

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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JUL 24 1979

DATE ENTERED

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

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

1 NAME

RECEIVED

APR 19 1979

HISTORIC

MEDICO-DENTAL BUILDING

AND/OR COMMON

CENTRE CITY BUILDING

OHP

LOCATION

STREET & NUMBER

233 "A" Street

NOT FOR PUBLICATION

CITY, TOWN

San Diego

VICINITY OF

CONGRESSIONAL DISTRICT

San Diego 42

STATE

California

CODE

06

COUNTY

San Diego

CODE

073

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Two-thirty-three Associates Limited

STREET & NUMBER

233 "A" Street

CITY, TOWN

San Diego

VICINITY OF

STATE

California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder

STREET & NUMBER

1222 First Avenue

California

CITY, TOWN

San Diego

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

San Diego Historical Site #135

DATE

March 2, 1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

San Diego Historical Site Board

CITY, TOWN

San Diego,

STATE

California

1

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This reinforced concrete frame structure was designed as a Class-A building of fourteen stories and basement. Exterior walls are composed of concrete, brick, terra cotta tile, stucco, and granite. Interior stairs and stair landings are of reinforced concrete, many covered with travertine marble. Marble and wrought iron balustrades define the stairs. The structure appears to be a square when viewed from Third and A; however, the building is of "L" shaped configuration with the ends of the "L" 50 feet wide and the legs each 100 feet long. This shape allows adequate light and ventilation to each of the fourteen stories. Approximately 7,500 square feet of floor space is on each of the thirteen levels with a penthouse structure constituting the fourteenth story. An existing original set of the plans and specifications for the structure allows a permanent record for reference. F. W. Stevenson prominent local Architect, designed the Medico-Dental Building in the style of the day. The classical style emphasizes the vertical thrust with strong identification of brick pilasters above the third floor through the twelfth floor. This column effect allows the pilasters to read as supporting elements of the heavily ornamented top two stories. Double hung windows from the third through twelfth story again terminating into arched openings flanked by decorative capitals to add to the classical style. The upper floor is treated as a "cap" or "lid" to the building with a decorative terra cotta cornice terminating the twelfth floor and serving as a base for the thirteenth floor. The thirteenth floor has granite and brick face that ends in a projecting cornice with terra cotta trim with rosettes as the main decorative element. The first three levels are treated differently from the remainder of the building. A granite facade sheathes these floors and serves in appearance as a solid base for the skyscraper. Six bays of two story arched windows create an arcade-like lower level on each of the main streets. The first story windows are grouped in fours for a gallery effect just below the projecting decorative cornice. The entrance is defined by a decorative canopy which invites you into the restored lobby. Noteworthy architectural features include: Cast-iron detailed rose windows at gabled ends topped by granite corbels and terra cotta continuous ornamentation, decorative columns in a twisted motif, column capitals of all the orders, projecting balconies, iron ornamentation, and numerous details that would not be financially feasible to duplicate today for our buildings. The structure is in excellent repair having just undergone extensive restoration and remodeling. The lobby has been returned to almost original condition with its plaster soffer ceiling and wooden brackets, Roman Travertine Marble floor and steps and sympathetic remodeling to meet today's function. The Medico-Dental Building is an outstanding example of San Diego's finest skyscrapers of the early period. Mr. Stevenson was a noted local architect and leader in the architectural development of San Diego. Minor alterations to store level facade have been made by filling in the original store fronts.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1927

BUILDER/ARCHITECT Architect: F.W.Stevenson
Builder: Wm.Simpson Const.

STATEMENT OF SIGNIFICANCE

The historical significance of this building lies not in who caused it to be built but in the concept that generated its construction. The basic purpose was to materially improve the medical facilities in San Diego by clustering the city's medical and dental offices with a pharmaceutical facility in one location. It was felt that this was not only a service to the community but a sound business venture as well. The concept was not original to San Diego for it had already been successful in Seattle, Portland, Houston, Dallas, Boston, San Antonio, several in Minneapolis, Los Angeles, Pasadena and San Francisco. Excerpts from the Medico-Dental Building Prospectus states these buildings "(have) proven highly satisfactory to the landlord tenant and investor alike". Careful consideration was given to the physical location of the building. The accessibility from the major arteries, the ideal parking facilities and convenience to shopping centers were the motivating factors for placing it at the present location. The Building Prospectus further noted that it was "in the pathway of business growth which will reflect added profits to investors in years to come". The building was constructed to house 100 tenants. Rentals were restricted to medically approved physicians and dentists. No "faddists" or "advertisers" would be granted space. The dignity of the building and its tenants was a paramount factor and it was governed and controlled by a strong Board of Directors and Officers. The building today is used for multi-professional offices.

