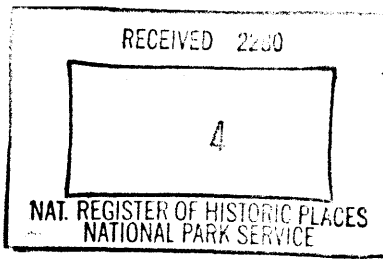


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Ginty, John, House**

other names/site number

2. Location

street & number **1568 Ninth Avenue** NA not for publication

city or town **San Diego** NA vicinity

state **California** code **CA** county **San Diego** code **073** zip code **92101**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Uma Wayne Smith
Signature of certifying official/Title

9 NOV 2006
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
- other (explain):

Signature of the Keeper

Date of Action

[Signature]

12/18/2006

5. Classification

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Stick, Queen Anne

Materials
(Enter categories from instructions)

foundation **concrete**

roof **cedar shake**

walls **wood**

other **brick**

Narrative Description

(Describe the historic and current condition of the property on one or more 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 important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1886, 1899

Significant Dates

1886, 1899

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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 Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

San Diego Historical Resources Board

10. Geographical Data

Acreage of Property .115 acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	485300	3620440	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

See continuation sheet.

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 **Kathleen A. Crawford, Historian, and Marie Burke Lia, Attorney**

organization **Office of Marie Burke Lia** date **9/14/06**

street & number **427 C Street, Suite 416** telephone **619-235-9766**

city or town **San Diego** state **CA** zip code **92101**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

Name **Marsha Sewell Shea**

street & number **1568 Ninth Avenue** telephone **619-696-7575**

city or town **San Diego** state **CA** zip code **92101**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Ginty, John, House
San Diego County, CA

Description:

Summary Paragraph:

The John Ginty House is a two and a half story, asymmetrical, rectangular shaped, Victorian Stick Style with transitional Queen Anne style elements, single family residence. Built in ca. 1886, slightly enlarged on its south facade between 1889 and 1899, and relocated two blocks away in 1999, the house has retained its historical form, quality and integrity. The house is located at the corner of Ninth Avenue and Cedar Street at the top of Cortez Hill in downtown San Diego. Cortez Hill once hosted several prominent, turn-of-the-century, single family residences and a few remain, but it is now primarily a multi-family residential neighborhood. The house, of wood frame construction, occupies a 5000 square foot single family lot with two street frontages, one for each of its architecturally distinctive facades. The nominated property includes a garage, constructed in 2002, which is not considered a contributing resource.

Narrative Description:

The ca. 1886 John Ginty House is located at 1568 Ninth Avenue in the City of San Diego, California. The resource is a two and one-half story, asymmetrical, rectangular shaped, Victorian Stick Style with transitional Queen Anne style elements, single-family residence. The building has a new steel beam foundation, wood horizontal shiplap siding and a flat-topped hipped roof, with overhanging eaves and lower cross gables, of cedar shingles and rolled roofing. The corners of the structure include knee braces. Vertical detailing in the form of wood strips ending in a "V" shape extends down from the roof line on the facades, under the eaves, to add simple ornamentation to the facades. Two chimneys are present on the structure; one in the center of the residence and one on the west wall. The chimneys are brick. The chimneys are plain with no ornamentation, but they terminate in flared tops.

Front Facade:

The south end of the east facade of the residence includes a two story bay window projection with a front gable roof with stick detailing. The first floor bay window includes four, tall, narrow, double hung, sash style windows with rounded tops. The northern-most window of the four occurs within the front porch area. The second floor bay window contains four, tall, narrow, double hung, sash style windows with rounded tops. A belt course divides the two bays. The top of the bay window section terminates in a small porch with turned wood railing and turned wood posts which support a front gable roof with a deep eave overhang. Rectangular shaped windows are present within this area.

A five-sided, round tower style projection is present on the second story of the northeast corner of the structure. The tower has a hipped roof and is supported by knee braces. All but one of the windows on the second floor consist of rectangular shaped, wood framed, double hung, sash style windows. The exception is a small, rectangular shaped, sliding style window between the tower projection and the bay windows. The main entrance to the residence is located directly below the tower portion and consists of a wrap around porch which extends around the north and east sides of the building. The porch area is located on the diagonal across the front of the building and is accessed by a short flight of wood steps with a wood railing. The north facade of the porch contains a half height, vertical

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Ginty, John, House
San Diego County, CA

Description (continued):

wood railing. The front facade of the porch contains a wall of wood framed, multi-light windows with a solid wall portion supporting the window wall. The main entrance door is located on the east wall of the porch and consists of a wood and glass door. The north facade also includes a single wood and glass door. Windows opening on to the porch area are rectangular shaped, double hung, sash style. The building's foundation is covered by board and batten and lattice skirting, the latter occurring under the porch façade. (See photographs 1 – 3, 9-11 and 14)

North Facade:

The north facade of the building includes the porch and tower sections described above. The first floor of the north wall contains four, narrow, rectangular, double hung, sash style windows placed in a contiguous row. The windows are wood framed with pediment style detailing on the tops of the window frames. The second floor contains two windows in the same styling but they are located at opposite ends of the facade. The northwest corner of the building also includes a third window placed on the diagonal across the corner on the second floor. The window is framed with a turned wood railing at the bottom of the window and stick detailing at the upper portion of the recessed window space. A dormer style/bay window projection, serving the attic, is present at the roof line of the building. The dormer section projects from the main mass of the building and extends above the roof line. The dormer contains a front gable roof and a pair of double hung sash, style windows, placed side by side. Smaller windows are present on the sides of the dormer. Wood supports are present under the dormer, adding more horizontal detailing to the exterior design. The building's foundation is covered by board and batten and lattice skirting, the latter occurring under the porch façade. (See photographs 2-7, 12 and 15-16)

South Facade:

