

“At-a-Glance” Report Summary

Property Information & Applicable Criteria



Resource Type: Residence

Resource Name (per HRB naming policy): 4040 5th Avenue

Resource Address: 4040 Fifth Avenue, San Diego, CA

APN: 444-531-1200 Requesting Mills Act? Y N

Date of Construction: 01/01/1911 Architect/Builder: Unknown

Prior Resource Address (if relocated): n/a

Date of Relocation: _____

Applicant's Name: Scripps Health Owner's Name: Scripps Health

Address: 10130 Sorrento Valley Road Address: 10130 Sorrento Valley Road

Suite C San Diego, CA 92121 Suite C San Diego, CA 92121

Phone #: (619) 686-3657 Phone #: (619) 686-3657

Email: _____ Email: _____

The resource is being nominated for designation as a historical resource under:

- HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- historical development archaeological development cultural development
 - social development economic development political development aesthetic development
 - engineering development landscaping development architectural development

for the following reason(s): _____

HRB Criterion B for its association with _____ who/which is significant in local, state or national history for the following reason(s): _____

HRB Criterion C as a good/excellent example of _____.

HRB Criterion D as a notable work of _____, a Master _____.

- Previously established as a Master Proposed as a Master

HRB Criterion E as a property which has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

HRB Criterion F as a contributing resource to the _____ Historical District.

“At-a-Glance” Report Summary Required Forms and Documentation



Circle Yes or No, indicating whether or not the following required documentation has been provided:

Report Copies

Y N Provide one copy of the Historical Resource Research Report, stapled at the corner

Department of Parks and Recreation Forms

- Y N Primary Record (523a)
Y N BSO Record (523b)
Y N Archaeological Record (523c) (if applicable)
Y N District Record (523d) (if applicable)
Y N Locational Map (523j) (if applicable)
Y N Sketch Map (523k) (if applicable)
Y N Continuation Sheet (523l)

Attachment A

- Y N Assessor's Record
Y N Notice of Completion
Y N Water Sewer Records
Y N Building Permits
Y N Previous Survey Forms

Attachment B

- Y N Chain of Title
Y N Directory Search
Y N Deed from the Date of Construction

Attachment C

- Y N City SD 800 Scale Eng Maps
Y N USGS Maps
Y N Original Subdivision Map
Y N 1886/1887 Sanborn
Y N 1906 Sanborn
Y N 1921 Sanborn
Y N 1940 Sanborn
Y N 1950 Sanborn
Y N 1956 Sanborn

Attachment D

- Y N Historical and Transitional Photos
Y N Current Photos of North Elevation
Y N Current Photos of East Elevation
Y N Current Photos of South Elevation
Y N Current Photos of West Elevation

Attachment E

- Y N Criterion A Documentation
Y N Criterion B Documentation
Y N Criterion C Documentation
Y N Criterion D Documentation
Y N Criterion E Documentation
Y N Criterion F Documentation

Attachment F

- Y N Works Cited

Attachment G

- Y N Professional Qualifications
Y N CEQA Evaluation
Y N SCIC Records Search

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code Reviewer Date

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*Resource Name or #: 4040 Fifth Avenue

P1. Other Identifier:

*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: La Jolla Date: 1967, photorevised 1975 T 16 South; R 3 West; unsectioned portion of Pueblo Lands of San Diego

c. Address: 4040 fifth Avenue City: San Diego Zip :92101

d. UTM: Zone: 11; mE/ mN (G.P.S.)

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

Assessors Parcel Number 444-531-12 ; Lot 10, Block 3, Map 1069, Hillcrest. Elevation is approximately 290 feet AMSL. House is one block west of Mercy Hospital and in the first block north of West Washington Avenue.

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

There are two buildings at 4040 Fifth Avenue, a two-story craftsman bungalow-type house and a small, one-story garage/outbuilding at the rear of the lot. The house is rectangular, oriented east-west (Photo 1). It has a side gabled roof, with large gabled dormers facing front and back. There are no apparent additions to the house that alter its original footprint. The lot at 4040 Fifth Avenue extends the entire width of the block between Fifth and Fourth Avenues, and the house is offset to the eastern side of the lot, with the front door facing Fifth Avenue. The house measures 26 feet 6 inches wide by 44 feet 6 inches long. The foundation is a wall type made of concrete block shaped to resemble roughly dressed stone, 15½ inches long by 8 inches high (Photo 2). The lot slopes slightly to the east, and the foundation height is 2 feet 6 inches at the front of the house and 10 inches at the rear. There is a crawl hole in the north side foundation for access to the crawl space under the house and two vent holes in the south side covered by cast iron grates.

The roof is covered with composite shingles. The house has side gables with open eaves. The pitch of the main roof is steep, while the pitch of the gable roofs is low. There is a fascia board on the rake (gable) ends and exposed rafters on the horizontal ends (Photo 3). The rafters are spaced approximately 42 inches apart. The rafters are curved and flared at the eaves and have S shaped end detail. The fascia boards have a more pronounced flair than the rafters, with a maximum depth of 12 inches. The roof curves at the front of the house beginning approximately 10 feet in from the front wall, covering what was the porch (Photo 4).

(See continuation sheets)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family Property , HP4 ancillary building

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



P5b. Description of Photo: (View, date, accession #) Front and side of house, looking northwest

*P6. Date Constructed/Age and Sources: Constructed 1911/1912
 Historic

Prehistoric Both

*P7. Owner and Address:

Scripps Health
 10130 Sorrento Valley Rd. Suite C
 San Diego, CA 92121

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

H. Price
 RECON Environmental.
 1927 5 th Ave., San Diego

*P9. Date Recorded: Oct.. 2009

*P10. Survey Type: (Describe)
 Historical Resource Research Report

*P11. Report Citation: Historical Resource Research Report for 4040 Fifth Avenue, Unpublished manuscript on File at RECON Env., 1927 5th Ave., San Diego

*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):

Eave overhang varies, with the maximum being approximately 36 inches at the front. At the east end of the north and south walls (the corners at the front of the house) are double braces extending under the eaves (Photo 5). These are solid, 4 inches thick, and are cut with a decorative curve on the bottom. They are aligned to appear as extensions of heavy beams that hold up the front of the roof. There are large, centered gable dormers at both front and back sides of the main roof. These dormers have exposed rafters finished like those on the main roof. There are four triangular knee braces on each of the rake ends of both the main roof and the dormer roofs. The diagonal piece on the braces is decoratively cut (Photo 5).

Currently the house is covered in tarpaper. In some areas the tarpaper has been removed and the siding beneath is revealed. Areas revealed on the first floor are clad in beveled clapboard siding. The clapboard is 4 inches wide and painted a light grey. Exposed areas of the second floor on the rear of the house are clad in shingle siding. The shingles vary in width and are painted a terra cotta color. The clapboard and shingles may be the original claddings of the house (Photo 6)

The front of the house is on the east side. The first floor of the house was originally an open porch, which was enclosed in 1945. The residential building report lists Permit 12148 obtained for glassing in the porch. The front door is offset to the right of center (Photo 7). The door has sidelights. Both the door and the sidelights are covered with plywood so no details are visible from the outside except the outside of the trim. The door and sidelights together measure 6 feet wide. There are four windows on the first floor, three grouped together on the left side of the door, and one smaller window on the right side of the door. These windows are also covered by plywood. The casing on the windows and door are similar. The sides are 2½ inches wide and 1 inch thick, and the top is 3¾

inches wide and 1 inch thick. The sills on the windows are two pieces, and measure 5 inches wide by 1½ inches thick. This casing matches the front side windows, but not the casing on the rest of the windows on the house (Photo 8).

The interior of the porch does not appear to have been significantly altered after it was enclosed. The walls are still covered in clapboard, and the front window and door are still in place. Photographs 9 and 10 show the interior of the porch. The door, sidelights, and windows have been inserted between the pillars, ceiling, and ballustrade with no inletting or moulding on the inside, so there are gaps between the window frames and the clapboard (Photo 11). The front door is now missing. The sidelights are five light, divided horizontally, with narrow wood sash. The windows are four light divided horizontally. With narrow wood sashes. Photographs 9 and 10 show the south and north end windows, respectively, and Photograph 12 shows the east (front) triple window.

There are six steps from the ground to the front door. The bottom step is poured concrete and the rest are wood. The run is 13 inches and the rise is 7 inches. There are low walls on either side of the steps, 38 inches high (even with the top step) and covered in the same fiber shingles as the house. The steps and walls together are approximately 8 feet 6 inches wide and extend out 5 feet 5 inches from the house.

There is a three-sash ribbon window in the second floor (Photo 13). It is centered and has a small shed roof over it. The center window is approximately twice the size of the side windows. The center sash is fixed, with a large main light and a row of five small lights above. The side sashes are double hung, the bottom a single light and the top three light. Casings appear to match those on the first floor of the house described below. The window sill is at the roofline. There are four knee braces, similar in style to the roof braces, which support a horizontal square beam. The seven rafters that support the shed roof rest on this beam. Above the three-sash window is a small, five-pane fixed rectangular window that appears to be for admitting light to the attic.

The north side of the house has four windows on the first floor, two windows on the second floor, and a chimney (Photo 4). There is also a vent at the peak of the gable, covered by a lath grate. The two second-floor windows are staggered in height, one sill approximately 24 inches below the other. Both windows are double hung with a single pane on the lower sash and four panes on the upper sash. The sashes are equal in size. These appear to be original windows. The fact that the two second-floor windows are staggered may indicate the stairs to the second floor are against this wall and the lower window is within the stair well. All the windows on this side are different sizes, and the first floor windows are covered with plywood. Five of the six windows have similar casings (both second floor and three of the bottom floor windows). The side casings are 5½ inches wide and 1 inch thick. The top casing is 7 inches wide, 1 inch thick, and has a decorative molding on top. The sill is 2½ inches thick (Photo 14). The easternmost (front) first floor window on the north side (window 1) is one of the front porch enclosure windows and has casing like the front windows (see Photo 10 for interior detail). The next window (window 2) to the west has had the sash removed and only the casing remains (Photo 15). The next window moving west (window 3) is double hung, with a single pane on the lower sash and four panes on the upper sash (Photo 16). The westernmost window (window 4) is a fixed sash window with four lights (Photo 17). There are two additional small windows, less than a foot square, near the back of the house on the north side. These windows are flush with the siding and have no casing. One is not covered and is glazed with Plexiglas. These windows are relatively recently installed, and their function is not apparent. The red brick exterior chimney on the north side is offset to the back of the gable peak. It is 16.5 inches on a side for its entire height (Photo 18). The cement was originally black, but has been patched with light gray cement for the bottom 6 feet or so.

The south side of the house has four windows on the first floor, two on the second floor, and a large chimney (Photo 19). There is also a lath grated air vent at the peak of the gable. The window at the front of the south side is a porch enclosure window with narrow casings. The rest of the windows have the wider casing with decorative top trim discussed above. All of the first-floor windows are covered in plywood so no sash details are visible from the outside. Two first-floor windows of different size are situated on either side of the chimney, the shorter window to the west of the chimney. The window on the east side of the chimney (window 1) is double hung, with a single pane on the lower sash and a four light upper sash (Photo 20). The window on the west side of the chimney (window 2) appears fixed, and has four lights (Photo 21). The western window, close to the southwest corner of the building, is a three sash ribbon window. The central sash is fixed, with a large light and a row of eight small rectangular lights along the top

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Resource Name or #: (Assigned by recorder) _____

(Photo 22). On the second floor there is a small window between the chimney and the front roofline and a three sash window to the rear of the chimney. The small window sash is hinged at the top (awning hung) (Photo 23). In the large window the center sash is slightly wider than the side sashes. The center sash is fixed and has a single large light with five small lights across the top. The side sashes appear double hung with a single pane on the lower sash and triple panes on the upper sash. These appear to be original windows. As with the north side, there are no windows in the dormer sides.

The exterior chimney is offset to the front of the gable peak and is built of the same red brick with black mortar as the north side chimney. It is 16½ inches deep and 5 feet 8 inches wide for the bottom 7 feet or so. It then tapers on the right side to 16½-inch square at the bottom of the second floor (Photo 24).