Architect: The Medico-Dental Building was designed by Frank W. Stevenson and was the recipient of a 1933 A.I.A. award in the Commercial/Industrial category. Stevenson had come to San Diego from Washington, D.C. in 1920 to assist in the planning and construction of the Naval Training Center. Stevenson was born in Indiana in 1892 and took his architectural training at the University of Michigan, graduating in 1913. He first practiced in Indianapolis and Washington D.C. While at the San Diego Naval Training Center, he worked with Capt. Lincoln Rogers with whom he later went into partnership. In association with Lincoln Rogers, he designed the Mission Beach Bath House; Mission Beach Ball Room; Russ Auditorium; Josephus Daniels Residence, Raleigh, N.C.; Armed Services Y.M.C.A., San Diego, San Pedro, Glendale; Security Trust & Savings Bank alterations; Rufus Choate Residence and various smaller properties; Coffrath Residence; Fenton Residence; Rowe Shop Building at 8th and C Streets. In association with William H. Wheeler, he designed the San Diego Club. Additionally,

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Private papers and architectural drawings: Two-thirty-three Assoc. Lmt.
 San Diego Union newspaper: 7-25-26; 11-18-54; 7-20-56; 8-23-56; 11-6-66;
 10-10-68;
 Interview: Frank Stevenson, Jr., San Diego January 1979
 San Diego County Recorders Office: Deeds
 Union Title & Trust Company: chain of title
 San Diego Historical Society Library & Manuscripts Collection, San Diego

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 100 x 100 feet
 UTM REFERENCES Point Loma, CA 1:24000

A	1,1	4,8,4	8,8,0	3,6	1,9	8,8,0	B			
	ZONE	EASTING		NORTHING			ZONE	EASTING	NORTHING	
C							D			

VERBAL BOUNDARY DESCRIPTION

Lots KL, Block 12, Horton's Addition
 On the southwest corner of Third Avenue and A Streets, San Diego, CA
 Beginning on the northeast corner of Third Avenue and A Street proceed west 100 feet, thence at right angles south 100 feet, thence at right angles east 100 feet, thence at right angles north 100 feet to point of beginning.

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

STATE	CODE	COUNTY	CODE
None			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
 Historical Research: Pat Schaelchlin

ORGANIZATION
 Architectural Research: Marc Tarasuck & Associates

DATE
 March 21, 1979

STREET & NUMBER
 928 "A" Street

TELEPHONE
 (714) 474-5467

CITY OR TOWN
 National City

STATE
 California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Knott Miller

DATE 7/17/79

TITLE

FOR NPS USE ONLY

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

Carol Schaelchlin

DATE 9-4-79

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE 8-31-79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

