

United States Department of the Interior  
National Park Service



443

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Lafayette Hotel

other names/site number Imig Manor

### 2. Location

street & number 2223 El Cajon Boulevard  not for publication

city or town San Diego  vicinity

state California code CA county San Diego code 073 zip code 92104

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Milford Wayne Donaldson

\_\_\_\_\_ Date

California State Historic Preservation Officer  
Title

\_\_\_\_\_ State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

\_\_\_\_\_ Signature of commenting official

\_\_\_\_\_ Date

\_\_\_\_\_ Title

\_\_\_\_\_ State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register     determined eligible for the National Register

    determined not eligible for the National Register     removed from the National Register

    other (explain:) \_\_\_\_\_

[Signature]  
Signature of the Keeper

7/31/2012  
Date of Action

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

### 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	0	buildings
0	0	district
0	2	site
1	0	structure
3	0	object
10	2	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

### 6. Function or Use

**Historic Functions**  
(Enter categories from instructions)

Domestic / hotel and  
Commerce / restaurant

**Current Functions**  
(Enter categories from instructions)

Domestic / hotel and  
Commerce / restaurant

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals / Colonial Revival  
Modern Movement / Modernistic

**Materials**  
(Enter categories from instructions)

foundation: Concrete  
walls: Brick and Stucco  
Wood / Weatherboard  
roof: Asphalt  
other: Glass Block  
Terrazzo

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Originally developed with 11 separate buildings and a swimming pool between 1946 and 1959, the historic Imig Manor / Lafayette Hotel property comprises one city block bound by El Cajon Boulevard to the north, Louisiana Street to the east, Howard Avenue to the south, and Mississippi Street to the west, in the historic Univeristy Heights neighborhood of San Diego, California. Prominently sited along El Cajon Boulevard – Historic Highway 80 and San Diego's primary east-west auto corridor – the resort hotel was designed by Master Architect Frank L. Hope, Jr. and constructed by owner and noted San Diego homebuilder Larry Imig, in an eclectic Colonial Revival style of architecture with neoclassical and modernistic elements punctuating the exterior and interior spaces.

Today the property includes six extant contributing buildings, three contributing objects, and the original swimming pool, a contributing structure. Two surface parking lots – the former locations of two removed (relocated offsite) buildings are considered to be non-contributing. Three of the existing buildings date to the original (1946) construction campaign. The remaining existing buildings, dating to 1953 and 1959, replaced four buildings originally constructed in 1946 and 1947.

The extant contributing and non-contributing buildings, structures, and sites that comprise the Lafayette Hotel property are identified as follows.

Status	Identifier	Year Built
Contributing Building #1	Main Hotel Building	1946
Contributing Building #2	Townhouse East	1946
Contributing Building #3	Townhouse West	1946
Contributing Building #4	Motel Building	1953
Contributing Building #5	Lanai Building East	1958-1959
Contributing Building #6	Lanai Building West	1958-1959
Contributing Structure #1	Swimming Pool	1946
Non-Contributing Site #1	East Parking Lot	1958-1959
Non-Contributing Site #2	West Parking Lot	1958-1959
Contributing Object #1	West Elevation	1946
Contributing Object #2	North Elevation	1946
Contributing Object #3	North Elevation	1946

### Narrative Description

The historic Imig Manor / Lafayette Hotel property comprises one city block bound by El Cajon Boulevard to the north, Louisiana Street to the east, Howard Avenue to the south, and Mississippi Street to the west, and is developed with seven separate buildings constructed from 1946 through 1959. The property's most prominent feature is the main hotel building (Photograph 0001, 0002, 0003) facing north on the south side of El Cajon Boulevard (at the north side of the block) that was designed by Master Architect Frank L. Hope, Jr. in an eclectic Colonial Revival style of architecture with neoclassical and modernistic elements punctuating the exterior and interior spaces. Rear buildings, including the extant Townhouse Buildings at the southeast and southwest corners of the block, were also constructed in the Colonial Revival style. Later, as part of the hotel expansion and modernization campaign, a modernistic aesthetic was adopted for the Lanai Buildings which surround the swimming pool at the center of the property.

#### Contributing Building # 1 - Main Hotel Building, 1946

Originally constructed in 1946 in a Colonial Revival style featuring three stories with a penthouse, plus a finished basement and parking garage, the Main Hotel Building (Figure 0001) is a unique example of work designed by Master Architect Frank L. Hope and appears to be the only known example of Hope's work in the Colonial Revival style. The main hotel anchors the historic Imig Manor / Lafayette Hotel complex and features intact historic coffered ceilings in the hotel lobby, and the Mississippi Ballroom with intact columns and pilasters, coffered ceilings, and the Seashell Bandstand and adjacent parquet dance floor. The building is comprised of a central block sited in an east-west orientation with two outer wings, one at the east fronting the west side of Louisiana Street (Photograph 0004) and one at the west fronting the east side of Mississippi Street (Photograph 0005). The central block is symmetrically composed and features a central bay

Lafayette Hotel

Name of Property

San Diego, California

County and State

formed from a Neoclassical tetrastyle portico comprised of four full height Doric columns surmounted by a gabled pediment which creates a frontispiece to the building's brick and stucco-faced front elevation. Fenestration is comprised of ganged single-hung four-over-four wood sash windows flanked by fixed wood shutters that are horizontally aligned around the building perimeter. Under the front entry portico window types are square fixed sixteen-lite with a fixed four-lite transom. Brick sills are present at all windows installed along the building's two-story brick wall sections; no sills are present at the third story stucco wall sections. Between the second and third floors is a simple brick belt course. Each corner wing features an entrance to the public spaces that comprise the hotel's ground floor. The entrance to the Red Fox Room, a bar and steakhouse opened in 1959, is at the northeast corner and features plaster quoins at the building corners facing El Cajon Boulevard with a central arched awning that provides shade to the restaurant entrance. A decorative cornice with a dentil band that spans along the front façade and sidewalls surmounts the entrance. The cornice is not original and was likely installed as part of changes for the Red Fox Room's opening in 1959. At the opposite northwest corner is the entrance to the Mississippi Room, which is demarcated by non-historic metal double-entry doors flanked on each side by rounded walls of glass block construction. Above each corner space is a second level balcony enclosed by a low iron balustrade. A gabled composition shingle roof of moderate pitch covers the building and the fourth floor penthouse projects beyond the north side of the principal roof creating a continuous shed roof dormer. The rear, south elevation (Photograph 0006, 0007, and 0008), includes two courtyards that are accessible from the hotel lobby, and a central concrete terrace that overlooks the property's swimming pool. South elevation guest room windows provide view of the property including the adjacent swimming pool and Lanai Buildings. The south elevation wall features original pilasters and belt coursing at the second and third floors.

Although some alterations have occurred to the building exterior as part of ownership and occupancy changes, the hotel exterior retains integrity of location, design, setting, materials, workmanship, feeling and association. The alterations identified for the main hotel building appear to have occurred primarily at the rear (south) elevation where single-story volumes have been appended to the building at the ground floor for use as dining and office spaces, and at the elevated concrete terrace which appears to have been extended out and was elevated approximately five feet above the pool level. Changes to the third floor roofline have also occurred with original rear elevation roof dormers removed as part of a third floor room expansion effort (date unknown) and original third floor east wall windows and shutters were moved from under the gable center to slightly south of the gable center.

#### *Interior Features at the Main Hotel Building*

The hotel lobby is centrally located and leads south to the Garden Room shaded overhead by a temporary domed canopy, which gives view south to the elevated outdoor terrace overlooking the building's historic pebble coat-bottom swimming pool. The lobby features original coffered ceilings and ornamental crown molding (Photograph 0009). At the northeast corner of the lobby, adjacent to the front entrance, is an office space enclosed with French doors. The building elevator is located on the west side of the lobby north of the front desk. Immediately south of the elevator is the west hallway from which individual guest rooms are accessed. North of the elevator is the building's central staircase which provides access to the basement / ground level spaces including the Mississippi Room and the parking garage, as well as upper level guest rooms. The front desk is south of the west hallway. At the east side of the lobby an east hallway is present and provides access to meeting and guest services rooms. The east hallway also provides access to the Red Fox Room at the northeast corner of the building. Inside the Red Fox Room are interior features cited as having been imported from Surrey, England in 1926 that were installed in the Red Fox Room in 1959 when the restaurant and bar opened. As objects relocated to the property, the Red Fox Room interior furnishings were determined ineligible for historical designation as part of the City of San Diego site designation process for the Lafayette Hotel property.

The Garden Room's south wall is non-structural and instead of a roof, a temporary domed canopy encloses the space (Photograph 0006). The space was originally constructed as an outdoor terrace to overlook the swimming pool. The south wall and overhead dome are removable and reversible features. A pair of French doors at the Garden Room's east wall leads to an indoor dining room. The south wall is comprised primarily of two bays featuring three pairs of wood French Doors with six-lite transoms installed above each door. The most notable historic feature in the Garden Room is the extant terrazzo floor featuring a five-point star enclosed in a circle (Figure 0002). The main color of the terrazzo panels is golden yellow, with red terrazzo filling the star, and green terrazzo filling the surrounding circle. The historic flooring was covered by carpet until it was discovered in a recent rehabilitation completed at the property. The floor, including the intact encircled star, has been repaired and is now in use (Photograph 0010).

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

Another notable original interior feature is the hotel's Seashell Bandstand, an oyster shaped plaster form, built into the south wall of the Mississippi Room at the buildings northwest corner (Figure 0003 and 0004). The bandstand measures approximately 20' wide and is surmounted by original crown molding. A reconstructed parquet dance floor anchors the bandstand and is surrounded by original columns with decorative neoclassical capitals (Photograph 0011). Additional coffered ceilings are installed in the Mississippi Room, including a circular coffered ceiling trimmed with neoclassical molding that once corresponded to an circular bar installed in the center of the Mississippi Room's northern section (Photograph 0012). The bar was anchored by a gold-colored statue of a nude woman, and was removed from the space at an unknown date (Figure 0004).

*Contributing Buildings #2 and #3 – East and West Townhouse Buildings, 1946*

Completed in 1946 in a Colonial Revival style (Figure 0005), the two remaining Townhouse Buildings are located at the southwest and southeast corners of the hotel property at the intersection of Louisiana Street & Howard Avenue and the intersection of Mississippi Street & Howard Avenue. Each Townhome Building features four guest units arranged over two stories. Both building are original to the property's development and served residential occupancy and long-term guests as well as families or those seeking a more private setting during their brief stay at the hotel. Oriented out toward the surrounding residential streets on Howard Avenue, Mississippi Street, and Louisiana Street, the Townhouse Buildings were designed to (and still do) provide a transition in scale, massing, and form between the multi-story hotel building and the surrounding residential neighborhood.

Each building features a side gabled roof and exterior walls clad with brick at the first floor and stucco at the second floor. Brick chimneys are sited at the south eave wall and a single story volume with a rear entry porch caps the south end of each building fronting Howard Avenue. Attached to each single-story volume is a two-car garage covered with a lower side gabled roof. Original first floor single-hung wood frame windows (at street facing elevations) are extant featuring a four-over-four wood sash pattern. Smaller versions are installed at the rear elevations of the Townhouse Buildings in the kitchen at each suite. The upstairs bathroom windows were recently replaced with new in-kind single-hung one-over-one wood sash windows. (Photograph 0013, 0014, 0015, 0016, 0017, 0018, 0019, and 0020). Both of the remaining Townhouse Buildings are original to the site and retain integrity of location, design, setting, materials, workmanship, feeling and association.

*Contributing Building #4 – Motel Building, 1953*

Completed in 1953 at the south side of the property, fronting Howard Avenue between the East and West Townhouse Buildings, the 36-unit Motel Building represents the Lafayette Hotel's response to the increased amount of motorists traveling east through San Diego on Highway 80 / El Cajon Boulevard and the corresponding need for lodging and services while en route. The existing 36-unit Motel Building corresponds to an effort to attract middleclass travelers whose opportunity for leisure activities increased significantly as the post-war economy improved. The Motel Building anchors the south side of the Lafayette property and exhibits a modest alternative to the grand hotel building. The building is comprised of two stucco-clad two-story linear volumes connected by a central breezeway and covered by a single side gabled roof. A central modernized tetrastyle portico creates the only vertical element of the horizontally composed buildings. A metal balustrade lines the central concrete and brick-faced staircase that provides access to the second floor rooms. Surface parking for the building's guest rooms are sited in front of the buildings' front (south) elevation. Additional metal railing is installed along the decking at each level to ensure safety for guest room access. Window types for both buildings are single-hung six-over-six wood sash with wood surrounds and single-hung four-over-four wood sash with wood surrounds (Photograph 0021 and 0022).