The south facade contains a section that projects forward from the main mass of the building. The front of this section contains two windows that are placed on the projecting corner of the building. These windows are located on the first and second floors and are located on the diagonal corner portion of the building. A small faux porch with a turned wood railing separates the windows between the first and second floors. The roof sections on each floor, including those at the cut away corners, are braced with knee braces. The windows are tall, narrow, double hung, sash style windows with rounded tops. A matching window is located on the ground floor immediately west of this corner pair and a smaller double hung and a even smaller single pane window are located further back on the ground floor. (See photographs 1, 13 and 18)

West Facade:

The west facade of the building contains an additional entrance to the structure on the first floor. The entrance consists of a single wood door, accessed by a small wood porch with a wood railing. Windows are present on each floor and repeat the same rectangular shaped, double hung, sash style windows with rounded tops. A dormer style window, serving the attic, is present and extends above the roof line. The dormer section has a front gable roof with a double hung sash style, multi-light window. Another corner window is present on the second floor at the southwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Ginty, John, House
San Diego County, CA

Description (continued):

corner of the building and matches the window on the northwest corner. It contains the same turned wood railing and stick detailing at the top of the recessed window section. The brick chimney extends up the north end of the wall and projects above the roof line. A wrought iron fence extends from the back wall of the house to the garage located at the west end of the lot. The building's foundation is covered by board and batten and lattice skirting, the latter occurring under the porch façade. (See photographs 5-8, 17, 19-20)

Alterations:

1886 – 1889

This house was constructed on its original site, facing west at 1543 Seventh Avenue, in 1886. The footprint of the house appears on the 1888 Sanborn Fire Insurance Company Map for this block. Historical Photograph #1, dated 1886 and attached to this Nomination, shows the south façade and part of the front façade of the Ginty. In 1889, a drawing of the house was featured in "The Golden Era" magazine. A copy of that drawing is also attached to this Nomination. The drawing and 1886 photograph are consistent with the 1888 Sanborn Map. According to the drawing, at this time the existing two story bay window projection was present on the north half of the front façade and a single story glassed-in porch extended south across the balance of this façade. Entry was achieved through the south end of the porch. A single double-hung window with a rounded top occurred on the second floor, centered over the porch. The 1886 photograph confirms the south entry to the porch and shows the rest of the south façade, including three additional tall window openings of the first level and a projecting dormer window at the roof line. The central and rear chimneys are also visible.

Measurements taken from the 1888 Sanborn indicate that the front portion of the house was then approximately 24 feet wide and the rear portion approximately 30 feet wide. The drawing illustrates the increased width of the rear portion of the house on the south facade and the two tall double hung windows, one per floor, placed on the projecting diagonal wall facing the street. The 1888 Sanborn Map confirms this increased width on both sides for the rear half of the house.

1899

Some time between 1889 and 1899, the house was enlarged on its south side to the size and footprint that it has consistently maintained since. The 1899 appearance of house from the south is well documented in the attached Historical Photograph #2. The 1906 Sanborn Map shows the house as approximately 30 feet wide in front and 36 feet wide in the rear, measurements that are consistent with the Assessor's Building Record for the house when it was still located at 1543 Seventh Avenue and current measurements. This enlargement added 6 feet in width along the entire south façade and created the five-sided round tower style projection on the south corner of the front façade. On the first floor, the front porch was extended and modified to incorporate the existing four-sided corner entrance to the porch. The extent of modification to the front facing porch windows is unknown because only a drawing and no early photographs of those windows exist. (Historical Photograph #2 and Photographs 1-5) On the second floor, the single double-hung window was replaced with the small, rectangular sliding style window centered

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National Register of Historic Places
Continuation Sheet

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Ginty, John, House
San Diego County, CA

Description (continued):

between the two story bay window and the five-sided tower projection (Photograph 2). The 1906 Sanborn Map also shows that, at the first floor level, the glassed-in front porch was extended to become a wrap around porch. However, Historical Photograph #2 shows that the porch along the southern façade was open with only a railing along its length. As the additional six feet in width had been added to the rear half of the house, the original diagonal projecting wall, at the junction between the front and rear halves of the house, was re-created with its windows. The extended porch incorporated that projection and, what had been a tall double hung window at this point on the façade, became the secondary entrance from the porch into the house that exists today (Photograph 12). This secondary entrance is partially visible in Historical Photograph #2.

The enlargement did not recreate the three tall windows on the rear half of the south façade. Instead, the enlarged south façade contained the windows and decorative elements that are present today (Photograph 5), and this is confirmed by Historical Photograph #2. It is also believed that the north façade was not impacted by the enlargement and that its appearance dates from 1886 (Photograph 13). Little is known about the rear façade other than that it had a porch (1888 Sanborn Map) and that the porch was enlarged to the south by the time of the 1906 Sanborn Map.

1939

An aerial photograph from this year illustrates the impact of the El Cortez Hotel on the hill, the large single family homes on the hill that have not survived and the south façade of the Ginty House. (Note: This south façade becomes the north façade after relocation.) Historical Photograph #3 is an enlargement of a 1939 aerial photograph indicates that the 1899 appearance of the house was unchanged. It also shows a shallow porch-like structure in the rear.

Historical Photograph #4 is the 1939 aerial photograph of Cortez Hill which illustrates the transition from a single family neighborhood of substantial residences to commercial and multi-family residences. A transition initiated by the construction of the El Cortez Hotel in 1927. This transition is more extensively discussed in the Significance section of this Nomination.

1993

This year, in order to plan for the expansion of the Centre City Redevelopment Project, the Centre City Development Corporation (CCDC) submitted a Part 1 Certification Application to the Office of Historic Preservation for an opinion on the Ginty's National Register eligibility. In a letter dated July 16, 1993, Marlyn Bourne Lortie, State Historian II, opined as follows:

“Judging by the photographs of the property, I would say that the chances are excellent that the building is eligible for listing in the Register. However, if a nomination is submitted, you will need to provide a more extensive argument for eligibility under Criterion C. Especially helpful would be data regarding other comparable properties in the City of San Diego as a whole.”

