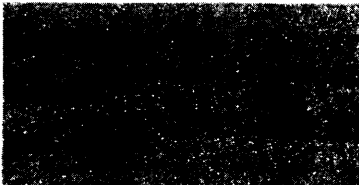


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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 Pythias Lodge Building  
and/or common Community Arts Complex-Intercultural Council of the Arts

**2. Location**

street & number 211 E Street and 870 <sup>3rd</sup> Avenue  not for publication  
city, town San Diego  vicinity of \_\_\_\_\_ congressional district 41  
state CA 92101 code 06 county San Diego code 073

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" 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: _____

**4. Owner of Property**

name Redevelopment Agency of the City of San Diego-The City Council  
street & number 202 C Street  
city, town San Diego  vicinity of \_\_\_\_\_ state CA 92101

**5. Location of Legal Description**

courthouse, registry of deeds, etc. County Recorder  
street & number 1600 Pacific Highway, Room 260  
city, town San Diego  vicinity of \_\_\_\_\_ state CA 92101

**6. Representation in Existing Surveys**

title Historical Landmarks Designated by the San Diego Historical Site Board Site #144. has this property been determined eligible?  yes  no  
date April 8, 1980  federal  state  county  local  
depository for survey records Historical Site Board, Planning Dept., City of San Diego  
city, town 202 C Street, San Diego  vicinity of \_\_\_\_\_ state CA 92101

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<u>    </u> excellent	<u>    </u> deteriorated	<u>    </u> unaltered	<u>  X  </u> original site
<u>  X  </u> good	<u>    </u> ruins	<u>  X  </u> altered	<u>    </u> moved    date _____
<u>    </u> fair	<u>    </u> unexposed		

**Describe the present and original (if known) physical appearance**  
**LOCATION AND EXISTING SETTING:**

The Pythian Lodge Building is located on the southwest corner of Third and E Streets, only a couple of blocks from the current center of downtown San Diego. It is one block outside the boundary of the Gaslamp Quarter Historic District—the location of the greatest and most concentrated collection of historical buildings in San Diego. It is located one block south of Broadway, the current main street of San Diego, and two blocks west of Fifth Avenue, the center of activity of the city in the last few decades of the nineteenth century. Fifth Avenue, designed as the main street by Alonzo Horton, founder of "New" San Diego, is still today a major thoroughfare, but the focal point of the city shifted to Broadway, originally D Street, between 1915 and 1930, after the Panama-California Exposition. "Old" San Diego, located several miles away from the current downtown area, was the center in the early 1800's.

Adjoining the building to the south, is the two-story Frye and Smith Building on Lot "K", built in 1906 or 1907. The building's most distinguishable architectural element is the corbelling at the parapet. It is also used by Community Arts, as theater and office space. Both buildings are in the Horton Plaza Redevelopment District, bounded by Broadway, Union, G, and Fourth Streets, and are scheduled for demolition by early 1981.

Across the street, on the southeast corner of Third and E Streets, is the historic Knickerbocker Hotel, built in 1911 and scheduled for demolition before the end of 1980. One block to the east is the magnificent Balboa Theater, a landmark of San Diego, known especially for its colorful tile dome. It is planned to be restored.

Less than one block north are several historically significant buildings, facing Horton Plaza, the main downtown park and bus center and location of the historically significant Horton Fountain. The Stevens Company Building (Bradley) was the most exclusive stocks and bonds brokerage in San Diego and represents the height of the roaring 20's financial boom. The Park Plaza Building, and the Cabrillo and Plaza Theater buildings, make major historic contributions to the city. They are slated for demolition.

One block to the south is the historic Lyceum Theater—Robert E. Lee Building, and the Grand Horton, both of which are listed in the National Register. The Lyceum Theater is treasured by the theatrical community as one of the last medium sized historic theaters in Southern California. The Grand Horton is an architectural gem, with wide projecting bays and ornate grillwork. Both buildings are scheduled for demolition, though the facade of the Grand Horton may be saved.

The west side of the property is bounded by a parking lot, the old site of the San Diego Fire Station No. 1, which was constructed in 1904. Across the street to the north is the towering Central Federal Bank Building, built in the 1970's. Two blocks to the west is the modern Federal Building. One block to the west is the Spreckels Building, and two blocks to the south is the Golden West Hotel.

# 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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates See Cont. Sheet      Builder/Architect See Cont. Sheet

## Statement of Significance (in one paragraph)

The Pythias Lodge Building is historically, architecturally, and culturally significant for the following reasons: Architecturally the building is an outstanding example of the modified Beaux Arts style of architecture that relates contemporary vernacular elements to an historic style. There is only one other known building in San Diego with its unique use of sidewalk grates in an interior space. The building is considered unique in comparison to similar resources because of its identification with the Knights of Pythias Order. It was designed by the Quayle Brothers architects, two of the most prominent architects in San Diego. Historically, socially significant the fraternal order made significant charitable contributions to the needy in the city, was attended by the most prominent people in San Diego, and sent an entire regiment to Europe during WW I. It had the greatest membership of any Pythian Lodge in the world. The building stands out historically as the site of San Diego's first commercial radio station, and only the second station on the Pacific Coast. The first broadcast was made in 1922. The station was built by a prominent San Diego man, one of many who occupied the building, by the name of Carl Heilbron. He was the owner of the Southern Electrical Company, original and long-term occupant of the building, known as the leading electrical supply house on the coast. From an engineering standpoint, the open wire cage elevator is probably the only other operable one in San Diego of its kind, besides the one in the Hotel Del Coronado.

The Pythias Lodge Building shows a modified contemporary treatment of the Beaux Arts style of architecture. Beaux Arts features include the pronounced enriched cornice and frieze separating the lower portion of the building from the attic story. The arched windows with decorative keystones reflect the Beaux Arts treatment while the cream pressed brick adds a contemporary note. The structure would adapt easily to any efforts of restoration to return the building to its original design elements. Most of the significant elements are intact, with additions to the building made to accommodate requirements at the time of their inclusion--minimally detracting from the significance, and sometimes making a contributing use. The main lodge room and space facing Third Avenue are expansive spaces, with a grand feeling to them. The existing building is readily identifiable to the history described and retains its original integrity. Necessary to relate it to its significant period are the SEC floor tiled entrance and the various Knights of Pythias emblems. In the evolution of the structure the present period of use can also be considered highly significant.

# 9. Major Bibliographical References

See Continuation Sheet.

ACREAGE NOT VERIFIED

# 10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property .1148

Quadrangle name Point Loma

Quadrangle scale 1:24 000

UMT References

A 111 484880 3619450  
 Zone Easting Northing

B              
 Zone Easting Northing

C            

D            

E            

F            

G            

H            

**Verbal boundary description and justification** The property occupies entirely a rectangular lot, 50' by 100', on the southwest corner of Third and E Sts. in the City of San Diego; Lot "L", Block 64, of Horton's Addition. S.D. Cty. assessors parcel 533-564-11. Bldg. bounded on south by Frye & Smith Bldg. (1906-07).

