



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 10, 2023 REPORT NO. HRB-23-027

HEARING DATE: August 24, 2023

SUBJECT: **ITEM #3 – Amendment to the Greater Golden Hill Historic District to Reclassify 2412 A Street from Non-Contributing to Contributing**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Laura Petrovich; represented by Legacy 106, Inc.

LOCATION: 2412 A Street, Greater Golden Hill Community, Council District 8
APN 534-141-0200

DESCRIPTION: Consider the reclassification of the property located at 2412 A Street in the Greater Golden Hill Historic District from a Non-Contributing to a Contributing resource and designation of the property under HRB Criterion F.

STAFF RECOMMENDATION

Reclassify the property located at 2412 A Street in the Greater Golden Hill Historic District from a Non-Contributing to a Contributing resource and designate the property under HRB Criterion F. This recommendation is based on the following finding:

The resource, as recently restored, conveys the significance of the designated Greater Golden Hill Historic District and was constructed within the district's 1890-1940 period of significance. Specifically, the resource, constructed in 1912, conveys the district's architectural significance as a residential neighborhood with a high concentration of architectural styles popular with San Diego's middle and upper classes in the late 1800s and early 1900s as it embodies the distinctive characteristics of Prairie style architecture, including overhanging eaves with a horizontal emphasis; stucco-clad exterior; and off-center covered entry porch with massive square supports.

BACKGROUND

The Historical Site Board (now named the Historical Resources Board) designated the six-block Greater Golden Hill Historic District on October 6, 1978. The district was designated with a period of significance of 1890-1940. Additional properties were designated as part of the district in 1984 and 1985. This district was designated prior to the adoption of the current [Guidelines for the Application of](#)

Historical Resources Board Designation Criteria, which went into effect in 2009; the district was not designated under any current designation criterion. However, this six-block area is architecturally significant because it contains a high concentration of residential structures that reflect a range of architectural styles popular between 1890 and 1940 including Queen Anne, Classical Revival, Colonial Revival, Eastlake, Mission Revival, Spanish Colonial Revival, Craftsman, and Prairie. The district also contains several residences designed by prominent San Diego architects such as William Sterling Hebbard, Irving Gill, Emmor Brooke Weaver, and William Quayle. Lastly, the district is also historically significant as an early suburb that was a fashionable place to live for San Diego's upper to middle classes at the turn of the century. Notable residents included politicians such as mayors Grant Conrad, James Wadham, and Louis Wilde; state senators Leroy Wright and Ed Fletcher; and City Councilman Fred Heilbron. The intent of establishing this Historic District was to maintain the heritage and character of Golden Hill by preserving the historically and architecturally significant structures within its boundaries.

In 1978, during the hearing for the designation of the Historic District, Planning Department staff presented to the Historical Site Board their findings of structures significant in the district. The Planning Department identified 112 structures in the area, which were categorized as primary structures, secondary structures, supportive structures, or exempted structures. The subject property was not a primary or secondary structure, nor is it an exempted structure; instead, it belongs in the "Supportive Structures" category which was defined as a structure that "possesses texture, detailing, scale, siting and/or other features which make them compatible with the primary and secondary significant structures..." (Attachment 3). The subject property at 2412 A Street was not designated in 1978.

In 1984, City staff presented additional properties within the Greater Golden Hill Historic District boundary to be considered for designation. Twenty properties were given a class "A" or class "B" status and recommended for designation. The subject property was not surveyed as either class "A" or class "B" (Attachment 4). The subject property was not designated in 1984 nor any subsequent hearings.

ANALYSIS

This item is being brought before the Historical Resources Board in conjunction with the owner's request to consider reclassifying the property located at 2412 A Street Drive from Non-Contributing to a Contributing resource and designate the property under HRB Criterion F. Staff supports this request, which is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

The subject property located at 2412 A Street was not designated in the 1970s during the Historical Site Board hearing for the establishment of the Greater Golden Hill Historic District. Although no records can be found specifying why the subject property was not designated historic as part of the original designation or the subsequent hearings, it is likely that a 1945 addition along the primary

façade impaired the architectural integrity of the subject resource. The 1945 addition comprised an enclosure of the second-story balcony with a non-original roof and non-original picture and double-hung windows. These non-historic elements have since been removed.

The property is a two-story Prairie style house constructed in 1912. It features overhanging eaves with a horizontal emphasis, a stucco-clad exterior, and an off-center covered entry porch with massive square supports, all indicative of the Prairie style. The house retains much of its original design, including the west elevation two-story bay and square southwest corner projection.

The current property owner elected to restore the subject building in 2020. The owner used a circa 1934 historical photograph, Assessor building records, Sanborn maps, and existing original building elements as the basis for their restoration work. Historic Resources staff worked closely with the applicant to ensure the work was consistent with the Secretary of the Interior's Standards. The project included the removal of the non-original balcony enclosure; the restoration of the roof overhang; the removal of the non-original lacey stucco and replacement with a sand finish; the replacement porch balustrade/balustrade cap; the addition of a new metal railing to meet current building codes; and the addition of new single-lite French doors in the historic door opening.

The restoration of the property with historically appropriate materials, finishes, and details has resulted in a resource that reflects the architectural significance of the district. Therefore, staff recommends reclassifying the property at 2414 A Street from Non-Contributing to a Contributing resource and designation of the property under HRB Criterion F.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2412 A Street be designated under HRB Criterion F as a contributing resource to the Greater Golden Hill Historic District.



Alvin Lin
Assistant Planner

al/SS



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. 1978 Greater Golden Hills Historic District Proposal
4. 1984 Staff report to the Historical Site Board

RESOLUTION NUMBER N/A
ADOPTED ON 8/24/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/24/2023, to consider the historical designation of the **Greater Golden Hill Historic District Contributor** (owned by Laura Petrovich, 2412 A Street, San Diego, CA 92102) located at **2412 A Street, San Diego, CA 92102**, APN: **534-141-02-00**, further described as BLK 1 LOTS 27 & 28 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Greater Golden Hill Historic District Contributor on the following findings:

(1) The property is historically significant under CRITERION F as a contributing resource to Greater Golden Hill Historic District and retains integrity to the District's 1890-1940 period of significance. Specifically, the resource, constructed in 1912, conveys the district's architectural significance as a residential neighborhood with a high concentration of architectural styles popular with San Diego's middle and upper classes in the late 1800s and early 1900s as it embodies the distinctive characteristics of Prairie style architecture, including overhanging eaves with a horizontal emphasis; stucco-clad exterior; and off-center covered entry porch with massive square supports.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

2412 A Street, San Diego, CA 92102

ASSESSOR PARCEL NUMBER **534-141-02-00**

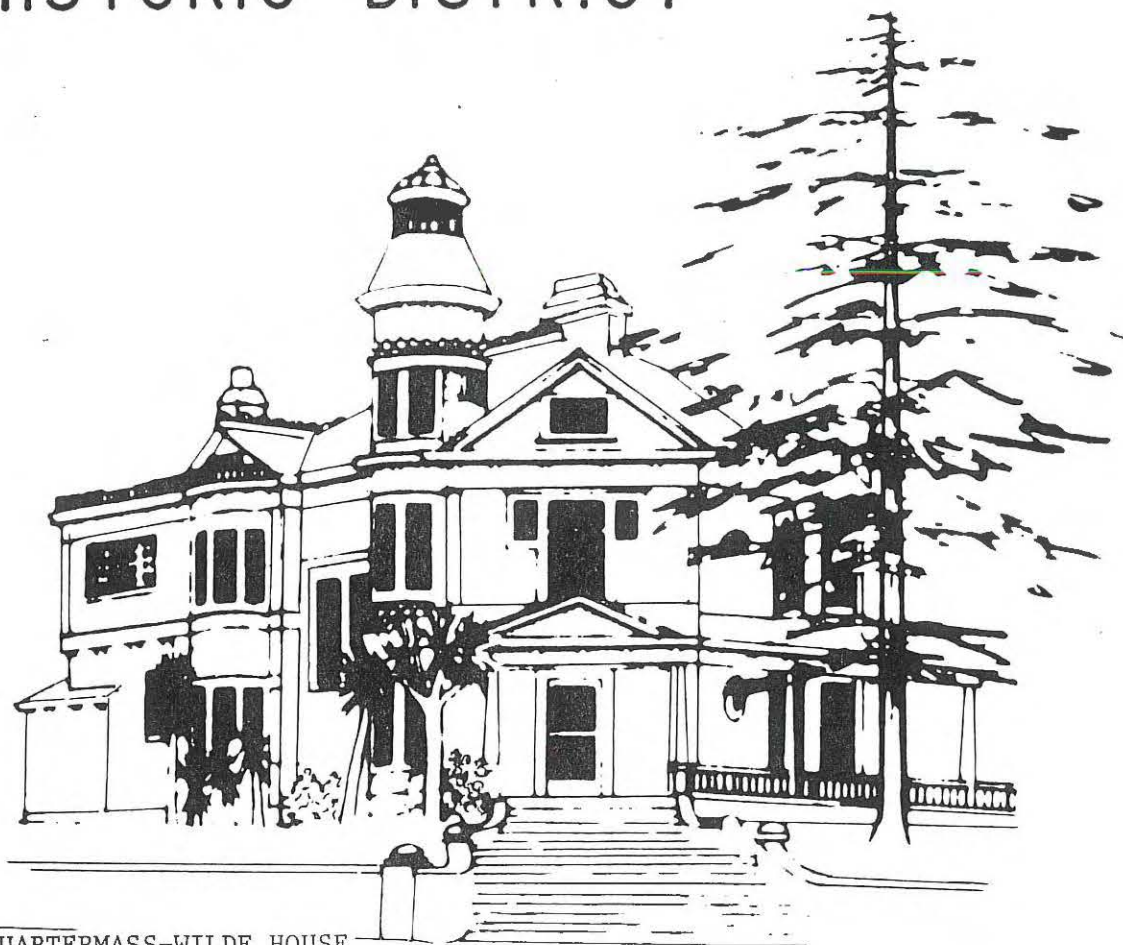
HISTORICAL RESOURCES BOARD NUMBER **0**

Attachment 3

1978 Greater Golden Hills Historic District
Proposal

GREATER GOLDEN HILLS

HISTORIC DISTRICT



QUARTESS-WILDE HOUSE

A PROPOSAL
SEPT. 1978

CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

NO. _____

1. LOCATION DESCRIPTION

Street No. The six blocks bounded by Russ
 Legal Description Blvd. on the north, 25th St. on
 Other Identification the west, State Hwy 94 on the
 south and 24th St. on the east.

2. NAME OF SITE

Greater Golden Hills Historic District

3. OWNERSHIP DATA

Original Various
 Present
 Address

4. FACTUAL DETAILS

Original Use Residential
 Present Use Residential/Commercial/Institutional
 Architect Various
 Builder Various
 Date or Period 1890 - 1920
 Other

5. PHYSICAL DETAILS

Style Various
 No. of Stories 1-3
 Wall Construction Wood/stucco
 Condition Deteriorated to restored

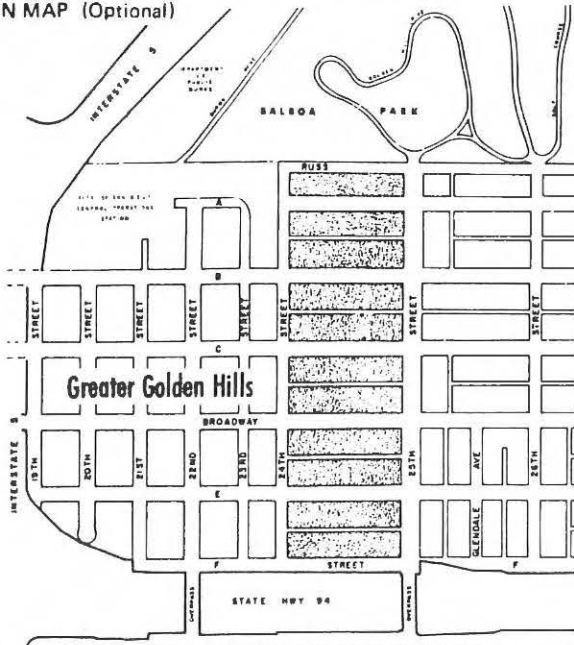
6. OTHER COMMENTS

Exterior Interior

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

In 1895, the Golden Hill Subdivision was a fashionable place to live. The homes that were constructed within the next ten years reflect diverse, turn-of-the century architectural styles accommodating individual lifestyles and varied economic backgrounds. This area is an integral part of San Diego's history and housed some of its wealthy influential citizens. One of the structures in this area which has received restoration work is shown below. The Quatermass Wilde was built in 1896 and is a declared historic site. This Victorian style house contains 8,800 sq. ft.

