TITLE

OFFICE

880

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 1/23

TIME OF CALL (AM) PM

1. CALL [X] TO: [ ] FROM (Name)

Karen Austin

2. ADDRESS (Tel. No. if needed)

312-427-4900

3. SUBJECT, PROJECT NO., ETC.

Santa Fe R.R. - Raton Dist.

4. DETAILS OF DISCUSSION

Informed Austin of our intention to delete Santa Fe trackage from nomination.

Austin then informed me that Playa de Tiempo la Junta (Colo.) includes Santa Fe's Regional Office Bldg. Santa Fe was not notified. Will call Colo. + check.

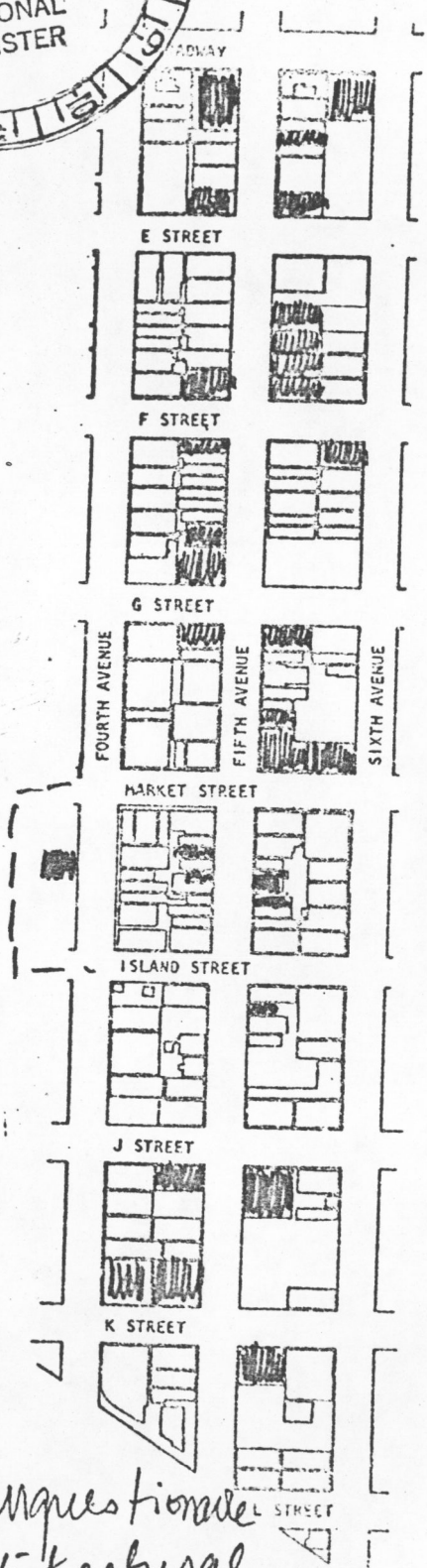
NAME OF PERSON PLACING/RECEIVING CALL: Sheffield

TITLE:

OFFICE: 880

RECEIVED
AUG 10 1978
NATIONAL REGISTER

Historic And Architectecturally Significant Buildings in the Gaslamp Quarter



1 GRANGER BUILDING, SW corner Fifth Broadway, 5 story, built 1904

2 SAMUEL I. FOX BUILDING, 531 Broadway Four story, built 1929. William Templeton Johnson, Architect. Influence of the Mission Revival style and Mediterranean with cast iron decorative grillage, terra cota sculpted spandrel between the 3rd and 4th floors and overhanging tile roof. Interior remodeled and fire escapes added later to accommodate its present use as clothing store.

