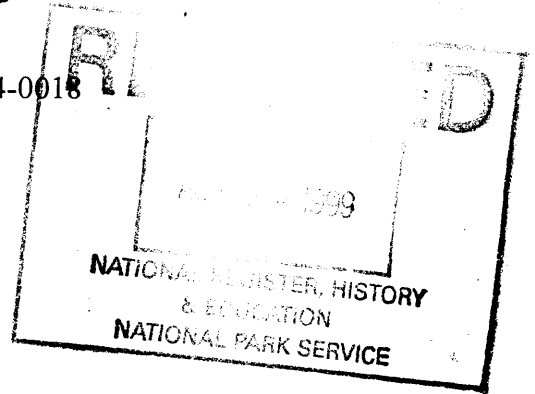


NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018

1180



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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historic name Sunnyslope Lodge

other names/site number n/a

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2. Location

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Street & number 3733 Robinson Mews  
city or town San Diego  
state California

code CA county San Diego

not for publication n/a

vicinity n/a

zip code 92103

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination \_\_\_ request for nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally x statewide \_\_\_ locally. ( \_\_\_ See continuation sheet.)

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Samuel Alveyta 7/21/99  
Signature of certifying official Date

California Office of Historic Preservation  
\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_meets\_\_\_ does not meet the National Register  
criteria. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register  
See continuation sheet.  
 determined eligible for the  
National Register  
See continuation sheet.  
 determined not eligible for the  
National Register  
 removed from the National Register

Edson H. Beall

other (explain): \_\_\_\_\_

for Keeper National Register of  
Historic Places

9/24/99

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

5. Classification

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Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>2</u> buildings
<u>    </u>	<u>    </u> sites
<u>    </u>	<u>    </u> structures
<u>    </u>	<u>    </u> objects
<u>1</u>	<u>2</u> Total

Number of contributing resources previously listed in the National Register: None

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

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6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic      single dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic      single dwelling

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

7. Description

Architectural Classification (Enter categories from instructions)

Mission/Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation	brick
roof	asphalt
walls	stucco
other	brick chimney
other	retaining walls cobblestone

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information in prehistory or history.

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions.)

Architecture

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Period of Significance

circa 1902-1906

Significant Dates

circa 1902-1906

Significant Person:

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gill, Irving John

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

San Diego Historical Society, San Diego Public Library

See Bibliography

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet.)

11 484585 3622905

See continuation sheet.

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By:

name/title Douglas Bryce Scott  
organization n/a date Dec.30,1998  
street & number 3733 Robinson Mews telephone (619) 238-6188  
city or town San Diego state Ca zip code 92103

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Douglas Bryce Scott/Benjamin Franklin Baltic  
street & number 3733 Robinson Mews telephone (619) 238-6188  
city or town San Diego state CA zip code 92103

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1 Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

### Description

Sunnyslope Lodge is a small, single-story, wood frame, stucco covered, single family residence designed as a sort of vernacular Mexican house set flush with the street and accessed through a gate in a garden wall, also flush with the street, which opens into a covered, round arched loggia. A small square tower with four arched openings rises above the house. It originally covered the water tank for the residence. The house originally had only two rooms with kitchen and bath. At some unknown point, the bath and kitchen were reversed, and an addition, which included a second bedroom and sitting room extension, was constructed at the rear. The applicant has speculated that Irving Gill, the original architect, may also have built the addition because the design and detailing match the original house. Existing published material does not agree on when the building was constructed. The applicant has done considerable research to determine an exact date, but has been unable to be more specific than the time period between 1902-1906. Also located within the nominated property are two noncontributing buildings: a small studio and a small potting shed. The outbuildings appeared on the property sometime between 1906 and 1920 per Sanborn Fire Maps for the area. A small chicken coop is not included in the resource count. Original cobblestone terraces and retaining walls, and cobblestone and brick stairs remain, partially obscured by a non-original, redwood deck.