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 Susan Bernard, Architectural Historian

organization GARD-Guard Against Reckless Demolition date August 18, 1980

street & number 437 J Street telephone 714-231-1724

city or town San Diego state CA 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 Kenn Miller

title    date 1/30/81

**For HCRS use only**  
 I hereby certify that this property is included in the National Register  
   date 4/1/81  
 Keeper of the National Register  
 Attest: Patrick Andrews date 4/8/81  
 Chief of Registration

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
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Item Number 6 -- continued

Representation in Existing Surveys:

Survey for Structures Having Architectural Detail in Horton Plaza,  
Marina and Columbia Areas - local survey made on July 26, 1979.

Depository - Centre City Development Corporation; Suite 601 - Spreckles  
Building; 121 Broadway; San Diego, California 92101.

Report on Significant Structures in Centre City Redevelopment Projects -  
local survey made on April 5, 1979. Depository - Centre City Development  
Corporation; Suite 601 - Spreckles Building; 121 Broadway; San Diego,  
California 92101.

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Historical Description and Use:

An excellent description of the Pythian Lodge Building was provided in a San Diego Union article of June 26, 1910. The description read: "The first floor will contain two stores fronting on Third street and an entrance lobby on the E street side. The second floor will be taken up with 15 offices, modernly equipped with wardrobe closets, hot and cold running water, and other conveniences.

Other Floors for Lodge

The third, fourth and fifth floors will be used exclusively for lodge purposes. The quarters will be a model of their kind, much care and attention being given by the architects, Quayle Bros., Granger block, in securing an arrangement which will afford every convenience to the organization.

On the third floor there will be a billiard room for four tables, a reading room, card room, lavatories, a small lodge room and two anterooms. The main lodge room 57 by 47 feet in size, will be two stories in height extending from the fourth floor to the roof. The floor will be of hard maple, highly polished so that it may be used for lodge dances. That portion of the fourth floor not taken up by the main hall will contain five locker rooms and three anterooms. The corresponding section of the fifth floor will be taken up with a locker room for the uniform rank, a kitchen, toilets and a banquet hall extending the entire width of the building.

Ground Cover 50 by 100 feet

The structure will cover a ground area of 50 by 100 feet and will be of brick and steel construction, the exterior fronts being faced with cream pressed brick. The exterior design, is odd but attractive, and the building when completed will be a striking improvement for Third street. It will be equipped with an automatic electric elevator, steam heat throughout and other modern conveniences."

The building also had a large sign projecting up from the roof, "SOUTHERN ELECTRICAL CO.," and a still-existing one-story room and housing for the elevator works. The open wire cage elevator, with its patterned blue green glass panels was an impressive contribution to the building. The engineering details are as follows: Otis A.C. Motor, Type 5, Output--6 HP, RPM-720/24, Cycles-60, Phases-3, Volts-230, and Amps.-23. A large wheel had M1050 imprinted on it. There was an additional service elevator built in the basement, coming up through the E Street sidewalk.

The electrical box in the basement was well equipped and supplied the power for the 1920's radio broadcasts. Its engineering details are as follows: The Ashcroft Mfg. Co., New York. Type 225E7--No. 10551, Line-220 Volts, Load-115 Volts, 50/60/ Cycles, 60 V.A.

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The building was heated by means of a steam boiler in the basement and radiators. They still exist and were manufactured by the American Radiator Company, Chicago. The boiler is labelled: "Ideal Steam Heater-S367." It doesn't appear that the service elevator or the steam heater have been used in recent years. The elevator needs cables to be replaced.

### Present Description and Use:

The Pythian Lodge Building is a composite of architectural styles of the period. There is evidence of a Beaux Arts influence in its framing of windows by arched columns, its enriched cornice and frieze and the prominent attic story.

The exterior is distinguished by the arched <sup>pairs</sup> of double hung windows highlighted by decorative keystone, with the exception of the far west windows on the E Street side which are set in a series of three. The emblems of the Knights of Pythias occur at the Third Street facade at the third floor level between the arched windows. Also at this level are original flag holders. The third and fourth floor is divided by a narrow frieze of corbelled brick. The fourth floor windows are again set in <sup>except at the western bay,</sup> pairs, but separated by simple brick columns. A wide decoratively bracketed cornice with decorative frieze separates the fourth floor from the fifth floor attic story. Some cresting is missing from this frieze, and it is believed to have been removed during WW II, due to the shortage of metals. Two of the keystones are also missing. A hip roof is visible above the attic story.

The first floor serving as an art gallery possesses most of the original architectural treatment that is so often lost through periods of improvements of a structure. On the exterior, the storefront facade remains intact with the small paned transom windows above acquiring a purple cast. The transom with the Southern Electrical Company logo has been removed and infilled with ordinary glass. Still intact are flag holders that served to display the Knights of Pythias colors. The E Street entrance no longer has the bracketed cornice canopy flanked by lights with the lettering "KP Hall" on the globes that originally served to define the approach to the lobby. The present entrance has been moved to a location to the left of the original to facilitate access to the elevator and the stairway. There is an interesting original and highly decorative iron fire escape on the north facade. There is a unique interior application of sidewalk grates of glass tile on the floor of the art gallery that allows light to filter down to the basement. Interior alterations to the first floor include later additions of a balcony and a stairway by the SEC. The open wire cage elevator is still in operating condition.

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Alterations to the floors above are minimal. On the second floor, the original office teller window remains. Access requirements for the fire escape on the Third Street facade required adding doors in the original window areas. The Third floor also has had minimal alterations and adapts to a variety of contemporary uses. A built-in corner cupboard and the arched window treatment are notable features. The two story assembly hall retains the decorative elements that the members of the K Of P enjoyed. Outstanding natural light pours through the double hung windows and the multi-paned attic windows that are outlined by a band of applied decoration that has a circle as its central motif. Two large, highly decorative ventilating grilles and plastered beams highlight the ceiling. The original floor has taken on the patina of years of use. Basically, the room remains as originally designed.

The building presently houses a theater, dance, and visual arts complex on the upper floors and an art gallery on the first floor. The tenants who use the upper floors are: four photographers, a fabric artist, four painters, the Human I Theater, California-Pacific Theater, San Diego Street Theater, Southern California Black Reperatory Theater, Old Town Opera House Theater, and the Diamano Coura Dance Troupe. The old main lodge room is now known as the ballroom and is utilized extensively by most of the groups. The California Ballet Company used the space from 1978 until early 1980 when most of the tenants left the building upon request from CCDC. Tenants were allowed, however, to reoccupy the building in the summer of 1980 since the shopping center plans have been delayed. Since most of the tenants had acquired new locations the building is not now as fully utilized as it was between 1977 and 79.



