

**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

**1. Name**

historic Grand-Horton Hotel

and/or common Horton Hotel

**2. Location**

street & number 332 (Hotel)/328 & 334 (Commercial) "F" Street  not for publication

city, town San Diego  vicinity of congressional district 41st (Rep. Wilson)

state California 92101 code 06 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	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Hotel

**4. Owner of Property**

name Robert Johnson, Fred Bertolino and Norman Sutter

street & number 328 "F" Street

city, town San Diego  vicinity of state California 92101

**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 Historic American Buildings Survey has this property been determined eligible?  yes  no

date Summer 1975  federal  state  county  local

depository for survey records Library of Congress

city, town Washington state D.C.

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>November 1979</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

### General

The Grand-Horton Hotel occupies the west 60' x 95' of Lots G & H, Block 63, Horton's Addition, in the City of San Diego. The four story Commodore Hotel/Lyceum Theater (1913) is located to the west and a one-story building\* (1911) is located to the east which shares a common party wall with the Grand-Horton and is on the same property. There is also a one-story building (c1913) located to the north.

The facade of the Grand-Horton is located on the south property line ("F" Street) with the bay windows and balconies projecting over the public sidewalk. There is a 5' alleyway at the north property line (rear) which originally was open to 4th Avenue. The building is three stories in height and has a small basement area (815 SF) located at the northwest corner. There is a crawl space below the 1st floor and an attic space at the roof. Ceiling heights are approximately 16' @ first floor and 13' @ second and third floors. The gross area of the building is approximately 17,900 SF.

### Construction

Exterior bearing walls (west, north and east) are of unreinforced clay brick with lime mortar founded on spread (brick) footings. The front wall (south) is of wood frame with face brick veneer. Interior bearing and non-bearing walls are of wood frame founded on brick piers. Floor framing is typically of wood joists with lx sheathing and T&G finish flooring over. Most of the wood floor has been covered with later materials. Roof framing is of flat ceiling joists and sloped roof rafters with vertical lx braces, forming trusses in the attic space. The gable roof has parallel cricket drainage gutters which slope north to scuppers and drains. A large metal and glass (hip framed) skylight with ventilating louvers is located near the center of the roof. There are also three additional small skylights and a lightwell. Present roofing is composition type with cap sheet, turned up at parapets all sides. The building exterior (south and east) has been painted (1979). The north wall is brick, unpainted.

Interior wall finish is the original wood lath and plaster over wood framing or over wood furring at the exterior brick walls. Openings in the masonry walls along the east (added 1911) and north (original) are rectilinear with stone sills and flat brick arch headers. The original rear doors are extant. Windows are the original wood double hung, one over one, with wood head, jamb and sill.

### "F" Street Facade

The facade is divided into five bays and is punctuated by twin projecting bay window elements with alternating cantilevered wood framed balconies at the second and third floor levels, all extant. The balcony soffits are wood paneled with carved wood bracket modillions around the perimeter. A portion of the center balcony and bay window has been plastered and a fire escape has been added (c1950). The original decorative cast-iron balcony railings are extant, however the original decorative railing and end posts at the roof have been removed. The projecting bay windows terminate at classical pediments (with foliated scrollwork) which intersect the roof above. The mansard roof, originally wood shingled, is now covered by metal roofing. A continuous wood soffit, below the mansard roof, projects approximately 2' and is modulated with very ornate sheetmetal modillions and brackets. A decorative paneled and scrolled frieze

\*Not included within nomination boundaries.

## 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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry invention	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Hotel

**Specific dates** Completed October 1887 **Builder/Architect** Comstock and Trotsche, Architects

### Statement of Significance (in one paragraph)

The Grand-Horton Hotel is significant for its Architectural Style and floor plan as well as its historical association with the boom of 1887\*, the early downtown development, community and cultural organizations (Chamber of Commerce, Horticulture Association and the Natural History Society) and prominent San Diegans. (Peter Mayrhofer, Carl Trotsche, William H. Porterfield, Lotte Buck Porterfield, Col. Ed Fletcher, Ralph Granger, and Bob Johnston). It was recorded by the Historic American Building Survey (1975) and was designated San Diego Historical Site #95 (1974) by the City of San Diego.

