

## CORTEZ HILL

Cortez Hill, named for the imposing El Cortez Hotel erected in 1927, encompasses a geographic section of San Diego which rises from around 25 feet at Front Street to approximately 65 feet at 10th Avenue. The highest point, historically called Prospect Hill and located in the Bay View Homestead subdivision, contained some of the most spectacular Victorian residences in the city at the turn of the twentieth century.

Prominent businessmen built their homes on this hill in the 1880's because it provided them with magnificent views of the city and harbor, as well as the city park. The stately three story Andrew Johnston home at 1550 10th Avenue, built around 1888, the John Ginty house erected in 1886 at 1543 7th Avenue and the 1887 Rev. E. S. Chase residence at 1656 9th Avenue are remaining examples. John Young's Victorian Italianate home, moved to the corner of 6th and Cedar in 1887, has persevered at that location. The majority of the ornate structures and their gardens and associated buildings, which covered multiple lots, have been demolished.

After San Diego recovered from the Panic of 1893, citizens constructed more modest residences on this hill. Dr. Sarah Winn employed architect Henry Starbuck to design her 1894 dwelling at 740 Cedar. Saloon owner and realtor, George Kroenert, hired famed San Diego architects, Hebbard and Gill, to plan his Moorish-influenced house in 1899 at 1471 8th. Other examples of this period of construction include the 1901 Henry Mills house at 1604 7th Avenue and the 1905 George S. Madden residence at 1571 8th.

With plans in 1909 for a Panama-California Exposition in newly-named Balboa Park, the Cortez area experienced a surge in hotel and apartment construction. The sturdy Sandford Hotel, designed by Chicago architect Henry Lord Gay at 1301-23 5th, was the largest in this section of the city in 1913. The Arno Hotel next door, the Wilsonia Hotel at 1545 2nd Avenue and the Hotel Reiss at 1428-32 1st, were erected that same year.

The majority of the apartment complexes in the Cortez section were erected between 1910 and 1913. The Ivanhoe Apartments, designed and built by the Pacific Building Company, were constructed in 1910 at 1439 9th Avenue and were followed in 1911 by the Turpin Apartments at 1665 9th Avenue and the Park View/Astor Apartments at 1555 8th Avenue. Seven other multi-residential structures were built in this portion of the city during this time period.

Two church structures remain in the Cortez area. One, the First Church of Christ Scientist, designed by Hebbard and Gill and erected in 1906 at 3rd and Ash, was later converted to Goodbody's Ivy Chapel Mortuary. The other, St. Joseph's Cathedral, built in 1940 on the site of earlier church structures, has catered for over one hundred years to the Catholic population of this area. The Hearne surgical and medical hospital at 4th and Ash, designed by the Quayle Brothers, was constructed in 1906. The Brunswick, built in 1906 at 1468 1st, was run by Dr. Gahan and utilized as a Nurse's Club and nurse's training institute. A San Diego Gas and Electric substation, planned by Requa and Jackson at 1362 4th in 1923, fulfilled the utility needs of the area. A magnificent Tuscan Renaissance Revival Elks Club, also designed by the Quayle Brothers and constructed in 1930 at 350 Cedar, rests elegantly at the northern edge of the Cortez Hill section.

After city planner John Nolen returned to San Diego in 1926 and revised his 1908 plan for the city, it became apparent that local visionaries, along with several San Diego businessmen, desired to see the city develop in an orderly fashion with a focus on the waterfront and Balboa Park. Nolen's suggestions included several buildings and a civic center on the waterfront to be surrounded by other public buildings and a tree-lined paseo leading up Cedar Street, connecting



the waterfront to the park area. Perhaps in anticipation of the implementation of this plan, several stately structures were erected in the Cortez area. Undoubtedly, one of the most beautiful hotels to rise in the city, the fourteen-story Spanish Renaissance style El Cortez Hotel, at 7th and Ash, became a local landmark for several decades and was heralded for its appearance and the tremendous views it offered of the bay, city and mountains. Two large apartment structures followed in 1928, the Cleona/Elliott Arms Apartments at 1562 7th Avenue and the El Roberto Apartments at 942 Beech Street.

The Cortez survey area, as can be seen from the overview of its history, contains an interesting assortment of structures which exhibit a great variety of styles and uses. Much of the Prospect Hill section has been transformed from the original single family dwellings to multi-family apartment structures. The remaining portion of the survey area between 6th Avenue and Front Street, Ash and Cedar Streets, includes apartment complexes, commercial buildings, a church and a number of parking lots.