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Specific dates:

Building constructed between June 5, 1910 and Feb. 18, 1911.

Architect: Quayle Brothers, Charles and Edward Quayle.

Builder: Gallagher Construction Company-general contractors.

Charles H. Julian-plumbing and steam heating.

Ayres and Steventon-electrical.

Standard Iron Works-elevator enclosures and probably decorative  
metal work.

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Built into the floor of the art gallery on the first floor is a unique application of sidewalk grates in an interior space, in order to provide natural light to the basement. The only other known building in San Diego with an interior use of the glass tiles is the Scripps Laboratory, built in 1909, and designed by Irving Gill. The open wire cage elevator is probably the only operable elevator of its kind in San Diego besides the one in use at the Hotel Del Coronado, registered in the National Register. The ornate original iron fire escape is also quite unique.

After Alonzo Horton, the founder of "New" San Diego, sold Block 64 to Freeman Gates, in 1868, the site had many prominent owners and tenants. Mr. Gates became San Diego's second postmaster. Levi Goodrich, the next owner, and prominent San Jose architect designed the Courthouse and IOOF Buildings. A two story frame residence was built on Lot L in 1885. It was used as a boarding house until purchased by the Pythian Hall Association in 1905. George James Keating, a very prominent and wealthy man purchased the house in 1887. He had made his fortune in the agricultural implement business in Kansas City. The prominent Keating Building is located only two blocks from the present Pythian Building. Between 1907 and 1910 the house was either demolished or moved. Between June 1910 and February 1911 the present Pythias Lodge Building was constructed.

The building was utilized by many social and humanitarian groups between 1911 and 1938, including the GAR, United Spanish War Veterans, Bro. of Locomotive Fireman and Engineers, Danish Brotherhood, Datus E. Coon Post, Women's benefit, Ramona Lodge, American Legion, Spittual Science Church, Busy Bee Benevolent Association and the Troupers Union. Between 1921 and 1961 many of the trade union groups met in the building. But by far the most prominent and significant of all the groups was the Knights of Pythias, for whom the building was built.

The Knights of Pythias, a nonsectarian fraternal order, was founded under the basic principles of friendship, charity, and benevolence in Washington, D.C., by Justus H. Rathbone. Abraham Lincoln signed their charter. It originated to promote friendship between the North and the South during the Civil War. Red Star Lodge No. 153, the chapter which occupied this building, was the second to be instituted in San Diego, in 1887, when they met in the IOOF Building. It developed the greatest membership of any Pythian Lodge before the San Diego boom "busted" and membership dropped. But with the slogan "Watch Us Grow" and spirited members, the lodge grew strong again and had nearly 2000 members in 1918 when they were able to donate \$360,000 to the cystic fibrosis fund. They sent an entire regiment to Europe during World War I. President Roosevelt was initiated in the White House into a local lodge. The San Diego lodge contributed generously to the Heart Assn., an orphanage, and the cystic fibrosis fund. In 1923

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the Knights of Pythias could not meet their mortgage payment and were forced to sell the building. Though the membership dropped during the depression years and they discontinued meeting in the building, the building continued to provide an ideal space for many groups, humanitarian and trade, until 1961. There are approximately 300 members today in San Diego County, and a new downtown chapter was formed this year. California Governor Edmund G. Brown and former San Diego mayor Frank Curran have been members. They primarily support children's welfare through aid to the crippled, mentally retarded, underprivileged, and dentally diseased children. They operate a youth camp in the high sierras, a hospital in Los Angeles, beds in another hospital, CPR classes, a rare blood cardex system and a heart machine to test unborn children. Their humanitarian principles are represented still today on the building by the decorative emblems on the east facade: FCB for friendship, charity, and benevolence of the Knights of Pythias; FPLE for fidelity, purity, love, and equality of the Pythian Sisters; KPUR for the Knights of Pythias Uniformed Rank (standing for steps within the order). Their flag holders for displaying the colors are also still visible on the building.

The Quayle Brothers, Charles and Edward, were two of the most prominent architects in San Diego. They studied under their father, William, a very prominent architect in Illinois, Colorado, and New Mexico. William designed a solar heated building in San Diego in 1898. He planned the Gran-ger Building, later moved to San Diego in 1901, and died soon afterwards, in 1906. With two other associates the Quayle Brothers would plan many highly significant buildings, including the Elks Building, the U.S. National Bank Building, additions to San Diego High School, the Sherman and Grant grammar schools, the Tioga Hotel, the Hall or Records addition to the Court-house, the Frederika Home, many of the county hospital buildings, Balboa Stadium, and the San Diego Police Department facility built in 1939. In 1933, the Quayle Brothers won an AIA award for the Robert Maxwell automobile agency building. Both brothers dies in 1940.

The Southern Electrical Company, Carl H. Heilbron president, was the first and long-time tenant of the first floor area. Herbert Croghan was secretary-treasurer and was a predominant Knight if the Pythias Order. Mr. Heilbron started his electrical contracting business in 1902. He helped found and became first president of the San Diego Rotary Club. He was a dominant figure in the Panama Pacific Exposition and served as president of the San Diego Chamber of Commerce in 1915. He also helped found the California Club. He had financial difficulties in the late 1920's and had to liquidate the company. He edited a book on the History of San Diego County in 1936. SEC's volume of business increased from \$25,000 in 1904, the year of their incorporation, to \$250,000 in 1912, nearly a 100 per cent increase. They

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were known as the leading electrical house on the coast, and as "The One Bright Spot" because of the extensive light bulbs they strung all over the building. For a time SEC led the U.S. in sales per thousand population of many major electrical appliances. They sold electrical supplies, motor installations, lighting fixtures, electric signs, motion picture supplies, and the ever popular radio supplies, by 1918. Mr. Croghan was convicted in 1932 of misusing \$26,000 of county funds while acting as the county's tax collector. He was granted probation.

San Diego's first commercial radio station, and only the second on the Pacific Coast, KDPT, was located on the roof of the building in 1922. Titled the "Union-Tribune Southern Electrical Broadcasting Station" because of its news relationship with the San Diego Union and Evening Tribune, the small 50 Watt station made its first broadcast on April 17, 1922. It was built by Carl Heilbron, the owner of the Southern Electrical Company. The San Diego Union reported that San Dieagans at last would be able to receive fine music in their homes via that "new wonder," radio. The station broadcasted piano music, from Thearle's player piano rolls, phonograph records, opera, news announcements, sports, and occasional "live" programs. The station's first engineer had to design microphones from regular telephone parts since there were none commercially produced yet. Many San Diegans did not understand that the broadcasts were not made through megaphones, but by signal through the air to home radio sets. Hundreds of people visited the station on opening night, and the Union had to explain the radio wave mechanism in the following day's paper. The broadcasts were only an hour and a half each evening with pauses every 15 minutes to listen for marine SOS signals. Before installation of a transmitter switch on the main floor, someone would have to dash up to the roof to turn it on so that new receivers could be tuned and so that potential customers in the electrical firm's showrooms could listen to a demonstration. Still today one may picture an employee dashing out Southern Electrical Company's tiled entryway on Third Avenue, down to the E Street entrance, and up the wire caged elevator to the top floor.

