

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 24 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

RECEIVED MAY 21, 1982

1. Name

historic Panama Hotel

and/or common Senator Hotel

2. Location

street & number 105 W. F Street N/A not for publication

city, town San Diego N/A vicinity of

state California code 06 county San Diego code 073

3. 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 checked="" type="checkbox"/> N/A	<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 checked="" type="checkbox"/> other: hotel

4. Owner of Property

name Senator Investors

street & number 7427 Girard Ave

city, town La Jolla N/A vicinity of state California 92037

5. Location of Legal Description

courthouse, registry of deeds, etc. San Diego County Recorder

street & number P. O. Box 1750, 1600 Pacific Highway, Room 260

city, town San Diego, state CA

6. Representation in Existing Surveys

title Senator Hotel (HUD E.O. 11593 Determination) (Also Part I Tax Certification, 6/30/82)
has this property been determined eligible? yes no

date August 24, 1979 federal state county local

depository for survey records U. S. Department of the Interior

city, town Washington state D.C.

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

Describe the present and original (if known) physical appearance

The Senator Hotel is a four story (plus penthouse and basement) reinforced concrete structure located on a single sub-divided lot of 50' x 100' with an area contained at street level of 5000 square feet. The building has a total of 19,254 gross square feet of area. Surrounding buildings have been removed, by recent redevelopment activities leaving the building standing alone on a corner across from the new Federal Courthouse and State offices.

The exterior walls of the building are reinforced concrete, with steel lintels and columns at the first floor. The interior framing is heavy timber post and beam with steel post cap connections. Presently the first floor is occupied by a cocktail lounge, lobby, and restaurant. The upper floors operate as a hotel. The original elevator, a 550 volt manually operated cage elevator is still in operation. The floors of the cocktail lounge and lobby feature 1" hexagonal mosaic patterned ceramic tile.

The exterior wall ornamentation is derived from Renaissance Revival sources with some Sullivanesque details. Recessed panels set in the mid-section piers are bordered with fretwork. These are countered with raised panels in the spandrels. Narrow moldings outlining the belt course echo the delicate linear pattern in the piers. Small square insets with a cross motif enrich the belt course as well. Square panels trimmed with fretwork and quatrefoils separate each pair of windows in the fourth floor. Weighted with brackets, the heavy cornice dominates the composition. A parapet resembling a battlement crowns the cornice, giving the hotel a castle-like appearance.

Alterations have been confined to the ground floor and are limited to signage covering transoms on the north, the enclosure of easternmost bay on the north side, and the enclosure of the bays and transoms on the east side. The corner entrance to the bar was added sometime after 1924. A metal and glass canopy over the main hotel entrance has been removed.

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) Hotel
		<input type="checkbox"/> invention		

Specific dates opened in 1913 **Builder/Architect** John Hart Construction Co.
David H. Holmes, Architect

Statement of Significance (in one paragraph)

The Hotel is significant as a representative of progressive trends in early 20th century architecture and for its associations with the Panama-California International Exposition. The Hotel reflects a phase in San Diego's architectural development where San Diegans used the most popular styles and new construction techniques in their new hotels to prepare for future growth. It was built during a period of rapid economic growth in anticipation of the opening of the Panama Canal and the Panama-California Exposition.

On April 1, 1913, when the U. S. Post Office and Custom House had opened on West F Street, there was every indicator that the City would prosper and that the area around that new federal building would grow and develop as a result of all the business and activity that would be generated. The opening of the Panama Canal, the Panama-California Exposition, the new Santa Fe Railway Depot, the nearby County Court House, and the new Spreckels and Union Buildings, were all signals of immediate prosperity. The new Federal Building was located near the waterfront, the major piers and the railroad station. It was only a few short blocks west from what was then the center of San Diego's financial district. Even the street car lines had been rerouted to pass in front of the new Federal Building and the several hotels.

San Diego prepared for the great influx of people and commerce which the opening of the Panama Canal would surely bring. City Fathers had estimated that 350,000 people in southern Italy and Russia alone had already booked passage to San Diego.

The San Diego Union of April 6, 1913 carried the architect's rendering of the proposed \$40,000 hotel and store building to be built for Benjamin and William Lubin. The plans were drawn by David H. Holmes the architect who with his brother Jessie H. Holmes, had offices at 861 Sixth Avenue between the years 1912 and 1917. The structure was planned to cover a 50 x 100 foot lot, to contain five stores and have a hotel lobby on the ground floor, finished with plate and prism glass. The building was to be constructed of brick and frame and the exterior finished with cement plaster. While other building activity had been going on for some time around the Federal Building, and especially along F Street, the Lubin Brothers were the first to make a building announcement after the construction of the U. S. Post Office and Custom House.

