

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	MAY 31 1978
DATE ENTERED	NOV 24 1978

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

1 NAME

RECEIVED

HISTORIC

MAR 27 1978

House
~~Chaplain's Residence~~

AND/OR COMMON

OHP

LOCATION

STREET & NUMBER

836 Washington Street (east)

__ NOT FOR PUBLICATION

CITY, TOWN

San Diego

CONGRESSIONAL DISTRICT

__ VICINITY OF

41

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 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	PUBLIC ACQUISITION	ACCESSIBLE	<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 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 type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Sharon Hilliard

STREET & NUMBER

836 Washington St. (east)

CITY, TOWN

San Diego

__ VICINITY OF

STATE

California 92103

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

San Diego County Recorder

STREET & NUMBER

1222 First Ave.

CITY, TOWN

San Diego

STATE

California 92101

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

- no known survey representation

DATE

__ FEDERAL __ STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE <u>1920, 1922</u>
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The structure is a two story, "L" shaped, wood frame building, surfaced with wide shiplap siding. The building is essentially formed of two rectangular shapes, one longer than the other, that intersect at the foot of the "L".

The roof gables also intersect, and a cornice molding extends entirely around the house at the eave line of the roof, becoming the pediment base at the gables. An additional "belt course" occurs at second floor height on the east and west elevations only. The base line of the gables is unusually emphatic, and the pediment (base line) partially broken in the east and west gables of the longest rectangle. This element, defining the gable pediments, is the structure's strongest classic revival statement.

A small, squarish one story room extends from the house at the rear and a one story, slant-roofed addition extends from that room across the rear of the house. This addition is shallower in depth than the square room.

Dimensions of the house are as follows: east to west, approximately 26.4 feet, north to south, 28 feet; the front bay extends forward 3.5 feet, and the rear addition, 6 feet back.

The Residence was moved from its original site on the grounds of the St. Joseph's Sanitarium on University Ave. to approximately its present location in 1920. Its new location however, proved to be the site of the extension of Washington Street, and so the house had to be moved a short distance again in 1922. This time, the structure was only moved fifteen feet back onto its present site.

The relocated building lies approximately one and one half blocks from its original site and is now the only remnant of the original Sanitarium complex.

The house appears to sit about 1½ feet lower on its new foundation than originally. The other principal alteration is the addition of a small one story slant-roofed room at the rear of the house. This room, as well as the squarish 6 ft. addition to the rear westside is executed very much in keeping with the house design. It appears that the back porch, as outlined on the Sanborn Map (1888-1904) may have been simply filled in to form this room. The eave detailing, windows, and molding framing them appear almost identical to those of the house.

The roof of the porch appears to have been extended and modified slightly when replaced, part of recent rehabilitation work.

The ample vegetation and greenery of the new and present location reflect strongly the rich gardenlike quality of the structure's original site.

The current owners are carefully restoring the house to its original appearance and condition, both on the interior and the exterior. Remnants of the original wooden roof-ridge cresting were found, and the owners plan to utilize it as a model for replacement and restoration.

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 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	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1896 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The former Chaplain's Residence of the St. Joseph's Sanitarium, built in 1896 and first occupied in 1897, is the last remaining structure of the original hospital complex. The hospital was founded in 1890 by the Sisters of Mercy, a Catholic order. Construction on the hospital began in 1891 and extended through several years, with the addition of buildings and expansion of existing structures. The original group of buildings grew to be a rather impressive complex for its day and was successful enough to warrant construction of a new and much larger medical center just a few blocks away in more recent years. The Chaplain's Residence was moved in 1920, and in 1922 relocated to its present location, approximately 1½ blocks from the first site. The hospital complex was sold, cleared, subdivided, and built upon after the residence was moved. The institution appears to have been one of the earliest permanent non-sectarian hospitals to have been established in the area.

A History of the Sanitarium was written by Rev. Bonaventure Hammer, O.F.M. in 1903. References and information regarding previous chaplains of the Sanitarium are contained in this historical sketch. A number of San Diego Union newspaper articles chronicle the progress and problems of the hospital during its early years. Transcripts of the articles and a copy of the history accompany this nomination.

Although the Chaplain's Residence possesses some unusual and interesting historic associations, its principal significance lies in its architectural importance.