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Ginty, John, House
San Diego County, CA

Description (continued):

Photographs were prepared for that Part 1 application to indicate the extent of retained historic fabric and its then condition. On the front façade the two story bay window projection was intact as were its windows and siding. The glassed-in porch was in place as was its 1899 extension around the corner. However, past the corner, on the south façade, the porch had been enclosed and a stair, with a shed roof over it, led down to the ground level. The balance of the south façade appeared to be unaltered. At the rear, a shed structure had been added in the place of the original rear porch. On the north façade, original conditions appear to have been present with the exception of the conversion of the first floor window, in the diagonal projecting wall, into a door. However, portions of this façade were obscured by plantings. By this point in its life span, the house had been converted into multiple living units.

Relocation and Rehabilitation:

1998-1999

This year the Ginty House was again photographically documented in order to present the relocation option to the City's Historical Sites Board (now Historical Resources Board). Changes to the front façade included covering the windows with plywood. The non-historic windows on the extended enclosed porch on the south façade were also covered. On the south façade, the new exit stair from the east end of the wrap around porch, with its shed roof, remains and the four tall double hung windows on that façade are covered with plywood. The shed structure added on to the rear of the house and the rear chimney are present.

At their October 1998 meeting, the Historical Sites Board adopted a motion to approve the relocation of the Ginty House to the Cedar Street and Ninth Avenue location as the relocation would preserve the resource in the general context of Cortez Hill, promote its restoration per the Secretary of the Interior's Standards and has been found by the State Office of Historic Preservation to retain its National Register eligibility if relocated per the development proposal. At their April 1999 meeting, the San Diego City Council approved Resource Protection Ordinance Permit No. 98-0344 for the relocation subject to several conditions including its rehabilitation in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the recording of the Permit as a covenant running with the subject property and binding on the Permittee and any successors to the Permittee.

1999-2000

As part of the local discretionary permit process to relocate the house, it was documented with measured drawings and photographs in a modified HABS format by the Robbins Jorgensen Christopher architectural firm. These plans are entitled "Rehabilitation of the John Ginty House" and the 1899 Historical Photograph #1 of the south façade appears on the Title Sheet. This documentation was performed when all plantings had been removed and the house was supported on I beams for relocation. The house was still in its original location on Seventh Avenue, facing west.

On the front façade, the plans called for the removal on a non-historic window at the northern end of the two story bay window, the removal of the non-historic siding enclosing the porch but not the porch pillars, the removal of the

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Ginty, John, House
San Diego County, CA

Description (continued):

non-historic asphalt roofing, repair of the fascia, repair of the siding, replacement of wood skirting at the porch and replacement of wood decking on the porch as needed. The horizontal slider windows on the front porch were damaged but documented for replacement purposes.

On the south façade, in addition to the general instructions cited above, the plans called for the removal of the non-historic porch windows and the non-historic multi-lite window in the projecting bay at the attic level. (The original appearance of the attic window was documented in the 1899 photograph as a pair of double hung windows.) The non-historic exit stair from the end of the porch and its shed roof were to be removed. The historic secondary entrance door from the porch to the house was to be retained and reused. The appearance of the 1899 porch, as it was to be restored, is shown.

On the rear façade, in addition to the general instructions cited above, the rear "kitchen" chimney was to be removed for rebuilding at the new site. The non-historic shed, its doors and windows were to be removed, to expose the original siding on the rear wall. The window near the chimney, which had been removed, was to be restored. The attic fire escape ladder was to be removed. The appearance of the rear façade was to be restored to its original appearance.

On the north façade, in addition to the general instructions cited above, the non-historic door at the diagonal projecting wall was to be removed and replaced with a replica of the original window.

According to the Window Schedule only 4 of the 46 windows required replacement. These were the horizontal sliders on the front porch, a double-hung window near the rear chimney that had been removed when the shed structure was added, the double-hung window in the diagonal wall that had been converted to a door on the north façade and the attic window on the south façade.

According to the Demolition Plans, only the non-historic enclosure of the porch was removed. On the interior, only non-original partition walls that had been installed to create multiple living units were to be removed.

2000-2001

The original site of the Ginty House was a lot 100 feet deep and 58 feet wide in the middle of Seventh Avenue between Beech and Cedar Streets. The house was elevated approximately eight feet above the street level and faced west across Seventh Avenue. It was raised on a stem foundation that was covered by lattice and board batten skirting. The relocation site is a lot 100 feet deep and 50 feet wide on the southwest corner of Ninth Avenue and Cedar Street. The site slopes to the south and the east, so that the elevation of the house at its northwest corner is close to that of the street level but, at its southeast corner, its elevation is approximately six feet above the street level. It is raised on a stem foundation that is covered by lattice and board batten skirting. The house now faces east and its north façade, formerly its south façade, and its east façade, formerly its west façade, are now visible from the street.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Ginty, John, House
San Diego County, CA

Description (continued):

The rehabilitation of the exterior of the Ginty House proceeded according to the above described plans. The rehabilitation of the interior was to be left to the future buyer(s) since the ultimate use of the structure was unknown. The rehabilitation was monitored by Beverly Schroeder and Marie Burke Lia for the Centre City Development Corporation in accordance with Condition 7 of the Resource Protection Permit, which was to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation.

The following information is taken from the monitoring report that was issued in November of 2000.

1. Missing or damaged elements of historic fabric that had to be replicated, were as follows:

- The porch railing on the north, formerly south, façade had been removed when that portion of the porch was enclosed. A small segment of the railing was uncovered and it was used as a template to replicate the restored railing.
- Three of the original six porch columns were in place but they were structurally inadequate to support the five-sided tower element above. The surviving columns were strengthened with steel inserts and a template was made which enabled the other three columns to be replicated.
- Only one out of the four horizontal slider windows on the porch was fully intact. It was used to make a template from which the other three were replicated.
- The lattice and board and batten skirt below the porch was found to be dry-rotted and not useable, but it was replicated using "net" sizes consistent with the historic woodwork in the vicinity.
- The non-historic roofing was removed and cedar shingles matching the original roofing were installed.
- The front porch steps in place prior to relocation were not original, per the 1899 photograph, and were in poor condition. New front porch steps were designed consistent with the 1899 photograph and one of the original porch columns was used as a template for the newel posts and caps.
- On the south, formerly north, façade, the corner window had been converted to a door and its decorative railing had been removed. A new window matching the historic pattern was installed and the missing railing was replicated by a template made from the surviving railings on the other corner windows.
- On the north, formerly south, attic façade, a pair of double hung wood windows matching the original was installed.
- On the rear façade, the window near the chimney had been removed when the shed was added. It was replicated and reinstalled.
- An integral redwood gutter had been attached to the edge of the roof but most of it was deteriorated and other parts were missing. The gutter was replicated and reinstalled throughout.

