

HARBOR VIEW/MIDDLETOWN/LITTLE ITALY

The Harbor View redevelopment area, located in the Middletown subdivision, extends to Laurel Street on the north, Ash Street on the south, Union Street on the east, and the harbor to the west. Middletown, the long, narrow strip of low hills and tidal flats basically separates Old Town and New Town (downtown San Diego). In the 1850's when the first attempt was made to build a city in the downtown area, a group of Old Town citizens bought this strip and attempted to set up a rival subdivision. Ten men including Oliver S. Witherby, William H. Emory, Cave J. Coutts, Jose Maria Estudillo, Agostin Haraszthy, Thomas W. Sutherland, Juan Bandini and others purchased 687 acres of land between Witherby Street in Old Town and A Street for \$3,187.00.

The Middletown development consisted simply of laying out streets and city lots. The developers then sat back and waited for boom times to arrive. There was no attempt by the Middletown group to build on their property. If there were any houses constructed in the Middletown tract during the 1850's, no reference was made to them in deed records and letters of the pioneers.

Mapping of sections was a difficult undertaking. There were Indian dwellings in the area and there were the tidelands - always difficult to bring into a real estate subdivision. In addition, a railway right-of-way existed which was vaguely described in deeds.

When the California Southern railroad connection opened San Diego to the East in 1885, thousands of individuals came here. Many rental houses were rapidly erected in Middletown. Even Alonzo Horton, the father of "New Town" San Diego built several frame structures to accommodate new residents here. Rooming houses were congregated near Ash Street, closer to the downtown area. Few of these structures remain due to redevelopment and freeway encroachment.

The development of most of Middletown awaited the arrival of the second decade of the twentieth century. Many laborers and fisherman, tied to work on the waterfront or in the growing aircraft business, moved houses to Middletown for their residences. This was much cheaper than building new ones. Although Italian immigrants had lived in San Diego since 1869, the growth of the Italian community in this area did not flourish until the twentieth century. The forerunner of the Italian fishing community was Marco Bruschi of Parma who came to San Diego in 1869,

and then fitted out seal hunting schooners. Between then and 1900, similar families came and settled: the Danieris, wine growers; the Tarantinos and the Ghios, fishermen and founders of fish markets and restaurants. The Zolezzi brothers came from Riva Trigosa, a village near Genoa. Other Genoese were the Carniglias, the Castagnolas, and the DeFalcos, founders of the DeFalco supermarkets. One Sicilian city, Mazarada Vallo, on the west coast of Sicily, had so many transplanted inhabitants in the San Diego Italian Community that they founded a social club with a large membership.

The San Diego Union of December 5, 1902, announced the arrival of Genoese fishermen from San Francisco, which did not set well with the Portuguese fishermen already heavily involved in the tuna industry. The earthquake of 1906 drove families, such as the Canepas and Gimmarinaros to San Diego. Additionally, family names such as Balistreri, Canepa, Piraino, Studa, Crivello, Giacalone, Sanfilippo and others dot the historical records of Middletown and the commercial and business life of San Diego to this day.

Little Italy is regarded as that part of Middletown near the Catholic Church, Our Lady of Rosary, bounded by Columbia to State Streets and between Cedar and Fir Streets.

1. BOUGHER APARTMENTS

240-44 West Cedar Street - c1909

This building is a two-story, modified craftsman apartment house, with hipped roof, two dormers and a second floor balcony. Ida E. and William E. Bougher owned this property from 1904 until 1946 and had these apartments constructed around 1909. Bougher, a laborer and his wife, lived next door at 230 West Cedar, a building they also owned, until they moved to El Cajon in 1909.

2. HELEN RAWSON RESIDENCE

230 West Cedar Street - 1888

This two-story Italianate house has shiplap siding with corner boards, square bay window projections, double hung sash windows, scroll work above the front porch, and an abbreviated hipped roof supported by brackets. Helen Rawson, a widow, purchased this property in 1886 and had this structure erected in 1888. Her son, Frank L. Rawson, a lawyer, also resided here. Mrs. Rawson offered furnished rooms for rent at this address. In 1905, William E. Bougher, a laborer, and his wife, purchased this building. In 1927, Tallman Dearing, a laborer with the Park Department, and his wife, Clara, owned this property, living at this address as well as renting out rooms to tenants.

3. CLAWSON JONES RENTAL

1658-68 Front Street - c1887

This two-story Victorian Italianate dwelling possesses some of the most unique original architectural detailing of any surviving structure from the late 1880's in San Diego. The building features shiplap siding, cornice brackets, sawn wood fretwork porch detailing, and semi-circular arched windows. Probably erected in 1887 by real estate broker, Clawson Jones, the structure appears to have been used as a rental throughout its history.

4. SILBERHORN RESIDENCE

205 West Date - c1888

This Victorian Italianate structure has two stories beneath a low-pitched hipped roof, with a corner, three-sided two-story bay. The second story of the bay windows is capped by a gabled pediment. Below the roofline, a dentilated fascia and brackets were used for ornamentation and support. George Silberhorn, a blacksmith with the City Operations Department, and his wife, Paula, moved this house onto this property in 1924. The Silberhorns owned this property and resided at this address through the 1960's, leasing rooms to various tenants after 1935. Emma Hanson and Florence Hord, current owners, were daughters of the Silberhorns.

NOTICE: Look across the street at the Bayside Community Center Garden - When an old house burned eight years ago, some of the area's senior citizens planted gardens on the site. There are currently two garden spots available for seniors - if interested call Mr. Phelps at 232-1998.

