

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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**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** *Gaslamp Quarter Historic District*  
 HISTORIC "Stingaree"  
 AND/OR COMMON Gaslamp Quarter

**2 LOCATION**  
 STREET & NUMBER 16 blocks bounded by Broadway, 4th, San Diego, Arizona and Eastern R.R. and 6th  
NOT FOR PUBLICATION  
 CITY, TOWN San Diego CONGRESSIONAL DISTRICT 42  
 STATE California CODE 06 COUNTY San Diego CODE 073

**3 CLASSIFICATION**

<b>CATEGORY</b>	<b>OWNERSHIP</b>	<b>STATUS</b>	<b>PRESENT USE</b>	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> ENTERTAINMENT	<input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" 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 Multiple Ownership (See Attachment)  
 STREET & NUMBER San Diego California  
 CITY, TOWN STATE VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**  
 COURTHOUSE, REGISTRY OF DEEDS, ETC. San Diego County Recorder, City of San Diego  
 STREET & NUMBER 1222 First Street  
 CITY, TOWN San Diego STATE California 92101

**6 REPRESENTATION IN EXISTING SURVEYS**  
 TITLE San Diego Historical Site Board Historical District Application  
 DATE January, 1977 (resubmitted November 1978)  FEDERAL  STATE  COUNTY  LOCAL  
 DEPOSITORY FOR SURVEY RECORDS City of San Diego Planning Department  
 CITY, TOWN San Diego STATE California 92101

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See continuation sheet

# 8 SIGNIFICANCE

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<b>PERIOD</b>	<input type="checkbox"/> HISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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"/>
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	<input type="checkbox"/>
<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"/>
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/>
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See continuation sheet

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic American Buildings Survey CAL-428 Architectural Survey

McPhail, Elizabeth, When the Red Lights Went Out in San Diego

San Diego Historical Society, 1974

A Guide to Archival Records Related to The Gaslamp Quarter\*

Historical Narratives For The Gaslamp Quarter Area Of San Diego, California\*\*

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 38 acres

QUADRANGLE NAME Point Loma

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 

17	4857160	36119590
----	---------	----------

B 

17	4857160	36118620
----	---------	----------

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 

17	4849190	36118750
----	---------	----------

D 

17	4849190	36119590
----	---------	----------

E 

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F 

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G 

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H 

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## VERBAL BOUNDARY DESCRIPTION

16 blocks bounded by Broadway, 4th Street, San Diego, Arizona and Eastern R. R.  
(See continuation sheet)

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

STATE	CODE	COUNTY	CODE
		San Diego	
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY (Resubmittal)

NAME / TITLE

Michael Stegner, Principal Planner

November 5, 1978

ORGANIZATION

San Diego, City Planning Department

DATE

(714) 236-5793

STREET & NUMBER

202 "C" Street

TELEPHONE

CITY OR TOWN

San Diego

STATE

California 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Kenneth Mellon*

TITLE

DATE

10/19/79

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

*Sally J. Alden*

DATE

5/23/80

KEEPER OF THE NATIONAL REGISTER

ATTEST

*[Signature]*

DATE

5-23-80

CHIEF OF REGISTRATION

**NATIONAL REGISTER OF HISTORIC PLACES  
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<u>Photo Key</u>	<u>Building</u>	<u>Legal Owners</u>
1 - 1	Granger Building	Title Insurance & Trust Company
1 - 2	Samuel I. Fox Building	Lion Clothing Company
1 - 3	University Boot Shop	Fifth Avenue Bootery
1 - 4	Robinson Building	Terille Enterprises Inc., Gerard & Andrea Yablonicky & John & Carolyn Belanich
1 - 5	First National Bank	Tom Hom
1 - 6	Louis Bank of Commerce	Tom Lochetefeld
1 - 7	Nesmith - Greeley	Vicent Miranda
1 - 8	Hubbell Building	CV Enterprises
1 - 9	Marston Building	Charlie Pipitone
1 - 10	Keating Building	Keating Properties Limited
1 - 11	Spencer - Ogden Building	J.B. Ogden
1 - 12	Llewelyn Building	Zondra L. Schmidt
1 - 13	George Hill Building	Title Insurance & Trust Company
1 - 14	Cole Block	T. & M. Carniglia & V.J. Navarra
1 - 15	Theater Building	R.E. Tyson, Charles Tyson
1 - 16	Aztec Theater	Vince Miranda
1 - 17	Yuma Building	Al and Lillian Macy
1 - 18	I.O.O.F. Building	R.E. Tyson, Charles Tyson
1 - 19	McGuirk Block	R.E. Tyson, Charles Tyson
1 - 20	Backesto Block	G. & O.D. Fong, & J.C. & L.R. Franke
1 - 21	Marin Hotel	Carriage Trade Ltd.
1 - 22	Rio Hotel	Brent and Mary Hart
1 - 23	Cafe Building	K.Y. Wong, P.Y. Lee
1 - 24	City Rescue Mission	City Rescue Mission
1 - 25	Grand Pacific Hotel	Shirley Bernard
1 - 26	Brunsburg Drug Company	Michael S. Farres
1 - 27	Brick Warehouses	Gildred Development Company
1 - 28	Van Waters & Roger Building	G.E. & M.J. Fish, G.C. Furstenfeld
1 - 29	Manila Cafe	Fritz & Susana Ahern, James & Marjorie Ahern
1 - 30	Royal Pie Bakery	Martha Kuhnel
1 - 31	Palace Pawnbrokers	Otto and Ruth Zahn
1 - 32	Office Building	P.E. & E.A. & W.L. Cerise, D.P. Campanella
1 - 33	Caruso's Pleasure Palace	Bruce and Ruth Scott, Robert Cameron
1 - 34	The Exchange	Keating Properties
1 - 35	Patrick's	Keating Properties
1 - 36	Club Tokyo	Charlie Pipitone

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Photo Key	Building	Legal Owners
1 - 37	Gaslite Saloon	Harris Investment Company
1 - 38	Volunteers of America	The Volunteers of America
1 - 39	V.A. As-Is-Shop	The Volunteers of America
1 - 40	Import Store - Chinese Rest.	Eugene & Marilyn Marx
1 - 41	Crossroads Bar	Alex & Sophie Skop
1 - 42	Filipino Service Center	Eugene & Marilyn Marx
1 - 43	Residential Hotel	Mohanvhai & Kanchan Bhakta
1 - 44	Chenise Laundry	Shee & Su Chin Hom
1 - 45	Tool Sales/Laundry	Sakari & Estrella Hiltunen
1 - 46	Wholesale Florists	G.S. & M.A. Muto
1 - 47	Sewing Factory	S. & E. Hiltunen
1 - 48	Industrial Buildings	Industries Supply Company
1 - 49	T.M. Cobb Company & Sign Shop	T.M. Cobb Company, Inc.
1 - 50	Le Baron Distributing Co.	T.M. Cobb Company, Inc.
1 - 51	Brunsurg Drug Acid Yard	M.S. Farres
1 - 52	Jerry Gonzales Produce	Poncho Gonzales
1 - 53	Produce Market	Coast Citrus Distributors
1 - 54	Produce Market	Coast Citrus Distributors
1 - 55	Three Storefronts - Hotel	Robert & Jacquelin Sinclair
1 - 56	Alan John Factory	McClurhen Machinery, Inc.
1 - 57	Butchershop	Industries Supply Company
1 - 58	Chinese Market - Hotel	C.P. & E.E. Kenney, C.T. & A.D. Bach
1 - 59	Pacific Hotel	B.C. & M.L. Hart
1 - 60	ABC Pool Hall	F.M. & J. Andrews
1 - 61	Zebra Club	D.L. Van der Meulen
1 - 62	Hotel	McClurken Machinery Company
1 - 63	Sun Cafe	B.F. & M.V. & M.L. & L.V.Y. Jeong
1 - 64	Follies Theater	G. & O.D. Fong, J.C. & L.R. Franke
1 - 65	Casino Theater	G. & O.D. Fong, J.C. & L.R. Franke
1 - 66	Various Storefronts	M. & P. Israel, P. Bertolino
1 - 67	Two Storefront/Offices	Title Insurance & Trust Company
1 - 68	Engineers Service Company	Vince Miranda
1 - 69	St. James Hotel	Vince Miranda
1 - 70	Various Storefronts	W. & F.L. Gazlay
1 - 71	Flagg Shoes	California First Bank
1 - 72	Longs Drugs	5th & Broadway Property
1 - 73	Hotel	Vince Miranda
1 - 74	Storefront	J.H. & D.A. Pasto, R. Daird
1 - 75	Former City Hall	R.E. Tyson, Charles Tyson
1 - 76	Ardmore Hotel	D.R. & B.A. Thompson