Brief histories of buildings seen on the S.O.H.O. walking tour will be included in the order which they will be viewed.

1. El Cortez Hotel - Spanish Colonial Revival - architects Walker & Eisen of L. A.  
702 Ash Street

This concrete apartment/hotel was the last word in high-class construction, arrangement design, and furnishings, and became the social center of the city. The 117 units (85 apartments and 32 hotel rooms) were the dream of developer and financier R. T. Robinson, Jr. On its preview day, November 22, 1927, 50,000 people toured the building. H. Handlery bought the hotel in 1951 and began a modernization program that produced the world's first outside elevator, the Starlight and Sky Rooms, a moving sidewalk bridge, a motel, and a convention center. In 1977, the place had 500 rooms. Maurice Cerillo's World Evangelical Inc., purchased the hotel in 1977 for \$7.5 million to use as a school and ministry.

2. Hinman Apartments - Spanish Colonial Revival  
1349-1357 8th Avenue

George and Julia Hinman had this two-story stucco apartment structure erected in 1924. The Hinmans resided in this building through 1935. It is an example of the Spanish Colonial Revival style, made popular by the 1915 Panama Pacific Exposition in Balboa Park.

3. Kirby Apartments - Spanish Colonial Revival  
1365-1371 8th Avenue

William A. Kirby, a baker, had this two-story apartment structure erected in 1923. The Kirby family retained ownership of this building through 1943. Fred Shipp, a realtor, purchased the property for his residence and conducted his real estate business from the lower floor from 1972 to 1980. The building currently is used for both apartments and businesses.

4. George Kroenert residence - Craftsman and Prairie - architects Hebbard and Gill  
1471 8th Avenue

George Kroenert, a San Diego realtor and proprietor of the Magnolia Saloon on 6th and E, engaged noted San Diego architects, Hebbard and Gill, to design his residence here in 1899. The two-story structure evokes a Moorish feeling with its arched entry and exotic roof flair. Of special interest are the rounded corner bay windows. Kroenert and his wife, Margaret, resided here until 1902, when the property was sold to James R. Liston who

lived here with his wife, Margaret, through 1907. Liston was listed as a miner at the time of the purchase of this structure. In 1909, Pauline Walbrect and Katherine Steffen purchased this structure and used it as a rental through 1939, when they sold it to J. H. Halvorson and his wife, Daisy. The Halvorsons retained ownership of this property through the 1960's.

5. Ivanhoe Apartments - Craftsman - architects Pacific Building Company  
1439 9th Avenue

William H. Francis, attorney at law and County Clerk, had this two-story stucco apartment building constructed by the Pacific Building Company in 1910. Known as the Ivanhoe Apartments since the structure's completion, Francis was the first proprietor of the edifice and resided here from 1911 through 1913. The building has been owned and managed by various proprietors through 1990.

6. Somerset House - Colonial Revival  
920 Beech Street

A. E. Roberts, a general insurance and surety bonds dealer, purchased this property in 1943 and had this c1900 structure moved to this site that year. He owned the edifice until 1944 when it was sold to Melva B. Riffey. In 1946, William S. and Lelia E. Lethbridge purchased the building and named it Somerset House. It has operated under various proprietors through 1990. The neon "Somerset House" sign still emphasizes the entrance to the structure.

7. El Roberto Apartments - Mediterranean - architects Whiting-Mead Company  
942 Beech Street

W. M. Roberts, a retired inventor who moved to San Diego in 1926, had this four-story stucco apartment building designed and constructed by the Whiting-Mead Company's Plan Service Department in 1928. B. Chaves superintended the construction of the structure. The 31 deluxe single apartments, which originally rented for \$35 to \$45 per month, featured Kelvinator refrigerators. Each apartment included a living room with a wall bed, a combination bed, closet and dressing room, a private bath, a kitchen and a breakfast nook. All units had direct outside light, with no inner courts or patios. The structure featured a large garage on the ground floor with ample space for the "machines of the guests." It was so constructed that guests would not be annoyed by "the noise of machines being parked." The El Roberto had a prime location - close to the downtown shopping district and one block from Balboa Park.