5. JOSIAH E. SHAFFER RESIDENCE

1665 Union Street - 1896

This one and one-half story Italianate with Queen Anne influenced house has a hipped roof with a hipped dormer facing the front elevation, and a square projecting bay on the north end of the front elevation. The boxed cornice of the roof is supported by decorative brackets, from which spindle-shaped pendants hang. Josiah E. Shaffer, the deputy county auditor for San Diego, erected this structure for his residence in 1896. Shaffer and his brother, E.E.

Shaffer, also operated the Otay Salt Works on 60 acres of land near La Punta, which produced 500 tons of salt a year. He was married to Katie J. Coutts; the couple resided here until 1900. In 1900, Joseph Nachbaur, a bartender and his wife, Berta, bought this structure. Joseph lived here with Berta until his death in 1909. Also residing with them were relatives, Frieda Nachbaur and F. Ernest Nachbaur, a printer with Frye and Smith, who continued to live at this address until 1951.

6. EDWARD F. FRENCH RENTAL

1654 Union Street - 1888

This two-story house exhibits features of both the Stick Style and later Queen Anne Victorian architecture. It has a front end, steeply pitched, gable roof and is asymmetrical in elevation and plan. A second gable which shelters the porch entrance on the north side of the front elevation echos the larger gable above. In each of these gable ends are features characteristic of the Stick Style: a decorative truss, and picket-fence patterned siding used in a wide band. Edward F. French bought this property in 1888 from Alonzo E. Horton, erecting this cottage for rental use the same year. French, who owned the northerly adjoining lot and structure, resided there. This building has been used as a rental throughout most of its history.

7. HOWARD M. KUTCHIN RESIDENCE

1642-48 Union Street - 1890

This two and one-half story, cross gabled roof, Queen Anne style house features a front porch with corresponding second floor balcony and a smaller corner porch at a side entrance. Both the front and side corner porches are supported by turned posts. A series of arched friezes of jigsawed wood takes the place of spindlework between each turned post. On the south side of the house, where the small corner porch is located, a square projecting bay extends from the ground floor to the second story. Howard M. Kutchin, a local Republican political activist and appointed postmaster for San Diego, erected this residence in 1890. In 1897, Kutchin became the editor of the San Diego Evening Tribune, and later the editor of both the Union and the Tribune. In 1953, he set up a \$9,000 scholarship trust fund for San Diego High School students because he "fell in love with San Diego." Kutchin sold this property in 1901 to William A. Galbraith, the foreman pressman for the San Diego Union, and his wife, Maggie.

8. OSCAR H. MILLARD RENTAL

1632 Union Street - 1894 - John Stannard, architect

This is a classic example of a cross gabled, asymmetrical Queen Anne residence. It is filled with dentils such as a fanned front gable end, and two band of scalloped shingles (three different types of shingles). Oscar H. Millard, who came to San Diego in 1886, and bought considerable property in this area, built many cottages which he used for rentals, like this one which was erected in 1894. Well-known San Diego architect, John Stannard, designed some of the buildings for Millard which resemble this structure, thus it is assumed he planned this one. Millard felt that cottages for rental were remunerative only if they "are rightly constructed, located and cared for." In 1909, Edward Churcher, involved with real estate, and his wife, Mittie, bought this residence for their home. Ella Zahn purchased this house in 1918, and resided here, eventually selling it in 1962.

9. ANDREW CASSIDY RENTAL

1620 Union Street - 1888

This asymmetrical, single-storied Queen Anne cottage has a combined front gable and hipped roof. Diamond shaped shingles were used for siding inside the front gable end and on the

porch roof. Andrew Cassidy erected this structure for use as a rental in 1888. Throughout the years, it has been leased to various tenants through the present day. This Victorian cottage is a good example of the architecture of the latter 1880's intended for the influx of people seeking shelter in San Diego following the transcontinental railroad connection.

10. OSCAR H. MILLARD RENTAL

1610 Union Street - 1894 - John B. Stannard, architect

A steeply-pitched, front end gable roof with boxed cornice covers the front portion of this two-storied Queen Anne house. Inside the gable end, strips of jigsawed wood were laid out in a fan design, anchored by a decorative half circle. Below the fan lies another shed roof whose cornice is supported by a row of brackets. Rosettes were placed between the brackets. Oscar H. Millard, a heavy investor in Middletown, erected this structure for use as a rental in 1894. Millard owned 18 rental cottages in 1901 which he claimed were "occupied all the time." He believed that rental property had to be well constructed and maintained in order to attract proper tenants. Henry C. Millard assumed ownership of this structure for use as a rental in 1902, possessing it until 1942.

11. FELICIANO SALGADO RESIDENCE

1620 State Street - c1888

This single-storied Queen Anne cottage exhibits a cross-gable roof linked onto the front of a hipped roof. The boxed cornice takes the shape of a pediment at the front gable end. Also in the gable end are scalloped and diamond shaped shingles. A corner porch at the entry has an abbreviated hipped roof and is supported by two square pilasters and a corner column. Feliciano Salgado, a laborer, most likely had this house moved to this site in 1926. He resided here until the structure was sold in 1930 to Raymond Vasquez, a fisherman, and his wife, Mary.

12. DANIEL O. COOK RESIDENCE

1632 State Street - c1898

This two and one-half storied Queen Anne Victorian house has an asymmetrical plan with a front end gable at angles with a pyramidal roof. The gabled portion of the roof rests above a projecting bay, which extends from the first to the second story. Daniel O. Cook, a clerk in 1899, erected this structure for his residence probably in 1898. Cook, who held various jobs during his residency at this address, was a salesman for the Klauber-Wangenheim Company in 1901, the manager of the selling department at the Harbison Grocery in 1903, and ultimately president of his own wholesale grocery business, the Cook-Haddock Company, starting in 1905. Paul Erickson owned the structure from 1923 until 1926, although he did not live here. Grazia Zottolo, an absentee landlord, possessed this house from 1926 until 1939, selling it to Sam and Grace Frontiero who rented it out to various tenants through 1952.

