

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

**FOR NPS USE ONLY**  
RECEIVED DEC 8 1981  
DATE ENTERED MAR 30 1982

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

**1 NAME**

HISTORIC HAWTHORNE INN

RECEIVED  
JAN 26 1982

AND/OR COMMON THE PLAINSMAN

OHP

**LOCATION**

STREET & NUMBER 2121 FIRST AVENUE

\_\_NOT FOR PUBLICATION

CITY, TOWN SAN DIEGO CONGRESSIONAL DISTRICT 42ND

STATE CALIFORNIA VICINITY OF CODE 06 COUNTY SAN DIEGO CODE 073

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: INN

**OWNER OF PROPERTY**

NAME DR. BREFFNI C. AND GLADYS C. BARRETT

STREET & NUMBER 5460 TOYON ROAD

CITY, TOWN SAN DIEGO VICINITY OF STATE CALIFORNIA

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. OFFICE OF COUNTY RECORDER, COUNTY OF SAN DIEGO

STREET & NUMBER COUNTY ADMINISTRATION BUILDING, 1600 PACIFIC HIGHWAY

CITY, TOWN SAN DIEGO STATE CALIFORNIA 92101

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE CITY OF SAN DIEGO HISTORIC SITE BOARD REGISTER #148 HAS THIS PROPERTY BEEN DETERMINED ELEGIBLE?  YES

DATE NOVEMBER 4, 1980  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS CITY OF SAN DIEGO PLANNING DEPARTMENT

CITY, TOWN SAN DIEGO STATE CALIFORNIA

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### GENERAL DESCRIPTION

THE BUILDING IS BASICALLY A  $2\frac{1}{2}$  STORY BUILDING, HAVING TWO FULL STORIES PLUS AN ADDITIONAL FIVE FINISHED ROOMS IN THE ATTIC STORY. THE DORMER WINDOWS ON THE NORTH, EAST AND WEST SIDES OPEN TO UNUSED ATTIC SPACES WHICH HAVE NEVER BEEN DEVELOPED FOR OCCUPANCY. THE BASEMENT LEVEL IS UNEXCAVATED IN THE EASTERN PORTION AND HAS ONLY ABOUT A SIX FOOT HEADROOM AT THE WESTERN PORTION. THIS LEVEL HAS A DIRT FLOOR AND IS USED ONLY FOR THE BOILER AND STORAGE. THERE ARE SEVERAL WINDOWS, HOWEVER, INDICATING THAT THERE MAY HAVE BEEN AN INTENT TO DEVELOP THIS LEVEL AS ANOTHER STORY.

THE BUILDING IS BASICALLY A RECTANGLE APPROXIMATELY 48 FEET EAST TO WEST AND 90 FEET NORTH TO SOUTH. THE FIRST STORY HAS A PROJECTING WING APPROXIMATELY 20 FEET E-W, AND 42 FEET N-S, AT THE N-E, CORNER. SOUTH OF THIS WING (NOW 2 APARTMENTS, ORIGINALLY THE KITCHEN) IS A WOOD DECK WHICH EXTENDS TO THE COLONNADE AT THE SOUTH SIDE. A DOUBLE GARAGE AT STREET LEVEL EXTENDS UNDER THE SOUTHERN PORTION OF THIS DECK. STAIRS LEAD FROM THE DECK DOWN INTO THE GARAGE, AND ANOTHER STAIRWAY LEADS FROM THE DECK UP ON TO THE ROOF OF THE COLONNADE.

THE COLONNADE ADDITION IS UNIQUE. THE LOWER STORY CONSISTS OF ROUND COLUMNS WHICH REST ON TOP OF A CAST STONE RETAINING WALL--EXCEPT FOR THE TWO BAYS AT THE EAST END WHICH HAVE SQUARE COLUMNS EXTENDING TO THE SIDEWALK, FRAMING TWO GARAGE DOORS. THE UPPER LEVEL COLONNADE HAS SQUARE COLUMNS AND IS CANTILEVERED OUT ABOUT 2 FEET FARTHER TO THE SOUTH THAN THE FIRST LEVEL. THE ROOF OF THE COLONNADE, AT THE SECOND FLOOR LEVEL, HAS A RATHER RICKETY GUARD RAIL BADLY IN NEED OF REPAIR AND/OR RESTORATION. NEITHER THE ROOF, NOR THE MAIN LEVEL OF THE COLONNADE HAVE DIRECT ACCESS FROM THE INTERIOR--REFLECTING ITS STATUS AS AN ADDITION.