8. Dye Residence - Modified Vernacular Victorian  
1524 10th Avenue

J. R. Dye who owned the Dye Villa Apartments at 1550 10th Avenue, purchased this lot in 1900. It appears that the two-story stable and apartment building at the rear of the lot was moved there after 1906. Eleanor Dye, a music teacher, inhabited the 1524 address in 1912. After her marriage to Edmund C. Mitchell, the couple continued to reside here through 1920. It appears that both structures were used as rentals after that year.

9. Andrew Johnston Residence - Eastlake Victorian  
1550 10th Avenue

Andrew Johnston, a carpenter, purchased this lot in 1887 and erected this magnificent three-story Victorian structure on it sometime in 1888. He owned the property and resided here until 1894, when he sold the building to James R. Dye, who was retired at the time, and his wife, Eleanor, a music teacher. By 1904, the building had been converted to a boarding house, offering furnished rooms, and was referred to as the Dye Villa. "Dye Villa" is inscribed in the sidewalk in front of the building. After James Dye's death in 1911,



Eleanor married Edmund C. Mitchell, a salesman, and continued as owner and manager of the building until 1955. In 1979, the structure was called the Bristol Manor Apartments and owned by Harry P. and Katharine Larson, who resided in Apartment D.

10. Leonard Rentals - Craftsman Bungalows

1560-76 10th Avenue

James W. Leonard, owner of J. W. Leonard and Son, a plumbing business, and his wife, Jessie A., had these frame structures constructed for rental purposes in 1917. The Leonards resided at 1566 10th from 1917 until 1925. After that time, various other individuals leased these structures. This property remained in the Leonard family up through the 1950's.

11. Rev. E. S. Chase Residence - Victorian Italianate

1565-71 9th Avenue

C. L. Murray, associated with the real estate brokerage firm of Murray, McGarvie & Co., contracted for the erection of this structure in December 1887. Murray apparently never lived in this house, but sold the property in May of 1888 to Rev. E. S. Chase, the presiding elder of the Methodist Episcopal Church in San Diego. Rev. Chase lived here with his wife, Clara, and his children. In 1904, James Simpson, and his wife, Mary, purchased this property. Simpson, president of Simpson-Pirnie Granite Co., general marble and granite contractors, founded the company in 1888 with Peter C. Pirnie. The firm was the county's oldest continually-operated quarry, continuing in business until 1944. The Simpsons owned this property until 1943, when it was sold to Leo Wilson, a carpenter, who converted the building to apartments. Known as the Wilson Apartments, the structure still bears that name.

12. George S. Madden Residence - Transitional Colonial Revival/Craftsman

1571 8th Avenue

George S. Madden, a prominent Ensenada tanner and shoe manufacturer, purchased this lot in 1905 and had this unique stone and frame house constructed for his residence that same year. Madden resided here with his wife, Amelia, and children through 1938 when the property was sold to O. F. Johnson, a stero typer for the San Diego Sun. Johnson and his wife, Martha, remained here through 1945.

13. Commodore Apartments - Mission Revival - architect H. H. Preibisius

1541 8th Avenue

This three-and-one-half storied stucco apartment building, designed and constructed by noted San Diego builder, H. H. Preibisius, responsible for the St. James and Riviera Hotels in San Diego, exhibits interesting Mission Revival characteristics on the 8th Avenue facade. The structure, erected in 1913 by Mrs. Minnie Chaffee, a relative of U. S. Grant, Jr., cost \$32,000 and was financed by A. E. Babcock. Originally, the roof area, which now houses the 25th apartment, featured a sun room which could be used as a banquet ballroom. The basement featured a laundry and all units included telephones, hot and cold water, gas, electric light, vacuum cleaners and other conveniences. An innovative measure used in this edifice was studding carried through in one piece from the basement to the roof, to avoid shrinkage, which had proven disastrous to plastered walls. Historically, this building has been called the Commodore Apartments.

14. Alexandria Apartments - Craftsman Commercial

1609 8th Avenue

Dr. Sarah E. Winn, a physician and surgeon who resided at 740 Cedar Street, had these apartments constructed in 1913. Originally known as the Alexandria Apartments, this

three-story stucco structure contained 24 apartments. In 1929, the building became known as the Mayfair Apartments after being purchased by Willet S. and Emma C. Dorland. In 1980, the building was referred to as the Cortez Hill Apartment Hotel.

