

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED JUL 30 1979
AUG 27 1979
DATE ENTERED

**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 U. S. Grant Hotel

AND/OR COMMON

LOCATION

STREET & NUMBER 326 Broadway St

NOT FOR PUBLICATION

CITY, TOWN San Diego

VICINITY OF

CONGRESSIONAL DISTRICT
42nd

STATE California

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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME USG Corporation

STREET & NUMBER 326 Broadway

CITY, TOWN San Diego

VICINITY OF

STATE
California 92101

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. San Diego County Recorder

STREET & NUMBER 1222 First Avenue

CITY, TOWN San Diego

STATE
California 92101

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Horton's Addition

DATE 1928

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS San Diego County Recorder

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"/> FAIR	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The U. S. Grant Hotel is a majestic building designed by Harrison Albright combining Academic Revival, Neo-Classical, and Beaux-Arts features in a "Mannerist" design. The use of steel and reinforced concrete as a fire-proof and earthquake-proof frame for the nine-story structure reflects modern construction methods.

The ground floor of the building is a square with 200 feet facing on Broadway and 200 feet on 3rd and 4th Streets. Service indentations on 3rd and 4th are shown on the floor plan. Above the ground floor, two towering wings form the east and west walls of the U-shaped building. Between the two wings is a massive triumphal arch, reminiscent of a monumental recessed gallery of the "Mannerist" tradition. The symmetrical arrangement of the monumentally proportioned building combined with the smooth, light-colored simulated-stone surface and the colossal paired columns of the arch, demonstrate the Beaux-Arts tradition.

The Academic Revival influence is seen in several features. The large building is organized into distinct horizontal divisions, lower, middle, and upper. The bottom floor is rusticated concrete, resembling cut ashlar, with a broken pedimented opening flanked by rusticated block pilasters. The second floor is set apart by a belt or string course. Included in this area are large compressed arch windows. The movement into the middle section is emphasized by the use of multi-paned casement windows with rectangular transoms which open onto a balcony. The middle section presents a modern honey-comb effect with recessed rectangular sash windows in 3's creating bays. (The end bays contain 2 windows.) This style is reflected in the requirements of the building's owners for light, space, air and strength as the first priority of the building while the exterior ornamentation was secondary. The seventh floor marks the transition into the upper stories with a molded concrete cornice. The top floor is finished with smooth concrete (contrasting with the rusticated bottom floor). Multi-paned casement windows with semi-circular fanlights are recessed into arches. The use of arched openings with straight-head and pedimented window styles in the same plane marks the Academic Revival influence. The upper portions of the building are defined with a classical horizontal architrave, moldings, denticulated course, classical cornice, and parapet.

The triumphal arch projects from the U-shape approximately 2 bays and is flanked by 2 side arches of 1 bay projection; these terminate in the middle of the 7th floor. The side arches play against the central arch. The central arch with its concave, rusticated blocks cuts through to the 8th story with a center detailing. The inner arch contains a recessed bay of 3 casement windows with straight-head rectangular transoms, which open onto balconies. At the 7th floor, the transoms become fanlights. Single windows travel up the sides of the arch to the ninth floor where projecting cornices and balconies define the upper story. The windows above this cornice are multi-paned casement with semi-circular fanlights. The central area directly above the triumphal arch becomes an enclosed recessed gallery with paired Beaux-Arts influenced columns creating divisions. Another projecting cornice and the parapet (since converted into a square addition containing square multi-paned windows) distinguish the uppermost floor. The recessions caused by the 3 arches play with light, spaces, and advancing and receding planes. The theme of depth and intricacy for its own sake with the varied use of space and elevations shows the "Mannerist" influence.

*This can be seen on the 3rd and 4th Street elevations.

6

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

Center for civic and social activities.

