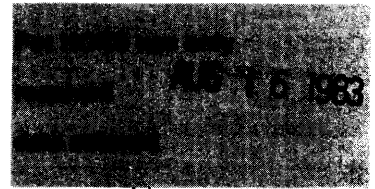


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**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



*Final*

**1. Name**

historic *Coulter Residence House*

and/or common *Coulter Residence*

**2. Location**

street & number *3162 <sup>2nd Ave.</sup> Second Avenue* N/A not for publication

city, town *San Diego* N/A vicinity of congressional district *41st*

state *California* code *CS* county *San Diego* code *073*

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <span style="margin-left: 100px;"><input checked="" type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<i>N/A</i> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
		<input type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 100px;"><input type="checkbox"/> other:</span>

**4. Owner of Property**

name *Dr. Joseph Roy Utley and Dr. Joella Faye Utley*

street & number *3162 Second Avenue*

city, town *San Diego* N/A vicinity of state *California, 92103*

**5. Location of Legal Description**

courthouse, registry of deeds, etc. *County Administration Building, County Recorders Office*

street & number *1600 Pacific Highway*

city, town *San Diego* state *California 92101*

**6. Representation in Existing Surveys**

title *Bankers Hill/Mission Hills Survey*

has this property been determined eligible?  yes  no

date *November 3, 1981*  federal  state  county  local

depository for survey records *State Office of Historic Preservation, P.O. Box 2390*

city, town *Sacramento,* state *California, 95811*

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

## Describe the present and original (if known) physical appearance

The Coulter residence of 1915 is a two story house in Spanish Colonial Revival styling located in a residential neighborhood at the southwest corner of Second Avenue and Spruce Streets in San Diego, California. The front entrance (symmetrically placed) faces east (Second Avenue) and is relieved by a narrow front yard containing lawn, trees and ornamental shrubs of a later period (c.1925). The north side contains the garage entrance (on a lower or basement level), a stuccoed garden wall and a panelled wood doorway in a raised arch-opening (rear entrance). The west side (originally overlooked a large formal garden and had a clear unobstructed view of San Diego Bay) faces a contemporary (c.1970) high rise apartment and the south side faces a narrow yard. Some contemporary garden trellis structures (c.1930) have been added on the south and west sides.

The Coulter residence was designed by Carleton Monroe Winslow Sr., architect, in the Spanish Colonial Revival style, and is one of the finest remaining examples of his work in San Diego. The basic elements of this style exhibited in the design include: bold massing of stuccoed walls with simple punctuated openings, symmetrically and asymmetrically placed; massive roof cap; cast ornament with elaboration, including columns and pilasters, concentrated around major door/window openings; and, window grilles with turned wood spindles. The house has been well maintained by its several owners and is largely extant as originally built except for the removal of the original large formal garden (west side) and the addition of minor trellis structures (west and south sides). This style is closely associated with San Diego's Panama-California Exposition and the City's Renaissance during the 1912-1916 period.

The form of the house is a two-story rectangular central block (approximately 45' x 45') with two-story wings (approximately 25' x 25') on the north and south sides of the central block. The entire form is capped by a hipped roof. Broad overhangs with exposed wood rafters occur around the central block while wings are close raked. The roofing is of slate shingles with Mission tiles along the ridge, hips and at the eaves. There are two tall plain rectangular stuccoed chimneys projecting above the roof, one with a hooded calopy and one with squared tile coping.

The house is believed to be of wood frame construction. The exterior wall finish is of plain stucco (light sand finish) broken only by the simple openings of a single molded string course (at the second floor window sill line) and a double molded unadorned frieze below the eaves.

Window openings are generally simple and rectangular, except that single arch openings (flanked by Doric pilasters) and paired arch openings (flanked by Doric pilasters and separated by a Doric Column) occur at the eastward (facing Second Avenue) and westward projections of the central block. Windows are wood and generally occur as paired casements at first floor (6 lite) and paired casements with fixed sash over at second floor (4 lite over 6 lite). There are also several small openings with turned wood spindle grills. A nicely detailed square bay window with sloping tile brow and decorative brackets, occurs on the north face of the projecting wing facing Spruce Street.

## 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates**      1915-1916      **Builder/Architect**      Carleton Monroe Winslow Sr.

### Statement of Significance (in one paragraph)

The Spanish Colonial-Mission Revival residence created by the noted California architect Carleton Monroe Winslow Sr., in 1915 for the Lucy Coulter family is significant for it was designed in the style of an era consistent with the Panama-California Exposition of 1915-1916, held in Balboa Park a short distance away. It is one of the finest remaining examples of the architects' residential work in San Diego. The residence, unchanged since the time of construction, is in an area called Bankers Hill, in that time frame regarded as an area of affluence, with a view unmatched of the Pacific Ocean, San Diego Bay and the Coronado Peninsula to the west. The Coulters and later the Peery family who resided at 3162 Second Avenue, were prominent in cultural and social circles in San Diego, and traveled world-wide. The Coulter women are reputed to be the first white women to visit the Orient.<sup>1</sup>

From the initial subdivision of Block 360, by Alonzo Erastus Horton (the Father of San Diego) the property passed through several ownerships. By 1915, Lots A-D and J-L (1/2 of a city block) had come into the possession of Lucy Coulter, a widow of the banker/steel magnate John Coulter of Aurora, Illinois. Entirely vacant, the land gave a magnificent view at the rim of a ridge over the waters and on September 15, 1915, Lucy Coulter with plans in hand from Carleton Monroe Winslow Sr., contracted with Winter and Nicholson of Los Angeles to build the home and landscape the grounds, at a cost of \$16,324.00. The Notice of Completion was signed off on March 25, 1916.