15. Dr. Sarah E. Winn Residence - Italian Villa Style - architect Henry Starbuck

740 Cedar Street

Dr. Sarah E. Winn engaged local architect Henry Starbuck in 1894 to design her residence. The structure is apparently stuccoed over but retains many of its original features including windows and an interesting inglenook inside the entrance. After the building's erection, the grounds were landscaped by Kate Sessions, a friend of Dr. Winn's. Dr. Winn resided at this address until her death in 1940?

16. Henry Mills Residence - Craftsman - builder J. G. Haddon

1604 7th Avenue

Henry E. Mills, a prominent attorney with the firm, Mills and Hizar, purchased this property in 1900 and had this structure erected for his residence in 1901. Mills resided here with his wife, Emma, and his children, Henry E. Mills, Jr., who eventually earned his law degree from the University of California, and Ruth C. Mills, a music teacher. Mrs. Mills, who conducted the chorus for the Amphion Club of San Diego and organized the McDowell Music Club, was considered a leader in the musical development of the city. In 1912, the Mills' moved to Cleveland Avenue in San Diego, but retained ownership of this property. In 1930, Mrs. Mills returned to this location and remained here until she sold the residence to William R. and Jessie Spicknall in 1932. The Spicknalls used the house as a rental throughout their ownership which continued through 1948.

17. David C. Collier Apartments - Modified Late Victorian - builders Brewster & Whalen

1628-34 7th Avenue

Judge David C. Collier had this structure, consisting of six apartments containing six rooms each, constructed in early 1888 for rental purposes. Collier, a San Diego lawyer and his wife, Mattie, came here in 1884 with their family from Colorado. They owned the property through 1906 when it was sold to Chaffee and Nellie W. Grant, who deeded it to the U. S. Grant Company in 1915. The U. S. Grant Company retained control of the building through 1946, when it went through a series of owners, including Mary Salego Flynn, who purchased it in 1956, and filed a Declaration of Homestead on the property in 1957.

18. Sarah Jacobs Rental House - Craftsman with Prairie Influence - architects Clements,

Stannard & Blachmann

1642 7th Avenue

Sarah Jacobs had this single-storied bungalow erected in 1906 by noted San Diego architects, Clements, Stannard & Blachmann. Jacobs, a pioneer San Diegan, came to this city with her husband, who ran a store on 5th Avenue, in 1887. She resided at 1641 5th Avenue and owned this property through 1937. When she died, the building passed on to her daughters, Pearl Jacobs Hirstel and Ruby Jacobs Hirschfelder. William B. Sachau purchased this house in 1947 and owned it through 1954 when it was sold to Ida M. Reeves. In 1959, Ruth Overman bought this structure.

19. Cleona Apartments - Spanish Colonial Revival - builder Peter J. Grall

1562 7th Avenue

Peter J. Grall, a builder contractor, erected this three-story stucco apartment structure in 1928. The building, named for his wife, Cleona, was known as the Cleona Apartments through 1935, when the name was changed to the Elliott Arms Apartments, managed and



owned by Mrs. Ida R. Elliott.

20. John Ginty Residence - Stick Style Victorian - builder N. S. Lockwood  
1543 7th Avenue

John Ginty, a cashier at the Consolidated National Bank and secretary-treasurer of the Savings Bank of San Diego County in 1887, had this structure erected for his residence in 1886. Ginty held various jobs during his residence here, including: manager of the San Diego Flume Company, manager of the Southern California Investment Company, secretary of the Pacific Beach Company, and real estate agent. Ginty erected the Silver Gate Warehouse on 9th and M, which was the first bonded warehouse in San Diego that offered a practical solution for trade with Mexico. A drawing of this house appeared in the September 1889 issue of the Golden Era magazine. The building passed through several owners over the next few decades, and by 1927 had been converted into furnished rooms.

21. John N. Young Residence - Victorian Italianate - builders Kennedy, Thompson & Young in 1884 and remodeled in 1887 by architect A. H. Towle  
602-04 Cedar Street

John N. Young, undertaker and coroner, was a member of the oldest furniture manufacturing family in the area, established in 1870. In 1884, Young had this building erected on the southwest corner of 6th and Broadway. Young, also a cabinet maker, conceived of the idea in 1879 of finishing his house in redwood, after constructing a redwood bookcase. In 1887, Young returned to real estate. He built the Young Block on 5th and F, and decided to move this structure to its present location so he could erect another edifice on its site. He had his residence "modernized" with "extensive improvements" by architect A. H. Towle. He resided at this address until his death in 1903, with the property sold to Truman B. Horton and his wife, Alzina, in 1904. In 1918, the A. H. Frost Company, owned by Abel Frost, who was vice-president of the Merchant's National Bank and president of the San Diego Beach Company, purchased this structure, using it as a rental. Various businesses have inhabited this edifice, including the Colonial Flower Shop from 1950-57, and Hansen's Cliff Shop for Men from 1959 through 1965.