3 UNIVERSAL BOOT SHOP, 939 Fifth
3 Story, Circa 1925
Good example of Art Deco.

4 ROBINSON BUILDING, NE corner Fifth and E Ten stories, built by Nathan Watts, approx. 1912.

*5 FIRST NATIONAL BANK BUILDING, NW corner Fifth Ave. and E. Built as one story, approx. 1883 for First National Bank, and later Coronado Beach Company. Two stories added in late 1880's-

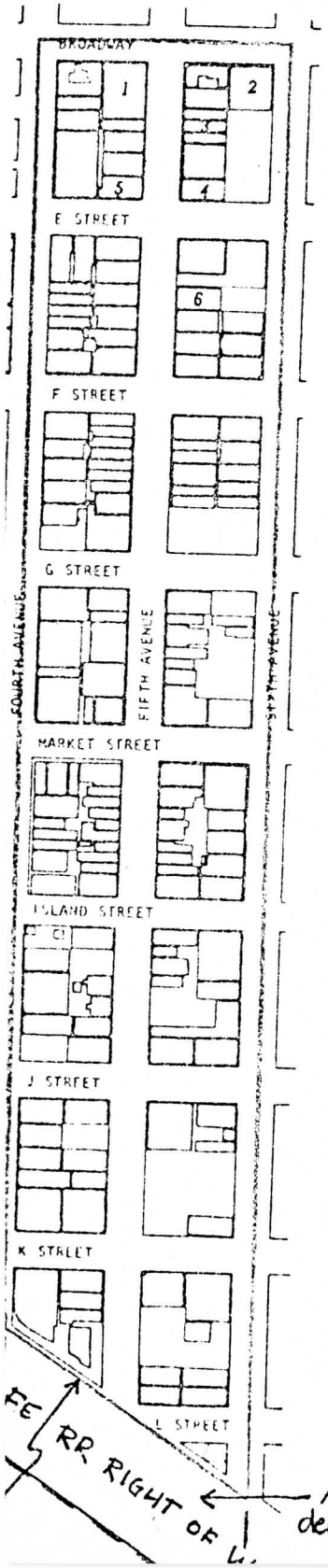
*6 LOUIS BANK OF COMMERCE (RATNERS) 835-837 Fifth, Four story, build 1888. Clement & Stannard Architects. This Baroque Revival or Second Empire Building was noted in the Sept. '88, San Diego Illustrated as "the first granite building in the city, sound and substantial in its structure, handsome and imposing in appearance and a credit to the whole city as well as to the enterprise and judgment of the owners."

Originally the structure had a pair of domed towers over the bay windows capped by spread winged eagles and a flag mast over the central element. The interior features a four-story loft with great skylight which has, unfortunately, been covered.

Unquestionable architectural significance (30)

The 41 bldg of secondary importance could not be ranked due to lack of information.

Boundary Revision
Gaslamp Quarter Historic District
San Diego, CA



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5) and justified with photographic documentation.

#12) Photos of intrusions should be included — as should streetscapes of adjacent areas not included in district boundaries.

Form 10-900d
Rev. 12/86

NATIONAL PARK SERVICE
REVIEW SHEET

Historic Preservation Certification Application - Significance

Property: PACIFICA HOTEL, 547-551 FOURTH STREET, SAN DIEGO, CA Project No.: 0959-99-CA (46)

Historic District: GASLAMP QUARTER HISTORIC DISTRICT

06/23/99 date initial application received by State

06/23/99 date complete information received by State

08/02/99 date of this transmittal to NPS

Inspection of property by State staff? XX no ___ yes date(s): _____

_____ date(s) additional information requested by State

XX There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER 1

This property involves:

_____ Extensive loss of historic fabric

_____ Substantial alterations over time

_____ Preliminary determination of listing

_____ for district

_____ for individual property

_____ Significance less than 50 years old

_____ Obscured or covered elevation(s)

_____ Moved property

_____ State recommendation inconsistent with NR documentation

_____ Recommendation different from the applicant's request

NUMBER 2

Complete items(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1880-1910

(2) The property XX contributes ___ does not contribute to the historic significance of this registered historic district in:

XX location XX design XX setting XX materials XX workmanship XX feeling XX association

XX Property is mentioned in the NR or State or local district documentation in Section Sect. 4, page 2. Sect. 8, page 17-18