The rear (west side) of the house has two first-floor windows, three second-floor windows, and a door by the north corner (Photo 25). The horizontal roofline eaves extend across the back. The rafters are notched to sit on a horizontal beam that runs from fascia board to fascia board, with four small triangular knee braces supporting it. This is similar to the setup for the front shed window cover. These knee braces are not decorated like the other knee braces on the house. The first- and second- floor walls are on the same vertical plane.

The first-floor windows are different sizes and have the wide casing and decorative top trim found on the majority of the other house windows, as do the second-floor windows. The first-floor windows are covered by plywood. The southern window is casement hung, and each sash has a single light (Photo 26). The northern window is double hung with a single pane on the lower sash and triple panes on the upper sash (Photo 27). The two second-floor windows are evenly spaced off the center line of the wall, and have the same sash layout as the first floor windows (see Photo 25). There is a small, five-pane fixed rectangular window above these two windows. Like the similar window in the front, it appears to be for lighting the attic. The back door has been removed. The casing of the door matches the windows. There are two concrete steps leading up to the door. There is a small crawl space/vent hole in the foundation next to the steps.

The garage/outbuilding is separated from the house by about 15 feet. It is rectangular with a very low pyramidal roof covering the front and a shed roof covering the rear (Photo 28). There are two additions to the original structure. It appears the garage was originally square, measuring 16 feet 2 inches on a side. The pyramid roof covers this portion. The original roof has exposed rafters with no decoration and is covered in composition shingles. The first addition has been added to the back of the building (fronting on Fourth Avenue). This addition is 8 feet deep and runs the entire width of the garage. It has a very shallow pitched shed roof attached to the underside of the original roof eave. The addition roof also has exposed rafters and is covered in composition shingles.

Most of the garage is currently covered in tarpaper. In several areas, the tarpaper is missing and the original clapboard is visible. There are also a series of 1"x4" runners nailed to the clapboard for attachment of siding. The cladding below the tarpaper on the addition is vertical board and batten, with some of the batten missing.

The east wall, facing the house, has a door and window (Photo 29). The door is a five-panel style and the window is a single-hung sash type. The casing on both window and door are different from the house. The side casings are 6 inches, the top is 5 inches, and the sill is 2 inches thick. A small, half-round molding finishes the outside edge of the side and top casing. A security grating is fixed to the window.

The north side of the garage is bare, with no windows or doors. The south side wall has a single window (Photos 30 and 31). It is centered in the wall of the original garage. The second addition has been added to the Fourth Avenue end of this wall, on the side of the first addition. This addition is 8 feet 6 inches wide and 6 feet 6 inches deep, with a very shallow pitched shed roof attached to the wall approximately 10 inches below the rafters. There are no windows in this addition. A single narrow door is located in the east wall facing the driveway, next to the main garage door.

The west wall of the garage is almost completely taken up by a single piece tilt up wooden garage door (Photo 32). The door has 4 raised rectangle outlines for decoration. The second addition west wall is on the same plane as the main west wall. A full width driveway extends from the back of the garage to the sidewalk.

The house appears to be structurally sound, although this was determined only visually. The foundation showed no substantial cracks or deterioration caused by moisture. The house framework seems sound, with no obvious sagging or leaning of the main structure. Neither chimneys show cracks or settling. There is some eave and roof damage in the southeast corner (front) of the roof. The roof boards between the end and second rafters is rotted away from the front edge to approximately four feet back. The fascia board and edge of the roof boards are gone north of the front door. The eave on the east (front) of the house sags. The corner of the knee brace close to the left front corner of the roof is damaged. There may be some damage to the roof boards on the southwest corner of the roof. A section of the clapboard on the south side of the house has been sawn for removal to access a beehive in the wall, but has been replaced.

LOCATION MAP

*Map Name: La Jolla, California

Primary Number:

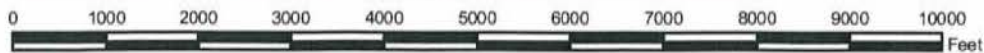
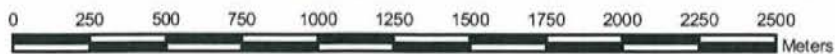
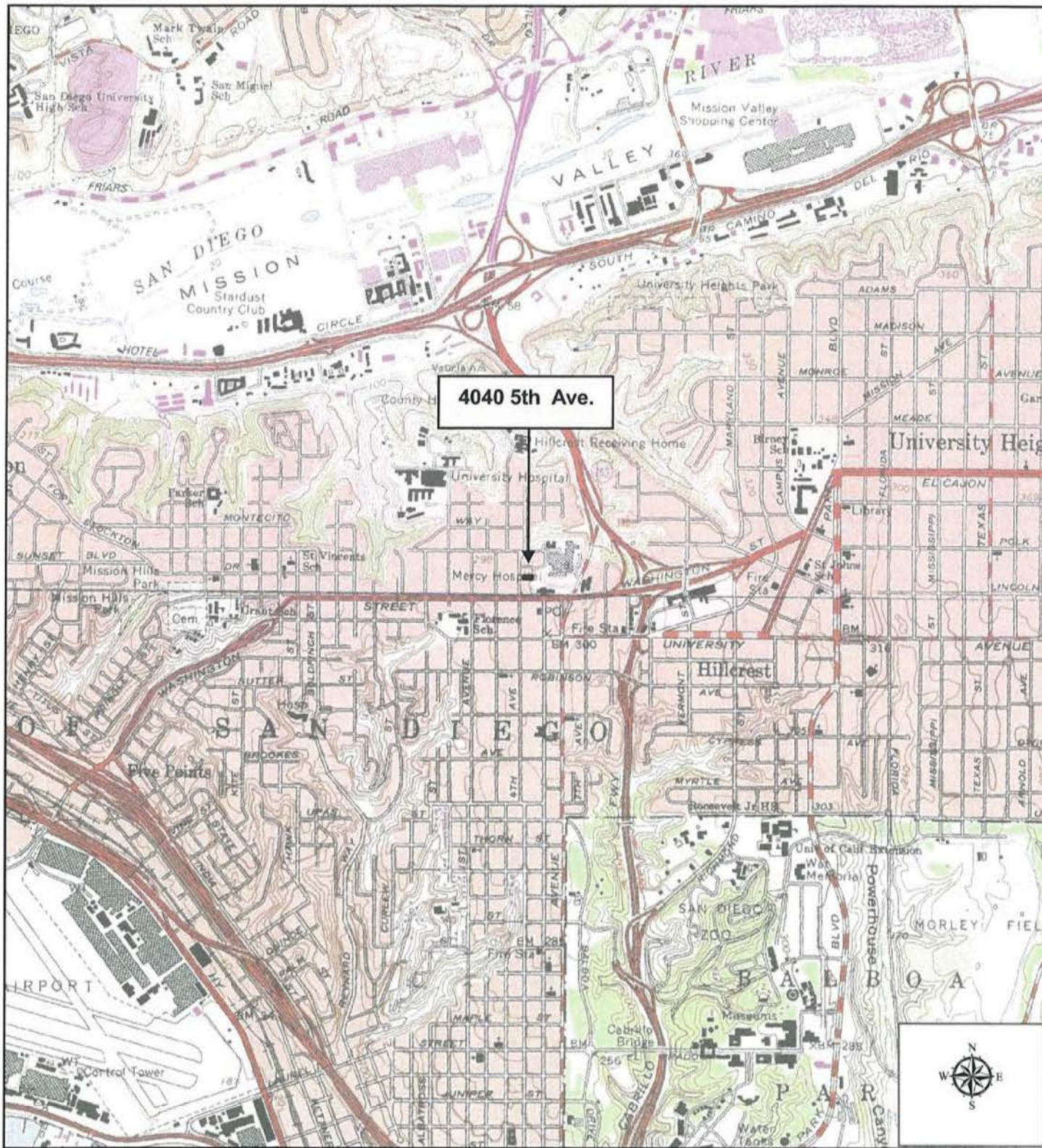
HRI Number:

Trinomial:

*Resource Name or Number (Assigned by recorder): 4040 5th Avenue

Scale: 1:24,000

Date: 1975



Primary Number:

HRI Number:

Trinomial:

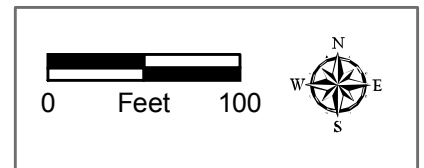
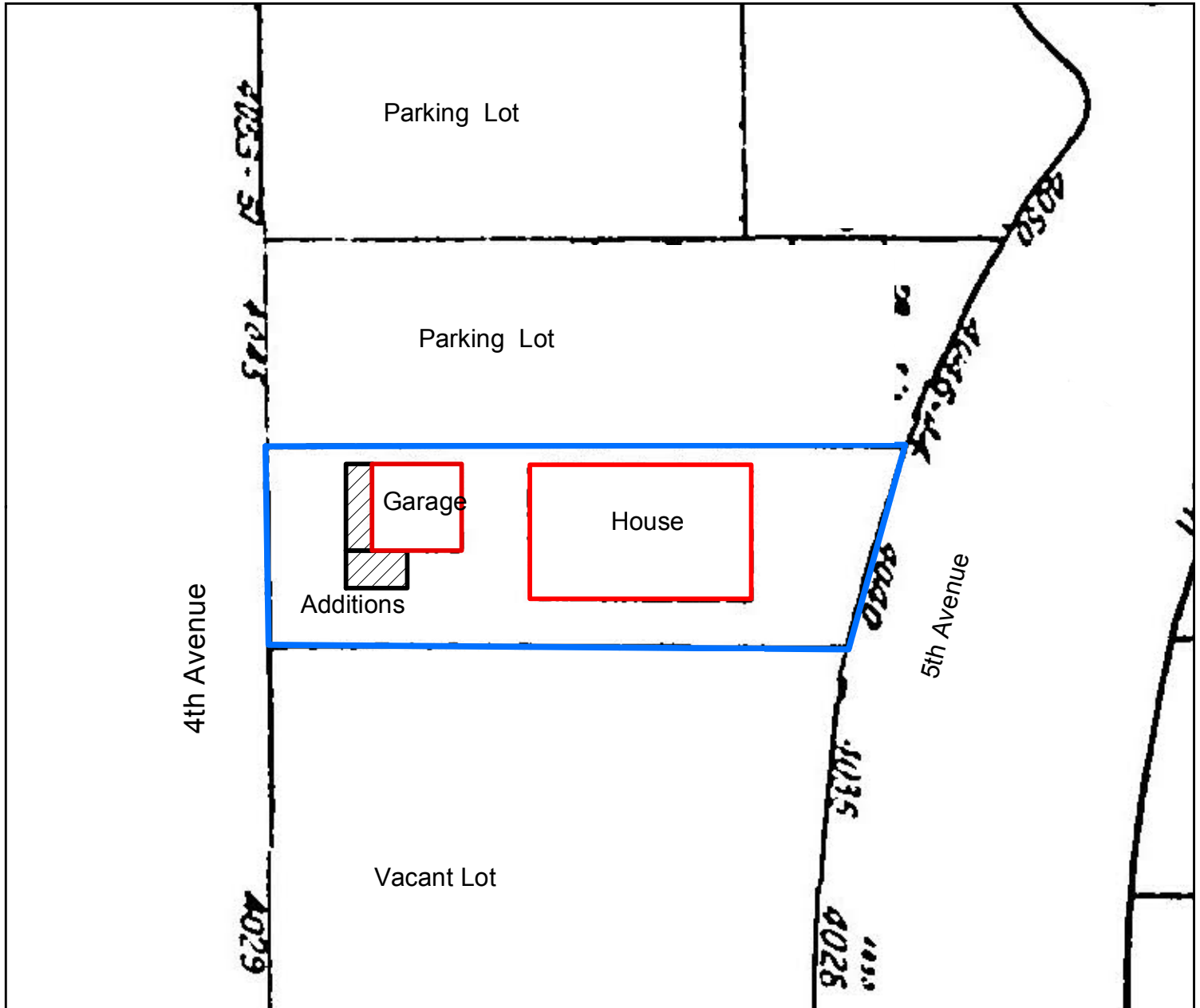
*Resource Name or Number (Assigned by recorder): 4040 Fifth Avenue

SKETCH MAP

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Drawn by: Sanborn 1956 Map, Page 370

Date: 10/2009



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4040 Fifth Avenue

- B1. Historic Name: N/A
- B2. Common Name: 4040 Fifth Avenue
- B3. Original Use: Residence
- B4. Present Use: Residence (Vacant)

*B5. **Architectural Style:** Craftsman

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

The San Diego Water Department files show a Department of Sewers Permit (No. 7199) recorded on September 1, 1911 for the property. The construction date given in the Uptown Historical Reconnaissance Survey is 1912, but the source for this date is not given.