*Contributing Buildings #5 and #6 – East and West Lanai Buildings, 1958-1959*

Originally constructed in 1946 as single-story poolside changing rooms with roof decks (Figure 0006), the Lanai Buildings were rebuilt / replaced with two two-story L-shaped guest room buildings as part of the property's 1958-1959 expansion and modernization campaign. The Lanai Buildings are flat roofed and rectilinear in plan with smooth stucco walls (Photograph 0023, 0024, and 0025). Ground floor rooms provide direct poolside access and views via French doors installed with full-height sidelites. Second floor rooms feature wooden balconies that provide view of the hotel swimming pool with similar French doors and sidelites. The Lanai Buildings reflect the expanded recreation and leisure activities at the hotel property, and were a response to Southern California hotel design in the late 1950s that emphasized the California sunshine and tropical outdoor themes. The U-shaped plan for the Lanai Buildings, surrounding the swimming pool, is also considered to be a character-defining feature to the hotel complex.

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

*Contributing Structure #1 – Hotel Swimming Pool, 1946*

Completed in 1946 (Figure 0006), the hotel swimming pool is of concrete construction with an original pebblecoat finish in a rectilinear plan measuring 31' x 76' with inlaid contrasting color lane stripes (Photograph 0006 and 0025). The pool is an important central amenity for the entire Lafayette Hotel property, having served as the primary recreational and leisure offering for guests and for San Diegans who were members of the Lafayette Swim Club and attended outdoor dining and entertainment activities around the pool. The original concrete decking at the pool was removed and replaced with new concrete in 1959 when the adjacent Lanai Buildings were constructed. At this time the pool was converted from a gutter wall type to the current form, wherein the gutter was tiled over with water line tile and drains were installed. New water line tiles have been installed as part of recent rehabilitation efforts. The original pebble coat finish with striped lanes is intact.

*Non-Contributing Sites #1 and #2 – East and West Surface Parking Lots, 1958-1959*

Concrete surface parking lots are located on the outer sides of the two Lanai Buildings, one fronting and accessible from Mississippi Street to the west (Photograph 0026) and one lot fronting and accessible from Louisiana Street to the east (Photograph 0027) and. Each lot originally featured two two-story Townhouse Buildings constructed in a Colonial Revival style of architecture. These four buildings were moved offsite in 1958 and the current concrete surface parking lots were installed to accommodate increased need for guest parking. A single-level subterranean parking garage was installed below the parking lots and the Lanai Buildings to further meet guest parking needs.

*Contributing Objects / Exterior Features #1, #2, and #3, 1946*

Three extant lamp posts in front of the Main Hotel Building, one located at the west elevation, and two located at the north elevation, are associated with the Lafayette Hotel during its 1946-1959 period of significance. Each of the fixtures was designed to include an iron pole capped by four projecting gargoyles and three frosted globe lights (Photograph 0028). One gargoyle is missing from the west elevation lamppost. The three lampposts date to the 1946 opening of the Lafayette Hotel.

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

#### Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

#### Period of Significance

1946-1959

#### Significant Dates

1946 – Construction Completed

1953 – Motel Expansion Completed

1958-1959 – Completion of Modernization

Campaign

#### Significant Person

(Complete only if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Frank L. Hope Jr. (F.L. Hope II) / Larry Imig

#### Period of Significance (justification)

The period of significance begins in 1946, the year the hotel was constructed and opened for business, and ends in 1959, after the hotel property was expanded and modernized.

#### Criteria Considerations (explanation, if necessary) N/A

#### Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Lafayette Hotel at 2223 El Cajon Boulevard is eligible for inclusion on the National Register of Historic Places, at a local level of significance, under eligibility criterion A for its association with community development patterns of El Cajon Boulevard / Old Highway 80, the main auto corridor spanning east-west through San Diego until the present-day Interstate 8 was constructed in 1960, and as the first Post-WWII suburban resort hotel established in San Diego. The property is also eligible for inclusion on the National Register, at a local level of significance, under criterion C as a significant

Lafayette Hotel

Name of Property

San Diego, California

County and State

example of Colonial Revival architecture applied to a commercial-hotel property, and for representing a unique example of work designed by Master Architect Frank L. Hope Jr. (Frank L. Hope II).

---

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

**Criterion A – Association with Community Development Patterns of El Cajon Boulevard and as the first Post-WWII Suburban Resort Hotel Established in San Diego.**

Master Architect Frank L. Hope Jr. designed the Lafayette Hotel in 1943-1945 (Figure 0001) for property owner and local car salesman-turned-contractor, developer, and community builder Larry Imig, who constructed the hotel. The property's three-year construction campaign is considered one of the few private efforts to have occurred in San Diego during the World War II period when building materials were directed to war support industries, infrastructure, and housing for military and war support workers. At the time of its opening as Imig Manor, the hotel property was boasted as the first post-war hostelry on the west coast.<sup>1</sup> Replete with swimming and diving exhibitions (Figure 0006), dining, dancing and entertainment, opening ceremonies were held for the \$2,000,000 hotel on Friday June 28, Saturday June 29, and Sunday June 30, 1946. Described as a city-within-a-city (Figure 0002), at its opening the Colonial Revival style hotel complex featured 180 private rooms, the Mississippi Room with its bandstand featuring a wall size plaster-form scallop seashell as a backdrop (Figure 0003 and 0004), retail stores for hotel guests and the general public, and a 15,000 square foot patio terrace overlooking the pebblecoat swimming pool built with underwater lighting cited as having been designed by actor (television's Tarzan) and Olympic swimmer Johnny Weissmuller to meet Amateur Athletic Union specifications, with dressing rooms and a two-level veranda bordering the pool's east and west sides.<sup>2</sup>

In its early years local newspapers reported the hotel as a destination for many television and movie stars, and other well known personalities including Bob Hope, who was present at the opening ceremonies and is said to be the first guest to sign the hotel's register<sup>3</sup> (Figure 0007). Additional celebrated guests were Ava Gardner, Lana Turner, Buddy Taub,<sup>4</sup> and Harry Rosen. Rosen played the position of pitcher in the softball World Series (from 1933, the first World Series, through 1945) and was the General Manager of the Caliente Race Track and the Tijuana jai alai fronton.<sup>5</sup> Rosen and his wife Annie rented an apartment at the hotel for \$450 per month.<sup>6</sup> San Diego native Florence Chadwick utilized the hotel pool as her training facility to prepare for her record setting 1950 swim across the English Channel. On-call to assist hotel visitors and guests was Chico Cola, the original hotel bellhop, who measured in at 3' 11" tall (Figure 0008).

By 1947 at its one-year anniversary, local newspapers reported a 50% expansion was planned for the hotel.<sup>7</sup> In 1949 original owner and builder Larry Imig sold the hotel property to a syndicate comprised of Joseph Drown, a former operator of the U.S. Grant Hotel in San Diego, Spearl Ellison, a Hilton Hotel Executive, and hotelier Conrad Hilton and his Hilton Hotel Corporation. The new owners sought to expand and renovate the property in order to increase profits. That same year Frank Hope was again commissioned to prepare designs for the property, having produced a front elevation rendering for the hotel's monumental building along El Cajon Boulevard.<sup>8</sup> By 1950 the property was renamed Hotel Manor. The Hotel Manor moniker was in use through 1952 when the current Identifier 'Lafayette' was established (Figure 0009). From 1952 through 1989 the property was identified as the *Lafayette Hotel*, *Lafayette Hotel & Motel*, and *The Lafayette*. The hotel was likely renamed for the Marquis de Lafayette a French-born nobleman who was appointed to the rank of Major General in the American Revolution, and for whom American cities throughout the south are named, including Lafayette, Louisiana. Given the hotel's location on El Cajon Boulevard between Mississippi and Louisiana Streets, and the building's eclectic Colonial Revival appearance, use of the name Lafayette (first in 1952) likely was considered a logical marketing strategy intended to evoke a sense of stability and genteel glamour, as well as to promote

---

<sup>1</sup> "\$2,000,000 Hotel, Imig Manor, to Mark Opening" *The San Diego Union*, 23 June 1946, Sunday Morning : A2.

<sup>2</sup> Ibid.

<sup>3</sup> Rhoades, Frank. "Grand Hotel" *The San Diego Union*, 12 May 1966, Thursday Morning : B1.

<sup>4</sup> Rhoades, Frank. "Your Home Town" *The San Diego Union*, 18 May 1966, Wednesday Morning : B1.

<sup>5</sup> Horvitz, Peter S. and Joachim Horvitz. *The Big Book of Jewish Baseball* (New York, NY : SPI Books) 224.

<sup>6</sup> Rhoades "Your Home Town".

<sup>7</sup> "Imig Manor Fetes First Birthday Success Triumph for Founder" *The San Diego Union*, n.d. (approx. 1947) from the clippings files of the Lafayette Hotel archives.

<sup>8</sup> Note: The extent of Hope's further design work at the property, or the extent of execution of Hope's 1949 design has not been fully determined.



Lafayette Hotel

Name of Property

San Diego, California

County and State

American nationalism at the onset of the Korean War (1950-1954) in San Diego, a city with strong military ties from 1916 forward.

In 1953 a grouping of Townhouse Buildings constructed at the south side of the property along Howard Avenue, were removed from the lot and were replaced with a two-story 36-unit Motel Building (Figure 0005).<sup>9</sup> The motel units were intended to provide a more affordable lodging option for motorists traveling along El Cajon Boulevard, historic Highway 80, which served as the eastern route to Arizona before Interstate 8 was constructed between 1957 and 1964. Subsequent to the opening of the motel portion of the property, the hotel was renamed as the *Lafayette Hotel & Motel*.

Further modernization efforts were completed in 1958-1959 when the old poolside changing rooms were replaced with two new two-story Lanai Buildings, to increase the number of poolside guest rooms. New parking lots were also installed to further accommodate motor guests. Two additional Townhouse Buildings were removed from the east and west side of the property to accommodate the modernization campaign. The buildings were relocated to the intersection of Florida and Cypress Streets in nearby North Park.<sup>10</sup> In 1959 the Red Fox Room, a steakhouse and bar, was opened at the hotel in an original retail space at the northeast corner on Louisiana Street. The interior of the Red Fox Room was decorated with 16<sup>th</sup> Century artifacts imported from England. The restaurant and its imported interiors are extant and in operation today.

In the 1950s and 1960s the hotel expanded its commercial occupants to include entertainment office uses, including radio stations XEMO and KCBQ (one of the leading AM talk and top-40 stations in San Diego), both of which maintained office and studio space at the property.<sup>11</sup> In 1961 hotelier Barron Hilton brought his Los Angeles Chargers football organization to San Diego with the new San Diego Chargers Professional Football Club offices located inside the Lafayette Hotel until 1969 when the Chargers began playing at the newly opened San Diego Stadium and moved the organization's administrative and ticket sales offices there.<sup>12</sup> By 1981 the Mississippi Room, which once hosted the Harry James Orchestra and numerous musical entertainment acts, was permanently closed, with the space instead utilized for special events. In 1985 Sharon and Robert Wilson of Carlsbad, California, purchased the property from Pearl Ellison, the remaining partner from the 1949 ownership syndicate.<sup>13</sup> The Wilson's sought to return the hotel property to its former status. Between 1986 and 1993 additional interior renovations and alterations were completed at the hotel. In 1995 a syndicate led by San Diego developer Bud Fisher purchased the property. Fisher supervised a renovation effort that consisted of interior room updates and other facility improvements, as well as restoring the hotel's red brick exterior walls. As part of the major remodel project, however, the hotel's historic clock tower was removed.