8. LOCATION MAP (Optional)



9. PHOTOGRAPH



10. TRANSMITTAL RECORD

Date Date

Bldg. Insp. Site Owner
 Community Dev. Fire Dept.
 Engineering Prks. & Pub. Bldg.
 Planning

11. NAME AND ADDRESS OF RECORD OWNER

TABLE OF CONTENTS

	Page
I Introduction	1
II Historical Overview	1
III Architectural Development (Identification of Primary Significant Structures)	4
IV Objectives for Preservation	18
V Historic Development Guidelines	19
VI Structures Currently Designated Historic Sites	20
VII Map of the Proposed Historic District	23-24
VIII Secondary Significant Structures	25
IX Exemptions	30
X Supportive Structures	31
XI Historic Tour Brochure by San Diego Convention and Visitors Bureau	32

Prepared by City of San Diego Planning Department and Greater Golden Hills
Planning Committee - September, 1978

Golden Hills
Historic District

I Introduction

The following is an application requesting designation of a six-block area in Greater Golden Hills as a historic district under the Historic Site Board Policy. This six-block area is a portion of the community planning area designated Greater Golden Hills. The precise plan for this area is scheduled for Planning Commission hearing sometime in October.

The Greater Golden Hills Precise Plan recommendations regarding this six-block area are to prepare a Planned District and request historic district overlay. The goals, objectives and general design considerations are discussed on pgs. 18 through 19.

II Historical Overview

Initial development within the Greater Golden Hills Precise Plan area began in January, 1870, with the subdivision of a large parcel of land in the western section, Subdivision Map No. 249 Culverwell and Taggarts Addition extending to 23rd St. Golden Hills was then at the fringe of urban development and offered large lots with views. During the early 1870s, construction activity was confined to the extreme western slope of the planning area. In general, this period marked an economic upturn for San Diego, but Golden Hill represented a developmental fringe. A few small houses were probably constructed in the area, but for the most part land remained open, and a group of Native Americans inhabited the area.

A sharp economic setback for the region occurred approximately a quarter of the way into the decade of the seventies, following the collapse of a scheme to build a direct transcontinental rail link from San Diego to the east.

After the death of the rail plan, activity in Golden Hill and all San Diego real estate lagged until the Great Boom of the 80's, which was sparked by the hope of creating another transcontinental rail connection. This time a group of San Diegans, headed by Frank Kimball of National City, and Judge Moses Luce (who later became president of the Golden Hill Land and Building Company) formed the California Southern Railroad, which ran from San Diego to San Bernardino, where it joined the Atlantic and Pacific Railroad, part of the Santa Fe system. The first through trains from the East arrived with great fanfare in 1885.

The population of San Diego shot up from 8,000 in 1885 to over 30,000 in 1887. Land speculation was the order of the day, despite fantastic interest rates, ranging from 25-35 percent for construction funds, and 12-14 percent on mortgages. Prices skyrocketed during the Boom. Block Two of Higgins Addition in Golden Hill was sold March 10, 1887 for \$12,000 and less than a month later, the same property sold for nearly twice as much. The languishing subdivision of Golden Hill revived during this boom period. "D" Street (later renamed Broadway) was paved with macadam out to 25th Street, and a mound called Indian Hill, jutting up at 16th, was graded off. A group of developers petitioned the City Trustees asking that the name "Golden Hill": be formally applied to the area; the idea came from Ersatus Bartlett and Daniel Schuyler. On February 14, 1887, the City Trustees granted the petition, and the following month The Golden Era carried the following literary-commercial contribution written by Daniel Schuyler:

"As the sun rolls down and is lost to sight,
Tinting the scene with its golden light,
The islands dim and the fading shore,
The ebbing tide through our harbor door,
The drooping sails of an anchoring fleet,
The shadowy city at our feet,
With the Mountains' proud peaks so lofty and still,
'Tis a picture worth seeing, from Golden Hill."

The peak of the boom coincided with the opening of the widely advertised, lavishly adorned Hotel del Coronado, in January, 1888. After that, speculative activity in San Diego real estate began to decline, credit began to tighten, and as suddenly as it had begun, the Great Boom collapsed. San Diego's population dropped from 35,000 to 16,000 by 1889. The bursting of the railroad bubble again played an important role in the "bust," as the Santa Fe system reneged on its deal with San Diego, moving its railroad shops to San Bernardino and its main terminal to Los Angeles -- in exchange for a more lavish subsidy than San Diego had put up.

The last, bitter blow came in 1891 when a raging storm washed out the tracks of the California Southern Railroad in Temecula Canyon. They were never rebuilt, and San Diego was definitely relegated to the end of a branch line, coming down the coast from Los Angeles.

But even without the direct rail connection, San Diego had much to attract new residents, with its agricultural land, industrial potential and its salubrious climate. Judge Moses Luce, undaunted by the collapse of his California Southern Railroad, joined with a group of investors to establish the Golden Hill Land and Building Company.

In 1895, the Golden Hill Addition owned by the Golden Hill Land and Building Company, filed a subdivision map conveying most of the area encompassed between 24th and 25th St. from A to E. An elaborate pink folder described the advantages of the new Golden Hill subdivision; forty acres would be brought to highest state of improvement; there were to be elegant homes on large lots, with ample setbacks to protect everyone's view of the city and harbor; sewer, gas and water pipes would be laid in the alleys; and the south end of City Park (later Balboa Park) would be developed and maintained for the enjoyment of Golden Hill residents.

"After 1895, Golden Hill Subdivision (the area immediately east of 24th Street) began to come into its own. For the next three decades, it was one of the most fashionable places to live, and among its leading residents were numerous political figures, including three mayors: Grant Conrad (1907-09), James Wadham (1901-11), and Louis Wilde (1917-1921); two state senators: Leroy Wright (1907-15), and Ed Fletcher (1934-40); former City Councilman (1919-1921 and 1926-1927) and Water Director (since 1944), Fred Heilbron; and Superior Court Judge (1926-47) Charles Haines."

Occupancy of western Golden Hills was not, however, exclusively limited to those of high economic and social status. An analysis of housing stock from the boom period and later reveals that a number of middle-class San Diegans also made the area their home. This trend continued through the first decade of the 20th century. While the crest of the hill remained the domain of a social elite, small townhouses and multi-family housing began to develop along the lower slope. Many merchants, professionals, and some working class individuals, perhaps seeking identification with the area's widely known reputation as a "refined" residential district, located their houses as closely as possible to the center of social activity, i.e. the top of the hill.

Around 1905, major construction activity occurred in the northern portion of the planning area. Earliest to develop in this section was the area along 28th St. immediately east of Balboa Park. Completion of the street car line extension from 25th St. and Broadway to 30th and Upas Sts. in 1909 accelerated this trend.

By the early 1920's central Golden Hill was almost completely developed. In the next three decades, the remaining vacant parcels were occupied by generally smaller homes. Since that time demolition of some turn-of-the-century residential structures has occurred and a number of large townhouses in the area of the original subdivision of 1896 have been converted to rooming houses, apartment dwellings and rest homes. Despite the demolition, the area retains a remarkable number of structures in excess of 60 years of age that are prime examples of the architectural styles of their times.

III Architectural Development

Due to the sequential pattern of development between 1880 and 1920, a remarkably rich diversity of architectural forms is located within Greater Golden Hills. The period between 1880 and 1920 was one of immense social and cultural change in the United States. This turmoil was particularly apparent in architectural philosophy. In California, architects were exploring design frontiers, seeking to produce forms to fit the unique identity of the Pacific coast. Nowhere was this change more marked than in residential architecture.

In Golden Hills, within a one or two-block area, one can trace the development of residential architecture from the Victorian houses of the 1880's to the concept of the "Craftsman" home in the new century. In addition, the area contains dwellings built for families of diverse economic backgrounds. The Quartermass-Wilde house at 24th St. and Broadway (City Historical Landmark No. 39), for example, recalls a spectacularly affluent mode of living at the turn of the century. On the other hand, a small "Japanese" style bungalow on the western slope represents a humble but colorful California style of living common around 1906. Both, along with over one hundred other structures dating from this early era, illustrate a unique urban architectural and environmental heritage.

The construction activity during the latter half of the 1880's was strongly influenced by the Victorian style. Pattern books of Victorian residential architecture were published during this period to help individuals of moderate means construct relatively inexpensive housing. While there are many variations of Victorian residential architecture it can generally be identified by ornateness, irregular plans, decorative craftsmanship, and diversity of textures. Structures from this early period remaining in the planning area range from modest houses (examples include a row along 20th Street) to more elaborate residences, most notably the Hayward-Patterson house at 2148 Broadway (City Historical Landmark No. 85), and the Klauber house at 30th and E Sts.

During the 1890's, however, Victoriana rapidly fell out of favor. Classical and Colonial revival movements arose to claim significant followings, but even these did not represent anything near the enormous popularity enjoyed previously by the Victorians. Instead, design explorations were underway which were to foster enormous change in residential style. Experimentation was the hallmark of turn of the century architecture and it was during this period that the area between 24th St. and 25th St. developed.

The mansions constructed during this period reflect a certain confusion in American taste. One stylistic influence which seems to predominate, is that of the classical revival (use of Roman and Greek orders). This style is identified by columns primarily accenting the porch. The structures are usually large and steep pitched, and single window or gabled dormers were popular. This revival movement was to remain relatively strong for a number of years after 1900. Selective examples of structures which depict design tendency during this era are listed below. Photographs and a brief description of each structure are on the following pages. These structures are considered to be of primary significance. While the available information is brief, it does reveal that these structures have unquestionable architectural and/or historical significance.

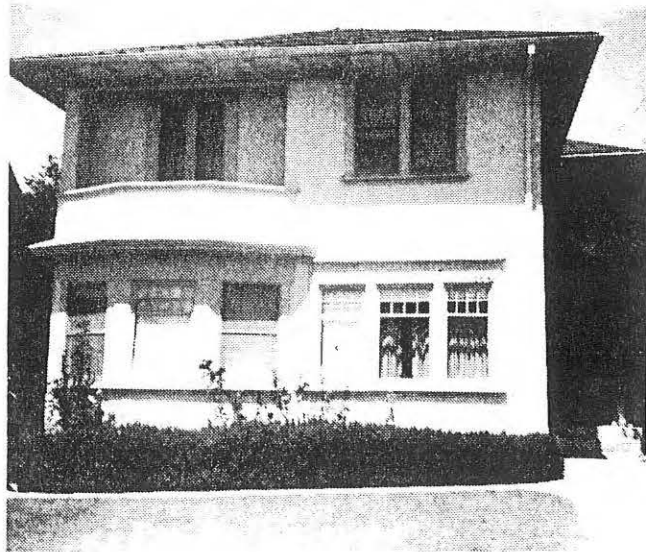
Charles Kelly House
McKee Wm. Stewart House
Quartermass-Wilde House
Frost House
George Garretson House
Patrick Martin House
Rynearson House

① * 2448 A St.
Charles Kelly House (1903)

1st house on the block
built by Charles Kelly
whose family obtained
Spanish land grant in
the area now including
Carlsbad, Palomar and
Vista.

House originally had
porte cochere on each
side.

Family occupied since
1903.



*Numbers indicate location of Buildings in the
District. See maps on pgs. 23 & 24.

⑩ 2460 B. St.

Clark McKee House/Wm. Stewart
House - 1897

Queen Anne Victorian
and Classic Revival

Round tower

Doric columns

Pillared verandah

Built by Clark McKee

Stone retaining wall



Historical Collection
Title Insurance and Trust Company
San Diego, California

①9 2404 Broadway

Quartermass - Wilde House - 1896

Historic Site No. 39

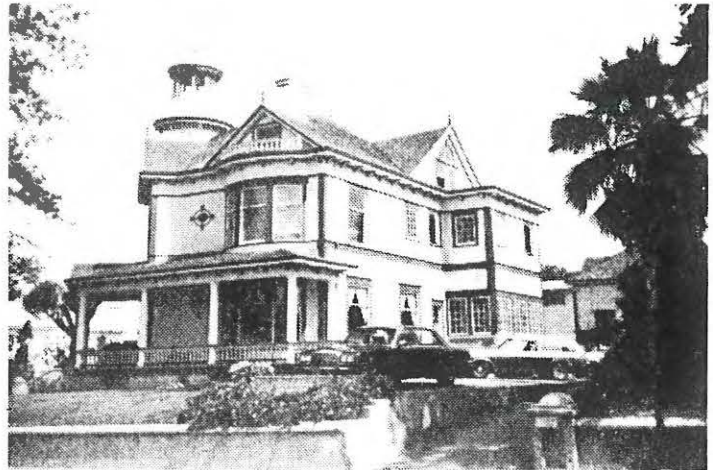
Queen Anne Victorian in style with strong Classical Revival influence

Rococo towers and cupola

Doric Columns

8,800 sq. ft. with three complete floors between wine cellar and cupola which offers a spectacular panoramic view.