(3) For properties less than 50 years old:

_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

_____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.

_____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance of the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

_____ Nomination has already been submittted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)

_____ Nomination was submitted to the NPS on _____.

_____ Nomination will be submitted to the State review board within twelve months.

_____ Nomination process likely will be completed within thirty months.

_____ Other, explain:

B. Evaluation of the property:

_____ Property is individually eligible and meets National Register Criteria for Evaluation

_____ Property is located within a potential registered district that meets National Register

Criteria for Evaluation: ___ A ___ B ___ C ___ D

Criteria for Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:

_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

_____ does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER 3 Describe and evaluate the physical characteristics of the property, its [illegible] (or individually for preliminary determinations of individual listings).

The District encompasses the only significant remnants of turn-of-the-century commercial buildings in San Diego. The period of 1880-1910 represents a transition from an earlier frontier town into a true commercial urban center. Typical features are common brick construction, facades at the property line, deep-set openings on the ground floor, and heavy, ornate cornices. A few larger anchor buildings, up to 12 stories tall, cluster at its north end, the south end contains smaller, more typical 1-4 story supporting buildings. The Pacifica Hotel is located just south of the center of the district.

Built about 1910, the Pacifica Hotel is one of the later buildings of the district. This 3 story, rectangular brick building is done in a plain Commercial-Industrial style. It incorporates all the architectural characteristics of the district, common brick, low stories, main facade at the sidewalk, ground floor openings recessed, and it is topped with a heavy cornice. Although simple, it features distinctive decorative touches. The ground floor openings form a horizontal band; the recessed shop openings flank a central entryway. Dark awnings cover multi-pane transom windows. The second and third floors feature horizontal bands composed of four bays of Chicago-style tripartite windows, with one-over-one double hungs bracketing a central fixed pane which is topped by a transom of four lights divided by vertical muntins. The heavy cornice projects from the flat facade surface and is supported by paired modillions centered over each window bay. The spandrels and piers are almost equal in width, completing the symmetry. A metal sign centered above the central entry, projects at 90 degrees. As is also typical, ground floor space is commercial and the upper floors residential. The building exterior retains high integrity with only minimal changes to the ground floor.

NUMBER 4 State Official Recommendation:

This application for the above-named property has been reviewed by Jeanette Schulz, a professionally qualified architect, architectural historian, historian, or historical archeologist on my staff.

XX The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

___ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

___ The property does not contribute to the significance of the above-named district.

___ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

___ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

___ The property appears to contribute to the significance of a:

___ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

___ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

___ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

___ Insufficient documentation has been provided to evaluate the structure.

_____ Detailed NPS review recommended _____ Precedent-setting case _____ Forwarded without recommendation

August 2, 1999
Date

Daniel Abeyta
State Official Signature

XX See attachments: photographs and application

NPS Comments:

Date NPS Reviewer

Re 7-15

Definitely eligible but, so much wrong, needs to to be returned & redone. Go back to How to Book:

VBD — inaccurate. What is jog on W. side? This must be reflected in VBD specifically.

Acreage — ~~It~~ Why wasn't it reduced when Santa Fe Property to Pacific Highway was eliminated. Should be less than 38?

Boundaries — must justify why not incorporating surrounding resources — e.g., older retail area north of Bdwy, or facing bldgs on 4th & 6th streets. Again, the jog on W. side?

Sketch map — need a good, (larger) one, identifying all bldgs — major, contributing, intrusive, etc., — & styles or periods, position of photographer, street addresses, & keyed to bldgs described in #7 & to photos.

#7 — List of contributing & non-contrib. bldgs w/ addresses.

Photos — all are 1972! Must have more & current, photos, properly labeled & keyed to sketch maps. Need photos of Broadway, E St, Island Ave, K St (the E/W routes) & ~~6th~~ (both?) sides of 4th & 6th (N/S routes) — especially by jog on W (but also to justify boundary) — and along 5th St where there are major concentrations of intrusions, e.g. E. side of 5th X F & G, etc, & in upper & lower blocks.