9. Major Bibliographical References

Attached

10. Geographical Data

Acreeage of nominated property 0.114

Quadrangle name Point Loma, CA

Quadrangle scale 1:24000

UTM References

A

1	1	4	8	4	7	1	0	3	6	1	9	3	2	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Building occupies its historic 50' x 100' lot at the southwest corner of First Avenue and F Street in the City of San Diego as shown in San Diego County Assessor's Map Book 535, Page 06.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Dr. Ray Brandes, Historian
Robert Fitzgerald, Architect

organization Robert Fitzgerald, Architect date May 11, 1982

street & number 10881 Angola Road telephone 714-566-9708

city or town San Diego state California 92126

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 K. Melby

title State Historic Preservation Officer date 12/20/83

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I hereby certify that this property is included in the National Register
Entered in the

National Register

J. Nelson Byers
Keeper of the National Register

date

3/22/84

Attest:

Chief of Registration

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D. H. Holmes may have left San Diego after the start of World War I, for he does not appear in records after that time, but between 1912 and 1917 he designed a number of buildings listed below. He was a member of the San Diego Architectural Association with such distinguished company as Will Hebbard, Eugene Hoffman and the Quayle Brothers.

- 1913: Hotel and Store Building, 4th and B for Van Houten & Carter
- 1913: The Daneri Block
- 1913: The Panama Hotel, 1st and F Streets for Lubin and Lubin
- 1914: Studebaker Garage Building, 16th and Broadway
- 1914: Hotel Lubin at 212 West "C" Street

Benjamin and William Lubin were born in Germany and came to this country as young boys. They attended school in Oakland, and came to San Diego in 1902. The brothers went into the real estate business, and then invested in several hotels. It is known that Siegemund Lubin who brought large sums of capital to the city, was prominently recognized during the Panama-California Exposition and who took two city blocks in Coronado and built a major movie studio location between 1914 and 1916, was related to these men, but the specific relationship is not clear. Siegemund Lubin's Studio was located at the site of the old ferry boat landing in Coronado and occupied two city blocks to Second and Orange Avenue, on the West side.

William Lubin died in 1917, while Benjamin, his wife Hattie and son Robert lived on Second Avenue, operating the Hotel Lubin. Benjamin Lubin lived until 1953; their son Robert is still living in San Diego.

The Notice of Completion for the Panama Hotel was signed off on December 30, 1913 and the City Directory lists the Panama Hotel in 1914 at 103 West "F" Street with Frank Straub as manager. The New Panama Hotel advertised all outside air rooms, two blocks from the Post Office and within one or two blocks of all theatres, cafes, cafeterias, and stores with room rates of 75¢ to \$1.00 per day; weekly rates \$4.00.

When William Lubin died, his brother and a minor Arthur Jack Lubin maintained ownership until 1939. In the period 1913 to 1939, however, many leases were signed for the hotel and various stores on the first floor including a cafe, a bar and smaller shops.

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On May 1, 1923, the manager of the Metropolitan Hotel on West Broadway, Mrs. Allie Juleff, took up the lease on the Panama Hotel, moved there and changed the name of the place to the Hotel Juleff.

Robert E. Moore then acquired the lease on the hotel on May 15, 1926 from Arthur Jack Lubin and managed the hotel until August 14, 1932.

On that date O. L. (Don) Daniels, Frank L. Stout and Floyd White took up the lease, and renamed the place the Senator Hotel. Over the years since then a number of different lessees have managed or operated the hotel.

On August 28, 1939, Arthur Jack Lubin then a Hollywood movie magnate sold the property to one Irene Manley and an era changed. While members of the Lubin family reside in Southern California and San Diego today, the historical background of their involvement in local commercial, tourist and movie industries was strong.

In March 1955, as a footnote, the county acquired the Lubin Hotel at 2nd and "C" Streets for \$139,000, one of the last properties to be acquired for the "new jail site."