When first constructed, the house had an open front porch. Residential Building Records (RBR) indicate the porch was glassed in 1945. The RBR indicates there was a fire in the front porch in 1956, and the damage had still not been fixed by 1976.

The exterior is currently covered in tarpaper, the remains of a second layer of cladding. In some areas the tarpaper has been removed and the siding beneath is revealed. Areas revealed on the first floor are clad in beveled clapboard siding. Exposed areas of the second floor on the rear of the house are clad in shingle siding. The clapboard and shingles may be the original claddings of the house. See Continuation Sheet.

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** Not significant **Theme:** N/A

Area: Hillcrest

Period of Significance: N/A

Property Type: Residential

Applicable Criteria: N/A

The residence and garage/outbuilding at 4040 Fifth Avenue do not meet any of the criteria outlined in the Historical Resources Guidelines of the Land Development Code for inclusion on the City of San Diego Historical Resources Register. Below is a discussion of the HRB significance criteria.

a) Does the building exemplify or reflect special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or agricultural development?

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

No historical evidence was identified which indicate that the 4040 Fifth Avenue building exemplifies or reflects special elements of San Diego's, Hillcrest's, Fifth Avenue's, or the Hillcrest subdivision's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The building in no way exemplifies or reflects "special elements" of City, community, or neighborhood development (See Continuation Sheet)

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

*B12. **References:**

Blumenson, John J. G.

1977 Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945. W. W. Norton & Company Inc. New York, New York, Revised 1981. (See Continuation sheet)

B13. Remarks:

*B14. **Evaluator:** Harry Price

***Date of Evaluation:** October 2009

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

B6 - Construction History (Continued)

Two small windows have been cut into the north wall near the back of the house. These appear to be added fairly recently, as at least one of the two has Plexiglas glazing. These are not noted on the RBR.

The current roof is of composition shingles, and is certainly not the original. The roof has probably been replaced several times since the house was constructed.

The garage/outbuilding has been heavily modified in the past. There have been two additions since the original square structure was built. A full width addition has been constructed on the back of the garage. This addition is 8 feet deep and its shed roof is attached directly below the eave line of the original structure. This addition was probably made to allow a longer car to be parked in what had become a garage. The second addition has been added to the Fourth Avenue end of this wall, on the side of the first addition. This addition is 8 feet 6 inches wide and 6 feet 6 inches deep, with a very shallow pitched shed roof attached to the wall approximately 10 inches below the rafters. This addition was probably to increase storage area in the garage. Both additions to the garage are noted on the RBR, and dated 1956.

County files were checked for a Notice of Completion and construction permits, but no information was found.

*B10. Significance (Continued)

more than other existing structures (new or old) within Hillcrest or San Diego. The property does not qualify under HRB Criterion A.

b) Is the building identified with persons or events significant in local, state, or national history?

According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

No historical evidence was found which would suggest that the 4040 Fifth Avenue building was ever identified with events significant in any local, state, or national history. No evidence was found that would connect any of the owners, tenants, or occupants, of the 4040 Fifth Avenue building with any significant events affecting local, state, or national history. The names on the Chain of Title, provided by the client, and the directory search were researched at the San Diego Historical Society archives to determine if any of the named individuals were of historic significance. No information could be found in the files to indicate that any of the owners of the lot at 4040 Fifth Avenue were significant in the history of Hillcrest, the city or county of San Diego, or the state of California. The property does not qualify under HRB Criterion B.

c) Does the building embody distinctive characteristics of a style, type, period, or method of construction or is it a valuable example of the use of indigenous materials or crafts?

According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction.

While having some typical architectural characteristics of the Craftsman style, the 4040 Fifth Avenue building does not exhibit sufficient Craftsman characteristics to be considered a representative example of the Craftsman architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. In this regard, the building does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction to the extent that it is considered architecturally significant.

BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

The building does exhibit some characteristics of the Craftsman style in its construction and detailing (Blumenson 1977, Foster 2004, McAlester 1984). The house has wide, unenclosed eave overhangs with exposed roof rafters along the horizontal edges. The eave ends are cut in a decorative curve, another characteristic of the Craftsman style. It has decorative triangular knee braces on each of the rake ends of both the main roof and the dormer roofs. The house originally had a front porch, another characteristic of the Craftsman style.

This being said, the house does not exhibit many of the distinctive characteristics of the craftsman style. The orientation of the house is more square, or even vertical. The roofline on the 4040 Fifth Ave house is steeper than commonly found in Craftsman homes and the gable roof of the dormer is gabled, also de-emphasizing the horizontal. The foundation sets the house off the ground, also emphasizing a more vertical orientation. The typical orientation of Craftsman homes emphasizes the horizontal feel, with low eaves, wide porches, and heavy porch roof supports. Many craftsman houses also have multiple low pitch roof planes, further emphasizing the horizontal feel. The eaves do not have extra, decorative stickwork in gable peaks common in this style. The foundation is not sloped (battered). The porch, an important aspect of Craftsman style, is not as emphasized as is common in the Craftsman style, The porch does not exhibit the typical massive tapered porch columns/short square or round columns on heavy tapered stone/brick supports and decorative railings. The porch railings and columns are clad in the same clapboard as the walls, tending to de-emphasize rather than emphasize the porch. There is no use of cobbles or stone in either the foundation or the chimney, also common in the Craftsman style. Although it is impossible to determine now, because of the lack of original landscaping, the construction of the front porch does not seem to indicate a strong design relationship with any gardens that may have existed.

The house does not use indigenous materials or crafts in its design or construction. Locally obtained river cobbles were used in the construction of walls, pillars, and to a lesser extent, chimneys, in numerous local craftsman houses, but these are not present in this house. No locally quarried granite or other rock was used in the construction of the chimney or foundation. No brick with a local manufacturer's stamp was observed in either chimney.

The garage exhibits no craftsman features and has been extensively altered. Neither the house nor garage qualifies under this criteria.

The house has been altered. It appears the porch has been enclosed in the past, the house has been covered in fiber shingles and has been reroofed, and two small windows have been added on the north side. The garage/outbuilding has been heavily modified in the past.

The house at 4040 Fifth Ave. does not exhibit sufficient Craftsman characteristics to be considered a representative example of the Craftsman architectural style. The house is rather plain in its layout and limited in its basic craftsman details. It is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C.

- d) Is the building representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman?

According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

No information could be found at the San Diego Historical Society to connect the building with a famous or important master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman in either San Diego or southern California. The San Diego County Recorder's Office was checked for a Notice of Completion to see if the architect and/or builder of the house were listed. The listings for the years 1911 to 1915 were checked, in case the filing was not done immediately upon the probable completion date of 1911 (as suggested by the Sewer Permit) but no record of a Notice was found. No aspect of the construction of the building is unique enough to imply that any connection as yet undiscovered is possible. The house and garage construction are practical but lacking in any flair or evidence of above average workmanship. The property does not qualify under HRB Criterion D

- e) Is the building listed or has been determined eligible by National Park Service for listing on the NRHP or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historic Resources?

The 4040 Fifth Avenue building is not listed on, and has not been determined eligible by either the National Park Service or the State Historical Preservation Officer for listing on either the National Register of Historic Places or the

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 9 of 33

Resource Name or #* (Assigned by recorder) _____

State Register of Historical Resources. The property does not qualify under HRB Criterion E.

- f) Is the building part of a finite group of resources related to one another in a clearly distinguishable way, or a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the city?

The 4040 Fifth Avenue building is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. It is not located within an established or adopted historic district in the City of San Diego. The property does not qualify under HRB Criterion F.

In addition to the research mentioned above, the house at 4040 Fifth Avenue was included in the study conducted for the *Draft Uptown Historic Architectural and Cultural Landscape Survey* (Stiegler and Vonn 2007). This draft survey included the entire Uptown Community Planning Area, roughly the area bounded by Mission Valley on the north, Interstate 5 on the west and south, Balboa Park on the south, and Park Boulevard on the east. The house at 4040 Fifth Avenue was not included as a contributing element in any of the 19 Geographic Historic Districts or 4 proposed Thematic Historic Districts proposed in the draft survey. However, the house is on the "List of All Potential Historic Resources" identified during the draft survey, and was evaluated at the reconnaissance level used in the study (Stiegler and Vonn 2007). The evaluation listed the house as a craftsman architectural style, "minimally altered," and that it "appears to be eligible for local listing or designation through survey evaluation or needs a historical research report to determine potential historical significance" (Stiegler and Vonn 2007). The construction date was listed as 1912. The draft survey did not list the house as having the potential to be the work of a significant architect or builder. Although the 4040 Fifth Avenue building was documented within the Draft Uptown Survey, this draft survey has not been formally adopted by the City of San Diego, nor has it been officially recognized by the City for use in the planning process. As such, the building cannot be considered historically and/or architecturally significant on the basis of its mere inclusion with the Draft Uptown Survey. The fact that the building was included in the Draft Uptown Survey without any supporting historical documentation or analysis does nothing to establish potential significance.

Integrity Analysis

In addition to determining the significance of a property under HRB criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the "ability of a property to convey and maintain its significance." It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the HRB Designation Guidelines as "the place where a resource was constructed or where an event occurred."

The 4040 Fifth Avenue building was constructed between 1911-1912 and has remained in the same location throughout its existence.

Design

Design is defined by the HRB Designation Guidelines as resulting "from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property."

Although the 4040 Fifth Avenue building has been modified and altered over the course of its existence, including the change to the front porch; the addition (and recent removal) of fiber shingles to the exterior of the building; and the addition of new composition roof shingles, the building still retains its original form, plan, space, structure, and style. The property, therefore, retains its design element for integrity purposes.

Setting

Setting is defined by the HRB Designation Guidelines as applying "to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area."

The 4040 Fifth Avenue building has been sited on the same lot since its original construction between 1911-1912. The area in and around the building generally consists of buildings directly related to the Scripps- Mercy Hospital

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 10 of 33

Resource Name or #* (Assigned by recorder) _____

complex. All of the buildings, taken together, create a medical complex environment for the entire area and are located adjacent to the 4040 Fifth Avenue building (directly west, east, and south). Very little history regarding the development of the Hillcrest medical community has been written to date. However, some of the most prominent medical buildings in the area include both the Scripps-Mercy Hospital and UCSD Medical Center, which is located to the west. Although both institutions can trace their origins to the early 20th century, they are currently located in modern high-rise structures built within the last 40 years. Medical related businesses centered around these institutions have been located in a variety of buildings, from converted Victorian and Craftsman houses of the late 19th and early 20th centuries to modern post World War II multi-story high rises.

The setting in and around the 4040 Fifth Avenue building originally consisted of single-family residential construction. Some multi-family dwellings existed in close proximity as well. This observation is apparent from a review of Sanborn Fire Insurance Maps. Today, however, the surrounding area is overwhelmingly institutional, affected by the Scripps-Mercy Hospital complex to the west, east, and south. Many dwellings which once typified the area have been removed and replaced by newer institutional structures. A review of current aerial maps indicates that only one residential structure exists today in this vicinity, located at the northwest corner of Fifth and Washington that has been converted to commercial use.

Since the physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use, the original setting has been substantially changed such that the property no longer retains its setting element for integrity purposes.

Materials

Materials are defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The materials which have gone into the construction of the 4040 Fifth Avenue building are both original and non-original. Because much of the existing house retains its original materials, the property retains its materials element for integrity purposes.

Workmanship

Workmanship is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the physical craftsmanship that has gone into the construction of the 4040 Fifth Avenue building is both original and non-original. Because much of the existing house has retained its original materials and, consequently, original workmanship, the building, therefore, retains its workmanship element for integrity purposes.