13. J.B. SPAETH RENTAL

1642 State Street - c1888

A two-story Italianate structure, this house has been modified over the years, yet retains features essential to its design. There is a flat roof with a boxed cornice supported by brackets. A row of dentils along the fascia below the cornice is another original feature of the house. J. B. Spaeth, a contractor and builder, most likely erected this structure for rental purposes in 1888. In 1902, Spaeth sold this building to L. A. Worth who in turn sold it to Mrs. Roma Woods. From 1910 until 1932, Ransom and Kate Decker, who were the proprietors of the Decker in San Diego, owned this house. In 1950, Alois N. Dumas, a Navy man, and his wife, Lilly, bought the property and resided here.

14.J.B. SPAETH RESIDENCE

1648 State Street - c1888

This single-storied Victorian cottage exhibits features which are primarily those of Italianate design. The roof is a cross gable and hipped roof combination, with an interior brick chimney. At the gable end, which faces the street, a fascia of dentils runs below the boxed cornice, supported by brackets. A square projecting bay below the gable end has a hipped roof, brackets and dentilated fascia as well. Striated pilasters separate the window frames of the square bay, appearing to uphold each bracket. J. B. Spaeth, a carpenter and builder, erected this building for his residence sometime in 1888. Joseph H. Dondlinger, who ran a grocery with a completed line of provisions at 3100 H Street, bought this house in 1904. Benjamin Trumper, a teamster for the San Diego Commercial and Milling Co., purchased this home in 1905, residing here until 1907. From 1926 until 1939, this dwelling was owned by James Byrne, a fisherman, and his wife, who resided here.

15.OUR LADY OF THE ROSARY CHURCH

1654-68 State Street - 1923 - Giannini and Ferguson, architects

The Catholic church and adjacent parish hall reflect the Mediterranean style of architecture. The church, has a front end gabled roof, with square bell towers on either side of it. A rose window at the gable end between the towers completes the front facade. Father Sylvester Rabagliati was responsible for soliciting the funds which provided for the erection of this community church intended to serve the Italian and Portuguese families living in the area. Ground was broken for the church on August 17, 1923 and the building was blessed on Christmas Eve that same year. Father Rabagliati engaged the services of famous Venetian artist, Fausto Tasca, to provide interior murals. Carlos Romanelli, one of the best known sculptors on the Pacific coast, did the statuary from original models. The molds and patterns were destroyed so that no duplicates could be made.

16.DATE STREET RENTAL COTTAGES

412-438 West Date - c1887

This group of four Vernacular Victorian worker's cottages date to the late 1880's. All are single-storied, with gabled roofs, a side porch and a front porch. A variety of wood sidings (tongue and groove, clapboard, shingles, and board and batten) were used on the exteriors. John and Rose Arata purchased this property in 1924, moving the 1704 State Street cottage to this location that year. In 1929, Mary and George Arata, a salesman, bought these lots and moved the other three cottages to this site, renting them out to various tenants as well as living here at the 1706 State Street address. Adele Guadagnini, who managed the Monterey Apartments next door, owned these houses from 1933 until the 1960's.

17.JOSEPH G. ROBINSON COMMERCIAL BUILDING

1758-62 State Street - c1887

This one-story commercial structure, with horizontal clapboard siding and vertical tongue and groove siding. The parapet reflects Mission Revival influence, a later addition to the structure. An interesting and rare outhouse is attached to the rear of the building. This edifice was moved to this location in 1919 by Joseph G. Robinson, a waiter, and his wife, Inga, who had owned this lot since 1907. In 1920, Daniel A. Hixon ran a shoe repair business at the 1758 address. He remained at this location until 1943. In 1935, Mrs. Nerna Pickering operated a bakery at 1760 State Street, and E. L. Smith had his grocery store at 1762 State. E. C. Turner repaired tools at the 1760 address in 1940 and H. J. Mansfield maintained a confectionary in the 1762 portion. Bay City Transfer & Storage Co. inhabited the 1760 premises in 1943.

18.GIRALMO NAVARRA RENTAL PROPERTY

429-447 West Elm - 1939

Giralmo Navarra, an olive oil manufacturer, had these Moderne structures built for rental purposes in 1939. They were inhabited by various fishermen over the years including Tiogo Narcimiente and Alf Santos from 1940 until 1945. From 1953-54, Mrs. Adelina Navarra lived at the 429 address. The Moderne style of the buildings is unique in this section of the city.

19.ST. ANNE'S CLINIC

1762 Columbia Street - c1887

This two-story Victorian house has an inside corner porch and cross-gable roof. The roof has a boxed cornice and is broken by a single, front end gable-shaped dormer. The landscaping in front of the house includes a *Dracena draco* (Dragon tree) and a *Washingtonia robusta* (Mexican fan palm) of historic age. In 1925, Charles A. Tait had this building moved to this location. St. Anne's Clinic was the first inhabitant at this address. The clinic, operated by Guadalupe Rivera, remained here until 1930. Joseph and B. J. Filippi owned the house from 1930 until 1939, during which time it either remained vacant or was rented out to various tenants. In 1939, Joaquim Codinha, a fisherman, bought the structure and lived here with his wife, Lucinda, until 1942. Codinha then leased the property to various individuals during his ownership, which continued through the 1960's.