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BIBLIOGRAPHY

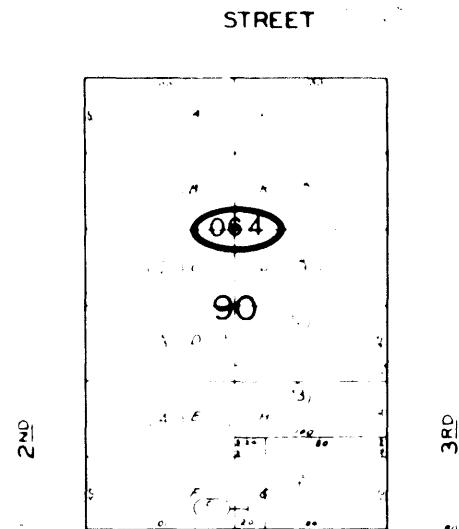
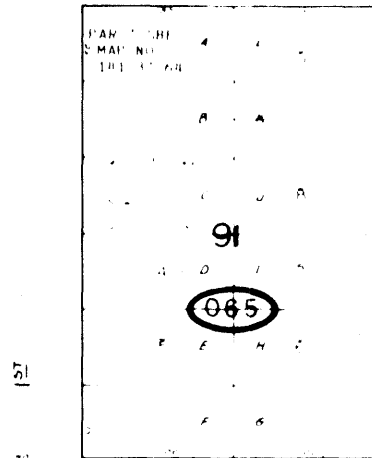
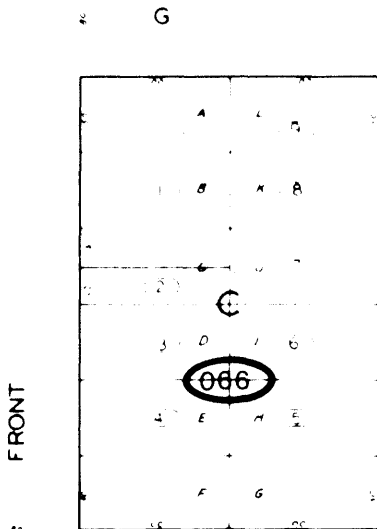
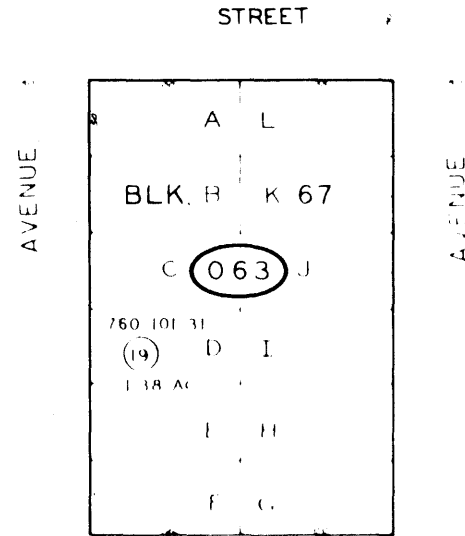
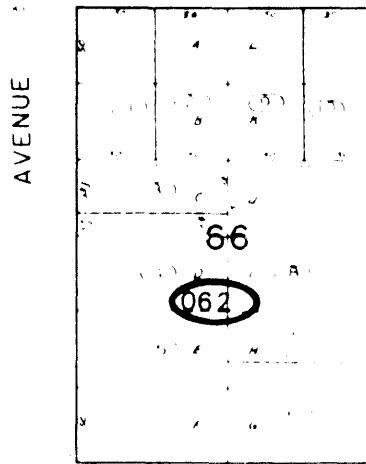
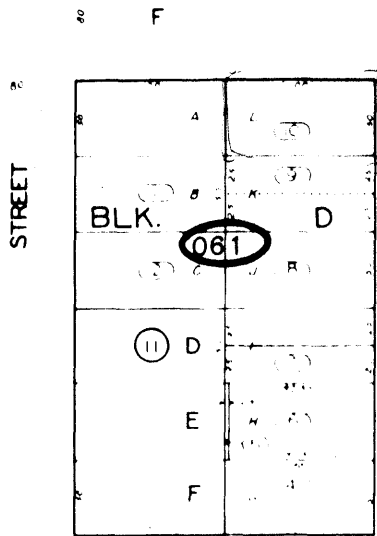
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San Diego Union, Excerpts and data on building contracts, movement of buildings, and reproductions of renderings by architects, file of Dr. Brandes.

PANAMA HOTEL
 105 W. F. Street
 San Diego, San Diego County, CA

535-061-066

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