

PH0065595

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

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: San Diego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 16 1973

1. NAME

COMMON:
BRICK ROW

AND/OR HISTORIC:
KIMBALL BLOCK

2. LOCATION

STREET AND NUMBER:
Between 9th & 10th Streets on the west side of "A" Avenue

CITY OR TOWN:
National City

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

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Comments <u>Real Estate</u> <u>Office in</u> <u>One Unit</u>

4. OWNER OF PROPERTY

OWNER'S NAME:
See Attachment

STREET AND NUMBER:
906-08, 910, 912, 916, 922-24, 926, 934-36, 938, 940 "A" Avenue

CITY OR TOWN: National City STATE: California CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER:
220 West Broadway (County Operations Building)

CITY OR TOWN: San Diego STATE: California CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey Cal-1969

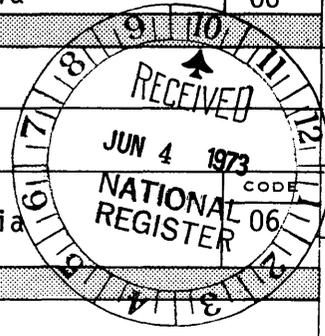
DATE OF SURVEY: August 1971 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress (Copy of Photographic Data)

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: Dist. of Columbia CODE: 11

SEE INSTRUCTIONS



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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	Slightly <input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

KIMBALL BLOCK/BRICK ROW

BRICK ROW was built in 1887-88 by Frank Kimball, the founder of National City. In his diary he noted, "Contract to Mr. Hunt of Griffith & Hunt, San Francisco. To build 10 houses, covering 250 x 45 feet for a lump sum of \$22,000..."

The 19th Century ten-unit, two-story building was constructed according to drawings sent from Philadelphia. The Philadelphia row house scheme, unique to the East Coast, contrasted with the detached Victorian residences typical in California at that time. The block-long structure is situated on the west side of "A" Avenue, facing east and extends from 9th Street on the north to 10th Street on the south. There is a shallow strip of lawn between the sidewalk and the building and a tree lawn between the sidewalk and the street. The building appears to consist of five units but each comprises two apartments. Individual units are L-shaped with the plan reversed for every other unit creating U-shaped service yards.

The brickwork of the facade was carefully planned to esthetically break the severe lines of the long wall. The bricks above the second story of each unit are set upright and at an angle with the same motif carried out in a border around the whole building. The two end walls are recessed to give a panel effect relieving their plainness. Half-moon ventilators modify the rigid lines of the gabled parapet. Curved concrete window lintels are of a unique design which is carried out in reverse on the carved brackets decorating the porch. A one-story porch runs the length of the front of the building. Wood dividers corresponding to the party wall insure privacy for each unit. The south unit has a side porch similar to the front. Originally there were sixteen ornamental chimneys in front with utility chimneys in the rear. All front chimneys have been removed but four which are located at intervals along the facade. Each unit is entered from the front porch. Service entrances are located at the rear, on the court side of the unit. There is a group of three windows on each level of the facade, in addition to two single windows on the upper story and a single window on the lower. The front door is situated below the inner second story single window. The original sheet metal and pitch roof on the structure installed by the Silvergate Pipe Works was inadequate; Frank Kimball interceded using his ingenuity to alternate layers of canvas covered with shellac to make the roof water-tight.

Reinforced rods with eight inch washers on the outside anchor the front wall to the rear wall. The brick foundation holding the building is set three feet in the ground on mortar. The joists, 2 x 10 inches and 25 feet long are set on 4 x 5 inch stringers. All wood is redwood and there are over 240,000 bricks in the structure.

Attachments: Description of Interior Unit: 926 "A" Avenue
 Records from the Historic American Buildings Survey

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	California
COUNTY	San Diego
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ENTRY NUMBER	DATE
	JUL 16 1973

(Number all entries)

KIMBALL BLOCK/BRICK ROW

7. DESCRIPTION -- Interior Unit

The following description of the interior of one of the apartments in BRICK ROW, 926 "A" Avenue, typifies every other unit with the remaining units having a reverse version of the plan.