The structure is an unusually fine and well preserved example of a late 19th century vernacular cottage, and possesses some particularly noteworthy architectural values. The relative simplicity of the structure gains interest and importance from the proportions and articulation of its major forms and the intersection of these elements. References to Classical Revival stylistic elements exist in the gable ends, particularly in that with the longer roof.

The design and elevations of the structure appear to have been carefully composed and the proportions of the major forms are especially successful. The manner in which the rectangular forms and their gabled roofs intersect adds an interesting and dynamic quality to the structure.

A heavy cornice entirely encircling the building at eave level provides a very strong compositional accent and adds crispness and definition to the building's design. Windows of the upper floor 'hang' from this cornice, which also serves as the pediment base of

9 MAJOR BIBLIOGRAPHICAL REFERENCES

St. Joseph's Sanitarium, by Rev. Bonaventure Hammer, O.F.M., 1903
San Diego City Directory, 1897 Father Baert, Chaplain's Residence
City of San Diego and San Diego County, Birthplace of California,
 Clarence Allen McGrew. Vol.II, 1922 published by American
 Historic Society.
~~San Diego Union newspaper articles: 7/6/1890-8/15/1903~~

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .08

QUADRANGLE NAME La Jolla CA

QUADRANGLE SCALE 7.5'

UTM REFERENCES

A

1	1	4	8	5	4	2	0	3	6	2	3	4	3	0
ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

B

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

C

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

D

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

E

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

F

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

G

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

H

ZONE	EASTING		NORTHING				ZONE		EASTING		NORTHING			

VERBAL BOUNDARY DESCRIPTION ; property is less than 1 acre

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Paula Boghosian

March 26, 1978

ORGANIZATION

Historic Environment Consultants

DATE

STREET & NUMBER

2306 J Street

TELEPHONE

(916)446-2447

CITY OR TOWN

Sacramento

STATE

California 95816

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

Knox Mellon

TITLE State Historic Preservation Officer

DATE 5/22/78

FOR NPS USE ONLY

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

ATTEST:

KEEPER OF THE NATIONAL REGISTER

CHIEF OF REGISTRATION

William Belovich

DATE

11/24/78

DATE

Nov 22, 1978

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET

1

ITEM NUMBER 8

PAGE

1

of each of the gables. This cornice/pediment base is partially broken in the east and west gables, but is complete in the front or south gable. The interplay of these two treatments on the same building provides a dynamic element that enlivens the design and interest of the building. A horizontal "course" at the second floor level, placed only on east and west elevations, contributes to the careful and successful composition of the upper floor, gables, and roof.

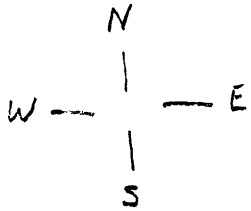
Another balance and interplay of even more disparate elements occurs at first floor level, between the one story slanted bay with its shallow-pitched roof and the entry porch. Here, the assertive form of the bay is juxtaposed compositionally with the longer, lower, decorative entry porch, providing a sophisticated and exciting balance of solids and voids, embellishment and form.

The entry elevation presents the house as essentially a two story shape (plus gabled roof). However, the side elevations reveal an additional counter balance, front and rear, of one story structural elements.