Feeling

Feeling is defined by the HRB Designation Guidelines as relying "on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place."

The 4040 Fifth Avenue building, in its current condition, still retains enough of its physical features to convey and evoke its original sense of past time and place. However, the feeling of the surrounding area has been thoroughly compromised by changes to the original setting which characterized the area. Nevertheless, the property retains its feeling element for integrity purposes. Association

Association is defined by the HRB Designation Guidelines as "directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property's historic character."

The 4040 Fifth Avenue building is not directly linked to any historic events, activities, persons, past time, or past place. As a result, the property does not possess, nor has it ever possessed, an associative element for integrity purposes.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 11 of 33

Resource Name or #* (Assigned by recorder) _____

***B12. References:** (Continued)

City of San Diego,

2009 Guidelines for the Application of Historical Resources Board Designation Criteria, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27.

Dillinger, Michael E.

2000 Hillcrest: From Haven to Home. The Journal of San Diego History, Volume 46, Number 4, Fall 2000.

Foster, Gerald

2004 American Houses, A Field Guide to the Architecture of the Home. Houghton Mifflin Company, New York, New York.

McAlester, Virginia

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San Diego, City of

1979 *Progress Guide and General Plan*. Planning Department.

2001 Historical Resources Guidelines, San Diego Municipal Code, Land Development Code. August 2004 posting. City of San Diego

Stiegler, Ione R., and Vonn, Marie May

2007 Uptown Historical Architectural and Cultural Landscape Reconnaissance Survey. I. S. Architecture and the City of San Diego. Manuscript on file at the City of San Diego Historical Resources/Planning Department website.

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 1
Overview of House



Photograph 2
Foundation,
Concrete
Block Formed
to Resemble
Dressed
Stone

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 3
Main Roof and Dormer
Roof Eaves, Showing
Rafter Curve and
Decorative End Cuts



Photograph 4
North Side of
House, Showing
Location of Roof
Curve Relative to
Possible Front
Porch

*Recorded by: H. Price

*Date: 10/2009 Continuation Update

Photograph 5
Roof Eave, Showing
Double Braces and Knee
Brace



*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 6
Probable Original
Clapboard and
Shingles under
Tarpaper



*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 7
East (Front)
Side of House



Photograph 8
Window Casing
Detail on Front
Porch Windows,
Note Narrow Side
and Top Casing
Boards. This is
South Side Window

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 9
Interior of Porch,
Looking South.
Note South Side
Window



Photograph 10
Interior of Porch,
Looking North

CONTINUATION SHEET

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 11
Interior View of
Porch Window
Showing gap
Between
Window Frame
and Porch
Clapboard

CONTINUATION SHEET

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 12
Interior View of
Front Triple
Window,



Photograph 13
Second Floor and
Attic Windows on
West Side (Front)
of House

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 14
Casing on
Windows on Main
Portion of House.
Note wide side
and top casing
boards and
decorative trim at
top.



Photograph 15
North Side Window
2, Interior Shot,
Showing Missing
Sash

*Recorded by: H. Price

*Date: 10/2009 Continuation Update



Photograph 16
North Side Window 3,
Interior shot.

*Recorded by: H. Price

*Date: 10/2009 Continuation Update



Photogrtaph 17
Window 4, Interior
Shot

CONTINUATION SHEET

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 18
Northeast
Corner of
House, Showing
Small Chimney
on North Wall



Photograph 19
South Side of
House, Showing
Window
Arrangement and
Chimney

CONTINUATION SHEET

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 20
South Side Window 1,
Interior Shot

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 21
Southe Side
Window 2, Interior
Shot.



Photograph 22
South Side
Window 3
Interior Shot

*Recorded by: H. Price

*Date: 10/2009 Continuation Update



Photograph 23
Second Floor Top Hinged
Window. Note typical main
house window casing.

*Recorded by: H. Price

*Date: 10/2009 Continuation Update



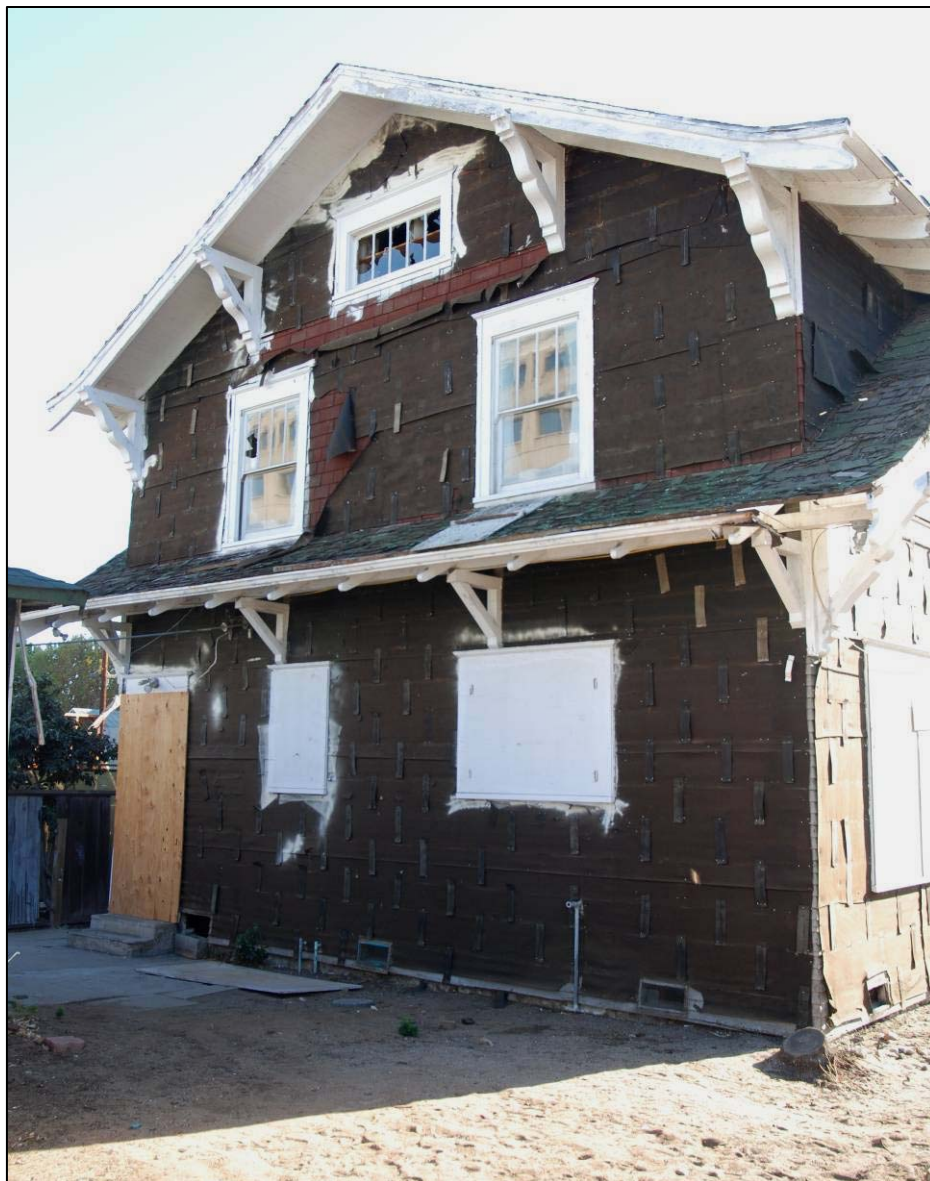
Photograph 24
Chimney on South Side

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 25
West Side of House, Looking
Northeast

CONTINUATION SHEET

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 26
West Side, South
Window, Interior
Shot

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 27
West Side,
NorthWindow,
Interior Shot

*Recorded by: H. Price

*Date: 10/2009

Continuation

Update



Photograph 28
Overview of
Garage Building,
Taken Before
Siding Was
Removed



Photograph 29
East Side of
Garage, Current
Condition. Note
Different Style of
Window Casing

*Recorded by:

*Date: 10/2009

Continuation

Update



Photograph 30
Overview of
Garage
Building, Taken
Before Siding
Was Removed,
Showing
Relationship of
Addition (on
Left) to Original
Garage



Photograph 31
South Side of
Garage, Current
Condition,
Showing Addition
and Part of
Original Garage

*Recorded by:

*Date: 10/2009 Continuation Update



Photograph 32
West Side of Garage
Showing Both West
Addition and South
Addition.

Attachment A

Building Development Information

-
- A.1 – Assessor's Building Record
 - A.2 – Notice of Completion
 - A.3 – Water/Sewer Records
 - A.4 – Building/Construction Permits
 - A.5 – Previous Survey Forms

Attachment A.1
Assessor's Building Record

EV 1720
Fifth Ave.
ADDRESS 4040 HURST DR.

PARCEL 449-86
444-531-12
SHEET 1 OF 1 SHEETS

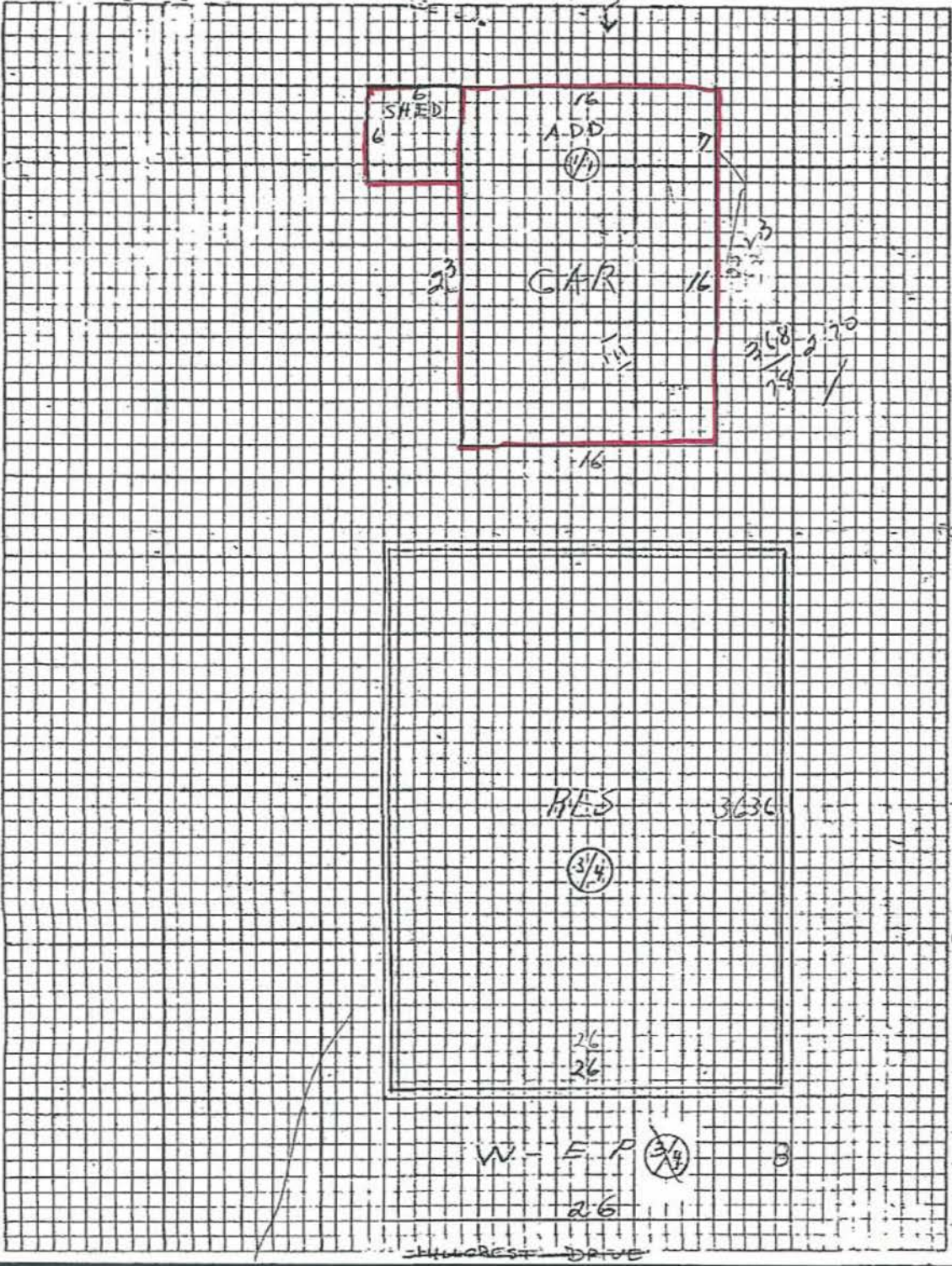
DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL							
				Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH				
D.G. 010	Light	X Frame	Stucco on	Flat	4/12	K.T.	X Heating	Cooling	ROOMS	B	I	2	Material	Grade	TRIM	Walls	Ceilings
D.G. BUREAU	Sub-Standard	2" x 4" - 6"	X Siding 1/2" x 4"	X Gable	1/2 MED	X B.X.	Forced	Clean'g	All	X	2	H Wd	A	OP	PL - PT	PL - PT	
ARCHITECTURE	Standard	Sheathing	X Siding 1/2" x 4"	Hip	1/4	Cable	Gravity	Humid.			X	OP	A	OP	PL - W Pa - PT	PL - PT	
	Above-Standard	Concrete Block	X D.P.P.	Shed	1/4	Fixtures	Wall Unit		Ent. Hall								
2 Stories	Special	B.&B. T.&G.	X GYPSUM	Cut Up		Few	Cheap		Living	1						BEAMED	
TYPE	Brick	X Shingle	ASBESTOS	Dormers		X Avg.	X Med.	X Floor Unit	(2)	Dining							
Use Design	FOUNDATION	Adobe	Shake	X Raft. 2" x 4" - 26"		Many	Special	Zone Unit		Bed							
X Single	X Concrete	Floor Joist:	B.&B. T.&G.	X Gutters				Central		Bed	4						
Double	Reinforced	1st: 2" x 8" - 16"		X EXCESS ROOF													
Duplex	Brick	X 2nd: 2" x 6" - 16"	Brick	Shingle		Pool	X Std.	Spec									
Apartment	Wood	Sub-Floor	Stone	Shake				Oil Burner									
Flat-Court	Piers	Concrete Floor	WINDOWS		Tile	X Sink											
Motel			X D.H.	X Casement	Tile Trim	Laundry		40 M-B.T.U.									
		Insulated Ceilings	Metal Sash	Compo.	X Water Htr	Auto.	X Fireplace		Kitchen	1		WIND	A	OP	PL - PT	PL - PT	
1 Units	Light Heavy	Insulated Walls	X Screens	X Compo. Shingle	Water-Softner				Drain Bd.			Material: +i	Lqth: 10 Ft.	Splash: 18"			

CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL													
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-manshp	Fl. No.	FINISH		FIXTURES		SHOWER				
12148	CLASS IN PORCH	150.	1945	1912	1959	45	21	R60	50	A	F	A	G	G	G	2	1	WIND	ti w spa fl	1	1	MOD	A	1	ti
			1912	1965	53	15	R60	39	A	A	A	A			A	1	1/2	WIND	PL - PT	1	1	MOD	A		
			1970	58	13	R60	35								A										
			1978	66	9	R60	55			A	A	A	A		A										

Appraiser & Date		C		C		COMPUTATION		C		CRE 74		J. Tipton 9/20/77			
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1st Fl	936	8.70	8143	9.70	9079	9.70	9079	11.40	10670			21.30	19937		
2nd Fl	936	6.50	6084	6.50	6084	5.20	4867	8.50	7956			16.00	14976		
AC			300		300		300		300				550		
Fp			475		475		475		520				750		
W-EP	208	6.50	1352	6.50	1352	6.50	1352		1352			500	M.U.P.		
GAR D4 II	368	2.56	946	2.00	736	2.70	994	4.30	1582			6.00	2208		
GAR ADD 04	112	1.80	202	1.90	213										
S	36			1.50	54	1.50	54		54				100		
TOTAL			17042		18069		17121		22434				38521		
NORMAL % GOOD			40		49		39		35				55		
R.C.L.N.D			6820		8854		6677		7852		77		21187		

MISCELLANEOUS STRUCTURES



Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
CARDY	---	SHAKE GYPSUM	SHAKE GYPSUM	COMP- SH	CONC	UNF	16'x16'
SHED	-	2x3-4 GYPSUM	GYPSUM	SHED	-	-	6'x6'
ADD (GAR)	conc	2x3-4 GYPSUM	SHAKE GYPSUM	COMP- SH	conc	UNF	7'x16'
FLAT	-						75' W

RES - 1st STY: COMPUTATIONS p. 124

26x36 =	936	126 + 0	
		TRY	BT
RES - 2ND - 3/4			9.10
26x36 =	936	1/4 BACK 375	40
		HELV 936	25
			9.75
W-E-P - 3/4			
26x8 =	208		
GAR			BT 2nd 25 5.20
16x76 =	256		
GAR ADD - 1/1			
16x7 =	112		
	368		

Remarks: ① No entry to SHED, NO WINDOWS, GAR, FLOOR 368' D-4-1185 510' FOR FIRE DAMAGE. JS, 9/11/36
 ② No entry made 9-8-38 D.F. ③ NO ENTRY. INTERIOR DETAIL FROM OWNER 7-20-64 RB
 ④ NO ENTRY. FIRE DAMAGE TO W-E-P IN 9/76 - STILL NOT REPAIRED BUT OWNERS STATE THEY WILL REPAIR SOON. JS, 9/3/47

wooden enclosed porch

Attachment A.2
Notice of Completion
(Not Available)

Attachment A.3
Water/Sewer Records

DEPARTMENT OF SEWERS
OFFICE OF THE

OFFICE OF THE
DEPARTMENT OF SEWERS

No 7199

SEWER PERMIT NO. 7199

2750

San Diego, Calif., Sept 1st 1911

In consideration of the sum of \$2.50 for this permit and the sum of \$ 2500
for the construction of a sewer lateral from the main city sewer on 4th
Street, between Washington and Lewis Streets,
to the property line of Lot 10, Block 3 Hillcrest
Addition, paid to this Department by H. B. Jones Owner, the
receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect
to said lateral, in accordance with the provisions of Ordinance No. 4280.

DEPARTMENT OF SEWERS,

A. E. Sadler
SUPERINTENDENT

BY Jones

28

In consideration of
for the construction of a
Street between
to the property line of
Addition, paid to the Dept
receipt of which is hereby
to said lateral, in accordance

Attachment A.4
Building/Construction Permits
(Not Available)

Attachment A.5
Previous Survey Forms
(Not Available)

Attachment B

Ownership and Occupant Information

B.1 – Chain of Title

B.2 – Directory Search of Occupants

B.3 – Deed from the Date of Construction

Attachment B.1
Chain of Title

CHAIN TECH INC.

9640-B MISSION GORGE ROAD, #300, SANTEE, CA 92071-3897

PHONE / FAX (619) 449-2683

E-MAIL beckykiely@hotmail.com

kirkkiely@hotmail.com

REFERENCE:

CTI073374

JIM SEEKEMP

4040 5TH AVENUE

SAN DIEGO, CA

TAX ASSESSOR'S PARCEL NUMBER

444-531-12

NOTE: THE ENCLOSED TAX REPORT IS FOR INFORMATION PURPOSES ONLY.

PLEASE CONTACT THE TAX OFFICE FOR FIGURES AND/OR ANY QUESTIONS

LEGAL DESCRIPTION

LOT 10 BLOCK 3 MAP 1069 (HILLCREST)

NOTE: THE ABOVE LEGAL DESCRIPTION IS FOR INFORMATION PURPOSES ONLY

FOR FULL DESCRIPTION REFER TO RECORD DOCUMENTS

RECORD DOCUMENT CHAIN OF TITLE PURSUANT TO YOUR REQUEST						
DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK	PAGE	DOC. NO.
DEED	HILLCREST CO.	CLINKSCALES, J. H.	02/18/09	456	298	243
		CLINKSCALES, KATE A.				
DEED	CLINKSCALES, J. H.	JONES, HENRY B.	03/20/11	518	157	5988
	CLINKSCALES, KATE A.					
DECREE	JONES, CLIMINA, ESTATE OF	JONES, DANIEL MARION, ETAL	06/12/29	1632	364	33661
DECREE	JONES, CLIMINA, ESTATE OF	JONES, DANIEL MARION, ETAL	06/12/29	1632	365	33662
DECREE	JONES, HENRY B. ESTATE OF	JONES, CLIMINA, ESTATE OF	06/12/29	1632	366	33663
DEED	DANIEL, MURION J., EST.	BLOUNT, GRACE M. ETAL	09/12/30	1821	17	43411
DEED	BLOUNT, GEORGE W. , ETAL	WRIGHT, MALAN J.	09/23/40			49541
DEED	WRIGHT, MALAN J.	LUDWIG, ALFRED PHILLIP	05/25/48			52645
		LUDWIG, ZUBIE HOLBY				
DEED	LUDWIG, ALFRED PHILLIP	LUDWIG, ZUBIE HOLBY	01/18/61			9459
	LUDWIG, ZUBIE HOLBY	LUDWIG, ROSA MAY				
AFD	LUDWIG, ROSA MAY		01/10/03			36276

<u>DOC. TYPE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>	<u>RECORD DATE</u>	<u>BOOK</u>	<u>PAGE</u>	<u>DOC. NO.</u>
LTRS ADM.	LUDWIG, ZUBIE H.		03/03/05			176347
DECREE	POWELL, CLAUDIA	SCRIPPS HEALTH	04/05/07			229949

Attachment B.2
Directory Search of Occupants

City Directory Listing of Occupants

Date	Occupant	Occupation
Prior to 1968	Not found	N/A
1968-1979	Alf P. Ludwig	Not identified
1980	Mrs. Zubie H. Ludwig	Not identified
1984*	Mrs. Zubie H. Ludwig	Not identified

* There were no city directories for 1981-1983 at the San Diego Historical Society.

Attachment B.3
Deed from the Date of Construction

excepting afore said \$500.00, to caused to be conveyed to the order of the said second party, by deed of Grant, the above described property, subject, however, to a mortgage of \$500.00, which said mortgage the party of the second part agrees to assume and pay.

In witness whereof, the parties herunto have set their hands in duplicate the day and year above written.

E. J. Carter.
Leda B. Carter.
San Diego, Cal.
Jan. 20, 1919.

Mr. A. R. Beardlee:

The balance of seven hundred (\$700.00) dollars was purchase price of lots as follows, South 100 ft. of lot 40 + 46 Block 64 E. W. Moses addition to the City of San Diego is paid on or before May 15th, 1919 I hereby agree to allow a discount of fifty (\$50.00) dollars on purchase price of same.

E. J. Carter.
By John S. Carter, Agt.

Witness W. A. Sitzberg,
State of California,
County of San Diego.

On this 23rd day of January, A. D. Nineteen Hundred and nine before me, John S. Carter, a Notary Public in and for said County, residing therein duly commissioned and sworn, personally appeared E. J. Carter & Leda B. Carter (husband & wife) known to me to be the persons described in and whose name, - subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have herunto set my hand and affixed my official seal, at my office, in the City and County of San Diego, State of California, the day and year in this certificate set above written.



John S. Carter,
Notary Public in and for the County of San Diego, State of California.

Recorded at Request of J. W. Kyle, Feb. 15, 1919,
at 59 min past 2 o'clock P. M.
Fee: \$1.00

John H. Ferry, County Recorder.
By J. H. F., Recorder.

Master Forward
DEPUTY COUNTY RECORDER

2/18/1909 BK 456 PG 297 DEEDS

Grant Deed.

Hillcrest Company a Corporation organized and existing under and by virtue of the laws of the State of California having its principal place of business in the City of San Diego, County of San Diego, State of California, for and in consideration of the sum of One Hundred Dollars

Does hereby Grant to J. H. Clinkcales all that real property bounded and described as follows:
Lot 10 (10) in Block 3 (3) of Hillcrest, in the City

of San Diego, County of San Diego, State of California according to the map of said Hillcrest filed in the office of the Recorder of said San Diego County, January 18th, 1907, and numbered 1024.

