

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000966 Date Listed: 7/30/92

Alfred Haines House
Property Name

San Diego CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Anthony J. Lee*
Signature of the Keeper

7/30/92
Date of Action

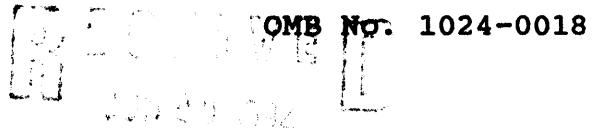
=====
Amended Items in Nomination:

Classification: The number of contributing resources is amended to read 3 buildings in order to include the shed.

This information was confirmed with Marilyn Lortie of the California State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Haines, Alfred Residence _____

other name/site number:

2. Location

street & number: 2470 E Street _____

not for publication: NA

city/town: San Diego _____

vicinity: _

state: CA county: San Diego _____ code: 073 zip code: 92102

3. Classification

Ownership of Property: private _____

Category of Property: buildings _____

Number of Resources within Property:

Contributing	Noncontributing	
<u> 2 </u>	_____	buildings (shed not counted)
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u> 2 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: _____ NA _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. See continuation sheet.

Stade P. Gray
Signature of certifying official

June 22, 1992
Date

California Office of Historic Preservation

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet. Autawith Bee 7/30/92
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

for Signature of Keeper Date of Action

6. Function or Use

Historic: Domestic Sub: Single dwelling
Commerce/Trade Professional

Current : Domestic Sub: Single dwelling
Commerce/Trade Professional

7. Description

Architectural Classification:

Bungalow/Craftsman__

Other Description: _____

Materials: foundation: concrete roof: asphalt__
walls: wood_____ other: brick_____
stucco_____

Describe present and historic physical appearance. _X_ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: statewide_____.

Applicable National Register Criteria: B, C

Criteria Considerations (Exceptions) : __NA__

Areas of Significance: Architecture_____
Law_____

Period(s) of Significance: 1908-1934 _____

Significant Dates : 1908 _____

Significant Person(s): Haines, Judge Alfred_____

Cultural Affiliation: NA_____

Architect/Builder: Quayle, Charles and William, architects

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. _X_ See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: Less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	11	361950	4867500	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

See continuation sheet.

Verbal Boundary Description: Lots 41,42,43, and 44, Block 5, of the Southwest Quarter of Pueblo Lot 1149, known as Breed & Chase's Addition in the City of San Diego, San Diego County Assesor. Map therof in Block 14, page 640 of Deeds, in the San Diego County Recorder's office.

Boundary Justification: This is the land that has been historically associated with the residence.

11. Form Prepared By

Name/Title: Dr. Ray Brandes/Dolores Mellon, MA Candidate, Historians_____

Organization:_____ Date: October 19, 1991_____

Street & Number: 230 West Laurel St., Suite 406;Telephone: (619)232-1853

City or Town: San Diego_____ State: CA ZIP: 92102_____

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In the Golden Hill area, 2 miles east of the central business district of San Diego, California, on 24th Street, the Haines Residence is located in a section of town where residents and the City are part of a concerted civic movement to return the area to its original appearance through preservation for use or adaptive reuse. The two and a half story Craftsman home designed by the nationally known Quayle father and sons architects, is rectangular in plan with a partial basement, topped by a high hip roof, and a large dormer in the center. Solid masonry walls support floors and a roof of standard joint construction. The structural design incorporates aspects derived from several stylistic sources, however, Craftsman influences predominate. Because the building has been subject to few alterations and with little deterioration of the original fabric, the property exhibits a high degree of historical and architectural integrity. The residence was owned originally by a distinguished American family whose members resided in the home from the date of construction in 1908 until 1980. The restoration of the residence, after ownership of several temporary tenants, is currently in progress.

Oriented to the south, the Haines residence is set back 50 feet from the street guided by the original subdivision regulations in order that owners have large lawns and that each property owner have a long and wide view of the area in several directions.

The rectangular home measures 48 feet by 47 feet with 4,500 square feet of living space. A second building, which was first used as a barn, and later a carriage house, is directly at the rear of the home, flush with the alley. The main entry faces south. A third building, a storage shed, of the same time period, is located at the northwest corner of the property. The structures were completed in 1908, designed by William Quayle and sons Charles and Edward.