20.CHARLES A. TAIT RENTAL

1764 Columbia Street - c1887

A two-story house with rare gambrel roof, this vernacular late Victorian structure retains many of its original features. The porch which covers all of the ground floor front elevation exhibits scroll work and bracketed support posts. Charles A. Tait had this structure moved to this property in 1925. The Queen Anne house behind #1764 may have been moved to the rear of the lot at this time. Owned by Tait until 1929 and then Joseph Filippi from 1930 until 1942, the residence was leased to various tenants during that time period, including Joseph Adamo in 1930, a fisherman; Joseph Sciuto in 1935, who operated a liquor business at 1847 India; and Manuel Henrique in 1940, a fisherman.

21.SALVATORE DIBLASI RESIDENCE

1830 Columbia Street - 1940

This one-story, Spanish Eclectic house has a low-pitched, cross-gabled roof of Mission tile. Salvatore DiBlasi, a barber who worked at the Professional Barber Shop, and his wife, Catherine, purchased this property in December 1939. Erecting a residence upon this site in 1940, the DiBlasis lived here until 1955, selling the home that year to Vincent de Philipis. The de Philipis family was an enterprising group, owning such businesses as Filippi's Pizza Grotto and the Cash and Carry Grocery.

22.CAPT. AMOS PETTENGILL HOUSE

602 West Fir Street - 1870's with 1886 addition

This one-story gable roofed house was constructed in a style most closely allied to the Folk Victorian, largely because the ornamentation was primarily reserved for the porch railing and its support column brackets. Amos Pettengill came to San Diego in 1886 and most likely moved this house to this site that year and enlarged it. Pettengill served as San Diego City Superintendent of Streets and was for a long time listed as a ship builder, constructing the yacht, Puritan. From 1904-23, Frank and Catherine McFeron lived at this address. In 1926, Frank Paraino, a native of Porticello and a fisherman, and his family resided here. His descendants, fisherman, inhabited this dwelling through the 1980's.

23.VUE DE L'EAU APARTMENTS

532 Grape Street - 1913

A good example of pre-World War I transitional architecture, this four-story apartment building exhibits elements of both the Craftsman movement and the Mission Revival. Gus McFeron, a rancher, had this building erected in 1913, and resided at the rear of this property, at 2033 Columbia. Always used as an apartment structure, it has survived many owners including Jerry Sullivan in 1914 and Edward S. Miller, who owned it from 1921 until 1936.

24.BENJAMIN H. BURKE RESIDENCE

2053 Columbia Street - 1895

This single-story, box-shaped house with centrally placed front porch entrance is an example of a transition between style of the late Victorian era and Craftsman architecture. The siding on the house is shiplap with cornerboards. The pyramidal roof has overhanging eaves, without brackets, and a fascia board below the eaves. Benjamin H. Burke, a retired miner, his wife, Phoebe, and his son, Benjamin H. Burke, Jr., a cigar maker, erected this house in 1895. The Burke family resided here until 1904 when they sold the structure to Joseph Stratton, who used the building as a rental. In 1922, Silas Gambel, a printer for the Evening Tribune, and his wife, Edith, purchased the residence and lived here through 1926. In 1928, Charles Bruno, a fisherman, and his wife, Florence, resided here. Leo DeSanti, a fisherman, purchased this dwelling in 1930 and lived here through 1933.

25.BUONO RESIDENCE

2054 Columbia Street - c1887

This single-storied Queen Anne cottage appears to have lost some of its ornamentation. The most important feature which defines it as a Queen Anne design is its octagonal, northeast corner tower. Jack and Jennie Buono purchased this property in 1929 and had this structure moved on the lot that same year. Buono, a fisherman, owned this house through the 1960's.

26.ZOLEZZI APARTMENTS

2066 Columbia Street - c1912

A two-story structure with a hipped roof and single interior brick chimney, this is an example of Craftsman architecture with one incongruous feature: Ionic columns at the two porch entries. Steve Zolezzi, a wholesale poultry dealer at 637 G Street, had this structure moved to this location in 1936. Originally a single family residence, since 1936 this building has been divided into rental apartments. This property remained in the Zolezzi family until the 1950's.

27.FIESTA APARTMENTS

648 West Hawthorne Street - 1911 - Quayle Brothers, architects

This two-story Craftsman styled apartment building has a combined gabled and hipped roof. Designed by noted San Diego architects, the Quayle Brothers, the building contained four apartments of five rooms each and a bath. Built for a cost of \$6,000, the building was rented to tenants of varying backgrounds over the years including bookkeepers, fishermen, stenographers, Navy men, and salesmen.

28.ADAMS-HENRY COMPANY

800-26 West Ivy - 1913 - G. A. Hanssen, architect

This asymmetrical Edwardian Commercial styled building of brick construction was originally one story. The second floor was added in 1922. The Adams-Henry Company built

this structure in 1913 for its tea and spice business, located here until 1926. From 1929 until 1942, the San Diego Coffee Company, wholesalers of coffee, tea, spices, extracts and Ben Hur Quality products occupied the structure. Historic large hand-painted advertisements on the eastern-facing brick wall read "Adams-Henry Spice Grinders" and "Ben Hur Coffee," the pride of each business which has inhabited this edifice.

