

# **A TOUR OF CENTER CITY EAST**

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**SAVE OUR HERITAGE ORGANISATION**

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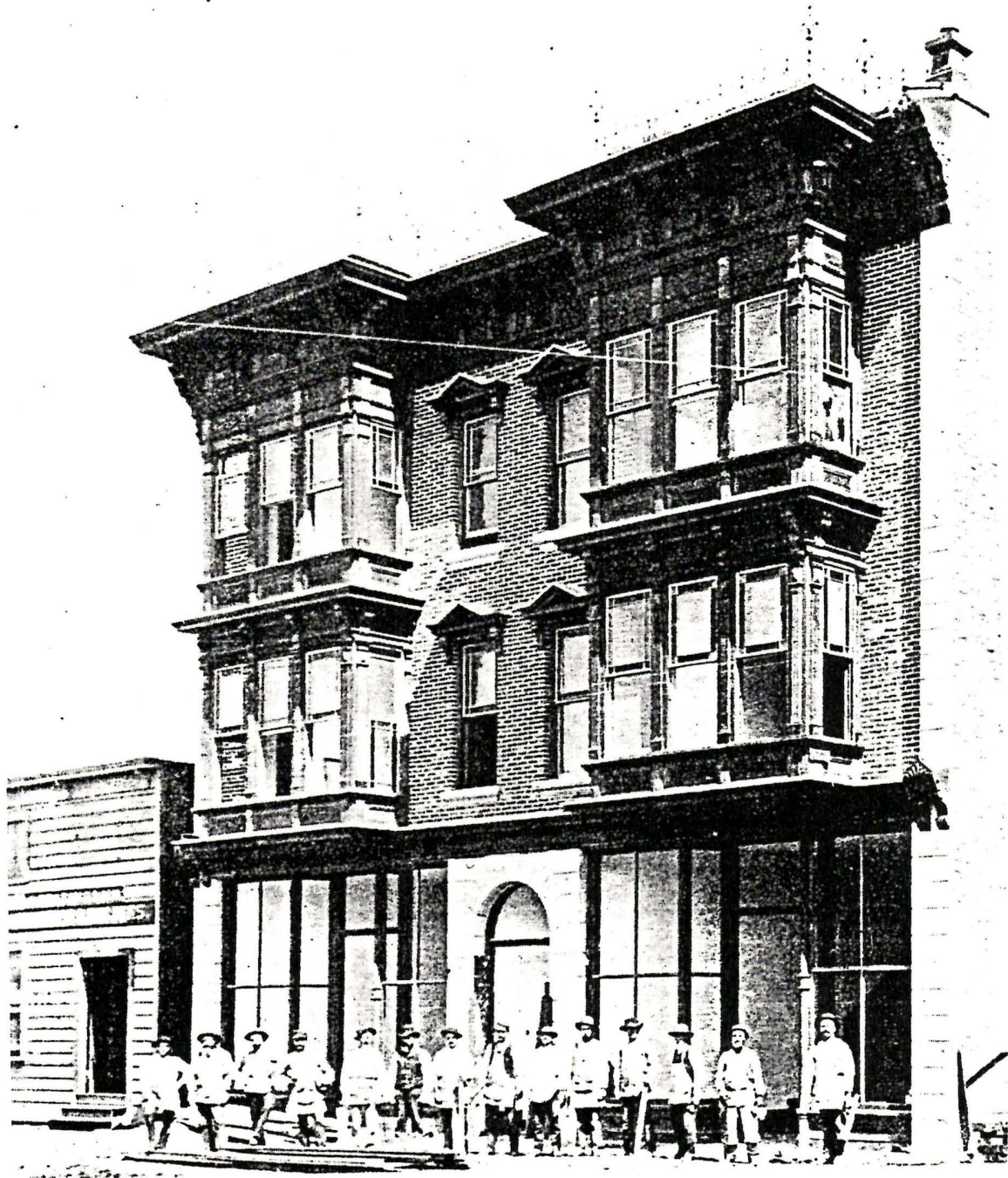
**San Diego, California 92103**