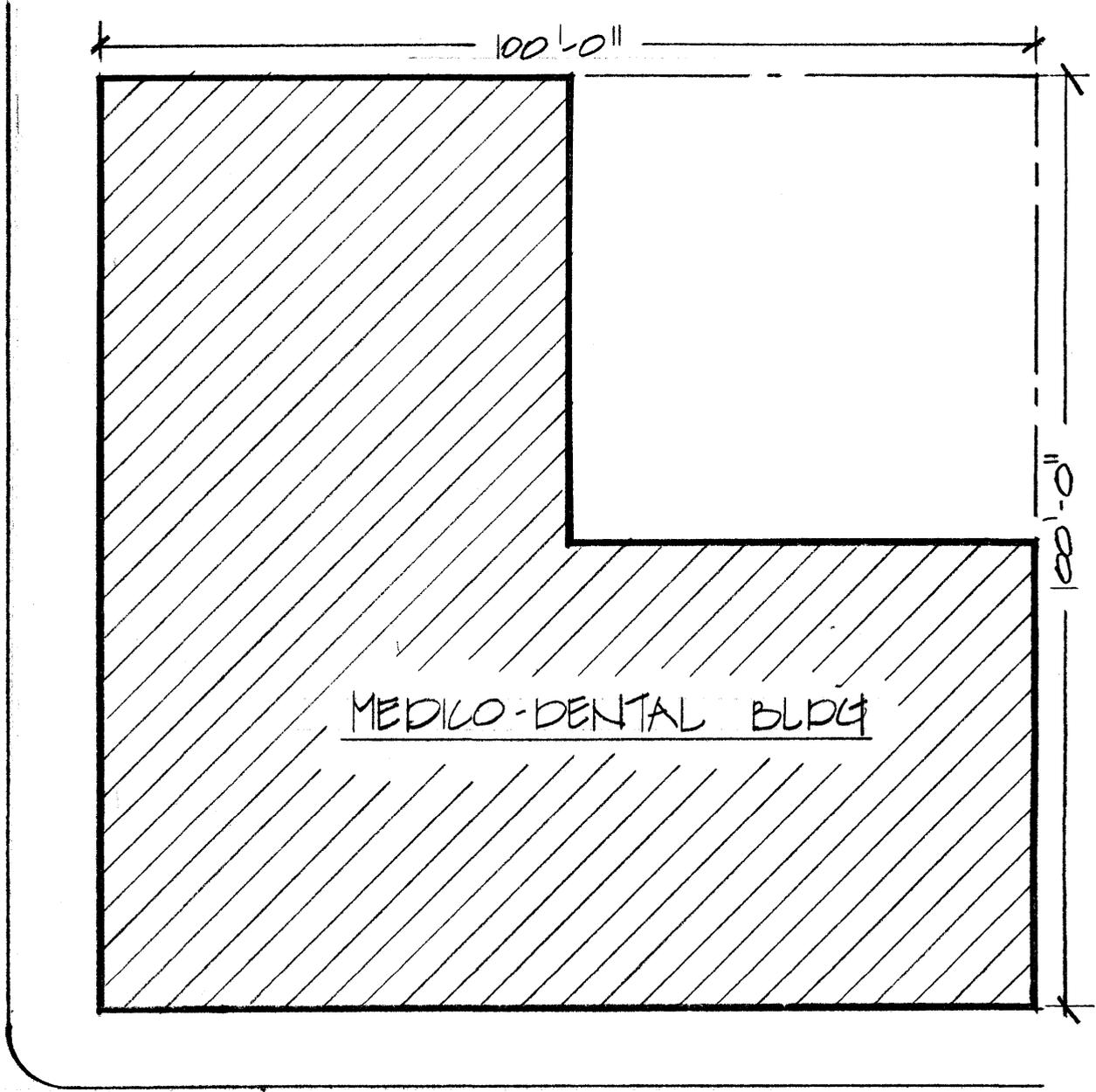
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RECEIVED	JUL 24 1979
DATE ENTERED	SEP 4 1979

CONTINUATION SHEET 1 ITEM NUMBER 8 PAGE 1

he designed 22 other buildings in the San Diego area. Among these are the YWCA Building, San Diego; Colonial Hotel, La Jolla; Whitney & Company Department Store, San Diego; YMca Building, San Diego; Foreign Club Tijuana (since destroyed by fire); Egyptian Theatre (Capri), San Diego; Commercial Hotel, Tijuana; Gen.Rodriguez Residence, Ensenada; County Hospital, San Diego; St. Agnes Church, San Diego; as well as many schools. He won 8 AIA awards for his designs of which the Medico-Dental Building is one. Stevenson also was a founding member of the San Diego Chapter of the AIA serving as its Treasurer and was one of the original lifetime members of the San Diego Club. Frank W. Stevenson died in San Diego in 1968 at age 76. Many of his buildings still stand in the San Diego area. The most noteworthy loss is the Russ Auditorium. The original owners of the Medico-Dental Building was a group of professional men headed by Charles Lineaweaver. Previous to the construction of the building, the property was owned and used by the Sisters of St. Joseph who began the Our Lady of Peace Academy there. This school is still in operation in San Diego. The Sisters of St. Joseph purchased the property from Alonzo E. Horton, the "Father of San Diego" who had built his second home on one half of Block 12. The large carriage house which he also built was converted to convent and school use by the sisters.