22. David C. Collier Rental - Modified Victorian Italianate with Queen Anne Influences  
1629-35 6th Avenue

Judge David C. Collier had this structure moved to this location in 1890 for rental purposes. In 1906, Chaffee and Nellie Grant, purchased this building, ultimately releasing it to the U. S. Grant Company in 1915. This property has been utilized as a rental to various tenants throughout its history at this location.

23. Bradley-Woolman Funeral Church - Spanish Colonial Revival - builder M. H. Golden  
1620 6th Avenue

This two-story Spanish Colonial Revival funeral church was erected in 1929 for the Bradley-Woolman undertaking business. The Bradley-Woolman mortuary, started in 1904 by Andrew J. Bradley and his son-in-law, Claude Woolman, continued after 1915 with Woolman in charge. Woolman, who came to San Diego in 1883, had been a member of the San Diego Board of Education from 1915 until 1933. His son, Bradley Claude Woolman, a veteran flyer, was also active in the family business. From 1956 until 1966, this structure was known as the Ryan-Sullivan-Bradley-Woolman Memorial Chapel. The San Diego Revival Center occupied this building from 1968 until 1970. From 1973 until 1975, Kenneth Hayashi and Group, landscape architects, operated a business here. The San Diego Repertory Theatre has occupied this structure since 1978.



24. William Collier Residence - Modified Victorian Italianate - builder W. R. Morle

1540 6th Avenue

William Collier, originally from Iowa, and one of the principal owners of the Elsinore Land Company, erected this structure for his residence in 1887. Collier, an attorney at law while residing in San Diego, was associated with his relative, D. C. Collier. In 1888, Collier became a partner in the firm, Collier, Hammack and Mulford, one of the leading law firms of the day, which represented the majority of contractors involved in a much publicized street litigation case. In 1891, he became president of the California National Bank. John R. Parsons, an attorney, purchased this residence in 1892 and resided here with his wife, Cynthia, until 1899. In 1902, Alfred Moran, a park commissioner, purchased this structure and lived here through 1919, later renting the building out until it was sold in 1932 to James Bobbitt, a physician. In 1967, Gosten and Katz, attorneys at law used this building and remained at this location until 1974, when local radio station KFSD-FM moved in.

25. Verlaque Building - Spanish Colonial Revival

1601-23 5th Avenue

Theophile Verlaque, a merchant and native of France, came to California in 1870 in a covered wagon. He owned a restaurant at 5th and G, built a winery on 6th, and ran 2000 sheep on the outskirts of town. Verlaque erected this building in 1915 for commercial purposes. Various tenants have rental portions of this structure over the years.

26. John H. Dwyer Rental - Colonial Revival with Craftsman Influence

1546-1550 5th Avenue

John R. Dwyer had this structure erected around the turn of the twentieth century for rental purposes. Various tenants have occupied this building over the years.

27. Elks Club Lodge 168 - Renaissance Revival - architects Charles and Edward Quayle

350 Cedar Street

This magnificent four-storied structure was officially opened on June 7, 1930, with a ceremony attended by officers from 30 lodges in the Southern California District. The 70' by 90' lodge room seated 650 Elks and was considered "one of the most perfect from an appointment and beauty standpoint on the Pacific Coast." Two massive chandeliers and a pipe organ occupied the lodge hall. The card and billiard rooms were noteworthy with patterned, rubber tile floors. The ceiling and wall decorations on the second floor were done on poured concrete. On the third floor, the reading room and library featured a 24' cloistered ceiling, while the ballroom and gymnasium had a balcony to seat guests. The fourth floor contained showers and lockers with an open air sun porch. In the basement, six bowling alleys with ample room for handball courts and horseshoe pitching were installed. The entire first floor was designated for shops and stores. This edifice has been occupied by the California Department of Motor Vehicles and is currently inhabited by the California Western School of Law.