Sunnyslope Lodge (Dorothy McNiff Glidden, the daughter of the previous owner, Hazel McNiff, said that her mother was informed that this was the name of the house when she purchased the property in September 1933.) is a small, one-story workingman's cottage located on Robinson Mews south of Robinson Avenue in the Hillcrest district of San Diego. Since its construction circa 1902-1906\*, it has been used as a residence. Originally two rooms with kitchen and bath, it is believed that a second bedroom and a sitting room extension were added to the rear of the house overlooking Albatross Canyon prior to 1918 which year ownership of the property passed from architect Irving Gill.



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Section 7 Page 2

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Description (continued)

\* The negative for the historic photograph submitted with this nomination is on file at the San Diego Historical Society and is dated "1902". The house appears on the 1906 Sanborn Fire Map of San Diego.

The design details of the addition are identical to the original house shown in the historic photo. It is also believed that the locations of the bathroom and kitchen were switched at the same time so the bathroom would be located between the two bedrooms. However, there is no documentation to verify this sequence of events. Dorothy McNiff Glidden told me that her mother, Hazel McNiff modernized the plumbing and mechanical systems, remodeled the kitchen and bath, constructed the redwood deck (which stands over the still intact cobblestone terraces), and added a short section of old brick in the form of a two-foot high wainscot veneer along the south wall of the house fronting the deck. All this was done in the 1930's. In addition to the house, there are two non-contributing structures; a studio and a potting shed. The studio is approximately 200 square feet and has board and batten siding and a metal roof. Inside are a window seat, and clear fir tongue and groove floors. Knotty pine paneling was added in the 1930's. The potting shed (originally a goat shed for 'Rosie' the goat per Canon John Gill, Irving Gill's nephew who lived on the property with his parents in the 1910s) has approximately 130 square feet. It has rough board pine floors, a bay window, weatherboard siding and a copper shingle roof. It also has three clerestory windows. There is a fourth minor structure, a chicken coop that Canon John Gill described. I found it still standing. It had been completely obscured by a large plumbago bush. The site has significant landscape features including cobblestone terraces and retaining walls and cobblestone and brick stairs. The lodge retains its integrity and much of its original appearance.

Sunnyslope Lodge is a single-story, flat-roof, stucco, Mission Revival influenced house designed and constructed by the famed local (San Diego) master architect Irving J. Gill while he was in partnership with William Hebbard. Although designed while in partnership with Mr. Hebbard, the residence is the work of Gill (Gill acknowledged

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Section 7 Page 3 Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Description (continued)

designing the house in a note on the back of a photograph of the house, which he sent to his father.) and presages the simplicity, clarity and directness of his designs to come.

The house is located in the neighborhood of Hillcrest, at the south end of Robinson Mews, a narrow street parallel to and between Albatross and Front Streets and accessed by proceeding south on Robinson Mews from Robinson Avenue. The structure is set flush with the street, as was customary in the Mexican house, where there were no setback requirements. The garden wall and the house wall form a continuous surface. In the Arts and Crafts manner, the house was picturesquely sited, in this case on a narrow canyon ledge with the structure oriented to the south and east overlooking Albatross Canyon

In this minimum house of approximately 675 square feet ( approx. 33x20 feet), Gill experimented with structure. For some interior walls he tried using 1x4-inch studs, 4-inches apart, over which he placed diagonal lath and plaster. The finished walls were 3-inches thick, and they tested equal to the 2x4-inch studs 16 inches on center, which made a 5 1/2-inch wall. Plaster fills the openings between the 1x4-inch studs, so there are no spaces to act as fire flues. The house contains smooth, 5-piece, slab doors ;some 4-part windows; and Louis Sullivan's three-division window, with fixed glass in the center and an operating pane on each side. The operating panes though are finished with latticework mullions and achieve a picturesque effect. A set of French doors with operable, screened sidelights is in the east bedroom. Two more sets of French doors are in the sitting room. There is a skylight in the bathroom and a window seat in the sitting room. Brick floors are found in the loggia, kitchen, sitting room, and one bedroom. The handmade bricks are set on a two-inch bed of sand directly on the ground and the joints are filled with mortar. The floors are original ( and nowadays somewhat lumpy and uneven!) The second bedroom and an extension to the sitting room are at the east end of the structure. They hang over the canyon and so are supported on post and piers. They have clear fir, tongue and groove floors. These two rooms constitute a minor addition to the house, which is believed to have been done prior to 1918 when ownership of the property passed from Mr. Gill. The design and detailing matches that of the original portion of the house and appears to be

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National Park Service

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Continuation Sheet

Section 7 Page 4

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Description (continued)

the work of Mr. Gill. It is believed that, at the time of the addition, the locations of the kitchen and bathroom were switched so that the bathroom would be located between the two bedrooms. There is a fireplace with raised hearth and original fender in the sitting room.