The Centre City Building, one of the first and most significant of San Diego's skyscrapers, best exemplifies Frank W. Stevenson's work. Recognition of the building is important, since the city plans to destroy other examples, notably the Armed Forces Y.M.C.A. Building.

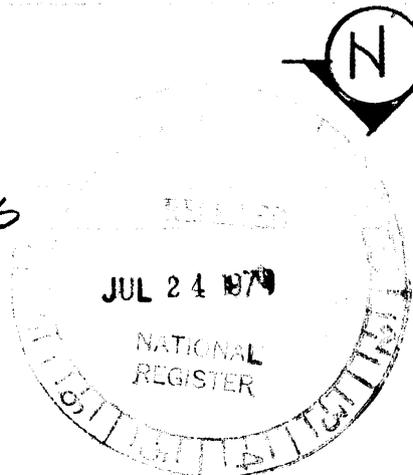
THIRD STREET

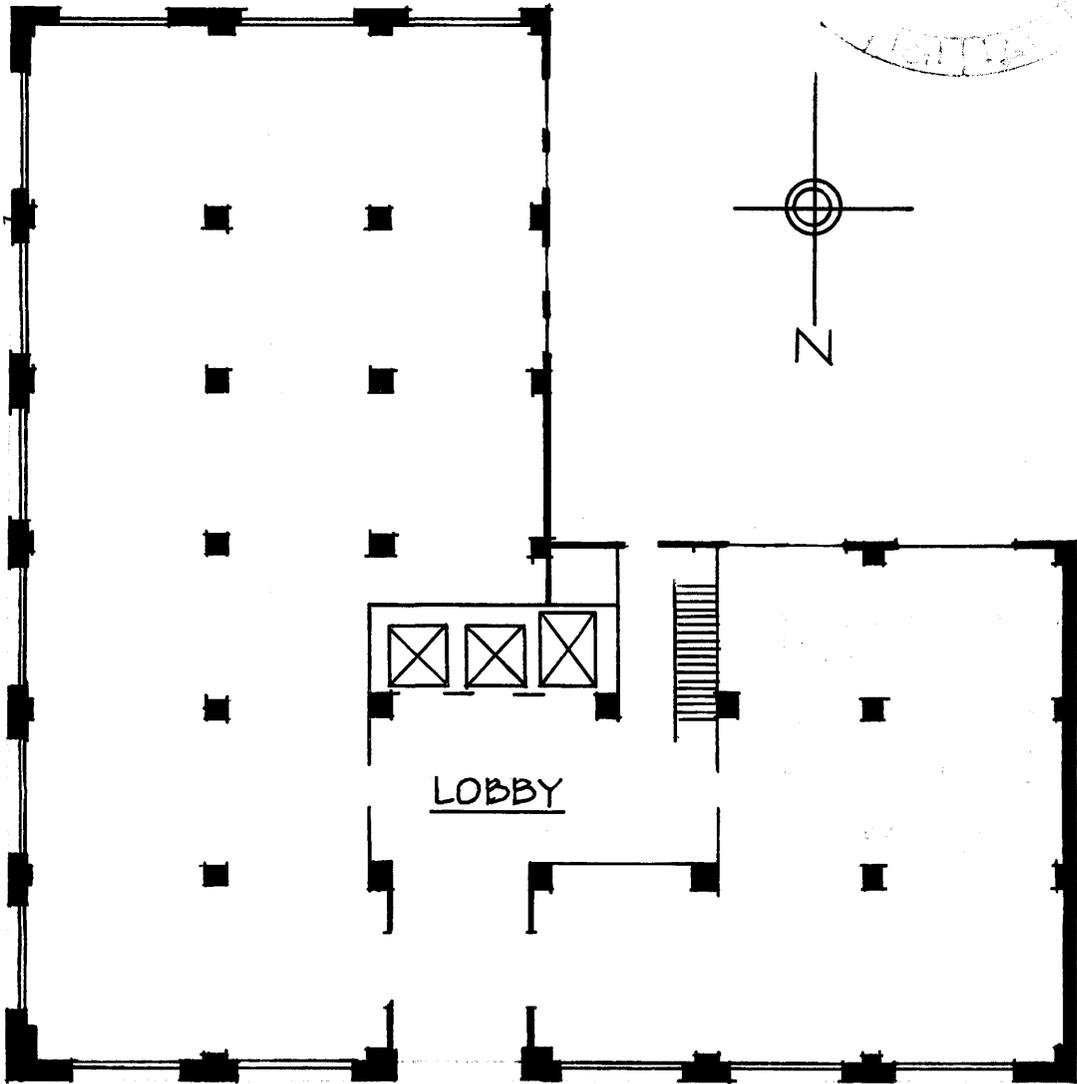
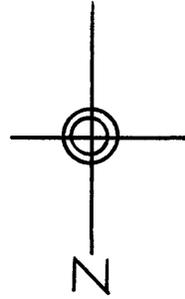