Stone retaining wall and unique corner entrance steps.



②0 2456 Broadway

A.H. Frost House - 1897

Architect W.S. Hebbard and Irving Gill

Classical Revival

Doric volute pediment

Currently being used as a book store and antique shop

Stone retaining wall with steps



23 2410 E St.

George Garretson House (1895)

Architect Irving Gill
(remodeled form).

Classical Revival.

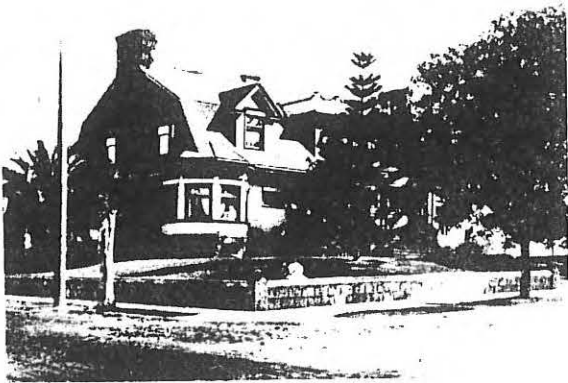
Strong Colonial detailing.

Dutch Gabel.

First house on the block.

Housed the initial meeting
of Golden Hill Improvement
Society composed of Wrights,
Quartermasses, Schulers,
and Heilbrons among others.

Stone retaining wall with
steps.



Historical Collection
Title Insurance and Trust Company
San Diego, California

27) 2496 E St.

Patrick Martin House (1905)

Built from plans of a Grand Island, Nebraska home.

Classical Revival with Victorian influence on the 2nd story.

Ionic columns, pilaster and elaboration under the eaves.

In 1908, Mr. Martin brought first Knights of Columbus Council to San Diego and served as its first Grand Knight. Served with Samuel Fox, George Marston, Kate Sessions and John Spreckels on Park Commission during 1907-1915 and was instrumental in getting Balboa Park ready for the Panama California Exposition.

Stone retaining wall and elongated entrance steps.



Historical Collection
Title Insurance and Trust Company
San Diego, California

②9 2441 E. St.

Rynearson House - 1897

Historic Site No. 121

First floor Classic Revival style

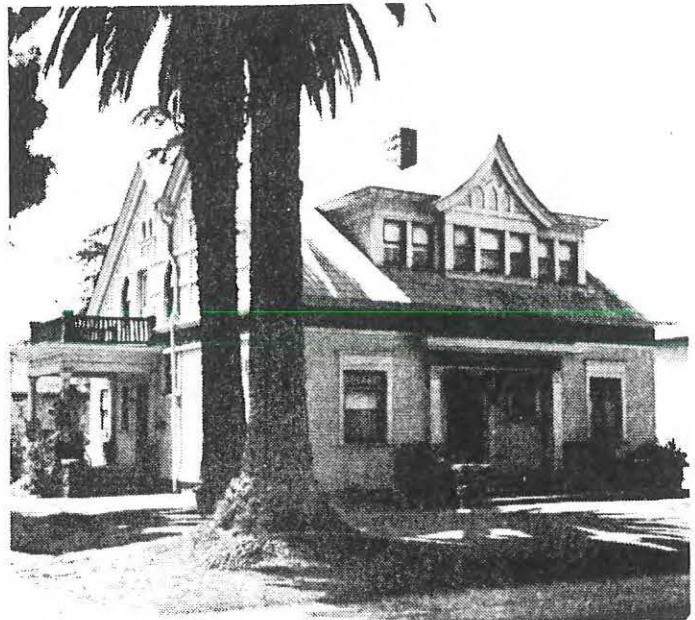
Upper story is half-timbered

Gothic window and Renaissance

Scroll Work under the eaves

Carriage house

Stone steps to entrance and side porch



③2 838 25th St.

Victorian - Eastlake

Three-story with wood siding with peaked gables.

Detailed brackets.

Unique large first floor entry with ionic columns. Recently restored.

Stone retaining wall entrance steps foundation.



The beginning of the new century marked a turning point in California residential architecture. Victoriana was dead, and the stylistic confusion which was typical of the 90's began to resolve itself. The major influence was to be based upon a radical new design concept - no longer were huge mansions in vogue.

First among these influences was the "Craftsman" movement. "Craftsman" architecture advocated a return to rusticity and nature. The majority of residential structures east of 28th St. along the park as well as many other neighborhoods of Greater Golden Hills reflect this influence. Most structures are large and were constructed between 1905 and 1915 for middle to upper-class families. Exposed beams and rafters of naturally stained wood are common, as are boulders used to construct chimneys, fireplaces, and porch supporting columns. The bungalow was popular during this time and was an expression of the "Craftsman" movement. Bungalows are in many styles but are usually a story and a half with a broad sloping gable roof with dormers. The oriental influence, extremely popular during this era of newly opened trade with Japan, is expressed in the shape of supports and beams. There are also many structures in Golden Hills reflecting the California Mission style. Characteristics of the style include low pitched red tile roofs, arched openings, balconies and towers. Examples of styles during this period are below. Photographs and a brief description of each structure are on the following pages. These structures are also considered to be of primary significance. While the available information is brief, it does reveal that these structures have unquestionable architectural and/or historical significance.

Wm. Hugh Strong House
Fehlman Morgan House
Leroy Wright House
James M. Steade House
Alfred Haines House

③ 2460 A St.

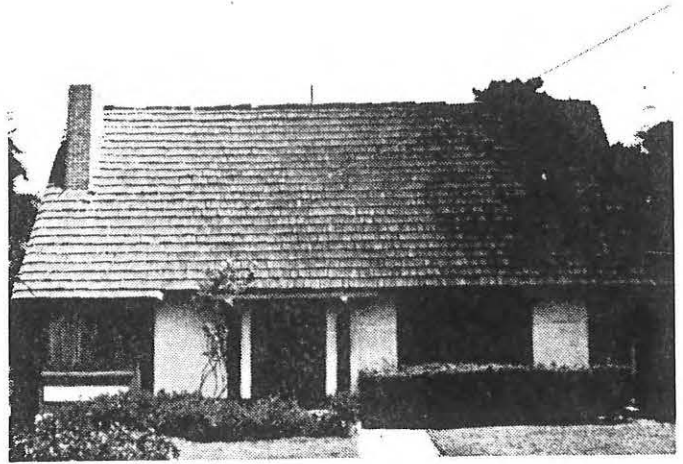
Wm. Hugh Strong House - 1905

Designed by E. Brooks Weaver

Gill influence

Bungalow

English country cottage -
Anne Hathaway Cottage with
low eaves, high pitched
roof with rolled edge
gives a thatched effect.



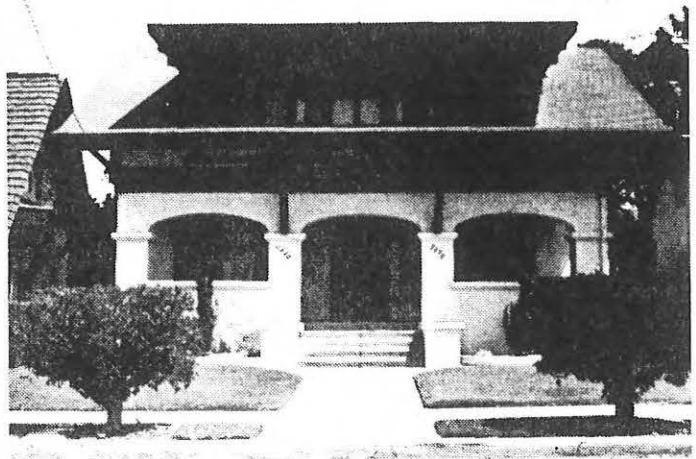
④ 2470 A St.

Fehlman Morgan House - 1911

Designed by Dell W. Harris

Bungalow - with European
treatment (Swiss Chalet)

Flattened arches and square
pillars of the porch.



⑪ 2470 B St.

Leroy Wright House (State Senator) (1898).

Architect William Quayle

Classic balance house appears more modern than neighbors in spite of earlier date.

Tall columns flanking entrance.

Brick entrance.

Porch on the right side has probably been modified.



⑭ 2435 B. St.

James M. Steade House (1905)

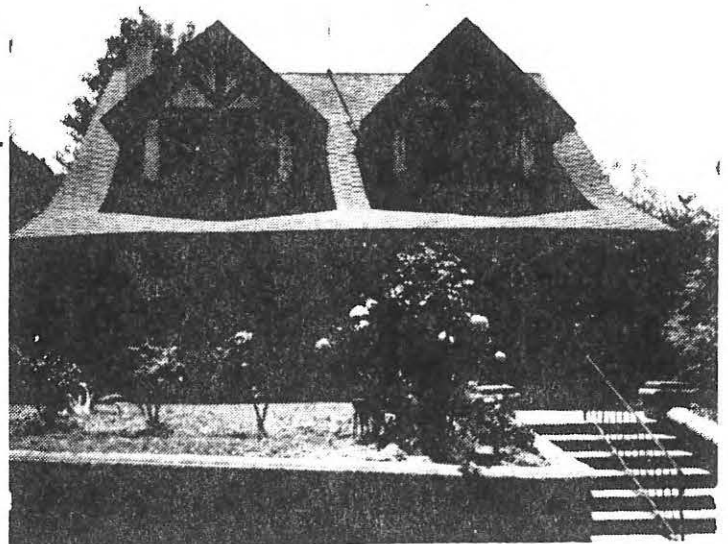
Originally built by Dr. Steade.

Family occupied since 1915.

Twin gables and unique curved roof over the porch.

Half-timber style.

Stone retaining wall and entrance steps.



①⑤ 2440 C St.

Mission Revival with Classical influence.

Two-story stucco.

Entryway framed by two arches.

Two balconies on second level.

Stone retaining wall with entrance steps.



①⑥ 2470 E St.

Alfred Haines House - 1908

Eclectic Style - Craftsman and Classic.

Designed by Ralph Haines
home of Judge Charles C.
Haines.

Roof is of hand-dipped
oak shingle.

Family occupied since 1908.



There are two additional structures listed below which are in the primary category. The first is located at 2476 A St. and is included because its design reflects the Gill influence. The second structure is a church located at 2411 Broadway. While this structure was constructed at a later date, its "art deco" architectural design is so well executed it is worthy of preservation.

⑤

2476 A St. Two-story. Plaster. Gill influence.
In need of repair.

②1

2411 Broadway Seventh Day Adventist Church. Three story
stucco. Art Deco.

It should be noted that no individual designer was exclusively responsible for the architectural trend so strongly represented throughout much of Greater Golden Hills. Some architectural authorities attribute it primarily to a refinement of the shingle-style (smaller residences) which became popular in New England and the Midwest during the last quarter of the 19th century. Shingle style combined a variety of geometric forms and had roofs of moderate pitch, with shed or gabled dormers. The so-called Berkeley School was also a significant influence along with the Greene Brothers. The local architects of note included Will Hebbard, Brookes Weaver, Irving Gill, and Templeton Johnson. In view of the historical development, it is this diversity of architectural styles rather than any specific style that should be recognized and preserved in Golden Hills.

IV Objectives for Perservation

The following is from the Greater Golden Hills Precise Plan:

TO MAINTAIN THE HERITAGE OF THE GOLDEN HILLS COMMUNITY BY PRESERVING THE HISTORICALLY AND/OR ARCHITECTURALLY SIGNIFICANT STRUCTURES:

The objectives to attain the goal are:

- o Limit future development through rezoning to reduce the economic incentive to demolish historic structures.
- o Maintain flexibility in land use and off-street parking requirements through Conditional Use Permits to facilitate the maintenance of historical structures.
- o Require new development to be complementary to existing structures and create continuity among architecturally and historically significant structures.

The Historic District is recommended for preservation due to its concentration of architectural styles of the late 1800's and early 1900's. A survey of 112 structures indicated at least 34 percent were candidates for historic sites. While it is important to preserve the outstanding historical structures, groups of surviving structures in their original setting provide an added cultural and historic dimension that individual isolated landmarks cannot. For that reason, development in this subarea should receive design review, and permitted density should not exceed 29 DU/NRA. It is recommended that this review be conducted by the Historical Site Board. The review is not to perpetuate any one style but to assure that new development is compatible in height, bulk and scale with existing structures. It is the diversity of development that should be perpetuated.

The major concern of this report is the preservation of structural exteriors and in some cases, site development. The site development component includes retaining walls, decorative walkways, carriage houses and original stone steps. These are distinctive touches which provide a genuine site environment for the District's structures. Consideration should also be given to the District's street furniture, including street lights and benches. Street furniture can greatly enhance the mood and charm of the Historic District, as well as provide an authentic totality to the District project.