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<u>Photo Key</u>	<u>Building</u>	<u>Legal Owners</u>
11 - 1	Kings Club	Southern Claifornia First National Bank
11 - 2	Swank Go-Go	O.J. & R.C. Zahn
11 - 3	Glenn's Turkish Bath	Title Insurance & Trust Bank
11 - 4	Astor Hotel	P.E. & E.A. & W.L. Cerise, D.P. Campanella
11 - 5	Western Hat Works	K.F. & E.R. Reed
11 - 6	Hotel Windsor	S. Zemer
11 - 7	Las Flores Hotel	A. Monaco
11 - 8	Lark Hotel	A. Monaco
11 - 9	Bataan Annex Cafe	K.Z. Fleischner
11 - 10	Goodwill Block	Goodwill Industries
11 - 11	Industries Supply Company	Industries Supply Company
11 - 12	Loveday's	T.M. Cobb
11 - 13	Coast Citrus Distributors	I.J. Jaeger
11 - 14	Julius Rothschild & Co.	I.J. Jaeger
11 - 15	Coast Citrus Distributors	I.J. Jaeger
11 - 16	Bridgford Meat Company	Bridhford Meat Company
11 - 17	352 Sixth	M.S. Farres
11 - 18	Industrial Rubber Products	B.A. Bruschi
11 - 19	David Produce Company	David Produce Company
11 - 20	Mission Building	B. Manos
11 - 21	Corrigidor Barber Shop	M.C. Streicher
11 - 22	Slave Market Square	J.J. & F.S. O'Connor
11 - 23	Filipino Restaurant	McClurken Machinery
11 - 24	Frank's Place Pool Hall	Fritz Ahearn
11 - 25	Kelley's Locker Club	J.P. & L.J. Filippi
11 - 26	God's Extended Hand	Golden Spike Properties
11 - 27	Muffler Shop	H.H. McCormick
11 - 28	Bar	N.H. McCormick
11 - 29	Independent Barber College	F. & H. Chirco
11 - 30	Foxy Theatre	Vince Miranda
11 - 31	King Neptune/Acapulco Cafe	E.A. & W.F. Cerise, D.P. Campanella
11 - 32	Various Storefronts	S. Kerper
11 - 33	Gents Turkish Bath	Title Insurance & Trust
11 - 34	Security Pacific Bank	M.G. Wegeforth
11 - 35	Stan's Men Wear	S. Lowenfeld
11 - 36	Various Storefronts	S. Lowenfeld
11 - 37	Hardy Shoes	P.A. Kettenberg
11 - 38	C & R Clothiers	G.A. Doyle
11 - 39	Plain Storefront	California First Bank

FHR-8-300A  
(11/78)

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Photo Key

Building

Legal Owners

11 - 40	New Church	City Rescue Mission
11 - 41	Industries Supply Company	Industries Supply Company
11 - 42	Parking Lot	California First Bank
11 - 43	Parking Lot	Russo Family Enterprises
11 - 44	Parking Lot	Terminal Auto Parks Corp.



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The boundaries of the Gaslamp Quarter Historic District have been drawn to include the greatest concentration of structures from the 1880-1910 period in San Diego. While other buildings from this period exist and are significant, most are geographically unrelated to the district.

The southern boundary of the district consists of the Navy Athletic Fields, the Port District small boat marina and the recently constructed Campbell Shipyard Headquarters. The eastern boundary, along Sixth Avenue consists of portions of the produce market area, parking lots, and office and commercial buildings closer to Broadway. The structures do not relate historically or architecturally to the Gaslamp Quarter. The northern edge at Broadway is the business core and also contains structures architecturally and historically unrelated to the district. The western edge of the historic district, Fourth Avenue, is also the boundary of two adopted redevelopment project areas, the Marina Housing and the Horton Plaza project. The Marina Housing area contains architectural remnants of the once flourishing Chinese district. Along Fourth Street in the Horton Plaza project there are significant structures related in time to the Gaslamp Quarter. These include the Golden West Hotel, Balboa Theater and the Horton-Grand Hotel. The San Diego City Council has directed that these buildings be incorporated into the Horton Plaza Redevelopment Project rather than the Gaslamp Quarter Historic District.

As can be noted, the configuration of the western boundary of the District is altered on Fourth Avenue between Market Street and Island Street. This alternation occurs to include structures of historical significance. Included in this area is the Royal Pie Bakery a turn of the century structure located on a site first utilized by a bakery in 1875. The boundary variance covers only the area on Fourth Avenue between Market Street and Island Streets because of the structure grouping, scale of buildings, and historic significance.

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The architecture of the area is characterized by structures erected during a thirty year period from 1880 to 1910. The buildings are typically two and three stories high and are constructed of common brick with continuous facades at the property line. Ground floors are frequently 20 feet high with cornices separating them from the upper floors. Corbelling is very often found at the terminal cornice particularly with the brick buildings. The fronts of buildings are often designed with closely set bays framed with segmental, stilted or flat arches 10 to 12 feet apart. The openings are deep-set and the entrances are typically inset. Heavy ornate cornices and spandrels, carefully detailed parapets and bay windows are also typical design elements.

The following buildings typify the desired architectural details. A detailed list of all historically and/or architecturally significant buildings is contained in Item 8.

- Backesto (Block Building) .....614 Fifth Avenue
- Hubbell Building.....813 Fifth Avenue
- Marston Building.....809 Fifth Avenue
- McGurck Block.....611 Fifth Avenue
- I.O.O.F. Building.....526 Market Street
- Keating Building.....432 "F" Street
- Nesmith-Greeley Building.....825 Fifth Avenue
- Louis-Bank of Commerce.....835 Fifth Avenue
- Yuma Building.....631 Fifth Avenue
- First National Bank.....Fifth and "E" Street
- Spencer-Ogden Building.....S.W. Corner 5th and "F"
- Llewelyn Building.....722-728 Fifth Avenue

The Gaslamp Quarter has a diverse array of visual characteristics, representing historic elements as well as more recent improvements not in keeping with the area's historic character. These items are coded and contained on the Gaslamp Quarter Planned District Map #1.

Along the street frontage of the blocks north of "E" Street, building facades are for the most part continuous and gaps are few. Execptions to this rule include a parking lot on the east side of Fifth, between Broadway and "E", and a larger lot on the northwest corner of 6th and "E". There is a mixture of architectural styles in this area, ranging from buildings circa 1880's through the Art Deco movement of the 20's.

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Several buildings have been modernized, either through stripping and stuccoing or by construction of false metal fronts. The majority of these alterations appear to date from the 1950s and do not contribute to the historic or architectural significance of the structures. Sidewalks are old but are relatively well maintained. Street paving is standard black asphalt. Taken as a whole, this area registers as a continuation of the standard downtown retail district immediately to the north. Treated properly these two blocks can emerge as a transition district, relating strongly to an improved Horton Plaza Commercial center on the west and the older retail area north of Broadway, and acting as a gateway to the rest of the Quarter.

*are they reversible?*

*VBD ?*

The blocks between E and F Streets represent one of the strongest architectural ensembles of the district. On the east side of 5th, the Louis Bank of Commerce, Nesmith-Greeley, Hubbell, and Marston Buildings form a consistent and elegant grouping. At street level, however, there is a mixture of uses and insensitive improvements which detract from the area's great historical and architectural potential. On the west side of 5th the building frontage is slightly less distinguished but is representative of architectural styles of the late 19th century. Relatively minor alteration to existing ground floor facades would restore this area to its original character. On the east side of 4th, approximately half of the frontage has been stripped and stuccoed. However, the remaining facades consist of corbelled brick work which add significantly to the streetscape.

*reversible?*

The area between F and G Streets marks a transition into almost entirely "honky-tonk" uses on the ground floor. Sidewalks and gutters are poorly maintained, as is the street itself. Building frontage on the west side of 5th continues the Victorian trend which predominates throughout the district. Similarly, the east side of 4th represents a streetscape marred by some insensitive "strip-and-stucco" improvements. Overall however, this block has the potential to be a historically accurate ensemble. The east side of 5th is a mixed group and does not contain any buildings of remarkable or even moderate historic significance. The southern portion of the block is a parking lot. On the west side of 4th, one three-story brick structure highlights an otherwise unremarkable streetscape.

*reversible?*

*D.O.E.'d!*

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AP The blocks between "G" and Market Streets continue the condition of the previous area. Public areas are poorly maintained and unattractive uses dominate. On the west side of 5th, the large "Backesto" building and the "Savoy" theatre form an aesthetically strong grouping. The former city hall on the southwest corner of 5th and "G" has probably been altered beyond repair and a new design treatment will be required if it is to merge successfully with its surroundings. The east side of 4th consists of corbelled brick warehouse-type buildings which would lend themselves well to successful renovation with relatively small investment. The eastside of 5th consists of two outstanding buildings amidst several non-descript theaters and store fronts. These will require special treatment. The west side of 6th is predominately fronted by parking facilities for the 5th Street frontage; however the I.O.O.F. Building provides a strong transition element on the northwest corner of 6th and Market.

is it an intrusion?