Provided, however, that this conveyance is made and accepted on each of the following conditions, which are hereby made covenants running with the land, and which shall apply to and be binding upon the grantee, his heirs, devisees, executors, administrators and assigns, namely:

First: That said premises shall be used for residence purposes only, that no apartment house, double house, flat or lodging house, hotel, store, or any building other than a private residence with the customary out-buildings, including a private stable, shall be erected, placed or permitted on said premises or any part thereof, and that said residence shall cost and be farred worth not less than two thousand five hundred dollars, and no part of said building shall be located nearer than ten (10) feet to the front line of said lot on Hillcrest Drive, and no fence, curb or other obstruction shall be erected within ten (10) feet of the front line of said lot on Hillcrest Drive, and no outbuilding shall be erected, placed or permitted at a distance of less than twenty-five feet from the front line of said lot on Hillcrest Drive, nor until a residence shall have been erected on said premises.

And no part of said building shall be located nearer than twenty-five feet to the front line of said lot on Fourth Street, and no fence, curb or other obstruction shall be erected within twenty-five feet of the front line of said lot on Fourth Street, and no outbuilding shall be erected, placed or permitted at a distance of less than 25 feet from the front line of said lot on Fourth Street, nor until a residence shall have been erected on the premises.

Second: That upon the breach of any of the foregoing conditions and restrictions, prior to the first day of January, 1917, the title to said premises shall immediately ipso facto revert to and vest in said Hillcrest Company, or its successors or assigns, and it, or its successors or assigns shall be entitled to the immediate possession thereof, but such reversion shall not affect the lien of any mortgage which in good faith may then be existing upon said property. Each of said above conditions and restrictions shall however, in all respects terminate and be of no further effect from and after the said first day of January, 1917.

No part of the premises hereby conveyed shall ever be conveyed, transferred or devised to any person other than one of the white or Caucasian race.

No stables whatsoever permitted on the above property. To Have and To Hold the above granted and described premises unto the said grantee his heirs and assigns forever, subject only to the covenants, reversionary, limitations and restrictions hereinbefore set forth.

Killcrest
Company
San Diego,
California
Incorporated
Nov. 2, 1906

In Witness Whereof, said Killcrest Company has caused its corporate name to be hereunto subscribed by its President, and attested by its Secretary, and its corporate seal to be affixed, this nineteenth (19) day of February, 1909.

Killcrest Company (a Corporation),
By W. W. Whitson, President.
Attest: Percy R. Baker, Secretary.

State of California, }
County of San Diego } S.S.

On this 19th day of February, A.D. nineteen hundred and nine, before me, Laura B. Anderson, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared W. W. Whitson, known to me to be the President, and Percy R. Baker, known to me to be the Secretary of the Killcrest Company, the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

In Witness Whereof I have hereunto set my hand and affixed my Notarial Seal in San Diego, California, this day and year in this certificate first above written.

Laura
B.
Anderson

Laura B. Anderson,
Notary Public in and for the County of
San Diego, State of California.

Recorded at Request of R. H. M^o Fadden, Feb. 18, 1909, at 3 o'clock P. M.

Fee: \$1.10

John H. Ferry, County Recorder.
By J. H. F., Recorder.

APED
City Forward
COUNTY CLERK

Grant Deed.

The Columbian Realty Company, (a corporation) having its principal place of business in San Diego, California, for and in consideration of the sum of Ten Dollars, (\$10.00) lawful money of the United States of America,

Does hereby Grant to David McKibbin, Jr., all that real property situated in the County of San Diego, State of California, bounded and described as follows:

lots numbered twenty-seven (27) and twenty-eight (28) in block twelve (12) in the subdivision of Lots 20 to 50, Block N, Teratta, according to the official map of said subdivision filed in the Office of the Recorder of said San Diego County, on July 18th, 1908 and numbered 1000.

No building shall for a period of ten years from the date of this conveyance, be placed or constructed upon any lot or lots hereby conveyed, except a residence and the customary outbuilding to residence. No residence shall, during said period of ten years, be placed upon any lot or lots hereby conveyed which shall cost less than One Thousand (\$1,000) Dollars.

J. St. Clinkscale
to *et al.*
B. Jones } *Wm. J. St. Clinkscale and Kate A. Clinkscale, his wife, of the County of San Diego, State of California.*

For and in consideration of ~~the sum of~~ *Ten & No/100 Dollars*
DO HEREBY Grant to *Henry B. Jones, of the same places*

All that Real Property situated in *the City of San Diego,* County of San Diego,
State of California, bounded and described as follows:

Lot numbered Ten 40 in Block numbered Three (3) of Stillcrest, according to the official map of said city filed in the office of the County Recorder of said County, January 10th 1907, subject to restriction recorded from the Stillcrest Company to J. St. Clinkscale recorded in Book 456 at Page 297 of the said records of said County

Do Grant and do Hold the above granted and described premises, unto the said grantee, his heirs and assigns forever. *Part of the second part to pay all taxes assessed against said premises for the year 1911.*

Witness our hand and seal this *fifteenth* day of *March* 1911.
Signed and executed in presence of } *J. St. Clinkscale* (SEAL)
R. H. McFadden } *Kate A. Clinkscale* (SEAL)

STATE OF CALIFORNIA,)
COUNTY OF *San Diego*)
On this *fifteenth* day of *March* A. D. *nineteen hundred and eleven*
before me, *R. H. McFadden*, a Notary Public in and for said County, residing therein,
lawfully commissioned and sworn, personally appeared *J. St. Clinkscale and Kate A. Clinkscale, his wife,*
the persons described in *the foregoing* instrument, and known to me to be
the persons described in *the foregoing* instrument, and acknowledged
to me that *they* executed the same.
In Witness Whereof, I have hereunto set my hand and seal, this *fifteenth* day of *March* A. D. *1911*, at my office in
the City of San Diego, County of San Diego, State of California.

Attachment C

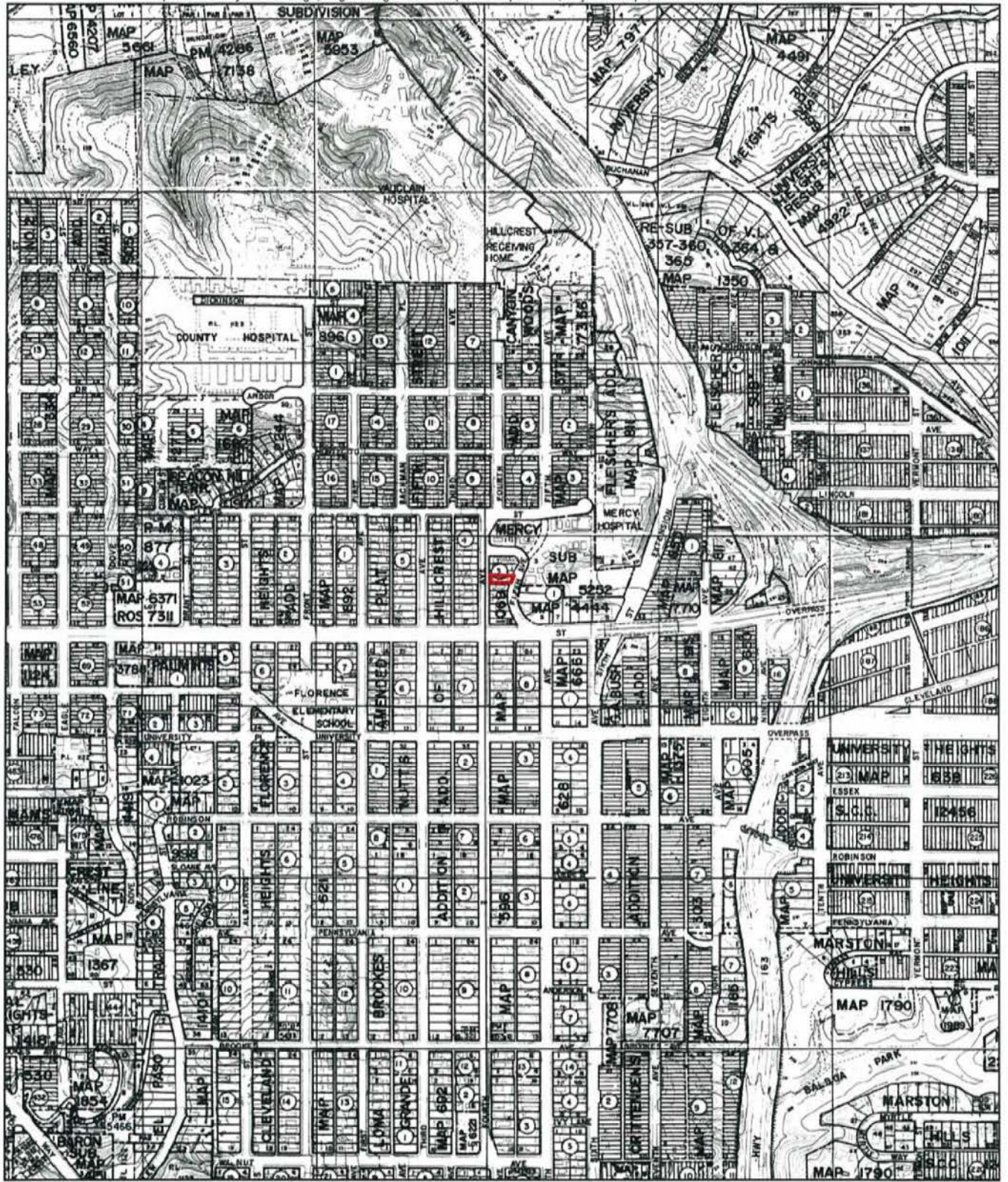
Maps

-
- C.1 – City of San Diego 800 Scale
Engineering Map
 - C.2 – Current and Historical USGS Maps
 - C.3 – Original Subdivision Map
 - C.4 – Sanborn Maps
 - 1886/1887
 - 1906
 - 1921
 - 1940
 - 1950
 - 1956

Attachment C.1

City of San Diego 800' Scale Engineering Map

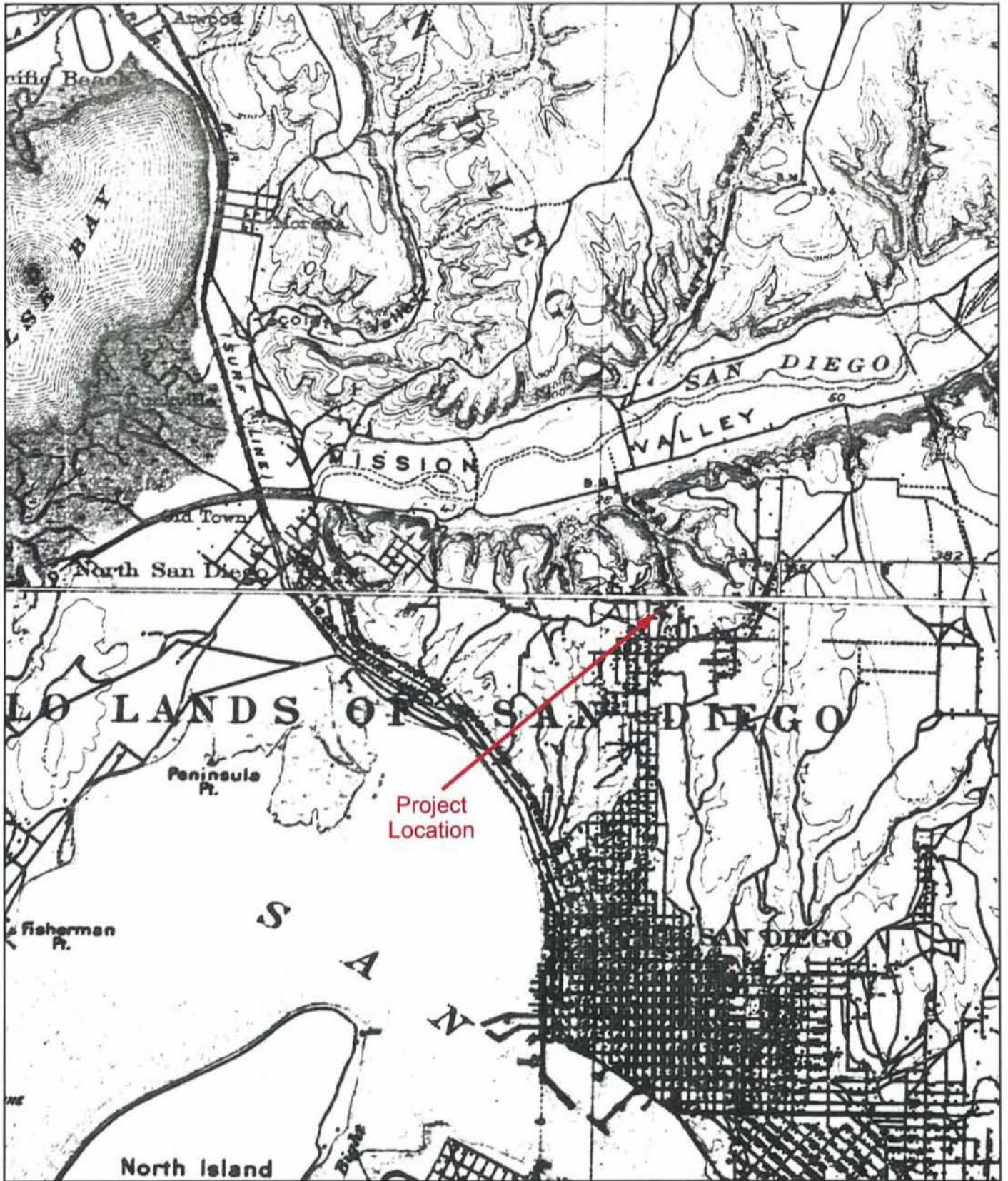
Map Source: City of San Diego, Engineering and Development Department, City 800' Maps, Number 210-1713