**619-297-9327**

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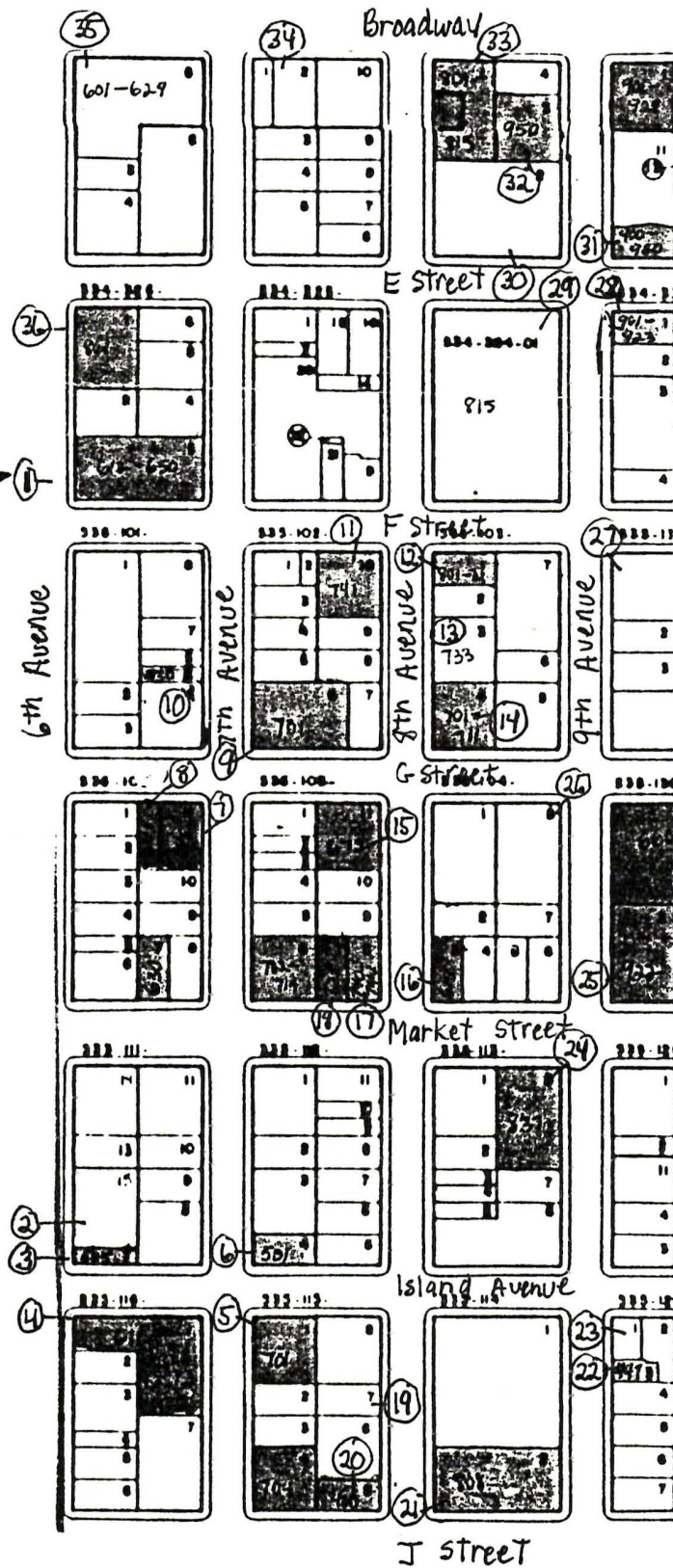
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THE ARTHUR HOTEL - 728 Market Street



STARTING  
POINT



## HISTORY OF CENTER CITY EAST

The area designated as Center City East, covers land and buildings located east of 6th Avenue, west of 17th Street, north of J Street, and south of C Street and Russ Boulevard. The area includes portions of Horton's, Sherman's, and Culverwell's Additions to San Diego. This neighborhood contains commercial, industrial and residential structures which reflect diverse property uses from the 1880's through the present day.

Alonzo Horton came to San Diego in 1867, intent on building a "New Town." He purchased 960 acres of land for \$265.00 and divided them into blocks and lots, a number of which are included in the survey area. He built a wharf at the foot of 5th Avenue, where New San Diego began to grow. The business district spread north to H Street (currently Market Street), the main cross-road from the 1870's until the turn of the century, and the widest street in the area. The town ultimately expanded to D Street (now Broadway) and beyond.

In 1885, a railroad connection boosted San Diego's development measurably. In 1905, when the Southern Pacific Railroad wanted to break Santa Fe's monopoly, railroad officials approached sugar magnate and San Diego businessman, John D. Spreckels, to act as the "front man" for an operation which would build the railroad from San Diego to Arizona. This line would encourage the interchange of goods between the west and east coasts of the United States, through Yuma. On November 18, 1919, the final spike for the San Diego and Eastern Arizona Railroad was driven into the ground by Spreckels, ending a long struggle and giving San Diego the line to the East it so urgently needed.

Anticipation of this railroad line, which ran just north of present-day Harbor Drive, and expectations of its subsequent commercial advantages influenced businessmen to locate in the Center City East area. Piers at the end of 6th, 7th, and 9th Avenues, connected to various railroad spurs, enabled warehouses and commercial enterprises in the vicinity to receive and transport goods from other parts of the world.

The industrial orientation of the area can best be seen in the design of the buildings and in their multiple uses. Architectural styles reflect



various periods of construction, ranging from Victorian Italianate of the 1880's to the Art Moderne and Art Deco designs of the 1930's. Architects such as William Sterling Hebbard, Louis Gill, William Wheeler, Charles and Edward Quayle, William Templeton Johnson, and Gustav Hanssen, designed some of the area's structures. These men exercised their talents to create unique elements to enhance the variety of forms and functions.

