

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 10 \*Resource Name or #: (Assigned by recorder) 1220 J Street

P1. Other Identifier: Kolbeck Auto Works

\*P2. Location:  Not for Publication  Unrestricted \* a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date 1975 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1220 J Street/406 12<sup>th</sup> Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

APN: 535-156-04, Lots E & F, Horton's Addition, L.L. Lockling Map

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource consists of a one story, symmetrical, rectangular shaped commercial building. The building was designed in a basic Modern style with minimal characteristics of the style. The building has an annex addition on the east façade. The building has a concrete foundation, stucco exterior and a curved roof with a curved parapet on the south façade. The addition has a concrete foundation, corrugated metal walls and a flat roof. Windows vary in size, shape and placement around the facades and include metal framed, multi-lite windows both in fixed pane and casement styles. The dominant feature on the south façade of the main building is a series of hinged wood doors which opened for truck service. Small, rectangular shaped windows are present within the larger framework of the panel section. The addition to the building has a large, metal foldup door on the east façade. The building appears to be in good condition and appears to have been recently renovated. A small parking lot is present on the east side of the building.



\*P3b. Resource Attributes: (List attributes and codes) HP 6: 1-3 Story Commercial Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View Northeast December 2007

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1945 Commercial Building Record

\*P7. Owner and Address: 1220 J Street LLC, 14155 Bryce Point, Poway CA 92064

P8. Recorded by (Name, affiliation, and address): Office of Marie Burke Lia, 427 C Street, Suite 416, San Diego, California 92101

\*P9. Date Recorded: December 2007

\*P10. Type of Survey: (Describe) Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) Architectural and Historical Assessment of the Commercial Building Located at 1220 J Street and 406 12<sup>th</sup> Street, San Diego, California 92101 Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet

Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1220 J Street

B1. Historic Name: Kolbeck Auto Works

B2. Common Name: 1220 J Street Warehouse Property

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alternations, and date of alterations):  
The commercial building was constructed ca. 1945.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Modern Architecture Area San Diego  
Period of Significance 1945-Present Property Type Commercial  
Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

See Continuation Sheets for history of the property. The commercial building was constructed in ca. 1945, according to the Commercial-Industrial Building Record.

The building has not been associated with important individuals or events in terms of local, state, or national history and is not considered significant under Criteria A and B. The building does not embody the distinctive characteristics of a style, type, period, or method of Modern construction and the design does not rise to a level of significance and does not retain sufficient integrity to meet the criteria for architectural significance under Criterion C. The building is not considered to be the work of a master craftsman or architect as no such individuals were identified with the design or construction of the building. The building is not considered to be significant under local Criteria D, E, or F.

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References: (partial list)

McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.

Assessor's Building Records.

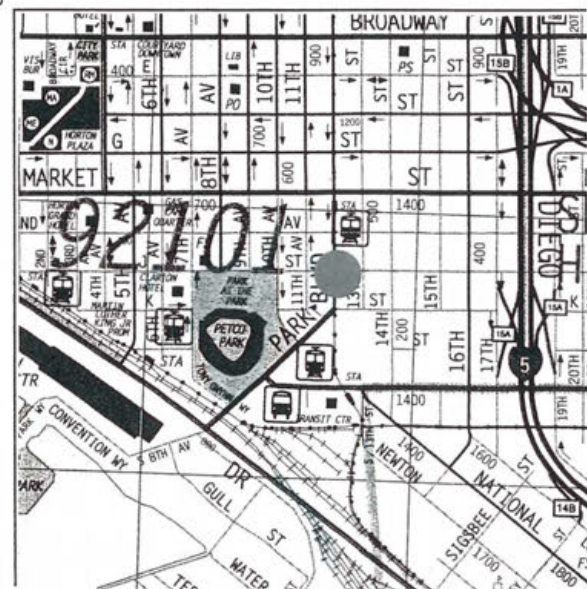
*San Diego City and County Directories*.

B13. Remarks:

\*B14. Evaluator: K. A. Crawford

Date of Evaluation: December 2007

(This space reserved for official comments.)



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**\*B10. Significance:**

History of the Property:

Various property records were consulted to create a complete picture of the 1220 J Street property's history.

The 1220 J Street building was identified in the 2004 Heritage Architecture and Planning Proposed Warehouse Thematic District Survey and was listed as "5D3" as a potential contributor of a local historical district if one was ever formed. The construction date listed on the form was 1930-1940 but, according to the Commercial-Industrial Building Record, the building was constructed in 1945. The architectural style was listed by Heritage as Mission Revival Commercial Warehouse. The current study identified the building as a Modern style structure.

The Commercial Building Record indicates that the building was constructed in 1945. According to the Record, a "Gar" was constructed in 1945, permit #12960. The cost was \$9500.00. Another permit was filed in 1945, permit #11351, for a cost of \$500.00. No description was given of the work performed under this second 1945 permit. In 1944, prior to the construction of this building, a "steel shed" was added to the site for a cost of \$3500.00, permit #80436. In 1967, a "wheel align pit" was added to the structure for a cost of \$1500.00, permit #A63404. In 1994, a new mezzanine remodel was undertaken, permit #48203525.

City building permit records were reviewed for the property, but none of the pre-1994 permits were available. The only permits in the City records were the above-referenced 1994 mezzanine remodel and Permit #A-106441-94 for alterations to the interior to remodel the existing industrial space. The remodeling permit was issued on November 23, 1994. Drawings for a permit dated 11/16/84 and labeled E45546, were also located and are attached to this Assessment. These drawings illustrate interior changes to accommodate a coffee roasting operation.

The Sanborn Fire Insurance Map for 1921 does not indicate the presence of the commercial building on the lot. The property had several residential structures located at this site. The 1940 Sanborn map indicates the presence of the building with the notation "truck service" on the building site. The 1956 Map indicates the same "truck service" building, however, the steel shed addition has been constructed by this time.

Sewer Department records for the building indicate that service was provided on August 30, 1945, permit #50447. The owner is listed as Albert Ebright. Additional sewer service was provided on March 22, 1967, permit # A62356. The owner is listed again as A. D. Ebright.

The Chain of Title indicates the following owners of the property: A.E. Horton (1873); Sarah M. Shellenberger (1873-1894); Charlotte M. Johnston and J.E. Johnston (1895); M.J. Cushing and M.A. Ross (1895); Amos Shellenberger, Grace Simpson, and Pearl Shellenberger (1896-1900);



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Grace Simpson (1900-1901); Walton G. Hughes, ½ interest (1901-1906); Mary A. Rose (1904-1909) John H. Cushing (1904-1909); D.W. Frew (1906); Pearl Shellenberger (1906); H. J. Place, Commissioner (1920); San Diego Savings Bank (1920); Mary J. Frew and Grace Frew (1924-1933); O.E. Jackson (1924); San Diego Trust and Savings Bank (1927); San Diego Corporation (1927-1944); Albert H. Ebright (1933-1944); J.A. Arvin and Edna R. Arvin (1936); Eunice H. Erkenbeck (1936-1944); Albert P. Ebright, Floy L. Anderson and Elsie I. Cowan (1950-1966); John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright (1966-1970); San Diego Housing Commission (1989); Housing Opportunities Inc. (1989); Constance B. Ebright (1993); Albert H. Ebright (1993) Linda L. Ebright (1993); John E. Ebright (1993); Patrick F. O'Donnell (1993); Patricia Ann O'Donnell (1993); Robert C. Sinclair and Jacqueline Sinclair, Trustees (1993-2007); and 1220 J Street LLC (2007-Present).

The San Diego City Directory research indicates the following occupants of the structure with an address of 405 12<sup>th</sup> Street: 1926-1944, No Listings; 1950, Kolbeck Auto Works; 1955, Kolbeck Auto Works, Paul A. Smith, Notary; 1960, Trailmobile Inc./Kolbeck Auto Works.

**Significance Analysis:**

The building was identified as a "Modern" style commercial structure and was evaluated accordingly.

**San Diego Historical Resource Board Significance Criteria:**

San Diego Historical Resource Board Significance Criteria was applied to the 1220 J Street commercial building.

Criterion A: Event - No historical evidence was identified which would support the determination that the building exemplifies or reflects special elements of San Diego's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. The Kolbeck Auto Works Company is not considered to be a historically important or pioneering business in San Diego's history. The company operated from this location for several decades but no information was located to indicate that it played a more significant role in San Diego's history than the other hundreds of automobile/truck servicing companies in the city. Therefore, the building is not significant under local Criterion A.

Criterion B: Person - No historical evidence was identified which would support the determination that the building was identified or associated with persons or events significant in local, state, or national history. Therefore, the building is not significant under local Criterion B.



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Criterion C: Design/Construction - The building was designed in a Modern style and does not embody the distinctive characteristics of a style, type, period, or method of construction. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence on historical styles waned and designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Contemporary, the Split Level, the Ranch styles and others. The design vocabulary used such features as: contrasting wall materials and textures; one-story buildings with flat or low-pitched roofs with broad, low, front-facing gables; broad, rambling facades; lack of decorative detailing; half-story wings and sunken garages; unusual forms; exposed supporting beams and other supporting members; and unusual windows shapes and placement.

The building is a simple, utilitarian structure designed in a minimalist fashion. However, the minimalism of the building's design is not a conscious attempt to embody the main concepts of modern structures with an emphasis on function and form but rather a reflection of the desire of the persons involved in the design and construction of the building to build a simple, functional building at a minimum of cost and effort. The building's dominant element on the main façade was the folding doors which allowed vehicles to enter the building for repair with ease and efficiency. This cannot be considered an element of Modern design as it has a strictly utilitarian purpose and was designed to serve a purpose, not make a stylistic statement. The curved parapet roof is a look back to previous design styles of earlier decades and is an incongruous element in the overall design and reduces the Modern design impact. The west side of the building is a plain, unadorned wall with numerous openings for doors and windows. Again, no elements of any particular design style are seen in the arrangement of doors and windows. The east side contains a corrugated steel shed addition which not only eliminated the original design elements of the east wall but adds no Modern design elements to the overall structure. Therefore, the building's design cannot be considered to be a good example of the Modern style or any other style. The building is a simple, utilitarian box with no significant design concepts present in the execution of its construction.

The 2004 Heritage Architecture and Planning Survey identified the building as a Mission Revival style structure. The main characteristics of the Mission Revival style include: mission shaped dormer or roof parapet; widely overhanging eaves, stucco wall surfaces, balanced facades or asymmetrical facades, compound plans, patterned tiles, limited decorative detailing, arcades and arches, quatrefoil windows, Spanish tile roofs and other elements seen in the Missions of Old California.

The building does not include any of these characteristics except for the simple arched parapet on the front façade. All other Mission Revival elements are missing.



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The curved parapet is a simple arch, and does not display the curvilinear detailing seen on the buildings with more Mission Revival detailing. This design element is merely a suggestion of Mission Revival detailing. The main element of the front facade, the large folding doors, cannot be considered to be a characteristic of the Mission Revival style as these are a utilitarian function designed to allow for easy ingress/egress of the vehicles to be repaired. The corrugated steel addition cannot be considered to contain any of the design characteristics of the Mission Revival style. The building is a simple, utilitarian style structure with few design characteristics of any type of architectural style. It is a functional building with design elements created to allow for the primary use of the structure as a truck/auto repair facility. The building's limited design vocabulary cannot be considered to be a good example of the Mission Revival style or any other type of architectural style.

The building is not a valuable example of the use of indigenous materials or craftsmanship.

Therefore, the building is not significant under local Criterion C.

Criterion D: Master Architect - Historical research did not reveal the person responsible for the design or construction of the building. Therefore, the building is not representative of the work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. Therefore, the building is not significant under local Criterion D.

Criterion E: Listing - The building is not listed on the National Register or California Register of Historic Places. Moreover, the building has not been determined to be eligible for listing on either register by the National Park Service or the State Historical Preservation Office. Therefore, the building is not significant under local Criterion E.

Criterion F: Resource - The building is not a finite group of resources related together in a clearly distinguishable way. They are not related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value. Therefore, the building is not considered to be significant under local Criterion F.

California and National Register Criteria:

Criterion A: Event - The property is not considered to meet the criteria for significance under Criterion A. Historical research has determined that the building does not qualify under National Register Criterion A: Event, as historical research failed to reveal any historically significant event at either the local, state, or national level associated in any manner with the building. Consequently, the building does not qualify under National Register Criterion A: Event.



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Criterion B: Person - The property is not considered to meet the criteria for significance under Criterion B. Historical research has determined that the building has not been associated with individuals significant in local, state, or national history. Consequently, the building does not qualify under National Register Criterion B: Person.

Criterion C: Design/Construction - The property is not considered to meet the criteria for significance under Criterion C. The commercial building was built in 1945 in a Modern architectural style. The building does not embody the distinctive characteristics of a style, type, period, or method of Modern construction. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence on historical styles waned and designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Contemporary, the Split Level, the Ranch styles and others. The design vocabulary used such features as: contrasting wall materials and textures; one-story buildings with flat or low-pitched roofs with broad, low, front-facing gables; broad, rambling facades; lack of decorative detailing; half-story wings and sunken garages; unusual forms; exposed supporting beams and other supporting members; and unusual windows shapes and placement.

The building is a simple, utilitarian structure designed in a minimalist fashion. However, the minimalism of the building's design is not a conscious attempt to embody the main concepts of modern structures with an emphasis on function and form but rather a reflection of the desire of the persons involved in the design and construction of the building to build a simple, functional building at a minimum of cost and effort. The building's dominant element on the main façade was the folding doors which allowed vehicles to enter the building for repair with ease and efficiency. This cannot be considered an element of Modern design as it has a strictly utilitarian purpose and was designed to serve a purpose, not make a stylistic statement. The curved parapet roof is a look back to previous design styles of earlier decades and is an incongruous element in the overall design and reduces the Modern design impact. The west side of the building is a plain, unadorned wall with numerous openings for doors and windows. Again, no elements of any particular design style are seen in the arrangement of doors and windows. The east side contains a corrugated steel shed addition which not only eliminated the original design elements of the east wall but adds no Modern design elements to the overall structure. Therefore, the building's design cannot be considered to be a good example of the Modern style, the Mission Revival style, or any other style. The building is a simple, utilitarian box with no significant design concepts present in the execution of its construction.

As such, the building does not embody the distinctive characteristics of a type, period, or method of Modern construction to the extent that the building qualifies under National Register Criterion C: Design/Construction. As such, the building does not embody the distinctive characteristics of a type, period, or method of Modern or Mission Revival construction to the extent that the building qualifies under National Register Criterion C: Design/Construction.