On September 22, 1993 in response to a proposed demolition and site redevelopment project, the Main Lafayette Hotel Building was placed on the City of San Diego Historical Resources Register as Imig Manor - Site #319. The City's Historic Site Board determined the building was important to San Diego's history as a landmark hotel on El Cajon Boulevard.

Today the Lafayette Hotel property - comprised of the Main Hotel Building (1946), East and West Townhouse Buildings (1946), Swimming Pool (1946), Motel Building (1953), and East and West Lanai Buildings (1958-1959) - serves as an important visual and historic landmark for the El Cajon Boulevard corridor representing the 1940s-1950s period of El Cajon Boulevard's development history when *The Boulevard* experienced significant growth in the form of low-density auto oriented buildings and uses and was utilized as the highway (Highway 80) for east/west bound motorists. The hotel complex was one of the few large suburban hotels developed in San Diego in the 1940s, and appears to have been the only major private development project undertaken during the WWII period when construction resources were allocated towards wartime needs. The hotel was an entertainment resort destination for San Diegans as well as visitors from across the country. The Lafayette Hotel property is uniquely situated west of I-805; east of the original San Diego State Normal School College campus with its National Register listed Teachers Training Building; and to the west of the

<sup>9</sup> San Diego Assessors Office, *Residential Building Record - Parcel # 445-402-1, Sheet 4 of 9*.

<sup>10</sup> "Lanais at Hotel: *The San Diego Union*, 12 April 1959, F5: 1-2. "Lafayette Hotel" *The San Diego Union*, 6 July 1986, Sunday Morning : F1.

<sup>11</sup> "Lafayette Hotel: 1940s glamour spot for Hollywood set seeks to regain lodging role in 80s" *The San Diego Union*, 6 July 1986, Sunday Morning : F1.

<sup>12</sup> San Diego City Directories, 1961-1969.

<sup>13</sup> *Ibid*.

Lafayette Hotel

Name of Property

San Diego, California

County and State

National Register listed City of San Diego / North Park Water Tower. The monumental Lafayette Hotel (main building) anchors the property and is one of the few large-scale multi-story buildings erected on El Cajon Boulevard.

***Criterion C – As a significant example of Colonial Revival architecture applied to a commercial-hotel property, and for representing a unique example of work designed by Master Architect Frank L. Hope Jr.***

In the early 1940s Frank L. Hope, Jr. (Frank L. Hope II) prepared drawings for Larry Imig's hotel project at 2223 El Cajon Boulevard. Identified as Job No. 589, the project drawings were completed on May 12, 1945. Hope's designs for Imig Manor included the Colonial Revival style hotel building prominently situated at the north side of the property fronting El Cajon Boulevard in view of the City of San Diego Water Tower approximately five blocks east. The building was designed in a three-part H-shaped plan comprised of a central block and two outer wings, and included three stories plus a basement and penthouse. Four full height Doric columns surmounted by a gabled pediment served as a frontispiece to the building's symmetrically composed brick-faced front elevation. In his plans for Imig Manor, Hope proposed a nightclub in the northwest corner of the building's ground floor to feature a band stand at the south interior wall and a circle bar in the room's northern section with circular booths lining the west and east walls. Above the bar was a concave rounded ceiling trimmed with neoclassical molding. Historic advertisements for the hotel reveal that a golden statue of a nude female figure was installed in the center of the bar below the rounded ceiling. This nightclub was called the Mississippi Room for its location at the northwest corner of the property at the intersection of Mississippi Street and El Cajon Boulevard. A series of retail spaces were delineated at the opposite ground floor space, at the building's northeast corner. The hotel lobby was planned for the center of the building and led to a dining room at the south known as the Garden Room, which gave view south to the outdoor terrace overlooking the building's pebblecoat swimming pool.

Although original drawings were not located for the remaining buildings at the property, Hope is presumed to have designed all of Imig Manor's original buildings including two Townhouse Buildings extant at the corners of Louisiana and Howard Avenue (southeast corner of property) and Mississippi Street and Howard Avenue (southwest corner of property). No plans were found for the hotel's swimming pool, the design for which has been attributed through newspaper accounts to Olympic swimmer and Tarzan television show actor Johnny Weissmuller. Weissmuller's contributions to the property, although unsubstantiated through building or other historical records, is recognized through a plaque installed adjacent to the swimming pool. By the end of 1949 Hope prepared his last rendering of Imig Manor.

Hope's presence in the San Diego architectural community was well established by the 1940s having founded his firm Frank L. Hope & Associates in 1928. This firm that bore his name was perhaps the most important architectural and engineering firm in San Diego for the next four decades with Hope leading the company until his retirement in 1965. Hope was born in 1901 in San Bernardino, California. He attended the University of California, Berkeley, the Carnegie Institute of Technology in Pittsburgh, Pennsylvania, and San Diego State University. Prior to starting his firm, Hope worked as a draftsman, designer, and project manager for the Master Architectural firm of Requa & Jackson and for Master Architects Lillian Rice and William Wheeler. In 1928 Hope completed a design for St. Patrick's Catholic Church in North Park. By 1929, one year after his firm was established, Hope had completed or was preparing designs for 32 separate projects and employed one draftsman. In 1930 Hope received licensure by the State Association of California Architects.<sup>14</sup> In the early 1930s during the Great Depression, Hope's firm was kept afloat by his contract to design the Carmelite Monastery (1930), an extensive Spanish Revival complex perched on the northern hillside of San Diego's University Heights neighborhood. In 1941, prior to his work at Imig Manor, Hope completed a design for the Dana Junior High School in Point Loma.<sup>15</sup> Later commissions included the Sacred Heart Catholic Church in Ocean Beach (1946), Our Lady of the Sacred Heart Church in City Heights (1947), and designs at the University of San Diego including the San Diego College for Women (1950) and the Immaculata (1964). His final major project completed prior to retirement was the Home Federal Tower (1963) built at the intersection of 7<sup>th</sup> Avenue and Broadway in Downtown San Diego. In 1961 Hope was appointed President of the California Council of the American Institute of Architects (AIA). In 1962 he received a California AIA citation for distinguished service. In 1965 Hope was elected to the AIA College of Fellows (FAIA), and in 1969 Hope was appointed by Governor Ronald Regan to a four-year term on the State Board of Architectural Examiners. Frank L. Hope Jr. (Frank L. Hope II), who later became known as Frank L. Hope Sr. (after his father Frank L. Hope I had passed and his son Frank L. Hope III also gained reputation as a local architect) is regarded as a Master Architect by the City of San Diego Historical Resources Board with two San Diego properties designated for representing his work as a Master Architect.

<sup>14</sup> *San Diego Daily Transcript*, 12 August 1930, 8:7-8.

<sup>15</sup> Ray Brandes, ed., "Frank L. Hope, Sr." *San Diego Architects, 1868-1939* (San Diego, CA: University of San Diego) Spring 1991 (second edition) 89.

Lafayette Hotel

Name of Property

San Diego, California

County and State

These two properties are the First National Bank Building (500-522 Broadway), which he remodeled in a Streamline Moderne style in 1940, and his own home at 371 San Fernando Street, which he designed and built in 1947. Hope's work at the Lafayette Hotel is a noteworthy example of the Colonial Revival style in San Diego, where few large-scale examples exist. The property, in particular the Main Hotel Building and the two remaining East and West Townhouse Buildings, embodies the distinctive characteristics of the Colonial Revival style, but with some modernistic interventions, particularly at interior spaces and finishes. Additionally, the Motel Building, constructed in 1953 at the south end of the property, was designed to include a Colonial Revival style portico to match the general aesthetic, although modernized, of the Main Hotel Building.

The Colonial Revival style enjoyed longstanding popularity throughout the United States between 1880 and 1955, and was employed primarily at domestic property types, but was soon expanded to small schools, mortuaries, and other local-serving commercial properties. Pride in the American past and simplicity of design and materials made the Colonial Revival style appealing.<sup>16</sup> In WWII-era San Diego where the popularity of the Spanish Colonial Revival style was coming to an end and the Streamline Moderne and International Styles were rising in favor, an undeveloped block of Highway 80 at the corners of Mississippi and Louisiana Streets seemed to inform the construction of a large Colonial Revival edifice at that location.

Characteristic of the style, the Main Hotel Building was built in a central block with wings and a side gabled roof, all symmetrically composed in plan and fenestration (Figure 0001 and 0002). Aside from its composition and materials – brick, stucco, and horizontal board siding, the hotel's 'style' is most defined by the full-height tetrastyle portico with four Doric columns at the front, north, elevation. This prominent feature was observed by all motorists and the few pedestrians that crossed Highway 80 / El Cajon Boulevard and immediately provided a visual landmark for travelers along the route. At the rear of the building, two rows of decorative pilasters and belt coursing were incorporated into the second and third floor of the south elevation. These additional Colonial Revival elements were visible from the central swimming pool to all hotel guests and visitors, and are extant today.

Smaller-scale Colonial Revival style Townhouse Buildings (Figure 0005) were constructed around the perimeter of the property that blended in with the scale and character of the surrounding residential neighborhood which features a mix of dwellings developed from the 1910s forward in the Colonial Revival, Craftsman, and Spanish Revival styles. Consistent with the form and appearance of Colonial Revival homes, these smaller buildings at the hotel featured box-like forms covered by side gabled roofs and a mix of brick, stucco, and horizontal board siding, with canted bays and picture windows, paired multi-lite wood sash windows, and front gabled porch porticos supported by slender wood posts. The hotel design incorporated the major features that are considered as character-defining to the Colonial Revival style, but adapted the aesthetic to the high-occupancy use of a resort hotel.

At the start of a modernization campaign, in 1953 a grouping of the Colonial Revival Townhouse Buildings were removed from the south end of the property. The Colonial Revival precedent at the property informed the architectural treatment applied to the new two-story building, a 36-unit Motel Building. The new building featured a modernistic design with an observant Colonial Revival influence found primarily in a full-height tetrastyle gabled portico (Photograph 0021 and 0022) supported not by Doric Columns as found at the Main Hotel Building, but by modern square posts with incised grooves (to mimic fluting) with a central staircase built of brick and concrete to match the brick siding installed at the Main Hotel Building and at the Townhouse Buildings.

The Lafayette Hotel property retains excellent integrity of setting, location, design, feeling, and association, and although changes have occurred to buildings and the site, the property does retain integrity of materials and workmanship to the 1946-1959 period of significance. The intact Main Hotel Building and the intact East and West Townhouse Buildings constitute enough of the property for it to be considered a significant example of the Colonial Revival style at a commercial-hotel property type and for representing the work of Master Architect Frank L. Hope, Jr.

<sup>16</sup> Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin) 286.

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

**Developmental history/additional historic context information** (if appropriate)

***Brief History of El Cajon Boulevard and Suburban Resort Hotels in Southern California and San Diego***

El Cajon Boulevard was the last leg of Highway 80, the transcontinental roadway extending from Savannah, Georgia to San Diego, California. At the turn of the century, El Cajon Boulevard, then known as El Cajon Avenue, was a wagon trail that connected San Diego to the eastern parts of the county and beyond to El Centro. In 1912 the east end of Highway 80 was linked to El Cajon Avenue through the City of East San Diego and at the City of San Diego boundary, approximately one-half mile east of the present-day Lafayette Hotel property.

By 1910 three businesses were situated along El Cajon Boulevard, a building contractor and two grocers. By 1920 the business presence along The Boulevard had expanded to include two additional building contractors and two auto repair garages – a minor indication of the increased presence and use of the automobile in San Diego and along the El Cajon Boulevard section of the newly extended Highway 80.<sup>17</sup> Rapid development occurred along the highway throughout the 1920s. A section of The Boulevard in the North Park neighborhood (near the present-day Lafayette Hotel property) was widened, providing for additional motor lanes and encouraging faster speeds. By 1930 over 180 businesses were operating along a six-mile span of The Boulevard between present-day Park Boulevard, the western terminus within the City of San Diego, and present-day 70th Street within the boundaries of the City of La Mesa (east of San Diego). At least sixty-three of The Boulevard's establishments supported motorists traveling along the Highway 80 corridor including hotels and motels (five), auto repair and sales stores (five) bars and restaurants (eight), food and retail stores (75), and gas and service stations (88). By 1940 the commercial presence more than doubled along The Boulevard to comprise 413 businesses including 49 gas stations and 13 auto tourist camps.<sup>18</sup>

Auto tourist camps were located in the first-ring suburbs of San Diego beyond the sphere of influence of established downtown hotels, hostleries, and rooming houses. Catering primarily to middle-class tourists motoring from city to city, the auto tourist camps were located along The Boulevard between 42nd Street and 53rd Street,<sup>19</sup> leaving the westerly portion of El Cajon Boulevard open for the construction of more permanent operations including Imig Manor (later renamed the Lafayette Hotel), a suburban resort hotel constructed on The Boulevard approximately five blocks east of the intersection of Park Boulevard – the western terminus of El Cajon Boulevard and a major trolley and later auto route south into downtown San Diego.