Businesses followed a number of pursuits over the years, changing many times to fit the diverse needs of the area. Hotels such as the Orford (Arthur), the Revere Hotel, the Clermont (the Coast), and others were home to workers and traveling businessmen. The Tivoli Towers, a local "watering hole" and probably the oldest continuously operated bar in San Diego, quenched the thirst of workers at the end of a long day. An area hospital, the San Diego Hospital and Clinic (now the Arlington), situated on 8th Avenue and G Street, was operated by Dr. H. M. Wegeforth, of the San Diego Zoological Society. Automobile repair shops, garages, and storage facilities sprang up as the auto gained importance.

The Great Depression of 1929 cut short San Diego's growth and businesses in the area were affected. Later, the advent of World War II brought a surge of activity to Center City East. Many of the local firms did double duty during the War. Klauber-Wangenheim employed air raid crews on all floors of its warehouse at 7th and Island, with first-aid facilities. Allen Klauber worked as chairman of the War Chest campaign, which sought to fill the needs of the military. The Pannikin Building at 645 G Street became a Life Repair Shop. A black San Diego citizen constructed parachutes for the war effort from his second story business in the New Germania Hall edifice at 9th and G Streets. The Tivoli Towers had rooms on the second floor which saw valiant service as a brothel during this time.

Lawton's Car Hop Restaurant, now the Gaslamp Liquor Store, was built in 1949 at 837 Market Street, four years after the War ended. A classic, drive-in style building, it was the first structure of the fast food industry in this area to be geared to the automobile.

The buildings of Center City East served a variety of purposes over the years. Many have been altered or allowed to fall victim to neglect, but with rehabilitation could still be made viable; continuing to serve the industrial, commercial and residential needs of the neighborhood.

### **1. THE MARYLAND HOTEL - 612-650 F Street - 1914**

**Architect, William Sterling Hebbard; Consulting Architect, Frank P. Allen**

**Style: Italian Renaissance Revival**

The Maryland Hotel is a six story brick structure, with quoin corners and a belt course and cornice at the uppermost floor. The top floor windows all have quoins along their vertical surrounds. The ground floor, which was reserved for the large lobby and retail spaces, has been altered by the addition of metallic siding. The entrance is framed by concrete pilasters, to which a square marquee was attached. The hotel, built by the Sefton family, the founders of San Diego Trust and Savings Bank and named for the state of their origin, was deemed "one of the most modern of its time." It contained 300 rooms in 1914 that either had private baths or showers or were equipped with toilets and lavatories. The building was heated with steam and equipped with a centralized vacuum cleaning system. Original marble tile floors and decorative marble wall coverings still adorn the interior lobby area. The hotel was the scene of a fire in August 1988, which destroyed the northwest corner of the sixth floor. This area has since been repaired.

### **2. THE BALTIC INN - 1987**

**Architect, Rob Quigley**

**Style: Post Modern & Considered a Prototype for other S.R.O.'s in S.D.**

The Baltic Inn is the first Single Room Occupancy structure erected in California in 70 years, and the first in the nation in 50 years. It contains 207 rooms that are either 10x12 or 10x15. Rent costs either \$300 or \$330 monthly. Tenants include those individuals employed in service oriented tasks such as desk clerks, restaurant employees, and other such jobs in the downtown area; individuals who earn \$5 to \$6 hourly. Quigley, a celebrated local architect, likes to break up the facades in his structures. He uses different textures in his work and in this building a neon sign, the first in a new structure in this city. He incorporated a big "V" which extends down to the doorway to stress importance. The developers and architect received commendations for their work here from President Reagan and other national and international organizations.

### **3. THE WALKER HOUSE/TIVOLI TOWERS - 505 6th Avenue - 1885**

**Architect, A. W. Delane**

**Style: Modified False Front**

This building has two stories in front, one story in the rear, with a tiled wall frame parapet which resembles a western false front of the Victorian era. Stucco now covers the entire exterior. The structure has retained its overhanging corner entrance on the ground floor, and the proportions of its long, narrow window openings on the second floor. W. T. Walker, a real estate entrepreneur, erected this building for use as a saloon on the lower floor and lodging on the second floor. Walker lived here in 1886, and later leased out the building to various proprietors until he eventually sold it in 1910. From 1910 until 1920, the building was owned by the Maggiora family who had operated a tavern on the first floor in the late 1800's. Albert Depietri owned the structure from 1920 until 1943, and operated a restaurant and bar on the lower floor in the 1940's. Dominic Depietri assumed ownership after Albert's death and sold liquors from the bar on the corner. From 1885 up to the present, various saloons have operated on the ground floor. The current owner states that the elaborately carved bar inside was transported around Cape Horn to San Diego.