 Project Boundary

Project Location on
City of San Diego 800' Engineering Map

Attachment C.2
Current and Historical USGS Maps



1904 USGS Topo Map
San Diego and La Jolla Quads

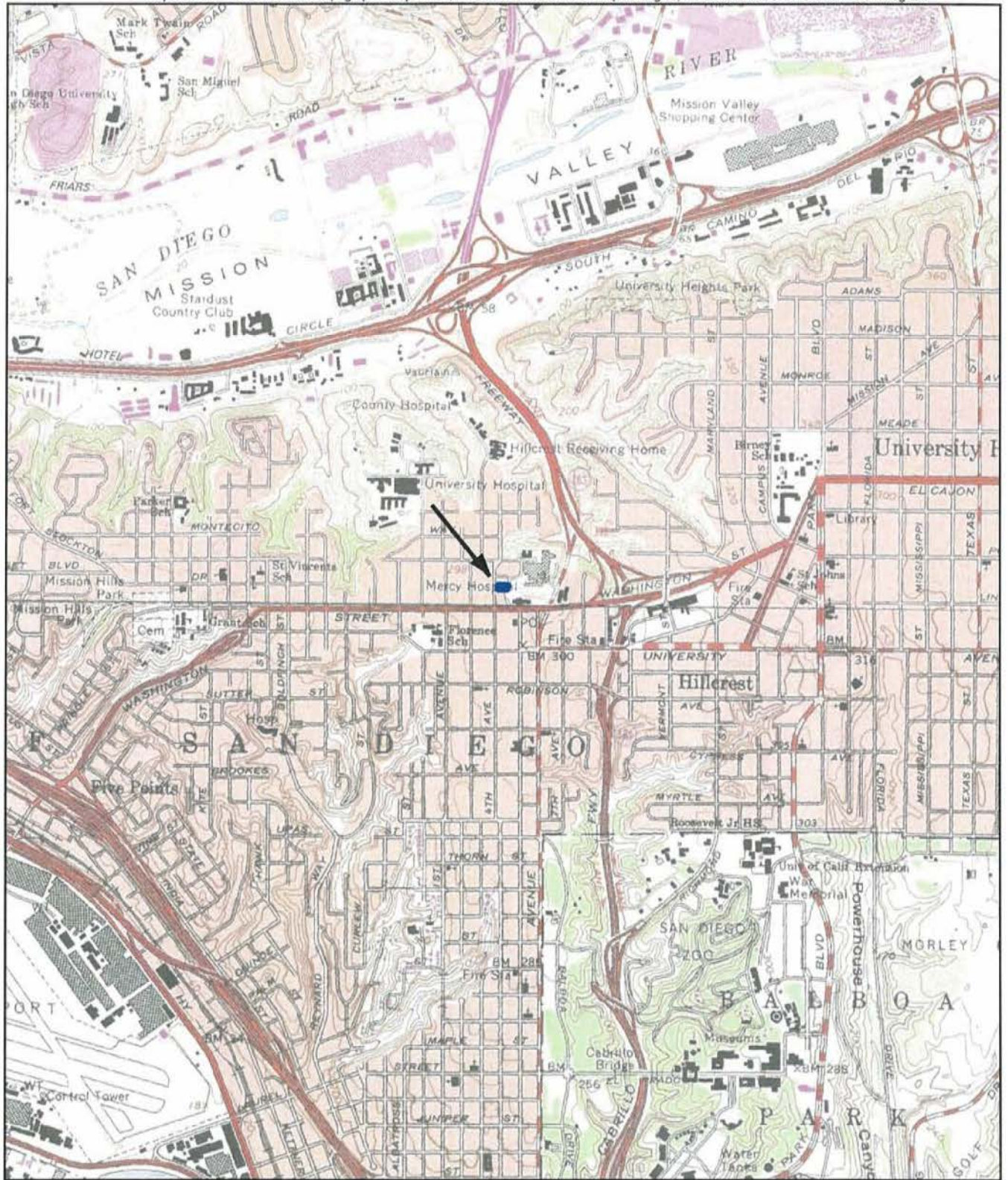


USGS 15 Minute Series Topographic
La Jolla and San Diego Quadrangles 1930



USGS 15 Minute Series Topographic
La Jolla and San Diego Quadrangles 1941

Map Source: USGS 7.5 minute topographic map series, LA JOLLA & POINT LOMA quadrangles, PUEBLO LANDS OF SAN DIEGO landgrant



 Project Boundary

7.5 Minute Topographic Map
La Jolla Quadrangle 1975 edition

Attachment C.3
Original Subdivision Map

469

PROPRIETORS ACKNOWLEDGMENT.

Hillcrest Company, a corporation organized and existing under and by virtue of the laws of the State of California, hereby acknowledges and certifies that this map or plat is a true and correct map or plat of a portion of a portion of Block 200, all of Block 200 and the west half of Block 216 of HILLCREST, according to map of said Hillcrest on file in the Recorder's Office of San Diego County, State of California, and numbered 1084 of the records of said County.

Hillcrest Company (a corporation)
By Walter H. Thompson
President.

State of California } ss
County of San Diego }

On this 15th day of May, 1907, before me, James B. Anderson, Notary Public in and for the County of San Diego, State of California, personally appeared W. H. Thompson, known to me to be the President of the Hillcrest Company, the corporation which executed the foregoing "Proprietors Acknowledgment", and he acknowledged to me that such corporation executed the same.

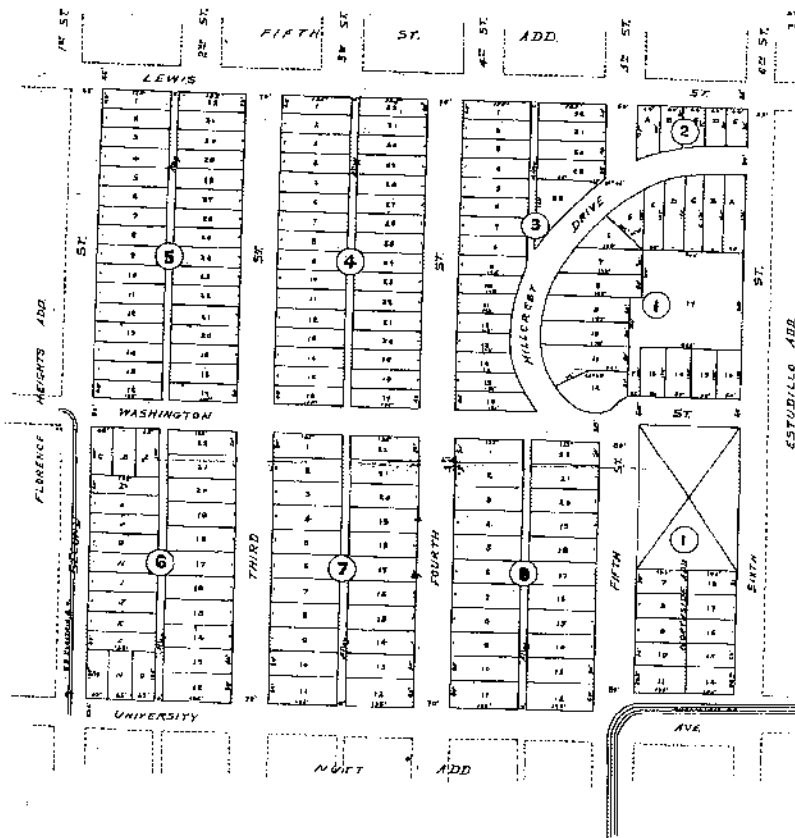
In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year herebefore first above written.

James B. Anderson
Notary Public in and for the
County of San Diego,
State of California.

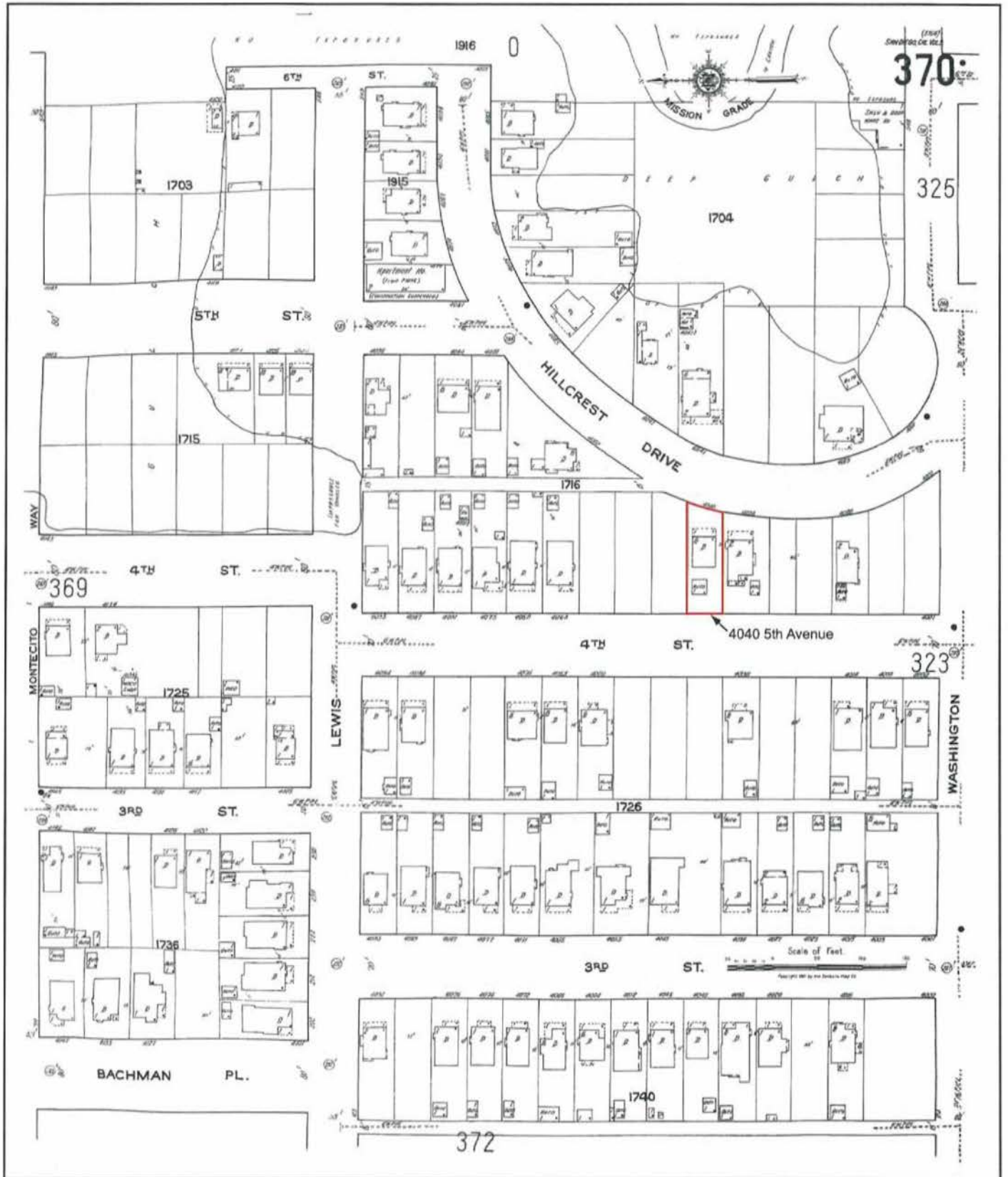
AMENDED PLAT OF HILLCREST.