SPECIFIC DATES October 15, 1910 BUILDER/ARCHITECT Harrison Albright

STATEMENT OF SIGNIFICANCE

The significance of the U. S. Grant Hotel lies both in the architecture and in the events and people associated with the building. Designed by a locally prominent architect, Harrison Albright, the hotel is a well-designed, well-preserved example of "Mannerist" style commercial architecture with gestures of Beaux-Arts and Academic Revival detailing. The ingenuity and complexity exemplified in the varied relief in the wall features and the variety of depth and design create an exaggerated classical effect. The monumental planning and control of space contrasts with the detail to classical accuracy in the ornamentation. Constructed entirely of steel and concrete, the building is significant as one of the very early examples of the skyscraper in Southern California and is claimed to be the first one in San Diego.

In addition to architectural significance, the building, is also associated with persons in history who played an important role in the growth of San Diego and the United States. The hotel served as a major meeting place for civic clubs, and upon opening, became the scene for social and political activities. A prestigious hotel, it became known as the place to stay in San Diego, similar to the Palace Hotel in San Francisco. Political and entertainment figures, particularly campaigning politicians, included the U. S. Grant Hotel on their itinerary. Visitors included: Presidents Wilson, Harding, Truman, and Kennedy and celebrities Cary Grant, Beverly Sills, and Governors Warren, Reagan, and Jerry Brown of California. Located close to Mexico, the hotel was convenient for short trips over the border.

In 1905, Ulysses S. Grant, Jr., began preparations for the construction of this new hotel to be named in honor of his father, Commander in Chief of the United States Army and twice President of the United States. With this building, he chose to create an object of beauty for perpetuity, bearing his family name, and remaining a monument to his father. The site which he selected was originally occupied by the Horton House, focal point for the beginning of "New Town" envisioned by Alonzo Horatius Horton, and this location, after nearly one century, is still the hub of San Diego.

W

9 MAJOR BIBLIOGRAPHICAL REFERENCES

San Diego Tribune/Union Newspaper, 1906-76.

The Story of New San Diego and of Its Founder Alonzo H. Horton, Pioneer Printers, 1969.

City of San Diego and San Diego County, Birthplace of California, McGrew, 1922.

American Architecture and Urbanism, Vincent Scully, 1974.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .92

UTM REFERENCES Point Loma, CA 1:24000

A

1	1	4	8	4	9	4	0	3	6	1	9	6	2	0
ZONE			EASTING				NORTHING							

B

ZONE			EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

Lots A-L Block 37 Horton* Addition, Map No. DB 0013 Pg. 522.

Boundaries measure 200 feet square; total feet 40000 square feet or .92 acres. running north 200 feet from the intersection of 3rd and Broadway, then east 200 feet behind the rear of the building to 4th Street, then south 200 feet to Broadway, then west 200 feet to the point of the beginning.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

Revised by State Historic Preservation Office

NAME / TITLE

Melody Winette

DC (202) 233-4092

ORGANIZATION

Attorney at Law

DATE

March 2, 1979

STREET & NUMBER

P. O. Box 2692

TELEPHONE

(714) 454-9008

CITY OR TOWN

La Jolla

STATE

California 92038

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

Kathy McEllan

TITLE

DATE

7-17-79

FOR NPS USE ONLY

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

Carel Steel

DATE

8-27-79

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

8/13/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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At the present time, the building remains essentially unchanged since first constructed in 1910 with the exception of a tenth and eleventh story addition in 1922, and a second floor ballroom in 1954 in the open-air space formerly occupied by the Palm Court. The tenth and eleventh story arched windows changed to straight-head windows circa 1922. A simplified cornice without the classical detail of the original design was added to the front and sides of the addition. Minor alterations include: the removal of lights on the parapet; the removal of the third-story balconies and balustrade, with the shortening of the windows; the addition of metal fire escapes down the center window of both wings; and the attachment of a six-story vertical neon sign to the southwest wing. Open-work, metal balconies were added to the second-story garden area and extend over the sidewalk, replacing a balustrade which was flush with the side wings.

Since construction, the U. S. Grant Hotel first floor exterior store fronts have been modernized at various times. The entrance columns have been enclosed, and the exterior decorations (tiling, decals) have been covered over. The bay on the southwest side of the building has been covered with a solid concrete overlay. It is important to note that the original structure exists beneath the covering. The remainder of the first floor facade has experienced only superficial modernization with preservation of existing columns and structure.