The Grand-Horton is one of the finest examples of commercial Italianate styling in the city of San Diego and is the only remaining Hotel in this style. It also is one of the few examples extant of the work of Comstock and Trotsche, prominent San Diego Architects (1886 to 1891) who also designed the County Courthouse, many bank buildings, business blocks, commercial buildings, school houses, resort hotels and residences.<sup>1</sup> The plan, with its large interior lightwell and ornate staircase, is one of the earliest in San Diego of this type and the cantilevered balconies with decorative railings (on the "F" Street facade) are completely unique in San Diego.

The building retains almost all of its original fabric; alterations are confined primarily to the ground floor. Rehabilitation and restoration by the owners of the building is intended, utilizing the Tax Reform Act provisions. At present, the building is eminently threatened with condemnation and demolition by the City of San Diego which proposes to utilize the site for a parking structure as part of the Horton Plaza Development project.

### Historical Background

From the initial sub-division of block 63 in 1868 by Alonzo E. Horton (the Father of San Diego) the property passed through several subsequent ownerships. In December of 1882, Barney Kampling, Co-owner of the Central Livery Stable, purchased Lots G & H, Block 63.<sup>2</sup> Only minor improvements had previously been made as evidenced on the Dakin Map (1886) and Sanborn Fire Map (Jan. 1887).<sup>3</sup> On 24 June 1887, Kampling leased the 60' frontage x 95' depth on the west portion of Lots G & H to Peter Mayrhofer for..."the erection of a substantial three story building of brick or brick veneer on said premises, the dimensions of the same not to be less than sixty by ninety-five feet;..." The rent was to commence on 1 September 1887 and was to run to twenty years.<sup>4</sup> Peter Mayrhofer and Carl Trotsche, both of German descent, had been the principal promoters of the Turners Building (Turn Verein) in San Diego. The Grand Hotel as it was first named, must have been completed by October 1887 as Mayrhofer leased the ground floor and basement to Matheny Flower & Co. (general merchandise) on the 20th.<sup>5</sup> This lease was later released in July 1888.<sup>6</sup> The San Diego Union in November of 1888 announced the opening of the "Original Louvre" restaurant, Peter Mayrhofer, Proprietor. The restaurant featured a beer garden and concert hall and was reported to be a popular and successful place. Mayrhofer then sub-leased the Louvre in February of 1889 to F. Becker who then ran the restaurant until 1890.<sup>7</sup> By that time San Diego was suffering economic doldrums, its population had greatly declined and many speculators suffered financial problems.<sup>8</sup> Apparently Mayrhofer had this problem as his lease became forfeit in 1891 and Barney Kampling assumed ownership of the Grand-Horton.<sup>9</sup>

\*See attachment for discussion of boom of 1887.

# 9. Major Bibliographical References

See Item 8, page 4 for specific references.

City Directories: City of San Diego  
 County Recorders Office: Deed Books, Lease Books and Miscellaneous Records  
 Historical Collections/Records: S.D. Public Library & S.D. Historical Society  
 Board Minutes: S.D. Chamber of Commerce & S.D. Natural History Society  
 McGrew, Clarence A., San Diego and San Diego County, Amer. Hist.Soc, Chicago, 1922.

# 10. Geographical Data

**UTM NOT VERIFIED**

**ACREAGE NOT VERIFIED**

Acreeage of nominated property 0.14 Acres

Quadrangle name Point Loma, Calif.

Quadrangle scale 7.5'

UMT References

A 12 484960 3619380  
 Zone Easting Northing

B                    
 Zone Easting Northing

C                  

D                  

E                  

F                  

G                  

H                  

**Verbal boundary description and justification** (Portion of San Diego Parcel 533-577-05)

The nominated property occupies the west 60' of two City lots known as Lots G & H, Block 63 Hortons Addition, City of San Diego. The building occupies an area measuring 60' x 95'. See Plat attached.