SURVEYED BY FRANK H. BESS (1907)

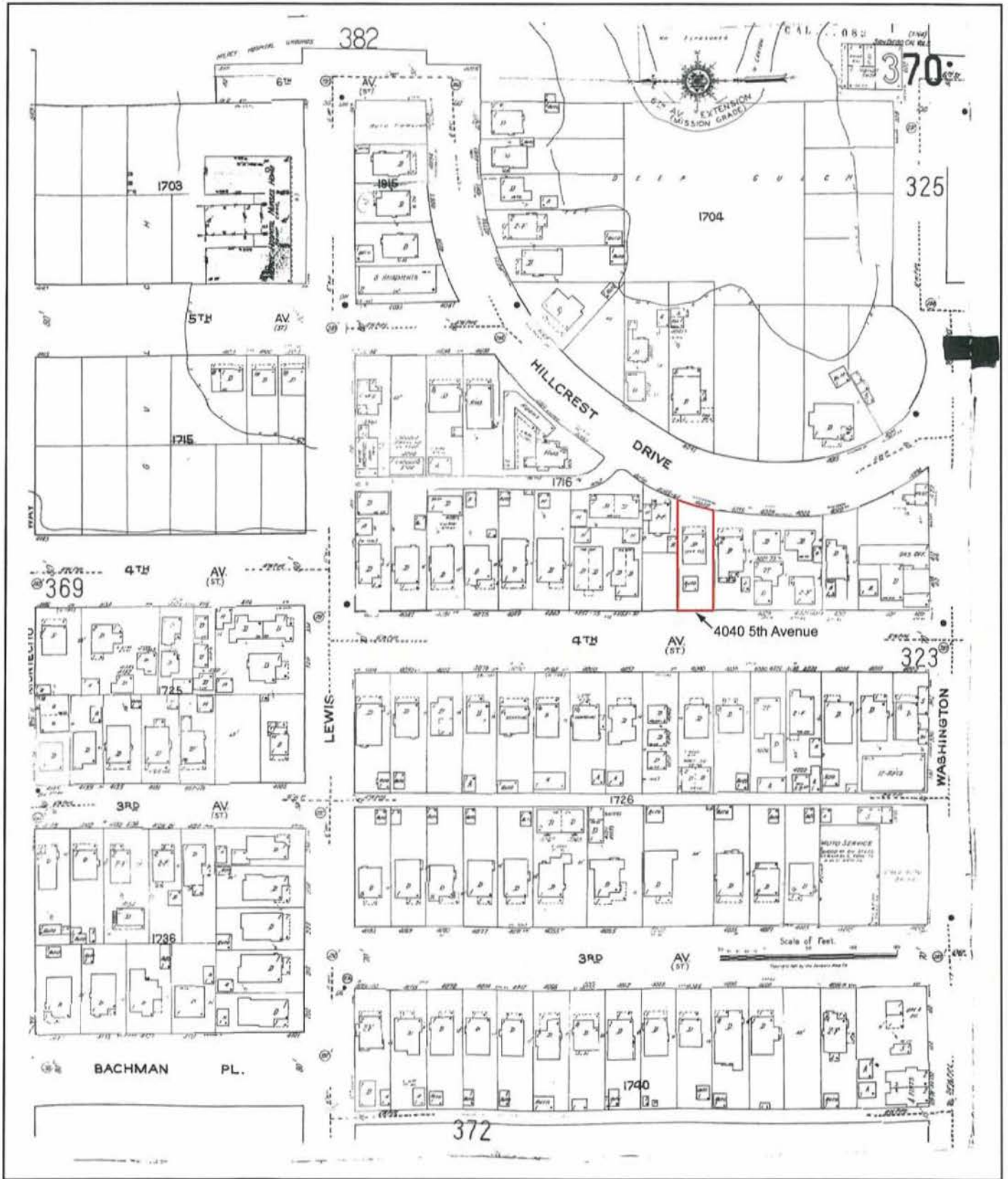
Filed
MAY 21 1907
Hillcrest Co.
RECORDED IN BOOK 1084
PAGE 1084



Attachment C.4
Sanborn Maps
1921, 1940, and 1956



Sanborn Map #370
1921 Edition



Sanborn Map #370
1940 Edition



Sanborn Map #370
1956 Edition

Attachment D

Photographs

-
- D.1 – Historical Photographs
 - D.2 – Current Photographs

Attachment D.1
Historical Photographs
(Not Available)

Attachment D.2
Current Photographs
(See DPR Site Form; pg. 12-33)

Attachment E

HRB Criteria

Supplemental Documentation

E.1 - Criterion A

E.2 - Criterion B

E.3 - Criterion C

E.4 - Criterion D

E.5 - Criterion E

E.6 - Criterion F

(NOT AVAILABLE)

Attachment F

Works Cited

F.1 – Bibliography

(See DPR Site Form; pg. 11)

Attachment G

Evaluation Under CEQA

-
- G.1 – Professional Qualifications
 - G.2 – CEQA Evaluation
 - G.3 – SCIC Records Search

Attachment G.1
Professional Qualifications

Harry Price

Architectural Historian

Highlights

- ✓ Field surveying, excavation, and monitoring
- ✓ Experience evaluating properties for the NRHP

Experience:

34 years

Education:

B.A., Anthropology, San Diego State University, 1976

Certifications/Trainings:

County of San Diego
Approved CEQA
Consultants List –
Archaeological and
Historic Resources

Qualified Archaeological
Monitor, City of San Diego

Archaeological Field
Training at Bancroft
Ranch House and San
Diego Presidio

California BLM Cultural
Resource Use Permit No.
CA-08-16

Riverside County Cultural
Sensitivity Training
Course, Register No. 241

Experience Summary

Mr. Price has been working for RECON as an architectural historian and cultural resources specialist since 1975. He has experience in Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) documentation for historic structures. He has performed historic building evaluations and archival research for many historic structures in the San Diego area and is familiar with the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility requirements. Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology.

Representative Projects

- ◆ Rohr Complex Building Evaluation for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA
- ◆ Cultural Resource Survey and Building Evaluation of the AMCAL Multi-housing Project, El Centro, CA
- ◆ Historic Building Survey of Four Buildings on South Orange Avenue, Escondido, CA.
- ◆ Historic Building Survey on West San Ysidro Boulevard, City of San Diego, CA
- ◆ Historical Building Evaluation of the Buildings at 4040 Fifth Avenue, San Diego, CA
- ◆ Historic Building Assessment and Context Development for the El Cajon Downtown Specific Plan, El Cajon, CA
- ◆ Historic Building Survey of the Escondido Mutual Water District Shop/Warehouse, Escondido, CA
- ◆ Evaluation of the Ivey Ranch House at the Ivey Ranch Park, Oceanside, CA
- ◆ Historical/Structural Assessment for 101 Mission Avenue, The Pishon/Guenther Residence, Oceanside, CA
- ◆ Historic American Building Survey (HABS) for the Descanso Ranger Station, Engine Garage, San Diego County, CA
- ◆ National Register Evaluation/Documentation of Schwanbeck's Store, Crossroads, CA
- ◆ Historic American Engineering Record (HAER) Documentation of Six Base End Stations in the White's Point Reservation, Los Angeles County, CA

- ◆ Evaluation and Documentation of the Alta Loma Heights Citrus Association Packing House, Rancho Cucamonga, CA.
- ◆ Excavations and Evaluations of Historic Ceramics at Los Peñasquitos (Johnson Taylor) Ranch House, San Diego, CA
- ◆ Cultural Resource Survey of the Shawnee Grantville Redevelopment Project, Mission Gorge, City of San Diego, CA
- ◆ San Diego Flume Documentation and Assessment of Mission Gorge Superior Mine, San Diego, CA
- ◆ Imperial Irrigation District Irrigation System Assessment in Association with South Fourth Street Property, El Centro, CA
- ◆ Consideration of Edgemoore Geriatric Hospital and Polo Barn Relative to Proposed Development of Santee Town Center Specific Plan Amendment, Santee, CA
- ◆ Savage/Spreckles Tire Factory and Aztec Brewing Company Historic Archaeological Studies and Construction Monitoring, San Diego, CA
- ◆ Excavations at Rancho Guajome, Vista, CA
- ◆ Evaluation of Four Cisterns Discovered During Monitoring for the M2i Project, San Diego, CA
- ◆ Construction Monitoring for the Egyptian Condominiums, San Diego, CA

Attachment G.2
CEQA Evaluation
(Not Available)

Attachment G.3
SCIC Records Search
(Not Available)

Addendum Sheet and
Revised City Directory Listing of Occupants

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page of *Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: **H. Price** Date: **11/2009** **Continuation**

Addendum Sheet

The first owner of the property, J. H. Clinkscales, was mentioned in two small notices in the *San Diego Union* dated 1888 and 1890 in regards to his insurance business. Clinkscales never lived at 4040 Hillcrest (5th Avenue). Henry B. Jones, the builder of the house, is the first resident listed, in 1913. The retirement of a Henry B. Jones was noted in an article in the *Klauber Wangenheim News*, an internal newsletter produced by the *Klauber Wangenheim Company*, dated February 1972. The article stated that Mr. Jones first began work at the company in 1927. It is possible that this is the Henry B. Jones that owned the house between 1911 and 1929, although it would put him in his late 70s or early 80s when he retired. There was no way to verify that it was the same Henry B. Jones.

Cyrus M. Monroe, who rented the house between 1935 and 1937, was listed as a lawyer in the firm of Wright and McKee in the 1925 and 1926 *San Diego Directory*. Two *Union Tribune* articles were found concerning Cyrus Monroe. Both were articles from the *Union Tribune*, dated Feb. 2, 1964, discussing Mr. Monroe's retirement from his seat on the Superior Court of San Diego County. The articles stated that Mr. Monroe became a superior Court judge in 1949, and served on both the appellate Division and the 4th District Court of Appeals. No significant cases were associated with Mr. Monroe.

Walter J. Chudleigh was listed as a toolmaker in the 1940 *Directory*. Mr. Chudleigh was listed as the business representative of the *Aeronautical Machinists District Lodge 22, I A of M* in the 1941 *directory*. He is listed as living at an address in Chula Vista in 1941.

No information could be found on any of the other residents of 4040 Fifth Ave/Hillcrest Drive.

No evidence was found during the research of the people listed in the *San Diego directories* that would connect any of the owners, tenants, or occupants, of the 4040 Fifth Avenue building with any significant events affecting local, state, or national history.

REVISED CITY DIRECTORY LISTING OF OCCUPANTS

Date	Occupant	Occupation
No listing before 1913		
1913-1923	Henry B. Jones	Not identified
1924	No listing	
1925-1927	Cyrus M. Monroe	Lawyer for Wright and McKee
1928	Vacant	
1929-1931	Mrs. Laura Denison	Not identified
1932	Sally A. Rensch	Not identified
1933	H. W. Bellard	Not identified
1934	Vacant	
1935-1937	C.N. Tyson	Not identified
1938-1939	No Listing/vacant	
1940	Walter J. Chudleigh	Toolmaker
1941-1945	A.M. Wright	Not identified
1946-1948	Pearl Wright	Not identified
1949-1979	Alfred P. Ludwig	Not identified
1980	Mrs. Zubie H. Ludwig	Not identified
1984*	Mrs. Zubie H. Ludwig	Not identified

* There were no city directories for 1981-1983 at the San Diego Historical Society.