28. Anton Mayrhofer Residence - Colonial Revival with Queen Anne Influence

1572 2nd Avenue

Anton Mayrhofer, who ran a saloon at 1202 5th Avenue, had this structure erected in 1904 for his family, who resided here through the 1960's. Mayrhofer, who immigrated from Austria, resided in San Diego for 61 years, passing away in 1944. He was buried in the old Catholic cemetery in Mission Hills next to his wife and at the foot of the grave of Fr. Anthony Ubach, the founder and first pastor of St. Joseph's parish. Mayrhofer held the longest continuous male membership in that parish at the time of his death. Albert V. Mayrhofer, Anton's son, resided in this house until his death in 1948. Albert was a long-



time civic leader of San Diego, and also served as president of the California Historical Association. In addition, Albert and his wife, Marie, were made Knight and Lady of the Holy Sepulcher in an impressive ceremony at St. Joseph's Catholic Church. These titles were conferred upon them by Pope Pius XI for their work in restoring the Mission San Diego de Alcalá. This was the first time in U. S. history that such an honor was bestowed jointly upon a couple.

29. Casa Vida Apartments - Commercial with Craftsman Influence

1556 2nd Avenue

John B. and Clarinda Comparet had this three-story frame apartment structure erected in 1912. They managed and lived in this building, with various family members, through 1932. Mrs. Comparet, a native San Diegan and member of the pioneer Fulkerson family, was born in the Horton House in 1872. In addition to operating this structure, Mrs. Comparet was credited with owning and operating a hotel at 5th and Market, prior to her death in 1946. The building continued in operation as the Casa Vida Apartments with various owners and proprietors through 1990.

30. Wilsonia Hotel - Commercial Craftsman - architect Theodore C. Kistner

1545 2nd Avenue

This four-storied concrete and plaster apartment structure was designed by noted architect, Theodore R. Kistner, who was responsible for planning some of the sturdy school, hotel and apartment structures within San Diego County. Constructed by Mrs. Blanche W. McDowell, who was connected with the Marston Company, the building cost \$19,000 in 1913. The first floor was devoted to stores and a large dining room. The hotel, which occupied the upper three stories, contained 33 guest rooms, some with private baths, and all with lavatories and hot and cold water. Across the main floor was a large parlor complete with fireplace at one end, beam ceilings and other woodwork finished in birch. This is one of several hotels built in the downtown area in anticipation of crowds attending the 1915 Panama-California Exposition.

31. Victor Sanglier Rental - Modified Prairie Vernacular

124 Beech Street

Victor Sanglier had this simple single-storied cottage erected c1910 for rental purposes. Sanglier, who resided at 1504 1st, and various family members, including Laura Sanglier Goldkamp and Bertha Sanglier, retained ownership of this property through the 1960's. It appears that this structure was rented to working-class tenants, including laborers and porters, throughout most of its history.

32. Kiessig Corner - various Victorian styles

2nd and Ash Streets

Charles Kiessig, an immigrant from Germany who came to San Diego in 1886, built the house at 1407 2nd Avenue in 1894 for his family. Kiessig owned a gun shop on 4th and F, and was actively involved in real estate in this area until his death in 1914. The house at 1419 2nd Avenue, built around the turn of the 20th century, was moved onto this property in 1904, the same year that the 222 Ash Street house was being constructed and approximately the same time that the 1407 2nd Avenue house was converted to a multi-family dwelling. These structures remained in the Kiessig family for eighty-two years. In the late 1970's this property became known as Victoria Square.

33. St. Joseph's Cathedral - Spanish Renaissance

1535 3rd Avenue

St. Joseph's Church, originally a wooden frame building constructed by Fr. Antonio Ubach



on two lots donated by Alonzo Horton. In the 1890's, a brick church replaced the original structure. In 1940, that building was extensively remodeled with the old church enshrined in the new edifice. The Spanish Renaissance style building featured steel and concrete walls and a rose window with a figure of St. Joseph holding the Holy Child. The interior beam ceiling was fashioned from knotty pine and the interior walls were paneled with Philippine mahogany. The main altar, with a marble predella and steps leading to it, consisted of a plain sepulchre surmounted by a baldachino. Lighting was accomplished through concealed lamps. The floors in the new aisles and sanctuary were fashioned from terrazzo with new hardwood floors under the pews.

34. Hotel San Diego - Edwardian Commercial - builder Schultheiss Brothers  
1362-64 3rd Avenue

This three-storied brick commercial and hotel building was erected in 1909 by Leighton McMurtrie, a real estate broker, who dealt in loans, investments, insurance and surety bonds. Managed by several proprietors over the years, the structure was first known as the Hotel San Diego from 1912 through 1916, with the True Blue Grocery operating on the first floor. The structure became the New Stratford Hotel from 1916 until 1921, offering furnished rooms. By 1927, the edifice was called the Hotel Argonaut, and in 1969, the building became known as the Cathedral Hotel.