N.R.

AP The blocks between Market and Island Streets are in a physical condition similar to the previous section. However, the intensity of commercial operation is diminished considerably and replaced by rescue missions and low-income residential hotels, as well as bars. The west side of 5th is flanked by several buildings of aesthetic prominence which would lend themselves to successful rehabilitation. The west side of 4th consists of small-scale frontage with simple detailing. Minor "sprucing-up" type rehabilitation would be successful. The east frontage of Fifth consists of several buildings of oriental heritage, as well as a recently constructed church built to resemble the 1880's period. On the southeast corner of 5th and Market is a large multi-storied structure which has been stripped of detail, requiring special treatment to downplay its intrusion upon the otherwise intimate and finely-detailed architectural character of the area. The west side of 6th is fronted by a variety of brick buildings from the turn-of-the-century period, suitable for low-key rehabilitation to bring out the simple, yet attractive details.

(VBD JDG)

ORIENTAL!  
WHERE?

A list of historically architecturally significant structures as well as buildings of no significance are listed in Appendix A: Conservation sheet 18 Item 8, Page 13. A coded map for contributing and non-contributing structures is enclosed with the application.

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### Statement of Significance

Within the "Stingaree" or Gaslamp Quarter are the only significant remnants of turn-of-the-century commercial buildings in San Diego. Structures like the Nesmith-Greely Building and the Louis Bank Building, all built in 1888, reflect the boldness, desire for sophistication, and even some of the pioneer innocence of the commercial entrepreneurs. These men transformed San Diego from a frontier town into a true commercial urban center, between the years 1889 and 1910.

The first of these commercial pioneers was Alonzo E. Horton. In 1867, a mere three and one-half weeks after migrating to the area from Wisconsin, he purchased all the land between Front, "A" Street and Commercial. Horton completed a wharf at the foot of Fifth Avenue in March of 1869, further encouraging such investment as the 1867 purchase by Dr. Backesto of the entire block between 4th, 5th, Market and "G" Street. (The results of this particular purchase may still be seen today. Two remnants include Old Backesto Building, now housing a Bank of America at the corner of Market and Fifth and the new Backesto Building, today's Bamboo House Restaurant at Market and 4th).

Another pioneer entrepreneur, encouraged by the promise of Horton's wharf was Joseph E. Jessop. An English silversmith and watchmaker, Jessop was forced by poor health to move to San Diego from his native country in 1890. Following a rugged ranch life in the Kearny Mesa area, the English craftsman established J. Jessop and Son Watchmaker on "F" Street between 4th and 5th, in a modest woodframe building. The business grew with the new city and Jessop moved his location three times to remain nearer to the center of the expanding business district. He finally settled at the present location of Jessop Jewelers at 1041 5th Avenue. His large sidewalk clock still reflects the Jules Verne wonderment which that former period held toward the new industrial age.

what kind of bldg?

South of Market Street, near the old waterfront, many of the old warehouses, Chinese temples, and small apartments remain from the days when this area was a "red light" district known as the "Stingaree". The area once home to the City's Asian community, still serves as the cultural center. There are currently 1,000 residents in the Gaslamp Quarter.

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By 1900, 5th Avenue between Market and Broadway--replete with electric street cars, towering arc lamps, and extremely bold yet elegant architecture--stood as the commercial hub of the new city in that new age. The flavor of that first urban period in San Diego is worthy of preservation.

Historic and Architecturally Significant Buildings in the Gaslamp Quarter are described in item 7.

In order to put the Gaslamp Quarter Historic District in its historic context, the following has been excerpted from THE GLORY YEARS, Volume Four of a series on the Historic Birthplace of California, The History of San Diego, Richard F. Pourade, Union-Tribune Publishing Company.

The character of the town was changing under the impact of its invasion, and a young newspaperman, Walter Gifford Smith, the city editor of the San Diego Sun, in his little book on the History of San Diego, published in 1892, wrote:

Naturally, a population drawn together from the adventurous classes of the world, imbued as it was the excitement and far from conventional trammels, contained and developed a store of profligacy and vice, much of which found its way into official, business, and social life. Gambling was open and flagrant; games of chance were carried on at the curbstones; painted women paraded the town in carriages and sent out engraved cards summoning men to their receptions and "high teas." The desecration of Sunday was complete, with all drinking and gambling houses open, and with picnics, excursions, fiestas and bullfights... Theft, murder, incendiarism, carousals, fights, highway robbery and licentiousness gave to the passing show in boom-tide San Diego many of the characteristics of the frontier camp. Society retired to cover before the invasion of questionable people, and what came to be known as "society" in the newspapers, was, with honorable exceptions here and there a spectacle of vulgar display and the arrogant parade of reputations which, in Eastern states, had secured for their owners the opportunity and the need of 'going West.'

One of the enterprising operators of gambling places was Wyatt Earp, the famed marshal of the Western plains. He was undergoing some legal embarrassment at the time, having been indicted for murder in Arizona in the shooting of the men who had slain his brother. He had fled to El Paso, Texas, and attracted by the reports of the boom sweeping Southern

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California, had come to San Diego, where with his wife he invested in business and speculative property and opened three gambling halls. One was on Fourth Street between Broadway and E Street and fronting on Horton's Plaza; another in the 800 block on Sixth Street, next to the Hotel St. James; and the third on the north side of E Street, near Sixth. He conducted twenty-one different games of faro, blackjack, poker, keno, and other lesser known games of chance.

Little mention of him is to be found in contemporary newspaper files, perhaps out of respect to his difficulties with the law. The San Diego city directory of 1888-89 lists him as a "capitalist." He refereed a prize fight which was the feature of a day-long Sunday fiesta, with cockfights, bullfights, and a lassoing contest across the border below the town of Tia Juana.

Civic corruption kept pace with the boom. In January of 1888 Police Chief Joseph Coyne was indicted by the Grand Jury for violating the election laws. The San Diego Union accused the president of the Board of Trustees, W.J. Hunsaker, who generally was referred to as "mayor," of failing to supervise the police department and that as a lawyer he was representing criminals and gamblers; and Judge C.F. Monroe of using the police court for private business and collecting fees in justice cases. Ephraim W. Morse and George W. Marston, the merchant and a new member of the Board of Trustees elected on a reorganization ticket in 1887 when San Diego became a city of the fourth class, led a fight to increase the license fees of saloons, which numbered at least 100, from \$600 to \$1800, in the hopes of forcing many of them out of business. Mayor Hunsaker vetoed the move,

While Fifth Street was the center of gambling and dance halls, Third Street, at about I Street, was the heart of the "Stingaree" district and its more than 100 houses employed an estimated 350 women. The similarity of gambling houses and dance halls in this section of San Diego's downtown area with those of the Wild West was very marked. A graphic description of one dance hall in the "Stingaree" district was provided by a sleuth hired by The San Diego Union. This particular hall, when he visited it, was crowded with at least 400 persons, many of them "callow youth and balding rakes," who sat around drinking beer and listening "to the alleged music of an alleged orchestra and feasting their eyes on the alleged charms of stage 'daisies.'" There was a stage at one end of the long hall and on the other side there was a long row of "private boxes" in the shape of a balcony from which "the gaudy women, scantily dressed, display themselves on the railing... and wave their handkerchiefs at the crowd below."

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There was a steady procession of road shows, touring actor troupes, circuses and minstrel shows through San Diego. Most of them played from three days to a week at either Leach's Opera House or the Louis Opera House. Nearly all of them drew full audiences. Minstrel shows were most popular with the citizenry while Indians flocked in from miles around to ensure good audiences for the circuses. But the thespian event that crowned the boom-days' theater in San Diego was on May 4 and 5 of 1888. Jersey Lily Langtry came to town.

As the California Southern's Cannonball rolled into the city, a huge crowd turned out at the depot at the foot of D Street hoping to catch a glimpse of the famed beauty, but they were disappointed. The train stopped and Miss Langtry's repertoire company climbed down with the other passengers, but "The Lily" remained hidden in her own private car with the curtains drawn. The San Diego Union's reporter fared no better when he followed her car to the Twenty-second Street railroad yards in quest of an interview. She first appeared that night on the Louis Opera House stage, playing the lead in a drama called A Wife's Peril. It was a smash hit. San Diego's social register turned out in full plumage and such was the demand for seating that the management moved the orchestra to one side and sold the space to seat the elite. The San Diego Union's critique on the drama held that "The Lily's" dramatic talents and beautiful costumes were comparable to her legendary beauty.