29.SAN DIEGO COFFEE COMPANY

2141-65 India Street - 1926

This two-story brick Transitional Commercial structure has a flat roof, surrounded by a parapet of brick, capped with concrete. Eight structural bays compose the building's major divisions. Bertha Brown had this structure built in 1926 for commercial rental purposes. From 1927 until 1928, the San Diego Coffee Company ran a business from the 2157 address. In 1929, Pacific Technical University operated a campus here. The San Diego News Co. conducted business at 2157 India from 1935 until 1941. From 1941 until 1942, the W.P.A. Sewing Project warehouse was located first at the 2159 address and then at both the 2159 and 2157 addresses. Louis Moorstein bought the building in 1942 and ran his furniture manufacturing business here through the 1960's. Now, the India Street Design Center leases space here. This is a type of business that planners hope to encourage more of in this area.

30.GEROLAMO BREGANTE RENTAL COURT

2107-2115 India Street - 1922 - Benjamin F. Ferguson and Orlando Giannini, architects
This court arrangement of single-storied Craftsman bungalows faces west on India and south on Hawthorne. The bungalows each have front end gabled roofs, with vertical slat vents in their gable ends. Gerolamo Bregante, the manager of the Union Fish Company, had this court constructed for rental purposes in 1922. Bregante, who later became the manager of the Fishermen of Southern California, owned these structures until 1944. Various Italian fishermen leased these cottages throughout the years, and even Bregante lived at 2111 India in 1930. Frame bungalow courts such as this, popular in the 1920's, are becoming a rarity in San Diego today.

31.GRAPE STREET PIER

Foot of Grape Street - 1951

The original Grape Street piers utilized primarily by the Italian fishermen from the 1920's through the 1950's, were traditional centers of activity, including celebrations related to the Italian community nearby. In July 1951, three new 560 foot piers were constructed and referred to as Grape Street piers #1, #2, and #3, with the old piers removed. At that time, the piers, built at a cost of \$249,000 were declared for the exclusive use of the tuna clippers.

32.AVALON THEATRE

1917-21 India Street - 1928

This two-story Italian Renaissance Commercial theatre structure was erected in 1928 by Milton Fintzelberg, of the historic Fintzelberg & Steinmetz, insurance, real estate and loans firm. In 1928, the first tenants here were the Avalon Theatre, a moving picture theatre and the Avalon Lunch Room at the 1921 address. The new Avalon was called at the time, "San Diego's prettiest and most attractive suburban playhouse," and was erected at a cost of \$60,000. The theater was equipped with a combination organ and piano. The painting and decorating of the Avalon was "a masterpiece of workmanship." The interior produced an outdoor atmosphere in water colors, showing California landscapes at twilight, accomplished by R. O. McAssey, a specialist in the decorating of theaters, lodges, and public buildings. From 1938 until 1940, the Civic Theatre was located at 1919 India.

33.GARCIA RESIDENCE

1802-08 India Street - 1908 - Pacific Building Company

This two-story Vernacular Victorian Transitional structure, has a medium pitched, hipped roof, with eaves that flare outward on the north and south sides. In 1908, Maria Juan Garcia contracted with the Pacific Building Company for the erection of this structure for rental purposes. In 1914 and 1915, Frank Garcia, a porter at the Eintract resided here with his wife, Amanda. In 1924, Stephen Zolezzi, who ran the California Poultry Company, lived here with his wife, Dina, and Frank Marino, a fisherman. Zolezzi remained at this address through 1933. In 1935, Antonio Tarantino, a laborer, resided here, and Miguel Lopez, a fisherman, occupied the rear of the house. Tarantino stayed here through the 1940's.

34.NICK ADAMO SHOE REPAIR AND RESIDENCE

1825-27 India Street - 1937

This Mediterranean stuccoed, two-story building, designed for a residence above and a commercial space below, has an unusual roof line. Nick Adamo and his wife, Virginia, erected this building for his shoe repair business and their residence upstairs. They remained at this location until 1964. Owned by Scarab Properties, the current owners operate an art/pottery business.

35.ALBERT G. MULLER GROCERY/FILIPPI'S PIZZA GROTTO

1747-53 India Street - 1914 & 1939

This one-story structure is an example of Mediterranean Commercial architecture with the northern portion of the building predating the southern extremity. Albert G. Muller had the northern portion of this structure erected in 1914 for his grocery store. Other meat markets and groceries inhabited this edifice through the 1930's. From 1940 until 1942, after the completion of the southern half of the building, J. A. Ballatore sold meats and M. P. Rocha sold groceries in the newer section, while Joseph Scuito operated a restaurant from the 1753 address. In 1955, the Cash and Carry Grocery inhabited the 1747 side with the Roma Inn Cocktail Lounge operating from the 1753 side. In 1956, the 1747 address became the Cash and Carry Italian foods market alongside Filippi's Pizza Grotto. This is a bronze horse ring in the curb near the Filippi's parking lot which is rare in San Diego.

36.TAIT'S MEAT MARKET/ITALIAN VILLAGE

1731-1739 India Street - 1926

This one-story Mediterranean commercial structure has a flat roof, concealed by a parapet, and stucco covered walls. Richard and Marie Buel had this building constructed in 1926 for commercial purposes. The first tenants in 1927 were Anastasio Martinez who ran a dry goods business at 1731 India, and the F. A. DeLuca grocery store at 1735 India. Martinez retained his business at this address until 1935. In 1926, the 1735 address was occupied by C. A. Tait and later Emil Tait, who ran a meat market here through 1950. Various other proprietors operated meat markets at this address through 1980.

