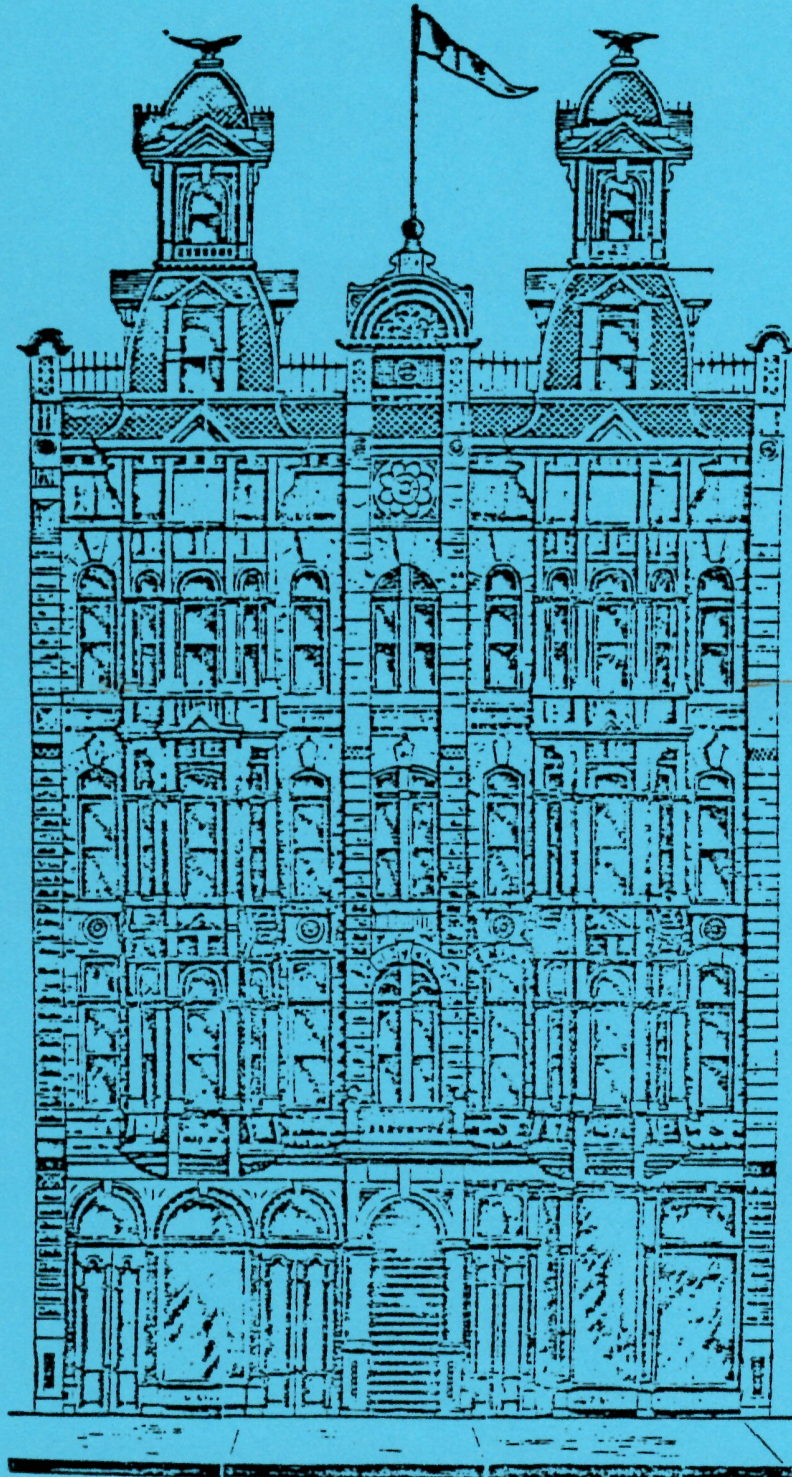


National Preservation Week

S.O.H.O. VICTORIAN TOUR



BANK OF COMMERCE BUILDING.
J. R. STANNARD, ARCHITECT

May 8, 1982

SAVE OUR HERITAGE ORGANISATION

San Diego, California

This tour is dedicated to the many persons, businesses and organizations in San Diego who are making restoration and preservation a reality. Witin our own "Save Our Heritage Organisation", we recognize one person who has given so much of herself over the years; and who more than anyone else is responsible for the success of todays tour ORCHIDS TO CLARE KAPLAN!!!