List all states and counties for properties overlapping state or county boundaries - None

state code county code

state code county code

# 11. Form Prepared By

name/title John D. Henderson, AIA/Dr. Ray Brandes

organization Macy, Henderson & Cole, A.I.A.

date 28 November 1979

street & number 631 Fifth Avenue

telephone (714) 234-3551

city or town San Diego

state California 92101

# 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

*John Miller*

title

date 5/15/80

**For HCRS use only**  
 I hereby certify that this property is included in the National Register

*for W. Ray Brandes*  
 Keeper of the National Register

date 6/20/80

Attest:  
 Chief of Registration

date 6-16-80

**NATIONAL REGISTER OF HISTORIC PLACES  
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with dentil course over, frame between the brackets. At the center bay, below the frieze, a panel bears the letters "Grand Hotel".

Openings at the third floor are rectilinear with full arch heads. Bay windows are wood double hung, one over one, with molded wood trim, recessed spandrel panels and molded arch panels. The windows are flanked by flat wood pilasters with cast-iron Corinthian capitols in high relief. Wall windows (at brickwork) are wood double hung, one over one, with decorative cast-stone quoins, springer and keystones and brick voussoirs.

Openings at the second floor are rectilinear with flat-arch heads. Details are generally similar to the third floor except that the double hung windows are one over one with a fixed wood sash above and flanked by half-round wood columns with cast-iron Corinthian capitols. The exterior of the first floor level has been modernized, however, the cast-iron central arch entrance and flanking brick columns are extant as well as portions of the cast-iron sills and perforated cast-iron face plates. Some of the original cast-iron intermediate columns still remain behind the modern sheathing. The original brick columns also are extant at both the east and west ends, with cast-stone quoins above, which terminate at large bracket filials below the soffit line of the roof.

Interior

The ground floor (originally a large open space with a center row of columns) has been divided into two separate spaces approximately 30' x 95'. The "Right Spot" (Bar and Grille) occupies the east side and consists of counter, stools and table seating at the front (south) with kitchen, office, storage and toilets at the rear (north). The "Sports Palace" (Bar) occupies the west side and consists of bar and table seating at the front (south) and office, storage, toilets and basement at the rear (north). Both spaces have interior partitions and suspended ceilings of later construction (c1950).

The first floor spaces are separated by the common wall and the original straight-run stair connecting "F" Street to the second floor. The stair has the original ceramic tile foyer and a landing at mid-height, all extant. Of particular note is the heavy molded wood base, recessed panel wainscoting (with Walton wall covering) and heavy molded wood chair rail. The walls and ceiling at the stair are wood lath and plaster finish.

The second and third floors are almost totally extant and are of identical layout with the hotel rooms orienting around the large two story interior skylight lightwell. The original plan had four double rooms (suites) located along the north and south sides and two double rooms (suites) at each east and west sides. The suites are now individual rooms with connecting doors secured. Baths and toilets, (added later) occur along the east side. Corridor doors (3'-0" x 7'-6") are wood with raised bevel panels and have operating window transoms (3'-0" x 2'-0") above. Trim is heavy wood molding with decorative plinth blocks and ornate bases. Corridor rooms have wood double hung one over one windows (3'-0" x 7'-0") with wood trim matching the doors. All corridor walls and ceilings are plaster with ceiling painted and walls papered.

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The original interior connecting doors (double doors) with the original wood trim are mostly extant. Interior room finish is wood lath and plaster with molded wood base and picture mold below top of door trim. Trim has mostly been painted (originally stained) and plaster walls and ceilings are painted. The rooms at the bay windows have molded wall paneling and coffered ceilings behind pilastered arch frames at the bay line.

The original lightwell and grand staircase is extant, and is of particular significance as it is the dominant and most important design feature of the interior space. From the second floor, a single stair, with railing both sides, ascends (northward) thirteen risers to an intermediate landing and then splits into two parallel opposing stairs, with railings both sides, ascending (southward) to the third floor level. The stair railing has carved wood newel posts with a continuous carved wood handrail, curved at landings, returns and ends. The railing is sub-divided in its run with carved wood posts and turned rails with arched and foiliated panels in a unique design. Stair stringers (with Walton wall covering) are raised above the tread nosing with a continuous molded trim to furnish a base for the stair posts and rails. Closed wood risers have coved bed mold below the projecting tread lip. Turned wood columns on the north support intermediate landing, which has a built-in storage room under.