THE HAWTHORNE INN CURRENTLY HAS 29 ROOMS AND 2 APARTMENTS. THE SANBORN FIRE MAP OF 1921, SHOWS "50 ROOMS," HOWEVER, THIS IS NOT REFLECTED IN THE ACTUAL ROOM NUMBER EXTANT, AND THERE IS NO INDICATION WITHIN THE PRESENT STRUCTURE THAT THERE EVER WERE AS MANY AS 50 ROOMS. EACH ROOM HAS A HAND BASIN, EXCEPT AT THE ATTIC LEVEL WHERE THERE IS NO PLUMBING. THE FIRST AND SECOND STORIES HAVE COMMUNAL BATHROOMS LOCATED AT THE NORTH END OF THE BUILDING.

THERE IS ONE MAIN STAIRWAY CONNECTING THE FIRST AND SECOND LEVELS. IT IS LOCATED IN THE CENTRAL HALLWAY JUST TO THE NORTH OF THE MAIN ENTRANCE. STAIRS DOWN TO THE BASEMENT ARE BELOW THIS MAIN STAIRWAY. THE STAIRS FROM THE SECOND STORY TO THE ATTIC ARE LOCATED TO THE EAST SIDE OF THE CENTRAL HALL, ADJACENT TO THE MAIN STAIRS.

FLOOR AREA OF THE IMPROVED SPACES TOTAL APPROXIMATELY 13,000 SQUARE FEET.

### NOTABLE FEATURES

- (1) SEMI-CIRCULAR FRONT PORCH AT MAIN ENTRANCE, WEST SIDE, WITH DOUBLE FLIGHTS OF STAIRS LEADING TO IT.
- (2) DOUBLE GAMBREL ROOF (AT NORTH AND SOUTH ENDS OF BUILDING).
- (3) TWO STORY COLONNADE AT SOUTH SIDE.
- (4) HIPPED-ROOF EXTENSIONS FROM NORTH AND SOUTH SIDES OF THE GAMBREL ROOFS AND FLAT-ROOFED DORMERS PROJECTING IN TURN FROM THE HIPPED ROOFS.
- (5) GENERALLY SYMMETRICAL MAIN (WEST) FACADE, EXCEPT THAT THE ATTIC STORY WINDOWS, UNDER THE GAMBREL ROOF PEAKS ARE OF DIFFERING SHAPE, SIZE, AND DETAILING. ALSO THERE ~~is~~ a slanted BAY WINDOW AT SECOND STORY, SOUTH OF ENTRANCE, BUT NONE TO NORTH.



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

SAN DIEGO COUNTY RECORDER'S OFFICE: DEED, MORTGAGE, LEASE BOOKS; SANBORN FIRE MAPS; SAN DIEGO UNION, SAN DIEGO CITY DIRECTORIES, VOTERS REGISTERS, ASSESSMENT ROLLS, AND PERSONAL INTERVIEWS WITH HELEN GAIL CLARK AND MRS. WILLIAM ARTHUR KEELER. NO HISTORICAL PHOTOS OF THE BUILDING COULD BE LOCATED.

~~ACREAGE NOT VERIFIED~~  
**UTM NOT VERIFIED**

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.23 QUADRANGLE NAME POINT LOMA

UTM REFERENCES

A	<u>11</u>	<u>484760</u>	<u>3620880</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LEGAL: LOTS E AND F, BLOCK 248, HORTON'S ADDITION; EACH LOT MEASURES 50' x 100'. THE TOTAL AREA IS 100' x 100' OR 10,000 SQUARE FEET. (SEE PLOT MAP).