Carved beam ends ring the perimeter of the hiproof and dormer of the residence. Single carved brackets with carved supports decorate the dormer. A pair of doors flanked by doublehung windows are placed in the center of the dormer. Below the dormer is a flat-roofed enclosed porch which features a wide enclosed cornice with carved brackets placed closely together decorating the roofline. Square pillars with decorative emblems at the top rest on a solid wood and stucco rail; the emblems are unique to various parts of the exterior of the residence, as well as the interior. The large single-paned windows enclosing the porch are topped by a frieze of stained, leaded glass windows. A stucco gable, facing front is trimmed with the same emblem and brackets used on the dormer.

A large oak front door has a beveled glass window in the top section. Large beveled glass sidelights with dentil trim at the sill are placed on each side. Red brick is used to form the 3-1/2 foot solid porch rail and a wainscoting around the lower portion of the house. To the east of the main entry another gable looks out onto the front. There is a porch on the east side with an entry and double sash windows on that side of the home.

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Above the 2nd story enclosed balcony is an open porch. A two-story gabled wing beside the porch faces east. In addition, a boxed cornice with eaves extends partly around the corner supported by carved beams. This is duplicated on the west side of the house.

A one-story flat roofed wing is attached to the back. At the 2nd story rear of the house, two doorways open onto two open porches with stick railings placed at slightly different levels. At the roof level, facing north is a centered shed dormer with three double hung windows. One chimney is located at the hipline slightly in from the west end of the house; a second chimney is at the edge of the rear eave at the north-east corner of the home. An entry to the basement is at the center rear of the home, covered by a shed roof.

The construction of the main house is standard frame, with clapboard siding. Shingles are asphalt tile. Stucco decorates the faces of all gables including the front dormer. The first floor includes an entrance hall, living room, dining room, two-room library and kitchen, with one half bath. In the center of the entrance or reception hall the flight of stairs turns both ways on reaching the second floor. The staircase has a spindle railing of finished oak wood. There are solid beam ceilings in the halls and first floor rooms. A gas/wood burning fireplace with a wooden mantle, and faced with a glazed or lacquered rectangular shaped tile surround the fireplace opening in the living room. The same style of fireplace utilizing the same chimney is found in the library on the first floor. A number of built-in bookcases, cupboards, and closets are located at key places in the living, and dining room where there are ample cupboards and other pantries in the kitchen.

The second floor contains five bedrooms, three bathrooms and an enclosed sleeping porch on the south side of the house. The third floor which was an attic now has three bedrooms, one of which has built-in bookshelves, and an open porch. The master bathroom on the third floor has a marble tile floor, marble counter tops, double windows to allow ample light and cherry wood cabinets. In addition, attic space has been utilized for a large closet lined with cedar paneling. Floors are all hardwood except in the kitchen and the bathrooms. Built in cupboards, shelving and library walls, appear to be of cherry wood, as in the library. Other wood used in the interior trim of the entire house such as window surrounds and pocket double doors is Douglas fir. The home is painted light grey while the trim is light and dark grey-green with burgundy trim on window surrounds and in the detailing.

The barn/carriage house has a swept dormer near the south facade suggesting an original loft; the siding is clapboard. Evidence of use for horses was noted; later a concrete floor, with drains and evidence of auto storage was reported. The structure is currently undergoing restoration to return it to its original condition.

The Haines residence was originally built for Judge Alfred Haines, and his first family. When his first wife passed away, he remarried and raised other children of the second marriage. The home was in the midst of one of San Diego's best residential sites on Golden Hill which had a wide view of the Pacific Ocean and the city from the harbor to Balboa Park. The building remained as the principal residence for the Haines family from 1908 to 1980, as the principal residence for the Haines family, when after ownership by several attorneys-at-law, it became the home and office of Dr. Gail Waldron who recognized that the home could be restored and finished.

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The Haines Residence is significant under Criterion "B" because the person associated with it has played a significant role in regional history. In terms of Criterion "C" of the National Register Criteria, the Haines Residence is significant for the landmark architectural design of a family of master architects. The Haines Residence when compared with other homes of this transitional period, is one of the finest Craftsman houses in the Golden Hill area of San Diego.