The original heating was provided by free-standing fireplaces in each room. Clay flues, located within the thickness of the exterior masonry walls, terminated in brick chimneys (removed) above the parapet. The present heating for the hotel is provided by a central gas fired space heater (at the second floor lobby) with no heat in individual rooms. The commercial spaces are unheated. The toilets and plumbing facilities are also of a later period with water, waste and vent pipes run wherever necessary. The original lighting was provided by gas fixtures (removed) at ceilings. Electrical service was added later with wiring run in exposed conduit, wiremold, etc.

Condition

The general condition of the building is good, however some deterioration has occurred through the years. In particular, there is some evidence of minor roof and plumbing leaks. There is also general deterioration at the exterior wood windows, trim and balconies. Some deterioration is also in evidence at the crawl space. No visible evidence was found of any major distress in the masonry bearing walls, however some minor brick and mortar erosion has occurred at the parapets above the roof. Some isolated plaster cracking is also visible at interior walls and ceilings. There is minor settlement of the interior wood framing around the central stair perimeter, probably due to a combination of wood shrinkage and/or foundation settlement.

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Kamplung had initially managed the hotel rooms in 1887 and then J.A. Dann was listed as proprietor in the '89/90 City Directory. Ella Rorick followed Dann as proprietor and in 1893, Mrs. Mary Bidwell took that position. She lived in the hotel with her daughter Maggie. Her son, William H. Porterfield and his wife Lotte Buck, also had rooms there.<sup>10</sup> Porterfield had been a cub reporter with the San Diego Sun since 1890, when he came to San Diego. The Sun, along with the San Diegan, became part of the Scripps-Howard Newspapers in 1892 and Porterfield (who had purchased 1/2 interest in the Sun in 1901) would become Editor-in-Chief of the Scripps-California Newspapers. Porterfield helped Scripps acquire the Sacramento Star (1904), Fresno Tribune (1906), Los Angeles Record (1909) and San Francisco Daily News (1910) and became president of the various publishing companies as well as a major stockholder. By 1915 Porterfield concentrated his full efforts in San Diego, writing the popular column "Notions", which appeared in the San Diego Sun until his death in 1927. He was also active in the Chamber of Commerce, State Normal School, YMCA and County Welfare Commission.<sup>11</sup> Lotte Buck Porterfield was a gifted soprano whose family had a long tradition of music. Her great-grandfather and father were the first organ builders in Michigan. Her parents, Samuel and Florence Chadwick, gave concerts and recitals. A relative was the first head of Oberlin Conservatory; a cousin, George, was a composer and headed the New England Conservatory in Boston; and an uncle, Dudley Buck, was a famous composer. Lotte arrived in San Diego in 1888. She became the choir director of the First Congregational Church in 1895 and jointed the Amphion Club the next year. She met Porterfield in 1891 at the Church where he sang in a male quartet with Ed Fletcher. About 1909, she reviewed music for the Los Angeles Record and then the Washington News. The Porterfields' daughter, Florence Beardsley, an accomplished pianist, followed the family tradition playing locally in a piano trio and was a music critic for the San Diego Sun in 1930-1931.<sup>12</sup>