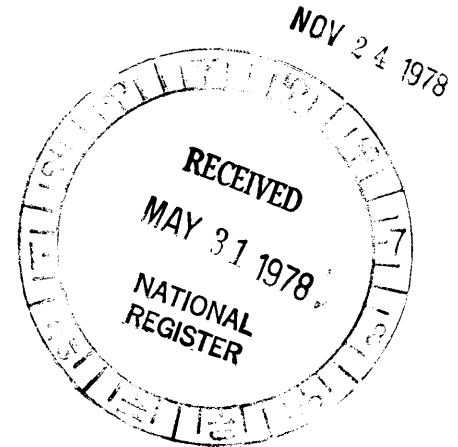
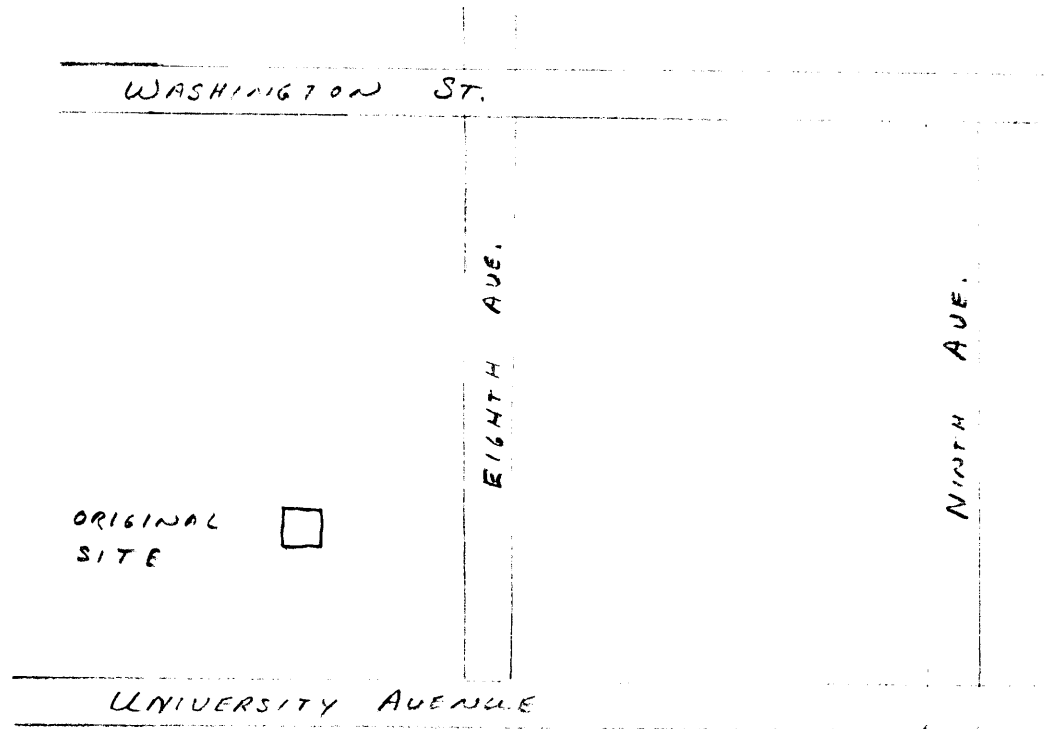
The asymmetrical composition and freely combined forms relate the building somewhat to Queen Anne stylistic idioms that often mix architectural elements with apparent abandon.

Stylistically, the building also refers to the Old Men's Home, another Sanitarium structure in the original complex. There are similarities in the broken pediment of the gable and the shingled porch roofs at the entrance of the Home. As the last Sanitarium structure, the Residence remains the only existing architectural legacy of this important early medical institution.

Architecturally, the structure possesses an intriguing balance and interplay of forms and design, carefully composed and well executed, in spite of its somewhat modest size. It is an unusually successful example of late 19th Century residential architecture, as well as the only remaining element of an important early medical institution.