'A' STREET

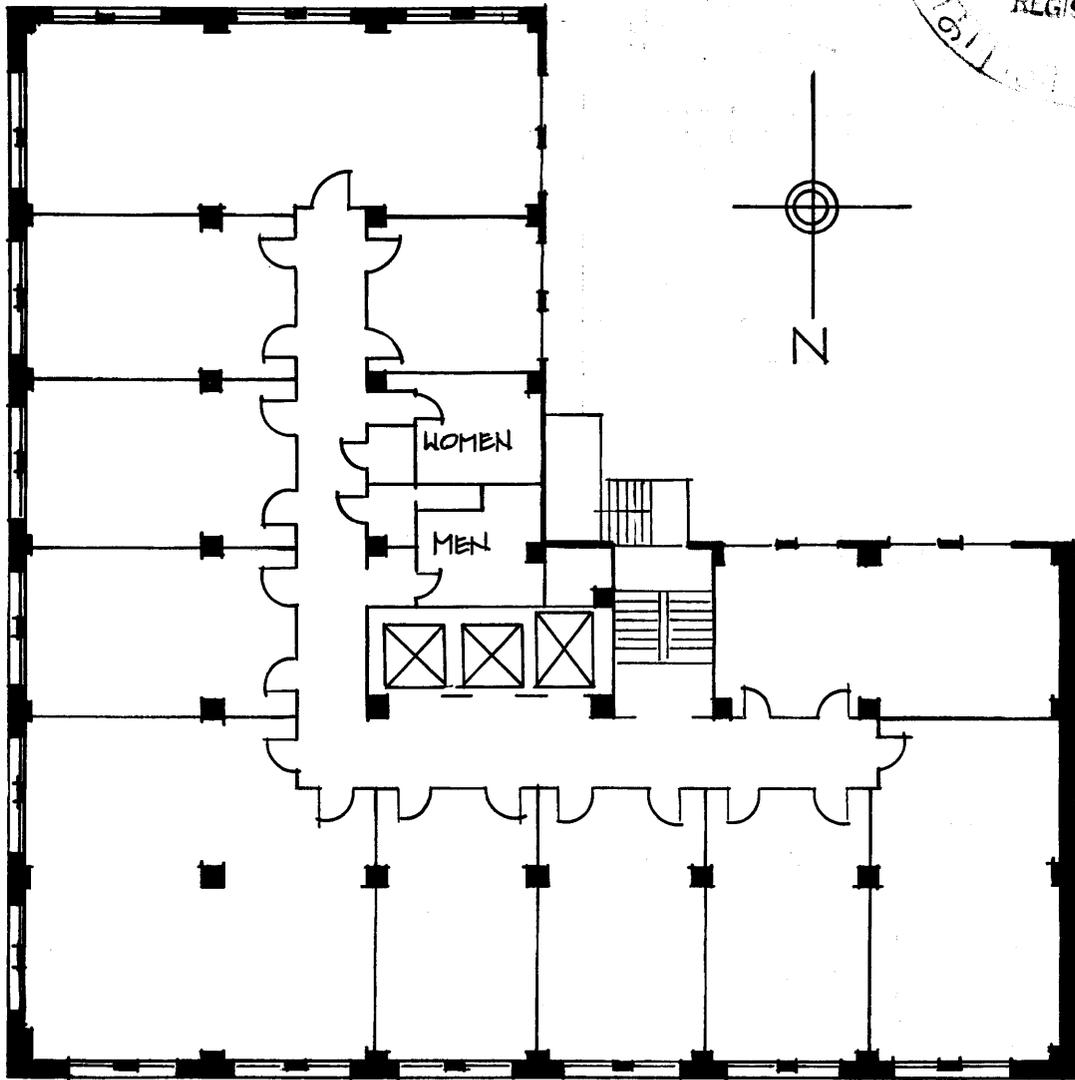
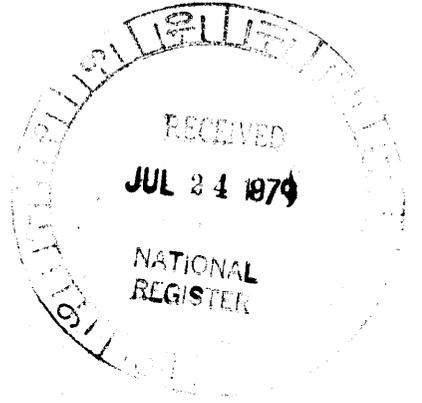
SKETCH MAP
NO SCALE