37.FEDERICO CHIAPPI RESIDENCE

1710-1716 India Street - 1908

This two-story Italianate Transitional to Craftsman structure has a bracketed cornice around a flat roof. The front porch and second floor balcony, which span the full length of the front elevation, are reminiscent of Monterey architectural style, with the symmetry of their square posts and shed roof over the balcony. This frame building was erected in 1908 for Federico Chiappi, a fisherman, and his wife, Mary, at a cost of \$1,175. The Chiappi family owned this property through the 1960's and resided here with various

family members, including Onorato Chiappi, a fisherman, in 1909, and Anthony Chiappi, from 1953 through 1960. In 1923, Mary Chiappi, at that time the widow of Federico, was listed in the city directory as a fish net mender at this address. Various other Italian fishermen rented rooms at this address through the 1960's.

38.DEFALCO'S GROCERY

1703 India Street - 1939

This one-story Mediterranean influenced building, originally built for a grocery, has the flat roof, partially covered by ceramic tile, of a southern California commercial structure. The building is significant because of its occupants and their relationship to the history of the Italian community. Mrs. Etienne DeFalco purchased this property in 1939 and erected this corner grocery store upon the lot. From 1947-48, the market was referred to as DeFalco's. In 1950, it became DeFalco's Grocery, and in 1955, DeFalco's Market Co., Inc. This building housed the first DeFalco market which expanded into a San Diego supermarket chain.

39.TONY BERNARDINI BUILDING

1702-04 India Street - 1926

This two-story Mediterranean styled structure, is one of the more substantial business blocks on India. The flat roof is concealed by an parapet. Below the parapet, a tile sign which reads "Tony Bernardini" was placed. Bernardini, a grocer, had this building erected in 1926. He ran his business from the 1702 address and resided upstairs. From 1927 until 1930, Emil Tait operated a meat market at the 1702 address and Tony Bernardini ran his grocery at 1704 India. Bernardini remained here until 1952.

40.ELECTRICAL PRODUCTS COMPANY

1702 Kettner Blvd. - 1930

This one-story Art Deco/Zig Zag Moderne commercial structure of stucco construction with projecting tower on the front facade is unique in San Diego. Smooth wall surfaces, a vertical chevron design on both faces of the tower, and other geometric motifs decorate the exterior. Electrical Products Corporation purchased this property in 1930 and erected this structure upon the site sometime during that year. Charles E. Green was the district manager of this company which specialized in neon signs. Electrical Products remained at this address until 1961, when it moved to a new building at 3419 Hancock Street.

41.A. W. PRAY RENTAL

1907 Kettner Blvd. - 1870's *gothic*

This wooden residential ~~Queen Anne~~ *gothic* styled structure features a front steeply gabled roof with a patterned masonry brick chimney on the west side of the structure. Spindlework railings decorate the exterior of the balcony and front porch. A. W. Pray, a capitalist, bought this lot in 1886, and most likely had this structure moved to this site at that time for use as a rental. He resided directly behind this structure at 1910 India Street. Augustino Carniglia, a fisherman, and his wife, Amelia, purchased this structure for their residence in 1921, homesteading it in 1929.

42.THE WATERFRONT

2044 Kettner Blvd. - 1927

This one-story Art Moderne commercial structure of stucco construction, exhibits interesting curved vertical glass block windows on each side of the front entrance. The commercial signage above the main entrance was done with block lettering in the style of the 1930's. Felice Castagnola, a fisherman, erected this structure in 1927 for the Asbestos Products Company. In 1935, the Waterfront, which sold beer, refreshed local fishermen. Since

that time, various proprietors have operated restaurants and cocktail lounges here under the name of "The Waterfront."

43.BARTOLOMEO CASTAGNOLA RENTAL

2062-64 Kettner Blvd. - 1909

This Modified Neoclassical clapboard structure has a hipped roof and is two-stories with a centered porch. The porch roof is flat and supported by columns with abbreviated Greek capitals. Bartolomeo Castagnola and his wife, Maria, had this structure erected in 1909 for rental purposes. Their residence was next door. In 1918, Bartolomeo died and the property passed to Maria Castagnola and Sylvia Ghio. In 1926, Italo Zolezzi, John Ghio and Vance Castagnola lived in this building. From 1935 until 1940, Lino Castagnola, a clerk at Sunset Sea Food Company and Fred Canepa, lived here.

44.BRUNSWIG BEVERAGES

2204-2220 Kettner Blvd. - c1947

This one-story commercial brick structure has a symmetrical facade and flat roof. Evenly spaced vertical brick pilasters that project slightly from the wall provide ornamentation on the exterior. Louis and Esther Moorstein erected this building around 1947, with Brunswig Beverages inhabiting the edifice from 1947 until 1948. In 1950, F. F. Antelline ran a heating business at this address. E. & F. Supply Building Materials and United Service Exchange Electrical Appliances operated businesses here in 1956.

45.CASTAGNOLA RESIDENCE

2251-53 Kettner Blvd. - c1900

This two-story wooden Classic Box structure has a flat roof with slight cornice and two porches which dominate the front facade. Andrew Castagnola, a fisherman, and his wife, Susie, purchased this lot in 1925 and moved this structure to this site in 1926. Various Italian fishermen including Gaetano Cresci, Andrew Milanese, Joseph Saro, Frank Alioto, and Steve Massa have resided here since 1927.

46.SAN DIEGO MACARONI MANUFACTURING COMPANY

2308 Kettner Blvd. - 1924

This Utilitarian with Mission Influence two-story warehouse building was the home of San Diego Macaroni Manufacturing Company in 1924. Erected by Erminio De Rocco, a turn-of-the-century Italian immigrant to San Diego, this new structure, originally having 18,000 square feet, was necessary for business expansion. DeRocco, had started his macaroni business in 1911 on India between Beech and Cedar. This new plant was considered highly automatic for its time, equipped with expensive mixing, extruding, drying, and packaging machinery and elaborate temperature and humidity controls. All macaroni products were made from semolina wheat flour grown in the north central states. The company produced a line of 30 items including vermicelli, spaghettini, linguine, lasagna, rigatoni, and sea shell macaroni. On the sidewalk in front of the structure is inscribed "San Diego Macaroni Factory & First Class Italian Macaroni."