From 1890 to 1895, the San Diego Chamber of Commerce (organized in 1870) rented the ground floor space utilizing it both for its meetings and for its permanent exhibit of the commercial goods and services available in San Diego.<sup>13</sup> Among the many important visitors to the Chamber offices and Exhibit in 1891 were King Kalakaua of Hawaii, Secretary of War Redfield Proctor and President Benjamin Harrison.<sup>14</sup> The Chamber kept abreast of local, state and national activities and produced many important publications and reports of San Diego business and industry. Significant resolutions taken by the Board of Directors during this period included: organization of an Exhibit Committee for the Chicago Worlds Fair (1890); organization of the Railroad Committee which promoted a direct link to the East (1890); support for the Nicaragua (Panama) Canal construction (1890); promotion of establishment of military posts and harbor fortifications in San Diego (1892); promotion of a San Diego Junior World's Fair (1893); establishment of the Emergency Banking Committee to help alleviate the bank panic (1893); promoted establishing a Naval Training School in San Diego (1894) and promoted establishing a State Normal School in San Diego (1895). The Chamber also organized and sent the San Diego exhibits to the Chicago World's Fair. The Chamber also occasionally rented their space to other local groups for their meetings and for special exhibits. Other groups who utilized the Grand included San Diego Taxpayers Union and Criminal Law Reform Association (1892); County Horticultural Association (1895) and the San Diego Natural History Society (1894). The Natural History Society had had its entire collection on display as part of the Chamber's permanent exhibit since 1893.<sup>15</sup>

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From 1895 to 1903, Barney Kampling again managed the hotel.<sup>16</sup> Col. Ed Fletcher apparently lived at the hotel after his arrival from Massachusetts. Fletcher, destined to become one of the areas most influential citizens, first worked for Nason & Company (real estate) about 1894. He subsequently formed the Ed Fletcher Company (later Fletcher-Doyle Co). Then, as the agent for the Huntington interests, he handled such large real-estate transactions as San Luis Rey (water project) and South Coast Land Co. (coastal lands) In partnership with William Gross about 1912, Fletcher bought Grossmont and Mount Helix. Fletcher planned the sub-division and built many miles of beautifully scenic roadways which followed the natural land contours, all extant to this day. He later designed and laid out the City of Del Mar (for the South Coast Land Co), bought and laid out Pine Hills (near Julian) and constructed the Pine Hills Lodge in 1914. He also was one of the first to strongly advocate water conservation measures and led the planning and building of dams (Lake Murray, Lake Hodges and San Dieguito - 1916) and reservoirs (Volcan and Cuyamaca Water Systems). He eventually became one of the largest land holders in Southern California and was the President of the Southern Trust & Savings Bank.<sup>17</sup>

In 1903, Kampling sold the Grand-Horton to Ralph Granger who changed the name of the hotel to the "Worth Lodging House" with Alfred B. Thompson proprietor.<sup>18</sup> Granger, who had made a vast fortune from silver mining in Colorado, arrived in San Diego in 1892. He then purchased a large home in National City which had 20 acres of land and many fruit trees. He soon was in the citrus growing business and began investing in real estate. In 1896 he built his Music Hall (Hebbard and Gill, Architects) to house a splendid organ, great-grand piano and an invaluable violin collection. Internationally famous musicians and artists visited the Grangers giving private concerts to the family and friends. By 1903, Granger's interests had extended throughout the area and he became President of the Merchants National Bank in San Diego. He had earlier bought one of the areas first automobiles so that he could more easily commute from National City. In 1903, he constructed the Granger Building (Quayle Bros. Architects), built a new large home on Laurel Street in San Diego, and was acquiring various properties.<sup>19</sup>

In 1904, Granger sold the hotel to D.C. Reed (Mayor of San Diego in 1897) who then sold to E.C. and Mathilda Shaffer who would own the property up to 1972.<sup>20</sup> In 1906 the Shaffers changed the name of the hotel to The "Horton Hotel" when the "Horton House" (on D Street) was razed to make way for the new U.S. Grant Hotel. Presumably, the name Horton was chosen as it was well known locally and would continue to provide good business, however, Alonzo Horton never lived at the Horton Hotel.<sup>21</sup> The Shaffers also built the existing one-story commercial building on the east 40' of Lots G & H in 1911 (W.S. Hebbard, Architect) which has been greatly altered.<sup>22</sup>

In 1904, the hotels' ground floor space had been subdivided into two spaces with the Mays and Wallace Saloon located in the west half.<sup>23</sup> Various other commercial uses appeared over the next ten years in both spaces, occasionally being even further sub-divided.<sup>24</sup>

By the time of the Panama-Pacific Exposition in 1915 with the influx of tourists to San Diego, the east space generally became restaurant usage - first the Breakers and later the Italia Cafe in 1917. The "Right Spot" Restaurant first appeared in 1931 and was replaced in 1937 as "Wolfe's Restaurant". By 1951, the "Right Spot" again appears and



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remains to today, managed and operated by Fred Bertolino.