Lucy Coulter was the widow of John Rayer Coulter who had established a name in railroad contracting and construction as supervisor during the erection of the magnificent bridge across the Mississippi River at Burlington, Iowa. In 1869, he began the Union National Bank of Aurora. He and Lucy had two daughters, Etoile and Hortense. Etoile would marry twice; Hortense who would outlive all the others in the family would never marry but established herself as a singer, living in the company of other relatives. In 1871, John Coulter took his family west to California on a journey that would serve to whet their appetite to absorb culture and see more of their country. His contribution to Aurora is seen in the contributions he made there such as the Coulter Opera House, a building which still stands, and in his avocation as a singer in opera. He died in 1873; his family among the top of the cultural and financial structure of that city, numbering among their friends Mr. Ira B. Copley who would become the owner of the San Diego Union newspaper.

By the mid-1880's, with ample funds and the desire to see more of this country, Lucy Coulter, her daughters Hortense and Etoile began to travel with a cousin of the girls, Mary E. Holden. No later than January 1887, they came to California and San Diego where Lucy bought property within the city.

<sup>1</sup> Interview with Mrs. Horace Dodd, San Diego, November 15, 1982, a cousin of the Coulter sisters.

# 9. Major Bibliographical References

See attached bibliography

# 10. Geographical Data

Acreeage of nominated property less than 1/4 acre

Quadrangle name Point Loma, California

Quadrangle scale 1:24000

UMT References

A 

1	1	4	3	4	8	6	0	3	6	2	2	1	0	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing							

C 

Zone		Easting				Northing							

D 

Zone		Easting				Northing							

E 

Zone		Easting				Northing							

F 

Zone		Easting				Northing							

G 

Zone		Easting				Northing							

H 

Zone		Easting				Northing							

**Verbal boundary description and justification** - The nominated property consists of Lots K and L, Block 360, Horton's Addition, City of San Diego. Original property has been subdivided; boundaries encompass the remaining 100' x 100' parcel at the Southwest corner of Second Avenue and Spruce Street. Assessor's Parcel No. 452-612-09

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

# 11. Form Prepared By

name/title Ray Brandes, PhD., 2725 Barnson Place, San Diego, California (619) 293-4800 and John D. Henderson, F.A.I.A., % Macy, Henderson and Cole, A.I.A., 631 5th Avenue, San Diego, California, 92101

organization (619) 234-3551 date March 8, 1983.

street & number telephone

city or town state

# 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. [Signature]

title State Historic Preservation Officer date 6/29/83

**For HCRS use only**  
 I hereby certify that this property is included in the National Register  
 [Signature] Keeper of the National Register date 9/30/83  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

FHR-8-300A  
(11/78)

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*City of San Diego Historic Site Board Register as Site 167.  
October 27, 1982 as a local site.  
Depository for records is City of San Diego, Planning Department,  
202 "C" Street, San Diego, California 92101*

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*The symmetrically located front entrance portal contains a monumental ornamented arch opening, flanked by ornamented columns and capitols supporting an arch-pediment. Ornamented rosettes occur above and to each side of the arch openings.*

*The house has a frontage of forty-seven feet facing south. Opening next to the central foyer is a Japanese room "accurate in every detail, carried out in unfinished redwood, ebony finished birch, with ceiling finished in Japanese grass paper."*

*The central foyer leads to the living room which is stepped down. That room has beam ceilings and book cases lining two sides of the room with fireplaces at each end. The floors throughout the house are a waxed oak. The dining room mantel is unique, being built up of imported Dutch tile procured by Lucy Coulter before 1900. A private telephone system connected all of the house at the time of construction. An elevator off the main foyer leads to the upstairs where bedrooms/bathrooms have been maintained as near as possible to the original.*

*The present condition of the house is excellent and is almost entirely extant as originally built, both exterior and interior.*

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*Etoile's husband had passed away and when they arrived at San Diego they stayed at the Florence Hotel where Etoile met John M. Ballou who owned the hotel and was part owner of Rancho de la Nacion. Etoile would soon become Mrs. Ballou.*

*A shrewd business person Lucy Coulter's investments would soon pyramid. Foreclosing in one place, purchasing in another, her holdings became impressive, and would include one of the few major hotels in San Diego at this time, the Belleview.*

*During this period they and some companions were the first ladies to visit Japan and the Orient before the turn of the century and they also traveled widely in Europe. By 1915, at the time of the first World's Fair in the city, the Coulters had returned to San Diego to reside at the U.S. Grant Hotel.*