In time the rowdy element broke out of the confines of lower downtown, and The San Diego Union, continuing its campaign for reform stated:

The bawdy houses have begun to infiltrate every part of town, in residential...areas and in business districts. The evil does not hide itself nor shun publicity. It obtrudes its hateful presence in the public thoroughfares and walks abroad in the open light of day. The police need no guide to enable them to arrest the inmates of the vilest dens of "Stingaree." No officer can walk his beat in that quarter without seeing enough to warrant him making arrests. The growth of the evil has gone on through the sufferance of the authorities and it is high time the law was enforced...

Under the pressure of an aroused citizenship and the reorganization ticket, and after being threatened with prosecution, the mayor and police chief finally got into action and began closing down some of the more obnoxious of the hundred or so gambling rooms and dance halls. One of the last of the gambling rooms shut down was in the Horton House.

Towns were still springing up everywhere as the year of 1888 approached. The statistics of 1887 recorded an increase in property values in one year



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from \$4,582,213 to \$13,182,171, and the number of business firms and professional men from 340 to 975. Hundreds of new arrivals had been sleeping in tents rented for \$1 a night and in sheds and barns, but now 2,000 lodging rooms had been completed and 2,500 more were under construction. A realty firm proclaimed that "in fact we may say that San Diego has a population of 150,000 people, only they are not all here yet."

In 1888 a depression was upon the City. Public and private improvement work was delayed or halted. More than \$2,000,000 in cash was withdrawn from the eight banks and they struggled to remain solvent. San Diegans consoled themselves that much had been accomplished as the result of the boom. Hotels had been built, fifteen business blocks added, a \$400,000 sewer system laid, and public transportation begun. The city now had nine miles of gas mains, 230 miles of streets, of which forty miles were graded; an electric light circuit of twenty-five miles; forty-six miles of water mains; twenty-four churches, eight piers and wharves, plus two at Coronado and two at Roseville. The courthouse had been improved and twenty-seven new schools had been opened in the county and eighteen more were to be finished in another year. Fifth Street, the principal avenue, had been paved from the bay north to B Street.

In the county as a whole, the population after the boom was about 35,000, four times what it was in 1880, and more than a million fruit trees had been set out and there were 12,000 acres devoted to raisins and grapes. There was little decrease in population in the county areas, where newcomers had arrived to reside and not to gamble.

City and county assessments, which had risen to \$40,000,000 in 1888, dropped to about \$25,000,000 by 1890. At that, they were far above the \$2,382,795 of a decade before.

The ascendancy of Los Angeles over its more southerly rival was complete. The federal census of 1890 gave San Diego a population of 16,159 and the county, 34,987. Los Angeles came out of the boom with a population of about 50,000 and the county, more than 100,000.

The following report on the Backesto Block located at 5th and Market in in Gaslamp Quarter District is typical of the development history of the structures in the area:

The Backesto Block 88/095, Lots G, H, I, J, and a Section of K  
On December 23, 1867, Alonzo E. Horton sold to John Pierce Backesto lots D, E, F, G, H, I, J, and K of Block 88/095 (Deed Book 3, page 26) for

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\$300.00. Within two years Backesto began to parcel out parts of these lots, selling lot J to David H. Backesto (Deed Book, 8, page 172) December 13, 1869.

By July 1873, The Commercial Bank of San Diego had accepted Dr. Backesto's proposition to erect a "fine brick building" on the lot north of the Wells Fargo and Company's Express Office on 5th Street, opposite the old Bancroft book store. Although the city was in financial pinch because of a drought, building progress was made. Backesto's first two-story brick building went up on 5th Street. The San Diego Union of March 23, 1875 reported on Dr. John Pierre Backesto's "new brick building on 5th and is near completion and is a continuation of a Commercial Bank Block."

In April 1884 (on April 4th the article appeared in the Union) Backesto hired G.T. Burkett, a San Jose architect to replace the wooden structures from Klauber and Levi's store on 5th between G and H. Deter Christensen did the brick work. Klauber and Levi's store, already brick, would get an additional second story. Other firms, like that of Conklin and Hunsaker and E.H. Sillman's law firm, moved out of the wooded structure to make way for the brick buildings.

Captain John Herroder, who was hired to move the old frame buildings of the Backesto block to a vacant lot on 4th Street, said the lumber from these abandoned buildings was later used to construct other structures due to material shortages caused by the "recent" building boom.

Backesto had leased to Klauber and Levi (Lease Book 1, page 180) the East 90' of lot G and the south 10' of east 90' of lot H, May 21, 1884. Klauber and Levi renewed their lease for three more years.

The construction contract for the new Backesto brick block was given to H.A. Perry, with the completion date set for October 1, 1884. The upstairs rooms to be fitted with skylights and good "ventilating apparatus." The cost was first estimated at over \$20,000.00. Backesto himself showed up on a list of high taxpayers for the year 1884, at \$24,250.00.

In June 1884, Dr. Backesto proposed to put in a stone sidewalk in front of his new building. Not until October 1886 did grading take place on at least F Street in front of lots D, E, and F. By December 1884 Backesto had retired from practice in San Jose and visited San Diego.

In April 1887, (See the San Diego Union for 4/27/87; 8/25/87, 8/26/87; 8/27/87; and 8/31/87) a contract was let to William F. Fitzpatrick. An

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additional Backesto Building to be three stories high and completed by September 1, 1887, on the corner of 4th and H was reported. This was not the present Backesto Building. On August 25th, part of the building fell in when the foundation pier gave way; no one was injured. Sixty tons of hardward from Klauber and Levi fell into the basement. Unsure of what caused the collapse, City Trustees sought to draw up ordinances that would insure safer new buildings. By late August supporting brick pins were replaced with iron and wooden supports; the walls were alright; damage of \$7,500.00 was confined to the first and second floors.

On March 17, 1890, Backesto died. His estate, San Diego Realty, was valued at \$715,600.00 three times as much as was estimated in the petition for probate. His portrait appeared in the San Diego Union, March 22, 1964, 3:5-7.

George W. Hazzard opened San Diego's first grocery store at 5th and I in August 1869. Important in Republican party politics, he was instrumental bringing his uncle Dr. J.P. Backesto, to San Diego for the first time (San Diego Union, June 1, 1873). Hazzard was a 19th century entrepreneur in the sense that he poerated a variety of businesses at the same time. Born Feburaty 3, 1845, he died on April 3, 1941. The Backesto/Hazzard family retained control of the property for many years, even into 1930; Ellis Investment Company of 104 Hefferman Avenue, Calexico, California 92231 is the present owner.

Today the building houses the Bank of America and four shops at street level, and the Saratoga Hotel on the second floor.

The building has been described as of "Classical Revival style featuring a series of pedimented window columns, and interesting cornice which, due to their repetition across the great length of the building, make it majestic in appearance. The balastrade and grill work have been removed."

Photos show architectural features now missing which ought to be once again made a part of the building. Architect William H. Porter who wrote up the building for Historic American Building Survey as Cal. 427, described the building as 1884 Victorian.

In summary it can easily be noted that the Gaslamp Quarter district is both architecturally and historically significant. The district through its building reflects the commercial climate of the 1880 through 1910 period while at the same time providing an architectural link to San Diego's government entities and its early Asian community.

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Tenant List

88/095 LOTS D-F, G-K

<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1889-90			
646 5th	George H. Johnson	Cigars	452
618	Blockman & Son	Clóthiers	453
624	Todd & Hawley	Hardware	458
658	L. Price	Hatters	458
628	Leon Raabe	Jewelers	459
640	George W. Hazzard	Real Estate	466
650	J.A. Heath	Ship Chandler	468
1895			
646 5th	P.F.I. Johnson	Cigars and Tobacco	255
624	H. Label	Clothing	255
634	A.J. Jacob	Boots and Shoes	254
642	C. Cohen	Gents Furnishings	258
658		San Diego Hardward	259
640	Hazzard	Real Estate	263
614-	Heath	Ship Chandler	264
622			
650	R.P. Carter	Wine & Liquor, Retail	265
1901			
648 5th	F.E. Wadham	Cigars	342
618	A.H. McCune	Dry Goods, Notions	345
624	L. Schneider	Furnishings, Goods	347
658		San Diego Hardware	349
614	J.F. Senior	Photographer	355
620	J.A. Heath	Ship Chandler	358
		Independent S.S. Co.- Steamship & Ferry Co.	
628	J. Benhayon	Wine, Liquors-Retail	361
636	J. Schachlmayer	Wine, Liquors-Retail	361
1905			
644 5th	John Zakowski	Barbers	543

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88/095 LOTS D-F, G-K (CONT.)