### **4. KLAUBER-WANGENHEIM BUILDING/SAN DIEGO SELF STORAGE**

**611 Island Avenue - 1929**

**Architect, William Wheeler**

**Style: Transitional Industrial**



This originally two-storied brick and concrete warehouse structure received two added floors in 1944. The building has crisp, clean lines accented with bas-relief sculpture over the main entry and at several other strategic exterior locations. Built on the site of the 1869 Klauber-Steiner trading post which specialized in general merchandise sales, this 1929 warehouse was heralded as "one of the finest in the Southland." The structure had concrete walls, heavy timber floors topped with maple flooring, high speed elevators, a double spiral chute, pneumatic tube systems and jack type floor trucks. The Klauber-Wangenheim Company emphasized that as much material as could be supplied locally be used in this construction. Wood came from the Frost Lumber Company. During World War II, this building had air raid crews on all floors with first aid facilities and it served as a substation for policemen. Allen Klauber was appointed chairman of the War Chest Campaign and the company functioned through its many operations and plants to serve the needs of the military. In 1969, the Klauber-Wangenheim Company celebrated its 100th birthday and was recognized as the second oldest company in California continuously operating and controlled by descendants of the founder. The company sold this structure in 1980.

#### **5. THE BLEDSOE COMPANY WAREHOUSE - 701 Island Avenue - 1925**

**Builder, M. Trepte and Sons**

**Style: Transitional Industrial**

This four-story concrete post and beam shell structure reflects the International Style with its clean, unornamented lines. The current exterior paint scheme emphasizes the pivoting, industrial style windows and the ground floor doorways. The warehouse was designed for the storage of home furnishings. It features well-ventilated and arranged floors within which furniture could be rapidly moved. Electrically heated and dustless drying rooms, as well as finishing rooms equipped with automatic spraying machines, were considered building assets. Henry Bledsoe and Appleton S. Bridges operated the Bledsoe Company Furniture Warehouse at this address in 1925. In 1930, Grand Rapids Home Furnishing Company ran a wholesale business here, continuing until 1947 when the Grand Stores Company took over. In 1957, Woodrow W. DeWitt bought this property and managed the DeWitt Transfer and Storage Company in this location. In the 1980's, artists leased loft spaces here.

#### **6. THE OCCIDENTAL HOTEL/THE COAST HOTEL - 501 7th Avenue - 1887**

**Style: Victorian Commercial**

This three-story Victorian hotel structure, was originally constructed of wood (which can still be seen in the rear). A wood cornice and band separate the ground floor from the upper masses of the building. Alfred Cowles contracted with builder, W. E. Downing, in January 1887, to construct this lodging house, which was called the Occidental Hotel. Judge Oliver S. Witherby purchased this building in 1891 and re-named it the Union House. In 1899, Mrs. Annie Sanders and Mr. & Mrs. Eugene DeBurn bought the hotel and called it the Clermont, as it was to be known for four decades.

#### **7. HARBISON BUILDING/PANNIKIN - 645 G Street - 1909**

**Style: Two Part Commercial Block**

This three-story brick and heavy timber building with horizontal brick banding at the cornice and floor levels exhibits very little surface ornamentation. A boxed cornice below the parapet of the flat roof wraps around the north and east elevations. John S. Harbison, an internationally known bee expert for whom Harbison Canyon was named, erected this structure. This building has had various tenants over the years including the California Grocery Company, the Engle Sheet Metal Company which manufactured stoves, chain hoists, etc., the Jacobsen Neon Company, and



later Davidson Furniture Company. A life raft repair business leased space at this address during World War II. The Pannikin today offers coffee, tea and spices, and kitchen gadgets to customers.

**8. J. S. HARBISON GROCERY STORE/INTERNATIONAL GALLERY & MANY HANDS  
643 G Street - 1888**

**Style: Commercial Italianate**

This one-story with basement Victorian Italianate Commercial structure features a flat roof with a bracketed box cornice and fascia on its front elevation. John S. Harbison, famed apiarist who resided in the Sweetwater Valley, was a pioneer of his profession in this area, stocking honey for shipment from San Diego to various other parts of the country. The Harbison Grocery Company, wholesale grocers, occupied this brick building until 1906. Harbison owned the property until 1913, leasing it out to various tenants including Samuel Gordon Ingle in 1906, and Hazzard, Gould & Co. in 1909.

**9. SAN DIEGO HOSPITAL AND CLINIC/ARLINGTON APARTMENT HOTEL  
701 7TH AVENUE - 1928 - Architect, Louis Gill**

**Style: Spanish Eclectic Transitional to International**

This three-story, flat roofed brick building covered with stucco has a large cornice and frieze with vents which create a pattern. The stark window frames accent their openings. The main entry on the corner is a semi-enclosed raised porch, anchored by a single corner column and two pilasters of massive, classical design. This structure was built in 1928 for Drs. Harry M. and Arthur Wegeforth for a hospital and laboratory at a cost of \$100,000. The site was chosen because it had been the home and clinic location of David Bancroft Hoffman, San Diego's first doctor. The top floor of the building accommodated about 40 beds, the main floor housed the offices of Drs. Wegeforth and eight other surgeons and physicians, and the basement was divided into laboratory and clinic rooms. The structure was outfitted for emergency cases, giving San Diego at the time a much-needed downtown service of this kind. In 1935, the hospital name was changed to the Hoffman Memorial Hospital but was closed in 1936 when Dr. Wegeforth decided to devote his work to the zoo and he and his wife tired of operating it. In 1939, Mrs. Sula McLean operated the El Tempa Hotel here which later became the Arlington Apartment Hotel.