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Historical research determined that the J Street building does not qualify under National Register Criterion C: Design/Construction as a structure which serves as an example of the work of a master architect or craftsman. No individuals were identified as responsible for the design or construction of the commercial building. Therefore, the building is not considered to be an example of the work of a master architect, craftsman, or builder. The building does not embody the distinctive characteristics of the Modern or Mission Revival styles to a level of significance. The building does not articulate the key design concepts of the Modern or Mission Revival styles and the building does not serve as a good example of the Modern or Mission Revival architectural styles.

Historical research determined that the 1220 J Street commercial building does not qualify under National Register Criterion C: Design/Construction as a structure which possesses high artistic values. The building does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

Criterion D: History/Prehistory - The property does not meet the criteria for significance under Criterion D. Subsequent study of the building is not likely to lead to further information regarding the historical or architectural significance of the structure. As such, the building is unlikely to yield further information important to the study of prehistory, or to the study of local, state, or national history.

Property Integrity:

The 1220 J Street commercial building was assessed for its integrity under the seven categories of integrity: location, design, setting, materials, workmanship, feeling and association.

Location: The building has remained in its original location since it was constructed in 1945. Therefore, the building retains its location element for integrity purposes.

Design: The original auto repair building has basically retained its original design elements since it was constructed. However, the addition of the steel building has altered the original design of the east façade. As such, the building does not retain its design element for integrity purposes.

Setting: The setting in and around the property originally consisted of single-family residential construction and commercial construction. The surrounding neighborhood has changed substantially since the building was constructed and numerous commercial buildings were added over the years. At the present time, new high rise residential structures have been added to the mix that are not similar in any form to the original residential character of the neighborhood. The building, therefore, does not retain its setting element for integrity purposes.



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**Materials:** The building does not contain any unusual materials used in its construction. The materials used in the building have been identified as average, customary types of wood, concrete and brick and construction elements. Therefore, the building still retains the materials element for integrity purposes.

**Workmanship:** The workmanship demonstrated in the construction of the building is apparent from the materials analysis. The level of workmanship is of average quality for the structure. The building retains its integrity of workmanship.

**Feeling:** The building has remained in its original location since it was constructed in 1945. In its current condition and neighborhood setting, the structure does not convey a sense of the period during which it was constructed (i.e. 1945). The building, therefore, has not retained its feeling element for integrity purposes.

**Association:** The building has not been determined to have been directly linked to historically significant individuals. Consequently, the building does not have an associative element for integrity purposes.

California Environmental Quality Act (CEQA) Criteria:

The California Environmental Quality Act (CEQA) Guidelines establish criteria for determining whether a property is a "historical resource" under CEQA in Section (15064.5(a)(3).

**Criterion A: Event -** The building does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Historical research indicates that the building were not associated with events that have made a significant contribution to California's history and cultural heritage.

**Criterion B: Person -** The building does not qualify under individual association as a resource which is associated with the lives of persons important in our past. Historical research indicates that the building was never associated with persons significant in California's history and cultural heritage.

**Criterion C: Design/Construction -** The building does not embody the distinctive characteristics of a type, period, region, or method of Modern construction. The building is a simple utilitarian structure which does not contain the key elements of Modern or Mission Revival design concepts and was constructed in a cost effective, efficient design. The building does not represent the work of an important creative individual, master architect or builder as no one associated with the design or construction of the building was identified. The building is not considered to possess high artistic values and does not serve as a good example of the Modern or Mission Revival styles.



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Criterion D: Prehistory/History - The building does not qualify under information potential as a resource which has yielded, or may be likely to yield, information important in prehistory or history.

The building has not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as a historic resource under CEQA Guidelines §15064.5(a)(3).

**Conclusion:**

As a property which is not historically and/or architecturally significant under San Diego Historical Resource Board criteria, CEQA, or the National and California Register criteria, the building is not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.



A.1 - ASSESSOR'S BUILDING RECORD

ATTACHED

# COMMERCIAL-INDUSTRIAL BUILDING RECORD

Account No. \_\_\_\_\_

535-1560  
Parcel No. 7-37-3581

ASSESSOR, SAN DIEGO COUNTY

NAME Kolbeck Auto Works ADDRESS 1220 "J" ST.

Community \_\_\_\_\_ SHEET 1 OF 1

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION										
C-SHELL 5	Wood	X	Light	Heavy	FLRB			Flat	X	Standard	Type		NUMBER OF ROOMS				MATERIALS							
	X Concrete Reinf.		Wood	X Steel	X	X	Stucco	Shed		Below Standard			Desc.	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEILING	GD
Stories	Steel		X 5' Span Spaced	19"	X	X	Metal	X Arch					All			X			CONC		PT		PT	
Bsm't	Mezz	No Frame	FLOORS				Veneer	Gable	FIXTURES		Glass In													
USE	DESIGN	FLRB	WALLS	22	X Concrete		Wood	X Wood	X	Fluorescent	Metal	Wood												
X Garage	X		Wood		Wood		Glass	Metal	X	Incandescent	Glass Doors													
Store			Brick		Sub-Floor		X Unfinished	Concrete			Auto No.													
Office	X X X	X	Conc. Blk		Elevation					Quality A	Bulkhead	Office	1	1				AT.		CONC		PT		
Factory			Metal					ROOF COVER		Quantity A	Back Trim	Lobby												
Warehouse			Tilt Up		FOUNDATION		WINDOWS	X Composition		PLUMBING	Lighting	Hall												
		X X	Pilasters	X	Concrete Reinf.	X	Metal	Built-Up	5	Fixtures	Drop Ceiling	Bath												
			Party		Masonry	X	Wood	Metal	Quality A-G		Disp. Platform	Restroom	2											
								Sprinklers		Quality														

CONSTRUCTION RECORD				EFFEC.		APPR.		NORMAL % GOOD			RATING (E,C,A,F,P)				SPECIAL FEATURES			
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Adm. quacy	Wkm-ship	ITEM	NO.-CAPACITY	MATERIAL OR TYPE	QUAL.
12960	Gar	9500 <sup>00</sup>	5-30-45	1945	1960	13	47	OR 60	95	G	A	A	A	A	Air Cond.	NONE		
11351		500 <sup>00</sup>	2-10-45	1945	1966	21	24	OR 45	77	A	A	A	A	A				
80436	STEEL Shed	3500 <sup>00</sup>	4-27-99	1945	1968	23	27	OR 50	75									
P.63404	Wheel Align Pt	1500	8-1-67		1973	28	23	OR 50	65	A	A	A	A	A	Doors			
48203525	NEW MEZZ/REMDL	48935	11/23/14												Sky-Lites			
															Elevator			

Appraiser and Date		Kellom - Childress 7-9-59		Schmidt 7/9/65		7/13/67 Schmidt		7/3/68		GE 5/31/96					
UNIT	AREA/UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
Shed	4350	5.60	24,360	6.10	26,535	6.10	26,535								
Wheel Align Pt	1450	2.80	4,060	2.80	4,060	2.80	4,060								
96 MEZZANINE	1160														
TOTAL			28,420		30,595		32,595					96	13,800		
NORMAL % GOOD			95		71		75								
R.C.L.N.D.			26,999		21,722		24,446								
CHECKED															
REVIEWED															



Scale: 1" = 20 FT.

MISCELLANEOUS STRUCTURES

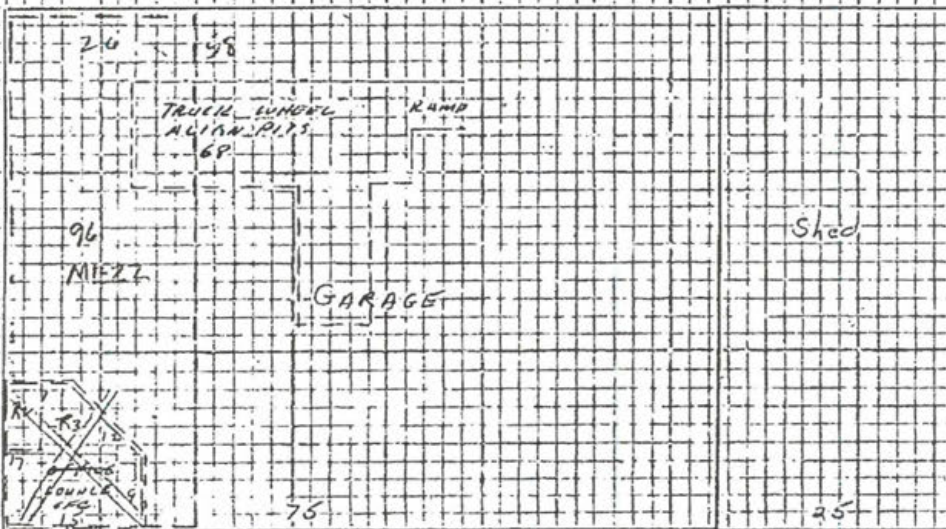
STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNI
Shed	CONC.	CONC.	STEEL FRAME	C.I.	FLAT	35 X 58	1450 #

COMPUTATIONS

GARAGE DROA	B.F.	3.60
75 X 58 = 4350 #	HT Adj. .16 X 12 X .054 =	1.04
Per: 246"	EXT. WALL Finish	.07
	INT WALL Finish	.09
	EX. PLUMB. ✓	.10
96 MEZZ: WD FRAME OPEN	STRUCT. FRAME (TRUSS)	.20
STG 20 X 58 = 1160 #	OFFICE	17
(INFO + 7126 PER TIC.	MONORAILS	.23
WITH OWNER BOB SINCLAIR	SKYLIGHTS	.09
232-2897. BUILT HIMSELF)		5.89
	EX. ELECT. '66 (ETC)	30
		6.07

REMARKS:

12<sup>th</sup>  
Ave



60 X 20

J ST

A.2 - NOTICE OF COMPLETION

NONE FOUND



A.3 - WATER/SEWER RECORDS

ATTACHED

SERVICE ADDRESS 405 12th Avenue			PLAN FILE NO. 1	SEWER CONN. NO. A-62356
LOT F & G	BLOCK 106	TRACT Hortons		BLDG. PER. NO. 287
OWNERS NAME A. D. Boright			OCCUP. CODE I	W.O. NUMBER
CONTRACTORS NAME A. O. Reed Plumbing			DATE CHECKED 3-22-67	CHECKED BY G.S.
BOOK 198-1722	PAGE G-22-C	TYPE CONNECTION 4" St.		AREA CHARGE # \$
SPECIAL INSTRUCTIONS <u>Sewer from 13th St.</u>			SEWER MAIN CONN. CHARGE # \$	DATE PAID 3-22-67
SERVICE TAPS MAIN: 85 FT. North FROM M.H.			Rec. # 20879 WARNING TELCO. U.G. CALL 298-0595	SEWER FEE \$ 232.50
SERVICE ENTERS PROPERTY 86 FT. North FROM M.H.			DATE ISSUED 3-22-67	ISSUED BY G.S.
LOCATION OF CLEAN-OUT FT. A+ PROPERTY LINE			CAULKING COMPOUND USED C.J. CEMENT LEAD OTHER K	
DEPTH OF SEWER AT MAIN 6'6" AT PROPERTY 5'6"		DATE INSPECTED 3-23-67	MATERIAL INSIDE PROPERTY VIT. CLAY SOIL PIPE OTHER K	
DATE INSTALLED 3-28-67		FOREMAN Rento		
FORM US-1578 (REV. 9-62) CITY OF SAN DIEGO				SEWER SERVICE ORDER



74

TRIPPLICATE - To Sewer Div.

CITY OF SAN DIEGO, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

SEWER CONNECTION ORDER

No. 50447

Date: *8/30/45*

Description of Street: *12th St*

Location: *Blk 3106*

Make: *Street*

Connection: *12th St*

Box: *3106* Addn: *12th St*

Owner: *Robert J. Wright*

Issued by: *R. W. [unclear]* Fee \$ *50*

SERVICE TAPS *2 1/2 ft at curb*

*53* Ft. *N* From *N* Line of *J* Street

Not valid for purpose stated unless stamped "PAID" in this space.

SERVICE ENTERS PROPERTY

*60* Ft. *N* From *N* Line of *J* Street

AUG 30 1945

*Phillard*

Foreman.

Form 466 50 Blks. 4-45

*V. [unclear] 12th St*

**A.4 - BUILDING/CONSTRUCTION PERMITS**

**ATTACHED**



# Legacy BPIS Permits



THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

12/11/07 3:02 pm

Page 1 of 2

Y41-920-01

## Project Information

**Plan File:** A-106441-94     **Status:** A     **OTC:**      **Submitted:** 09/19/1994  
**Contractor Info:**     **Worker's Comp. Ins:** NOT REQUIRED     AQD     **Owner Builder:**   
**License:**     **Phone:**     **Policy:**     **CLS:**  
**Expires:**     **Expires:**     **BTC:**

## Purpose of Permit

**Address:** 001220 J ST     **Address ID:** 257648     **APN:** 535-156-0400  
**Permit Num:** B-203525-94     **Status:** F     **Issued:** 11/23/1994     **Structure:** 001  
**Comments:**     **Expires:** 08/12/1995     **BC Code:** 4380  
**Desc. of Work:** ADD MEZZANINE AND INTERIOR REMODEL TO EXISTING INDUSTRIAL SPACE. PLN CHG - DEMO PLAN - REMOVING FU'S     **BC Desc:** ADD/ALT TENANT IMPROVEMENTS

Code	Quantity	Use/Type of Construction	Rate	Unit	Value
S80	1,026	STORE TYPE V-N	\$37.00	SF	\$37,962.00
X01	64	OTHER -RATE DETERMINED BY TECH	\$46.50	EA	\$2,976.00

## Structure Information

**Lot:**     **Model/Desc:** MEZZ/REMODEL     **Type of Constr:** VN     **Insp Cat:** S     **Soil:**  
**Bedrooms:**     **Stories:** 1+     **OCC Group:** B2  
**Studio:** 0     **Permitted Units:** 0     **OCC Load:**  
**1:** 0     **Fir Area:**  
**2:** 0     **Total Units:** 0     **Plan Check Fee:** \$311.35  
**3:** 0     **Fir Area:** 1026     **Valuation: Init:** \$26,802.00  
**4:** 0     **Bldg Area:**     **Final:** \$40,938.00  
**5:** 0

## Inspection Status

Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
20 FOUNDATION	11/28/1994		11/28/1994	SLB	F		
20 FOUNDATION	11/29/1994		11/29/1994	SLB	P		
24 GRADE BEAM/SLAB	11/29/1994		11/29/1994	SLB	P		SLAB
32 INTERIOR WALL CONST	12/09/1994		12/09/1994	APD	P		
33 COLUMNS & SUPPORTS	12/09/1994		12/09/1994	APD	F		IN13 WELDS & G.L. CERTS
34 FLOOR SYSTEM(S)	12/09/1994		12/09/1994	APD	P		
39 ALL FRAMING	12/09/1994		12/09/1994	APD	F		IN13 STAIRS NOT PER PLAN
80 LATH AND DRYWALL	12/20/1994		12/20/1994	RAE	P		
90 FINAL	02/01/1995		02/01/1995	SLB	F		IN13
90 FINAL	02/03/1995		02/03/1995	SLB	F		ELEC
90 FINAL	02/08/1995		02/08/1995	SLB	F		ELEC
90 FINAL	02/13/1995		02/13/1995	SLB	P		