The original brick chimney is intact and in use. The slab doors, and the windows have cast brass hardware. Much of it, including the cremone bolts on the french doors, and the unusual window latches are said to be cast from designs created by Mr. Gill. I have no documentation to support this, but I can say I have only seen this rather strange looking hardware in some of Gill's other San Diego cottages. The baseboards are flush with the wall surfaces. A small, flat-roofed, stucco water tower with arched openings sits above the kitchen. It is original. The water tank is gone. The flat roof has been re-roofed with asphalt. The rough, somewhat 'dimpled' stucco is original and has been painted in the past. The kitchen and bathroom were remodeled in the 1930s. The arched loggia gives onto a redwood deck, which was added in the 1930s. The door that used to open directly onto the Mews from the loggia is now sealed. Access is now gained via the gate at the south end of the loggia.

The deck stands over the original, intact terraces, which step down the canyon and provided level outdoor living spaces when the house was first built. These stair-step terraces have cobblestone retaining walls. Cobblestone and brick exterior stairs lead from the house and studio to the potting shed, which is further down the canyon slope.

The studio of approximately 200 (approx. 14x14 feet) square feet has board and batten siding and a metal roof. Inside are a window seat; and clear fir, tongue and groove floors. Knotty pine paneling was added in the 1930s. The style of the studio is Craftsman. It appears on the 1920 Sanborn Fire Map of San Diego, but not on the 1906 Sanborn map.

The potting shed of approximately 130 square feet (approx. 13x10 feet) has rough board pine floors, a bay window, weatherboard siding and a copper shingle roof. It also has three clerestory windows, and a window on the north wall that matches the windows on

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OMB Approval No. 1024-1118

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Section 7 Page 5      Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, CA

Description (continued)

the west wall (facing Robinson Mews) of the house. It is Craftsman in style. The shed appears on the 1920 Sanborn Fire Map of San Diego, but not on the 1906 Sanborn map.

A fourth minor structure, the old board and batten, chicken coop, sits further down the canyon under a plumbago bush. It is on the 1920 Sanborn Fire Map of San Diego, but not the 1906 Sanborn map.

United States Department of the Interior  
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Continuation Sheet

Section number 8 Page 6 Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

#### Statement of Significance

Sunnyslope Lodge is significant at the state level under Criterion 'C' in the area of architecture as one of twelve experimental, low-cost cottages built by Irving Gill during the years 1900-1908. In this cottage, Mr. Gill developed his techniques for flush detailing, slab doors, and thin-wall construction. for use in the construction of cheap, dignified housing for workingmen's families. It was Mr. Gill's first venture in designing housing for the working man. It is a model of modest working-class housing that employs the simple, straightforward massing, materials and arched arcades with which Gill would be identified later in his career; an architecture of modesty and repetition. The combination of these construction techniques and stylistic influences resulted in a dignified, affordable house exhibiting a unique, San Diego style of architecture.

#### Historical background and significance:

Irving Gill had a genuine concern for people of the working class and tried to design clean, safe, and comfortable low-cost housing. He was the first West Coast architect to give attention to company towns, barracks for laborers, housing for the unemployed, and that vast segment of the population, which had to be content with hand-me-downs. The two contiguous houses he built on a two-acre tract he bought for experimentation in the Hillcrest area of San Diego are examples of these low-cost experimental houses. The subject property is one of these structures. Here he developed his techniques for flush detailing, slab doors, and thin wall construction. Gill was aware of the potential architecture had for social reform. He was convinced that a well designed and well constructed home could become a vehicle for change. On the back of a photograph dated 1902 (negative is in the archives of the San Diego Historical Society) of a pair of experimental cottages, one being the subject property, Gill wrote this proud note to his father:

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Continuation Sheet

Section 8 Page 7

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Significance (continued)

“Dear Father:

These are two small houses that Charles built for me last winter. I built them so as to work out some new ideas I had for a cheap, semi-fireproof cottage for working mens families. They have been a great success & I am building several others of this same construction.”