In 1937 Henry Schnell, a pioneer in San Diego's dairy industry purchased the building. His farm was the chief source of pasteurized milk in San Diego, the first city on the coast to supply it. He founded Dairy Mart Farms in 1937. When Henry, Jr., his son and inheritor of the building died in 1957, his daughter, Mildred, inherited the property. Labor unions occupied the second and third floors between 1921 and 1961. Max Osslo, with the Butcher's Union, was an internationally known labor leader.

Rodney Stokes Co., maker of maps, blueprints and merchant of drafting supplies occupied the building from 1943 to 1975. They had occupied the adjoining Frye and Smith Building previously. The Frye and Smith Building, built in 1906 or 1907, also has attractive corbelling at the parapet and compliments the Pythias Building. San Diego Fire Station No. 1, which

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was built in 1904, and had adjoined the building on the west, has long been torn down and replaced with a parking lot. The Stokes Co. installed a \$40,000 continuous flow reproduction camera and processing unit, the first of its type in San Diego for commercial use. Rodney Stokes, who started the firm in 1905, was an avid bicyclist, and broke the Pacific Coast bicycle record between Escondido and San Diego, but in 1912 died at the young age of 29 while walking to his home.

It is ironic that the International Alliance of Theatrical Stage Employees met in the building back in 1921, and the Starlet Studio Dancing Academy in the early 30's, and that today the building is used primarily by local theater and dance groups. In 1976 and 1977 an ad hoc citizens committee, including June Gutfliesch, the present director of Community Arts, proposed to the city's Redevelopment Agency that the building's facilities be opened to non-profit arts groups for a nominal fee. The proposal was accepted and between 1977 and 1980 the building proved to be a prime example of a successful adaptive use project. Arts space was vitally needed in San Diego and the design of the Pythian Lodge Building fitted the needs of the creative groups ideally. During 1976 the building was vacant and vandals removed lighting fixtures and some wiring, but these were replaced later. The exterior and interior of the building were painted and extensive restoration work was performed in 1977 by a nearly all-female work crew funded by a RETC-CETA grant. A mural entitled "Picasso's Eyes" was painted on the south side of the building in 1977 by Mario Torero, and artist-in-residence of Community Arts, also under a RETC-CETA contract. He also painted the words, "Que Viva Picasso!" on the hip roof. The building was maintained efficiently until this year, when for many months much of the space was vacated at the request of CCDC. Tenants have reoccupied the building and once again enjoy the special qualities of the building for their uses. The offices of Community Arts were moved to a plain, unremarkable building nearby on State St.

The old main lodge room on the fourth and fifth floors, which had been used for lodge dances, is now known as the ballroom and is utilized similarly by dancers and theater groups since the room is an ideal one for these creative purposes. There are few spaces in California which meet the requirements of these groups as well, with its outstanding natural lighting, maple floor, 2679 square feet of space, high, two-story ceiling, and balcony. The Pythias kitchen of the fifth floor serves the photographers. The old darkroom in the basement could be well utilized again. The painters enjoy the excellent natural light of the rooms, and the Pythias Billiard Room is utilized well as rehearsal space for the theater companies.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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PYTHIAS LODGE BUILDING

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 9

The store front at 870 Third Avenue ideally serves the purposes of the art gallery, with its ample natural light, high ceilings, and balcony that the electric company constructed. This is an excellent example of an alteration that has contributed to a better use of a space.

It would be a shame if the federal monies expended since 1977 under RETC-CETA grants that were used to restore the building, paint the Picasso mural, and most importantly create an ideal center for the arts in San Diego County, were expended in vain. Owned by the Redevelopment Agency of the City of San Diego, located in the Horton Plaza Redevelopment District, the Pythian Lodge Building is scheduled for demolition in early 1981 by the Centre City Development Corporation to make way for the Horton Plaza Shopping Center. An ice skating rink is slated to generally occupy the site. Many other major historically significant buildings nearby are also scheduled for demolition. The loss of the Pythian Building would be a historical, architectural, and cultural tragedy to the City of San Diego, to California, and to the United States.

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

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PYTHIAS LODGE BUILDING

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- With George Sothras, Knights of Pythias, July 1980, by Susan Bernard.
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- San Diego Union: Pythian Temple Soon to Rise, Col. 2-5, Sec. 3, Pg. 17 (June 26, 1910).
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UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