## Project Fee Summary

Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0034682 94	\$610.99	11/23/1994	AQD	11/23/1994 11:43	LLS	P	11/25/1994
0027180 94	\$330.48	09/19/1994	CMJ	09/19/1994 09:26	MER	P	09/20/1994
<b>Total Fees Incurred:</b>		\$941.47	<b>Amount Paid To Date:</b>		\$941.47		

## Final Clearance Checklist

Clearance	Required	Approved	Appr. Date	Init	Comments	Key
FINL S.I. REPRT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	02/01/1995	WHS		SPIR
WELDING	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	02/01/1995	WHS	E70XX: PER ARCH-M.PALMER	WELD



# Legacy BPIS Permits



THE CITY OF SAN DIEGO  
Development Services  
1222 First Avenue, San Diego, CA 92101-4154

12/11/07 3:02 pm

Page 2 of 2

Y41-920-01

Additional Info for Plan File: A-106441-94

Permit: B-203525-94

## Clearance Checklist

Clearance	Required	Approved	Appr. Date	Init	Comments
APCD FORM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	
STRUCTURAL CALC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	
C.C.D.C.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	GGW	
E&D FAC FINANCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	APPROVED BY GHH
HSNG TRUST/EDFF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	09/19/1994	GHH	
ELECTRICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/18/1994	DEC	PER STAMP ON PLANS
GEOLOGIC REPORT	<input type="checkbox"/>	<input type="checkbox"/>	11/22/1994	WRL	
GEOLOGIC HAZ REVIEW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/22/1994	WRL	52+FLT,C:TI AND SM.MEZZ.ONLY
HAZMATS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	
MECHANICAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/18/1994	JRS	TI
MICROFILM PLANS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	05/15/1996	SYS	ROLL: A2825 FRAME: 0269
MICROFILM CALCS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	09/18/1996	SYS	ROLL: B1072 FRAME: 1518 *
PLN CHANGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/29/1994	CXM	REMOVING FU'S - DEMO PLAN
OWNER-BLDR FORM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	IN FOLDER
SAN DIEGO UNIF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	CERT #16078
SPEC INSP AGRMT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	
STRUCTURAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/18/1994	DEC	PER STAMP ON PLANS
2% SEWER PC FEE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	
WTR&SWR PERMITS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	INVOICED #000031-94
2% WATER PC FEE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/23/1994	AQD	



A.5 - PREVIOUS SURVEY FORMS

ATTACHED

# PRIMARY RECORD

Other Listing Review Cod Reviewer Date

Page 1 of 2 \*Resource Name or #: 1220 J St

**P1. Other Identifier**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1220 J St City: San Diego Zip: 92101 B.M.:

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 5351560400

N/E corner at 12th Ave and J St

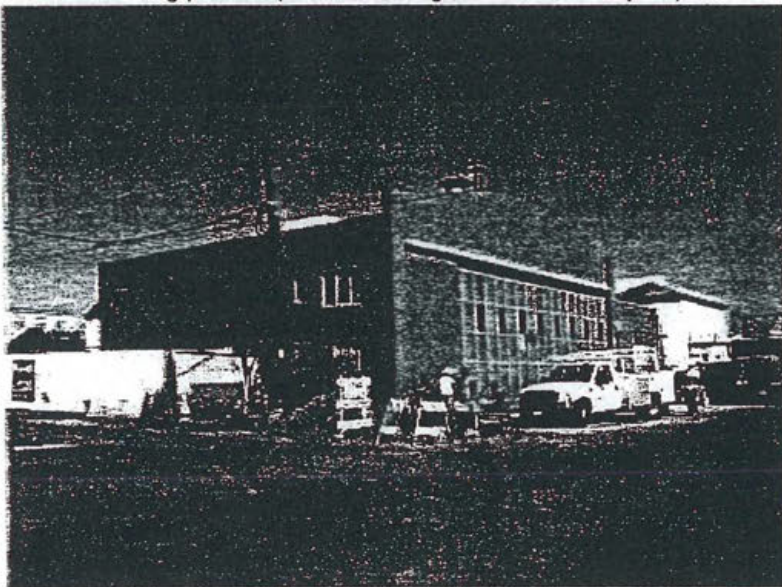
**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two story building was constructed in ca. 1930-1940. It is located on the northeast corner of 12th Avenue and J Street. The building features a curvilinear parapet roof on the south façade and a three-quarter length portal bay with wood paneled hinged doors. The southwest corner on the west façade features two sets of windows. Overall the building appears to be in good condition, while retaining its original building fabric.

**\*P3b. Resource Attributes**(List attributes and codes) HP06 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structur  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)  
View N/E, 11/4/03 A, 000050.JPG

**\*P6. Date Constructed/Age and Sources:**

ca. 1930-1940

Prehistoric  Historic  Both

**\*P7. Owner and Address:**

Sinclair Robert C & Jacqueline Trust  
528 Kolmar St  
San Diego, CA 92037

**\*P8. Recorded by:** (Name, affiliation, and address)

N. Purvis  
Heritage Architecture & Planning  
530 Sixth Ave. San Dienn CA 92101

\*P9. Date Recorded: 11/4/03

**\*P10. Survey Type:** (Describe

Intensive: Potential Warehouse Thematic District

**\*P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

Heritage Architecture & Planning, 2004 Proposed Warehouse Thematic Historic District HAR. Prepared for CCDC.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1220 J St

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Truck Service

B4. Present Use: Commercial Warehouse

\*B5. Architectural Style Mission Revival Commercial Warehouse

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Warehouse/Industrial Development

Area: San Diego

Period of Significance ca. 1930-1940

Property Type: Warehouse/Industrial Building

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity)

No city directory listings were identified for this address between 1886 to 1940. However, a dwelling was identified on the 1906 Sanborn Fire Insurance Map. The property was owned in the late 1800s by Awos Sheldenberger as indicated in a sewer inspection order of the "Y" connectors on 5/17/1893 along 12th Avenue. This location at Horton's Addition, Block 106, Lot F was also issued a water permit which was "renewed" on 2/1/1911. By 1921, the Sanborn Fire Insurance Map indicates a two-story dwelling with a one-story rear addition. Sometime between 1921 and 1945 the existing building was erected. Two additional sewer records report that a sewer connection order was made on 8/30/1945 for Lots E-F to Albert Ebright at the address of 405 12th Avenue. Another sewer service record dated 3/23/1967 identified that A.D. Ebright owned the property between ca. 1945 to 1967. The existing building is illustrated in the 1956 Sanborn Fire Insurance Map under the street address of 1204 J Street.

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

\*B12. References:

Water and Sewer Records

Sanborn Maps: 1906, 1920-1940, Vol. 1 1921 and 1920-1956, Vol. 1A 1921; republished 1956

City Directories, 5-year increments; 1886-1960

B13. Remarks:

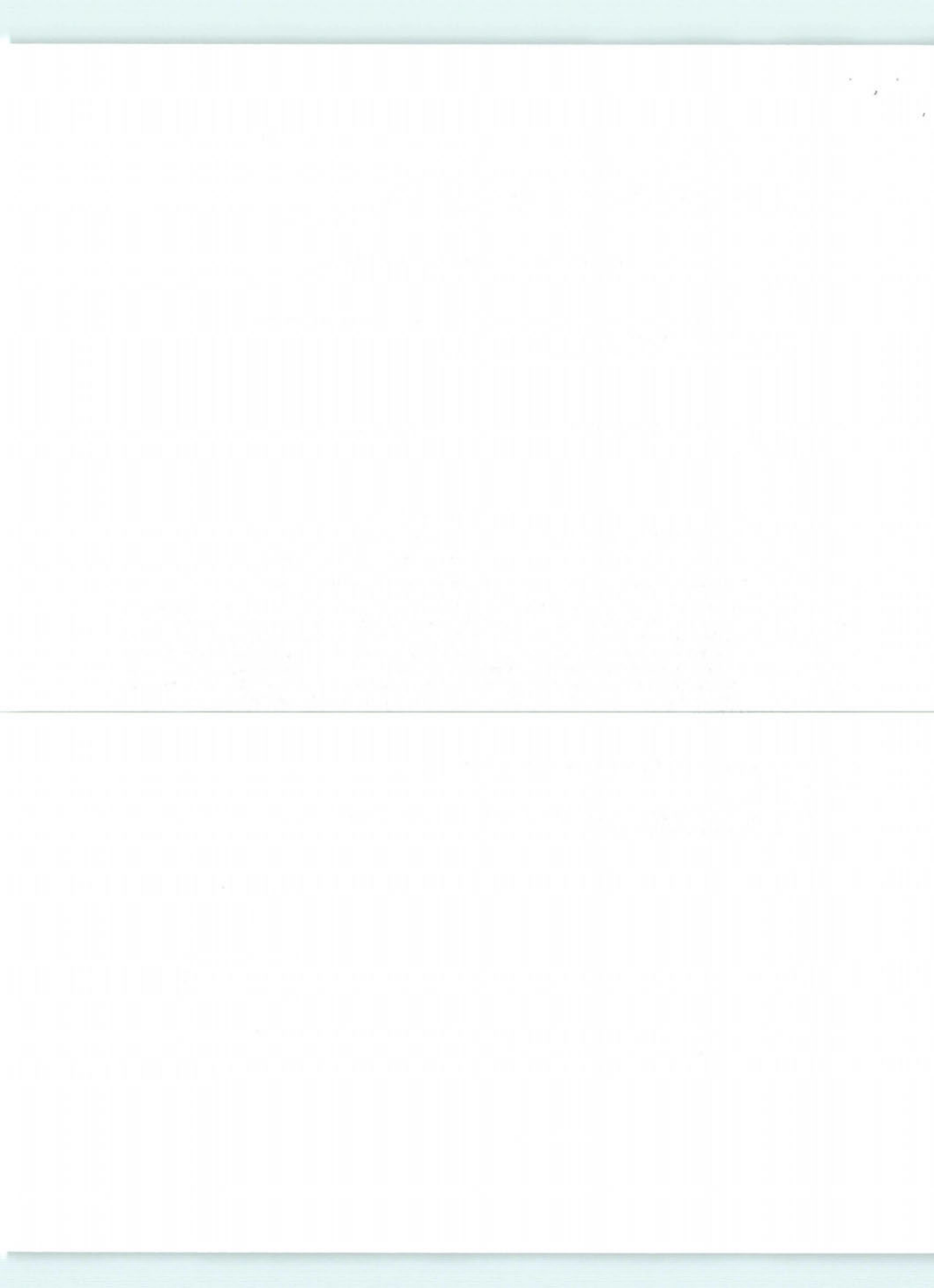
\*B14. Evaluator:

N. Purvis

\*Date of Evaluation: 3/1/04

(This space reserved for official comments.):







B.1 - CHAIN OF TITLE

ATTACHED

Kern County  
Orange County  
Ventura County  
Riverside County

**California Lot Book, Inc.**  
**dba California Title Search Co.**  
P.O. Box 9004  
Rancho Santa Fe, CA 92067  
(858) 278-8797 Fax (858) 278-8393  
WWW.LOTBOOK.COM

San Diego County  
Los Angeles County  
Santa Barbara County  
San Bernardino County

Marie Burke Lia  
427 C St., Ste. 416  
San Diego, CA 92101

CTS Reference No.:1207171  
Your Reference No.:0909

**Title Search Through:** November 26, 2007  
**Property Address:** 1220 J St. & 406 13<sup>th</sup> St.  
San Diego, CA 92101  
**Assessor's Parcel No.:** 535-156-04-00 & 535-156-05-00  
**Assessed Value:** \$722,870 (combined parcels)  
**Exemption:** None

**Property Characteristics**

**Use:** Garage/Restaurant Building

**Improvements:**

**Bedrooms:**

**Bathrooms:**

**Short Legal Description**

LOTS E, F, G AND H, EXCEPT THE NORTH 42.18 FEET OF LOTS E AND H IN BLOCK 106 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L. L. LOCKLING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.



Chain of Title  
(February 8, 1873 through November 26, 2007)

1. Deed

Grantor: A.E. Horton  
Grantee: Sarah M. Shellenberger  
Recorded: February 8, 1873, Book 20, page 10, of Deeds  
Lots E & F

2. Deed

Grantor: Amos Shellenberger  
Grantee: Sarah M. Shellenberger  
Recorded: December 4, 1894, Book 233, Page 306, of Deeds  
Lots E & F

3. Deed

Grantor: Charlotte M. Johnston and J.E. Johnston  
Grantee: M.J. Cushing and M.A. Ross  
Recorded: May 2, 1895, Book 242, Page 32, of Deeds  
Lots G & H

4. Decree of Settlement of Accounts and Final Distribution

In the Matter of

the Estate of: Sarah M. Shellenberger, Deceased  
Granted to: Amos Shellenberger, 1/3 interest, Grace Simpson, 1/3 interest  
and Pearl Shellenberger, 1/3 interest  
Recorded: September 18, 1896, Book 252, Page 275, of Deeds  
Lots E & F

5. Deed

Grantor: Amos Shellenberger  
Grantee: Grace Simpson and Pearl Shellenberger  
Recorded: February 12, 1900, Book 285, Page 410, of Deeds  
Lots E & F

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

6. Deed  
Grantor: Grace Simpson and Thomas P. Simpson  
Grantee: Walton G. Hughes, ½ interest  
Recorded: April 23, 1901, Book 309, Page 119, of Deeds  
Lots E & F

7. Deed  
Grantor: Mary A. Rose  
Grantee: John H. Cushing  
Recorded: September 28, 1904, Book 352, Page 330, of Deeds  
Lots G & H

8. Deed  
Grantor: Walton G. Hughes  
Grantee: D.W. Frew, ½ interest  
Recorded: August 1, 1906, Book 393, Page 320, of Deeds  
Lots E & F

9. Deed  
Grantor: Pearl Shellenberger  
Grantee: D.H. Frew  
Recorded: August 1, 1906, Book 392, Page 422, of Deeds  
Lots E & F

10. Deed  
Grantor: Mary A. Rose  
Grantee: John H. Cushing  
Recorded: July 27, 1909, Book 468, Page 290, of Deeds  
Lots G & H

11. Deed  
Grantor: H.J. Place, Commissioner  
Grantee: The San Diego Savings Bank  
Recorded: January 20, 1920, Book 804, Page 111, #1807, of Deeds  
Lots G & H