Future efforts could productively be focused on analysis of the interiors of the significant structures, as well as an identification of superior landscaping designs and/or of specimen plants. This effort may have to await availability of staff resources during the course of implementation of the Greater Golden Hills Precise Plan. It is possible, however, that outside sources of funding may be required for this effort.

V Historic Development Guidelines

These guidelines are general and would require new development to be compatible in height and bulk when adjacent to a historic structure.

- o Height and scale: New buildings should be constructed within ten percent of the average height and ratio of height-to-width of adjacent structures.
- o Relationship to spacing: Front yards and side yards can vary based on adjacent structures or based on the block average, whichever is less.
- o Relationship to materials, textures and color: These are additional means of assuring compatibility which, if utilized, can enhance the community. A variety of construction materials and building texture - brick, stone, stucco, wood, etc. - can add distinction to a neighborhood. Accent color or trim can provide compatibility. Material, texture and color should be chosen to provide continuity and harmony.
- o Architectural detail: Compatible architectural detail may be accomplished by the use of cornices, lintels, arches, chimneys, etc.
- o Roof line: Should maintain the existing complexity of the neighborhood -- complex as opposed to flat and simple.
- o Projections: Architectural projections such as balconies, porches, steps, etc. are encouraged.
- o Directional expression: The shape and placement of openings and architectural detail can give a vertical, horizontal or nondirectional character to a building facade. Front elevations may vary but overall appearance should be made more compatible through detail, color and material.
- o New development should attenuate noise where the noise level exceeds 65 CNEL (Community Noise Equivalent Level).

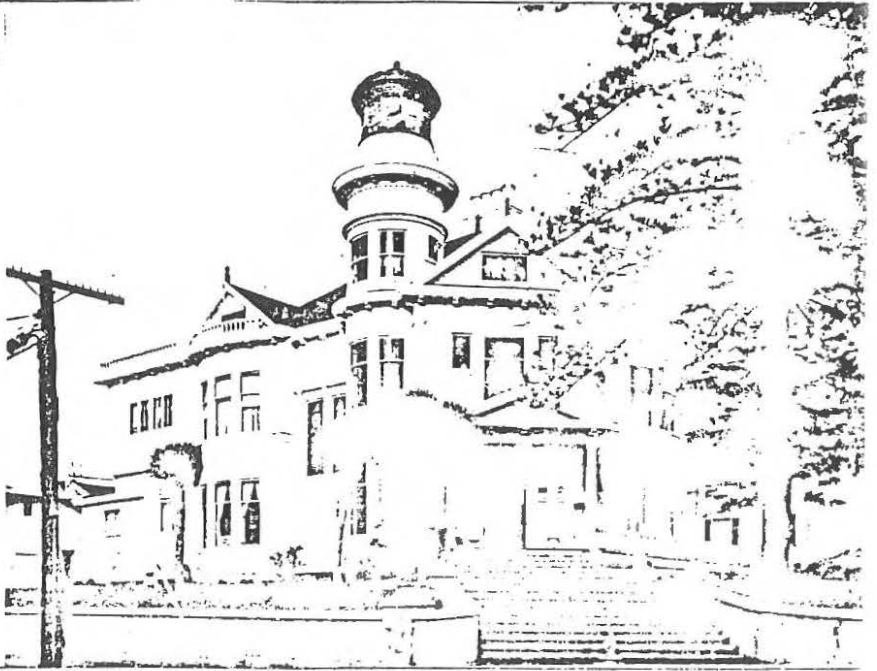
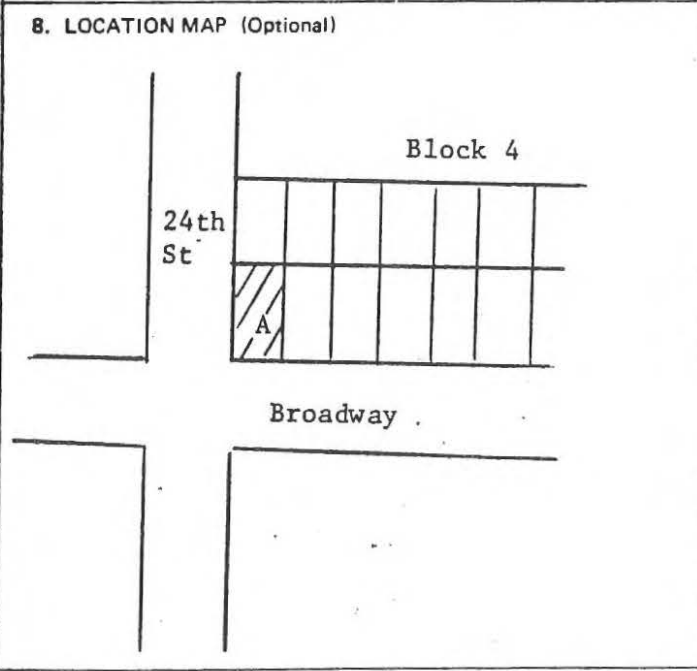
VII The following structures have been designated Historic Sites:

- ①9 2404 Broadway
Quartermass Wilde House
Historic Site No. 39.
Photo on pg. 8

- ②9 2441 E St.
Rynearson House
Historic Site No. 121.
Photo on pg. 11

<p>1. LOCATION DESCRIPTION Street No. 2404 Broadway Legal Description Lot A, Block 4, Golden Hill Addition, Other Identification Zone C Census Tract #5,00 Arbitrary Parcell #53, 27219</p>	<p>2. NAME OF SITE QUARTERMAS - WILDE HOUSE</p>
<p>4. FACTUAL DETAILS Original Use Residence Present Use Headquarters - Religious group Architect None found Builder None found Date or Period 1896 Other</p>	<p>3. OWNERSHIP DATA Original Ruben Quartermass Present Christians Incorporated For Christ, Inc. Address Rev. O. T. Smith Founder, President Executive Director. 2404 Broadway San Diego, Calif. 92102</p>
<p>6. OTHER COMMENTS References: See California Room, Public Library</p>	<p>5. PHYSICAL DETAILS Style Victorian No. of Stories three Wall Construction Condition Lot Size 100 x 140 Exterior Good Interior Good</p>

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES One of San Diego's first mansions. Third owner Louis J. Wilde, colorful and controversial Mayor of San Diego. Beautiful carved wooden stairway; large stained glass window on landing; wood paneling; tapestry walls; inlaid flooring; wine cellar; cupola under dome offering spectacular, panoramic view of San Diego. Carriage House; tall Star Pine; offstreet parking for 12 cars; large landscaped area. Architecturally important structure.



10. TRANSMITTAL RECORD

Date	Date
Bldg. Insp.	Site Owner
Community Dev.	Fire Dept.
Engineering	Prks. & Pub. Bldg. Planning

11. NAME AND ADDRESS OF RECORD OWNER
 Christians Incorporated for Christ, Inc.
 Rev. O. T. Smith-Founder, President, Exec. Director
 2404 Broadway
 San Diego, Calif. 92102

CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

NO. 121

1. LOCATION DESCRIPTION

Street No. 2441 "E" Street, San Diego, Ca.
 Legal Description See Schedule A, Chain of Title Report (attached)
 Other Identification

2. NAME OF SITE

"The Rynearson House"
 2441 "E" St., San Diego, Ca., 92102

3. OWNERSHIP DATA

Original Samuel D. Rynearson
 Present Mr. and Mrs. George Parks
 Address 2441 "E" Street
 San Diego, California 92102

4. FACTUAL DETAILS

Original Use Home
 Present Use Home
 Architect Hebbard & Gill
 Builder Samuel Rynearson
 Date or Period Built 1898
 Other See attached Historical Report

5. PHYSICAL DETAILS

Style Eclectic of many styles, "Vernacular Victorian"
 No. of Stories two
 Wall Construction wood
 Condition

6. OTHER COMMENTS

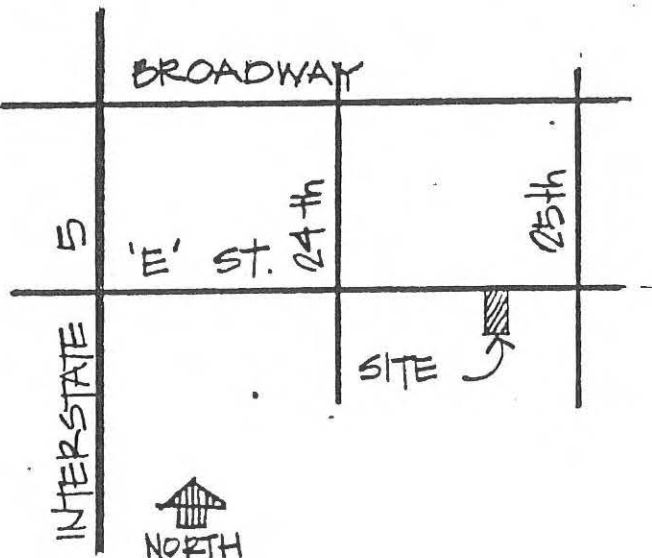
See Architect's Report, attached

Exterior excellent Interior excellent

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

One of the finer homes built during the late 1800's and the beginning of the 20th Century, this residence is a combination of so many different architectural styles that it may best be described as "Vernacular Victorian". Attributed to Hebbard & Gill as architects. The interior detailing is reflective of the refined detailing that is seen as a forerunner to Gill's later work. The Bell-cast Gable roof, Gothic windows and half-timber effect of the upper story, square Corinthian columns at the front entrance accented with heavy granite at the stairs, Doric columns at the side porch and an intricately detailed decorative frieze that wraps the house all add to the quality architectural character

8. LOCATION MAP (Optional)

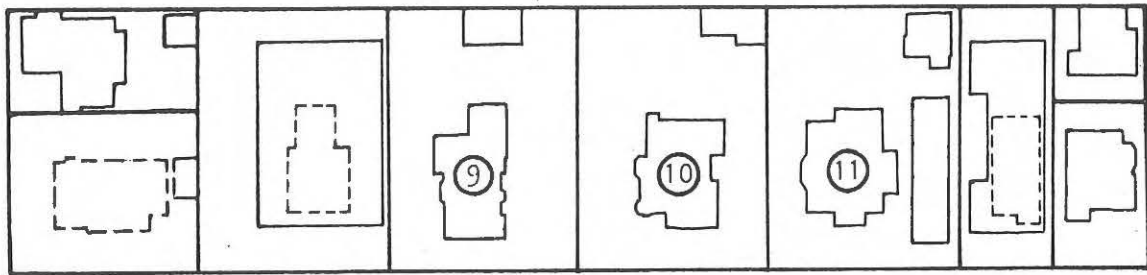
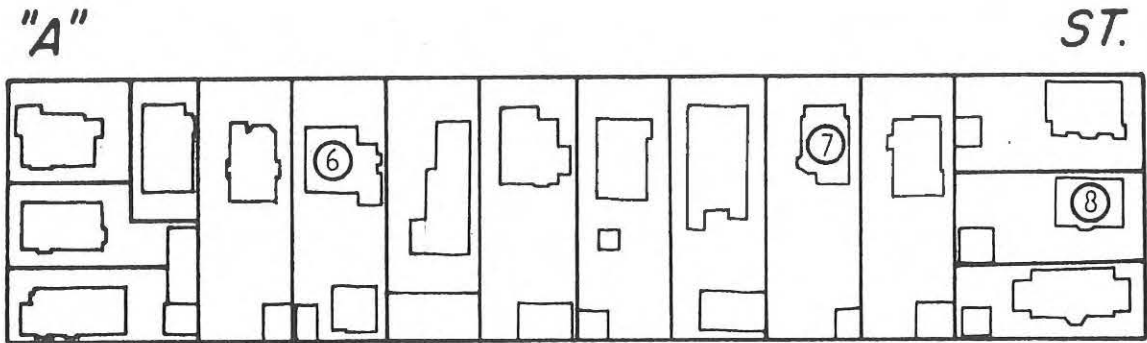
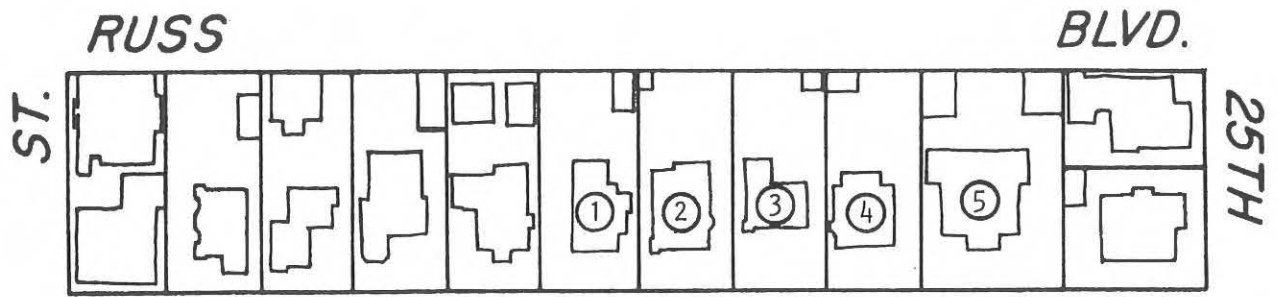