*Lots A-B and K-L, Block 360 of Horton's Addition had been sold by James and Helen Bowman to James Gillmore, a real estate agent on August 29, 1913. Gillmore had acquired property near Balboa Park in anticipation of the coming Exposition, speculating on property sales along the street-car lines and along the knolls and canyon ridges of downtown San Diego. On April 9, 1915, Gillmore sold the four lots to Lucy Coulter. Within five months Building Contract 2498 was negotiated between the Los Angeles firm of Winter and Nicholson to Lucy Coulter to construct a residence on the property which Carleton Monroe Winslow Sr., had designed.*

*Carleton Monroe Winslow Sr., was educated in public schools in Maine and the Atelier Chiffrot Freres in Paris; he married Helen the daughter of Adaline Meech and Robert Hume in Warsaw, New York in 1910. Carleton Monroe Winslow Jr., their only child, like his father is an architect of superior reputation. When Carlton Sr., returned to the United States from Paris he entered the New York office of Cram, Goodhue and Ferguson, and in 1911 when Bertram Goodhue was appointed architect of the Panama-California Exposition in San Diego, Winslow went there as the firm's representative, and was given charge of designing the buildings. Instead of employing the formerly accepted academic French style for the U.S. Exposition buildings, he chose the Spanish Colonial as most appropriate for the site, an innovation that brought him wide-spread recognition and commendation.*

*In 1917, he moved to Los Angeles and while still associated with Cram, Goodhue and Ferguson was largely responsible for the design of the Los Angeles Public Library and carried out work on the building to completion after Bertram Goodhue's death in 1924. Among several other achievements was Winslow's design of the seal for the City of San Diego in 1914. He was made an institute fellow in 1930 to the Southern California Chapter of A.I.A. and was president of the Los Angeles Municipal Art Commission from 1931 to 1933. Among other buildings he designed were the Mary Star of the Sea Catholic Church in La Jolla, California, the Bliss House in Montecito, California and hotels and residences in Douglas, Arizona and in Ojai, California.*

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The Los Angeles firm of Winter and Nicholson constructed a wide range of commercial, exhibition and residential structures which in San Diego included the Coulter home, residences for the Archer and Kraemer families, the Pacific Soap or Citrus Soap Company building on Market Street and the Museum or Man building in Balboa Park.

During 1917, both Lucy Coulter and Etoile Coulter Ballou passed away and Hortense Coulter held title to the property in full. The family plot was in Aurora, Illinois in the Spring Lake Cemetery where John Rayer Coulter had arranged for a monumental mausoleum. Hortense escorted her family home; later she sent items from San Diego to the Aurora Historical Museum including plates which had paintings of the various family members on them.

On March 4, 1939, Hortense Coulter passed away at her home at 3162 Second Avenue, and services were held for this "prominent San Diegan," She had headed many service and cultural organizations such as the Children's Home, Women's Philharmonic Committee, the Fine Arts Society, Amphion Club and the Pan American Union. Many of her charitable activities were known, but the scope of her private charities were known only to a few of her intimates because her good deeds were done so quietly.

In December 1939, the property was sold to the Peery family. Originally from Trenton, Missouri, seven children of Judge Stephen and Emma Peery would at one time or another reside at 3162 Second Avenue. Jennie June was a graduate of Stanford; Dr. Bettie Peery was a San Diego physician and Nelly married Valmath Price, an attorney, while Herbert Peery was an attorney. From that date in 1939 until Christmas of 1969, the Peery's remained as the owners although all but Jennie had passed on. By May 1972, Mr. and Mrs. Norman Branchflower bought the home and at that time sold lots A and B on the West to a developer. In 1977, the present owners Dr. Joe Roy Utley and Dr. Joella Faye Utley and their children acquired the home.

The Coulter residence is significant for its architectural style and floor plan created by Carleton Monroe Winslow Sr., at an era when Mr. Winslow was also setting forth that style of buildings for the Panama-California Exposition in 1915-1916, in Balboa Park, San Diego, a short distance from the Coulter home. The residence is in the Bankers Hill area of San Diego, the section of San Diego regarded as the most affluent of the 1910-1930 decades, located on the ridge just to the northeast of the center of the city.

The Coulter home is a classic 2 1/2 story Spanish Colonial Revival residence reflecting the influence of the Mediterranean region with its arches and columns, the steep chimneys, tiled roofs and attic areas which appear and reappear as one moves about the grounds looking at the home. It may be considered as one of the few remaining examples in San Diego, of the residential work of Carleton Monroe Winslow Jr., who, after designing and supervising construction of the buildings during the Exposition took up private practice in Los Angeles and Santa Barbara, California.



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*The Coulter home at one time had a garden, laid out in lawn, ornamental and fruit trees as well as shrubbery, with a tea pavilion in the garden with pergola in the Spanish style. An earlier owner sold the two lots, the developer had the garden removed and condominiums put up in that space. Aside from that change, however, each family which has owned the Coulter residence has attempted to maintain it in pristine condition. The present owners have meticulously seen to the constant upkeep of the home and recently had the original elevator repaired by the original installer. The structure is an outstanding example of Mr. Winslow's work, and represents the residence of at least three outstanding families whose contributions are measurable and documented.*

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