2. Other rehabilitation measures were required by the relocation process:

- The main chimney located within the structure was dismantled for the building's relocation. It was reconstructed in the same form, at the same location, of original materials with a new internal steel structural frame.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Ginty, John, House
San Diego County, CA

Description (continued):

- The rear chimney was dismantled for the building's relocation and reconstructed in the same form, at the same location, of original materials.
 - The rear exit, now at the southwest corner of the building, is above the ground. A rear porch and stair were added with a railing and lattice skirt similar to the front porch with newel posts of a simpler design.
3. Other standard rehabilitation measures were implemented:
- The sliding roof hatch at the top of the stairs on the attic level was repaired and reused in place.
 - The lead based paint was removed from all exterior painted surfaces.
 - The original colors were determined from the 1899 photograph and samples from the site. All surfaces were primed and repainted with their historic colors.
 - The five-sided tower required structural bracing, but same was installed without being visible from the inside or outside.
 - The original redwood shiplap siding was repaired and patched as needed.
 - The attic balcony on the front façade was repaired and reused in place.
 - As indicated on the window schedule, only 4 of the 46 windows needed replacement.
 - All exterior doors were repaired and reused in place.
 - The non-historic shed added to the rear was removed.
 - The Fairhead (carriage) Stone was reinstalled on Cedar Street near the entrance to the house in a location that will ensure pedestrian safety.
 - A new retaining wall, of split face block, was installed at the front of the house, to replicate conditions at the original site.
 - A new concrete stairway of six risers, curving left and leading from the sidewalk to a landing below the new wood stairway leading to the porch was installed, to replicate conditions at the original site.

Existing Historic Fabric:

All exterior walls and wall surfaces
All roof levels
42 out of 46 windows
All three entrances
All exterior doors
Three out of six column posts
All fascia and decorative wood elements
The 1899 building footprint

Replicated Historic Fabric:

The porch railing that had been removed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Ginty, John, House
San Diego County, CA

Description (continued):

- Three out of six column posts
- Three out of four slider windows
- The lattice and board and batten skirting
- The cedar shake roof shingles
- The front porch steps that had been removed
- One of the corner windows that had been removed
- The pair of attic windows that had been removed
- The window near the rear chimney that had been removed
- The redwood gutter that had deteriorated
- The front retaining wall
- The stem foundation
- The front retaining wall
- The concrete stairway leading to the porch steps

Non-historic or non-replicated fabric

The rear porch and its steps

The differences between the house as it appears today and as it appeared in 1899 are its location, its orientation to the east rather than the west and the addition of the rear porch and steps.

2002

The Ginty House was sold to a prominent Interior Designer and member of the City's Historical Resources Board, Marsha Sewell. Ms. Sewell rehabilitated Ginty's interior consistent with its period of significance and uses the property as her single family residence. She has maintained the exterior and the grounds as shown in the Photographs and added a non-contributing garage at the rear of the property.

In this year, the small garage was added. It is compatible but distinctive from the house and appears as a single car garage in terms of footprint. However, it has a hydraulic lift which lifts one car up high enough to allow a second car to be parked underneath. The garage has a concrete foundation, wood horizontal shiplap siding walls, and a front gable roof with cedar shake shingles. The garage door repeats the same detailing as seen on the window framing on the house and it is painted to match the house. The garage is within the property's boundary but it is not considered a contributing resource.

Criteria Consideration B:

As discussed above, in 1993 the State Office of Historic Preservation had opined that the Ginty House might be eligible for the National Register assuming a more extensive argument under Criterion C could be made. In the fall of 1998, when it became apparent that the structure could not be retained on its Seventh Avenue site, a discretionary

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Continuation Sheet**

Section number 7 Page 10

Ginty, John, House
San Diego County, CA

Description (continued):

permit process for relocation was initiated with the City's Historical Sites Board. During that process, correspondence with the Office of Historic Preservation provided guidance. An October 1, 1998 letter from Marlyn Bourne Lortie advised that, if the building were moved according to the proposed conditions it would likely retain enough of its historic appearance to convey its architectural value after the move. Also, as discussed above, the City's Historical Site Board, in October of 1998 and the City Council, in April of 1999, approved the relocation subject to conditions.

National Register Criterion Consideration B provides that a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event. The Ginty House is significant primarily for its architectural value. Criterion Consideration B further provides that to retain its National Register eligibility after relocation, the structure must retain enough historical features to convey its architectural values and retain its of integrity of design, materials, workmanship, feeling and association. Further, the relocated property must end up with an orientation, setting and general environment that are compatible with the property's significance.

Criteria Consideration B was applied to the relocation of the Ginty House. The discretionary permit allowing its relocation and rehabilitation of the new site required that the project comply with the Secretary of the Interior's Standards for Rehabilitation to ensure that the structure would retain enough historical features to convey its architectural values and its integrity of design, materials and workmanship. After a HABS documentation was performed, the house was moved in one piece a distance of two blocks. As described above in this section of the Nomination, the exterior and extant interior historical fabric of the structure was retained, refurbished, repaired and/or replaced with matching materials as needed.

With reference to the "integrity" elements of feeling and association and the "compatibility" elements of orientation, setting and general environment, in its new location the Ginty House is facing east rather than west. But its former west orientation and view of the Bay had been negated by subsequent development between it and the Bay. Its new neighbors to the east and west are residences of comparable vintage that are more compatible with the property's significance than its former setting. While the new lot is approximately the same size as the former lot, the new lot's corner location enables the two significant facades to be appreciated by the public. Lastly, the Ginty House remains on Cortez Hill, only two blocks from its original home, and it is the only surviving turn-of-the-century single family residence on the Hill.