GAS LAMP QUARTER



THE LOUIS BANK OF COMMERCE - 835 - 845 Fifth Avenue

Built in 1887, Architects: Clement & Stannard
Style: Victorian Baroque Revival - Four Stories High

Isador Louis was one of the many businessmen who followed Alonzo Horton's call to San Diego, in the blooming years that followed the opening of Horton's new "New Town." New Town (bounded by Front, Broadway and the waterfront) was originally founded by William Heath Davis and Andrew Gray in 1850. That same year "Middletown" was established by ten prominent San Diegans, including: Oliver Witherby, William Emory, Cave Couts, Thomas Sutherland, Atkins Wright, Agostin Horaszthy, Jose Estudillo, Juan Bandini, Charles Noell and Henry Clayton. However, it wasn't until Alonzo Horton began to develop "Horton's Addition" in 1869 that things began to really move in new San Diego. The core of Horton's development was Fifth Avenue. This was the street that was to become the main business street in San Diego for many years (until about 1910-15 when John Spreckles and Louis Wilde renamed "D" Street "Broadway" and created a new "main street"). Today, Fifth Avenue is seeing a re-birth as the Gas Lamp Quarter takes shape. Significantly in the 1980's as in the 1880's, businesses are being attracted to this important thoroughfare. Isadore Louis was a typical example of the American success story. A poor Russian immigrant who started his career as a cobbler he later became a wealthy businessman. In 1887, he opened the Louis Bank of Commerce one of the first banks in new San Diego. He also owned and operated the Louis Opera House. The Louis Bank was one of the first buildings to use granite as a building material in San Diego. The basic structure is brick with a granite facade, terra cotta bas relief and wooden bays. Originally, the building had a pair of flamboyant domed towers topped by eagles. But these were destroyed by

a fire in 1904. The building also features a large interior skylight. For years, the building was known as "Rattners," which was a popular electrical lighting business. Recently, the building has changed hands and is undergoing extensive renovation. Significantly, the ground breaking ceremony for the revitalization of Fifth Avenue, in which Mayor Wilson set the first new sidewalk tile, took place in front of the Louis Bank of Commerce.

GAS LAMP QUARTER



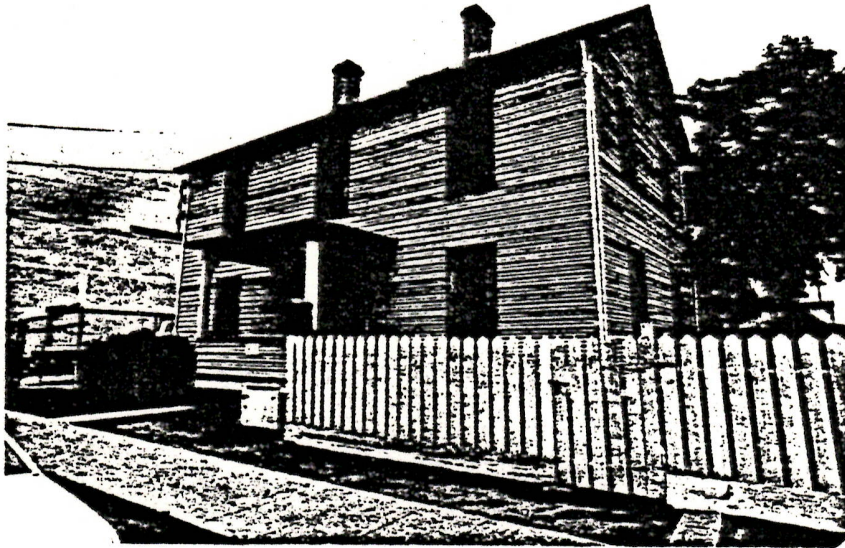
THE GRAND PACIFIC HOTEL - Southwest corner of Fifth Avenue & "J" Street

Built in 1887, architects unknown

Style: Victorian Italianate - Three Stories High

This greatly refurbished hotel was located at the foot of Fifth Avenue near the former hub of commerce: Horton's Wharf and the old railroad station. It can be seen in many old photographs of San Diego. Prominent features include three rectangular side bays and a partial octagonal corner bay projecting over the corner entrance. The facility includes office space and lodging as well as an excellent ground level restaurant. The proximity to the Francis Family Antique Store and the Old Spaghetti Factory Restaurant make this area a popular magnet for San Diegans and visitors.

NEW TOWN



WILLIAM HEATH DAVIS HOUSE - 227 Eleventh Avenue

Built in 1850 by William Heath Davis

Style: New England Prefabricated Frame House - Two Story with Attic

This is believed to be the oldest remaining house that was originally built in New Town on a site near State and Market. It is thought that it was moved to its present site in Horton's Addition on Eleventh Avenue after 1871.

William Davis was a wealthy San Francisco Merchant, who first came to San Diego as a boy about 1830. He became a sea captain known as "Kanaka Bill" and later married into the prominent Estudillo family. After the Mexican War, Davis was contacted by Andrew Gray, an engineer surveyor with the U. S. Boundary Commission, who saw the possibilities of a new site for a thriving city in San Diego. Together in March 1850, they founded New Town bounded by Front Street, Broadway and the waterfront. Unfortunately, they were about 20 years ahead of their time.

Several Buildings were constructed including several prefabs that were made of precut Maine lumber shipped around Cape Horn on the brig "Cybell." The design is a typical simple New England frame building with shiplap siding and gable roof. Although Davis never lived in this house, Horton bought this house and several others from Davis. It is believed that this was the first residence of the Horton Family when they came to San Diego in 1868. Currently, there are plans to move it to a new mini-park site in the Gas Lamp District (east side of Fifth Avenue north of "G" Street).