10. TRANSMITTAL RECORD

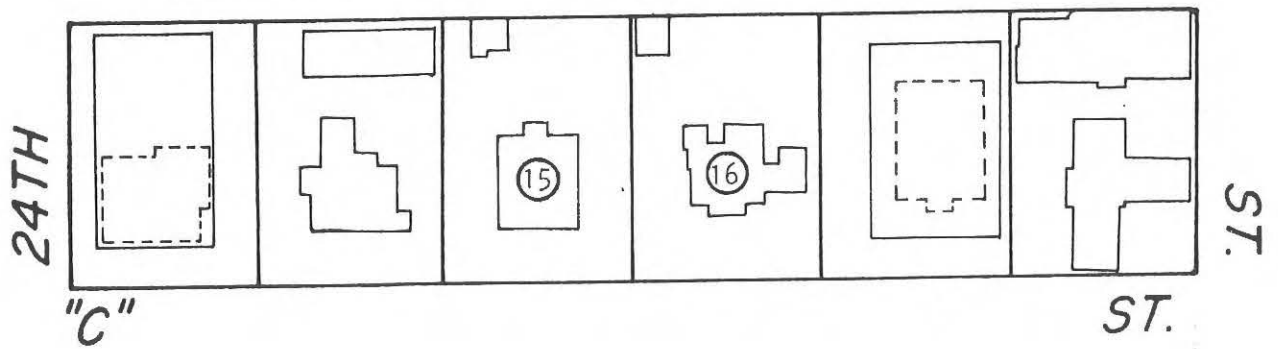
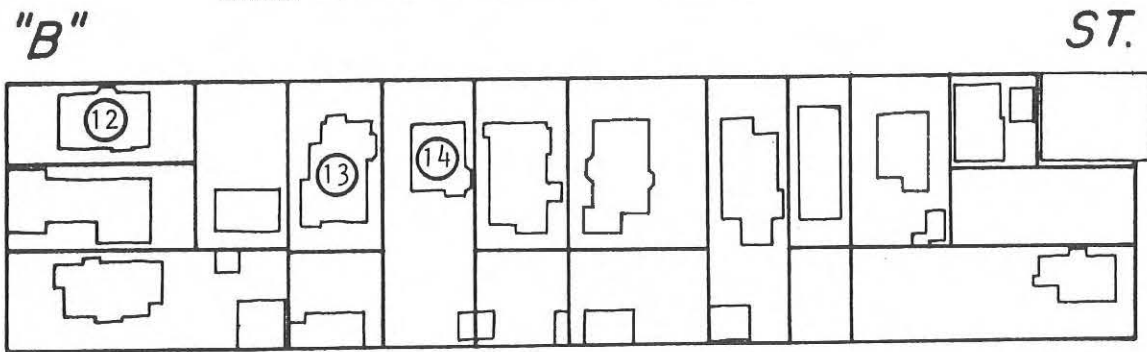
Date	Date
Bldg. Insp.	Site Owner
Community Dev.	Fire Dept.
Engineering	Prks. & Pub. Bldg.
	Planning

11. NAME AND ADDRESS OF RECORD OWNER

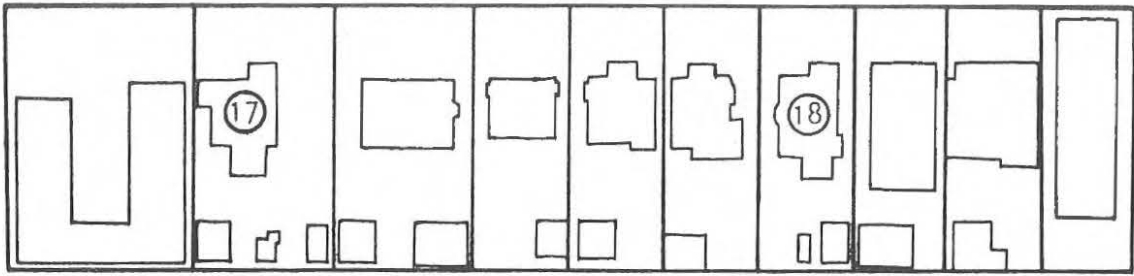
Mr. and Mrs. George Parks
 2441 "E" Street
 San Diego, Ca. 92102



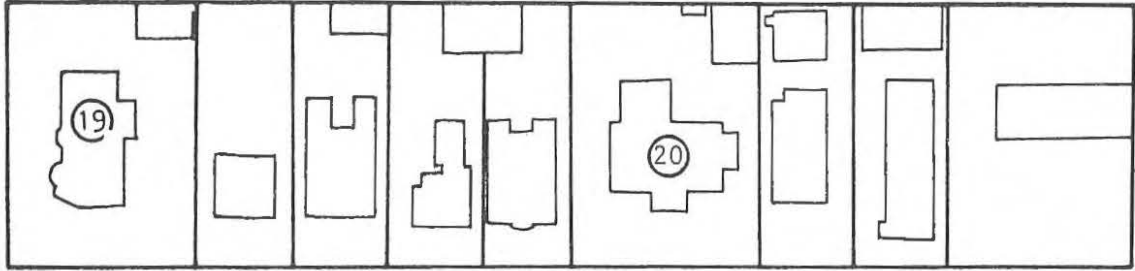
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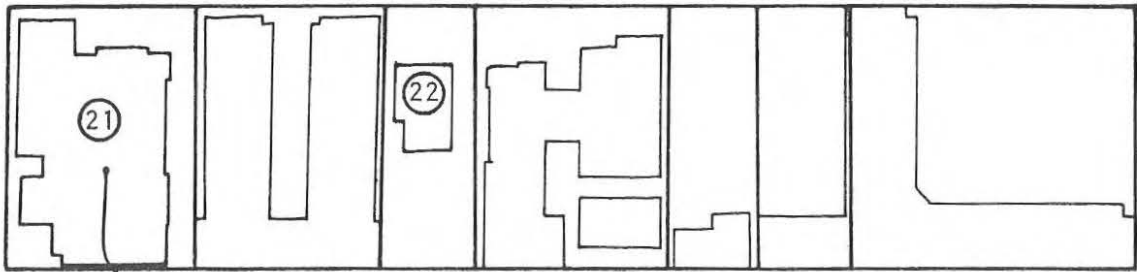
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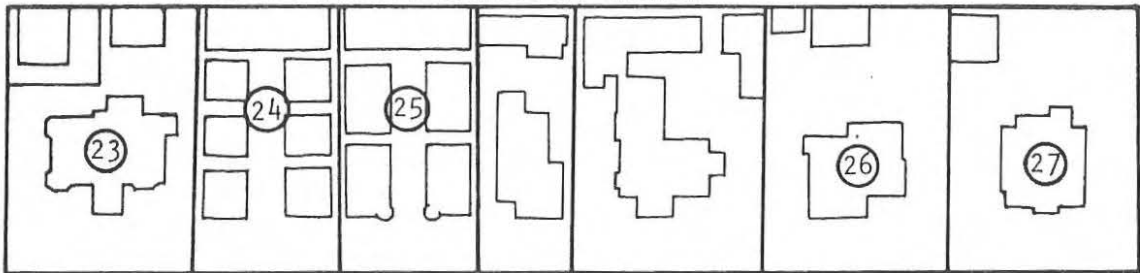
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BROADWAY



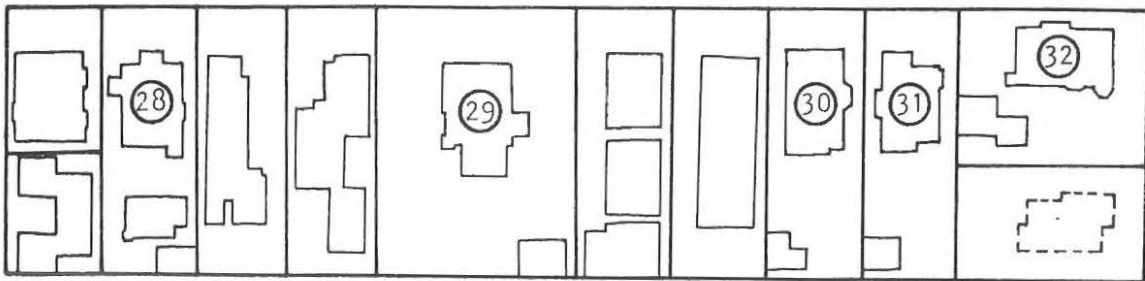
BROADWAY 7TH DAY ADVENTIST CHURCH



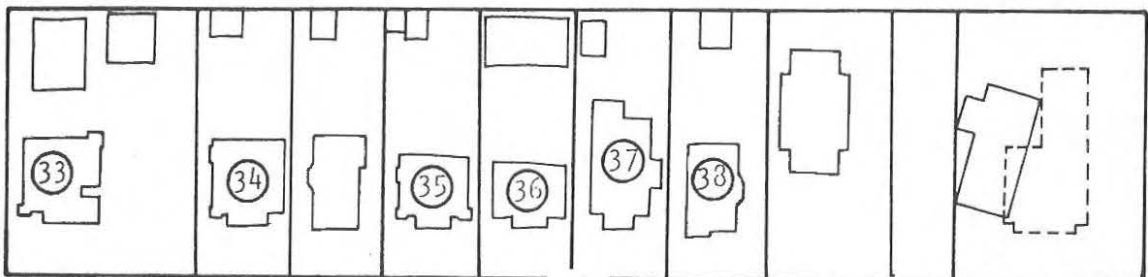
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"E"

ST.



24TH

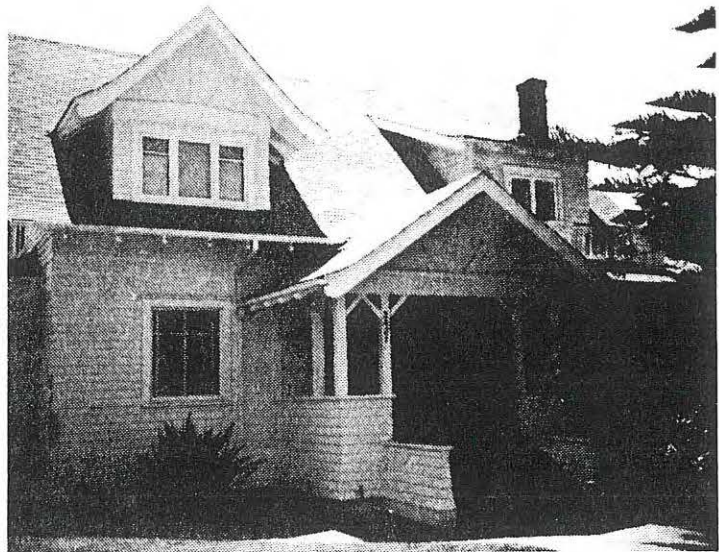


ST.

IX Secondary Significant Structures

The following structures have been designated as significant based on the estimated time of construction and/or the architectural style. Additional research when conducted may reclassify many of these structures to the category of primary significance.

- ② 2450-52 A St. Two-story with brick foundation. Early California Bungalow. Plaster. Projecting dormer and bay window.
- ⑥ 2427 A St. Two-story Carpenter Victorian. Contrasting gables. Wood siding. Photo below.

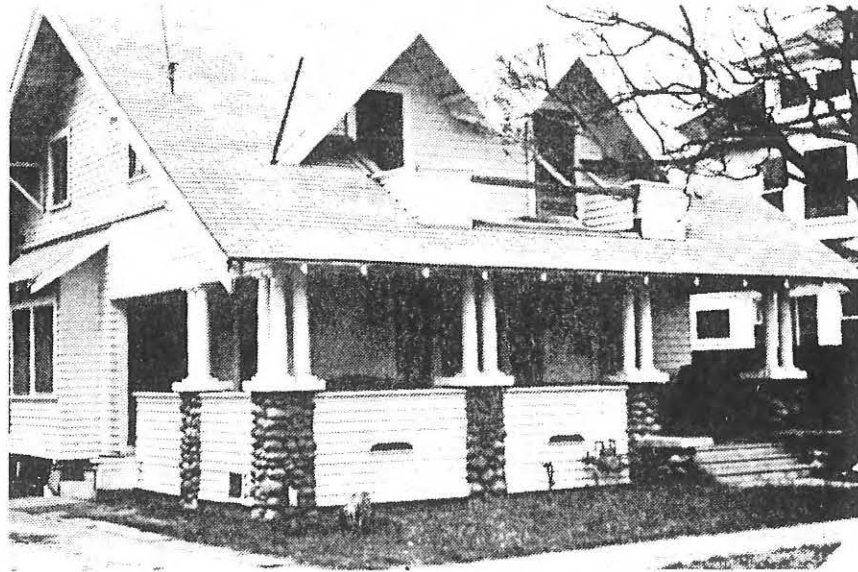


⑦

2465 A St. Two-story with wood siding. Bracketed gable with unique window treatment. Front porch supports of Oriental influence.