Sunnyslope Lodge was designed and built by Irving J. Gill, who moved to San Diego in 1893. The house is an early example of the minimalist style Gill developed in San Diego; one of the few wholly original styles of architecture in the United States. After Gill moved to San Diego, he opened himself to all the things around him such as adobes; Ramona’s Marriage Place, with its U-shaped plan embracing a garden and closed at the end by a high wall; single-wall redwood houses; and the missions which he described as ” a most expressive medium of retaining tradition, history and romance, with their long, low lines, graceful arcades, tile roofs, bell towers, arched doorways, and walled gardens.” His style grew out of what he found in Southern California. To this he added elements to promote hygiene and efficiency. He also experimented with wall construction in this house, utilizing 1x4s laid flat on 4” centers with lath and plaster finishes , resulting in a wall with the structural capacity of a standard 2x4 on 16-inch center stud wall with almost half the thickness of a standard wall. Gill was a conservator of the past, building always for the present, in new materials with new methods evolved through arduous trial and error.

Irving John Gill was born in Tully, New York on April 26, 1870, the son of Joseph and Cynthia (Scullen) Gill. At the age of nineteen he began studying architecture while working in the office of Ellis Hall of Syracuse, New York. A year later he moved to Chicago where he studied under Joseph Silsbee and in 1891 he began employment in the office of Adler and Sullivan of Chicago, Illinois. Louis Sullivan, is known as the father of the Chicago school of architecture. While working at Adler and Sullivan, Gill worked on the design of the Transportation Building for the Columbian Exposition of 1893.

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Continuation Sheet

Section 8 Page 8

Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

Significance (continued)

Due to poor health, Gill moved to San Diego in 1893 and by December of 1896 had formed a partnership with William S. Hebbard. Their partnership was responsible for the designs of : the Stephens-Terry House in Coronado, the Waldo Waterman Cottage, the George Marston House, the Bartlett Richard Residence and The First Church of Christ Scientist. Their partnership lasted until 1907.

Gill formed a new partnership with Frank Mead in 1907. Their projects included the Wheeler Bailey House, the Melville Klauber House and the Russell Allen Residence of Bonita. Frank Mead had also worked for Hebbard and Gill. That partnership lasted only one-year but it also produced many significant projects.

As a sole proprietor, Gill designed the original Bishop's Day School, the Biological Station at the Scripps Institute, the Arthur Marston residence, the electric fountain at Horton Plaza, the La Jolla Women's Club ( an example of tilt-up, concrete construction)and the second First Church of Christ Scientist.

Gill then formed another partner ship, this time with his nephew Louis Gill in 1914. He began new projects in the Los Angeles area including the famous Dodge House. Gill returned to San Diego in the 1920s and designed the First Church of Christ Scientist of Coronado and the Oceanside civic buildings. Gill married Marion Brashears and moved to Carlsbad, California. His bad health, accompanied by financial problems, took their toll on Gill during the early 1930s. Gill died in Carlsbad on October 7, 1936.

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National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9,10 Page 9                      Sunnyslope Lodge (3733 Robinson Mews)  
San Diego, Ca.

### Bibliography

McCoy, Esther, Five California Architects, New York City: Reinhold Publishing Corporation, 1960

Gebhard, David, "Irving Gill" California Design 1910, Salt Lake City: Peregrine Smith Books, 1974

Kamerling, Bruce, Irving Gill, The Artist as Architect, San Diego: San Diego Historical Society, 1979

Kamerling, Bruce, Irving J. Gill, Architect, San Diego: San Diego Historical Society, 1993

### Verbal Boundary Description

APN 452-014-19-00

### Boundary Justification

The boundary chosen for Sunnyslope Lodge describes the original, still intact, city lot whereon the house and outbuildings were built.



SUNNYSLOPE LODGE  
(3733 Robinson Mews)  
SAN DIEGO, CA.  
92103

ROBINSON MEWS