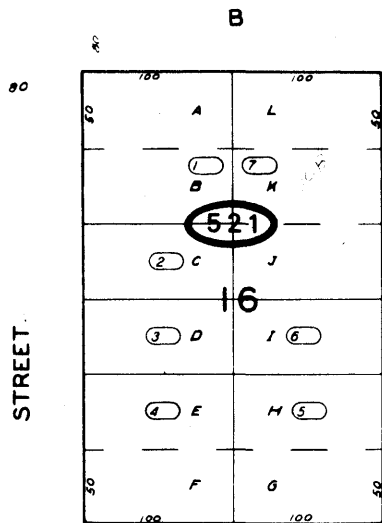
From the rear, the windowless wings extend from the central portion of the building. The structural steel frame reinforced buttresses extending to the eleventh floor addition create seven bays. The window patterns on the addition differ from the original building, being multi-paned. Metal utility ducts and large fans over the first floor extend from the building. The parking garage is a separate entity and was added at a later date. It shares no common wall with the hotel. One-half has been demolished without damaging the hotel and the remainder will also be destroyed.

533-521-526

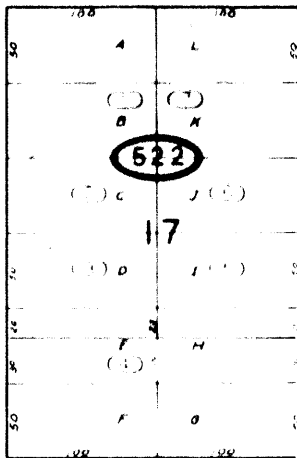
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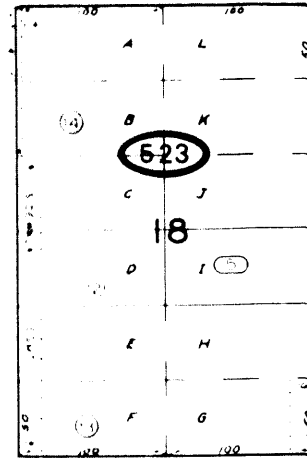
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STREET

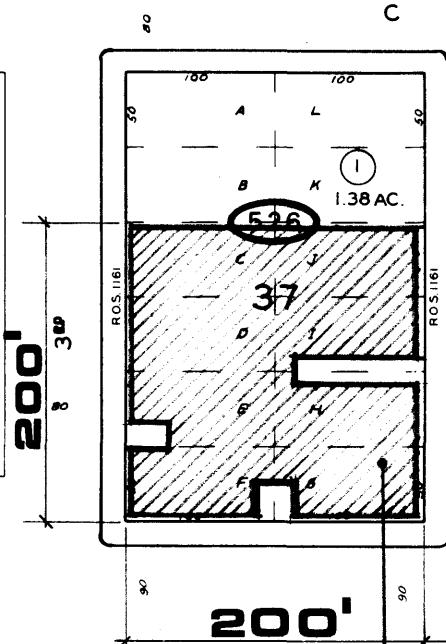


AVENUE

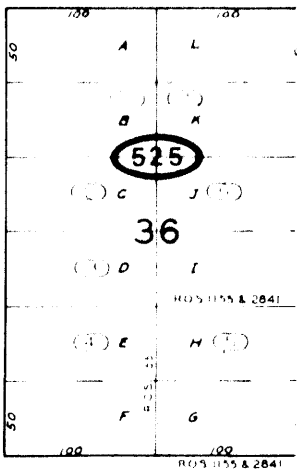


STREET

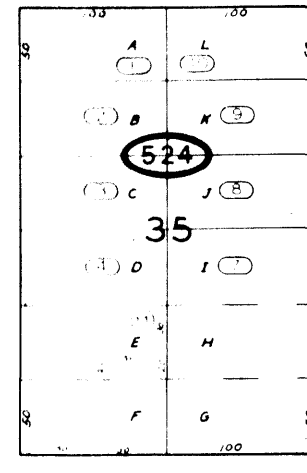
51



4TH



5TH



6TH

BROADWAY

U.S. GRANT HOTEL

57

534
18


 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 533 PAGE 52

DB 13 PG 522 - HORTONS ADD LOCKLING
ROS 1155 & 2841