<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1905: (cont.)			
648 5th	Wadham	Cigars & Tobacco	551
616	Meyer & Davidson	Clothing	551
614		British Vice Consul	552
614		Sweden & Norway- Consuls	552
624	J. Engebretsen	Bargain Store	
614	Louis Schneider	Men's Furnishings	596
654	Christian & Christian	Photographers	603
650	Hazzard	Real Estate Agents	609
616	Wolf & Davidson	Shoes	615
	Lester Lewis	Tailors	620
1910			
644 5th	John Zakowski	Barber	644
620		Schneider's Dept. Store	646
648	J.A. Pomeroy	Books & Stationers	
614	John Engebretsen	Cigars	651
616	E.C. Field	Contractors	656
658		Hardware	675
656	C.W. Homquist	San Diego Hardware	675
654	G.W. Hazzard	Painters	695
636	Rose & Frey	Real Estate	705
		Saloon	710
1915			
644 5th	J.W. Beverly	Barber	1409
636		Fair Clothing Co.- Retail Clothing	1420
620		Schneider's Dept. Store	1429
658		San Diego Hardware	1448
654	G.W. Hazzard	Real Estate	1493
616	Nikilas Dymond	Restaurants	1496
650	Wolf & Davidson	Shoe Retail	1504
648	D.A. Weiner	Tailors	1507

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88/095 LOTS D-F, G-K (CONT.)

<u>Address</u>	<u>Proprietor</u>	<u>Business</u>	<u>Page</u>
1920			
644 5th	A.W. Anderson	Barbers	1152
628	Epsten & Weinberg	Jewelers	1222
624	Louis Schneider	Men's Furnishings	1233
648	G.W. Hazzard	Real Estate	1258
650	Wolf & Davidson	Shoe Retail	1269
636	Louis Lasher	Tailors	1274

Address                      Proprietor/Business

1927 - page 1038

614 5th	Macardel - Wilson Hotel
615	Vacant
617	Brown - Dry Goods
618	Frank's Music Shop
621	Vacant
624	National Paint and Varnish Co.
625	Emerson - Jeweler
628	Fleishman - Second Hand Goods
	Kawasaki - Grocer
631	Pomeranz - Hardware Co.
633	Grant - Furnished Rooms (De Frantz)
635	A.J. Geebee - Restaurant:
	A.B. Gordon - Billiards
636	Lasher - Men's Furnishings
644	Anderson - Barber
645	Kasis - Shoe Shiner
648	Thayer - Cigars
650	Valley Grill
651	Casino Theatre, Post Restaurant
654	G.W. Hazzard - Investment Co., Real Estate
	H.C. Hazzard - Lawyer

1928 - page 1061

614 5th	J.A. Macardel - Wilson Hotel
615	Baranov

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Address

Proprietor/Business

88/095 LOTS D-F, G-K (CONT.)

1928 - page 1061 (cont.)

617 5th

Brown - Dry Goods

618

Frank's Music Shop

621

Smith - Men's Furnishings

624

National Paint and Varnish Co.

625

Emerson - Jeweler

628

Fleishman - Second Hand Goods

631

Pomeranz - Hardware Co.

633

The Grant - Furnished Rooms (De Frantz)

635

Komins

Schrader - Cigars

Pony Buffet Beverages

636

Lasher - Men's Furnishings

644

Anderson - Barber

648

Thayer - Cigars

649

Kasis - Shoe Shiner

650

Korenberg - Restaurant

651

Casino Theatre, Post Restaurant

654

Hazzard - Investment Co.

H.C. Hazzard - Attorney

656

Frank Smith - Olympia Rooms

1928 - page 1101

614

J.A. Macardel - Wilson Hotel

615

Vacant

617

Brown - Dry Goods

618

Bradlor - Men's Furnishings

621

De Rosa and Farisano - Beverages

Lovato - Barber

Montijo Cigars

624

Vacant

625

Emerson - Jeweler

628

Fleishman

631

Pomeranz - Hardware Co.

633

De Frantz - Grant Rooms

635

Bentson - Restaurant

Glass - Tailor

Marchette - Beverages;

Schrader - Cigars

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88/095 LOTS D-F, G-K (CONT.)

Address

Proprietor/Business

1928 - page 1101 (cont.)

636 5th  
644

Lasher - Men's Furnishings  
Anderson - Barber  
Steele - Shoe Shiner

648  
649

Thayer - Cigars  
Kasis - Shoe Shiner

650  
651  
654

Jarvis - Restaurant  
Casino Theatre, Post Restaurant  
G.W. Hazzard - Investment Co.  
H.C. Hazzard - Lawyer

656

Horn - Notary  
R.S. Smith - Olympia Hotel

1930 - 989 pages

614  
615  
617  
618  
621

J.R. Kissinger  
Mrs. Denna Brown - Men's Furnishings  
John Sacks - Bakery  
Leon Bradlor - Men's Clothing  
Ellis - Shoe Shiner  
M.L. Lovato - Barber  
Reuben Fleisman - Jeweler  
B.F. Emerson - Jeweler  
Fannie and Bessie Rosenberg  
Pomeranz - Hardware Co.  
Mrs. Carrie De Frantz - The Grant Rooms  
Bentson - Restaurant

624  
625  
628  
631  
633  
635

Fascio Defendente Beverages  
Osborne and Rider - Barbers  
Schrader - Cigars

636  
644

Louis Lasher - Men's Clothing  
A.W. Anderson - Barber  
William King - Shoe Shiner

648  
649  
650  
651

A.W. Thayer - Cigars  
William Kasis - Shoe Shiner  
Raphael Rosenberg - Pawnbroker  
Casino Theatre  
Urbany Urban Restaurant

651½

J.H. Sweres - Shoe Shiner



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88/095 LOTS D-F, G-K (CONT.)

Address

Proprietor/Business

1930 - 989 pages (cont.)

654

G.W. Hazzard - Investment Co.  
H.C. Hazzard - Lawyer  
Gertrude L. Horn - Notary

656

Olympia Hotel  
Allen Fitch  
Mrs. L.E. McMillan

The Gaslamp Quarter has been designated Historic District Number 1 and Historic Site Number 127 by The City of San Diego Historical Site Board. Structures denoted by an asterisk (\*) were designated as historic sites prior to the district designation.

APPENDIX A

I. Historic and Architecturally Significant Buildings in the Gaslamp Quarter

The following buildings are designated sites or those for which information is available which indicates they have unquestionable architectural and/or historical significance.

1. GRANGER BUILDING, SW corner Fifth Broadway, five-story, built 1904.
2. SAMUEL I. FOX BUILDING, 531 Broadway. Four-story, built 1929, William Templeton Johnson, Architect. Influence of the Mission Revival style and Mediterranean with cast iron decorative grillage, terra cotta sculptured spandrel between the third and fourth floors and overhanging tile roof. Interior remodeled and fire escapes added later to accommodate its present use as clothing store.
3. UNIVERSITY BOOT SHOP, 939 Fifth, three-story, Circa 1925. Good example of Art Deco.
- \*4. ROBINSON BUILDING, NE corner Fifth and E, ten-stories, built by Nathan Watts, approx. 1912.
- \*5. FIRST NATIONAL BANK BUILDING, NW corner Fifth Avenue and E. Built

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as one-story, approx. 1883 for First National Bank, and later Coronado Beach Company. Two-stories added in late 1880's.

- \*6. LOUIS BANK OF COMMERCE (RATNERS) 835837 Fifth, four-story, built 1888, Clement & Stannard Architects. This Baroque Revival or Section Empire Building was noted in the September '88, San Diego Illustrated as "the first granite building in the city, sound and substantial in its structure, handsome and imposing in appearance and a credit to the whole city as well as to the enterprise and judgment of the owners".

Originally the structure had a pair of domed towers over the bay windows capped by spread winged eagles and a flag mast over the central element. The interior features a four-story loft with great skylight which has, unfortunately, been covered.