NOTE:Cross street, go down Juniper, cross tracks, point out "California Street" inscription in sidewalk (that's rare to find). Walk west along tracks to Hawthorne, go to Pacific Highway.

47.BIG TOP RESTAURANTS INC.

2137 Pacific Highway - 1941

This pink stuccoed, Art Deco building has been modified on the exterior and interior to

an unknown extent. The Art Deco features which are still evident in its current appearance include the central tower entrance, the stacked lines along the roof, and the striated pilasters which flank the central tower. In 1941, the Big Top Restaurants, Inc., erected this structure for usage as a restaurant and in 1950 a motel and restaurant. In 1955, the business name was changed to Top's Incorporated which included a motel and restaurant at the address. Miyako Sukiyaki Cafe Restaurant operated a business at this location in 1956 along with Top's Motel and Restaurant. In 1978, Tom Fat opened his Fat City Restaurant alongside his China Camp Chinese Restaurant and has remained here through 1990.

48.SOLAR TURBINE INC.

2200 Pacific Highway - 1945-55

These single-story industrial buildings which cover several blocks along the west side of Pacific Highway are flat, box-like structures. They were built in stages as the aircraft industry grew in San Diego.

49.LANGHORST CAFE/LUBACH'S

2101 North Harbor Drive - c1951

This single-storied frame structure has been occupied by restaurants since its erection probably in 1951. In 1952, the Langhorst Cafe occupied this building. From 1955 through 1958, the name of this business changed to the Henry W. Langhorst Restaurant. Called Lubach's since 1959, and run by R.C.A. Lubach, this eatery has become an institution among San Diego businessmen and others who enjoy consistently fine food and drink at lunch and dinner. Lubach, in addition to his local restaurant fame was appointed the Netherlands' Vice Consul for San Diego and Imperial Counties in 1958.

NOTE: Proceed to Cedar Street - consider plans for Cedar Street Mall to extend from Civic Center to India Street. Cross street, walk around building to bay side.

50.SAN DIEGO CIVIC CENTER/SAN DIEGO COUNTY ADMINISTRATION CENTER

1600 Pacific Highway - 1936-38 - Samuel Hamill, Richard Requa, William Templeton Johnson, Louis Gill, architects

This Art Deco with Spanish Revival and Beaux Arts influences is essentially U-shaped in plan and stands four stories high with a central tower of ten stories or 150 feet. The San Diego Civic Center, which housed both City and County offices until 1964, with the City moving out that year, was designed to complement Balboa Park Exposition structures and was placed on the waterfront according to Planner/Landscape Architect John Nolen's 1926 plan for San Diego. The architecturally noteworthy building was designed predominantly by San Diego's late great architect, Sam Hamill. The public sculpture, "The Guardian of Water," fashioned from San Diego County granite, was created by noted American sculptor Donal Hord. Roland Hoyt, F.A.S.L.A., planned the landscaping design. The structure, sculpture, and landscaping, were financed mostly by W.P.A. funds. President Franklin Roosevelt officially dedicated the building on July 16, 1938. It is listed on the National Register of Historic Places.

51.STAR OF INDIA, BERKELEY, MEDEA

1492 North Harbor Drive

Currently owned by the Maritime Museum Association of San Diego, these three historic vessels represent a cross-section of maritime history. The Star of India, formerly the Euterpe, sailed around the world twenty-one times, and owes her longevity to her iron hull. Built in 1863 by the Messrs. Gibson, McDonald and Arnold of Ramsey, Isle of Man, she measures 205 feet at the waterline, has a beam of 35 feet, and is registered at 1197

tons. The ferry boat Berkeley, built in 1898 by the Union Ironworks of San Francisco for the Southern Pacific Railroad, is 289 feet long and displaces 1945 tons. The third vessel in the Museum's fleet is the luxury steam yacht, Medea, built in 1904 at Torrisdale Castle, Scotland, and originally intended for hunting grouse. The Medea measures 140 feet at the water line.

52.SAN DIEGO GLOBE GRAIN AND MILLING COMPANY

820 West Ash Street - 1909 - George Semple, architect

Two to four stories in height, these three Transitional Victorian Commercial/Industrial buildings were built adjacent to each other on a series of lots. In 1909, this grain and milling company opened with E. K. Hurlburt as resident manager. By 1930, the mill operated as one of the six largest in the western states. First organized as the San Diego Grain and Milling Company, it later became part of the Globe Corporation which also operated mills in other cities. The mill produced as much as 20,000 barrels of flour a year as well as about 2,600 tons of bran. As one of the city's early skyscrapers, the eighty-six foot high plant cost \$85,000 to build. With concrete foundations, brick walls, steel frame works, and metal roofings, the buildings were considered fireproof. Globe Mills continued their business at this address until 1945. In 1961, the McClurken family and Parron-Hall purchased the buildings and have sold office furniture and supplies here ever since.

NOTE: Take alley to Beech Street.