**10. KING EDWARD HOTEL - 730 7th Avenue - 1912-14**

**Style: Two Part Commercial Block**

The King Edward is a plaster covered, brick building with a basement and ground floor for commercial use, and two upper floors of residential use. Openings for warehousing at the ground floor have been glassed in creating floor to ceiling recessed storefronts. On Sept. 30, 1912, a building contract was signed with H. M. Board who completed the hotel in 1914. Originally the basement and first floor were used for wholesale sales for a coffee and spice company. The upper two floors have always been a hotel.

**11. MARYLAND HOTEL GARAGE/ANDERSON OFFICE FURNITURE  
741 F Street - 1907-09**

**Style: One Part Commercial Block**

Designed for a combination of warehouse and commercial uses, this one-story brick building is a clear example of structural bay expression with minor ornamental reliefs at each bay. Hardbrick columns are carried slightly above the parapet and horizontal hardbrick bands express the fascia and window openings against the lighter color of the softbrick infill. This structure was built by the Timken Investment Company. By 1916, the building was utilized as the Maryland Hotel Garage and remained so until 1939. Most recently, the building was the home of the Anderson Office Furniture Company.



**12. ROSSI BUSINESS BLOCK - 801-21 F Street - 1924**

**Style: One Part Commercial Block**

The Rossi Block is a one-story, exposed brick structure. Graphic use of highlighted color enhances the undulating parapet on a pattern reflective of the structural grid. The fascia bays have rectangular outlines of protruding brick courses which were also used to frame the full bay, storefront windows. Most of the signage used to be installed above each window by the merchants, but many no longer use the space in this way, leaving an unornamented rectangular area over each window. T. and Luiga Rossi financed the construction of this building in 1924. Used since its erection for various commercial purposes, the edifice is a splendid example of this type of decorative brick, 1920's structure, with minimal changes.

**13. EAGLES BUILDING-AERIE NO. 244 - 733 8th Avenue - 1917 & 1934**

**Architect, William Wheeler in 1917 and John S. Siebert in 1934**

**Style: Colonial Revival with Egyptian Deco**

The Eagles Hall is a three-story, sand-stuccoed brick structure of Colonial Revival and Egyptian Deco style design. Expansion of the building in 1934 altered the facade with columns, window and spacing added to complement the style of the 1917 facade. This building was dedicated by the Eagles Organization in 1917 for their headquarters. When the group outgrew its facilities, an addition was completed. The Rohr Aircraft Corporation bought the building in 1952 for office space. San Diego City College used the building for a few years. The structure was completely restored in 1983 and was used until recently for industrial purposes. This building is on the National Register of Historic Places.

**14. THE REVERE HOTEL - 701-711 8th Avenue - 1886 and 1907-09**

**Style: Art Deco/Art Moderne**

What is basically a two part commercial/residential brick box, has been enhanced by an art deco frieze, with framing of commercial spaces on the first floor and stucco siding. Robert Blair, a capitalist, purchased this property in 1886. He built a small, two-story structure here that year which offered furnished rooms operated throughout the years by different proprietors. In 1907, records indicated that Blair made an agreement with I. I. Alumbaugh to move this building, probably to the northernmost part of Lot E. A large, two-story structure was added to the original building between 1907 and 1909. Originally called the Revere in 1911, it remained a rooming house until the Arbutus Sanitarium occupied the structure in 1925 which retained ownership until 1945. Today various artists occupy the building.

**15. A. O. REED PLUMBING AND HEATING - 672 8th Avenue - 1928**

**Style: Transitional Commercial**

This two-story brick commercial building was restored in 1987. Two wide bays flank a smaller bay creating a symmetrical facade around the ground floor entrance. The small brick cornice is enhanced with relief at the frieze. Decorative pilasters are clearly defined all around the east and south elevations. The A. O. Reed Company inhabited this structure in 1930 and remained at this location through the 1980's.

**16. HOTEL SCHNEIDER/BARRY HOTEL - 615 8th Avenue - 1913**

**Style: Transitional - Italianate to International**

The Barry Hotel is a four-story brick building which combines a heavy overhanging boxed cornice with brackets and simple, unadorned double hung windows. The building is significant for its association with the Schneider family, the first booksellers in San Diego. Arnold Schneider opened his book shop in 1869 on 5th Avenue between F and G, selling at the time books he had purchased in Switzerland, his original home. Roland E. Schneider, his son, managed this hotel from 1920 until his death in 1934. Roland, a photographer, received medals



of distinction for his work from all over the world. His photographs were given to the San Diego Fine Arts Museum in 1941.

**17. ALBERT AND PETER MORSE BLOCK - 740-44 Market Street - 1896**

**Architects, Anton Reif and John Stannard**

**Style: Modified Italianate Commercial**

This two-story building of brick construction combines both commercial use on the ground floor with residential hotel use on the second floor. Six bay windows of double hung sash variety wrap around the south and east elevations. A stucco covering gives the building a monolithic appearance, and covers any sign of ornamentation or detail. In 1892, Albert Morse purchased this property from the Grand Army of the Republic Veteran's Association. The G.A.R. had planned to erect a three-story elegant structure on this block in 1888, but apparently the necessary funds never materialized. Morse erected a two-story brick structure on this lot in 1896, calling it the Morse Block. Later the building was referenced as the Hotel Morse. C. F. Morse and D. K. Adams, grocers, leased salesrooms on the lower floor, starting in 1899. The structure remained in the Morse family until 1919 when Phoebe Morse sold it to J. P. and Laura McClurken who owned it until 1953.