The west space has also been occupied by many different tenants for various commercial uses. The "Palace" first appeared in 1931 where Antonia Ferrara sold soft drinks. In 1934, W.M. Morrison opened his "Palace Restaurant" which remained until 1950 when Bob Johnston and Otto Ecklund bought the lease.<sup>25</sup> Johnston, had started working at the adjacent Lyceum Theater in 1921 and was its manager from 1925 to 1972. He ran a bar across the street for many years. He was also a fight manager and promoter. His friends, who came to the "Palace" to spend many hours reminiscing, included fighters Joe Louis, Jack Dempsey and his manager Jack Kearns, Rocky Marciano and his manager Al Weill and wrestlers Jamie Landos and Freddie Blasie. Johnnie Keyes ran the "Palace" for Johnston for many years. Keyes, a real Damon Runyon character, had been known as "Spaghetti Joe" and also the "Mayor of Chinatown" (New York) in the 20's. In San Diego he was well known and liked by businessmen and politicians alike, staging many parties, etc. at the "Palace" as well as other spots in the downtown area. Johnston also owned racehorses and many trainers, jockies and horse owners visited the "Palace".<sup>26</sup>The "Palace" is a colorful part of San Diego's history as the autographed photographs, billboards, play-bills and memorabilia, which cover the entire interior, testify.

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NOTES

1. Serra Museum - Golden Era Magazine Sept. 1889
2. County Recorder - Deed 43/21, dated 12/11/82
3. San Diego Public Library - Dakin & Sanborn Map files
4. County Recorder - Leases 2/347 & 3/176, dated 6/24/87
5. County Recorder - Lease 3/87, dated 10/20/87
6. County Recorder - Lease 7/110, dated 7/5/88
7. County Recorder - Lease 4/192, dated 2/2/89
8. Pourade, Richard F., Gold In The Sun, San Diego, Union-Tribune Publishing Co., 1965
9. San Diego Union - 1/23/91
10. City Directories - 1887-1893
11. McGrew, Clarence A., San Diego and San Diego County, Chicago, American Historical Society, 1922.
12. Serra Museum - Vertical files (biography)
13. Chamber of Commerce, Board Minutes, 1890-1895 and City Directories, 1890-1895.
14. San Diego Union - 3/19/91, 4/23/91, 4/24/91 & 4/25/91
15. Chamber of Commerce, op. cit.
16. City Directories, 1895-1903
17. McGrew, op. cit.
18. County Recorder - Deeds 329/443 & 329/442, dated 7/9/03 and Deed 336/69, dated 11/25/03
19. McGrew, op. cit.
20. County Recorder - Deed 339/268, dated 2/11/04 and Deed 347/22, dated 625/04
21. Public Library - unpublished research report by Edward Scott
22. County Recorder - Misc. Records 38/292, dated 10/7/11
23. County Recorder - Lease 6/309, dated 11/4/04
24. City Directories, 1904-1914
25. City Directories, 1915-1952
26. Oral Interview - Bob Johnson, 1979

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City of San Diego-Portion of  
Horton's Addition (Plat Map)

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5th Ave

Grand-Horton Hotel  
San Diego, San Diego County, California  
Assessor's #533-577-05