Entry is made to a stair hall having an open rail stairway against the right hand wall. To the left is the living room having a fireplace centered on the south wall. Windows are located on the east and west walls. At the end of the short hall is the dining room with a fireplace on the north wall and windows on the south wall. Beyond the dining room is a laundry room and kitchen. The stairway consists of three risers to a landing then seventeen risers to the second floor. At the top of the stairs is a hall. Over the entry hall is a small room. A master bedroom is situated over the living room and corresponds in size to the room below. Along the south side of the hall are two more bedrooms with the hall terminating in a bathroom.

The stairway has an open railing of oak balusters which are turned pieces alternating with simple square spindles. A newel post terminates the curving handrail at the foot of the stairs. Wood board flooring is used except in the kitchen and bathroom which are asphalt tile. All doors have four vertical panels, two over two. The trim around the doors and windows is of molded stained wood. Molded plasterwork to beautify the light fixtures adorns the ceilings of the hall, living room and dining room. The fireplaces are of cast iron with black precast 'stone' mantels and facings decorated with stenciled gold. All major rooms have a picture rail 18" from the ceiling.



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **Built September 1887 - March 1888**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

BRICK ROW is a two-story ten-dwelling Victorian row house patterned after the 19th Century architectural style of Philadelphia. Built by Frank Kimball, National City's founder, it was one of the first substantial structures in National City and contrasted with the detached dwellings common in California. It is the only structure of its type on the West Coast.

According to National City folklore, Frank Kimball built **BRICK ROW** to provide housing for officials of the railroad which he tried so desperately to bring to National City. This may have been his original intention, as the drawings for **BRICK ROW** are from Philadelphia, the home office of the Texas & Pacific, the railroad company he visited so frequently in an effort to induce them to build a line to National City. Indeed, he bought the land upon which the structure stands in 1872. However, the Texas & Pacific was not the company which finally brought the railroad to National City although Frank Kimball negotiated with them from 1870-1879. The railroad industry was cut-throat and unregulated: Texas & Pacific became a pawn of larger railroad interests, unable to make a commitment.

In 1880 the California Southern Railroad was incorporated by San Diego Land and Town. The first railroad spike was driven in National City in October of that year. The contract with San Diego Land and Town called for terminal shops to be located in National City. National City built a 225 acre terminal ground, the largest in the Country. In November 1885, the last spike was driven near Cajon Pass connecting the California Southern with the Atcheson, Topeka & Santa Fe Railroad. But, by that time, rumors were circulating that the railroad shops would be moved from National City. The contract had stated that the shops were to be built in National City, but did not include the words, "and maintained". The shops were moved to San Bernardino and the employees went with them. In March 1886, the payroll of the California Southern had been more than \$20,000 per month; by March 1887, the payroll was \$4,000 per month.

BRICK ROW was not built until September 1887 - March 1888. In his letters, Frank Kimball does not mention his motivation for building the structure. Perhaps he constructed it to offset National City's decline as a railroad center, making a final extraordinary attempt to convince the California Southern officials that National City was becoming cosmopolitan and worthy of their reconsideration.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Giebner, Robert C., Kimball Block Row Houses. The Historic American Buildings Survey, Office of Archeology and Historic Preservation, National Park Service, August 1971

Phillips, Irene, National City: Pioneer Town. National City, California: South Bay Press, 1960

Phillips, Irene, The Story of El Rancho de la Nacion, "Land & Town" Edition. National City, California: South Bay Press, 1959

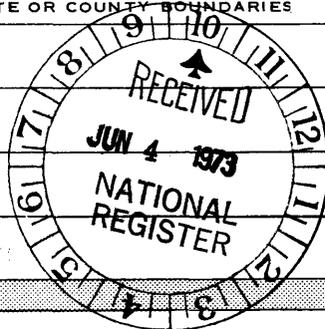
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	32	40	29
NE	°	'	"	°	'	"	117	06	16
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2/3 Acre

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



UTM
11/49014
361504
CD

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Cheri Lynn Hoffman, Historic Research Assistant

ORGANIZATION: National City Historical Committee DATE: January 1973

STREET AND NUMBER: 1243 National Avenue

CITY OR TOWN: National City STATE: California CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: State Historic Preservation Officer

Date: MAY 16 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date: 7/16/73

ATTEST: [Signature]
Keeper of The National Register

Date: 7/19/73