⑧

1236 25th St. Two-story twin peaked dormers. Rubble columns. Craftsman. Photo below.



⑨

2430 B St. Two-story - projecting three-sided bay window. Classical.

⑫

1171 24th St. Two-story Craftsman with wood siding. Unusual dormer. Oriental influence. Front porch possibly remodeled. Photo below.



- ⑬ 2425 B. St. Two-story with wood siding and projecting bay windows. Dormer. Stone retaining wall.
- ⑯ 2454 C St. Two-story. First story wood siding, second story shingle. Remodeled front. Neuropsychiatrist office.
- ⑰ 2419 C St. Bungalow Craftsman. Two-story with wood siding and shingle and distinctive narrow white fascia. Porch columns with slight taper. Carport.
- ⑱ 2467-69 C St. California Bungalow. Two-story stucco.
- ⑳ 2437 Broadway Two-story stucco. Bungalow Spanish influence. Stone retaining wall with steps.
- ㉒ 2412-22½ E St. Apartments, one and two-story, unique bungalow complex. Spanish influence.
- ㉓ 2424-32½ E St. Apartments, one and two-story, unique bungalow complex. Spanish influence.
- ㉘ 2415 E St. Classical Revival. Two-story with wood siding. Unique Classical entryway with ionic columns.
- ㉚ 2467 E St. Two-story bungalow with wood siding. Interesting arch in gable. Heavy porch columns. Some Classical influence.
- ㉛ 2475 E St. Two-story bungalow with wood siding. Treillage over bay window. Unique window design in gable. Photo below.



33

2404 F St.

Three-story. First Story stone, second story half-timber and stucco. Steep pitched roof. Stone accented entrance. Photo



34

2420 F St.

Classical Revival influence. Two-story bungalow with wood siding.

35

2436 F St.

Classical features. Two-story bungalow with wood siding and projecting, unique, corner bay windows. Stone entrance steps. Photo below.



- ③⑥ 2444 F St. Two-story stucco. Bungalow with Spanish and classical influence. Flat roof.
- ③⑦ 2452 F St. One-story bungalow stucco. Complex roofline treatment.
- ③⑧ 2460 F St. Two-story bungalow with wood siding. Classical and Oriental influence. Unique porch with doric columns.

X Exemptions

The following structures are relatively modern and have little or no historical/cultural/architectural significance. (Proposed exemptions from the Greater Golden Hills Historic District).

- A. 2420 A St. Two-story stucco apartment building.
- B. 1245 24th St. One-story house.
- C. 2441 A St. One and two story stucco apartment complex.
- D. 2461 A St. Two-story stucco apartment building.
- E. 1219 24th St. One-story house.
- F. 2420 B St. Three-story modern apartment building with mansard roof. Parking in front.
- G. 2482 B St. Two-story stucco apartment building with partial mansard. Parking in front.
- H. 1145 24th St. Two-story stucco apartments.
- I. 1159 24th St. Two-story stucco apartment building.
- J. 2419 B St. One-story house. Set back on lot.
- K. 2439-43 B St. Two-story apartment building with wood siding.
- L. 2471 B St. One-story stucco house.
- M. 1148 25th St. Jaroco Market. One-story stucco.
- N. 1128 25th St. One-story house. Wood siding.
- O. 1116 25th St. Two-story stucco building. Commercial use on the first floor (Turf Club) and apartments on the second floor.
- Q. 2404 C St. Four-story modern apartments.
- R. 2424 C St. Two-story apartment building with first story of brick and second story stucco.
- S. 2470 C St. Three-story stucco apartment building. Camaro Apts. Parking in the front.
- T. 2488 C St. Gas Station.

- U. 2401 C St. One and two-story garden view studio apartments.
- V. 2483 C St. One-story stucco structures.
- W. 1034-38 25th St. Two-story stucco commercial structure. First story TV repair and laundromat. Second story apartments.
- X. 2474-94 Broadway One and two-story apartment complex.
- Y. 2496 Broadway One-story commercial structure, Kentucky Fried Chicken.
- Z. 2496 Broadway One-story stucco. Commercial use. Electronics Cash Register.
- AA. 2456 E St. Two-story shingle structure.
- BB. 2421 E St. Two-story stucco apartment.
- CC. 2427 E St. Two-story stucco apartment.
- DD. 2443 E St. One and two-story stucco apartment complex.
- EE. 2459 E St. Two-story brick and wood facade apartment building. Parking in front.
- FF. 829 24th St. One-story stucco house.
- GG. 2466-72 F St. Two-story apartment. Structure is set back on lot.
- HH. 2484 F St. Shell station.

XI Supportive Structures

The remaining structures possess texture, detailing, scale, siting and/or other features which make them compatible with the primary and secondary significant structures. At the time of this survey, they did not qualify for primary or secondary significance. However, these remaining structures, though historically questionable, did not qualify for inclusion in the exemption category. These structures do add continuity to the area. In this sense, they are regarded as worthy of preservation to retain existing urban design characteristics.

SAN DIEGO

HISTORIC TOUR

GOLDEN HILL —
SHERMAN HEIGHTS

in Southeast San Diego





Matthew Sherman's home (now apartments), in 1890; photo from Title Insurance & Trust Historical Collection.

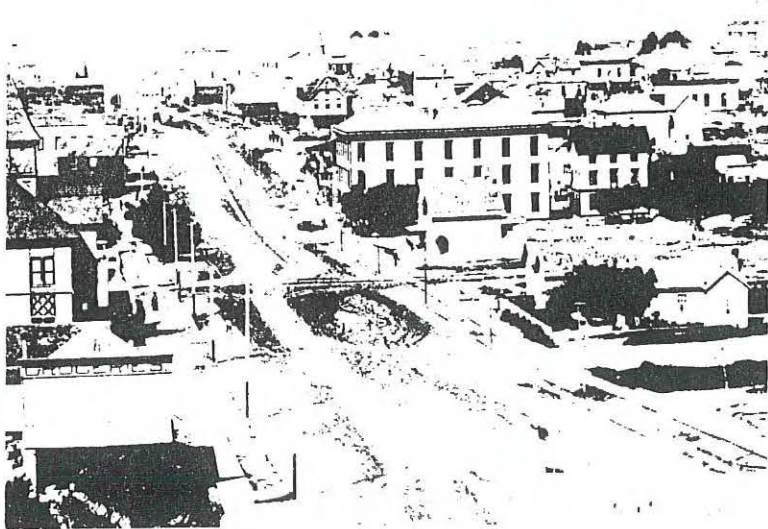
GOLDEN HILL, at the turn of the century, was home to San Diego's wealthy, influential citizens. It's not hard to see why they chose this area, with its magnificent view of the harbor and bay, and its easy access to the central business district.

Many of these homes still are standing, lived in by today's San Diegans; still commanding a view of the great harbor. Others have been converted into handsome professional buildings.

Some of the more interesting examples are described in this tour guide, but you will see many others as you walk or drive along the route.

As these are mostly residences and private businesses, they are *not open to the public* unless specifically noted.

Looking west to Downtown San Diego and harbor from Golden Hill (Market St., between 18th and 19th), in 1887; photo, Title Insurance & Trust Historical Collection.



STARTING THE TOUR

From Downtown San Diego, take Broadway (or C Street) east to 25th Street. Turn left on 25th and continue past 25th & A Street to enter Golden Hill Park.

Circle the park and return to 25th & A for beginning of the home tour. The drive through Golden Hill Park provides an impressive, unobstructed view of Downtown San Diego. Early residents of Golden Hill enjoyed San Diego's first park playground, and its first city golf course.

At 25th & A, turn right (west) on A St. for your first look at some of the area's finest old homes.

1 2470 A ST. THE FEHLMANN-MORGAN HOUSE (1911)

The good Swiss design of this house has withstood the test of time. A massive roof is supported on wooden brackets, flattened arches and the square pillars of the porch. The first owners added a touch of color with boxes of geraniums in the upper windows. Architect: Dell W. Harris.

2 2460 A ST. THE WILLIAM HUGH STRONG HOUSE (1905)

An English cottage type house, known as the Anne Hathaway Cottage. Notice the low eaves, high pitched roof, small diagonal leaded windows flanking the bay windows. Rolled edge of the roof gives a thatched effect. Architect: E. Brooks Weaver, outstanding local home designer.

3 2448 A ST. THE CHARLES KELLY HOUSE (1903)

Built by family which was a recipient of a Mexican land grant in North County, this house originally had a porte cochere (covered entranceway) on each side, but one has been removed. Fourth generation descendants of the Kelly family occupy this home.

At 24th Street, turn left (south) and go one block to B Street; turn left (east) on B.

4 2435 B ST. THE JAMES M. STEADE HOUSE (1905)

Originally built by Dr. Steade, this interesting house has been family-occupied since 1915. Twin gables and a unique curved roof over the porch distinguish this half-timbered style house. Note the original granite wall, still intact here and at several other houses on the tour.

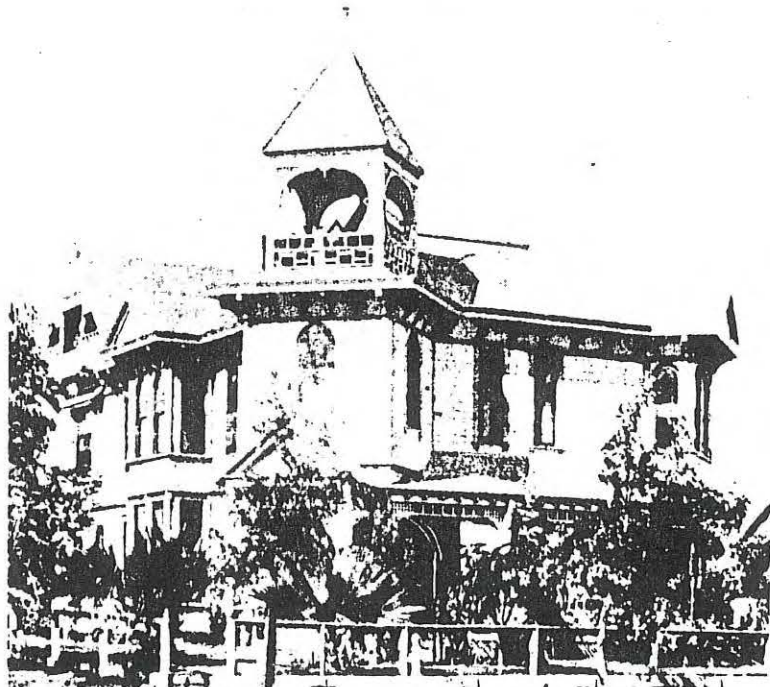
5 2460 B ST. THE MCKEE HOUSE (1897)

A Queen Anne style house, built by Clark McKee just before the turn of the century. It has Doric columns and moldings, and a very interesting tower with curved glass windows.

6 2470 B ST. THE LEROY WRIGHT HOUSE (1898)

A dominant Classical house, with tall columns flanking the entranceway. Although built in the '90s, this house appears more modern than its neighbors because it has been altered. Another modern touch, it featured solar heating. Architect: William Quayle, of Denver.

At 25th Street, turn right (south) and go two blocks to Broadway. Turn left (east) on Broadway and go five blocks to 30th Street. Turn right (south) on 30th and go one block to E Street.



Faulk-Klauber House, in 1892; photo, Title Insurance & Trust Historical Collection.