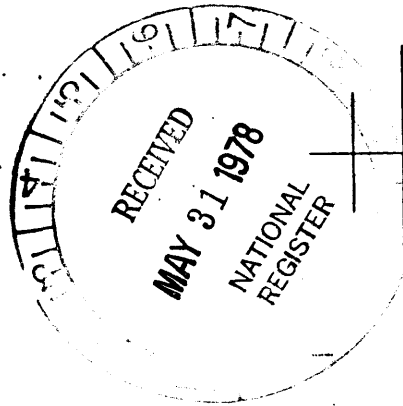


□ CURRENT SITE



MAP SHOWING ORIGINAL
AND PRESENT SITES OF CHAPLAIN'S RESIDENCE
SAN DIEGO, CITY + COUNTY

MAY 24 1978



BLK. 3

CABRILLO

BLK 2 855

UNIVERSITY HTS. BLK. 181

59

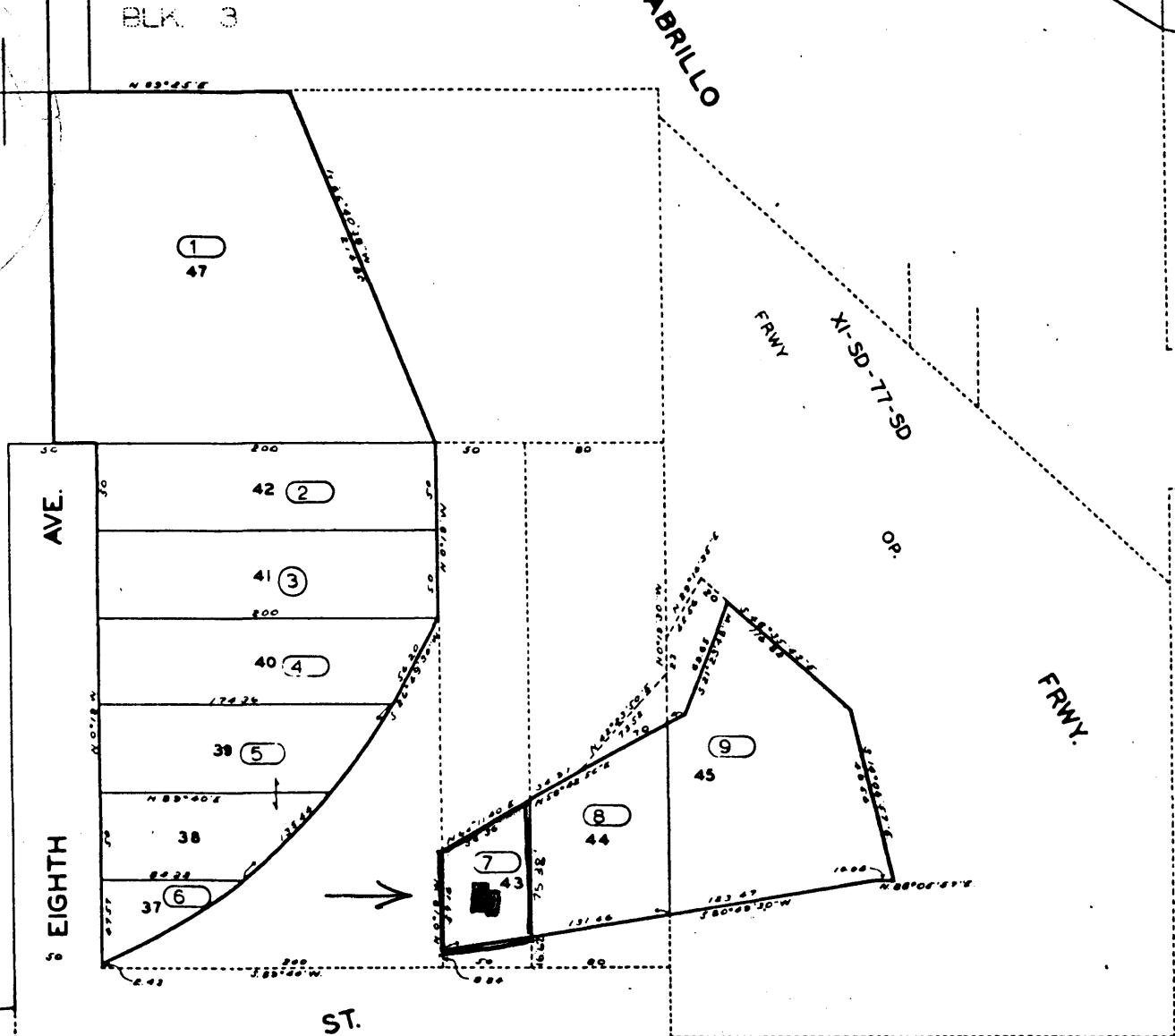
56

D.B. WILLIAMS SUB. MAP 850

ASSESSOR'S MAP BOOK 444 PAGE 57 14-17

MAP SHOWING CHAPLAIN'S RESIDENCE ON PRESENT SITE.

SAN DIEGO CO.



WASHINGTON

FIRST AMERICAN TITLE INSURANCE COMPANY

411 Ivy

P. O. Box 808

234-3611

San Diego, Calif. 92112



NINTH AVE.

This is not a survey of the land, but is furnished for Reference Purposes Only. No liability is assumed by this company as to the accuracy of such data or acreage shown thereon.

CITY OF SAN DIEGO FLEISCHER'S ADD. LOTS 37-45 & 47

MAP 811

SCALE 1 IN. = 50 FT.

12	CPS	37	47	
13				
14	PYS	38	48	
15	AVM	39	49	
16	BLV	40	50	
17	BLV	41	51	
18	BLV	42	52	
19	BLV	43	53	
20	BLV	44	54	
21	BLV	45	55	

69