- \*7. NESMITH-GREELY BUILDING, 825 Fifth Avenue, four-story, built 1888, Comstock & Trotsche, Architects. This office block housed the San Diego Illustrated as well as notable professional San Diego businessmen who were drawn to the fashionable Romanesque Revival style. The brick coursing is of note as well as the circular lower elements capped by "stone" towers of coated sheet metal. Only the addition of the fire escape and some unfortunate signs mar its original beauty. The interior has been remodeled to accommodate its present hotel use.
- \*8. HUBBELL BUILDING, 815 Fifth Avenue, three-story, built 1887.
- \*9. MARSTON BUILDING, 809 Fifth Avenue, two-story, built 1881. Was George W. Marston's store, 1881 to 1898 Marston's store also occupied part of Hubbell Bldg. First office of San Diego Federal Savings & Loan was at 809 Fifth Street - 1885.
- \*10. KEATING BUILDING, N.W. corner, Fifth and F Street, five-story, built 1890. George J. Keating (Designer). Generally, Romanesque Revival in style, this was the contemporary American Architecture in 1890. The Reid Brothers carried out the construction of the project, after Mr. Keating's death, and produced a five-story office building with all the modern conveniences of steam heat and wire cage elevator (later removed) with spacious offices. Once open, the arch entrance is noteworthy. First of "modern" style business buildings. San Diego Savings Bank (now San Diego Trust & Savings Bank) occupied corner in Keating Building from 1893-

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- 1912 (approx.) Old safe still in building.
- \*11. SPENCER OGDEN BUILDING, S.W. corner Fifth and F. Two-story, built 1874 by Charles Delaval Ogden Spencer Block in 1889. I. Levi had "Golden Eagle Bazaar" here 1890-94.
  - \*12. LLEWELYN BUILDING, 722-728 Fifth Avenue. Three-story, built 1886.
  - 13. GEORGE HILL BUILDING, S.W. corner, Sixth & F. Three-story, brick, built \_\_\_\_\_, Site of First Normal School in San Diego.
  - \*14. COLE BLOCK, N.W. corner Fifth and G. Three-story brick, built 1889-1890. Cast iron on eaves. Was Lion Clothiers in 1890's.
  - 15. THEATER BUILDING, S.W. corner Fifth and G. Originally built approx. 1874 as a two-story building, for Consolidated National Bank, successor to Bank of San Diego, San Diego's first bank. Two-stories added in late 1880's. Public library there in 1889 and later (acc. Golden Eagle Bazaar 1890-94); became City Hall in early 1900's until Civic Center on the waterfront was built.
  - 16. AZTEC THEATER (Bancroft Building) S.E. corner Fifth and G. Two-story, built 1889 (?) early records show four-story building.
  - \*17. YUMA BUILDING, 631 Fifth Ave. Three-story, built 1886 by Col. Wilcox. Top ornamentation has been removed. In almost original condition from front.
  - \*18. I.O.O.F. BUILDING; N.W. corner Sixth and Market, two-story, built 1872. Masonic Building (International Order of Odd Fellows). *N.R.*
  - 19. MCGUIRK BLOCK, N.W. corner Fifth and Market. Three-story, built 1887. Ferris & Ferris drugstore since 1887.
  - \*20. BACKESTO BLOCK, N.W. corner Fifth and Market. Two-story, built 1884, addition 1887-88. 1873 brick bldg. on corner built for Dr. Backesto; 1884 building built around it. Klauber occupied corner store 1879-87.
  - 21. MARIN HOTEL, 554 Fifth Avenue. Four-story, built 1888.
  - 22. RIO HOTEL, 536 Fifth. Four-story, brick, built 1913. Adaptive Art Nouveau facade.

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23. CAFE BUILDING, next to S.E. corner, Fifth and Island. (Chinese) Kabayon Cafe.
24. CITY RESCUE MISSION, 527 Fifth Avenue. Three-story brick, built 1887.
25. GRAND PACIFIC HOTEL, S.W. corner Fifth and J. Three-story, built 1887.
26. BRUNSWIG DRUG COMPANY, 363 Fifth Ave., S.E. corner Fifth and J. Three-story brick, built 1888. Cast iron ornamentation on Fifth Ave. facade.
27. BRICK WAREHOUSES, six-story, Circa 1920. Detailing consistent with district.
28. VAN WATERS & ROGERS BUILDING, S.E. corner Fifth and K. Two-story brick, built 1887, Architects Hebbard and Gill. Interesting details are the arched corner entrance, the brick corbelled cornice and the flat arched bay window in the reception area. The three-story portion, farther south on Fifth, has unusual rusticated stone on the upper stories, framing arch wall patterns.
29. MANILA CAFE, 515 Fifth Ave. Owl Room Upstairs, Chinese Architecture
30. ROYAL PIE BAKERY, 554 Fourth Avenue has operated at this location since 1920. There is evidence that it was the site of a commercial bakery as early as 1869.
31. PALACE PAWNBROKERS, 947½ Fourth: Intimately scaled, two-story office building with Victorian-era detailing.
32. OFFICE BUILDING, 901 Fourth. Victorian-era arched windows. NR?

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33. CARUSO'S AND PLEASURE PALACE, 815 Fourth. One-story Victorian-era storefronts featuring detailed brick corbelling and granite trim.
34. THE EXCHANGE, 807 Fourth. One-story, plain brick facade, not outstanding, but appropriate for the setting. Could be cleaned up and incorporated into new development.
35. PATRICK'S, 801 Fourth. Two-story Victorian storefront and upstairs office space. Brick corbelling of moderate detail. If appropriately treated, would contribute to district identity.
36. CLUB TOKYO, 401 F. Similar to Patrick's above.
37. GASLITE SALOON, 739 Fourth. Two-story Victorian-era storefront and upstairs office space. Detailed brick corbelling and six arches over upstairs windows. Highly consistent with district identity.
38. VOLUNTEERS OF AMERICA, 655 Fourth. One-story Victorian-era storefront and warehouse space. Moderately detailed corbelling. Arched doorways. Extremely compatible with district character and identity.
39. V.A. AS IS STORE, 655 Fourth. Small post-Victorian-era office space. Intimate scale highly conducive to pedestrian appreciation.
40. IMPORT STORE-CHINESE RESTAURANT, 404 Market. Victorian-era storefronts and office building. Although the original brick facade has been stuccoed, the arched windows and other gross detailing has been preserved.
41. CROSSROADS BAR, 345 Market. Called "FREY Block" on the cornice facade, this is a two-story Victorian-era storefront and upstairs hotel which has been stuccoed. Some detailing remains. Especially interesting is a large stained glass window on the Fourth Street side.
42. FILIPINO SERVICE CENTER, 401 Market. Formerly home of "McDini's" restaurant and bar. Two-story Victorian-era storefront and upstairs hotel. Corbelling of moderate detail. Consistent with district character.
43. RESIDENTIAL HOTEL, 547 Fourth. Post-Victorian, but scale and

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texture in keeping with district character.

44. CHINESE LAUNDRY, 540 Fourth. Small two-story post-Victorian building, trimmed with tile. Original storefront detailing consistent with district character.
45. TOOL SALES/LAUNDRY, 527 Fourth. Simple one-story storefronts. Original 20's-era detail lends itself to successful rehabilitation. Appropriately scaled.
46. WHOLESALE FLORISTS, 521 Fourth. One-story storefront. Simple window detailing continues theme of adjacent building, providing complimentary "background" to rest of district.
47. SEWING FACTORY, 520 Fourth. Spanish/Mediterranean detailing on this one-story garage/living facility adds color to the neighborhood.
48. INDUSTRIAL BUILDINGS, 355 Fourth. 20's-era office and warehouse facilities. Complex fenestration in keeping with intimate scale of district. Warehouse doorways example of once common features no longer found.
49. T.M. COBB CO. & SIGN SHOP, 415 K Street. Brick detailing complimentary to Spaghetti Factory across street. Arched doorways add character and intimate scale.
50. LE BARON DISTRIBUTING, Southwest Corner Sixth and L. One-story Spanish-Revival small office building. Consistent with scale and character of the district.
51. BRUNSWIG DRUG ACID YARD, 348 Sixth. Shed for industrial use. The sign alone adds scale and identity to the district. Representative of former industrial practices.
52. JERRY GONZALES PRODUCE, 537 J. One-story, functional produce market. Detailing of fenestration, doorways, and metal overhang make this building extremely representative of the produce markets circa 1920-1930. Both architecturally and culturally significant.
53. PRODUCE MARKET, 428-32 J. A somewhat modernized produce ware-

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- house. Still functional. Scale and styling consistent with neighborhood.
54. PRODUCE MARKET, 450-62 Sixth. Two adjoining produce markets. Extremely representative of early to mid 20th century whole-sale markets. Detailing such as folding doors and corrugated metal overhangs lend scale and color to the area.
55. THREE STOREFRONT-HOTELS, 520-540 Sixth. These buildings form a solid frontage. Detailing ranges from simple to moderately complex. Simmons Hotel has an arched doorway, thematically similar to others throughout district.
56. ALAN JOHN FACTORY, 568 Sixth. Four-story industrial/retail brick-faced building. Some detail has been removed, but probably can be rehabilitated.
57. BUTCHER SHOP, 326 Fifth. One-story industrial facility. Small scale compatible with district character.
58. CHINESE MARKET-HOTEL, 502-506 Fifth. Three-story brick building. Rundown, but fenestration and detailing consistent with district.
59. PACIFIC HOTEL, adjoining building, 536 Fifth. Narrow four-story Italian-style building circa 1913. Stained and leaded glass windows as well as the roof level sculpture add color to the area.
60. ABC POOL HALL, 540 Fifth. Although modified on the ground floor, upper story continues tile detailing found in rest of neighborhood.
61. ZEBRA CLUB, 552 Fifth. Small storefront with tile detailing and concrete roof ornamentation.
62. HOTEL, 562 Fifth. Two-story Victorian-era storefront hotel with elaborately detailed windows, brick corbelling and arched doorways. May be considered for first rank.
63. SUN CAFE, 421 Market. Small, one-story cafe. Simple detailing from Art-Deco period. Representative of unusual styling and

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consistent with neighborhood's intimate scale.