SHERMAN HEIGHTS



THE MATTHEW SHERMAN HOUSE - 418-422 19th Street

Built in 1867 by Matthew Sherman

Style: Victorian-Gothic - Two Story Wood Frame

Matthew Sherman was an army captain and civil war veteran, who settled in San Diego in 1865. Two years before Alonzo Horton arrived, he purchased land east of what later became Horton's Addition. He used the land to graze sheep while he and his family lived alternately in Old Town and New Town. In 1867, he built this house for his family at 19th and "J" Street. As San Diego boomed, he subdivided his property known as Sherman's Addition into "Sherman Heights" and "Golden Hill." As prosperity increased, his status in the community also increased. He later became Mayor of San Diego. In 1890 \pm , he moved from this modest two-story cottage to a massive four-story Queen Anne Victorian at Market and 22nd (SE corner). After Sherman's death in 1898, the second home was greatly remodeled to become the Sherman Apartments which are still standing. Sherman's original cottage on 19th Street was also converted into a four-unit apartment. However, much of the original appearance of the cottage still remains. The Save-Our-Heritage Organization is exploring the possibility of acquiring this structure which is considered to be the second oldest existing structure in new San Diego.

GOLDEN HILL



THE QUARTERMASS-WILDE HOUSE - 2404 Broadway

Built in 1896, Architect unknown
Style: Queen Anne Victorian

This large spectacular victorian was built for Rueben Quartmass, a prominent San Diego businessman, when Golden Hill was the prestige address in San Diego. It was later purchased by Louis Wilde, who has been a colorful and controversial figure in San Diego history. A banker, developer and sometimes Mayor of San Diego, Wilde is remembered for changing "D" Street to Broadway, donating the Gill Fountain in Horton Plaza to San Diego, helping build the U. S. Grant Hotel and entertaining the Prince of Wales. The Quatermass-Wilde is a fitting monument to this flamboyant man. Notable features of the house include a unique four story circular tower with curved glass, unusual stone corner entrance steps, a wine cellar and three complete floors with over 8800 square feet of space.

BANKERS HILL



THE LONG-WATERMAN HOUSE

2408 First Avenue

Built in 1883, Architects: Benson & Reif
Style: Queen Anne Victorian 3 story

This much admired home was originally built for Kate and John S. Long, who owned a lumber business in Coronado. John's factory produced the beautiful wood veneers used throughout the Interior. In 1893 the house was purchased for \$17,000.00 by Robert Waterman, Governor of California (1887 - 1891). In 1897 Dr. A.H. Gilbert and his wife, Florence Hart Gilbert, purchased the House as newlyweds. The Gilberts (relatives of Gilberts living in the Sherman-Gilbert House) were prominent in cultural and social affairs. The House has seen many guests and important events. Mrs. Gilbert lived here for over 73 years, until her recent death.

The House now is owned by Parker Industries, and is in the process of being completely restored. It will be used as office facilities for the company. The most notable feature on this house is it's domed Queen Anne tower, which rises out of a large open circular entry porch, with a lace-like handrail. The landscaped grounds with massive shade trees also is home for the carriage house at the rear.

BANKER'S HILL



THE BRITT-SCRIPPS HOUSE - 406 Maple Street

Built in 1887-88, architect unknown
Style: Queen Anne Victorian

This impressive Victorian at the northeast corner of Fourth and Maple once served as the home for two notable San Diego citizens: Eugene W. Britt and Edward W. Scripps. Britt was an attorney with a leading law firm who later became a judge. Edward Scripps was an internationally famous newspaper tycoon who founded the Scripps Howard Newspaper Chain. He came to San Diego for health reasons in 1890 and was later joined by his brothers and sisters, who became leaders and generous benefactors in the community. His sister, Ellen Scripps, in particular was beloved by San Diegans for her many good deeds. Even today, the Scripps family retain an important and beneficial role in the community.

It is interesting to note that long before William Randolph Hearst dreamed of his castle in San Simeon, Edward Scripps undertook to build his own Miramar Castle at Scripps Ranch north of San Diego from which he could rule his newspaper empire. It was while he was building his castle that he purchased the Britt House as a townhouse which he used from 1901 to 1908 to facilitate his trips into San Diego. The long rough ride out to Miramar sparked his personal interest in improving local roads and prompted him to accept the only public office he ever held, "Commissioner of Roads for the County of San Diego." As such, he personally bankrolled the construction of Miramar Road and Old U. S. 395.

Later, after Scripps moved out, the Britt House became the offices for a noted San Diego surgeon, Dr. Albert Hackim. More recently, this fine old home has been restored to living facilities and is entering a new era as a super elegant bed and breakfast hostelry. The most notable features include the three-story Queen Anne Tower with its conical roof and integrated brick chimney; a beautiful two-story stained glass window on the Fourth Avenue side depicting morning, noon and night. Notice how the interior stairway is blended into this stained glass design. Because of the commanding presence of these two features, casual passerbys tend to overlook the elegance of the remaining architectural elements, in particular the graceful, classical revival entry and the curved second floor porch on the east side of the house. The above photo attempts to focus the readers attention on these other features. Also, noteworthy is the beautiful interior paneling and victorian detailing. Overall, the owners have done an outstanding job in refurbishing the house and capturing the spirit of the eighteen eighties.