35. First Church of Christ Scientist - Tudor - architects Hebbard and Gill  
317 Ash Street

This single-storied brick church was designed in 1904 by noted San Diego architects Hebbard and Gill. It was considered an innovative approach to ecclesiastical architecture, exhibiting a hint of old English with low sweeping gables and clinker brick walls. The broad, arched windows were reflective of the Mission Revival style of architecture. In 1922, the Smith-Goodbody Funeral Home occupied this structure. The business name changed to Smith, Goodbody and Durm, undertakers in 1926. From 1930 until 1979, this building became the home of Goodbody's Ivy Chapel, which featured a mortuary and funeral home. In 1980, John Learned, a lawyer, occupied this structure. More recently, it became a branch office of attorney Melvin Belli.

36. San Diego Consolidated Gas & Electric Co. Bldg. Substation - Spanish Romanesque - architects Requa and Jackson  
1362 4th Avenue

Noted San Diego architects Richard Requa and Herbert L. Jackson designed this three-story equivalency utilitarian structure in 1923. Planned to harmonize with surrounding structures and minimize the building's power generating function, the building proves to be an asset to the area, complete with ivy-covered walls, which add to its beauty.

37. Hearne Surgical Hospital - Edwardian Commercial - architects Charles and Edward Quayle  
420-24 Ash Street

The structure, erected in 1905-06, features hollow concrete building blocks on the exterior. The building, considered modern for the time, was warmed by steam radiators and illuminated by gas and electric lights. Dr. Joseph Carter Hearne, a physician and Civil War veteran, came out from the east coast and erected this edifice for use as a private hospital for medical and surgical cases. All rooms fronted south, and so were "flooded with sunlight the entire day." The price of rooms in 1906 ran from \$20 to \$50 per week, suites from \$35 to \$75, and wards from \$15 to \$20. Dr. Hearne, who resided in the building until his death in 1917, worked with a corps of trained nurses, and was always available for his patients. In 1911, this structure became known as the Ashforth Hotel, later changing to the Ashforth Apartments in 1927.



38. Hotel Arno - Two Part Commercial Block

1345 5th Avenue

This three-story stucco apartment and commercial building was erected in 1913. Known as the Hotel Arno in 1913, managed by Mrs. H. F. Whitney, the structure's name was changed in 1935 to the Arno Hotel. John Mason leased the edifice from 1921 through 1936 and his surname appears above the second story windows on the facade. Various commercial enterprises inhabited the lower story from 1913 through 1988.

39. Sanford Hotel - Edwardian Commercial - architect Henry Lord Gay

1301-33 5th Avenue

This hotel, financed by the Fifth and A Syndicate, a local business group, cost \$150,000 to build in 1913. On the ground floor were nine stores all fronting 5th Avenue, arranged in an arcade style, unique to San Diego. The three upper floors were divided into two hotels. Both hotels had lobbies on the ground floor, giving access to elevators and stairways. The seventy-six guest rooms of each hotel were arranged en suite and singly with private bathrooms for every suite. All rooms had lavatories, steam heat, telephones and other conveniences. Under the building was a full basement extending to the curb line on both streets. Basement space was allotted for a cafe which was to have an elaborate entrance of marble leading down from the center of the building on the 5th Avenue side. Frederick Smith Sanford, who had overseen the operation of Warner Hot Springs, agreed to manage the new hotels and stores, thus lending the structure its name.

40. Peper Residence - Queen Anne Victorian - builder F. H. Lufkin

1502 6th Avenue

This residence was erected in 1894 for Dr. W. Peper, who practiced dentistry at various locations in the city until his death in 1917. His wife, Nancy E. Peper, and his daughter, Laura, were longtime residents of this house. Laura, who became a teacher with the San Diego City Schools, and taught at Hamilton, Balboa, and Ocean View schools, lived in this structure from 1932 until 1944, when she sold it to Kenneth W. Crosby. Crosby lived in this building through the end of his ownership in 1946, at which time Charles and Laura Curtis purchased the property. Curtis was a realtor who converted this residence to commercial use, renting it out to various businesses over the years, including the San Diego Bookkeeping and Tax Service from 1947-48.