64. FOLLIES THEATRE, 615 Fifth. One-story Victorian storefront. Corbelled brick. Good background structure, but facade has deteriorated.
65. CASINO THEATRE, 635 Fifth. Small scale neighborhood theatre.
66. VARIOUS STOREFRONTS, 726-760 Fifth. These buildings, varying from one to four stories are well representative of the Victorian period. Extreme brick detailing. Roof ornamentation. Buildings form an attractive ensemble with designated corner historic site.
67. TWO STOREFRONT/OFFICES, 744-756 Sixth. Simple detailing, but brick texture and scale consistent with district.
68. ENGINEERS SERVICE COMPANY, 830 Sixth. 30's era commercial building. Features granite doorway and tile exterior. Interest and scale in keeping with district identity.
69. ST. JAMES HOTEL, 844 Sixth.
70. VARIOUS STOREFRONTS, 822-850 Fifth. These buildings form a solid frontage and include brick texture and detailing consistent with the district character. Site of San Diego Hardware.
71. FLAGG SHOES, 935 Fifth. Art-Deco era storefront.
72. LONGS DRUGS, 945 Fifth. Victorian or Post-Victorian era. Woolworth Building. Heavy detailing on cornice.
73. HOTEL, Southeast corner, Fifth and F. Four-story brick hotel, circa 1920's.
74. STORE FRONT, 755 Fifth Avenue. Art Deco style commercial building.
75. FORMER CITY HALL, 664 Fifth. Victorian facade removed beyond recovery. Apparently much original interior detailing remains, at least at first floor stairway level.
76. ARDMORE HOTEL, 532-536 Fourth. Victorian detail covered by



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stucco beyond recovery. No interior detail.

11. Buildings of little or no historical/cultural/architectural significance. (Proposed Exemptions from Gaslamp Historic District.) The Building Inspector shall not be required to submit any building of demolition permit in this category to the Historical Site Board.
1. KINGS CLUB, 963 Fourth. Original Victorian facade has been "modernized" beyond recovery, with large plate glass windows (957 Fourth).
  2. SWANK GO-GO, 943 Fourth. Three-story modern industrial-type structure. No detailing. Does not relate to character of period buildings to each side.
  3. GLEN'S TURKISH BATH, Southeast corner, Fifth and "E". Three-story building. "Modernized" beyond recovery by two-story stucco walls above the first level. (401 "E" Street)
  4. ASTOR HOTEL, 419 E. Modernized to 30's period, but not outstanding stylistic representation.
  5. WESTERN HAT WORKS, 433-435 E. Two-story corner building modernized to 40's period, but not outstanding stylistic representation. No detailing. Blank walls above street level punctuated by large plate glass windows.
  6. HOTEL WINDSOR, 843 Fourth. Original Victorian facade removed and not recoverable.
  7. LAS FLORES HOTEL, 725 Fourth. Victorian facade removed and not recoverable. Metal windows.
  8. LARK HOTEL, 717½ Fourth. Victorian facade removed and not recoverable. Metal windows. Some original interior detailing in place. (Dorways, stairs)
  9. BATAAN ANNEX CAFE, 402 Island. Detail removed. No interior interest.
  10. GOODWILL BLOCK, 405 Fourth. 1950's complex. All historic buildings removed.

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11. INDUSTRIES SUPPLY CO., 369 Fourth. Modern industrial structure.
12. LOVEDAY'S, 224 Fifth. Concrete-block modern commercial structure.
13. COAST CITRUS DISTRIBUTORS, 213 Fifth. Concrete block modern. industrial structure.
14. JULIUS ROTHSCHILD & CO., 204-206 Sixth. Modernized warehouse.
15. COAST CITRUS DISTRIBUTORS, 541 K. Modernized loading docks.
16. BRIDGFORD MEAT COMPANY, 602 Sixth.
17. 352 Sixth. Concrete-block garage facility.
18. INDUSTRIAL RUBBER PRODUCTS, 506 J. Modernized industrial building.
19. DAVID PRODUCE COMPANY, 416 Sixth. Concrete brick produce warehouse. Out of character with adjacent produce facilities.
20. MISSION BUILDING, 433 Fifth. Small mission facility in poor repair.
21. CORREGIDOR BARBER SHOP, Fifth. 30's era building improved with bank stucco facade.
22. SLAVE MARKET SQUARE, 502 Sixth.. Victorian detailing removed and improvements applied: fake iron lamps and out-of-character brick facing. Extreme fire damage.
23. FILIPINO RESTAURANT, 561 Fifth three-story Victorian-era structure with all exterior detailing removed beyond recovery.
24. FRANK'S PLACE POOL HALL, 514 Fifth. Small 30's era building in poor repair.
25. KELLEY'S LOCKER CLUB, 520 Fifth. Small 50's era modern storefront.

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26. GOD'S EXTENDED HAND, 528 Fifth. Small 40's era storefront
27. MUFFLER SHOP, 531 Sixth. Modern muffler shop.
28. BAR, 670 Sixth. Undistinguished modern bar building
29. INDEPENDENT BARBER COLLEGE, 635 Fifth. Victorian-era storefront irreversibly modernized. Some Victorian-period ceiling molding remains.
30. FOXY THEATRE, 643 Fifth: Small modernized storefront.
31. KING NEPTUNE-ACAPULCO CAFE, 734 Fifth. Two modernized storefronts.
32. VARIOUS STORE FRONTS, 731-751 Fifth and 738 Sixth Avenues.
33. GENTS TURKISH BATH, 810 Sixth: Modernized bar, record store, etc.
34. SECURITY PACIFIC BANK, 871 Fifth. Frank Hope designed modern bank.
35. STAN'S MENS WEAR, 920 Fifth. Modernized storefront.
36. VARIOUS STOREFRONT, 916 Fifth. Modernized storefront.
37. HARDY SHOES, 942 Fifth. Modernized storefront.
38. C & R CLOTHIERS, 505 Broadway. Modernized storefront.
39. PLAIN STOREFRONT, 935 Fifth.
40. NEW CHURCH, 519 Fifth.
41. INDUSTRIES SUPPLY CO., 330 Fifth.
42. PARKING LOT, 900 Block, Sixth Ave.
43. PARKING LOT, 600 Block, Sixth Ave.
44. PARKING LOT, NE Corner 5th & G

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References

The intent of these reports was to provide basic historical and architectural data in response to specific planning needs.

These studies are essentially a series of reports on parcels of land in the original Horton's Addition. Each report represents a separate lot, and there are approximately 25 lots studied in this first project made possible by a grant from the Comprehensive Education and Training Act (CETA) authorized by the Regional Employment and Training Consortium (RETC). The grant was administered by the University of San Diego. The work on this grant began on July 15 and ended on September 30, 1978.

The study of each parcel and buildings and inhabitants is meant to provide data to the City Planning Department and property owners which will help them make certain decisions as to how they might utilize their property in light of the historical and architectural past. The kinds of records utilized included legal documents such as deeds and building contracts. The search included reading newspaper information to find out about the ownership of property, the tenants of buildings and the kinds of businesses which existed. Photographs, maps, and a variety of literature were examined to recover as much data as possible. Utilizing the State of California architectural study forms, reports were prepared.

The individuals who took part in this segment of the CETA grant are:

Ray Brandes, Ph.D., University of Arizona, Paul Barber, B.A., University of Buffalo, Susan Bernard, College work at University of California, San Diego and University of California at Davis, Darcy DePaola, College work at Virginia College, and AS degree Miramar College, Morgan Lane, MA, San Diego State University, Pablo Lucero, BA, University of California at San Diego, Gary McNamara, BA, San Diego State University, Lewis Smith, BA, Texas Southern University, Emily Taylor, BA, University of San Diego, Gregory Smith, BA, Law Degree, University of Washington.

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A GUIDE TO ARCHIVAL RECORDS RELATED TO THE GASLAMP QUARTER,  
SAN DIEGO CALIFORNIA

Made available through a CETA grant, July 15 - September 30, 1978.  
Sponsored by the University of San Diego in Alcalá Park.