Golden Hill--on the crest of a hill above the City was once one of the most stylish residential districts in San Diego. With its distinct location, Golden Hill has a magnificent view northwest to Point Loma and the harbor and southeast to the mountains. Golden Hill geographically is located between "A" and "F" Streets (north and south) and 19th to 28th Avenues (east and west) in San Diego. It was known between 1896 and the 1930s for its fine examples of architectural styles on tree lined streets. Homes were set back to allow large lawns and views for a distance. Golden Hill was "christened" in 1887 by the Trustees [City Council] of the City of San Diego. For nearly four decades it was one of the most fashionable places to live in all San Diego. The area might have been called "Politician or Lawyer's" Hill for the number of prominent senators, mayors, and lawyers who had homes built in this area.

Clearly the Haines residence represents that theme as a rare architectural jewel, and the home of a person who had demonstrated exceptional legal skills in the handling of matters related to the development of the Imperial Valley, and later with his son Judge Charles Haines before 1934 related to major litigation in the Tia Juana River Valley, the La Mesa Irrigation District, and the San Joaquin Valley in northern California.

Built in 1908, the Haines Residence was selected for documentation by Ciani and Somerville Design Associates of La Jolla, California in the Historic Site Board Report dated May 1983 and included in the Greater Golden Hill Report of October 6, 1978 prepared by the City of San Diego Historical Site Board and the Greater Golden Hill Planning Committee in September 1978, registered as Historical Site No. 130 (a). Some of its important features and details include: inspired detail columns, carved beams, carved brackets, enclosed cornices, porches with wide views of the area, beveled glass doors, and square pillars with decorative emblems. The Haines Residence is architecturally significant due to its classically inspired styling which includes its site placement, with window placement so as to allow light to reach all areas of the

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home, and the interior details of spindle railed stairwells, craftsmanship in built-in library shelving, cabinets, and beamed ceilings. The use of the finest woods is found throughout the home. An ingenious utilization of small spaces is demonstrated by the abundant closets, pantrys and storage areas.

It is also significant under ~~criteria~~ criteria C for having been designed by architects William, Charles and Edward Quayle whose eighty years experience created buildings in Illinois, Colorado, California and in the northern State of Mexico, Baja California. One hundred and sixty-two of their buildings have been located as designed between 1865 and 1939, of which four are on the U.S. National Register of Historic Places and twelve located within several National Historic Districts. When the Quayles arrived in San Diego, they found adobe structures left over from the Spanish-Mexican period, "Greek Revival, Italianate, Queen Anne, Richardson, Romanesque, and Shingle." They practiced architecture in a period of time when the profession was in a "state of rampant eclecticism." Styles varied widely according to what their clients desired. Their designs ranged from courthouses to hospitals and city halls. Unlike their only real competition in San Diego in the early 1900s, the gregarious Hebbard and Gill, the Quayles did not create a style for which they would be remembered--their buildings did not catch the public fancy. As Karna Webster, their biographer wrote, "the people of tomorrow will be able to see and touch and experience their work as the "frozen music" of another time.

It is also significant under criteria B in terms of Judge Alfred W. Haines for whom the home was built. Alfred Haines was born on November 16, 1845 in Haines township, Pennsylvania, a Pennsylvania Dutch community in the Blue Mountains. He attended a small country school and later attended the Aaronsburg Academy in Pennsylvania where he learned Latin and Greek. In 1861 the family moved to Vinton, Iowa where the young Haines, then only sixteen, taught school in winter and worked on his father's farm in summer. In 1864, he enlisted in the Union army and served as a private in an Iowa regiment, going to Arkansas to fight Confederate guerillas. After the war he attended Beloit College in Wisconsin, and for two years afterwards, then attended Harvard for one year. He read law in the office of a Vinton attorney, eventually admitted to the bar in 1871. In 1877 Haines married Flora C. Conklin in Vinton. He practiced law there until 1884 and then moved to Dakota territory locating at Parker, Turner County, in what is now the state of South Dakota. There at Parker, he and some associates bought a partnership in a bank and practiced law and banking. He was there three years where he took an active part in the movement campaign to have South Dakota admitted as a state. He was a member of the First Constitutional Convention of South Dakota which drew up the document by which the territory became a state.