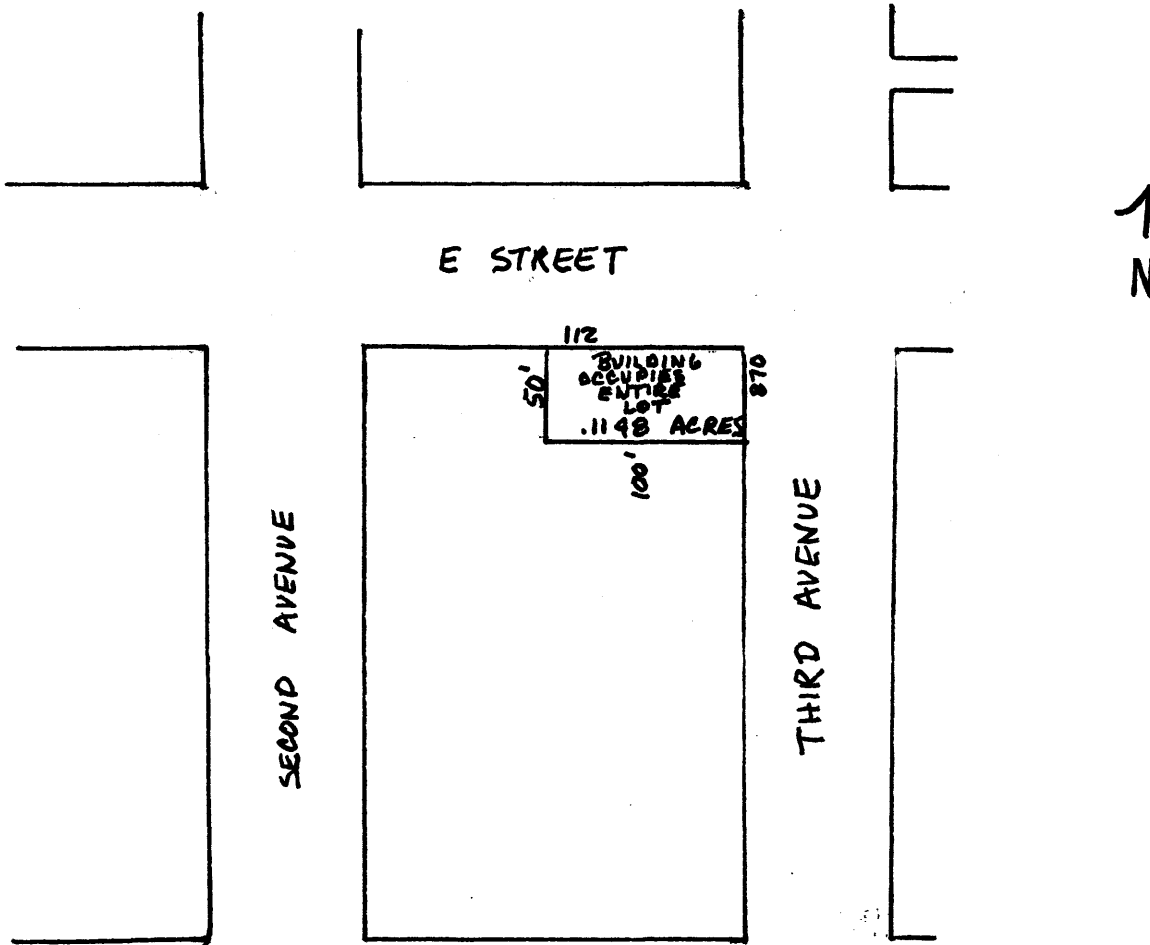
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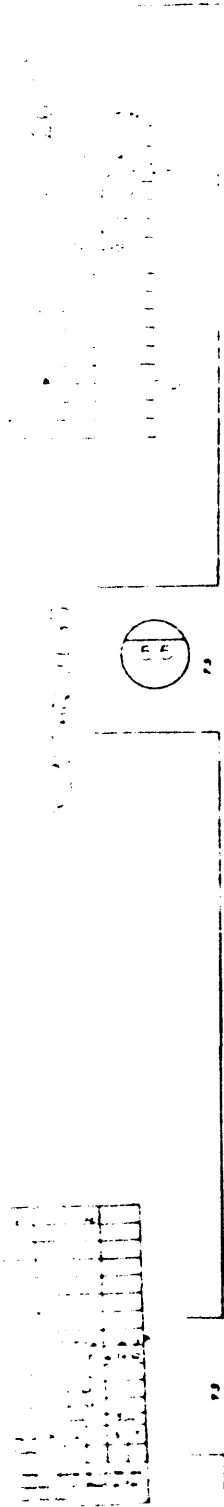
CONTINUATION SHEET

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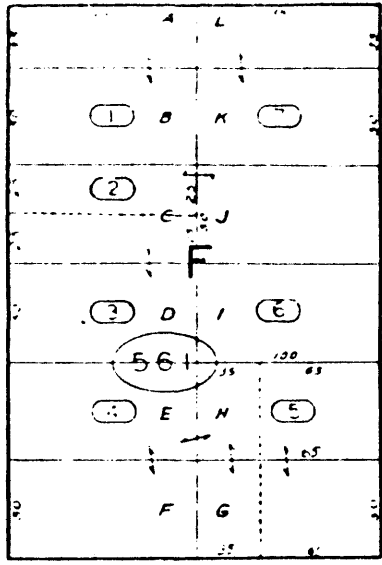
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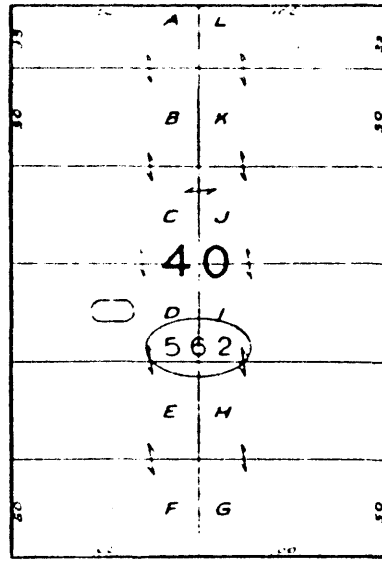




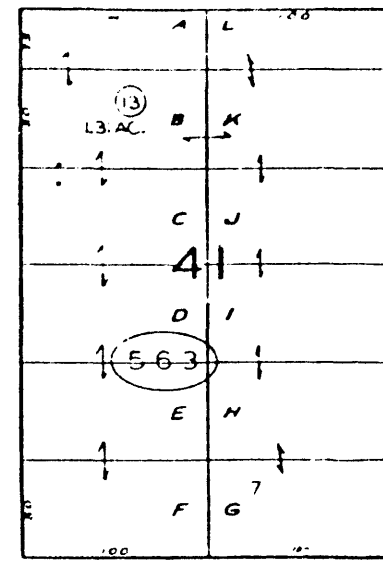
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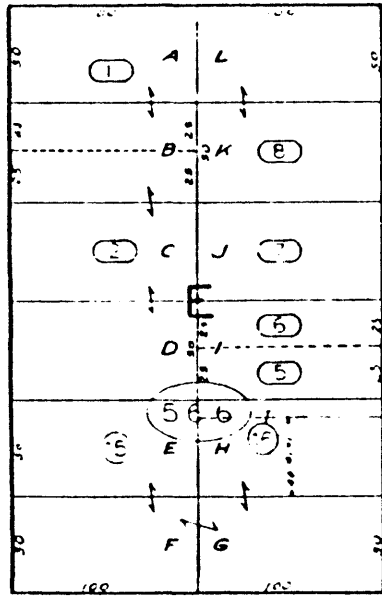
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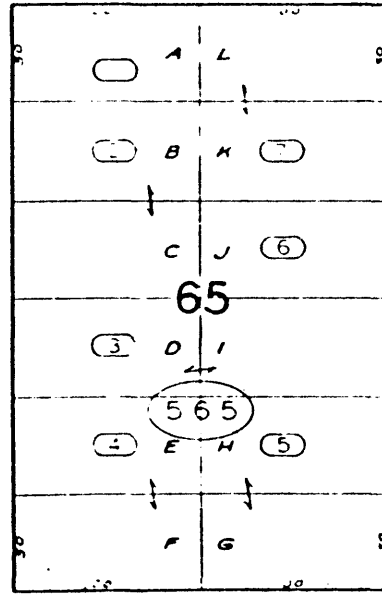
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HORTON  
PLAZA