#8 — Poor historic documentation & no justification for commerce, industry, social/humanitarian with a look

NAME OF PROPERTY Gaslamp (San Diego) HD STATE CA

Date Information Requested/Date Put in "Hold" Drawer: 11-29-79

Date to Be Pulled from "Hold" Drawer: 12-29
(30 Days from Date Requested)

Information Requested From: Marianne, CA SHPO Staff

Information Requested/Reason Nomination Is Being Held:

TRA: need addresses for Dolores to be able to notify current owners.

DEC. 29

Joe Tom
Reviewer

VBD? (Jog) What is Jog!? (map's differ)

Has acreage changed by deletion of RR?

Why not included older retail area N of Blvd?

E. Side of 5th/intrusive?

W " " 4th?

W " " 6th?

outside streets?

Map w/ addresses?

# of photos w/ section 7

Complete sketch map

Intrusions! Show all on map!

Photos - post - 1975

Eligible w/ return

San Diego Co, Ca. (7) HCRS

USE original Commercial intermediate _____ new Commercial/Office

ESTIMATED COST ~~350,000.00~~ FINAL COST _____

HOUSING UNITS before N/A after N/A FEDERAL FUNDS (*) no ( ) yes _____

NHL ( ) NHL District ( ) NR ( ) NR District (*) State/local District ( ) Proposed ( )

Name of district Gaslamp Quarter Date listed/certified _____

NAME AND ADDRESS OF OWNER Norman ANd Christina Starr
824 Jamiaca Court
San Diego, CA 92109

SIGNIFICANCE

PRELIMINARY
Date received _____
Date info requested _____
Date info received _____
Date of action _____
( ) contributing
( ) non-contributing
( ) conditional

FINAL
Date received 9/23/80
Date info requested _____
Date info received _____
Date of action _____
( ) contributing
( ) non-contributing

REHABILITATION

PROPOSED WORK
Date received 9/23/80
Date info requested _____
Date info received _____
Date of action _____
( ) approved ( ) approved/conditions
( ) withheld ( ) denied
Reviewer _____ ( ) plans

COMPLETED WORK
Date received _____
Date info requested _____
Date info received _____
Date of action _____
( ) approved ( ) denied
Reviewer _____

APPEAL
Date received _____ Date of action _____
( ) sustained ( ) overturned

APPEAL
Date received _____ Date of action _____
( ) sustained ( ) overturned

0055=80-CA-80-0062 552 Fifth Ave. (Marin Building) San Diego San DIego

Aaron – North – Bldgs on No. later, diff-
scale. Indiv'ly elig.
Adeq. edge – won't see any indiv. nom's however.
A plng district, not h.d. E-edge might also jog in + out.

Historical integrity VBD would zig-zag much more!

Rev. Bd. passed, knowing this. = "Core"

entire block fn removal exc. Balboa. Pol'ly hot!

Horton Plaza good, but edges shot on So. exc. Cabrillo Theatre wh/ may be intact. Plaza Hotel reduced from 6 to 2 stories + detail covered up in 1950's. Bradley Bldg. on corner might be restorable.
Balboa Th. – to south – OK on Horton Hotel – very handsome 1880's Italianate! [Nom. to Rev. Bd. in Feb.]
Next is Lyceum Theatre [applic. pending]
KNickerbocker [applic. pending] weak but contributes.