**18. ORFORD HOTEL/HOTEL ARTHUR - 728 Market Street - 1888**

**Architects, H. A. Perry and Moses Frick**

**Style: Victorian Italianate**

The three-story Hotel Arthur is a good example of a basic two part commercial/residential block. The building has a flat roof, emphasized by the bracketed box cornice, with ground floor storefront entrances flanking the marquee-covered hotel entrance. The second and third residential floors have projecting square bays. Mary Marston Kew and Lilla Marston Burnham contracted with Perry and Frick for the erection of this lodging house. The women, both sisters of department store owner, George W. Marston, married prominent men in San Diego social circles, attorney Michael Kew and Dr. Fred Burnham. This structure remained in the Kew-Burnham families until 1925. Known as The Orford under various proprietors throughout its early years, it was called the Midway Hotel in 1936. In 1939, the building became the Arthur Hotel.

**19. CALIFORNIA ELECTRIC WORKS - 420 8th Street - 1925**

The California Electric Works erected this structure in 1925 to accommodate its growing business which involved the specialized line of motors for industrial establishments. General Manager Virgil R. Knight claimed that the firm handled both the standard line of motors and were the San Diego agents for the Allen Bradley motor controlling equipment for either automatic or manual control.

**20. ENGINE COMPANY # 4 - 400 8th Avenue - 1936-38**

**Architect, Gustav A. Hanssen**

**Style: Art Deco/Art Moderne**

This two-story building with a tower on the southwest corner, is mainly modern in its massing. It is a poured reinforced concrete shell, built to last. The distinguishing feature is the tall tower used for fire hose handling and drying. The frieze and parapet are heavily dentilated and ornamented with art deco motifs. This unusual Art Deco fire station, constructed with W.P.A. funds, took two years, from 1936 to 1938 to complete, at a cost of \$35,000. It now houses engine companies No. 4 and No. 16 who man Rescue 14, the team which responds city-wide to any type of rescue.



**21. WELLMAN PECK AND COMPANY - 808 J Street - 1933**

**San Francisco architects, Julius Kraft & Sons**

**Style: Art Deco Commercial**

The T. R. Produce Warehouse is a 1 and 1/2 story, block-long, industrial brick building. Its exposed brick exterior clearly expresses the structural bays and the functional variations within. Chicago style steel windows were used with Bauhausian formality throughout, even forming corners to embrace and define the entrance with an extreme, hard edge, modern result. The columns rise above the parapet, terminating with an art deco stepping of layered brick, with ornamental colored tile inserts. Julius Kraft & Son were chosen by San Francisco based Wellman Peck & Company to design their wholesale grocery warehouse in San Diego. The one-story building with mezzanine, featured brick walls, steel frame interior, steel rolling doors, steel sash, metal skylights, concrete floor and composition roof at a cost of \$35,000. Wellman Peck & Co. owned the property until 1966, but began leasing it in 1957 to the San Diego Division of the Admiral Corporation, which continued at this address through 1970.

**22. PETER H. MEYERS RESIDENCE - 447 9th Avenue - c1886**

**Style: Folk Victorian**

This two-story house has a gable roof, full front porch, and weathered siding. The windows have molded drip boards and the eave has a single drop pendant in the top of the gable. One-story additions to the back are in disrepair. Peter H. Meyers (or Myers) purchased this property in 1886. Meyers probably erected this dwelling upon the lot sometime that same year. The property passed into the hands of Mattison Meyers upon the death of Peter, in 1888. Mattison sold the house to Horace G. Low in 1891, who sold it to Lottie J. Hiatt in 1902. It remained in the Hiatt family until 1916 when Amelia C. Bridges, the daughter of Henry Timken, purchased the structure. The house was used as a rental throughout much of its history.

**23. HIATT HOME - 903-15 Island Avenue - c1913**

**Style: Classic Box/Colonial Revival**

E. E. and Lottie Hiatt filed in 1912 a mortgage with D. M. Hartman for \$2,000 on lots A and B. The next year, with Citizens Savings Bank, they arranged a mortgage for \$8,000 which would most likely have been used for the construction of this house. The spacious, simple two story building with shiplap siding, low hip roof flared at the eaves and boxed cornice over the first floor doors at the sides, reflects a vernacular style of architecture that local carpenters put up for the non-affluent. As Hiatt was a building contractor, he most likely designed and built this structure which was his home through 1916. That year, Amelia Timken Bridges purchased the property and converted the rooms into rental units. There still remains a quaint little outhouse behind this structure with a horseshoe over the entrance.