12. Deed  
Grantor: Mary J. Frew and Grace Frew  
Grantee: O.E. Jackson  
Recorded: September 15, 1924, Book 1032, Page 216, #39200, of Deeds  
Lots E & F

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**



13. Deed  
Grantor: C.E. Jackson  
Grantee: Mary J. Frew and Grace Frew  
Recorded: September 15, 1924, Book 1032, Page 216, #39201, of Deeds  
Lots E. & F

14. Deed  
Grantor: San Diego Trust & Savings Bank  
Grantee: The San Diego Corporation  
Recorded: April 26, 1927, Book 1338, Page 259, #25419, of Deeds  
Lots G & H

15. Deed  
Grantor: Mary J. Frew and Grace Frew Eckard  
Grantee: Albert H. Ebright  
Recorded: January 12, 1933, Book 189, Page 187, #1284  
Lots E & F

16. Deed  
Grantor: J.A. Arvin and Edna R. Arvin  
Grantee: Eunice H. Erkenbeck  
Recorded: September 3, 1936, Book 563, Page 303, #57583  
Lots G & H

17. Deed  
Grantor: The San Diego Corporation  
Grantee: Eunice H. Erkenbeck  
Recorded: February 26, 1944, Book 1645, Page 39, #13855  
Lots G & H

18. Deed  
Grantor: Eunice H. Erkenbeck  
Grantee: Albert Henry Ebright  
Recorded: February 26, 1944, Book 1650, Page 59, #13856  
Lots G & H

19. Grant Deed  
Grantor: A.H. Ebright aka Albert H. Ebright aka Albert Henry Ebright  
Grantee: Albert P. Ebright, Floy L Anderson and Elsie I. Cowan  
Recorded: July 17, 1950, Book 3698, Page 123, #78933

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

20. Deed  
Grantor: Floy Anderson aka Floy L. Anderson  
Grantee: Albert P. Ebright and Elsie I. Cowan  
Recorded: September 12, 1950, Book 3775, Page 136, #104067

21. Deed  
Grantor: Elsie I. Cowan  
Grantee: Albert P. Ebright  
Recorded: September 13, 1950, Book 3777, Page 18, #104965

22. Deed of Gift  
Grantor: Albert P. Ebright and Helen M. Ebright  
Grantee: John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright, 1/12th interest  
Recorded: December 30, 1966, Recorders File No. 66-202085

23. Deed of Gift  
Grantor: Albert P. Ebright and Helen M. Ebright  
Grantee: John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright, 1/12th interest  
Recorded: March 30, 1967, Recorders File No. 67-43635

24. Deed of Gift  
Grantor: Albert P. Ebright and Helen M. Ebright  
Grantee: John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright, 1/12th interest  
Recorded: February 15, 1968, Recorders File No. 68-26982

25. Deed of Gift  
Grantor: Albert P. Ebright and Helen M. Ebright  
Grantee: John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright, 1/12th interest  
Recorded: January 17, 1969, Recorders File No. 69-10383

26. Deed of Gift  
Grantor: Albert P. Ebright and Helen M. Ebright  
Grantee: John E. Ebright, Patricia Ann O'Donnell and Albert H. Ebright, 1/12th interest  
Recorded: January 12, 1970, Recorders File No. 70-5319

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**



27. Memorandum of Lease

Lessor: San Diego Housing Commission  
Lessee: Housing Opportunities, Inc.  
Recorded: June 23, 1989, Recordors File No. 89-333962

28. Quitclaim Deed

Grantor: Constance B. Ebright  
Grantee: Albert H. Ebright  
Recorded: June 23, 1993, Recordors File No. 93-397518

29. Quitclaim Deed

Grantor: Linda L. Ebright  
Grantee: John E. Ebright  
Recorded: June 23, 1993, Recordors File No. 93-397519

30. Quitclaim Deed

Grantor: Patrick F. O'Donnell  
Grantee: Patricia Ann O'Donnell  
Recorded: June 23, 1993, Recordors File No. 93-397520

31. Grant Deed

Grantor: Albert H. Ebright, John E. Ebright and Patricia A. O'Donnell  
Grantee: Robert C. Sinclair and Jacqueline Sinclair, as Trustees  
Recorded: June 23, 1993, Recordors File No. 93-397521

32. Grant Deed

Grantor: Robert C. Sinclair and Jacqueline Sinclair, as Trustees  
Grantee: 1220 J Street, LLC  
Recorded: September 7, 2007, Recordors File No. 07-591946

- End of Report -

Note: We find no recorded evidence of a Notice of Completion.

\*\*\*\*\*

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

\*\*\*\*\*

**B.2 - DIRECTORY SEARCH OF OCCUPANTS**

**ATTACHED**



**SAN DIEGO CITY DIRECTORY RESEARCH**

**1220 J STREET/405 12<sup>TH</sup> STREET  
SAN DIEGO, CALIFORNIA 92101**

<b>1926-1944</b>	<b>No Listings</b>
<b>1950</b>	<b>Kolbeck Auto Works</b>
<b>1955</b>	<b>Kolbeck Auto Works/Paul A. Smith, Notary</b>
<b>1960</b>	<b>Trailmobile Inc./Kolbeck Auto Works</b>

B.3 - DEED FROM THE DATE OF CONSTRUCTION

ATTACHED



It is Ordered by the Court that the sale of the real property hereinafter described as Parcels I, II, and III, made in open Court to J. Karn, for the sum of \$550.00 cash, each, is hereby confirmed; and upon payment of the price aforesaid, said executor shall execute a conveyance to said purchaser of the property described as follows:

Parcel I: Lot 7, Block 224 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof Nos. 697 and 854, filed in the office of the County Recorder of said County, January 8, 1892 and September 28, 1898, respectively.

Parcel II: Lot 8, Block 224 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof Nos. 697 and 854, filed in the office of the County Recorder of said County, January 8, 1892 and September 28, 1898, respectively.

Parcel III: Lot 13, Block 224 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof Nos. 697 and 854 filed in the office of the County Recorder of said County, January 8, 1892 and September 28, 1898, respectively.

It is further Ordered by the Court that a commission of \$12.50 for the sale of each parcel, is hereby allowed Earl Taylor; and that no bond is hereby required of said executor.

1-18-44<sup>C</sup>

The foregoing instrument is a correct copy of the original as the same appears of record. Attest Jan 18 1944. J. F. Moroney County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Los Angeles. By Sally B. Silver Deputy

Superior Court  
Los Angeles  
County,  
California

Recorded at request of Union Title Insurance & Trust Co. Feb 26 1944 at 9 A. M.

1.00-4

Roger N. Howe, County Recorder  
By Deputy D. Cole

13849

--000000--

2-26-44# 13855  
BK 1645 / Pg 39 O.P.

The San Diego Corporation a corporation, of the City of San Diego, County of San Diego, State of California,

For and in consideration of the sum of One and no/100 Dollars

Does hereby quit-claim to Eunice H. Erkenbeck

All that real property situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

Lots "G" and "H" in Block one hundred six of Horton's Addition, according to Map thereof made by L. L. Lockling on file in the office of the County Recorder of said San Diego County.

Witnesseth: That said corporation has caused this deed to be signed by its President and Secretary and its corporate seal to be affixed hereto this 23rd day of February, 1944.

The San Diego Corporation  
San Diego, Calif.

The San Diego Corporation, a Corporation  
J. W. Sefton Jr. President  
E. F. Farnsworth A. Secretary.

State of California )  
County of San Diego )ss.

On this 23rd day of February, before me, Stanley W. Miller, a Notary Public in and for said County, personally appeared J. W. Sefton Jr. known to me to be President, and E. F. Farnsworth known to me to be the Asst. Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Stanley W. Miller

Stanley W. Miller  
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance & Trust Co. Feb 26 1944 at 9 A. M.

1.00-3

Roger N. Howe, County Recorder  
By Deputy D. Cole

13855

--000000--

Lot Twenty-two (22) in Block One (1) of Islenair Unit No. One (1), in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1898, filed in the office of the Recorder of said San Diego County, March 22, 1926.

DOCUMENTARY  
U. S. L. & T. Co., San Diego, Calif. Feb 26 1944  
40 cents 40 cents 3 Dollars 5 Dollars

WITNESS my hand and seal this 14th day of February, 1944.

Alpha A. Vaughan (Seal)

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )ss.

On this 14th day of February, 1944, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alpha A. Vaughan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and the year in this certificate first above written.

R.  
Parkhurst  
34

R. Parkhurst  
Notary Public in and for said County and State,  
My Commission Expires Dec. 6, 1947.

Recorded at request of Union Title Insurance & Trust Co. Feb 26 1944 at 9 A. M.  
Fee \$1.00 4 Roger N. Howe, County Recorder  
13840 By Deputy H. Zervas.

*Handwritten signature*

-----0000000-----

2-26-44 # 13856  
BK 1650 pg 59 O.R.

EUNICE H. ERKENBECK

for and in consideration of the sum of TEN AND NO/100 DOLLARS

DO HEREBY GRANT TO ALBERT HENRY EBRIGHT

ALL THAT REAL PROPERTY situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

Lots "G" and "H" in Block One Hundred Six of HORTON'S ADDITION, according to Map thereof made by L. L. Lockling on file in the office of the County Recorder of said San Diego County.

DOCUMENTARY  
U. S. L. & T. Co., San Diego, Calif. Feb 26 1944  
10 cents 50 cents 3 Dollars 3 Dollars

WITNESS my hand and seal this 20th day of January, 1944.

Eunice H. Erkenbeck (Seal)

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )ss.

On this 20th day of January, 1944, before me, the undersigned, a Notary Public in and for said County and State, personally appeared EUNICE H. ERKENBECK known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and the year in this certificate first above written.

Elizabeth  
La Rue  
361

Elizabeth La Rue  
Notary Public in and for said County and State.  
My commission expires Sept. 13, 1947.

Recorded at request of Union Ti. Ins. & Tr. Co. Feb 26 1944 at 9 A. M.  
Fee \$1.00 4 Roger N. Howe, County Recorder  
13850 By Deputy D. Cole.

-----0000000-----

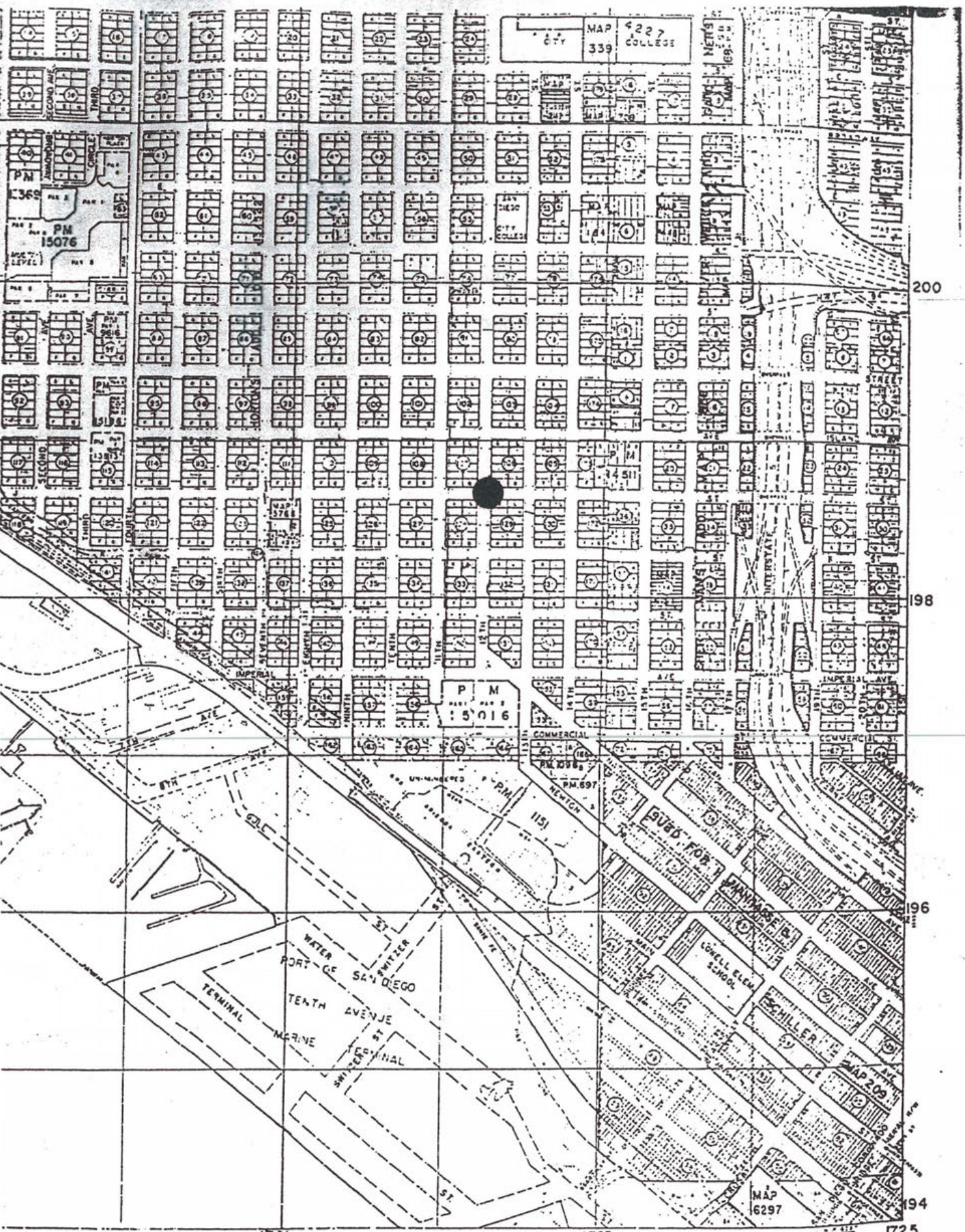
RECONVEYANCE OF DEED OF TRUST

WHEREAS, all sums secured by that certain deed of trust made by ANGIE F. VARNEY to SMITH BROS TITLE & TRUST COMPANY, a corporation, as trustee, which said deed of trust