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Ginty, John, House
San Diego County, CA

Description (continued):

Current Photographs

All photographs of the John Ginty House were taken by Kathleen A. Crawford, June 2006. The negatives are on file at the office of Marie Burke Lia, Attorney at Law, 427 C Street, Suite 416, San Diego CA 92101.

1. John Ginty House
View West/South and East Facades
2. John Ginty House
View Southwest/North and East Facades
3. John Ginty House
View Southwest/North and East Facades
4. John Ginty House
View South/North and East Facades
5. John Ginty House
View Southeast/North and West Facades
6. John Ginty House
View Southeast/North and West Facades
7. John Ginty House
View Southeast/North and West Facades
8. John Ginty House
View East/West Façade
9. John Ginty House
View Southwest/North and East Facades/Entrance Detail
10. John Ginty House
View South/East Façade/Entrance Detail
11. John Ginty House
View West/ East Façade/Entrance Detail
12. John Ginty House
View West/North Façade/Secondary Entrance Detail

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Continuation Sheet**

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Ginty, John, House
San Diego County, CA

Description (continued):

13. John Ginty House
View West/South Façade/Window Detail
14. John Ginty House
View West/East Façade/Window Detail
15. John Ginty House
View Southeast/North Façade/Window Detail
16. John Ginty House
View East/North Façade/Window Detail
17. John Ginty House
View East/West Façade/Window Detail
18. John Ginty House
View Southeast/North Façade/Roof and Siding Detail
19. John Ginty House
View Southeast/West Façade/Chimney Detail
20. John Ginty House
View Southeast/West Façade/Rear Entrance Detail

Historical Photographs and Graphics:

Historical Photograph #1

Photographer: Unknown
Date: 1886
Location of Negative: San Diego Historical Society
View: To northeast

Historical Graphic #1

Artist: Unknown
Date: 1889
Location of Original: Golden Era Magazine Archives
View: To east

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Ginty, John, House
San Diego County, CA

Description (continued):

Historical Photograph #2

Photographer: Unknown
Date: 1899
Location of Negative: San Diego Historical Society
View: To northeast

Historical Photograph #3

Photographer: Unknown
Date: 1939
Location of Negative: San Diego Historical Society
View: Enlarged aerial view to northeast

Historical Photograph #4

Photographer: Unknown
Date: 1939
Location of Negative: San Diego Historical Society
View: Aerial view to northeast

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Continuation Sheet

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Ginty, John, House
San Diego County, CA

Statement of Significance:

Summary Paragraph:

The Ginty House, at 1568 Ninth Avenue in San Diego, qualifies for the National Register of Historic Places at the local level under Criterion C: Design/Construction as a property which embodies the distinctive characteristics of a type, period and method of Victorian Stick Style construction with transitional Queen Anne elements. These architectural styles were prominent across the country when the Ginty house was built and enlarged. It is also the only Cortez Hill survivor of the 1880s boom period in San Diego and the only turn-of-the-century single family residence on Cortez Hill that has retained its historic use. Constructed in 1886 and enlarged by 1899, the house was also relocated on the Hill in 1999 in a manner complying with National Register Criterion Consideration B for moved properties. The property represents the early residential development of San Diego in the late 1880s when community leaders raised their families on hills surrounding the new City's downtown and it survived the transition of the hill into a multi-family residential neighborhood.

History of Property:

San Diego was originally founded as a Spanish mission and presidio in 1769 by Father Junipero Serra, under orders from the king of Spain. The early settlement of San Diego developed at the foot of the original mission and Royal Presidio of San Diego in an area that is now referred to as "Old Town." In 1869, Wisconsin businessman and entrepreneur, Alonzo Horton, arrived in San Diego and purchased property at a different site with harbor facilities which was located south of Old Town along the water. His business acumen led to the founding of "New Town," the location of the present day City of San Diego. Horton sold land to incoming businessmen and quickly a town began to grow, forming the nucleus of modern San Diego. By the 1880s, San Diego was in a "boom" period, flooded with new residents, real estate developers, entrepreneurs, con men, and saints and sinners alike. The city underwent rapid growth and expansion, resulting in an influx of new money and people to spend it. These boom years brought enormous changes to the city and men quickly made fortunes. The boom burst by 1888 and the population dropped rapidly, businesses failed, and fortunes were lost overnight. However, a core of businessmen, residents, and developers stayed, having found what they liked in the climate and the business opportunities. One of these men who stayed to become one of the pioneering businessmen of San Diego was John Ginty.

John Ginty was a prominent San Diego businessman. Ginty was a real estate agent who began his business in 1885 during the boom period, and by 1887, he had acquired a job as cashier at the Consolidated National Bank. His other business ventures included serving as Secretary-Treasurer of the San Diego Savings Bank in 1887; holding the position of manager of the San Diego Flume Company from 1889-1890; serving as manager of the Southern California Investment Company from 1892-1894; working as the secretary of the Morena Company in 1894; and as secretary of the Pacific Beach Company in 1895.

One of his notable achievements in the economic history of San Diego was his construction of the Silver Gate Warehouse on Ninth and "M" Streets. This was the first bonded warehouse in San Diego and offered a practical solution for trade with Mexico. A merchant who used a bonded warehouse would not have to pay a duty until the

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Ginty, John, House
San Diego County, CA

Significance (continued):

goods stored were taken out of the warehouse and the duty would be refunded if the good were shipped out of the country.

As men like John Ginty made their fortunes, it was necessary to build fine homes to display their wealth and emphasize their place in the bustling new city. At the height of the boom years, in 1886, Ginty chose to build a prominent home for his family at 1543 Seventh Avenue. Most of the new city fathers picked sites on the hills overlooking the harbor with their splendid views of the bay, and a view of the growing business district. Ginty's home was originally located on the west side of what was then known as Prospect Hill, which would later become known as Cortez Hill after the El Cortez Hotel was built nearby in 1927.