**24. LAWTON'S CAR HOP RESTAURANT/GASLAMP LIQUOR**

**837 Market Street - 1949**

This structure, though its flat-roofed, one-storied facade has been altered, still retains its former drive-in character. An oval-shaped roof resting on a box provided automobile access to any point on three sides of the building. This edifice represents a period in San Diego history, the 1940's and 1950's, when the drive-in restaurant was a social gathering place and an important element in the average citizen's life. Lawton's Car Hop Restaurant, owned by locals Richard Lawton, E. Richard Glasford and Ralph L. Dewsbury, inhabited this location from 1949 until 1965.

**25. FEDERAL MOTOR TRUCK COMPANY - 922 Market Street - 1931**

**Architect, Frank P. Allen, Jr.**

**Style: Art Deco**



The design for this one-story commercial concrete building with minor horizontal banding, flat roof and parapet, included art deco details on the pilasters, created with recessed lines. Two large bays of glass block windows present a discontinuous facade relative to the other bays of clear glass, steel framed windows which were probably added in the 1950's or 60's. Contractor Walter Trepte purchased this property in 1927 and erected this brick commercial block here in 1931. For his project, Trepte employed the architectural and engineering talents of Frank P. Allen, the designer of the Cabrillo Bridge in Balboa Park. The Federal Motor Truck Company utilized this building in 1931, and remained at this location until 1933. This edifice received an A.I.A. award in 1933 for being "a good example of brilliant color on strong structural design in concrete." From 1937-38, Gill Electric Company operated a business at this address. San Diego Glass and Paint leased the premises in 1938 and remained tenants here for five decades.

**26. NEW GERMANIA HALL/S. & G. ARTS COMPLEX - 833-35 G Street - 1907**

**Architects, Hebbard and Gill**

**Style: Modified Commercial**

This originally two to three storied structure has suffered fire damage over the years, leaving it a mere shell of its earlier beauty. This edifice housed the Concordia Turn Verein headquarters, a large German social and athletic organization from 1907 on. The building has had various interesting tenants over the years including a Black parachute maker on the second floor during the 1940's. At the end of World War II, the building housed Pacific Surplus, then it was leased by Ferrer's until 1982. Betty Slater purchased the building in 1983 and has created a thriving arts complex here.

**27. THE LIVERY - 659 9th Avenue - 1932**

**Style: Art Moderne**

This is an excellent example of a one-story reinforced concrete utilitarian structure. Its distinguishing features are the vertical expression given to the four garage door areas. The parapets extend above with formal lines, stepped, recessed jambs and unornamented staggered surfaces. The Southern California Telephone Company Garage was the first occupant of this structure, completed in 1932. In 1950, the Pacific Telephone and Telegraph Company Garage utilized this building. Its Art Moderne architecture of the early 30's is a significant contribution to the streetscape.

**28. BIDWELL BLOCK - 901-23 E STREET - 1927**

**STYLE: Vernacular Commercial**

This is a simple, one-part commercial block built of brick with glass store front windows filling each bay around the building. A simple geometric pattern of brick, with high- lighting paint, decorates each bay's facade-like signage. The flat roof parapet is corbeled up to the cornice. George and Mary Bidwell erected this structure for commercial purposes in 1927, at which time several tenants, including the Federal Printing Company and the Printing Equipment Company, took leases for shops.

**29. MAIN POST OFFICE - 815 E Street - 1936**

**Architect, William Templeton Johnson**

**Style: Art Deco/Art Moderne**

The United States Post Office is a prominent building on the downtown landscape. Art Deco elements are formally expressed on the principal facade through fluted columns, cast reliefs depicting modes of land, sea and air transport which serve as mouldings above the windows, and a lettered fascia. The two entry masses on corners build on the art deco/art moderne stylism that continues with the simple verticality of stepped surfaces framing window openings above the entrances. The Post Office building is an excellent example of the public structures that were



erected in the 1930's by the government and corporations. The 37,000 square foot reinforced concrete building was placed on the National Register of Historic Places in 1985. The sculptured terra cotta panels over the 9 central openings of the principal facade were done by sculptor Archibald of Los Angeles, to depict the "Theme of Transportation." The entrance doors are of bronze; the interior pilasters of Montana travertine, and the wainscot of Utah marble.