Prior to the 1940s most full-service hotels were located within the central business district of cities and towns. With the rise of the automobile from the 1920s forward and continuous outward expansion of housing and business activities beyond the urban core, suburban hotels took on a different role and began to resemble downtown hotels with meeting rooms, restaurants, shops, health clubs, and other full-service amenities.<sup>20</sup> In the book *Hotel Design: Planning and Development* authors Walter Rutes, Richard Penner, and Lawrence Adams detail the transformation of highway motor courts to motels and, later, to hotels.

The evolution of the building form from a series of unconnected cabins to a continuous line of rooms might be traced to early prototypes of the 1930s where a guest's automobile was sheltered beneath a roof that spanned between two cabins. Eventually, as lodging demand increased, these carports were closed in to make additional rooms, thereby forming a string of connected rooms facing an open parking lot. Later, as the significant economies of construction and maintenance of this new form were realized, a second floor was added.<sup>21</sup>

In Southern California perhaps the most notable suburban resort hotel constructed was the Ambassador Hotel, opened in January 1921 at 3400 Wilshire Boulevard in Los Angeles. From its opening the Ambassador Hotel was an attraction and social center for Angelinos, tourists, and snow birds heading west to avoid cold winters. The hotel effectively moved the

<sup>17</sup> Anne V. O'Connor-Ruth, "Mercantile to MacDonald's: Commercial Strips in San Diego," *Journal of San Diego History*, Volume 38, No. 3, Summer 1992.

<sup>18</sup> Ibid.

<sup>19</sup> John Jakle, "Motel by the Roadside: America's Room for the Night," *Journal of Cultural Geography* 1 (Fall/Winter): 35.

<sup>20</sup> Rutes, Walter, Richard Penner, and Lawrence Adams, *Hotel Design: Planning and Development* (W.W. Norton & Company: New York) 2001, 43.

<sup>21</sup> Rutes, et. al., 44.

Lafayette Hotel

San Diego, California

Name of Property

County and State

city's center of gravity westward and solidified Wilshire Boulevard as a primary corridor in Los Angeles.<sup>22</sup> Master Architect Myron Hunt designed the 23-acre hotel property with an observant influence of a Mediterranean Villa aesthetic featuring a main hotel building with surrounding smaller bungalows and recreation facilities amidst landscaped grounds. Requisite to a large-acre resort property, the Ambassador Hotel contained putting greens, tennis courts, a health club, wooden jogging track, and a swimming pool with a manmade sandy beach, as well as in-house retail and entertainment facilities in the form of a movie theatre, shops, and a nightclub called Coconut Grove.<sup>23</sup>

With large-scale examples in place to the north, San Diego followed suit. In 1927 the El Cortez Hotel, a short-term and extended stay apartment hotel, opened at the north edge of Downtown San Diego. The hotel became the center of social and cultural events, however, roadside motor courts, motels and hotels still serviced motorists traveling into San Diego from the north and from the east via Highway 80. In 1946 Imig Manor (later renamed as Lafayette Hotel) opened as the first full-service resort hotel along San Diego's El Cajon Boulevard. The hotel was a hybrid of features traditional to highway, roadside, and suburban resort hotels, and was intended as a luxury resort advertised as a city within a city. Built on a two-acre site, the Lafayette Hotel property included many of the requisite features of a suburban resort hotel, and similar to the Ambassador Hotel with a main hotel building, surrounding townhouses, central swimming pool, spa services, retail stores, and the Mississippi Ballroom.

El Cajon Boulevard hit an all time high in business development between 1945 and 1965.<sup>24</sup> In this period The Boulevard developed into a fast-paced auto corridor that serviced east-west traveling motorists and city residents alike. Older auto tourist camps closed and were replaced with motels, and new suburban tracts were built in the Minimal Traditional Style in San Diego's easterly neighborhoods south of El Cajon Boulevard. In 1963 President Kennedy paraded along The Boulevard prior to attending a ceremony at San Diego State College, present-day San Diego State University. The same timeframe also represents the beginning of the decline of The Boulevard as Interstate 8, a Federal interstate built between 1957 and 1964, soon outmoded Highway 80, diverting motorists from the businesses along The Boulevard in favor of a faster, more efficient, and direct route east. Throughout this period the Lafayette Hotel stood as a visible landmark to San Diegans, tourists, and south and eastbound motorists seeking refuge and luxury along The Boulevard.

<sup>22</sup> Wallach, Ruth, Linda McCann, Dace Taube, Claude Zachary, and Curtis C. Roseman, *Historic Hotels of Los Angeles and Hollywood* (Arcadia Publishing: San Francisco) 2008, 96.

<sup>23</sup> *Ibid.*

<sup>24</sup> O'Connor-Ruth.

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

"\$2,000,000 Hotel, Imig Manor, to Mark Opening" *The San Diego Union*, 23 June 1946, Sunday Morning: A2.  
Brandes, Ray, ed. *San Diego Architects, 1869-1939*. San Diego: University of San Diego, 1991.  
County of San Diego Assessor-Recorders Office, *Commercial Building Records – Parcel # 445-402-1*.  
Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin) 2004.  
Horvitz, Peter S. and Joachim Horvitz. *The Big Book of Jewish Baseball*. New York: SPI Books, 2001.  
"Imig Manor Fetes First Birthday Success Triumph for Founder" *The San Diego Union*, n.d. (approx. 1947) from the clippings files of the Lafayette Hotel archives.  
Jakle, John. "Motel by the Roadside: America's Room for the Night," *Journal of Cultural Geography* 1 (Fall/Winter): 35.  
Jakle, John, Keith A. Sculle, and Jefferson S. Rogers, *The Motel in America*. (Baltimore, MD: The Johns Hopkins University Press) 1996.  
"Lafayette Hotel: 1940s glamour spot for Hollywood set seeks to regain lodging role in 80s" *The San Diego Union*, 6 July 1986, Sunday Morning: F1.  
"Lanais at Hotel: *The San Diego Union*, 12 April 1959, F5: 1-2. "Lafayette Hotel" *The San Diego Union*, 6 July 1986, Sunday Morning: F1.  
Liebs, Chester H. *Main Street To Miracle Mile: American Roadside Architecture*. (Baltimore, MD: The Johns Hopkins University Press) 1995.  
McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2002.  
O'Connor-Ruth, Anne V. "Mercantile to MacDonald's: Commercial Strips in San Diego," *Journal of San Diego History*, Volume 38, No. 3, Summer 1992.  
Polk's Directory Company. *San Diego City Directories, 1945-1969*. On file at the San Diego Public Library.  
Rhoades, Frank. "Grand Hotel" *The San Diego Union*, 12 May 1966, Thursday Morning: B1.  
Rhoades, Frank. "Your Home Town" *The San Diego Union*, 18 May 1966, Wednesday Morning: B1.  
Rutes, Walter A., Richard H. Prenner, and Lawrence Adams. *Hotel Design: Planning and Development*. New York: W.W. Norton and Company, 2001.  
*San Diego Daily Transcript*, 12 August 1930, 8:7-8.  
Wallach, Ruth, Linda McCann, Dace Taube, Claude Zachary, and Curtis C. Roseman, *Historic Hotels of Los Angeles and Hollywood*. San Francisco, CA: Arcadia Publishing, 2008.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **Lafayette Hotel Archive**

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 2.35

**UTM References** (Place additional UTM references on a continuation sheet)

1	11	486868	3624040	3	11	486776	3624144
	Zone	Easting	Northing		Zone	Easting	Northing
2	11	486776	3624040	4	11	486866	3624144
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The property comprises one city-block bound by El Cajon Boulevard to the north, Mississippi Street to the west, Howard Avenue to the south, and Lafayette Street to the east.

**Boundary Justification** (explain why the boundaries were selected)

The boundary encompasses only the area historically associated with the Lafayette Hotel.

Lafayette Hotel  
Name of Property

San Diego, California  
County and State

### 11. Form Prepared By

name/title Wendy L. Tinsley Becker, RPH, AICP, Principal  
organization Urbana Preservation & Planning, LLC date February 11, 2012  
street & number 2621 Pheasant Drive telephone (619) 543-0693  
city or town San Diego state CA zip code 92123  
e-mail wendy@urbanapreservation.com / www.urbanapreservation.com

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

### Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Lafayette Hotel

**City or Vicinity:** San Diego

**County:** San Diego

**State:** California

**Photographer:** Contemporary Photographs: Wendy L. Tinsley Becker  
Historic Photographs (Figures): Unknown Photographer (Obtained From the Lafayette Hotel Archive)

**Date Photographed:** February 2012

### Description of Photograph(s) and Number:

See Continuation Sheet, Section 11, Pages 1-2 for Photo Log.

See Continuation Sheet, Section 11, Page 3 for Historic Images and Ephemera (Figures)

### Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Jay Wentz, JCG Development  
street & number 2223 El Cajon Boulevard telephone (619) 255-7562  
city or town San Diego state CA zip code 92104

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, D.C.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Additional Documentation Page 1

Lafayette Hotel
Name of Property
San Diego, California
County and State
N/A
Name of multiple listing (if applicable)

**Additional Documentation – Contents List**

- A. Property Location Map with Digital Decimal Location Data
- B. Sketch Map with Photo Key.
- C. Description of Photographs and Numbers (Photo Log).
- D. Historic Images and Ephemera (Figures).



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Additional Documentation Page 2

Lafayette Hotel
Name of Property
San Diego, California
County and State
N/A
Name of multiple listing (if applicable)

A. Property Location Map with Digital Decimal Location Data  
Aerial view of the Lafayette Hotel property with markers delineating location of Digital Decimal Location Data.

Digital Decimal Location Data

Northwest (NW) Corner: 32.755083 N | 117.141164 W, Northeast (NE) Corner: 32.755092 N | 117.139653 W  
Southwest (SW) Corner: 32.754139 N | 117.141164 W, Southeast (SE) Corner: 32.754144 N | 117.140183 W



Image / Map Source: Google Earth, 2012 Google, 2012 INEGI.