C.1 - CITY OF SAN DIEGO 800 SCALE MAP

ATTACHED





CALIFORNIA

1721

1723

1725

194-1701	202-173	194-1725
----------	---------	----------

194-1713

194-1701



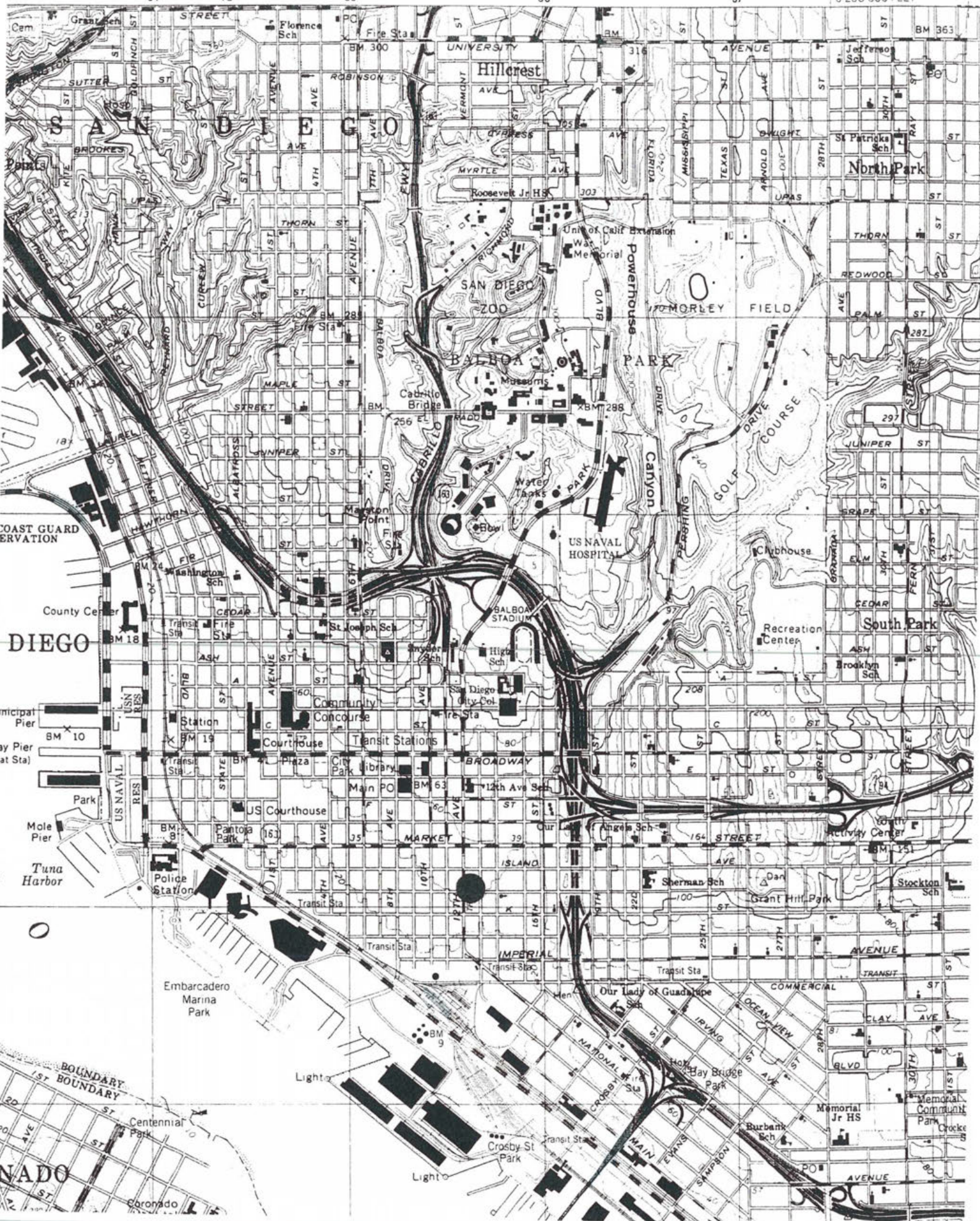
C.2 - CURRENT AND HISTORICAL USGS MAPS

ATTACHED



CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)

'84      10'      '85      '86      '87      6 290 000 FEET      117°0





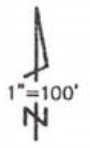
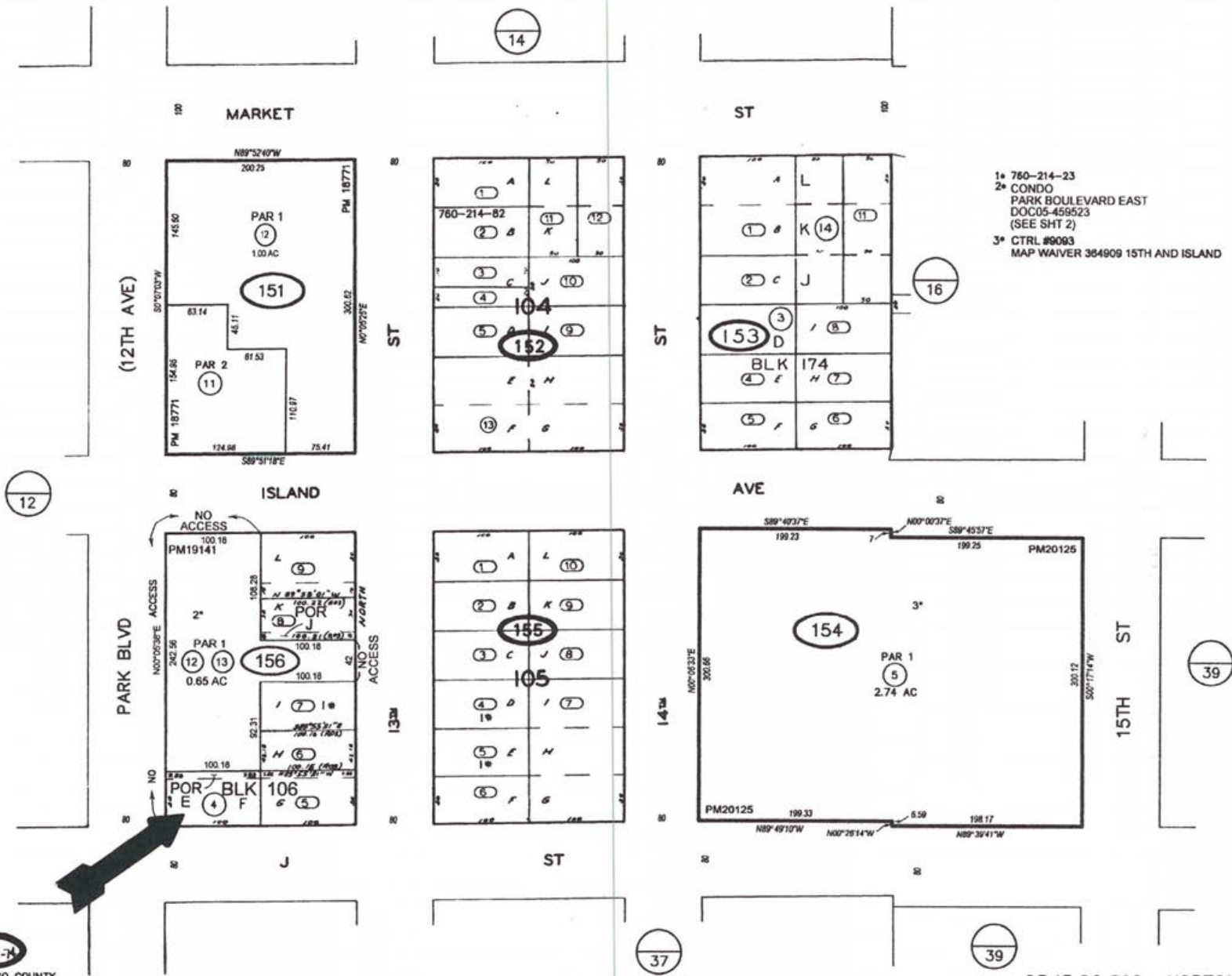
C.3 - ORIGINAL SUBDIVISION MAP

ATTACHED

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY IF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES

315  
12-20-74

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 535 PAGE 15



- 1\* 760-214-23
- 2\* CONDO  
PARK BOULEVARD EAST  
DOC05-459523  
(SEE SHT 2)
- 3\* CTRL #9093  
MAP WAIVER 384909 15TH AND ISLAND

ESW 10-10-2007 ✓

### CHANGES

BLK	OLD	NEW	YR	CUT
156	1 & 2	10	64	3687
152	6-8	13	67	5269
154	5	391- PDR	87	2104
153	10	12 & 13	88	1443
153	9, 12 & 13	14	91	1784
151	1-7	10 & 11	02	1470
158	3, 4, 10	SAME AS 1A, 1B	03	5540
151	8 & 10	12	03	1892
156	3 & 10	11	04	1030
156	11	12, 13 & CONDO	06	545
154	1-4 & -391- 7THRU15	5	07	1568

C.4 - SANBORN FIRE INSURANCE COMPANY MAPS

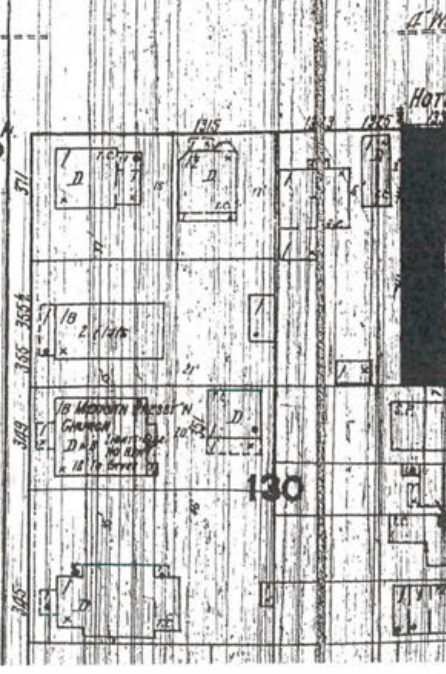
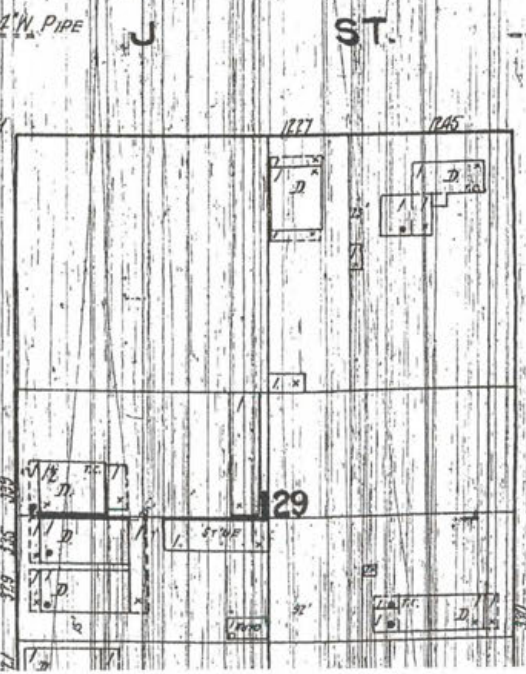
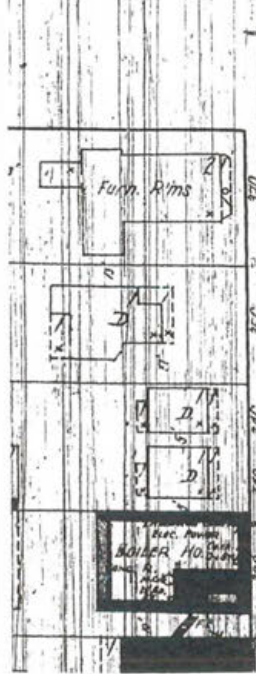
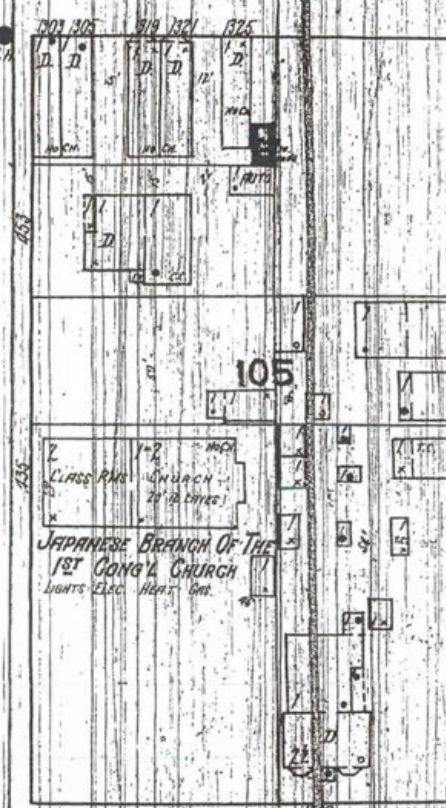
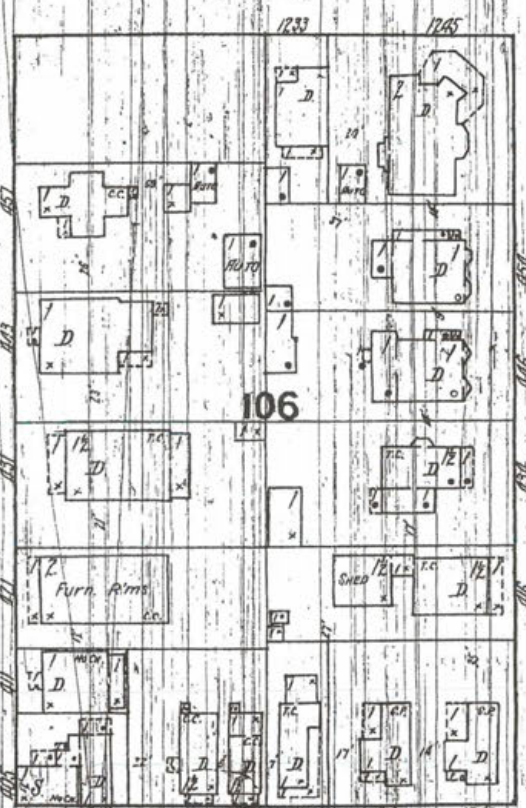
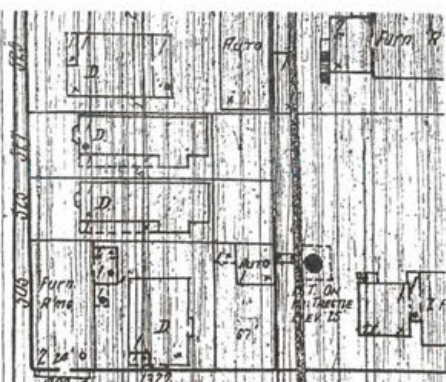
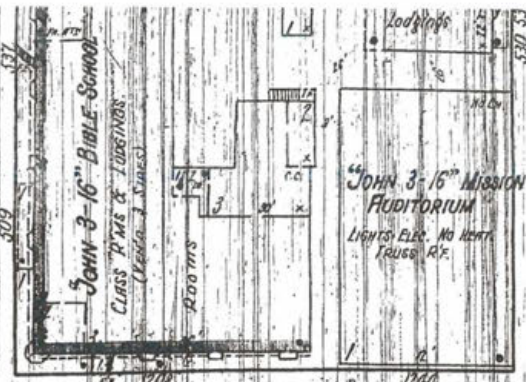
ATTACHED