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE	ROBERT D. FERRIS, ARCHITECT	(1)	
	RAY BRANDES, PH.D., HISTORIC SITE ARCHAEOLOGIST	(2)	
ORGANIZATION	% ROBERT D. FERRIS, AIA	(1)	DATE
	% UNIVERSITY OF SAN DIEGO	(2)	SEPTEMBER 15, 1980
STREET & NUMBER	3776 FRONT STREET	(1)	TELEPHONE (714) 297-4659
	ALCALA PARK	(2)	(714) 293-4524
CITY OR TOWN	SAN DIEGO	(1)	STATE CALIFORNIA 92103
	SAN DIEGO	(2)	CALIFORNIA 92110

# 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

*William H. Branham*

TITLE

*State Historic Preservation Officer*

DATE

*10-13-81*

FOR NPS USE ONLY

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

*William H. Branham*

DATE

*3.30.82*

DIRECTOR OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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- (6) INTERIOR LIGHT WELL AT CENTRAL CORRIDOR WHICH ALLOWS DAYLIGHT FROM THE SKYLIGHT TO PENETRATE TO THE FIRST FLOOR LEVEL.
- (7) THE HAWTHORNE INN IS AN EXCELLENT EXAMPLE OF THE VERNACULAR STYLE, OR PERHAPS A MORE PRECISE DESIGNATION WOULD BE AN "UNSCHOOLED" STYLE.

PHYSICAL DETAILS

- (1) FOUNDATION IS PARTLY CONCRETE AND PARTLY REDWOOD "MUDSILLS" ON GRADE.
- (2) NUMBER OF STORIES:  $2\frac{1}{2}$  PLUS PARTIAL BASEMENT.
- (3) EXTERIOR WALLS ARE WOOD STUDS WITH HORIZONTAL WOOD SIDING.
- (4) DOORS ARE WOOD PANEL. WINDOWS ARE DOUBLE-HUNG WOOD SASH, GENERALLY, 1 OVER 1, BUT WITH SEVERAL VARIATIONS SUCH AS 6 OVER 6 IN ATTIC DORMERS, 16 OVER 1 AT SECOND STORY, SOUTH END, DIAMOND LEADED PANES AT FIRST FLOOR NORTH, AND ARCHED HEAD WINDOWS IN THE TWO FRONT GABLE ENDS.
- (5) ROOF: COMBINATION GAMBREL, HIP AND FLAT DORMER. ORIGINALLY COVERED WITH WOOD SHINGLES; RE-ROOFED WITH RED COMPOSITION SHINGLES. THERE IS A BRICK CHIMNEY FROM THE BASEMENT BOILER LOCATION AND A SECOND FROM THE KITCHEN LOCATION, BOTH PLAIN, NO ORNAMENTATION OR PATTERN WORK.
- (6) INTERIOR WALLS AND CEILINGS ARE PLASTER ON WOOD LATH. FLOORS ARE TONGUE AND GROOVE DOUGLAS FIR. THERE ARE NO OUTSTANDING FEATURES SUCH AS CARPET OR WALLPAPER. THE CENTRAL HALL AT ALL THREE FLOOR LEVELS IS NATURALLY LIT BY A SKYLIGHT AND LIGHT-WELL. AT THE ATTIC FLOOR LEVEL THE LIGHT-WELL IS COVERED BY WIRE GLASS IN WOOD FRAMES. THE STAIR RAILINGS HAVE SIMPLE, RECTANGULAR SECTION BALUSTERS.
- (7) SOME HARDWARE IS ORIGINAL CAST IRON WITH RELIEF PATTERN, SOME IS MORE RECENT REPLACEMENT. THE ELECTRICAL WIRING IS KNOB AND TUBE AND IS MINIMAL AS ARE THE PLUMBING AND MECHANICAL SYSTEMS, WITH NO FIXTURES OR OTHER FEATURES OF NOTE.

ALTERATIONS, ADDITIONS, AND RESTORATIONS

THE ADDITION OF THE COLONNADES AT THE SOUTH SIDE, DATING CIRCA 1908, THE EAST DECK, AND THE STEPS TO THE FRONT PORCH ALL FROM THE SAME GENERAL PERIOD APPEAR TO BE THE ONLY MAJOR CHANGES TO THE EXTERIOR OF THE BUILDING SINCE ITS CONSTRUCTION. THE CURRENT OWNER IS PROPOSING TO RESTORE AND UPGRADE THE STRUCTURE FOR A BED AND BREAKFAST INN. REQUIRED WORK WILL INCLUDE A FIRE SPRINKLER SYSTEM, NEW INTERIOR STAIRWAYS TO MEET EXISTING EXIT CODES, NEW BATHS, NEW MECHANICAL AND ELECTRICAL SYSTEMS AND NEW FOUNDATIONS. DOUBLE GLAZING AND ATTIC INSULATION WILL BE ADDED TO REDUCE AIRCRAFT NOISE AS THE BUILDING IS UNDER THE APPROACH PATTERN TO LINDBERGH FIELD. THE BASEMENT HEADROOM WILL BE INCREASED BY EXCAVATION SO THAT THIS AREA MAY BE MORE FULLY UTILIZED. THE SITE WILL BE APPROPRIATELY LANDSCAPED. THE PREVIOUS KITCHEN WING, NOW APARTMENTS, WILL REVERT TO ITS FORMER ORIGINAL FUNCTION. THE EXTERIOR APPEARANCE WILL REMAIN ESSENTIALLY UNALTERED.