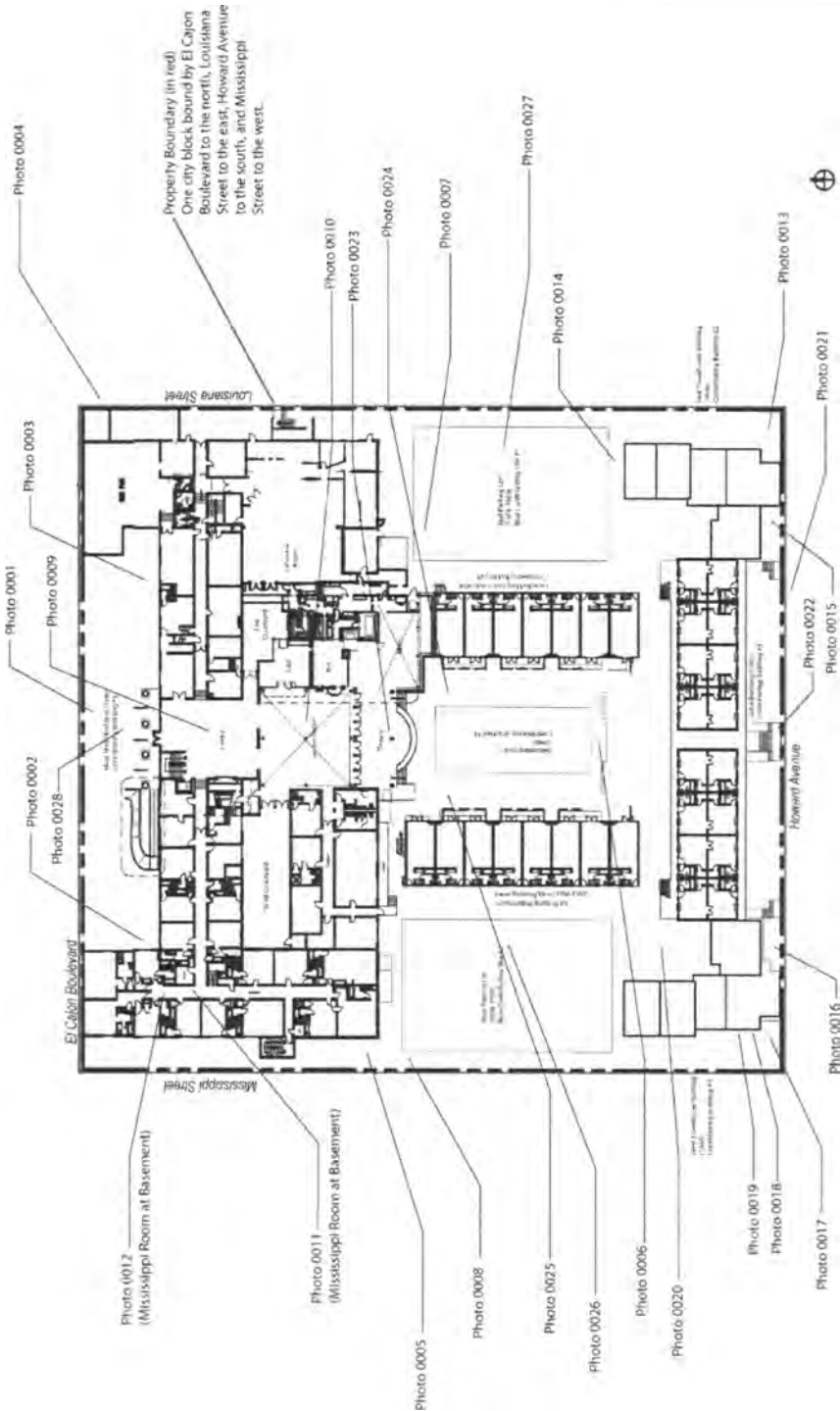
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Additional Documentation Page 3

Lafayette Hotel
Name of Property
San Diego, California
County and State
N/A
Name of multiple listing (if applicable)

B. Sketch Map with Photo Key.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Additional Documentation Page 4

Lafayette Hotel
Name of Property San Diego, California
County and State N/A
Name of multiple listing (if applicable)

**C. Description of Photographs and Numbers (Photo Log).**

CA\_San Diego County\_Lafayette Hotel\_0001  
 North Elevation of Main Hotel Building, camera facing south.

CA\_San Diego County\_Lafayette Hotel\_0002  
 North Elevation of Main Hotel Building – East Return Wall, camera facing southeast.

CA\_San Diego County\_Lafayette Hotel\_0003  
 North Elevation of Main Hotel Building – West Return Wall, camera facing southwest.

CA\_San Diego County\_Lafayette Hotel\_0004  
 East (left) and North (Right) Elevations of Main Hotel Building, camera facing southwest.

CA\_San Diego County\_Lafayette Hotel\_0005  
 West Elevation of Main Hotel Building, camera facing northeast.

CA\_San Diego County\_Lafayette Hotel\_0006  
 South Elevation of Main Hotel Building – View From South End of Swimming Pool, camera facing north.

CA\_San Diego County\_Lafayette Hotel\_0007  
 South Elevation of Main Hotel Building – View From Southeast Corner Showing Pilasters and Belt Course, camera facing northwest.

CA\_San Diego County\_Lafayette Hotel\_0008  
 South (Right) and West (Left) Elevations of Main Hotel Building – View From Mississippi Street at West Side of Property, camera facing north.

CA\_San Diego County\_Lafayette Hotel\_0009  
 Interior at Main Hotel Building – Hotel Lobby with Coffered Ceiling, camera facing south.

CA\_San Diego County\_Lafayette Hotel\_0010  
 Interior at Main Hotel Building – Terrazzo Floor at Garden Room, camera facing west.

CA\_San Diego County\_Lafayette Hotel\_0011  
 Interior at Main Hotel Building – Seashell Bandstand with Adjacent Paired Pilasters, Reconstructed Parquet Dance Floor, and Typical Historic Column at edge of Dance Floor, camera facing south.

CA\_San Diego County\_Lafayette Hotel\_0012  
 Interior at Main Hotel Building – Extant Historic Coffered Circular Ceiling (at top) at Former Bar of Mississippi Room and Extant Historic Moulding and Light Sconces, camera facing south.

CA\_San Diego County\_Lafayette Hotel\_0013  
 Overview of the East Townhouse Building at the Southeast Corner of the Property, camera facing northwest.

CA\_San Diego County\_Lafayette Hotel\_0014  
 View of North Elevation of the East Townhouse Building at the Southeast Corner of the Property, camera facing southwest.

CA\_San Diego County\_Lafayette Hotel\_0015  
 South Elevation of the East Townhouse Building with Historic Attached Garage at the Southeast Corner of the Property, camera facing north.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Additional Documentation Page 5

Lafayette Hotel
Name of Property
San Diego, California
County and State
N/A
Name of multiple listing (if applicable)

**Description of Photographs and Numbers (Photo Log),  
(Continued)**

- CA\_San Diego County\_Lafayette Hotel\_0016  
South Elevation of the West Townhouse Building with Attached Garage at the Southwest Corner of the Property, camera facing north.
- CA\_San Diego County\_Lafayette Hotel\_0017  
Overview of the West Townhouse Building at the Southwest Corner of the Property, camera facing northeast.
- CA\_San Diego County\_Lafayette Hotel\_0018  
Historic Bay Window at West Townhouse Building, camera facing east.
- CA\_San Diego County\_Lafayette Hotel\_0019  
Historic Gabled Entry Portico at West Townhouse Building, camera facing east.
- CA\_San Diego County\_Lafayette Hotel\_0020  
Rear (East) Elevation of the West Townhouse Building, camera facing southwest.
- CA\_San Diego County\_Lafayette Hotel\_0021  
South Elevation of the Motel Building at the South End of the Property, camera facing northwest.
- CA\_San Diego County\_Lafayette Hotel\_0022  
Detail of Front Portico at the Motel Building Built in a Modernistic Colonial Revival Style to Match the Colonial Revival Style Portico at the Main Hotel Building, camera facing south.
- CA\_San Diego County\_Lafayette Hotel\_0023  
View of Swimming Pool from the North (Shallow) End Showing the East and West Lanai Buildings Surrounding the Pool, camera facing east.
- CA\_San Diego County\_Lafayette Hotel\_0024  
View from the Outdoor Terrace at the North (Shallow) End of the Swimming Pool Showing the West Elevation of the East Lanai Building with Wood Pergolas / Decks, camera facing east.
- CA\_San Diego County\_Lafayette Hotel\_0025  
View from the Outdoor Terrace at the North (Shallow) End of the Swimming Pool Showing the East Elevation of the West Lanai Building with Wood Pergolas / Decks, camera facing west.
- CA\_San Diego County\_Lafayette Hotel\_0026  
View of Non-Contributing West Parking Lot Adjacent to the West Side of the West Lanai Building, camera facing east.
- CA\_San Diego County\_Lafayette Hotel\_0027  
View of the Non-Contributing East Parking Lot Adjacent to the East Side of the East Lanai Building, camera facing west.
- CA\_San Diego County\_Lafayette Hotel\_0028  
Detail of Typical Historic Gargoyle Lamp Post – Three Lamp Posts are Extant (Two at the North Side of the Property and one at the West Side of the Property), camera facing east.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Additional Documentation Page 6

Lafayette Hotel
Name of Property
San Diego, California
County and State
N/A
Name of multiple listing (if applicable)

**D. Historic Images and Ephemera (Figures).**

Figure 0001

CA\_San Diego County\_Lafayette Hotel\_F0001

Historic View, Circa 1946, of Main Hotel Building Showing North (Left) and West (Right) Elevations. Image Source: Lafayette Hotel Archive.

Figure 0002

CA\_San Diego County\_Lafayette Hotel\_F0002

Historic Aerial View, Circa 1946, Showing Imig Manor (Later Renamed as Lafayette Hotel) Property Including Terrazzo Flooring with Inlaid Terrazzo Star Design at the Present-day Garden Room. Image Source: Lafayette Hotel Archive.

Figure 0003

CA\_San Diego County\_Lafayette Hotel\_F0003

Historic View, Circa 1946-1949, Showing Original Owner and Builder Larry Imig Performing in Front of the Seashell Bandstand. Image Source: Lafayette Hotel Archive.

Figure 0004

CA\_San Diego County\_Lafayette Hotel\_F0004

Historic Ephemera / Brochure, Circa 1946, Showing the Mississippi Room with Seashell Bandstand and Circle Bar Anchored by Gold Tone Nude Statue. Image Source: Lafayette Hotel Archive.

Figure 0005

CA\_San Diego County\_Lafayette Hotel\_F0005

Historic View, Circa 1946-1953, Showing the West Townhouse Building with Attached Garage (at Right), Brick Chimneys, and Bay Window. Image Source: Lafayette Hotel Archive.

Figure 0006

CA\_San Diego County\_Lafayette Hotel\_F0006

Historic View of the Swimming Pool at Opening Day with Original Changing Rooms Surrounding the Pool. The Changing Rooms were replaced by the East and West Lanai Buildings (for additional guest rooms) in 1958-1959. Image Source: Lafayette Hotel Archive.

Figure 0007

CA\_San Diego County\_Lafayette Hotel\_F0007

Historic View of Original Property Owner and Builder Larry Imig in Car (Back Seat at Left) with American Actor Bob Hope (Back Seat at Right), Presumably at a Hotel Opening Ceremony, Circa 1946. Image Source: Lafayette Hotel Archive.

Figure 0008

CA\_San Diego County\_Lafayette Hotel\_F0008

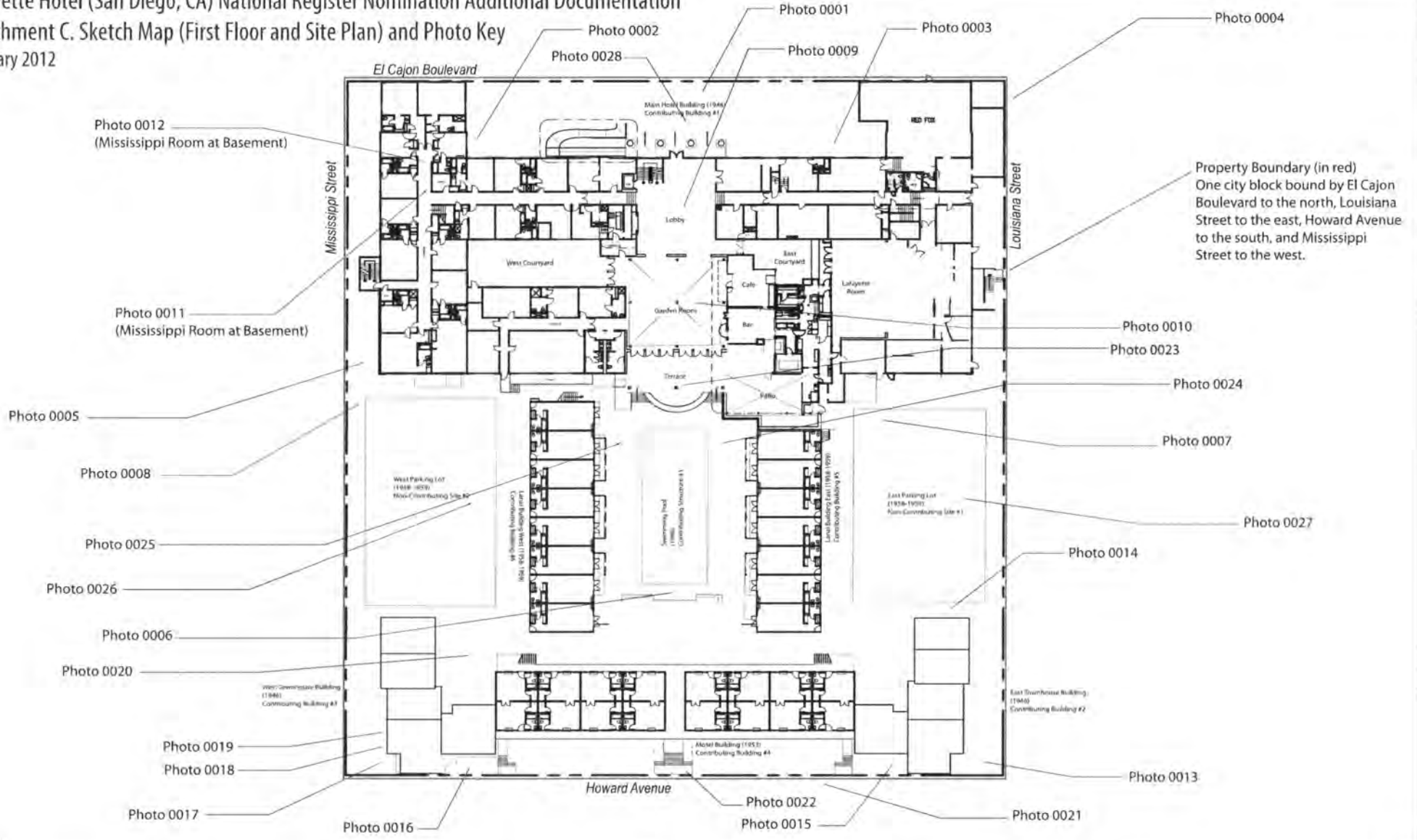
Historic View, Circa 1946, of Hotel Bellhop Chico Cola (in Suit and Top hat) with Unknown Man. Image Source: Lafayette Hotel Archive.