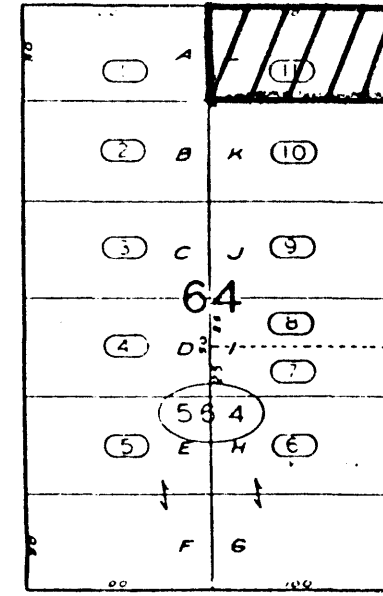
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SECOND

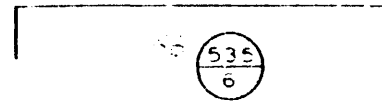
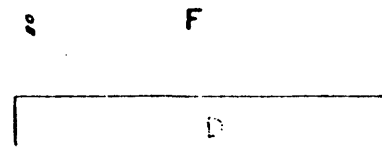


THIRD

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PAGE

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41  
BLK

STREET

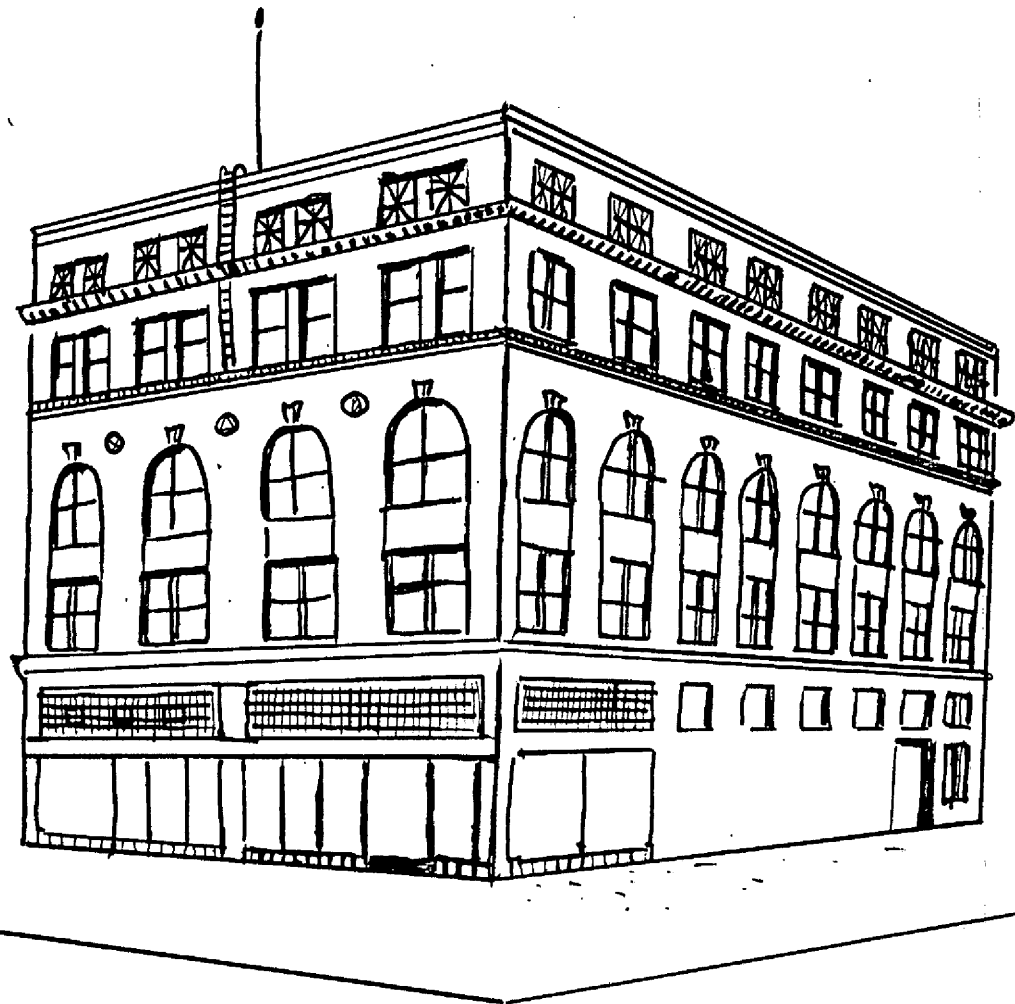


**PYTHIAS LODGE BLDG.**

CITY OF SAN DIEGO  
HORTON'S ADDITION  
BKS. E, F 40, 41, 64, 65.

MAP D.B.S.P. 22 SCALE 1 inch = 100 feet

HISTORIC RESOURCES INVENTORY



*The Pythian Building*

FEB 27 1981

A Partial listing of the buildings designed by the Quayle Brothers  
(sometimes with Irving Gill, Cressey and others) 1888-1940.

- 1888 & 1904: Lester Hotel, 4th and Market  
1889-1900: Brunswig Block  
1900: Residence of State Senator Leroy A. Wright, E. near 25th. 1st  
solar energy home built here, still standing.  
1902: San Diego Sanitarium, 1st and Fir  
1903: County Hospital, University Heights  
1903: Invalid Hospital at Point Loma near present college.  
1907: Fletcher-Salmons Building 6th and Broadway  
1907: D.C. Reed Home  
1907: Harry Stines Home, corner 24th and C  
1907: G.A. Frye Residence 1st and Grape  
1907: Coronado Bank, 10th and Orange  
1908: Apartments at 1st and Grape  
1908: Frederick Home for the Aged at Chula Vista  
1906: Agnew Sanitarium, 5th and Beech  
1905: Granger Building, 5th and Broadway  
1909: Court House Addition  
1909: Savoy Theatre, 3rd and C  
1910: Knights of Pythias Building  
1910: Upas Hotel 5th and Upas  
1910: Addition to County Courthouse, SE corner C and Union  
1910: Hotel at 6th Between B & C  
1910: Patrick Martin Building, 7th between E and Broadway  
1911: Emma R. Saylor residence, south side of Brookes Avenue  
1911: D.C. Reed on Puterbaugh Street  
1911: Charles Cressey residence on Sutter Street  
1911: Mirror Theatre, SE corner 3rd and C, additions & changes.  
1911: San Diego County Jail  
1911: Apartments for W. Lubin, 5th and Grape  
1911: Savage Tire Company Factory, 26th Street opposite Standard Oil Company  
1912: Apartment buildig, SE corner 4th and Olive  
1912: Balboa Stadium with the amphitheatre, the largest stadium of its kind  
in this country at that time.  
1913: Owl Drug Company 4th and D  
1913: Dr. George P. Kier Apartments 4th and Olive  
1913: Store and apartments 4th and University  
1918: Liberty Auditorium, Broadway, Front and 1st

and many others including:

- Sherman Grammar School  
Grant Grammar School  
U.S. National Bank Building  
Elks Building  
Tioga Hotel which later became the first U.S. Veterans Administration  
building.  
Robert Maxwell Auto Agency  
Dalton Building  
San Diego Police Department building at Market and Pacific Highway  
in 1939.