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WHILE THE HAWTHORNE HOTEL IS CONFIRMED AS BEING BUILT BETWEEN MAY AND NOVEMBER 1900, NO REFERENCE OTHER THAN THOSE NOTED ARE TO BE FOUND IN ANY OF THE NEWSPAPERS OR PUBLIC RECORDS AND NONE OF THESE INDICATE THAT THERE WAS AN ARCHITECT. THE CONCLUSION, THEREFORE, IS THAT NEALE AND GRAHAM DID, AS WAS NOT UNCOMMON IN THIS ERA, DRAW THE PLANS AND SPECIFICATIONS THEMSELVES.

ON JULY 14, 1908, JENNIE BUTLER SIGNED A LEASE WITH MRS. AARON F. WOOD FOR MRS. WOOD TO OPERATE THE HOTEL AND TO MAKE CERTAIN CHANGES AND ADDITIONS TO THE HAWTHORNE HOTEL. THE LEASE INCLUDED SUCH CHANGES AS:

...FURNISHING PART OF THE BASEMENT, OF REMOVING PRESENT STAIRS TO THE MAIN ENTRANCE, OF BUILDING STAIRWAY FROM THE GROUND FLOOR TO THE PRESENT MAIN FLOOR, OR FINISHING ROOMS UNDER THE EAST POARCH (SIC) AND OF CONSTRUCTING POARCH OR POARCHES OR PERGULA (SIC) ON SOUTH OR WEST SIDES AS SHE MAY SELECT PROVIDED THAT IN THE EVENT ANY LIVING ROOMS ARE FURNISHED IN THE BASEMENT, THE LESSOR SHALL CONSTRUCT A RECEPTION ROOM OF NOT LESS THAN TWENTY FEET BY TWENTY FEET AND A HALLWAY CONTINUOUS TO THE SOUTH END OF THE HOUSE AND OPEN ON THE SOUTH POARCH (SIC)...

THE BUTLERS LEASED THE HOTEL TO A SERIES OF WOMEN DURING THEIR OWNERSHIP, THE LAST, IN 1922 WAS SARAH (MRS. JEAN T.) THOMPSON. MRS. THOMPSON WAS A FRIEND OF KATHERINE TINGLEY WHO FOUNDED THE THEOSOPHICAL INSTITUTE ON PT. LOMA. IN THE PATIO OF THE HAWTHORNE, MANY AN AFTERNOON OR EVENING WERE SPENT WITH FRIENDS GATHERED TO HEAR MRS. TINGLEY OR OTHER LOCAL SPEAKERS ON MANY SUBJECTS. IN MARCH 1937 THE BUTLERS SOLD THE HAWTHORNE INN TO SARAH THOMPSON.

DURING WORLD WAR II MORE THAN 100 CONVAIR WORKERS ARE REPORTED TO HAVE LIVED THERE, 2 OR 3 TO A ROOM, WITH THE STAFF SERVING 300 MEALS A DAY. DURING THIS TIME THE STAIR WAS ADDED FROM THE GARAGE TO THE BACK PATIO AND KITCHEN SO THAT ALL THE GROCERIES DID NOT NEED TO BE CARRIED UP THE FRONT STAIRS.

THE HAWTHORNE INN HAD 2 OTHER OWNERS, AFTER MRS. THOMPSON, BEFORE IT WAS PURCHASED BY THE PRESENT OWNERS. ONE OF THESE INTERIM OWNERS CHANGED THE NAME TO "THE PLAINSMAN", SO THAT DESIGNATION IS COMPARATIVELY RECENT.