Figure 0009

CA\_San Diego County\_Lafayette Hotel\_F0009

Historic Brochure, Circa 1952, Advertising the Renamed Lafayette Hotel. Image Source: Lafayette Hotel Archive.

Lafayette Hotel (San Diego, CA) National Register Nomination Additional Documentation  
 Attachment C. Sketch Map (First Floor and Site Plan) and Photo Key  
 February 2012



**PRESERVATION & PLANNING** \*Base site plan prepared by the Arcadia Group Inc. for the Lafayette Hotel Part 2 Federal Rehabilitation Tax Credit process (NPS Project No. 24274) as approved drawing Sheet A1.0 "First Floor and Site Plan". This Sketch Map (First Floor and Site Plan) and Photo Key is for reference only and has been modified for the purposes of identifying the locations of contributing and non-contributing buildings, structures, and sites, and to indicate photo locations.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lafayette Hotel  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: CALIFORNIA, San Diego

DATE RECEIVED: 6/15/12 DATE OF PENDING LIST: 6/13/12  
DATE OF 16TH DAY: 7/30/12 DATE OF 45TH DAY: 8/01/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000443

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

     ACCEPT      RETURN      REJECT                      DATE

ABSTRACT/SUMMARY COMMENTS:

The Lafayette Hotel is locally significant under National Register Criteria A and C in the areas of Community Planning & Development and Architecture. Constructed in 1946 (with later additions in 1957-1959) and located along El Cajon Boulevard—Historic Route 80 and San Diego's primary east-west auto corridor, the property represents the first post-war expansion of the city's burgeoning auto tourism industry. As a major commercial and social venue, the hotel was the first major suburban resort hotel established in San Diego and significantly supported mid-twentieth century commercial expansion along the city's major transportation corridor. The work of local master architect Frank L. Hope Jr., the main building's stripped classical form emphasized clean, modern lines with minimal detailing, except for the stylish Colonial Revival portico announcing the main entry. Later additions built to serve the expanding hotel trade reflected the evolution of hotel/motel building forms.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER PAUL R. LUSIGNAU DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 7/31/2012

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.







RED FOX RESTAURANT

LATE DINING ENTERTAINMENT

FOR TRUCK ONLY





RED FOX ROOM  
RESTAURANT

SPEED  
LIMIT  
25

RESTAURANT







Handicap Accessible  
Elevator to second floor  
Handicap Accessible  
Elevator to second floor  
Handicap Accessible  
Elevator to second floor  
Handicap Accessible  
Elevator to second floor



































SPEED  
LIMIT  
25









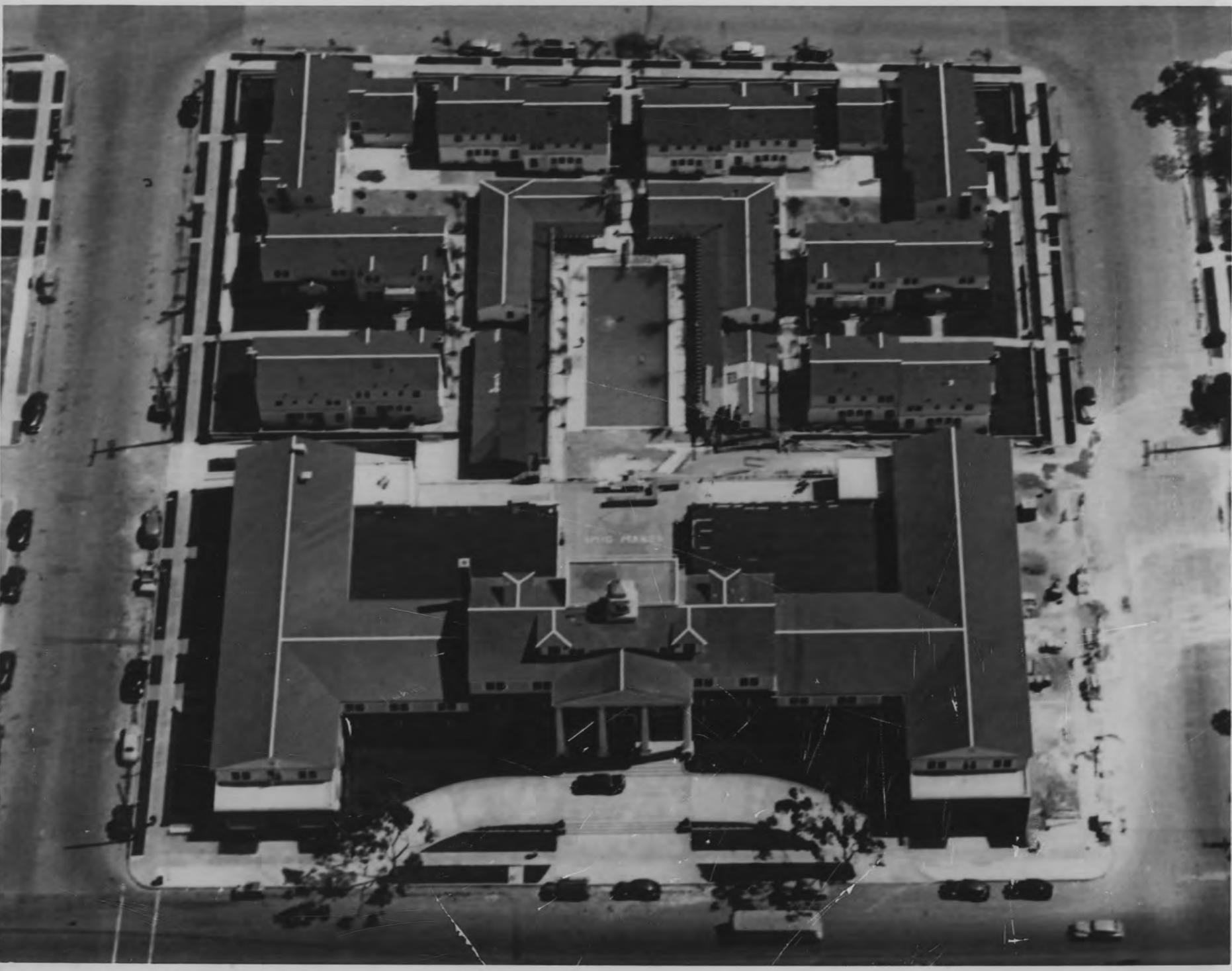




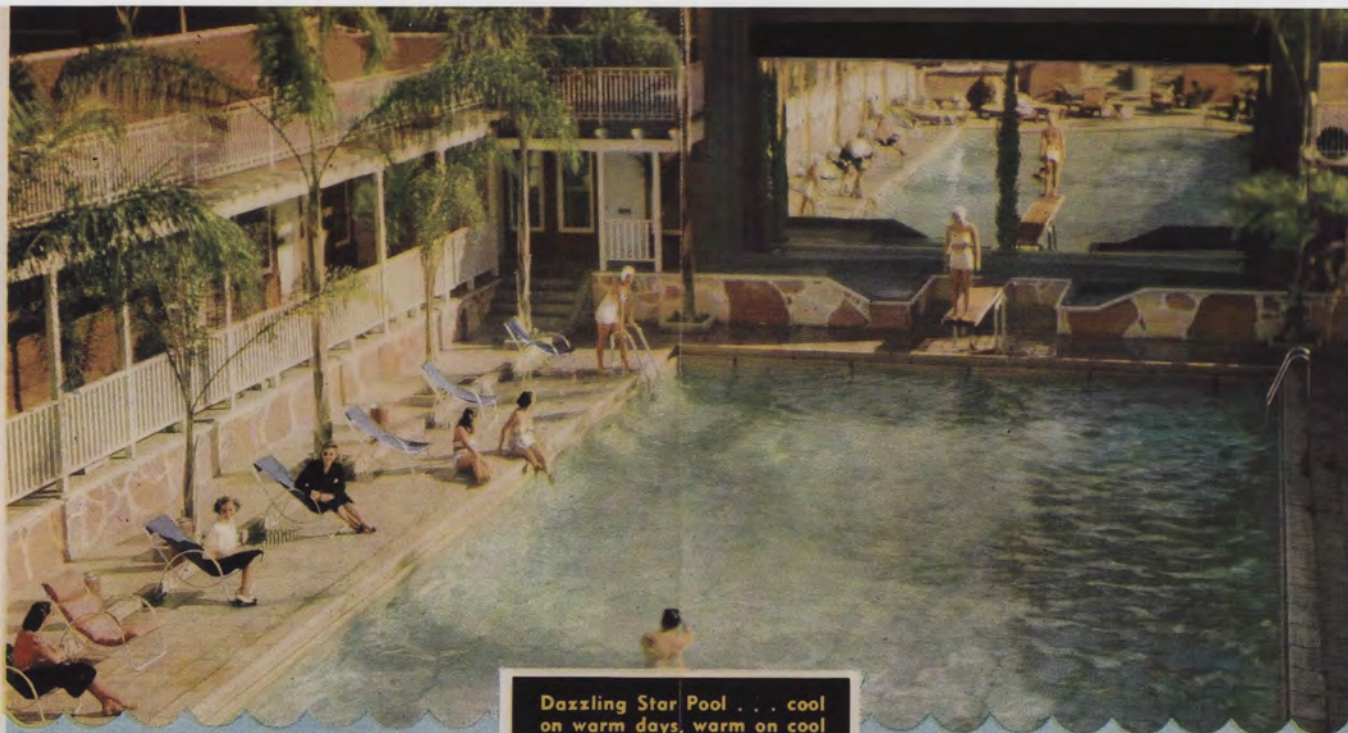












Dazzling Star Pool . . . cool on warm days, warm on cool days . . . constructed according to A.A.U. specifications for the enjoyment of guests of all ages . . . the scene of frequent swimming exhibitions. Luxurious cabanas are on each side of the pool.

**B**EAUTIFUL in its design, unrivalled in its facilities, this newest and most distinctive resort hotel in the West offers the best of Southern California life and recreation. Located in the quiet residential heights of San Diego, it enjoys the advantage of year-round clear blue skies and balmy air. All that you want to see and do is here or near at hand . . . the warm and beautiful seacoast, pine-clad mountains and flowering desert, the many sports, recreations and activities, the romance of Old

Mexico, the early California Missions, and present day movie land.