Architectural Significance:

The Ginty House is significant under Criterion C because it embodies the distinctive characteristics of the Victorian Stick style of architecture with transitional Queen Anne elements. According to "A Field Guide to American Houses" by McAlester and McAlester, the Victorian Stick style of architecture was prominent from 1860 to 1890. The identifying features of this style included steeply pitched gable roofs with cross gables; gables showing decorative trusses at the apex; overhanging eaves, usually with exposed rafter tails, normally replaced with brackets in town houses; wooden wall cladding, shingles or boards, interrupted by horizontal, vertical or diagonal boards (stickwork) raised from wall surfaces for emphasis; and porches commonly showing diagonal or curved braces. Few houses showed all of these features in combination.

The Ginty House has a moderately pitched roof with cross gabled dormers and the east facing gable has a decorative truss at the apex. It has overhanging eaves supported by decorative brackets. It has wooden board wall cladding with horizontal boards (stickwork) raised from the wall surface for emphasis at the roof line and at the top of the porch. The roof of the five-sided tower element on the second floor is supported by diagonal brackets as are all projecting corners of the roof and the diagonal first and second floor corner window assemblies. Many of these features were present on the original, 1886 form of the house.

According to the McAlesters, the Stick style is a transitional style that links the preceding Gothic Revival with the subsequent Queen Anne. Queen Anne style, which was prominent from 1880 to 1910, features include steeply pitched roofs of irregular shape, usually with a dominant front-facing gable; patterned shingles; cutaway bay windows and other devices used to avoid a smooth-walled appearance and asymmetrical façades with partial or full width porches which are usually one story high and extending along one or both side walls. Extensive one-story porches are common and accentuate the asymmetry of the façade. Round or polygonal wooden towers are particularly characteristic of the Queen Anne style and towers placed at a front corner are most often Queen Anne. About 50 percent of the Queen Anne houses have delicate turned porch supports and spindlework ornamentation which commonly occurs in porch balustrades.

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Ginty, John, House
San Diego County, CA

Significance (continued):

The Ginty House acquired its Queen Anne style tower when it was enlarged by 1899. Its asymmetrical façade was enhanced and its one-story porch was extended along the side wall. The polygonal wooden tower dominates the front corner at the porch level and this Queen Anne element is continued above on the second floor. The turned porch supports and spindlework elements, present in 1886, were extended by 1899, especially at the porch.

In 1886, the Ginty House was originally designed in a predominately Victorian Stick style during the later years of this style's popularity from 1860 to 1890. When it was enlarged by 1899, it incorporated Queen Anne style elements which were dominant from 1880 to 1910. As such, the Ginty House illustrates elements of both styles and the transition from Victorian Stick to Queen Anne styles in San Diego, at the same time that these styles and this transition were occurring in the rest of the United States.

As discussed more extensively in the significance section, in spite of its relocation and rehabilitation, the house retains all of its original distinctive architectural characteristics that made it a good example of a Victorian Stick residence with transitional Queen Anne elements. With the exception of its new location and orientation and its new small rear porch, the house today presents the same appearance that it presented in 1899.

Properties may be eligible for the National Register under Criterion C if they embody the distinctive characteristics of a type, period or method of construction. The Ginty House embodies the distinctive characteristics of the Victorian Stick and Queen Anne styles or methods of construction. Properties may be eligible if they possess high artistic values. The Ginty House is a well preserved artistic expression of these two important architectural styles in our nation's history. To be eligible for the National Register, the property must clearly contain enough distinctive characteristics to be considered a true representative of a particular type, period or method of construction. Distinctive characteristics are the physical features or traits that commonly occur in individual types, periods or methods of construction. As discussed above, the Ginty House contains several distinctive characteristics of both the Victorian Stick and Queen Anne styles and, since its 1899 appearance is essentially intact, it does not contain the distinctive characteristics of any other architectural style. These Victorian Stick and Queen Anne qualities make it significant and eligible for the National Register under Criterion C, Architecture.

Historic Context:

The Ginty House is related to important residential development themes in the history of San Diego. During the boom years of the 1880s, prominent San Diegans built fine homes on the hills overlooking the bay and the city. The hill chosen by Ginty and many other prominent San Diegans was known as "Prospect Hill" and rose from an elevation of 25 feet at its base to 65 feet at its highest point. This hill provided magnificent views of the city, harbor and Balboa Park to the northeast. The Ginty House was considered such an important architectural contribution to the new City that a drawing of it was featured in a statewide publication in 1889, see Historical Graphic #1.

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Ginty, John House
San Diego County, CA

Significance (continued):

Although it was first constructed in the Victorian Stick style, it was enlarged by 1899 to incorporate Queen Anne elements. Those improvements to this home, on the top of Prospect Hill, are evidence of the fact that it and the hill continued to represent a desirable residential location for community leaders.

Of the first four elegant homes built on Prospect Hill in the 1880s, belonging to Andrew Johnston, John Ginty, Rev. E.S. Chase and John Young, only the Ginty home survives. In the 1890s, large homes for Sarah Winn, George Kroenert, Henry Mills, George Madden and U.S. Grant Jr. were added to the Hill. Of these only the Kroenert, Mills and Madden homes survive and all of these have been incorporated into multi-family housing complexes. As plans took shape for the 1915 Panama-California Exposition in nearby Balboa Park, Prospect Hill experienced a surge in hotel and apartment building. Ultimately, the most prominent example of this redevelopment of the hill was the El Cortez Hotel, built in 1927. This imposing hotel, recently converted into condominiums, caused the hill to be renamed Cortez Hill. The evolution of this hill, from a neighborhood of significant single family homes, to multi-family complexes can be seen in attached 1939 Historical Photograph #4. The Ginty residence is the only Prospect Hill survivor of the 1880s boom period and it is the only surviving turn-of-the-century single family residence on Cortez Hill that retains its historic use.