SAN DIEGO GASLAMP QUARTER



Gaslamp Quarter

APPLICATION FOR NOMINATION
NATIONAL REGISTER OF HISTORIC PLACES
GASLAMP QUARTER HISTORIC DISTRICT
SAN DIEGO CALIFORNIA

PH0505439

NATIONAL REGISTER DATA SHEET

(1) NAME as it appears on federal register: Gaslamp Quarter Historic District

(2) OTHER NAMES: Stingaree

(3) date of entry:

(4) county code: 73

(5) LOCATION street & number: roughly bounded by Broadway, (over) | city / town: San Diego | vicinity of | state: CA | county: San Diego

(6) NPS REGION: W

(7) OWNER ☐PRIVATE ☐STATE ☐MUNICIPAL ☐COUNTY ☒MULTIPLE ☐FEDERAL (agency name)

(8) ADMINISTRATOR:

(9) EXISTING SURVEYS ☐HABS ☐HAER ☐NHL

(10) FUNDED? ☐YES ☐NO

(11) CONGRESS. DISTRICT 42nd

(12) SOURCE of NOMINATION ☐STATE ☒FEDERAL if state who prepared form? ☐LOCAL ☐PRIVATE ORGANIZATION

(13) WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐YES NAME ☐NO

(14) WITHIN NATIONAL HISTORIC LANDMARK? ☐YES. NAME ☐NO

(15) ACREAGE

(16) CONDITION
☐excellent ☐good ☐fair ☐deteriorated ☐ruins ☐unexposed ☐unexcavated ☐altered ☐unaltered ☐reconstructed ☐excavated ☐original site ☐moved ☐unknown

(17) features:
INTERIOR: ☐SUBSTANTIALLY INTACT-1 ☐NOT INTACT-0 ☐UNKNOWN-4 ☐NOT APPLICABLE-7
EXTERIOR: ☐SUBSTANTIALLY INTACT-2 ☐NOT INTACT-0 ☐UNKNOWN-5 ☐NOT APPLICABLE-8
ENVIRONS: ☐SUBSTANTIALLY INTACT-3 ☐NOT INTACT-0 ☐UNKNOWN-6 ☐NOT APPLICABLE-9

(18) ACCESS ☐YES-Restricted ☐YES-Unrestricted ☐No Access ☐Unknown

(19) ADAPTIVE USE ☐YES ☐NO

(20) SAVED? ☐YES

IS PROPERTY A HISTORIC DISTRICT? ☐yes ☐no

(21) AREAS OF SIGNIFICANCE:
☐ARCHEOLOGY-prehistoric-2 ☐ARCHEOLOGY-historic-1 ☐AGRICULTURE-3 ☐ARCHITECTURE-4 ☐ART-5
☐COMMERCE-6 ☐COMMUNICATIONS-7 ☐CONSERVATION-8 ☐ECONOMICS-9 ☐EDUCATION-10
☐ENGINEERING-11 ☐ENTERTAINMENT-26 ☐EXPLORATION-12 ☐HEALTH-27 ☐INDUSTRY-13 ☐INVENTION-14
☐LANDSCAPE ARCH.-15 ☐LAW-16 ☐LITERATURE-17 ☐MILITARY-18 ☐MUSIC-19 ☐PHILOSOPHY-20
☐POLITICS/GOVT.-21 ☐RELIGION-22 ☐SCIENCE-23 ☐SOCIAL/HUMANITARIAN-24 ☐SOCIAL/CULTURAL-30 ☐TRANSPORTATION-25
☐RECREATION-28 ☐SETTLEMENT-29 ☐URBAN PLANNING-31 ☐OTHER (SPECIFY)

(22) CLAIMS: explain
'first' ☐
'oldest' ☐
'only' ☐

(23) functions
WHEN HISTORICALLY SIGNIFICANT:
CURRENTLY:

(24) dates of initial construction:
major alterations:
historic events:

(25) ETHNIC GROUP ASSOCIATION

(26) architectural style(s):

(27) architect:

(28) master builder:

(29) engineer:

(30) landscape architect / garden designer:

(31) interior decorator:

(32) artist:

(33) artisan:

(34) builder/contractor:

(35) NAMES give role & date
PERSONAL:
EVENTS:
INSTITUTIONAL:

(36) NATIONAL REGISTER WRITE-UP

reviewers initials_____ date_____ IF ADDITIONAL SPACE NEEDED, NUMBER & PUT ON REVERSE

5. Pacific Highway, 4th and 6th Sts.