Lafayette Hotel and Club, encompassing an entire city block, houses within its walls a full range

of shops and services, including a beauty salon, barber shop and drug store. Registered guests are given guest membership cards to the Lafayette Club which entitles them to use the swimming pool, gym, steam baths and massage parlors. Within this hotel, or close at hand, is everything needed to make your next trip to California the best you've ever had!



MISSISSIPPI ROOM. Dining and dancing nightly. No cover charge, no minimum charge.

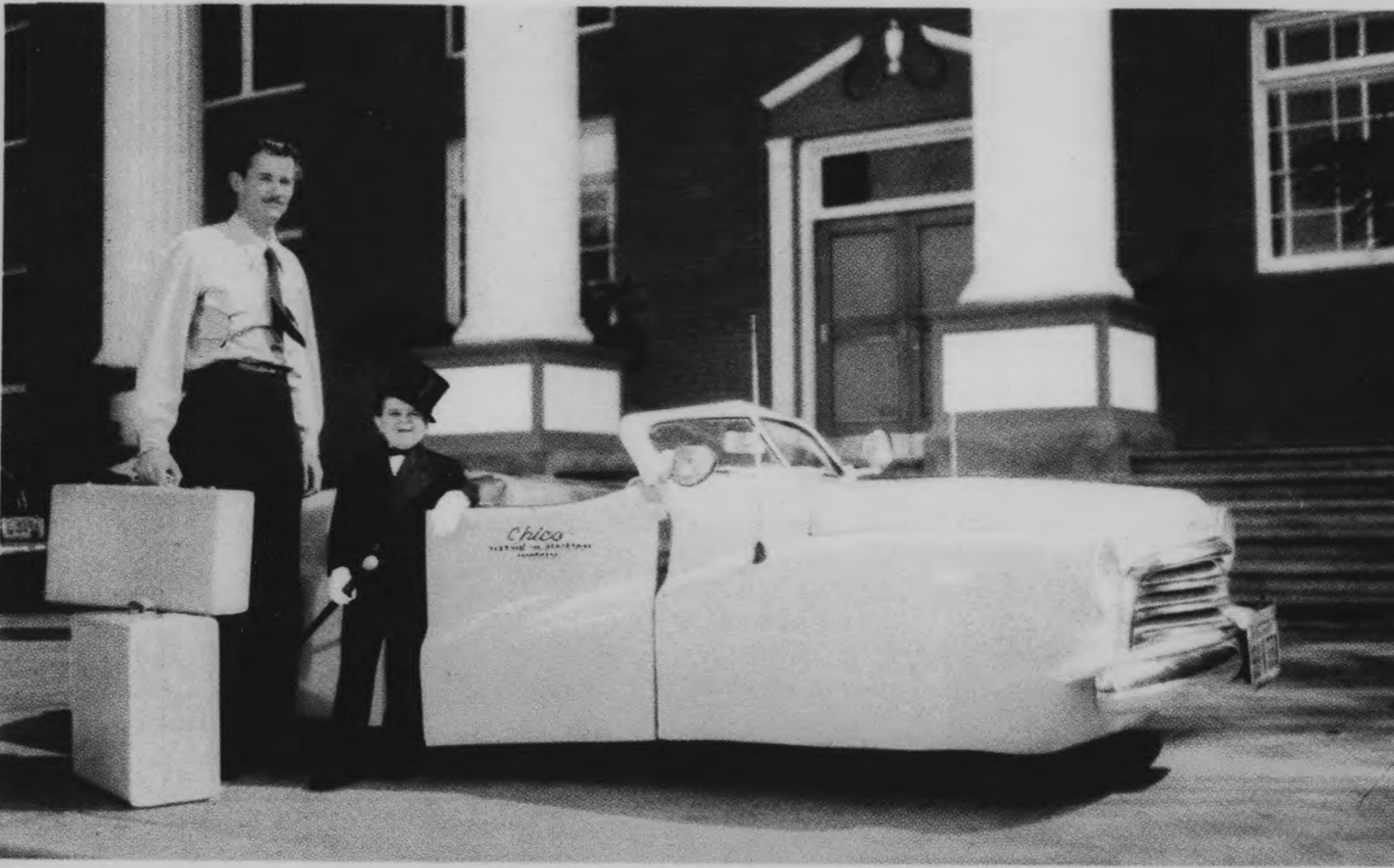




WELCOME TO IMIG MANOR







SAN DIEGO'S



*Lafayette*

**HOTEL AND CLUB**

( FORMERLY THE MANOR )

SAN DIEGO'S



*Lafayette*

**HOTEL AND CLUB**

( FORMERLY THE MANOR )



*Lafayette Hotel has Everything!*

*Lafayette Hotel has Everything!*

## Missing Core Documentation

**Property Name**

Lafayette Hotel

**County, State**

San Diego, CA

**Reference Number**

12000443

The following Core Documentation is missing from this entry:

Nomination Form

Photographs

USGS Map



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

January 4, 2010

Mr. Jay Wentz  
Hampstead Lafayette Hotel, LLC  
1205 Prospect Street, Suite 450  
San Diego, CA 92037

PROPERTY: **Imig Manor/Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA**  
PROJECT NUMBER: **24274**

Dear Mr. Wentz:

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application – Part 1 for the property cited above, and has determined that the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

Because the property contains more than one building, and those buildings were functionally related historically to serve an overall purpose, program regulations require NPS to determine which of the buildings contribute to the significance of the historic property, and therefore will be "certified historic structures" when the property is listed.

Based on the documentation presented, the following buildings appear to contribute to the significance of the property:

- Main Hotel Building constructed 1943-1946, Colonial Revival style, brick with stucco-faced third floor, center section with staircase and columned portico supporting pediment, two-story flankers perpendicular to main block, and original multi-pane windows, as well as interior components (plan and finishes) worthy of preservation.
- Townhouse Apartment Buildings (one southeast and one southwest) constructed 1946, two-story brick and stucco, original windows, exterior chimneys, entrance porticos, and attached one-story garages.
- Lanai Rooms (one east and one west) constructed 1946 and substantially enlarged 1958, two-story stucco buildings enclosing swimming pool behind Main Hotel with two-story covered galleries facing parking lots.
- Motel Apartment Building constructed 1953, two-story stucco structure with original wood sash and a central breezeway beneath a pedimented portico.

This determination is preliminary only. These buildings will become "certified historic structures" only when the property is listed in the National Register of Historic Places. Other features that contribute to the historic site and environment include the 1946 swimming pool.

As you plan your rehabilitation, we strongly recommend that you review the Preservation Briefs and other preservation-related information provided online by the National Park Service at <http://www.nps.gov/history/hps/tps/tax/index.htm> to help you plan a successful rehabilitation that will preserve the historic character of this building/site/complex and will meet the Secretary of the Interior's Standards for Rehabilitation. The National Park Service also strongly encourages applicants to submit the Part 2 – Description of Rehabilitation - prior to beginning work, in order to ensure conformance with the Standards.

Federal regulations also require NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, your Part

2 of the application, the Description of Rehabilitation, must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures"

A copy of this decision will be forwarded to the Internal Revenue Service. If you have any questions regarding the review of your Part I application, please contact the State Historic Preservation Office or me at 202-354-2278.

Sincerely,



Roger Reed, Historian  
National Register of Historic Places

Enclosure

cc: IRS  
CA SHPO  
Wendy L. Tinsley Becker, Urbana Preservation & Planning



February 10, 2012

Attn: Jay Correia, Registration Unit Supervisor  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

RE: National Register Nomination Package for the Lafayette Hotel (Rehabilitation Tax Credit Project No. 24274).

Dear Mr. Correia,

Enclosed please find two copies of the completed National Register nomination forms with requisite attachments (maps, current photos, historic images and ephemera, and digital files on CD) for the historic Lafayette Hotel located at 2223 El Cajon Boulevard in San Diego, California.

On January 4, 2010 the Lafayette Hotel was determined preliminarily eligible for listing to the National Register in a Part 1 Historic Preservation Certification Application process identified as NPS Project No. 24274. The hotel was recently rehabilitated pursuant to an approved Part 2 project description. The Part 3 documentation is in preparation and will be submitted shortly to the OHP Architectural Review & Incentives Unit.

The property owner is: Jay Wentz, JCG Development, 2223 El Cajon Boulevard, San Diego, CA 92104. Mr. Wentz's telephone number is (619) 255-7562. The enclosed nomination package has been submitted on his behalf and with his permission.

We hope to include the Lafayette Hotel National Register Nomination on the Spring 2012 agenda of the State Historical Resources Commission. The property owner's goal is to achieve National Register listing by the end of 2012.

Please contact me here in San Diego if you have any questions or comments. I appreciate your consideration and responsiveness.

Respectfully Submitted,

Wendy L. Tinsley Becker, RPH, AICP, Principal

Cc:

Jay Wentz, JCG Development  
Tara J. Hamacher, Historic Consultants, Inc.





THE CITY OF SAN DIEGO  
**Historical Resources Board**

May 1, 2012



OFFICE OF HISTORIC PRESERVATION  
Department of Parks and Recreation  
ATTN: M. Wayne Donaldson  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Subject: Historic Preservation Commission Review and Comment on the Nomination of Imig Manor/Lafayette Hotel to the National Register of Historic Places

Dear Mr. Donaldson:

At the request of your office and consistent with the City of San Diego's status of Certified Local Government, we offer our recommendation on the listing of the Imig Manor/Lafayette Hotel on the National Register of Historic Places. In reviewing the nomination, staff conducted a site visit and reviewed the National Register listing criteria and National Register Bulletin 20. The attached staff report presents the recommendation of the Mayor's office to support the listing of the Imig Manor/Lafayette Hotel on the National Register with a period of significance of 1946 to 1959.

On April 26, 2012 at its regularly scheduled meeting, the City of San Diego Historical Resources Board (HRB) reviewed the nomination of Imig Manor/Lafayette Hotel to the National Register. The HRB voted unanimously to support the listing of Imig Manor Lafayette Hotel on the National Register with the period of significance 1946-1959.

The City of San Diego appreciates the opportunity to review and comment on this nomination to the National Register. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jodie Brown".

Jodie Brown, AICP  
Senior Planner

Attachment: Historical Resources Board Report No. HRB-12-024

**Development Services Department**  
1222 First Avenue, MS 512 • San Diego, CA 92101-4155  
Tel (619) 235-5200 Fax (619) 446-5499



## University Heights Historical Society

P. O. Box 3115, San Diego, CA  
(619) 297-3166



State Office of Historic Preservation  
Attention: Wayne Donaldson  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Re: Imig Manor/Lafayette Hotel, 2223 El Cajon Boulevard, San Diego 92104

Dear Mr. Donaldson:

The University Heights Historical Society (UHHS) and its affiliate, the University Heights Community Development Corporation (UHCDC), strongly support the listing of the above hotel, related significant buildings and swimming pool within its boundaries for listing on the National Register of Historic Places

This is a grand icon in both the University Heights and North Park communities. Although the hotel is the only structure that has the City of San Diego's designation as Historical Resource #319, the whole complex deserves recognition for its architecture, designer and period of construction, 1946-59.

The hotel has weathered many owners but has managed to remain true to its special history of post WWII rebuilding and the glamour of its early connection to Hollywood in its heyday.

We are most pleased that the current owner values the property enough to be actively involved with the property's restoration and placement on the National Register of Historic Places.

Sincerely

Ernestine Bonn  
UHHS Founding Board Member  
UHCDC Treasurer  
Cc: Wendy Tinsley Becker  
C. Winterrowd, HRB Staff

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street Suite 100  
SACRAMENTO, CA 94296-0001  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@ohp.parks.ca.gov



June 8, 2012

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service 2280  
1201 I (Eye) Street, NW  
Washington, DC 20005



Subject: **Lafayette Hotel National Register of Historic Places Nomination**

Dear Ms. Shull:

Enclosed please find the **Lafayette Hotel** nomination to the National Register of Historic Places. Jay Wentz of JCG Development, the owner of the property, is the applicant. On January 4, 2010 Office of Historic Preservation staff determined the Lafayette Hotel preliminarily eligible for the National Register as part of the Federal Historic Preservation Tax Credit application process.