The Victorian era emphasized the new industrial technologies available to contractors and builders who built homes with towers and turrets, fish-scale shingles, wraparound porches with turned spindle railings, decorative knee braces, elaborate window treatments, and an exuberance of ornamentation. These details spoke loudly to the community that here lived a family headed by a man of wealth and distinction, clearly someone who had partaken of the fortunes to be made in a rapidly growing city and developing economy. Hundreds of Victorian styled homes dotted the hills above the business district, spreading into the newly emerging suburban areas. Some of these homes were modest, using the more elaborate detailing in a simplified manner, while many others spoke of the new found wealth of the city. In reviewing the turn of the century Victorian homes listed on the City of San Diego Historical Resource Register, the Ginty home was compared to these fine structures that comprise a significant part of San Diego's architectural history.

These Victorian properties include:

1. Sherman-Gilbert House - 1887, relocated to Heritage Park
2. Bushyhead House - 1887, relocated to Heritage Park
3. Burton House - 1893, relocated to Heritage Park
4. McConaughy House - 1887, relocated to Heritage Park
5. Christian House - 1889, relocated to Heritage Park
6. Lovett House - 1892, relocated to 321 West Walnut in 1911
7. Torrance House - 1887, 136 Juniper Street
8. Long-Waterman House - 1889, 2408 First Avenue (National Register listed)
9. Villa Montezuma - 1887, 1925 K Street (National Register listed)
10. Silberhorn House - 1895, 205 West Date Street
11. Clawson Jones Rental - 1888, 1658 Front Street

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Ginty, John, House
San Diego County, CA

Significance (continued):

12. Hinkle House - 1892, 1576 Law Street, relocated to Law Street in 1930
13. McKee House - 1887, 2460 B Street
14. Timken House - 1888, 2509 First Avenue
15. Britt-Scripps House - 1887-1888, 406 Maple Street
16. Sheldon Residence - 1886, relocated in 1913 to 1245 Island Avenue
17. Shaffer House - 1896, 1665 Union Street
18. Peper Residence - 1895, 1502 Sixth Avenue
19. Rynearson House - 1898, 2441 E Street
20. Quartermass-Wilde House - 1896, 2404 Broadway

This collection of twenty homes represents significant, prime examples of turn of the century Victorian architecture in San Diego. These homes are all on the local register and two are on state and federal registers as well. Of these twenty local register Victorians, none are on Cortez Hill with the Ginty, but four are located on the flatland to the west of the Hill which is considered part of the Centre City's Cortez District. These four are the Silberhorn House, the Clawson Jones Rental, the Shaffer House and the Peper Residence. Although they are attractive examples of the Victorian style, none of them match the architectural exuberance of the Ginty and none of them remain single family homes. It is also interesting to note that eight of the twenty Victorians listed above have been relocated to ensure their preservation.

The Ginty home represents the stylistic elements of Victorian architectural design, including the mass and size of the structure, indicating the social and construction issues related to Victorian architecture. The house also displays the technical virtuosity of the period in its turned spindles, knee braces, tower and porch detailing, window ornamentation, the vertical "picket fence" style design elements present along the lower edge of the roof at the roof line, and the construction of recessed, diagonally placed windows on the wall junctions. The addition of the tower and wraparound front porch also indicate that with changing fortunes, John Ginty added to his home by 1899, to make the home more in keeping with the growing popularity of more ornamentation of one's home. In addition, the porch probably added a cool, enjoyable spot in which to catch the summer breezes floating up from the bay. These design elements can be seen on all of the twenty extant Victorians listed above and illustrated in the attached photographs. The Ginty residence repeats many of the same stylistic elements, such as elaborate detailing, porches, towers, and window ornamentation; and it maintains the size and mass of the socially prominent residences built by other locally important residents.

Therefore, the John Ginty residence, built in ca. 1886, during the height of San Diego's boom period, represents an excellent example of Victorian era architecture in San Diego and of the early development of Prospect Hill. The building is considered to be architecturally significant under Criterion C: Design/Construction as a prime representation of Victorian architecture with Stick and Queen Anne elements.

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Ginty, John, House
San Diego County CA