The intent of this guide is to inventory, and list in some arrangement,  
the following historical resources:

1. Photographs of the Gaslamp Quarter, San Diego (between Broadway and Harbor Drive, 4th and 6th Streets), wherever those might be located;
2. All public and private records or papers which could bear on the district;
3. Maps of the Gaslamp Quarter;
4. San Diego newspapers, by title and location.

Prepared by: Ray Brandes, B.A. Ph. D., University of Arizona,  
Diane Schade, B.A., University of Nevada, Spencer Titmarsh, B.A.,  
San Diego State University, Joan Jones, attended Louisiana State College  
and El Camino Junior College, Therese Naugle, B.A., University of San Diego.

The depository for the above document is as follows:

City of San Diego Planning Department  
City Administration Building  
202 "C" Street  
San Diego, CA 92101

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The boundary of the GASLAMP QUARTER HISTORIC DISTRICT is illustrated on the Map. The legal description of the boundary of the Historic District is as follows:

That property located in the City and County of San Diego in the State of California beginning at the intersection of the easterly right-of-way line of Fourth Avenue and the northerly right-of-way line of Broadway; thence easterly along the said northerly right-of-way line of Broadway to an intersection with the easterly right-of-way line of Sixth Avenue; thence southerly along said easterly right-of-way line of Sixth Avenue to an intersection with the Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence northwesterly along said Northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the westerly right-of-way line of Fifth Avenue; thence northerly along said westerly right-of-way line of Fifth Avenue to an intersection with the northerly right-of-way line of the San Diego, Arizona and Eastern Railroad; thence northwesterly along said northerly right-of-way line of the San Diego, Arizona and Eastern Railroad to an intersection with the easterly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to an intersection with the southerly right-of-way line of Island Street; thence westerly along said southerly right-of-way of Island Street to an intersection with a point midway between Fourth Avenue and Third Avenue; thence northerly from said point along the line bisecting the block bounded by Market Street, Fourth Avenue, Island Street and Third Avenue to an intersection with the northerly right-of-way line of Market Street; thence easterly along said northerly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to the point of beginning.



# Centre City Activities

## LEGEND:

- Existing Development
- Avenues
- Port District Boundaries
- Remediation Sites
- Superfund Sites
- Proposed
- Historic District
- Proposed Light Rail Transit Station



A NOTE: All street names shown on this map are subject to change without notice. Please refer to the City of Philadelphia's official street map for the most current information.

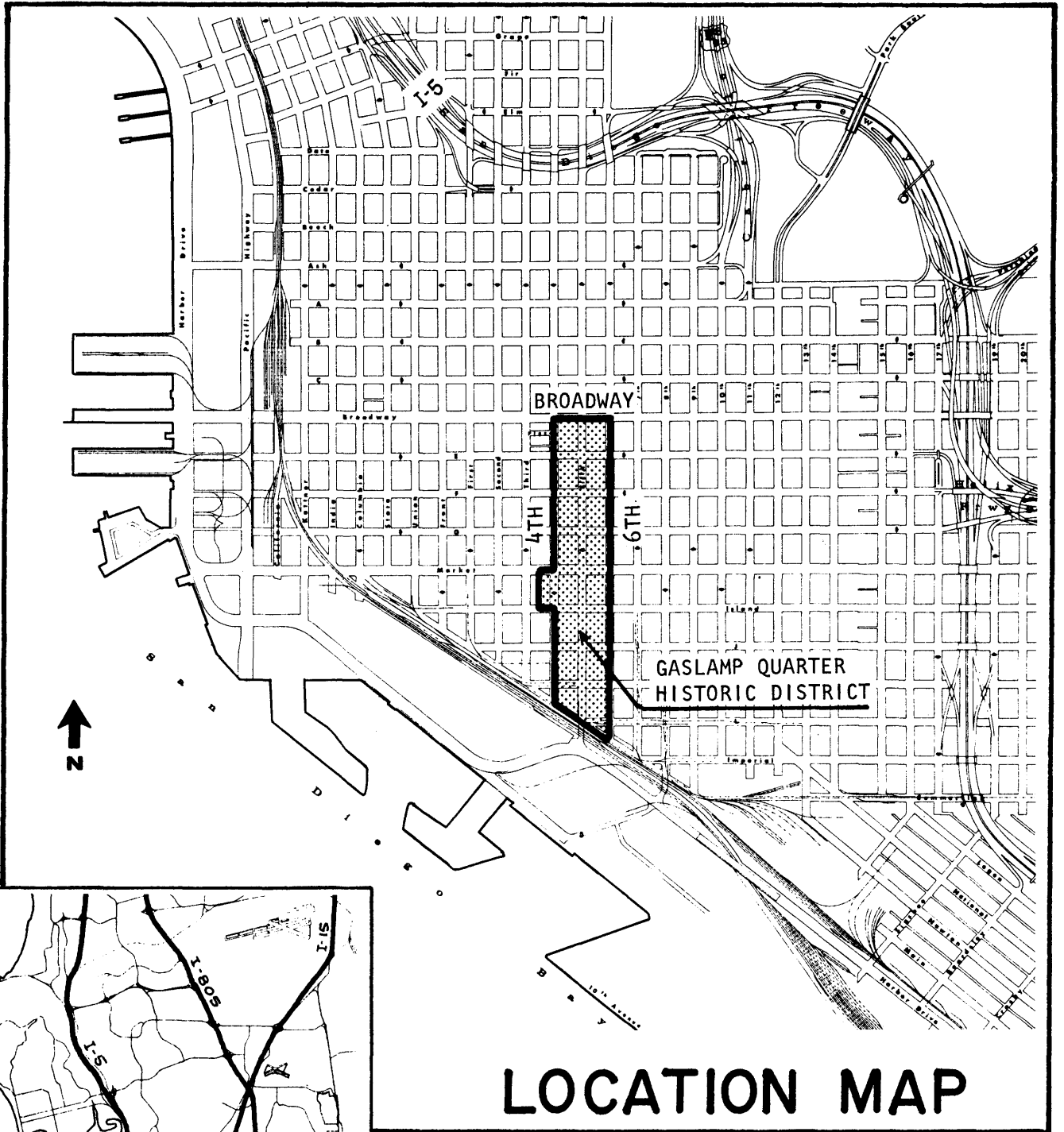
Centre City Development Corporation



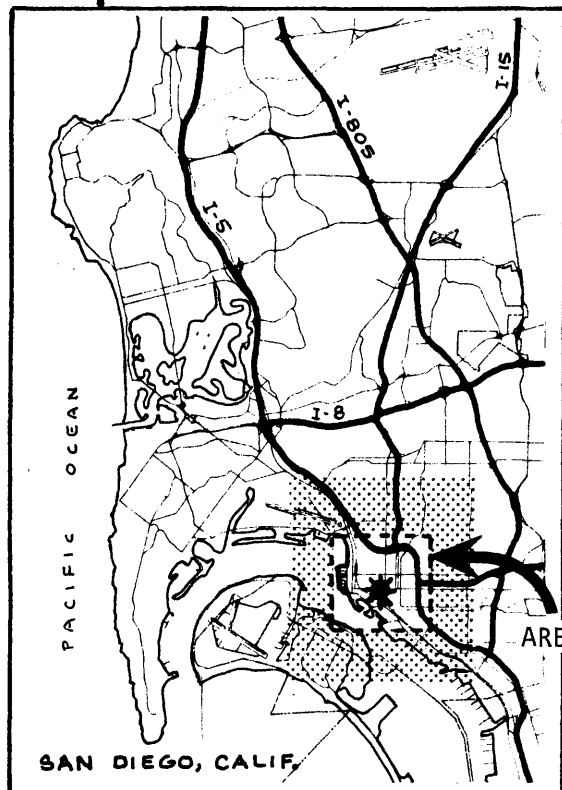
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# LOCATION MAP



AREA OF LOCATION MAP

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 80000841

Date Listed: 5/23/80

Gaslamp Quarter Historic District  
Property Name

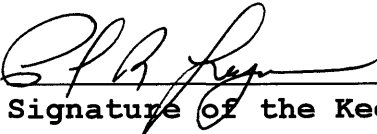
San Diego  
County

CA  
State

N/A

Multiple Name

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

  
Signature of the Keeper

5/16/77  
Date of Action

=====  
Amended Items in Nomination:

Significance/Period of Significance:

The property at 547 4th Avenue (Pacifica Hotel) is considered a contributing resource within the Gaslamp Quarter Historic District.  
[The modest three-story brick building is typical of the early the twentieth century commercial forms that comprised the Gaslamp area, reflecting the evolving architectural styles and building forms that developed in the district during the historic period.]

The current period of significance for the district is quite vague. The existing nomination refers to the core period 1890-1910, yet the narrative description repeatedly refers to contributing resources that were built during the 1910s and 1920s. For purposes of this SLR the period of significance is amended to read: 1890-1920. Further research may define a more precise period.]

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DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)