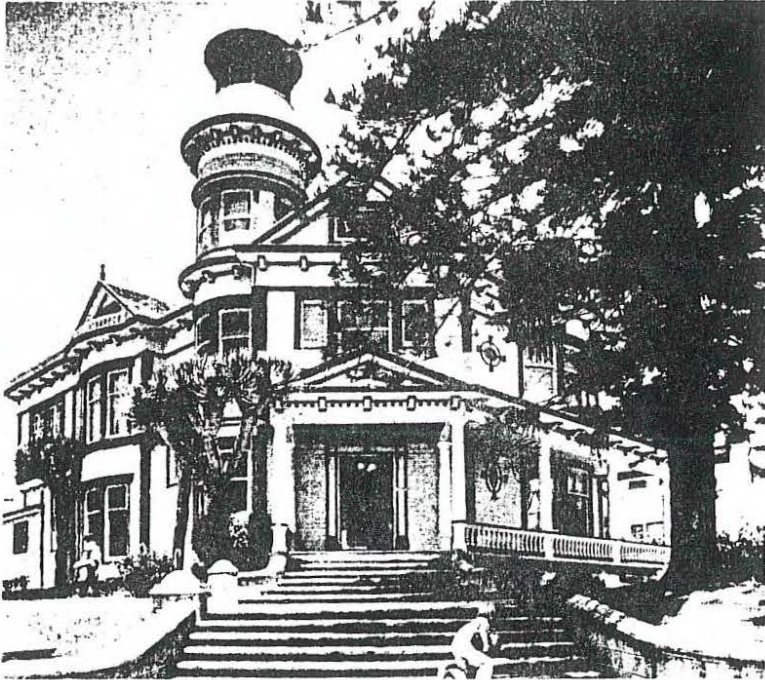
7 3000 E ST. THE FAULK-KLAUBER HOUSE (1888)

This is one of six houses on the tour designated as Historic Sites; this one, #122. An imposing clapboard house with wide grounds, it was the home of prominent businessman Abraham Klauber. The entryway has been altered, and a fire escape added. Appropriately repainted, it now serves as offices for Common Cause, League of Women Voters and other organizations. Note the original trees, including a huge Torrey Pine.

Return on 30th Street (north) to Broadway; turn left (west) on Broadway to 25th, and continue west into the next block.

8 2456 BROADWAY THE A. H. FROST HOUSE (1897)

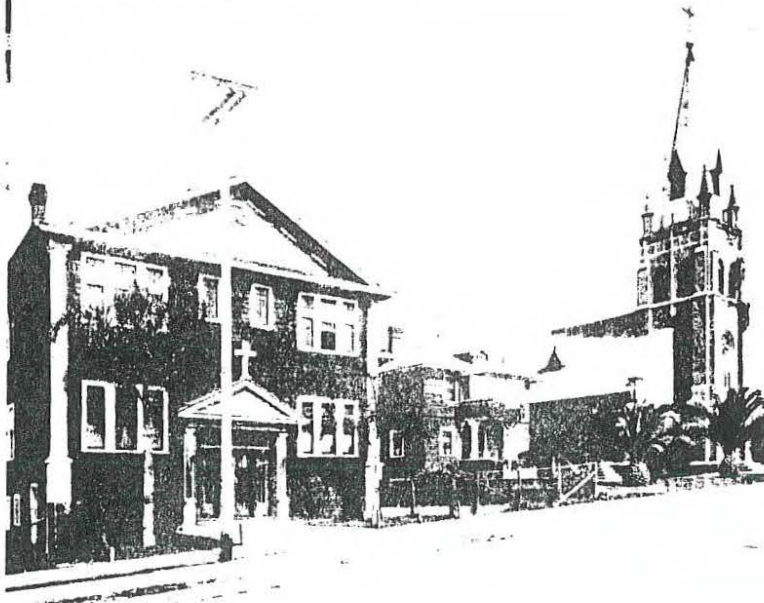
An imposing classical Revival style, this early San Diego home now is open to the public as a book store and antique shop. (Closed Mon. & Tue.) Visitors may admire the wide entry, the use of fine woods in the floors and around the fireplace. Architects: W. S. Hebbard and Irving Gill. Gill later achieved international renown for his innovative contemporary designs.

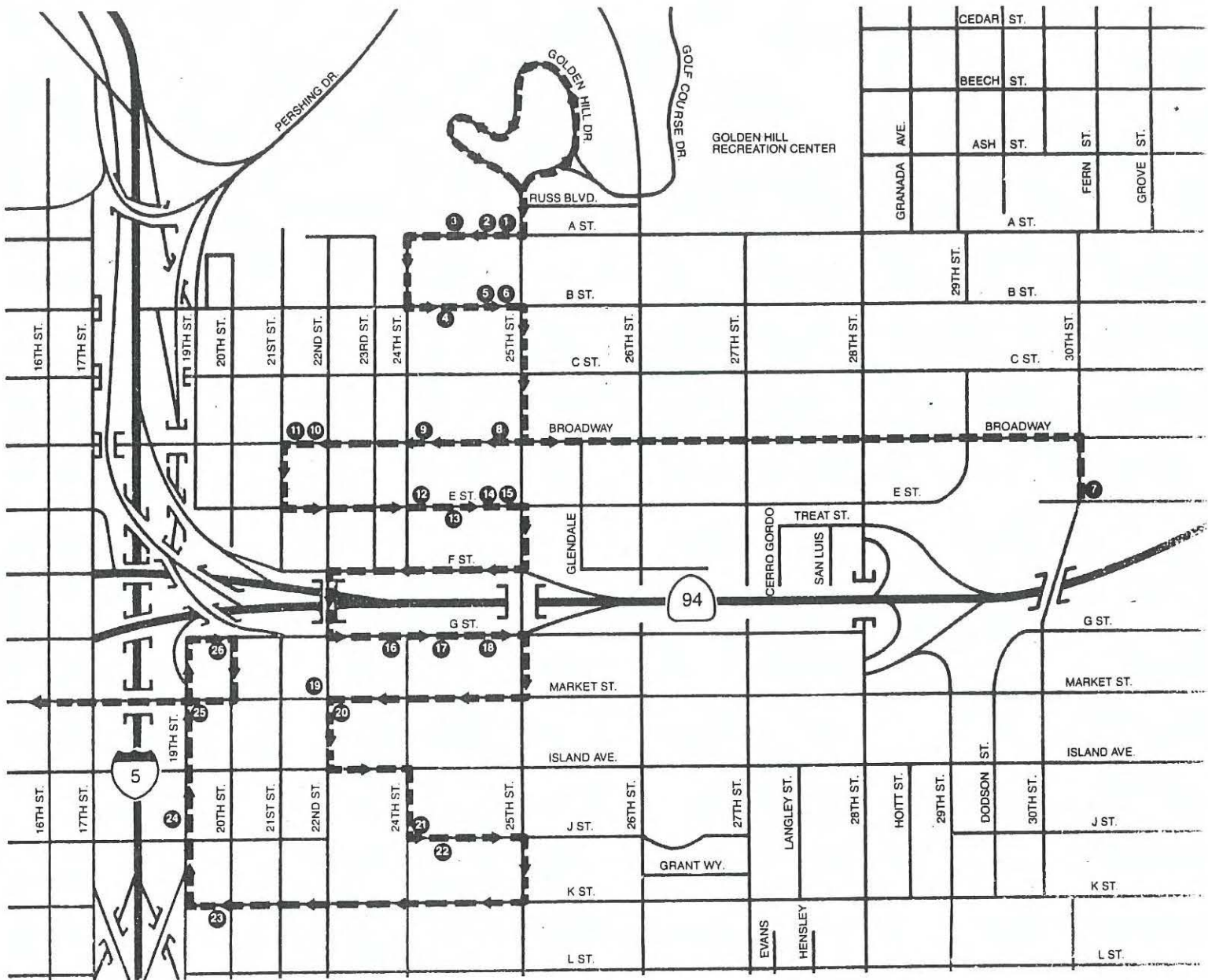


9 2404 BROADWAY THE QUATERMASS-WILDE HOUSE (1896)

Historic Site #39. The most imposing of the few remaining Victorian mansions built before the turn of the century. The exterior is in the Queen Anne style. Note the unusual corner entrance, with Doric columns, and the elaborate tower with expensive curved glass windows. This large house, now professional offices, has 8800 square feet, with three complete floors. Be sure you see the two large stained glass windows on the west side of the house (24th St.), and the carriage house in the rear. Originally built by department store owner Reuben Quatermass, the house later was bought by Louis J. Wilde, Mayor of San Diego, 1917-21. Wilde, a banker and promoter, was a vigorous and controversial figure who did much to shape San Diego's history.

Our Lady of Angels Church and School, early photo from Title Insurance & Trust Historical Collection.





10 2148 BROADWAY THE HAYWARD-PATTERSON HOUSE (1887)

Historic Site # 85. Built in Victorian stick style, with shiplap redwood siding, lath and plaster. Note the repainted extra detailing brackets and finials around the entire house, the stained glass windows and the double front doors with etched glass panels. This house has been owner-maintained through the years by pioneer families such as Francis E. Patterson, photographer, and Albert M. Hayward, promoter, builder, rancher and one-time president of the San Diego Yacht Club. Now carefully restored by its present owners.

11 2124 BROADWAY

This home is worth noting for its fishscale shingles, typical of the period.

*At 21st Street, turn left (south) and go one block to E Street.
At E, turn left (east).*

12 2410 E ST. THE GEORGE GARRETSON HOUSE (1895)

This is the first residence of record to be designed by Irving Gill, San Diego's internationally known architect. Many half-timbered houses (wood interspersed with plaster) of similar style, though less grand, can be seen on nearby streets.



13 2441 E ST. THE SAMUEL RYNEARSON HOUSE (1897)

Historic Site #121. This unusual house, built at a cost of \$5,000, may be described as eclectic. A variety of ornamentation has been used. Around the upper part of the house is an especially interesting frieze of scrollwork, highlighted by the paint. Windows on the second story of the house are Gothic. A curving driveway on the east side led past the porte cochere to a large carriage house in the rear. This house has had a number of owners through the years, and is now in use as professional offices.

14 2470 E ST. THE ALFRED HAINES HOUSE

A family-owned home since 1908, it was designed by family members. Eclectic style apparently evolved from their personal needs and desires for a comfortable residence. Roof is of hand-dipped oak shingles.

15 2496 E ST. THE PATRICK MARTIN HOUSE (1905)

Built from plans for a Grand Island, Nebraska house. Wood for construction was shipped here from a Wisconsin mill. Beveled glass entry, with a wide stairway in front, makes the exterior inviting.

At 25th Street, turn right (south) and go one block to F Street. Turn right (west) on F. All along this stretch (on your right) you'll see a number of well-kept older homes. At 22nd Street, turn left (south), cross over Highway 94 to G Street. Turn left (east) on G.

16 24TH & G OUR LADY OF ANGELS CATHOLIC CHURCH AND SCHOOL

The second Catholic parish church in San Diego, Our Lady of Angels was built in 1905. Originally a brick building, it's now been plaster covered. Step into the church and admire the beautifully polished wooden pews and the stained glass windows. If you look closely, you'll find the names of some of the German families who contributed to their purchase, inscribed in the glass. Our Lady's School was opened in the fall of 1912 by the Sisters of Carondelet at a cost of \$12,000.

17 2433 G ST. THE ANDREW JACKSON CHASE HOUSE (1871)

One of the oldest houses on the tour, it was built in 1871 and repaired in 1900. Still a private residence. Also, note the tiny unaltered Victorian Cottage next door, to the east, 2439 G.

18 2475 G ST.

An example of a house built by an imaginative carpenter.

At 25th Street, turn right (south) and go one block to Market Street. Turn right (west) on Market.

19 MARKET & 22nd (NW Corner) GOLDEN HILL UNITED PRESBYTERIAN CHURCH

This building, first erected at 19th & G Streets in 1888, was moved to its present site in 1899. Rebuilt in 1930-31. The steeple shown in early photographs is gone, but many good features remain. It has a rounded sanctuary offering perfect acoustics. The art glass windows were made in San Diego. The pipe organ is of particularly fine quality.

20 MARKET & 22nd (SE Corner) THE SHERMAN APARTMENTS

A building remodeled from the large home of Matthew Sherman, who played a major role in the development of this section of San Diego. An Army captain and Civil War veteran, Sherman settled in San Diego in 1865, and lived until 1898. He left his name in San Diego history as both mayor and developer. This area was named Sherman Heights, extending from 15th to 24th Streets, and from Market south to Commercial Street. Sherman also gave land for the original Sherman School, opened in 1871. (You'll pass the new Sherman School later in the tour, on 24th St.)

At this intersection (Market & 22nd) go south one block to Island Avenue. Left (east) on Island to 24th (one long block). Right (south) on 24th, past Sherman School, to 24th & J.