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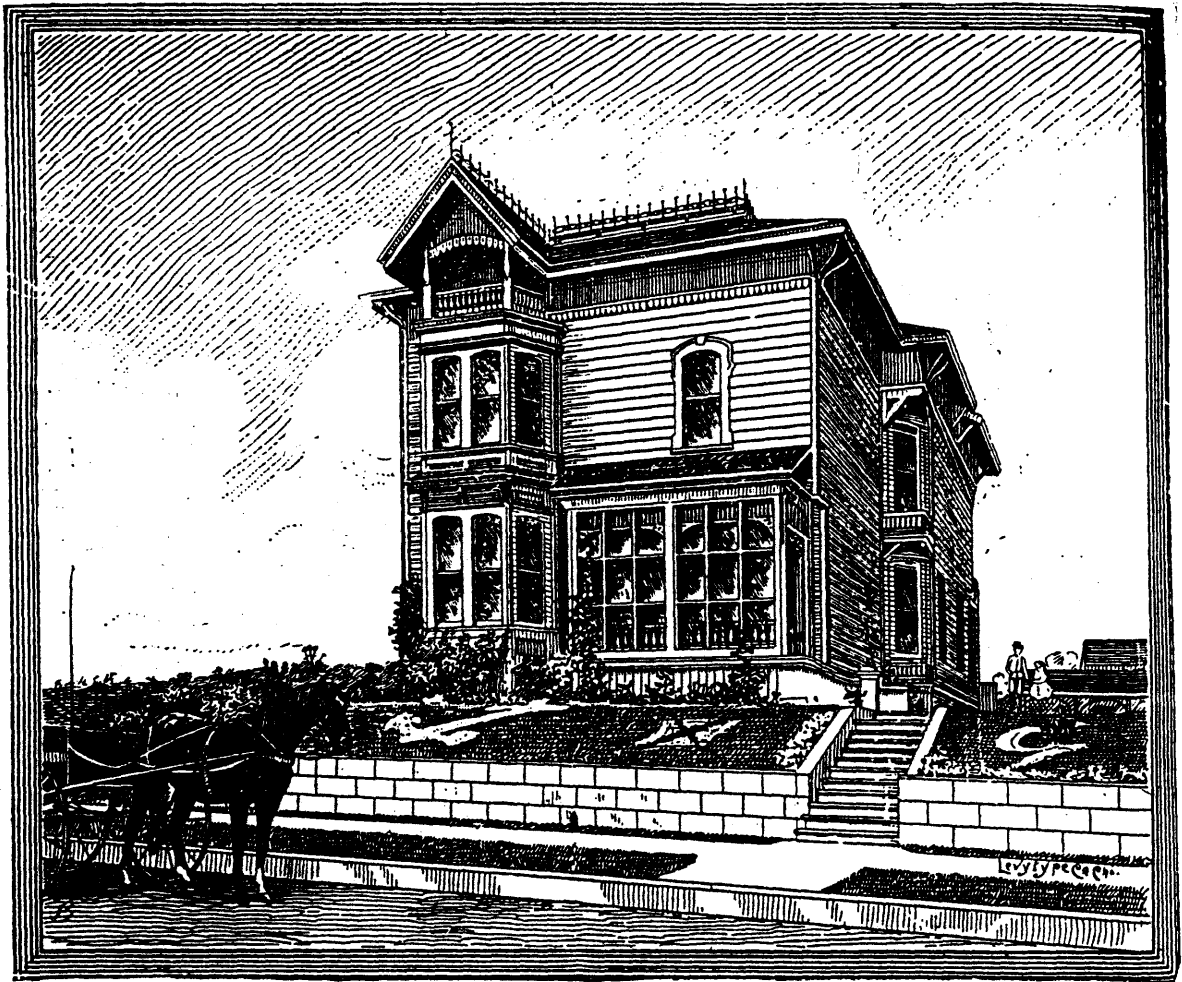
Ginty, John, House
San Diego County CA

Boundary Description:

The boundary of the nominated property is Assessor's Parcel Numbered 534-024-12, also described as Lot 12, Block 15, Map 150, Bayview Homestead.

Boundary Justification:

The boundary of the nominated property is Assessor's Parcel Numbered 534-024-12, also described as Lot 12, Block 15, Map 150, Bayview Homestead. The Ginty House was relocated to this parcel, which was then vacant, in 1999, pursuant to a Resource Protection Ordinance Permit issued by the City of San Diego. The only structures on this parcel are the Ginty House and a small garage added to serve the house in 2002. The garage is not a contributing resource. The properties immediately east and north of the subject parcel are public streets owned by the City of San Diego. The properties immediately south and east of the subject parcel are owned by other parties and contain structures having no legal or functional relation to the Ginty House. Consequently, the legal boundary of Assessor's Parcel Number 534-024-12 was selected as the boundary for the nominated property.



RESIDENCE OF JOHN GINTY, ESQ., SEVENTH STREET.

1568 NINTH AVENUE
SAN DIEGO COUNTY, CA
HISTORICAL GRAPHIC #1



Burton House

1893

Relocated to Heritage Park



Christian House

1889

Relocated to Heritage Park



McConaughy House

1887

Relocated to Heritage Park

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

Primary #
HRI #
Trinomial

Section 6 Page 7 Resource name or # (Assigned by recorder) Ginty House
*Recorded by K.A. Crawford Date 5/15/06 Continuation Update

Locally designated turn-of-the-century Victorian Residences in San Diego

Victorians located in Centre City area – see following photographs

Silberhorn House

1895

205 West Date Street



Shaffer House

1896

1665 Union Street



Clawson Jones Rental

1888

1658 Front Street





Peper Residence

1895

1502 Sixth Avenue



Sheldon Residence

1886

1245 Island Avenue (relocated here in 1913)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Section 6 Page 8 Resource name or # (Assigned by recorder) Ginty House
*Recorded by K.A. Crawford Date 5/15/06 Continuation Update

Locally designated turn-of-the-century Victorian Residences in San Diego

Victorians located in Golden Hill and Sherman Heights – see following photographs



Rynearson House

1898

2441 E Street



McKee House

1887

2460 B Street



Quatermass-Wilde House

1896

2404 Broadway



Villa Montezuma

1887

1925 K Street

State of California — The Resources Agency
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CONTINUATION SHEET

Primary #
HRI #
Trinomial

Section 6 Page 9 Resource name or # (Assigned by recorder) Ginty House
*Recorded by K.A. Crawford Date 5/15/06 Continuation Update

Locally designated turn-of-the-century Victorian Residences in San Diego

Victorians located in the Uptown area – see following photographs



Britt-Scripps House

1887-88

406 Maple Street



Timken House

1888

2508 First Avenue



Long-Waterman House

1889

2408 First Avenue



Torrance House

1887

136 Juniper Street

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Primary #
HRI #
Trinomial

Section 6 Page 10 Resource name or # (Assigned by recorder) Ginty House
*Recorded by K.A. Crawford Date 5/15/06 Continuation Update

Locally designated turn-of-the-century Victorian Residences in San Diego

Victorians located farther north of Centre City – see following photographs



Lovett House

1892

321 West Walnut (relocated here in 1911)



Hinkle House

1892

1576 Law Street (relocated here in 1930)

OCT 11 2006

CEDAR STREET

DRIVEWAY

PARKWAY

SIDEWALK

PROPERTY LINE

GARAGE

364 SQ FT

"NON-CONTRIBUTING"

BUILDING AREA 1981 SQ FT

PARCEL 12

HISTORIC GINTY HOUSE

1568 9TH AVE. S.D. CA 92101

#534-024-12-00

LOT 12 BLOCK 15 MAP 150

BAYVIEW HOMESTEAD

"CONTRIBUTING"

GARDEN

PROPERTY LINE 50'09"

PROPERTY LINE 99'89"

SCALE 3/32"=1'0"

PROPERTY LINE



9TH AVENUE