C.4 - SANBORN MAP

1921

ATTACHED



FRIDAY-FOSSIN  
 Surveyor  
 12th & 13th Sts.  
 1912-1913

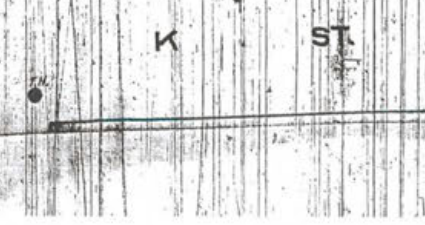
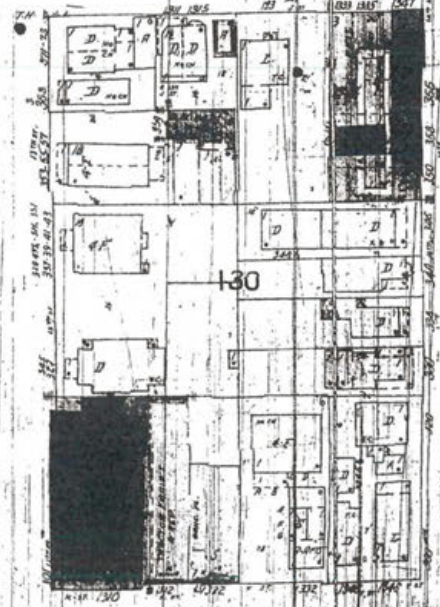
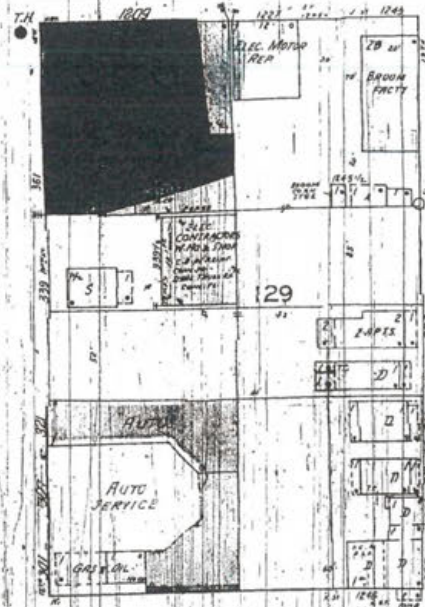
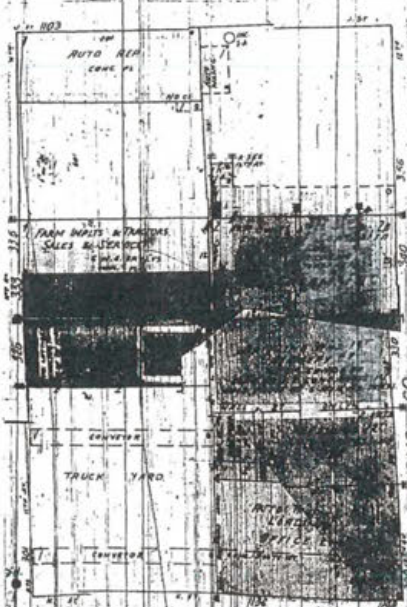
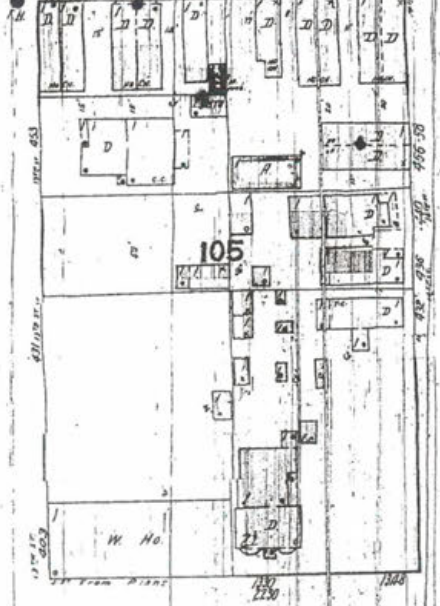
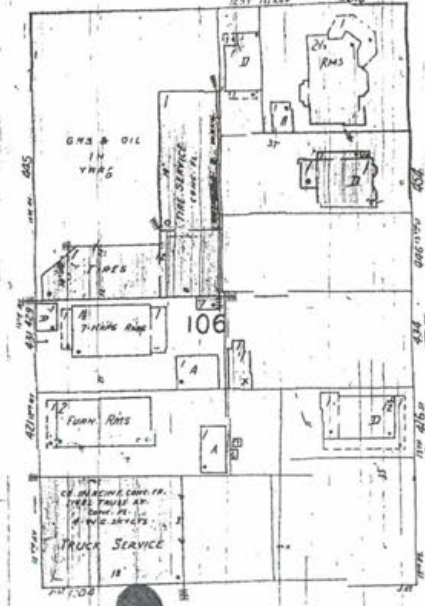
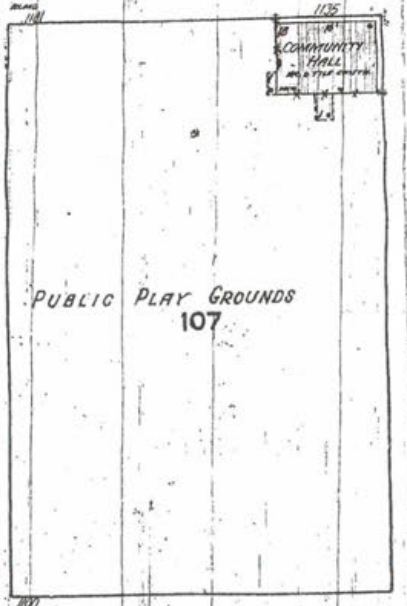
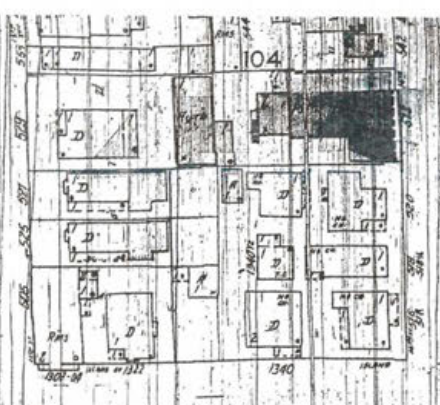
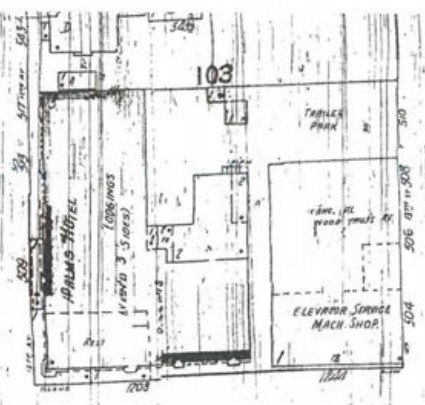
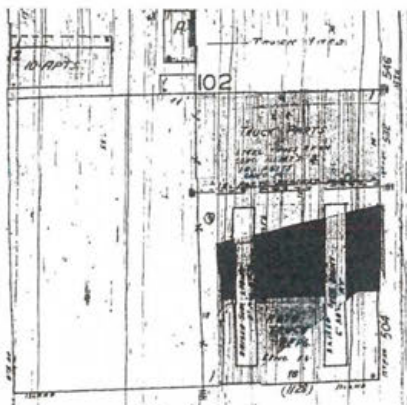


C.4 - SANBORN MAP

1940

ATTACHED





ISLAND AV.  
(I. ST.)

12TH AV (ST)

13TH ST.

14TH ST.

J ST.

K ST.

12" W. PIPE

12" W. PIPE

4" W. PIPE

12" W. PIPE

4" W. PIPE

12" W. PIPE

6" W. PIPE

4" W. PIPE

12" W. PIPE

6" W. PIPE

Scale of 1" = 100'