FEB 27 1981

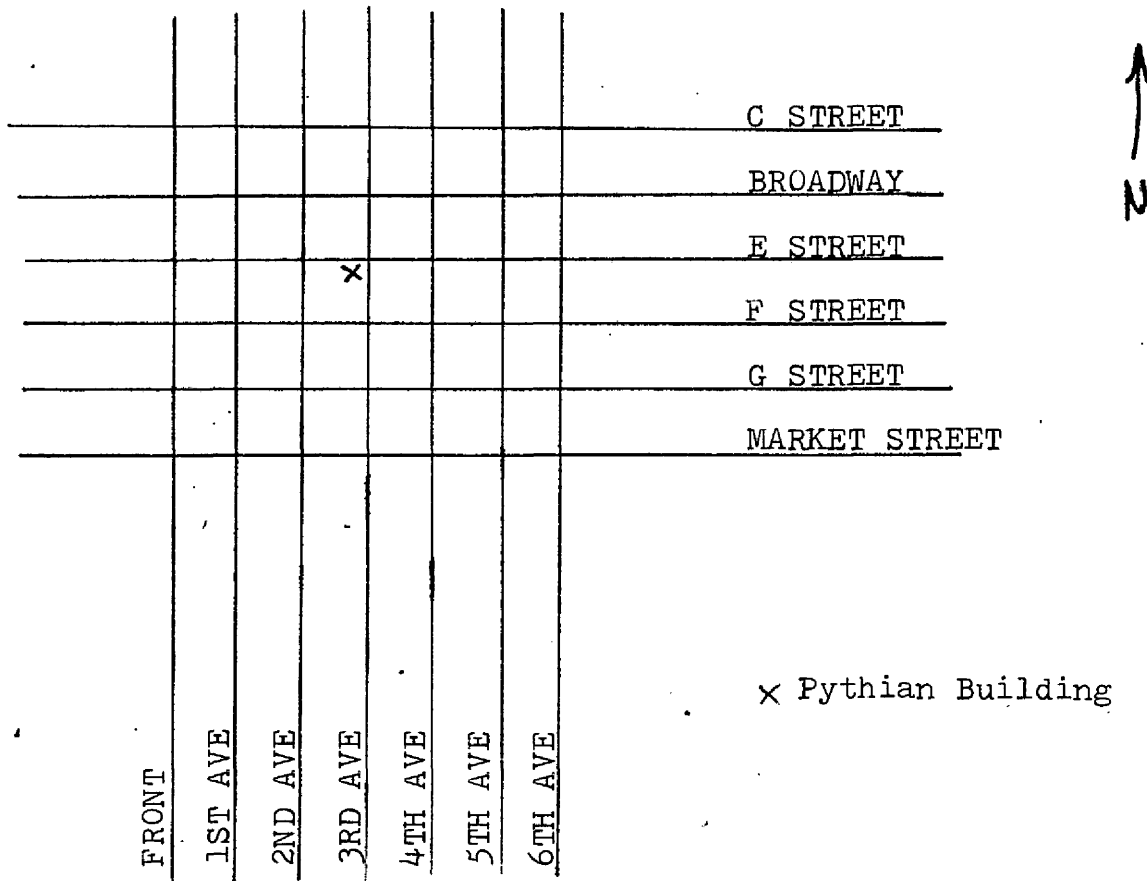
HISTORIC RESOURCES INVENTORY

Site \_\_\_\_\_  
(State \_\_\_\_\_)

- 2. Common Name PYTHIAN BUILDING
- 3. Location sw corner 3rd and E Streets, San Diego
- 4. Date of Inventory Dec.2, 1978
- 5. Status: Occupied  Unoccupied \_\_\_\_\_ Preservation Work in Progress \_\_\_\_\_
- 6. Accessible to Public: Yes, Restricted  Yes, Unrestricted \_\_\_\_\_ Not Accessible to Public \_\_\_\_\_
- 7. Owner of Property: Name City of San Diego Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_
- 8. Approximate Acreage \_\_\_\_\_ or Approximate Lot Size 50 by 100 ft
- 9. Representation in existing historic or prehistoric survey (see instructions): Yes \_\_\_\_\_  
No \_\_\_\_\_ Unknown  Name of Survey \_\_\_\_\_
- 10. Depository for Records: Name \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Unknown \_\_\_\_\_
- 1. Representation on current Historic Landmark Registry programs: Yes \_\_\_\_\_ No  \_\_\_\_\_  
Unknown \_\_\_\_\_ Which Program \_\_\_\_\_
- 2. Description (multiple choice): Altered \_\_\_\_\_ Unaltered  /Condition: Excellent \_\_\_\_\_  
Good  Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ Ruins \_\_\_\_\_ Unexposed (archeological site) \_\_\_\_\_
- 3. Briefly describe the present and original physical appearance of site or structure and note any major alterations: Five story brick building  
No major alterations
- 4. Event of Historical Importance: None \_\_\_\_\_ Local  State \_\_\_\_\_ National \_\_\_\_\_ Unknown \_\_\_\_\_  
Describe briefly (see instructions for architectural exceptions):  
San Diego's first commercial radio broadcast transmitted from this building April 17, 1922. Station KDPT. Studio on main floor.
- 5. Person of historical importance: Name Charles and Edward Quayle, architects  
Local  State \_\_\_\_\_ National \_\_\_\_\_ Unknown \_\_\_\_\_ None \_\_\_\_\_
- 6. Statement of Significance: The Pythian Building is significant for three reasons: (1) Quayle Brothers, important San Diego architects, (2) First commercial radio broadcast from this building April 17, 1922, (3) building was the home of the Knights of Pythias, a prominent fraternal order in San Diego.
- 7. Documents and Books (bibliography): attached
- 8. Photographs included of site or structure: Yes  No \_\_\_\_\_ (see instructions)

9. Sketch map:

In the space below, draw a sketch map showing the location of the site or structure being inventoried. Label streets and roads and show the distance from the nearest major intersection. Add an arrow to show north on the map. As a rule, show north to the top of the page.



X Pythian Building

Form prepared by: Name Karna Webster Address 9600 Alto Drive  
 City La Mesa, Calif. Phone 463-1029 Organization \_\_\_\_\_

THE FOLLOWING (21-26) ARE FOR STRUCTURES ONLY.