.23 ACRES

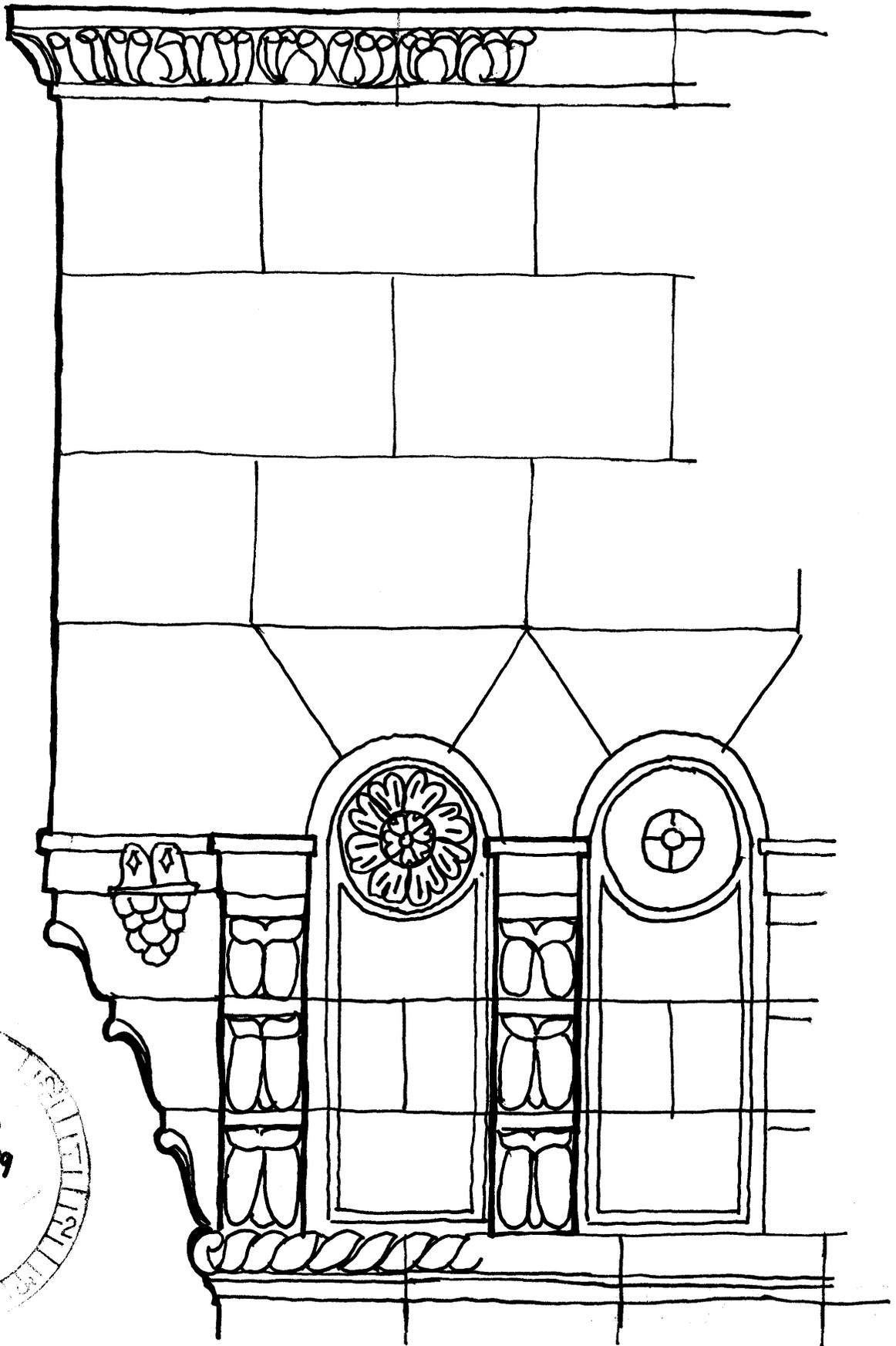




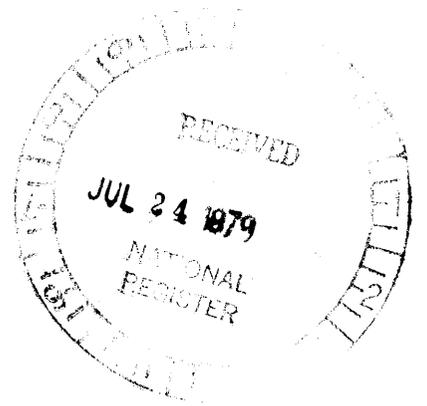