Three years later in 1887, Haines visited San Diego with his wife to see her mother and decided to stay. He practiced law in San Diego, being admitted to the California State Bar in 1887, and engaged in handling and accumulating business as an attorney. Haines handled a variety of cases both as an attorney and a Judge, however, by the turn of the century he had become recognized as an authority on water rights. During the course of his career, he would serve as counsel for such irrigation and water companies in the San Joaquin Valley, in Lemon Grove, California and other communities, he would become most recognized for his work as chief counsel for the Imperial Irrigation District incorporated on July 24, 1911. His work resulted in the formation and organization, and determining the boundaries of the Imperial Irrigation District in the County of Imperial, State of California, a bill which was introduced by State Senator Allen Leroy

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Wright on December 5, 1911. Judge Haines would organize that District as a Corporation and work to obtain canal rights of way and to provide hundreds of miles of water to various land owners between 1911 and 1914, he would organize nine Districts in Imperial Valley, negotiating with the Southern Pacific Railroad to acquire their water systems, and to even acquire similar rights from Corporations in Baja California. This included land, intakes, headings, stations and real property including railway, dredges, machinery and personal property of every kind in order to gain sufficient Colorado River water for Imperial Valley.

In partnership with his son for some years, that dissolved when his son Charles was elevated to the bench in 1925. Judge Alfred Haines then became a lawyer in the distinguished law firm of Gray, Cary, Ames and Driscoll in San Diego. Judge Haines would have his law library in the residence at 2470 "E" Street in San Diego, and practiced there during the period when the residence was constructed in 1908, until the time of his death in 1934, sharing that office timewise with that of his Judgeship and with the law firm. These were the most productive years. He had practiced law continuously for sixty-three years; forty-seven of them in San Diego.

Allfred Haines was a former vice-president of the California State Bar Association, a member of the San Diego County and the American Bar Association, and because of his military service was affiliated with the General Samuel P. Heintzelman Post, Grand Army of the Republic at San Diego. Judge Alfred Haines was also a founder and director of the Home for the Aged in Chula Vista, California.

Notes:

Files and cases, Judge Alfred haines, University of San Diego Archives, Alcalá Park, San Diego, California.

San Diego Union, November 17, 1933; August 16, October 16, October 21, November 8, 1934; May 1, May 8, 1938; May 5, 1939; September 7, October 2, 1947; November 8, 1970.

Clare Crane, "Wuthering Heights; Golden Hill, Where the Power Was," San Diego Magazine, March 1971, pp. 58-65; 108-109.

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1. The Haines Residence
 2. 2470 "E" Street, San Diego, CA 92102
 3. Photographer: Ray Brandes
 4. Photos Taken: May 15, 1991
 5. Location of Photograph Negative: 230 West Laurel Street, Suite #406. San Diego
CA 92101
 6. Main facade of Haines residence. Photo view is south to north.
 7. Photograph number: 1 of 30 photographs.
-
6. Photograph 2 of 30 photographs: Main entry to Haines residence through oak door and surrounds. View is south to north.
 6. Photograph 3 of 30 photographs: Porch terrace, enclosed sun porch at second story and open porch at attic area. Photo taken from southeast to north west. Note stucco over clapboard between roof or porch and sun roof above.
 6. Photograph 3 of 30 photographs: Porch terrace, enclosed sun porch at second story and open porch at attic area. Photo taken from southeast to north west. Note stucco over clapboard between roof or porch and sun roof above.
 6. Photograph 4 of 30 photographs: View is southeast to northwest of enclosed sun porch at second story. Boxed cornice is supported with brackets. The decorative element on the support pillar is found throughout the interior and on the exterior of the home.
 6. Photograph 5 of 30 photographs: From southwest to northeast; wide angle gives view of front room at corner of home, and view of west side of house, with the abundant double sash windows.
 6. Photograph 6 of 30 photographs. View is southwest to northeast reflecting portion of living room, roof, and brick facing over siding.
 6. Photograph 7 of 30 photographs. The east side of the residence with open porch which has a covered roof similar to that covering a portion of the main living room.
 6. Photograph 8 of 30 photographs. Taken southeast to northwest, this view is the east side of the home reflecting the open porch covered with a sun deck. Note use of decorative element on pillars and use of stucco over wood on the facing of deck.
 6. Photograph 9 of 30 photographs. From front yard at south facing north, the porch wall is in the near foreground and the east terrace porch beyond that. Note decorated cornice with wide overhanging eaves at floor levels above.
 6. Photograph 10 of 30 photographs. View east to west, of clapboard siding at second floor with double sash windows, and metal drains from roof. The decorated boxed cornice has wide eaves extending partly around corner. Simple sash windows in the attic open outward.