Date of Construction 1910 Factual  Estimated \_\_\_\_\_ Unknown \_\_\_\_\_  
 Architect Quayle Bros. Unknown \_\_\_\_\_ Builder Gallagher Const. Unknown \_\_\_\_\_  
 Basic historic use of structure (see instructions): 2-a, lodge, social and recreational  
6b, Special store/shop basement and 1st; 5a,d Administrative offices &  
organization quarters. 2nd fl  
 Basic present use of structure (see instructions): \_\_\_\_\_  
Community arts center  
 Is structure on original site? Yes  No \_\_\_\_\_ Unknown \_\_\_\_\_  
 Present Environment and Threat of Destruction (see instructions) \_\_\_\_\_  
 Secure  Threatened \_\_\_\_\_ Unknown \_\_\_\_\_  
 Area of structure at ground level: Width 50ft Length 100ft Unknown \_\_\_\_\_



Mark the answer sheet for this section in the same way that you marked answers to questions 29 - 35, placing one number per block. As this section will be computerized for storage and retrieval of information, please make your numbers clear and legible. Disregard the small numbers under each answer bracket; they are for key punch reference.

- |   |   |  |   |
|---|---|--|---|
| 40. Placement                                 | <u>0,2</u><br>10 11   | 67. Window Division                    | <u>0,4</u><br>12 13   |
| 41. Plan                                      | <u>0,2</u><br>12 13   | 68. Window Movement                    | <u>0,3</u><br>14 15   |
| 42. Stories                                   | <u>1,2</u><br>14 15   | 69A. Window Panes - Upper or Left      | <u>0,3</u><br>16 17   |
| 43. Basement                                  | <u>0,3</u><br>16 17   | 69B. Window Panes - Lower or right     | <u>0,3</u><br>18 19   |
| 44. Foundation                                | <u>0,12</u><br>18 19  | 70. Special Window Shapes              | <u>0,5</u><br>20 21, 22 23, 24 25, 26 27  |
| 45. Exterior Walls - Wood                     | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>20 21, 22 23, 24 25, 26 27 | 71. Special Window Types               | <u>1,1</u> , <u>   </u> , <u>   </u> , <u>   </u><br>28 29, 30 31, 32 33, 34 35 |
| 46. Exterior Walls - Stone                    | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>28 29, 30 31, 32 33, 34 35 | 72. Main Door Location                 | <u>0,9</u><br>36 37   |
| 47. Exterior Walls - Adobe, Other Earth       | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>36 37, 38 39, 40 41, 42 43 | 73. Main Door Opening                  | <u>0,3</u><br>38 39   |
| 48. Exterior Walls - Brick, Composition, Tile | <u>0,7</u> , <u>   </u> , <u>   </u> , <u>   </u><br>44 45, 46 47, 48 49, 50 51 | 74. Main Door Top Surrounding Detail   | <u>0,3</u><br>40 41   |
| 49. Exterior Walls - Coursing                 | <u>0,4</u> , <u>   </u> , <u>   </u> , <u>   </u><br>52 53, 54 55, 56 57, 58 59 | 75. Main Door Sides Surrounding Detail | <u>0,3</u><br>42 43   |
| 50. Exterior Walls - Concrete                 | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>60 61, 62 63, 64 65, 66 67 | 76. Main Doorway Type                  | <u>0,3</u><br>44 45   |
| 51. Exterior Walls - Metal, Glass             | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>71 72, 73 74, 75 76, 77 78 | 77. Main Doorway Side Panels           | <u>0,4</u><br>46 47   |
| 52. Exterior Sheathing                        | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>10 11, 12 13, 14 15, 16 17 | 78. Main Doorway Transom Panels        | <u>0,1</u><br>48 49   |
| 53. Wall Design                               | <u>0,3</u> , <u>0,8</u> , <u>0,9</u> , <u>   </u><br>18 19, 20 21, 22 23, 24 25 | 79A. Main Door Type                    | <u>0,3</u><br>50 51   |
| 54. Roof Shape                                | <u>4,2</u> , <u>   </u> , <u>   </u> , <u>   </u><br>26 27, 28 29, 30 31, 32 33 | 79B. Main Door Type                    | <u>0,6</u> , <u>   </u> , <u>   </u> , <u>   </u><br>52 53, 54 55, 56 57, 58 59 |
| 55. Roof Material                             | <u>0,2</u> , <u>   </u> , <u>   </u> , <u>   </u><br>34 35, 36 37, 38 39, 40 41 | 80. Main Door Material                 | <u>0,3</u> , <u>0,5</u> , <u>   </u> , <u>   </u><br>60 61, 62 63, 64 65, 66 67 |
| 56. Chimneys                                  | <u>0,4</u><br>42 43   | 81. Main Door Glazing                  | <u>0,13</u><br>68 69  |
| 57. Chimney Material                          | <u>0,4</u> , <u>0,6</u> , <u>   </u> , <u>   </u><br>44 45, 46 47, 48 49, 50 51 | 82. Stairs, Location and Design        | <u>0,7</u><br>70 71   |
| 58. Dormer Shape                              | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>52 53, 54 55, 56 57, 58 59 | 83. Stairs, Shape                      | <u>0,1</u><br>10 11   |
| 59. Roof Trim - Eaves                         | <u>0,2</u><br>60 61   | 84. Main Porch                         | <u>0,4</u><br>12 13   |
| 60. Roof Trim - Gable End                     | <u>   </u> , <u>   </u> , <u>   </u> , <u>   </u><br>62 63, 64 65, 66 67, 68 69 | 85. Porch Supports                     | <u>0,1</u><br>14 15   |
| 61. Roof Trim - Special Features              | <u>0,9</u><br>70 71   | 86. Porch Supports Material            | <u>0,1</u> , <u>   </u> , <u>   </u> , <u>   </u><br>16 17, 18 19, 20 21, 22 23 |
| 62. Window Location                           | <u>0,5</u><br>72 73   | 87. Porch Height                       | <u>0,3</u><br>24 25   |
| 63. Window Opening Shape                      | <u>0,3</u><br>74 75   | 88. Additional Building Features       | <u>1,5</u> , <u>   </u> , <u>   </u> , <u>   </u><br>26 27, 28 29, 30 31, 32 33 |
| 64. Window Top Surrounding Detail             | <u>0,6</u><br>76 77   | 89. Ornamentation                      | <u>0,6</u> , <u>   </u> , <u>   </u> , <u>   </u><br>34 35, 36 37, 38 39, 40 41 |
| 65. Window Sides Surrounding Detail           | <u>0,13</u><br>78 79  | 90. Property Features                  | <u>0,1</u> , <u>   </u> , <u>   </u> , <u>   </u><br>42 43, 44 45, 46 47, 48 49 |
| 66. Window Bottom Surrounding Detail          | <u>0,2</u><br>10 11   |  |   |