BLOCK  
62

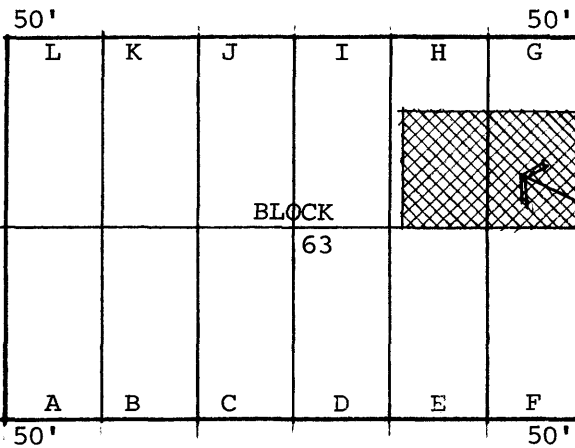
4th Ave

Gaslamp Quarter Historic District

Horton Plaza Development Area

HORTON PLAZA

PLAZA STREET



BLOCK  
63

Grand-Horton Hotel  
Parcel #533-577-05

3rd Ave

BROADWAY (D STREET)

BLOCK  
41

300'

E STREET

200'

BLOCK  
64

F STREET

2nd Ave

North

Scale: 1" = 100'

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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ATTACHMENT

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THE BOOM OF 1887-1888 *		

In 1851, the City of San Diego (incorporated by the first State Legislature) filed a survey map of Pueblo Lands which established the City boundaries. San Diego ("Old Town") was then located near the Presidio. The present location of San Diego began when Alonzo E. Horton purchased 960 acres of Pueblo lands from the Board of Trustees in 1867. Horton, a successful merchant from San Francisco, envisioned building a "New Town" which would surpass San Francisco as California's greatest port on the west coast. He was instrumental in dedicating the 1400 acre "City (Balboa) Park" with Ephraim Morse (Trustee) and laid out his "New Town", selling and donating lots by early 1868 and building the commercial wharf at the south end of Fifth Street. He vied with the Kimball Brothers, who started National City that same year, for San Diego becoming the terminus of the proposed trans-continental railway and fought with "Old Town" over San Diego's permanent location. By 1870, the State Supreme Court settled the latter issue by granting the County Board of Supervisors the right to locate the new County Courthouse (built in 1871) in "New Town". In 1872, "Old Town" was mysteriously destroyed by fire, forever settling the location dispute. In 1873, the Texas and Pacific Railway started work. San Diego was now a City, with several buildings built (mostly along Fifth to Market) and many others contemplated. On September 13 (Black Friday) the New York Stock Exchange collapsed and San Diego's dream was dashed by the bankruptcy of the Texas and Pacific. San Diego's economy suffered from the same general depression felt throughout the country over the next few years. By 1876, the Southern Pacific Railway connected Los Angeles to San Francisco and San Diego's dream was reawakened. However, during 1877-78, San Diego suffered from a severe drought which, once again, frustrated the dream. In 1881, the California Southern Railway began the rail connection from San Diego to Los Angeles. The great floods in 1883 destroyed the California Southern and again economic frustration resulted. By 1885, the Transcontinental Railway finally reached San Diego. By 1886, San Diego's new Charter made it a Sixth-Class City, the Hotel Del Coronado was scheduled to start construction, electric street lights and horse-drawn trolleys were installed and the National City and Otay Railway was incorporated. San Diego now was ready - The dream was rekindled and the City anticipated an economic upturn. It started when the Santa Fe Railway (which had established its Eastern terminus at National City) withdrew from the Transcontinental Traffic Association and its chief competitor, the Southern Pacific, declared a "Rate War". The cost of the fare from St. Louis to Southern California went from \$125 to \$1 within a few short months and brought a flood of immigrants, businessmen, settlers, speculators and gamblers to Southern California, "the cornucopia of the world". The railroads were the shills and promised the Easterners "free (Government) lands, gentle climate, good health and great wealth, without cyclones or blizzards". The boom was on and San Diego exploded in population (from about 5,000 in late 1886 to about 35,000 by early 1888) and construction (with many hotels, lodging houses, commercial buildings, banks, schools and churches, frenziedly built). By the middle of 1888, however, it became apparent that San Bernardino had the solid commercial business interests and San Diego had mostly the speculators and boomers. A fire in May had destroyed several downtown buildings and the rate war had ended by late Spring. The boom was over and San Diego's population shrank back to about 16,000.

\* Pourade, Richard F., Gold In The Sun, San Diego, Union-Tribune Publishing Co., 1965