### **30. SAN DIEGO PUBLIC LIBRARY - 820 E STREET - 1954**

**Architects, Johnson, Hatch, and Wulf**

**Style: Modern International**

The San Diego Public Library, erected on the site of the 1902 Carnegie Library, provided San Diegans with five times the library space they had with their quaint earlier building. The structure features the Modern International Style of architecture with stone covering the front facade, and was architect William Templeton Johnson's last major work before his death. The masonry sculptures on the front facade are the work of well-known sculptor, Donal Hord, and represent learning in the East and the West. The terrazzo entrance contains the California seal and the City seal, designed by architect Carleton Winslow Sr. Winslow's description of the seal is as follows: "Upon a gold shield is a blue, wavy band with a Spanish caravel in full sail. These represent the city's position on the sea, its commerce and the early exploration and settlement by the Spaniards. In the lower part of the shield is an orange tree in full fruit, and two winged wheels; the tree representing agriculture and the citrus industry in particular and the winged wheel is a symbol used frequently in the arts to represent manufacturing and transportation, and is so included in this seal. The crest used is a typical mission or Carmelite belfry which instantly suggests the early settlement and Christianization of this locality by the Mission father. The Pillars of Hercules are used as supporters to recall the ancient territorial jurisdiction of Spain, which has left such distinct marks on Southern California. Also, used on the coat of arms of Spain, they promised him who sailed through the Straits of Gibraltar 'More Beyond' so they are used in this seal as symbols of San Diego's hope and assurance of future greatness. The dolphins used as a base for the design are adapted from the coat of arms of the Panama-California Exposition and may be assumed to symbolize the two oceans inseparably united by the Panama Canal and the importance and success of San Diego based upon this fact. The motto, 'Semper Vigilans' or 'Ever Vigilant' seems appropriate for San Diego."

### **31. GUYMON-FLETCHER-LOVETT BUILDING - 900-920 E Street - 1910/1932**

**Style: Second Renaissance Revival/Commercial Transitional**

This building is an interesting application of the Second Renaissance Revival to a commercial use. It is a three story brick and steel structure with Corinthian pilasters of the giant order, where the simple entablatures of the first and second stories are recessed on a separate plane while pilasters continue up to the main fascia of the third floor. This structure, known originally as the Guymon Building, was erected on the southeast corner of 8th and E and housed part of the public library in the 1920's and 30's. On August 1, 1932, the building became one of the largest structures to be moved in San Diego, weighing 600 tons. It was forced to go to make room for the new central Post Office. The move required four weeks to relocate this edifice one block to its new location, the task undertaken by contractors, Eden and Callen who also extensively remodeled the building. For several years, this structure was used at its new location as an annex to the main library for the catalog, newspaper, and business offices.

### **32. CARNEGIE APARTMENTS - 950 9th Avenue - 1912**

**Architects, Charles and Edward Quayle**

**Style: Modified Italian Renaissance**

The Carnegie is a five-story, U-shaped brick building with a plaster finish. A small



sunken courtyard on the inside of the U serves as the entrance. The building is virtually unadorned except for the horizontal banding of the first floor, rustications at the fascia, and applique entablatures on the interior wall surfaces. The Carnegie Apartments were built by Q.C. and William A. Crane, who also owned the Crane and Cecil Hotels in San Diego. The building, purchased in 1940 by Mrs. Elsie Edwards, was considered at the time, "one of the most important real estate sales in San Diego in a number of months." Mrs. Edwards was widely known as an apartment manager in this city, having run the Palomar and the Antoinette Apartments here.

### **33. BROADWAY THEATRE BUILDING - 801-15 Broadway - 1914**

**Architect, Walter S. Keller**

**Style: Early 20th Century Commercial**

This corner building, housing a theatre, stores and business offices bears little resemblance to the architect's 1914 drawing, except in the general horizontal lines of the entrance and window locations. In March 1914, the E. A. Edmunds Company contracted with A. F. Thompson for a plastered brick building of two stories to house a motion picture "theatre deluxe" to seat 1,000 people. The theatre was to have offered the patron the latest in comfort with extra large seats, superior ventilation and rich decor. The structure was called the Central Building because the Edmunds Company believed that the corner would soon become the center of the Broadway business district. This theatre was probably the earliest of the glorified movie palaces in San Diego. Although it is currently boarded up, it is believed to be in reasonably good condition.

### **34. HOME TOWER BUILDING - 7th and Broadway - 1961**

This recently remodeled structure, while not considered historic at this time, was the first skyscraper built in San Diego since the 1920's boom downtown.

### **35. SPRECKELS BUILDING - 601-29 Broadway - 1927**

**Architects, John and Donald B. Parkinson**

**Style: Italian Renaissance Revival**

This structure contains twelve stories and is still considered a grand landmark on Broadway today. Terra-cotta facings manufactured by the Gladding-McBean Company in Los Angeles, cover the building facades. Exterior features include: classical columns and arched windows which extend from the ground floor to the mezzanine; a parapet with arched corbeling, and a decorative frieze. Balconies ornament the center of the 4th and 10th floors on the north facade. Built for John D. Spreckels, this was the last of the great Spreckels business blocks constructed along Broadway. In the 1930's, the edifice was known as the Bank of Italy, later becoming the Bank of America.

### **36. THE TIMKEN BUILDING/JEWELERS EXCHANGE - 861 6th Avenue - 1908-10**

**Architect, Harrison Allbright**

**Style: Sullivan-esque Commercial (Chicago School)**

The Timken Building has eight stories and a basement. It is a reinforced concrete structure that currently includes two periods of design: that of 1910 and 1950. The building's exterior has been altered from its original appearance primarily by the removal of architectural ornament, and by the alteration of the two ground floors. Henry Timken was an industrialist from the Midwest who came to San Diego to live and to invest in its growth. The building has served as the home of several major companies including the Citizens National Bank and the San Diego (Consolidated) Gas and Electric Company.