On May 3, 2012 at its regular quarterly meeting, held in Alameda, the California State Historical Resources Commission found the Lafayette Hotel eligible for the National Register at the local level of significance under Criterion A for the Hotel's association with the commercial development of El Cajon Boulevard in San Diego. The Commission also found the Hotel eligible under Criterion C because the complex embodies the distinctive characteristics of Colonial Revival Style Architecture and represents the work of locally recognized Master Architect Frank L. Hope.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or [jcorr@parks.ca.gov](mailto:jcorr@parks.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Milford Wayne Donaldson".

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

Enclosures



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: April 12, 2012 REPORT NO. HRB-12-024

ATTENTION: Historical Resources Board  
Agenda of April 26, 2012

SUBJECT: **ITEM# 7 – Imig Manor/Lafayette Hotel**

APPLICANT: Owner represented by Urbana Preservation & Planning, LLC

LOCATION: 2223 El Cajon Boulevard, 92104, Greater North Park Community, Council District 3

DESCRIPTION: Review and make a recommendation on the National Register Nomination of the Imig Manor/Lafayette Hotel

STAFF RECOMMENDATION

Recommend to the Office of Historic Preservation the listing of the Imig Manor/Lafayette Hotel a resort hotel, designed by Master Architect Frank L. Hope, Jr. and constructed by San Diego homebuilder Larry Imig. Constructed in 1946 and located along El Cajon Boulevard—Historic Highway 80 and San Diego's primary east-west auto corridor, the property is recommended for listing under Criterion A for its association with community development patterns of El Cajon Boulevard and as the first Post WWII Suburban Resort Hotel Established in San Diego and under Criterion C as a significant example of Colonial Revival style architect applied to a commercial-hotel property and as a unique example of work by Master Architect Frank L. Hope, Jr.

BACKGROUND

This item is being brought before the Historical Resources Board pursuant to the Office of Historic Preservation requirement that the local jurisdiction be provided 60 days to review and comment on a National Register nomination. The Imig Manor/Lafayette Hotel is being nominated to the National Register under Criterion C as a significant historical resource at the local level for its architecture, designer and period of construction. The building is currently

listed on the San Diego Register and was previously reviewed by the Historical Resources Board on September 22, 1993.

## ANALYSIS

A National Register of Historic Places Nomination Report was prepared by Urbana Preservation and Planning, which concludes that the resource is significant under Criteria A and C. Staff concurs that the structure is a significant historical resource under National Historic Register Criteria A and C, as follows.

*CRITERION A - That are associated with events that have made a significant contribution to the broad patterns of our history.*

Master Architect Frank L. Hope, Jr. designed the Imig Manor/Lafayette Hotel in 1943-45 for property owner and local developer Larry Imig. The property's three-year construction campaign is considered one of the few private efforts to have occurred in San Diego during the World War II period when building materials were being diverted for the war effort. At its opening the hotel featured dining, dancing and entertainment, the hotel also featured retail stores and a pool designed to meet Amateur Athletic Union specifications.

By 1947, the hotel planned a 50% expansion and by 1949 the hotel was sold to a syndicate comprised of Joseph Drown, Spearl Ellison and Conrad Hilton. The new owners sought to expand and renovate the hotel to increase profits. Frank L. Hope, Jr. was contracted to prepare designs. By 1950, the property was renamed Hotel Manor which was in use until 1952 when it acquired the name Lafayette Hotel. During the following years the property changed ownership several times and had a number of different occupants including local radio stations, XEMO and KCBQ, as well as headquarters to the San Diego Chargers Football Club.

The Imig Manor/Lafayette Hotel serves as an important visual and historic landmark for the El Cajon Boulevard corridor representing the 1940s-1950s period when "The Boulevard" experienced significant growth in the form of low-density auto oriented buildings and uses and was utilized as the highway (Highway 80) for east/west bound motorists. The hotel was one of few large suburban hotels developed in San Diego in the 1940s, and appears to have been the only major private development project undertaken during World War II period when construction materials were diverted for the war effort. The hotel was an entertainment resort destination for San Diegans as well as visitors from across the country. The Imig Manor/Lafayette Hotel main building anchors the property and is one of the few large-scale multi-story buildings erected on El Cajon Boulevard. Until 1965 when Interstate 8 was constructed and diverted traffic, the hotel stood as a visible landmark to San Diegans, tourists, and south and eastbound motorists seeking refuge and luxury along "The Boulevard."

*CRITERION C – Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.*

Originally developed as eleven separate buildings and a swimming pool between 1946 and 1959, the historic Imig Manor/Lafayette Hotel comprises one city block between El Cajon to the north, Louisiana Street to the east, Howard Avenue to the south, and Mississippi Street to the west. The resort hotel was designed by Master Architect Frank L. Hope Jr. and constructed by San Diego homebuilder Larry Imig. The buildings were constructed in the Colonial Revival style of architecture with neoclassical and modernistic elements influencing the exterior and interior spaces. Currently, there are six extant contributing buildings and the original swimming pool, a contributing structure.

The main hotel building, fronting El Cajon Boulevard, was constructed in 1946 in the Colonial Revival style. The building featured three stories with a penthouse, finished basement and parking garage. The building anchors the entire complex of hotel buildings. The building has a central block with two outer wings on the east and west sides. The main entrance is centrally located and features a Neoclassical tetra-style portico comprised of four full height Doric columns surmounted by a gable pediment which creates a frontispiece to the building's brick and stucco façade front elevation. Fenestration is comprised of ganged single-hung 4/4 wood sash windows flanked by fixed wood shutters that are horizontally aligned around the building perimeter. Under the front entry portico window types are square fixed sixteen-light with a fixed four-lite transom. Brick sills are present at all windows installed along the building's two story brick wall sections; no sills are present at the third story stucco wall sections. Between the second and the third floors is a simple brick belt course. Each corner wing features an entrance to the public spaces that comprise the hotel's ground floor. The entrance to the Red Fox Room is located at the northeast corner and features plaster quoins and dentil cornice. The northwest corner features non-historic metal doors that access the Mississippi Room. Above each corner space is a second level balcony enclosed by a low iron balustrade. A gabled composition shingle roof of moderate pitch covers the building and the fourth floor penthouse projects beyond the north side of the principal roof creating a continuous shed roof dormer. The rear (south) elevation includes two courtyards that are accessible from the hotel lobby and a central concrete terrace that overlooks the pool.

Although some alterations have occurred to the building over time they do not detract from the character-defining features. The modifications have happened mostly to the south elevation and include single story additions for dining and office spaces, an elevated terrace surrounding the pool, and alterations to the third floor roof line. During a 1995 remodel the hotel's historic clock tower was removed.

Two remaining townhomes located at the southwest and southeast corners of the property were constructed in 1946 to provide more privacy for hotel guests. The buildings provide four guest rooms each and feature brick cladding on the 1<sup>st</sup> floor and stucco on the 2<sup>nd</sup>. The south wall features a chimney with a single story portion of the building. Immediately adjacent to each one story portion is a two car garage with a side gabled roof. The building also features 1/1 double hung windows.

On the south side of the property, a 36-unit motel building was constructed in 1953, to respond to the increase in motorists using Highway 80. The motel building anchors the south side of the hotel property and provides a modest alternative to the grand hotel building. The building comprised of two elements of two stories each sheathed with stucco and connected via a breezeway. A central modernized tetra-style portico creates the only vertical element of the horizontally composed building. A metal balustrade lines the central staircase and provides access to the second floor. Windows for both buildings are a mixture of 6/6 and 4/4 double hung wood windows.

Constructed in 1946 the single story poolside buildings with roof decks the lanai buildings were reconstructed in 1958-59 as part of the hotel's expansion. They were replaced with two L-shaped guest rooms. The buildings are flat roofed two story buildings sheathed with smooth stucco. The first floor provides direct access to the pool via French doors and the second floor features wooden balconies that overlook the pool.

The hotel pool was also completed in 1946 and is considered a contributing element to the hotel. It was completed with a pebblecoat in a rectilinear plan with inlaid contrasting color lane stripes. The pool served as the primary recreational activity of the hotel for guests of the hotel and residents of San Diego.

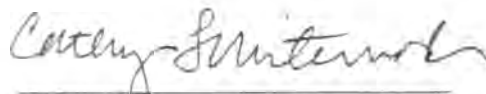
The Imig Manor/Lafayette Hotel property retains excellent integrity of setting, location, design, feeling, and association, and although changes have occurred to buildings and the site, the property does retain integrity of materials and workmanship to the 1946-1959 period of significance. The intact Main Hotel Building and the intact townhouse buildings constitute enough of the property for it to be considered a significant example of the Colonial Revival style at a commercial-hotel property type and for representing to work of Master Architect Frank L. Hope, Jr.

#### CONCLUSION

Based on the information submitted, it is recommended that the Historic Resources Board forward a positive recommendation for listing on the National Register of Historical Places the Imig Manor/Lafayette Hotel, with a 1946-59 period of significance.



Jodie Brown, AICP  
Senior Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

Attachment: Applicant's National Register of Historical Resources Nomination Report under separate cover

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

DEC 23 2009

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

24274

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of Property: Imig Manor / Lafayette Hotel  
Address of Property: 2223 El Cajon Boulevard  
City San Diego County San Diego State California Zip 92104

Name of historic district: \_\_\_\_\_

National Register district       certified state or local district       potential district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
- certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named historic district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name: Wendy L. Tinsley Becker, Principal, Urbana Preservation & Planning, LLC  
Street: 3525 4th Avenue City: San Diego  
State: California Zip: 92103 Daytime Telephone Number: 619-543-0693

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: Jay Wentz Signature: [Signature] Date: 09/14/2009  
Organization: Hampstead Lafayette Hotel, LLC  
Street: 1205 Prospect Street, Suite #450 City: San Diego  
State: California Zip: 92037 Daytime Telephone Number: (619) 255-7562

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

4/4/10

Date

[Signature]

National Park Service Authorized Signature

202-354-2198

National Park Service Office/Telephone No.

See Attachments



**Lafayette Hotel**  
**San Diego, San Diego County**  
**Staff Report**

Prominently located on El Cajon Boulevard in San Diego, the Lafayette Hotel was completed in 1946 and conceived, in part, to capitalize on the fact that El Cajon Boulevard was the last leg of Highway 80, the transcontinental road extending from Savannah, Georgia to San Diego. As the Twentieth Century progressed, commercial activity along the corridor increased so that by 1940 the Boulevard supported 413 businesses. Containing a hybrid of features traditional to highway, roadside, and suburban hotels, the Lafayette Hotel was also conceived as a luxury resort at a time when suburban hotels began to resemble downtown hotels with meeting rooms, shops, health clubs, and other amenities. The Lafayette was advertised as a city within a city and served San Diegans as a gathering place for social events, leisure, and recreation.

Designed by locally prominent architect Frank L. Hope, Jr., the hotel forms a three-part H-shaped plan with a central block and two outer wings. With its symmetrically composed brick-faced front elevation and four full-height Doric columns that support a gabled pediment, the building embodies the distinctive characteristics of the Colonial Revival Style. Additional Colonial Revival features, in the form of decorative pilasters and belt coursing, ornament the rear of the building. Smaller-scale townhouse buildings, also designed in the Colonial Revival Style, were constructed around the perimeter of the property. Today the property includes six contributing buildings. At three stories in height and taking up an entire block, Hope's design is noteworthy in San Diego, where few large-scale examples of Colonial Revival Architecture exist. The hotel retains excellent integrity to the 1946-1959 period of significance.

The property is owned by Jay Wentz of JCG Development. On January 4, 2010, OHP Staff determined the Lafayette Hotel preliminarily eligible for the National Register as part of the Historic Preservation Tax Credit application process. Staff recommends the Commission determine the Lafayette Hotel eligible for the National Register under Criterion A for the hotel's association with the commercial development of El Cajon Boulevard, and Criterion C as the work of locally recognized Master Architect Frank L. Hope and because the hotel embodies the distinctive characteristics of Colonial Revival Style Architecture. Staff further recommends the State Historic Preservation officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Jay Correia  
State Historian III  
April 10, 2012