ARLEN FARMS CO.  
12" W. PIPE

AUTO REPAIR  
TRUCK PARTS  
COMMUNITY HALL

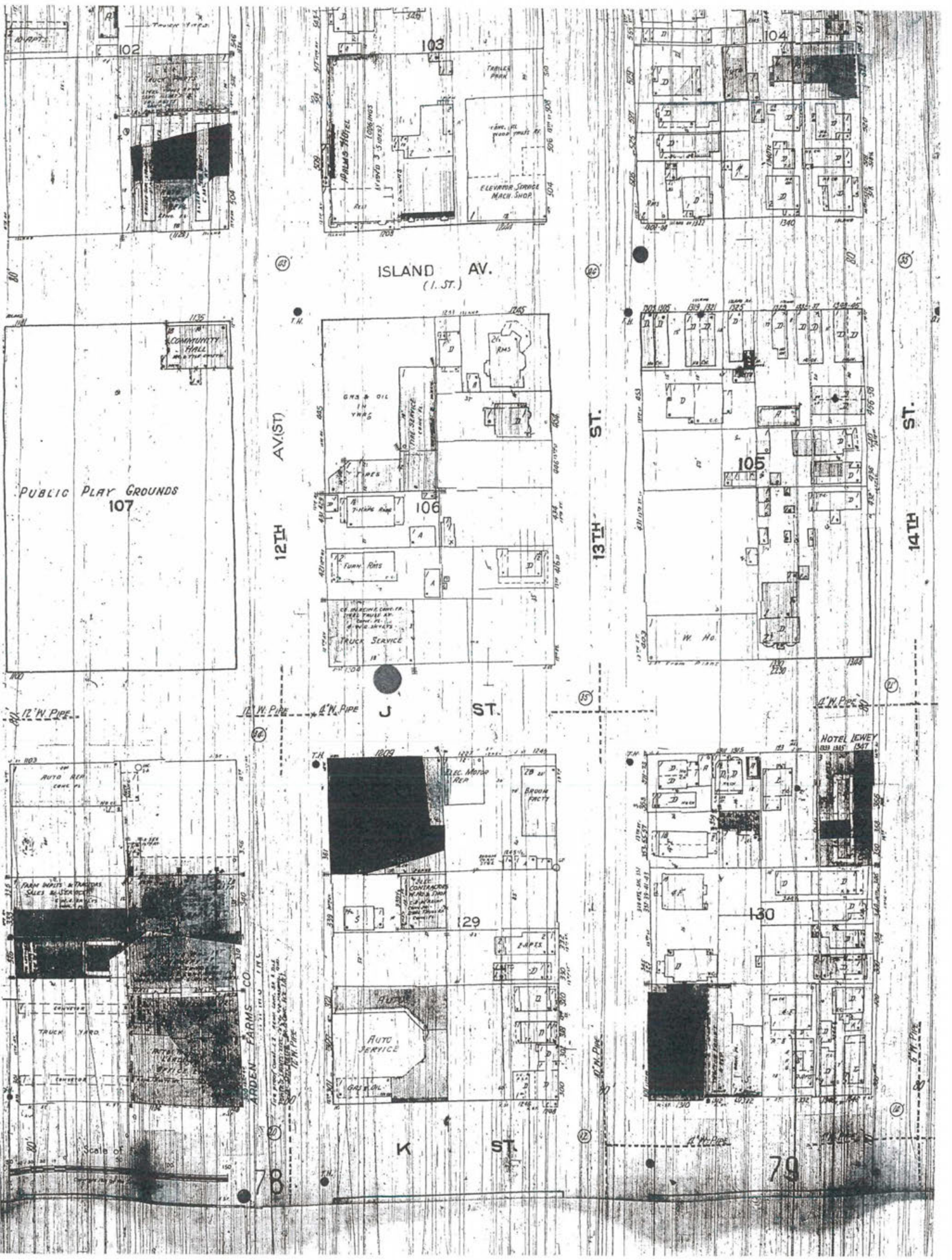
12" W. PIPE  
4" W. PIPE

12" W. PIPE  
4" W. PIPE

12" W. PIPE  
4" W. PIPE

12" W. PIPE  
4" W. PIPE

12" W. PIPE  
4" W. PIPE

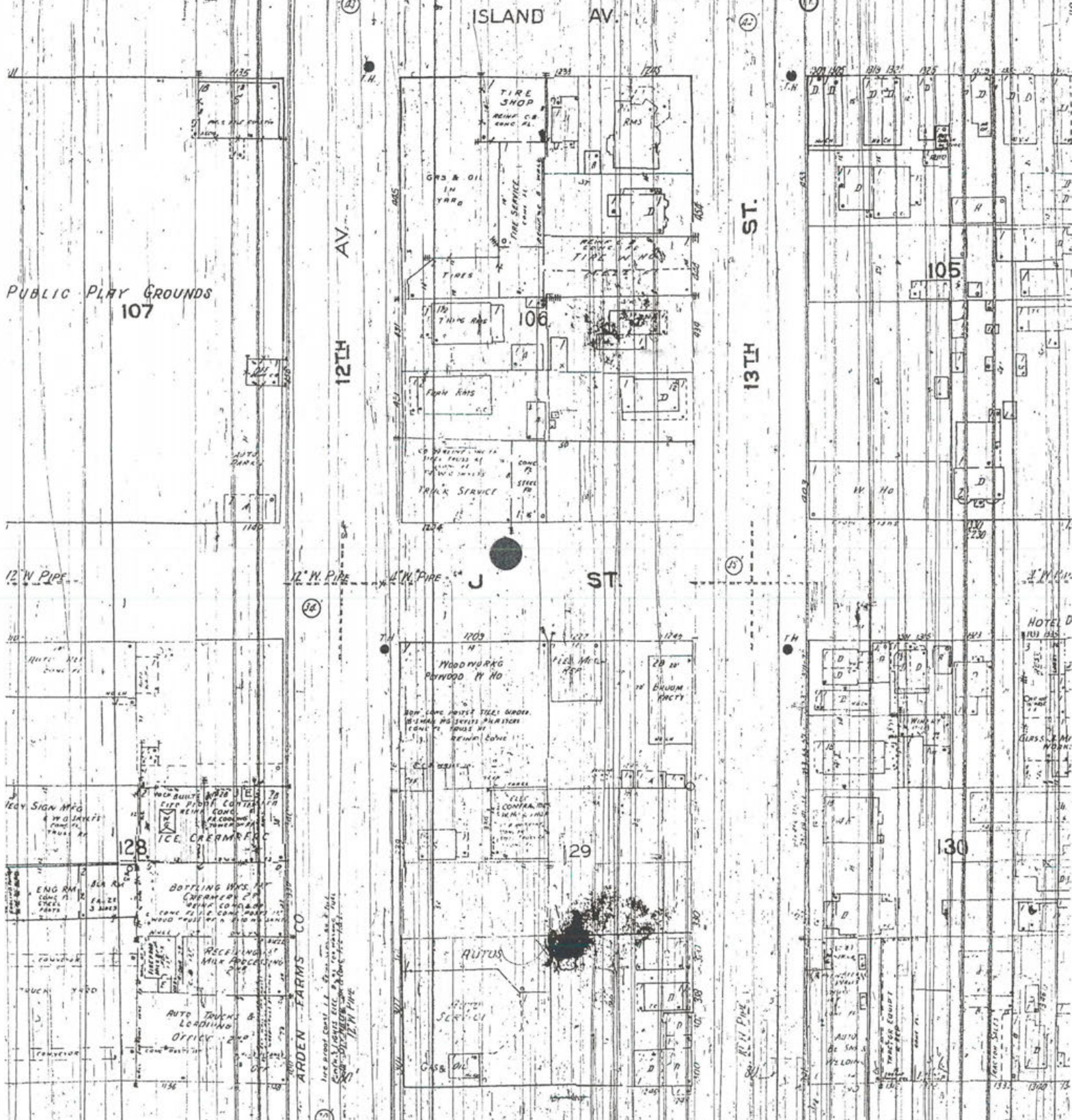
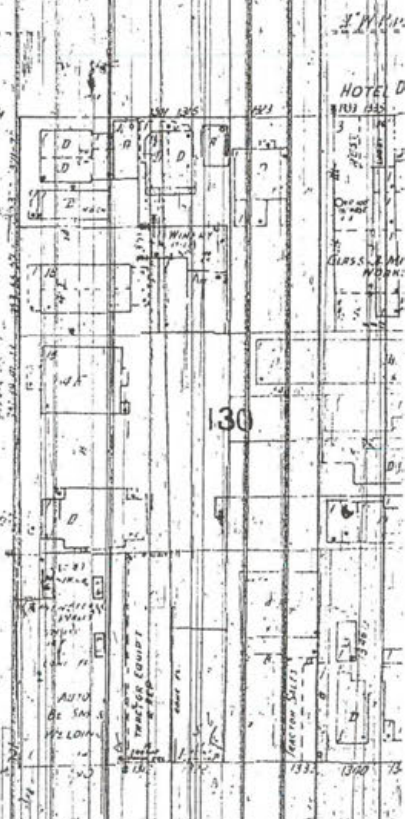
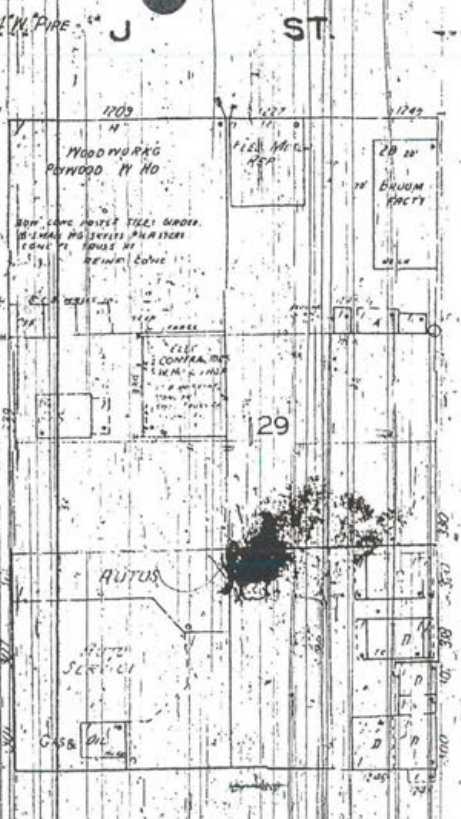
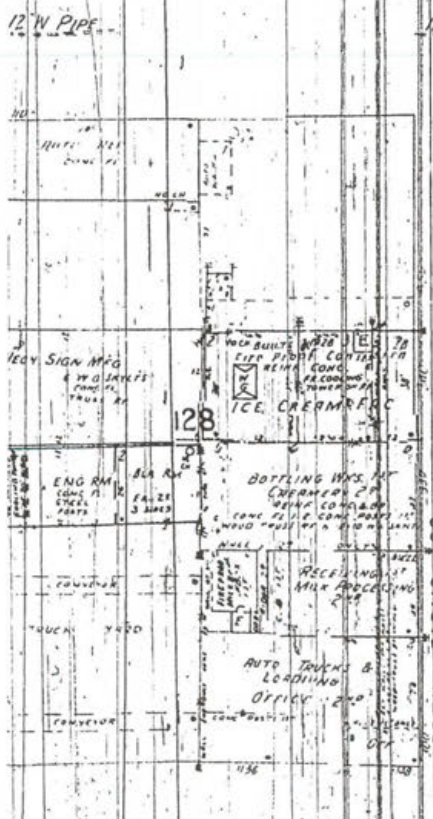
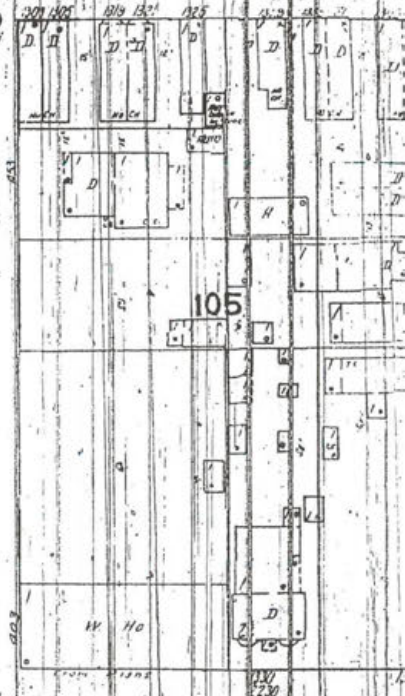
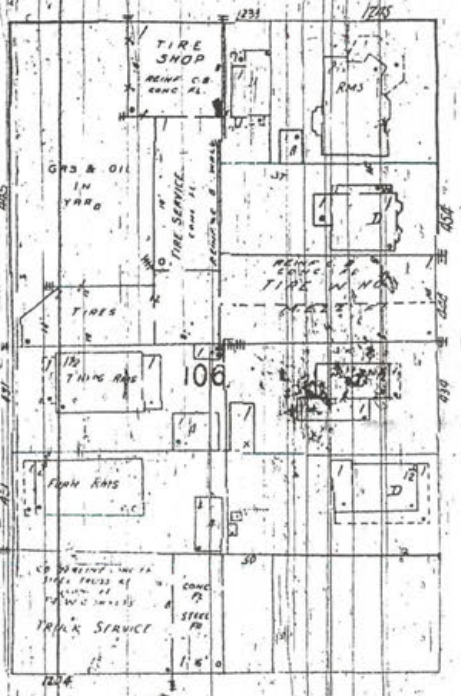
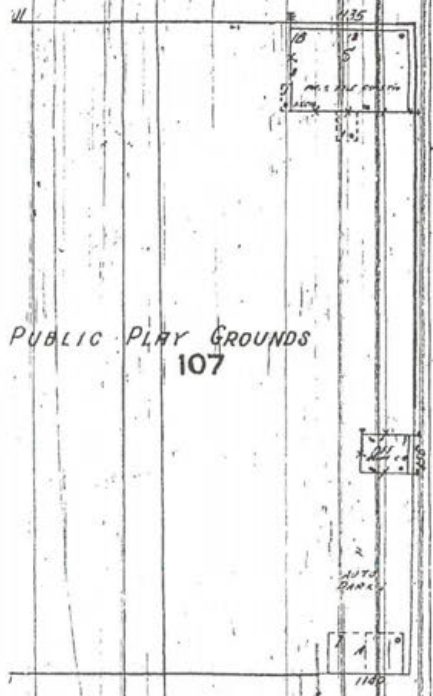
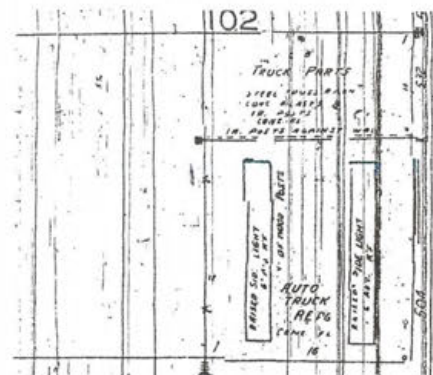


C.4 - SANBORN MAP

1956

ATTACHED









**D.1 - HISTORICAL PHOTOGRAPHS**

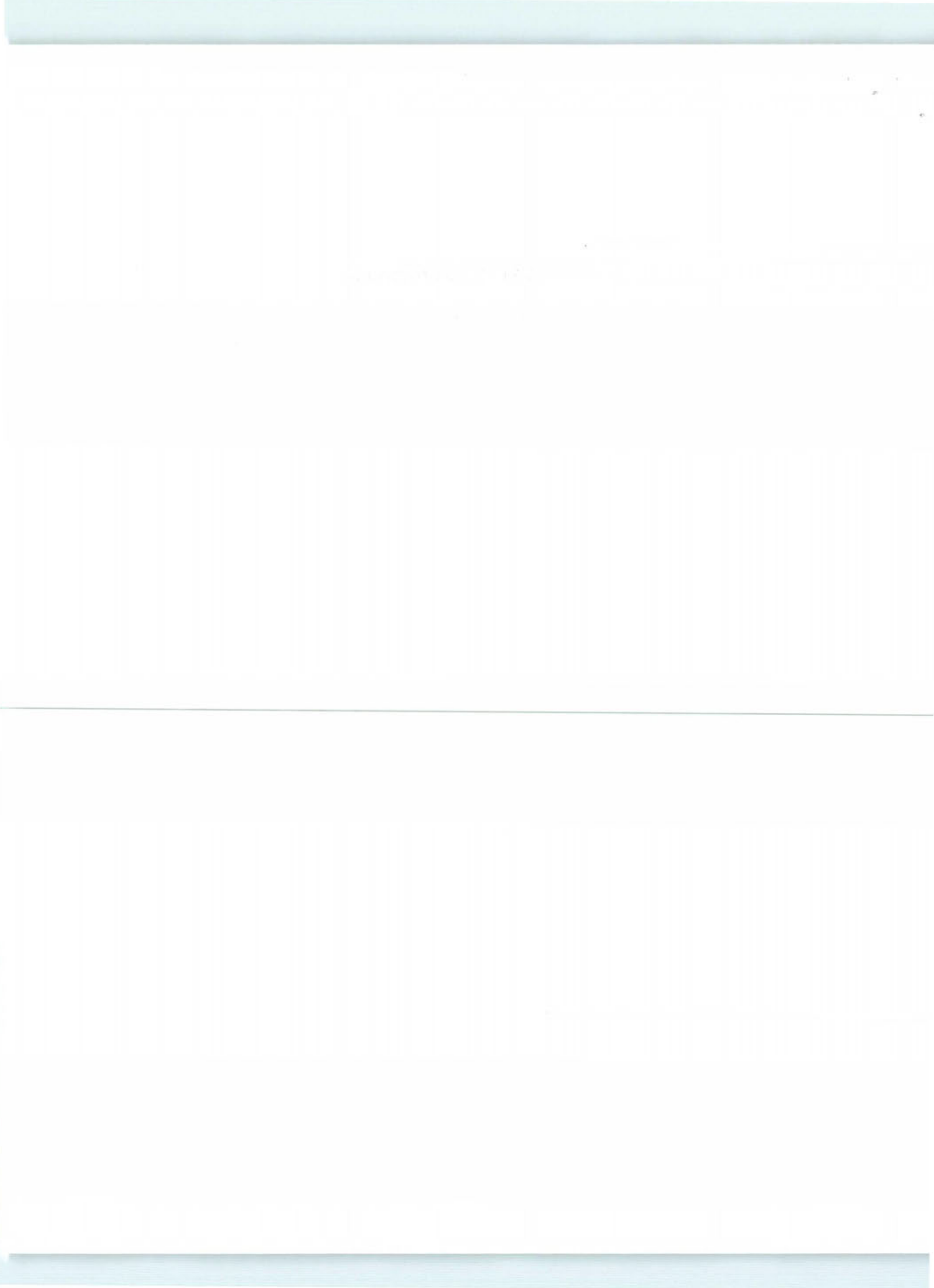
**NONE FOUND**





**D.2 - CURRENT PHOTOGRAPHS**

**ATTACHED**





**1. 1220 J Street  
View East/West and South Facades  
December 2007**



**2. 1220 J Street  
View East/West and South Facades  
December 2007**





**3. 1220 J Street  
View East/West and South Facades  
December 2007**



**4. 1220 J Street  
View North/West Facade  
December 2007**



**5. 1220 J Street  
View North/South Facade  
December 2007**



**6. 1220 J Street  
View Northwest/South Facade  
December 2007**





**7. 1220 J Street**  
**View North/South Facade**  
**December 2007**



**8. 1220 J Street**  
**View North/South Facade**  
**December 2007**





**9. 1220 J Street  
View Northwest/South and East Facades  
December 2007**



**10. 1220 J Street  
View Northwest/East Facade  
December 2007**



**11. 1220 J Street/Door Detail  
View North/South Facade  
December 2007**

**E.1 - SUPPLEMENTAL DOCUMENTATION**

**CRITERIA A-F**

**NONE FOUND**





F.1 - BIBLIOGRAPHY

ATTACHED

## BIBLIOGRAPHY

**Bucher, Ward, ed. *Dictionary of Building Preservation*, New York: John Wiley and Sons, Inc. 1996.**

**California Lot Books Inc., Chain of Title for Assessors Parcel Number 434-156-04, -05, December, 2007.**

**City of San Diego, Building Permit Records/Subdivision Maps.**

**City of San Diego, Water and Sewer Records, on file at Chollas Heights Facility.**

**City of San Diego, Historic Resources Board. "Historical Resource Research Report Guidelines and Requirements." *Land Development Manual Historical Resources Guidelines Appendix E, Part 1*, Adopted by the Historical Resources Board, November 30, 2006.**

**City of San Diego, Water and Sewer Department Records.**

**County of San Diego Assessor's Office, Building Records on file at 1600 Pacific Highway, San Diego, CA.**

**McAlester, Virginia and Lee, *A Field Guide To American Houses*, New York, Alfred A. Knopf, 1986.**

**Sanborn Fire Insurance Company maps, 1887-1956, on file at San Diego Historical Society, Balboa Park.**

**San Diego City and County Directories, 1926-1984.**

**San Diego Historical Society Research Archives, Balboa Park, Historical, Architectural and Photographic Files.**

**San Diego Public Library, California Room.**

**State of California, Department of Parks and Recreation, *Instructions for Recording Historical Resources*, Office of Historic Preservation, March 1995.**

**United States Department of the Interior, National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin Number 15, Washington D.C., Revised Edition, 1991.**

**University of California Calisphere, <http://content.cdlib.org/ark>.**

**Whiffen, Marcus, *American Architecture Since 1970*, Cambridge, The M.I.T. Press,**



**G.1 - STATEMENT OF PROFESSIONAL QUALIFICATIONS**

**ATTACHED**

**Kathleen A. Crawford**  
P. O. Box 3693  
La Mesa, CA 91944-3693

Soc. Sec. # 545-82-7513  
Home: 619-460-9415  
Cell: 619-889-9415

---

**EDUCATION:**

Master of Arts, History, 1987  
University of San Diego  
Valedictorian/Summa cum laude  
Thesis: History of San Diego Transit Corporation

Bachelor of Arts, History, 1984  
University of San Diego, California and Latin American emphasis  
Magna cum laude

Bachelor of Arts, Anthropology, 1984  
University of San Diego, California and Latin American emphasis  
Magna cum laude

Associate of Arts, General, 1982

Grossmont College  
With Honors

**EXPERIENCE:**

Crawford Historic Services, Historical Consulting

1985-Present

Sole proprietor of historical projects consulting service with clients including the Federal Aviation Administration; Corky MacMillan Inc.; Wayne Donaldson, Historic Preservation Architect; Marie Burke Lia, Attorney at Law; Ogden Environmental and Energy Services, Inc. (now Amec); Scripps Institutions for Medicine and Science; San Diego Gas & Electric Company; San Diego Trust and Savings Bank; Jennings, Engstrand and Henrickson Law firm. Projects included preparation of historical and architectural surveys and evaluations, National Register nominations and completion of historic surveys for various sections of City of San Diego and Sweetwater area, and corporate histories.