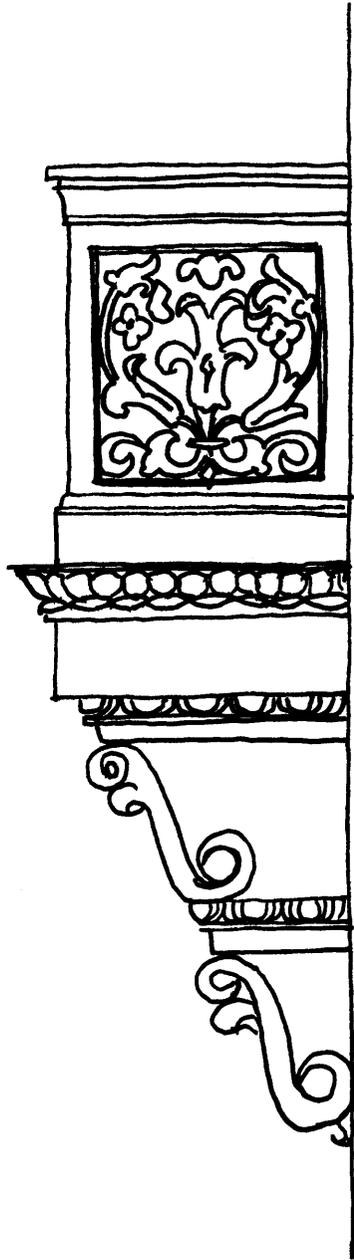
FIRST FLOOR PLAN