53.STAR BUILDERS SUPPLY COMPANY

726-34 Beech Street - 1911

This three-story, block-shaped industrial structure, with its flat roof and the heavy, undecorated lugsills below each double hung sash window of the upper two stories, is a representative of Edwardian architecture in transition. Star Builders Supply Company erected this structure in 1911 for use as a warehouse for their cement and lumber business. Standard Sanitary Manufacturing Company acquired this building in 1922 for use as a warehouse and office building. This was one of sixty branch companies of the largest manufacturer of plumbing fixtures in the world. Starting in 1925, this edifice experienced a long period of vacancy lasting until 1942. In 1943, Grand Rapids Home Furnishing Company utilized this building as a warehouse. C & R Transfer ran a business here from 1944 until 1945. Note the hand-painted signs on the north facing side of the building.

54.JACOB MUELLER STORE

1502 India Street - 1889

This building has been severely altered since its erection in 1889, with stucco covering the original siding and several window alterations. In 1889, Jacob Mueller and his wife erected a two-story structure on this site. From 1889 until 1901, Mr. Mueller sold wines and liquors at this address, residing here with his wife and daughters, Anna and Clara. In 1912, the Mueller sisters ran a dry goods business here and furnished rooms were offered upstairs under the proprietorship of C. McDermit. In 1916, Dell Manzer ran a retail grocery on the lower floor. In 1924, Charles and Rose Tait purchased the building, operating a grocery and meat business downstairs, and residing on the second floor. The structure was referred to as "The El Paso" in 1927. In 1935, Apt. 4, of the "El Paso Hotel" was raided for prostitution. The building to the rear of the property was moved there between 1921 and 1940. There is a bronze horse ring located in the middle of this block near the lamp post.

55.SUNSET DYERS AND CLEANERS

1517 India Street - c1911

This two-story Italianate Transitional to Craftsman commercial structure features a flat roof, boxed cornice with brackets, and a cut-away corner entrance, with a corresponding corner bay window on the second floor. The first tenants of this building were the Frowiss brothers, who operated the Sunset Dyers and Cleaners and West Wash Laundry here from 1912-1920. Their advertisement in the 1912 San Diego City Directory claimed "ladies and gents' garments a specialty," and offered "monthly club contracts." In 1921, Harry L. McDonough ran the City Dye Works at this address and resided upstairs. He remained at this location through 1929, then moved to another location in Middletown.

56.WOULFE'S GROCERY

1558-72 India Street - 1895

Single-storied, this false-fronted building has been modified, but is still recognizable as an historic structure. Cornelius and Marie Woulfe erected this edifice in 1895 for use as their grocery store and residence in the rear. In April 1895, the couple filed a Certificate of Partnership in the County Clerk's Office under the firm name of Con. Woulfe Grocers. The Woulfe's ran their grocery business here until 1921. After 1921, various Italians operated groceries here including C. D. Madalena, Paul Alotta, Santo Catania, and Italo Zolezzi. The sidewalk in front of the building bears the inscription, "Woulfe's Grocery 1568."

57.J. W. MILLER RESIDENCE

1631-35 India Street - 1895

This two-story originally frame structure is interesting mostly for its history, as its west facing facade has been severely altered. J. W. Miller, a shipbuilder, purchased this lot on January 1, 1895, and commenced construction on his residence that same month. Miller, who later became the ship carpenter for the Spreckels Brothers Commercial Co., resided here with his wife, Victoria, eventually homesteading the property in 1901. In 1922, Grazia Zottolo and Sam and Grace Frontiero bought this house. Frontiero, a fisherman, lived here in the 1920's, although it appears that he rented the basement to Estardo Gregori. Gregori became infamous in February 1923, when police raided the property confiscating 850 gallons of wine produced during Prohibition. Known as the "milk bottle bootlegger" because of his delivery of wine to consumers in milk bottles, Gregori kept six wine cellars downstairs. In addition to the wine, police seized a large number of empty bottles, a wine press, and a number of funnels used in pouring the wine.

58.FIREHOUSE MUSEUM

1572 Columbia Street - 1915

This former fire station and machine shop are examples of a utilitarian style of architecture. A flat roof is concealed behind an ornamental parapet, suggestive of the geometric emphasis found in later Art Deco designs. One of the few remaining examples of public architecture of this period, the interior includes brass fixtures which are in mint condition. In the 1970's Fire Station No. 6 became the Firehouse Museum.

59.EDWARD HORAN RESIDENCE

1557 Columbia Street - 1906

This one and one-half story Craftsman house was built with fine detailing and unusual features. Its combined hipped and gable roof is broken by three dormers, set asymmetrically above the west, north and south elevations. The dormers feature semi-elliptical arched, double hung sash windows, flanked on either side by fixed oval windows. Edward

Horan, a laborer, and his wife, Sarah, has this residence constructed in 1906. They resided here until 1907. From 1908 until 1915, George Montes, George Montes Jr., a telephone operator, Adeline and Clotilda Montes resided at this address. In 1918, Matteo Ballatore, a fisherman, and his wife, Anna, bought this property and lived at this address through 1930. This well-preserved residence exhibits original wooden siding and windows and is unique in its styling.

60.TOSTON RESIDENCE

1555 Columbia Street - c1906

This one and one-half storied house has elements of several styles in it, namely Craftsman, Prairie and Colonial Revival. Edward Horan, a laborer, most likely constructed this house for rental purposes in 1906, at the time he erected his residence next door at 1557 Columbia. George and Dolores Montes purchased the property in 1910, but resided next door also at the 1557 address. In 1926, Margaret Toston, a widow, purchased this home and lived here with G. P. Phillips, a driver for the P.M. Dairy Company, who became a carrier for the Post Office in 1928. Mrs. Toston remained at this address until 1941, when she sold the house to Peter Camarda, a fisherman, and his wife, Gaetana, who resided here through 1965.