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6. Photograph 11 of 30 photographs. From backyard or the north, view is along the west side of the house, but facing south. One of the second story open porches, and one of the chimneys are prominent from this point. Note also the Quayle Brothers duplication of the decorated boxed cornice on this side of the home.
6. Photograph 12 of 30 photographs. From backyard or the north, view is along the west side of the home, but facing south. One of the second story open porches, and one of the chimneys are prominent from this point. Note also the Quayle Brothers duplication of the decorated boxed cornice on this side of the home.
6. Photograph 13 of 30 photographs. From ground level, photo of outside entry into basement and storage area. Siding and support beams for various supporting both shed roofs and terrace areas are similar.
6. Photograph 14 of 30 photographs. View from second story of main house, south to north. This contributing structure is aligned with the paved alley at the rear or north. It had several functions, first as a barn, later as a garage or carriage house. In 1991, it is in the process of restoration.
6. Photograph 15 of 30 photographs. Storage Shed at northwest corner of property. Shed is basically in original condition. Tarps cover equipment.
6. Photograph 16 of 30 photographs. From front door entry, stairway rises to second floor with right and left turns; spindlework and pillars represent fine carpentry found in Quayle Brothers house designs.
6. Photograph 17 of 30 photographs. Fireplace in living room. Delicate, stained and polished wood give unusual darkness to several of the rooms. The gas and wood burning fireplace has a tile surround which is glazed. Paneling in this room is of superior fine woods.
6. Photograph 18 of 30 photographs. View of living room facing south to street. Note rectangular beamed ceilings of similar woods found over fireplace, and window surrounds.
6. Photograph 19 of 30 photographs. Formal dining room at east side of house with covered terrace reached by door at center of photo. Flooring throughout the house as in this room is hardwood.
6. Photograph 20 of 30 photographs. Second view of formal dining room with built-in buffet for storage of dinnerware and glassware. Door to right leads to pantry and kitchen at rear of house. Use of dark woods is also prominent in this room.
6. Photograph 21 of 30 photographs. Library and den are separated by a double glass doorway. Each of the two rooms has an abundance of bookcases, shelving and storage areas of fine dark woods. The room in this photo has a fireplace with tile surround similar to the fireplace in the living room. While the fireplaces which are back to back, they are not open to one another, but utilize the same chimney.
6. Photograph 22 of 30 photographs. The superior cabinet making and the use of very fine woods is especially evident in the library. There are window boxes in this room, and in other rooms of the house for storage or seating. The doors are open here to reflect the subdued or calm atmosphere of the residence. are nil aside from the upgrading of the kitchen and several bath

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6. Photograph 23 of 30 photographs. The glass double doors within the library [now utilized as offices] provide privacy when needed. Floors as in other rooms are hardwood. Changes to the first and second floor are nil aside from the upgrading of the kitchen and several bathrooms.
6. Photograph 24 of 30 photographs. A view of the west side of the library, reflecting a window seat, and the dark wood used in bookshelving and walled paneling. There is little use of interior plastering seen because of the arrangement and placement of the wood.
6. Photograph 25 of 30 photographs. From second floor, view down stairway reflecting exactness of spindle balustrade.
6. Photograph 26 of 30 photographs.
Section of stairway from second to third floor meant to show railing and corner beams.
6. Photograph 27 of 30 photographs. Side view of stairway taken at second floor. To left of photo is stairway to floor below; to right the stairs to the third floor.
6. Photograph 28 of 30 photographs. From the second floor, this view is from a simple room which was utilized for all purposes. Through the double doors, is the enclosed sun porch, with the leaded glass windows in the upper portion of the windows. Window ledges surround three sides of the room.
6. Photograph 29 of 30 photographs. This photo is a view to the east, and represents an area previously unfinished. The current interior restoration is primarily in the attic and in the kitchen on the first floor.
6. Photograph 30 of 30 photographs. The west side of the attic was also an unfinished area. Current restoration has provided a large bathroom finely finished.