Ogden Environmental and Energy Services, Inc.

1990-1997, Senior Historian

1997-2001, Historical Consultant

Responsible for all phases of research, analysis and preparation of cultural resources reports for compliance with Federal, state, and local agencies and regulations. Selected projects included historic surveys, National Register nominations and evaluations of Naval Training Center, San Diego; Long Beach Naval Station and Shipyard; Marine Corps Air

Station, Camp Pendleton; Naval Air Station, Miramar; Hickam Air Force Base, Hawaii; and numerous CALTRANS historic surveys and report preparation.

History, Anthropology and Political Science Lecturer

1987-Present

San Diego State University

University of San Diego

United States International University

Grossmont College

Taught courses in California, Latin American, United States, European and Asian history; also courses in women's history, anthropology and political science

San Diego Museum of Man

1984-1985; 1997-2000, Assistant Education Coordinator

Responsible for all phases of Education Department activities including teaching anthropology courses, preparation of newsletter, lecture and film series, trips, and overall programs for museum visitors

San Diego Historical Society:

1985-1988, Assistant Curator of Collections

Responsible for all phases of collection management and administration, research and exhibition for 20,000+ piece collection of San Diego history displayed in four local museums; served as Museum Registrar which included documentation and management of all curatorial files, archival materials, object documentation, photograph collection, and art collection; supervision of volunteer program, student interns, and preparation of visitor materials and tours.

**PUBLICATIONS:**

Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881-1991*, Heritage Press: Los Angeles, 1991.

Davie, Theodore and Kathleen A. Crawford, *A History of San Diego Trust & Savings Bank, 1888-1988*, San Diego Trust and Savings Bank: San Diego, 1988.

Crawford, Kathleen A., *A History of the San Diego Transit Corporation, 1886-1986*, San Diego Transit Corporation: San Diego, 1986.

Crawford, Kathleen A., *A History of Great American First Savings Bank, 1885-1985*, Great American First Savings Bank: San Diego, 1985.

Crawford, Kathleen A. "God's Garden: A History of the Grossmont Art Colony," *Journal of San Diego History*, Volume XX, Summer, 1985.

Crawford, Kathleen A. and Bruce Kammerling, "The Serra Museum and its Collections," *Some Reminiscences of Fray Junipero Serra*, Santa Barbara Mission Press: Santa



Barbara, 1984.

Crawford, Kathleen A., "The General's Lady: Maria Amparo Ruiz Burton," *Journal of San Diego History*, Volume XIX, Fall, 1984.

G.2 - EVALUATION CONSISTENT WITH  
DEVELOPMENT SERVICES REQUIREMENTS  
INCLUDED IN DPR CONTINUATION SHEETS

G.3 - SOUTH COASTAL INFORMATION CENTER RESEARCH

ATTACHED





South Coastal Information Center  
College of Arts and Letters  
4283 El Cajon Blvd., Suite 250  
San Diego CA 92105  
TEL: 619-594-5682

## CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM SITE FILES RECORD SEARCH

**Company:** Marie Burke Lia Attorney at Law  
**Company Representative:** Marie Burke Lia  
**Date of Request:** 12/3/2007  
**Date Processed:** 12/6/2007  
**Project Identification:** 1204-1220 J Street, San Diego, CA 92101  
**Search Radius:** 1/4 mile

**Historical Resources:** NA **Date:** 12/6/2007

Trinomial (CA-SDI) and Primary (P-37) site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

**Previous Archaeological Project Boundaries:** NA **Date:** 12/6/2007

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

**Historic Maps:** NA **Date:** 12/6/2007

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

**Historic Addresses:** SM **Date:** 12/6/2007

A map and database of historic addresses (formerly Geofinder) has been included.

**HOURS:** 1

**COPIES:** 14

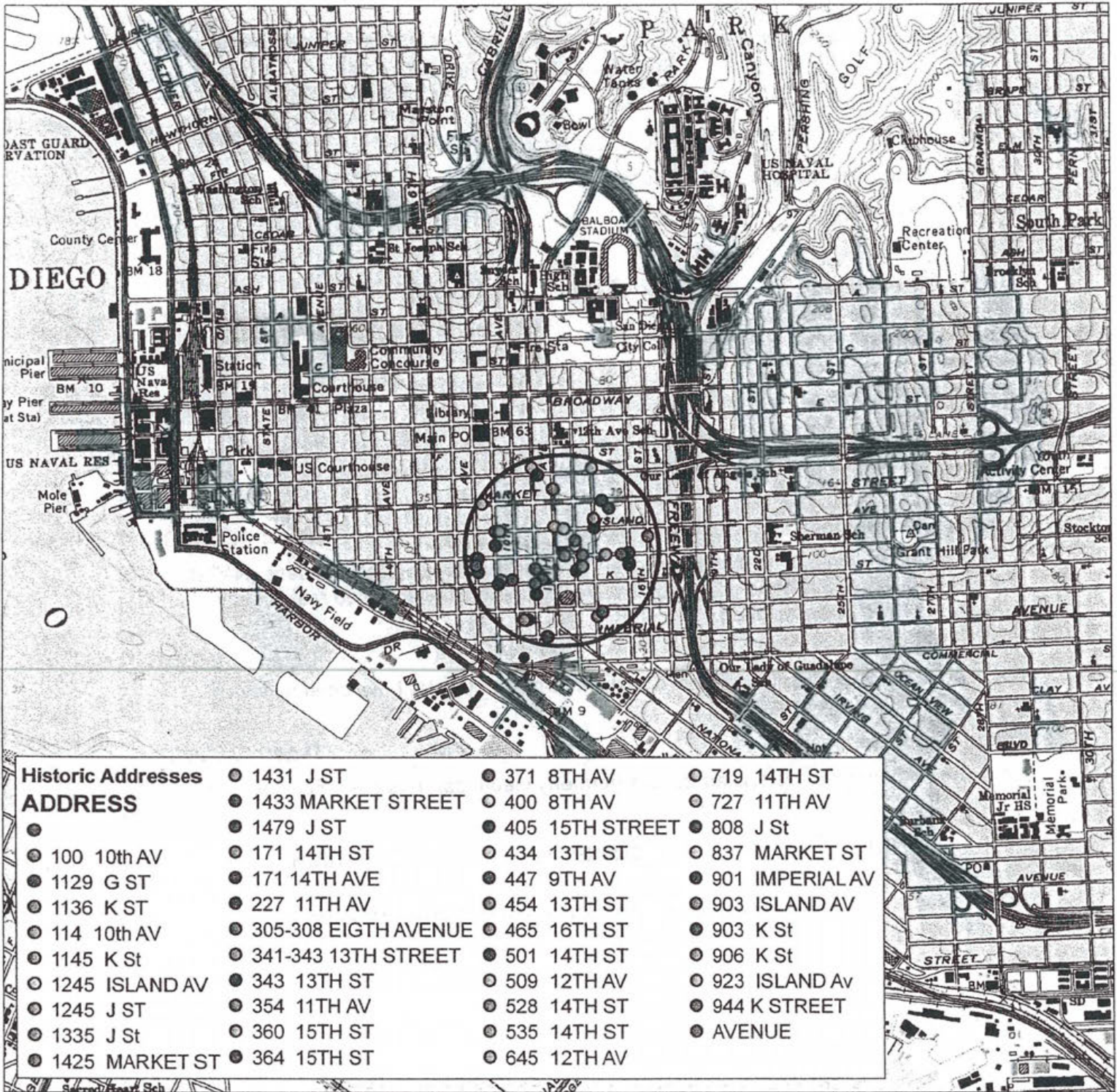
**RUSH:** No

*This is not an invoice. Please pay from the monthly billing statement*





South Coastal Information Center  
 5283 El Cajon Boulevard, Suite 250  
 San Diego CA, 92105-1254  
 (619) 594-5682  
 scic\_gis@mail.sdsu.edu



Historic Addresses	○ 1431 J ST	○ 371 8TH AV	○ 719 14TH ST
<b>ADDRESS</b>	○ 1433 MARKET STREET	○ 400 8TH AV	○ 727 11TH AV
●	○ 1479 J ST	○ 405 15TH STREET	○ 808 J St
○ 100 10th AV	○ 171 14TH ST	○ 434 13TH ST	○ 837 MARKET ST
● 1129 G ST	○ 171 14TH AVE	○ 447 9TH AV	● 901 IMPERIAL AV
○ 1136 K ST	● 227 11TH AV	○ 454 13TH ST	○ 903 ISLAND AV
○ 114 10th AV	○ 305-308 EIGHTH AVENUE	○ 465 16TH ST	○ 903 K St
○ 1145 K St	○ 341-343 13TH STREET	○ 501 14TH ST	○ 906 K St
○ 1245 ISLAND AV	○ 343 13TH ST	○ 509 12TH AV	○ 923 ISLAND Av
○ 1245 J ST	○ 354 11TH AV	○ 528 14TH ST	○ 944 K STREET
○ 1335 J St	○ 360 15TH ST	○ 535 14TH ST	● AVENUE
○ 1425 MARKET ST	○ 364 15TH ST	○ 645 12TH AV	

**Historic Addresses**

To confirm the current status of a resource, please call the SCIC at the phone number listed in the letterhead.

1:24,000

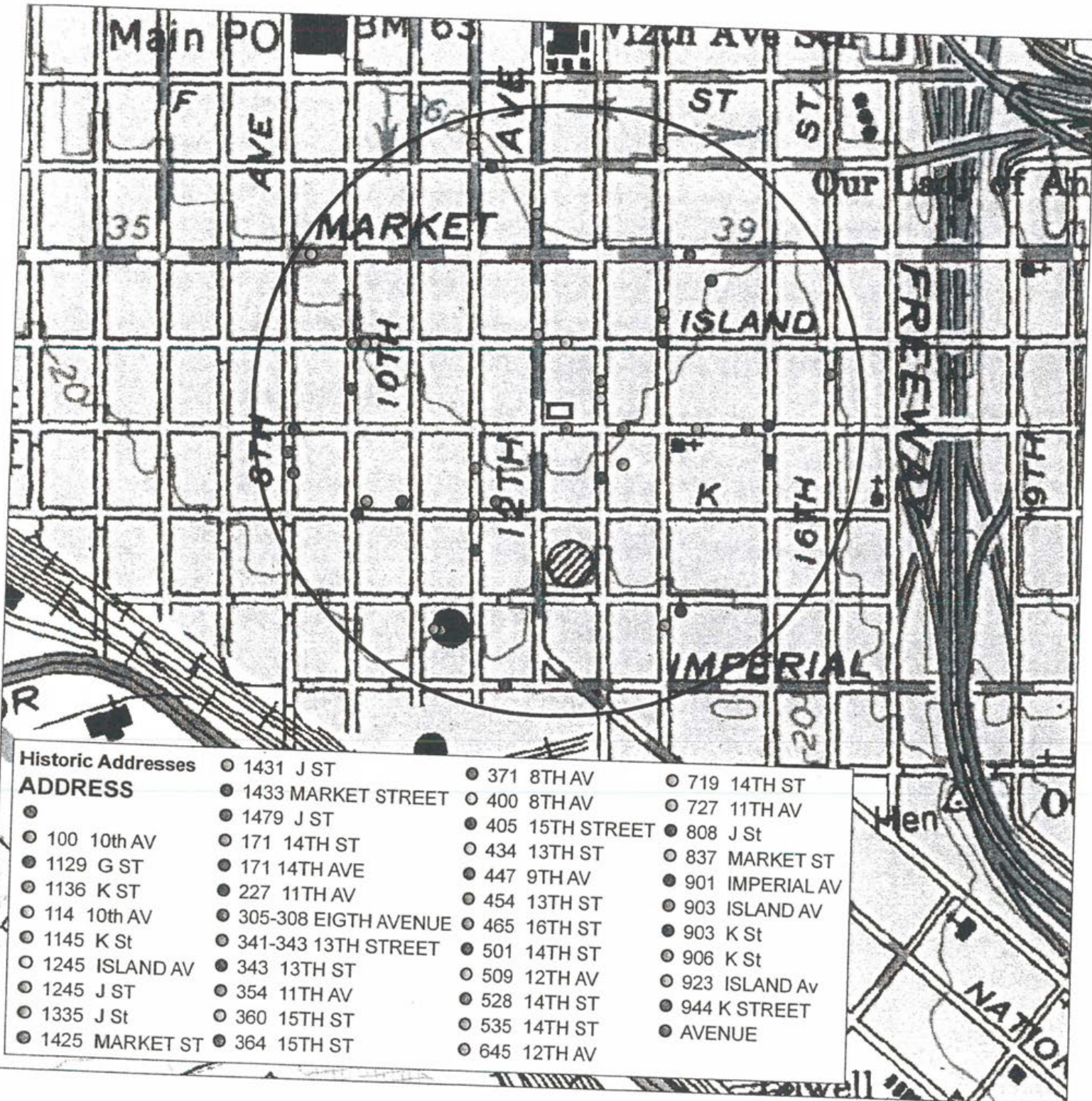


USGS 7.5 Minute Series Topographic Map  
 Point Loma Quadrangle





South Coastal Information Center  
 5283 El Cajon Boulevard, Suite 250  
 San Diego CA, 92105-1254  
 (619) 594-5682  
 scic\_gis@mail.sdsu.edu



**Historic Addresses (Detail)**

To confirm the current status of a resource, please call the SCIC at the phone number listed in the letterhead.

1:7,343



USGS 7.5 Minute Series Topographic Map  
 Point Loma Quadrangle