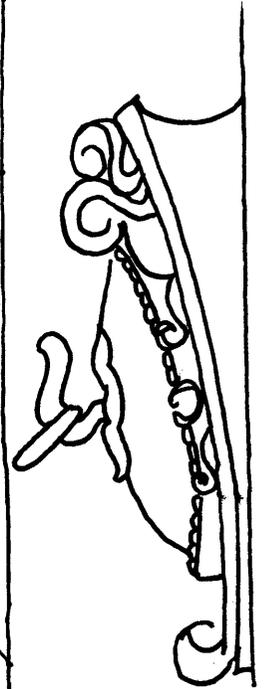
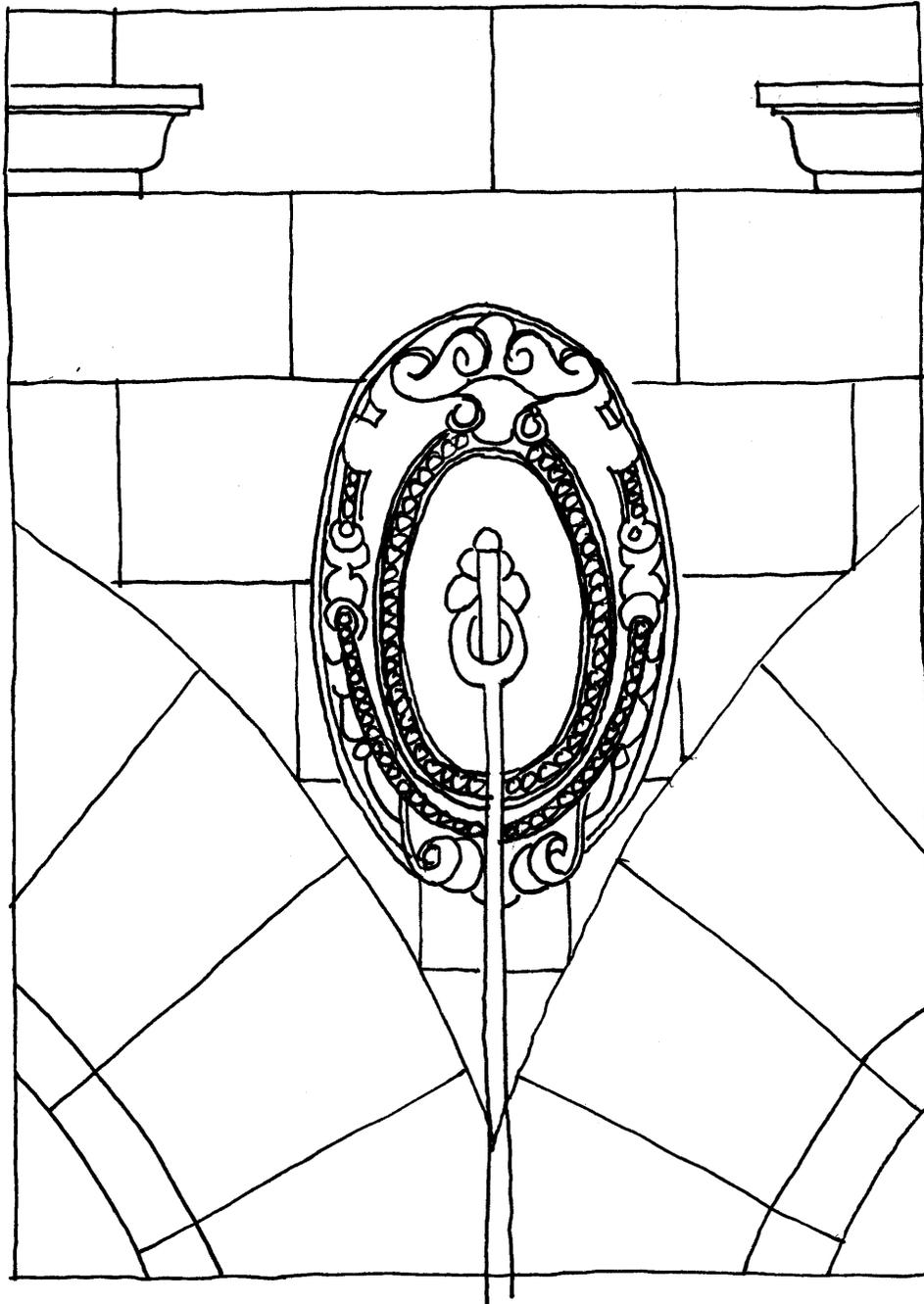
TYPICAL FLOOR PLAN



CORNICE DETAIL



CORNICE DETAIL & BALCONY



DETAIL - CARTOUCHE FOR MARQUISE