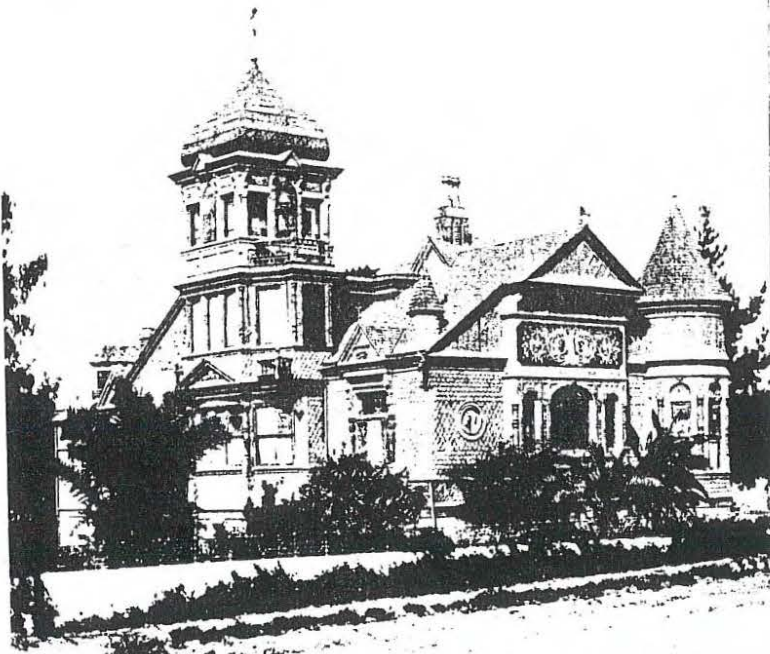
21 2412 J. ST. THE LIVINGSTON HOUSE (1887)

Historic Site #58. Take a look at two sides of this house which sits on a corner lot. A Queen Anne Victorian house, it was built for Mrs. Harriet Morris Livingston for \$5,000. A windmill and barn stood in the rear, and a picket fence lined the yard. Restored by the Rev. Robert L. Stevens, it is a spacious home with two stories, a wide porch and a fascinating octagonal tower with a conical roof. Art-glass windows mark the home's redwood staircase. Its 52 windows were a mark of luxury. Architect: Edwin Booker.

22 2419 J ST.

Another interesting example of Victorian carpenter work.

At 25th Street, turn right (south) and go one block to K Street. Turn right (west) on K, and note 2265 K Street, at the corner of 24th & K, as you proceed west to 20th & K.



Villa Montezuma, at turn of century; Title Insurance & Trust Historical Collection.

23 1925 K ST. VILLA MONTEZUMA (1887)

Historic Site #11. "Villa Montezuma" was the name given this house by the very unusual man who created it for himself: Jesse Shepard. A self-taught composer, pianist, singer, writer and former spiritualist medium, Shepard sought to express himself through Villa Montezuma's remarkable appearance. Inside and out, every surface was treated to achieve decorative effect. There was lavish use of redwood and walnut, luxurious ceilings and art-glass. Considered one of the best examples of a Victorian mansion on the West Coast, it certainly is one of the most interesting in appearance. Architects: Comstock and Trotscke. Villa Montezuma is owned by the City of San Diego, operated by the San Diego Historical Society as a museum and community cultural center. Open afternoons, Tuesday through Friday, and Sunday from 1-4:30 p.m. Special group visits may be arranged for mornings.

From Villa Montezuma, go west on K Street to 19th Street and turn right (north).

24 418-422 19th ST. THE MATTHEW SHERMAN HOUSE

This was Sherman's first San Diego home, built before the larger one at Market & 22nd.

25 19th & MARKET (SE Corner)

Now the location of Gospel Outreach, this building originally was constructed for Bethel Baptist Church, and later was used by the Quakers and by Episcopal Community Services. Privately owned, it is being considered for designation as an historic site.

Continue north on 19th Street; turn right (east) on G Street.

26 20th & G ST. (SW Corner) THE GEORGE JOURNEY HOUSE

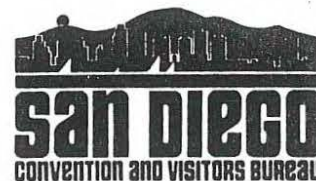
George Journey was a colorful figure in San Diego at the turn of the century. His business was house moving. His interesting old home is being refurbished as this is published.

At 20th Street, turn right (south) and go one block to Market Street; right (west) on Market for your return to Downtown San Diego.

NOTE: Although outside the immediate area of this tour, there is another Southeast San Diego home of historic interest: the Weldon-Glasson House (Chateau de Toman), Historic Site #78, built in 1880. It's approximately 1 mile south of the Faulk-Klauber House. Take 30th St. south to Franklin, turn left (east) and go 1½ blocks to 3139 Franklin Street.

Research: San Diego Historical Society

Visitor Information at
Villa Montezuma or
wherever you see this sign . . .



1200 THIRD AVE. • SUITE 824 • SAN DIEGO, CA 92101 • (714) 232-3101

Daily events (recorded), call 239-9696.

CL-10M-776

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Special thanks to the following Greater Golden Hills Planning Committee Members who devoted much time and patience in preparing the report.

Bruce Damann
Barbara McCarthy
Marie Coppola

Attachment 4

1984 Staff report to the Historical Site Board



The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

DATE ISSUED: December 4, 1984

REPORT NO. 84-630

ATTENTION: Historical Site Board Meeting of December 15, 1984.

SUBJECT: DESIGNATION OF ADDITIONAL HISTORIC SITES WITHIN THE GOLDEN HILL HISTORIC DISTRICT.

SUMMARY:

Issue - Should the Historical Site Board designate as historic sites those additional properties within the Golden Hill Historic District graded Class "A" and "B" within the Golden Hill Planned District Historical/Architectural Survey?

Department Recommendation - Designate as historic sites those additional Class "A" and "B" properties, as they also contribute to the historic/architectural character of the historic district and community.

Other Recommendations - None

Fiscal Impact - None

Environmental Impact - None

BACKGROUND:

At the October 31, 1984, meeting of the Historical Site Board, the Board decided to limit its first hearing, for the purpose of designating additional historic properties as identified within the Golden Hill survey, to the Golden Hill Historic District. Based on the Board's attorney's comments at the October meeting, the Board can take one of three actions, it can either designate the properties based on the material contained within the survey or it may indicate that, while not wishing to designate, a property, that it does appear within the Golden Hill survey and should be permitted to use the Transfer of Development Rights Option (TDR), or the Board may elect not to designate some or all of the properties. The use of TDR's would provide some economic incentive to not redevelop properties which contribute to the community's architectural character and diversity.

Staff has earlier recommended that all class "A" and "B" properties should be considered for designation. In the survey material for this matter, the Board has been provided copies of the class "A" and "B" properties to be added as contributing structures within the historic district.

ANALYSIS:

There are twenty, class "A" and "B" properties located within the Golden Hill Historic District (please see attached map). These are properties that the survey consultant (Mr. Ciani) believes contribute to the architectural character and diversity of the district and the community. Staff also feels that the properties clearly contribute to the significance of the district-in their representation of the periods and style of development in Golden Hill. Though it may be fair to consider these additional properties as a "second cut", after the 1978 hearing, they nonetheless are important in terms of style, character, and scale, and as such they should be designated-to enhance the preservation of the district as a whole.

The issue before the Board is whether or not these additional properties also contribute to the architectural character and diversity of the historic district. Would the significance of the district be deminished by the loss of any of the additional properties?

After the public hearing/field trip, the historic district publication will be updated to include the additional properties that the Board determines to be worthy of designation.

One other expressed concern of the Board was the number of transferable development rights that already exist in the Planned District area because of designated historical sites. There are approximately 150 transferable development rights available to be sold by the owners of existing historical sites. It is estimated that the designation of the proposed twenty sites before the Board would only increase that number by an additional fifteen TDR units. This is because, most of the additional properties being considered are multi-family residential units which have utilized all or most of their development rights already, and the area is zoned for fairly low density (R-1500 or one unit per 1,500 square feet of lot area).

What follows is a brief summary of the twenty class "A" and "B" properties before the Board for possible designation. Please refer to the survey sheets for additional information. One clarification, the attached map indicates that 2441 "B" Street is to be considered-that should be 2451 "B" Street.

"A" Street

- 2400-2404 - This apartment house by virtue of its character, scale, and location help it to contribute to the District.
- 2417 - This very pleasant home compliments the architectural diversity of the streetscape.
- 2430 - This Mission Revival home lends architectural diversity to the block.
- 2434 - Though some what altered, this shingle style residence relates well to the streetscape in terms of scale and materials.
- 2459-63 - This Spanish Colonial Revival apartment house, by virtue of its size and composition, visually contributes to the streetscape.

"B" Street

- 2457 - This Classical Revival home is one in a series of structures which add to the sense of an historic streetscape by virtue of scale and materials.
- 2463 - This stucco bungalow though simple in detail makes a strong visual statement in contrast to the Victorian house across the street.

"C" Street

- 2451, 2459, and 2483 - These houses are somewhat similar in scale materials, and collectively reinforce the visual image of the Mission/Spanish Colonial Revival theme of the streetscape.

Broadway

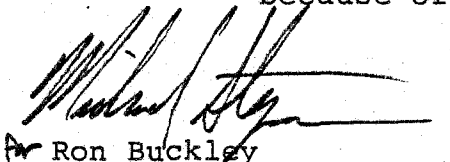
- 2417, 2424, 2426, 2442-48, and 2466-68 - These Mission/Spanish Colonial Revival properties reflect development of an era different from that of the Quartermass-Wilde House and the Frost House. They lend architectural diversity to an already significant streetscape through the interesting and diverse manner in which the style is applied.

"E" Street

- 2446 - This bungalow with minor exceptions (the carport and bars on the windows) does retain its basic integrity and it contributes to the architectural diversity of the streetscape.

Broadway

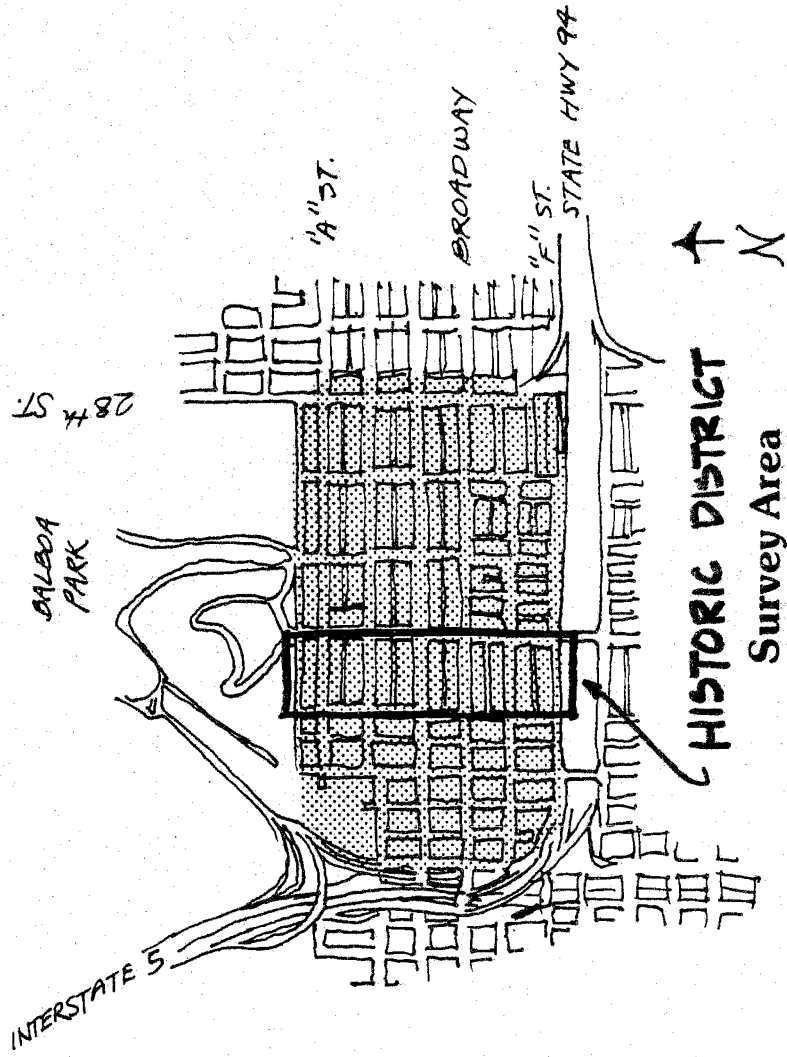
- 1138 - This Mission Revival market was originally built as a Safeway. The building is important in the economic history of the community and its architectural style and scale is compatible and complimentary to the remainder of the District.
- 1302 - This Spanish Colonial Revival house has recently had the second story added. The addition is sensitive to the original and compliments the structures which front onto "A" Street.
- 1316 - This simple Craftsman Bungalow is a good example of the style and as such it contributes to the District because of its basically unaltered condition



Ron Buckley
Secretary to the
Historical Site Board

RB:lf:sw

- Attachments:
1. Golden Hill Historic District Map.
 2. Greater Golden Hill Historic District - October 6, 1978 - Material Presented to the Historical Site Board.
 3. Survey Sheets For Class "A" and "B" Properties Within The Golden Hill Historic District.



GOLDEN HILL PLANNED DISTRICT

GOLDEN HILL DISTRICT

