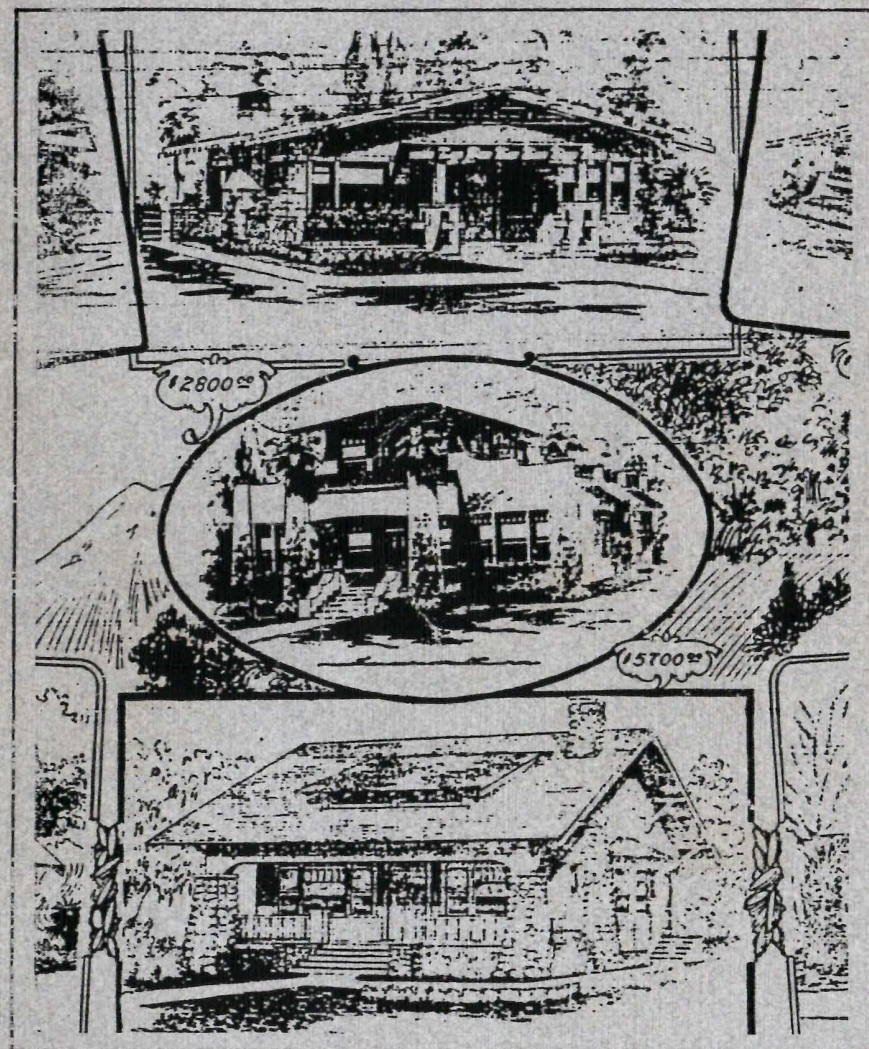




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## The Historic Subdivision of South Park



Save Our Heritage Organisation



SOHO  
presents

# The Historic Subdivision of South Park

A selected listing of Historically and Architecturally Significant Homes

in cooperation with South Park Maintenance and Beautification Committee  
a committee of  
the Greater Golden Hill Community Development Corporation

with support of a grant from the  
City of San Diego Commission of Arts & Culture

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Our cover is reproduced from an article on  
South Park homes printed in the *San Diego*  
*Union*, January 1, 1912.

# Foreword

*by*

*Suzanne Lawrence*

*President of SOHO*

For over twenty-three years Save Our Heritage Organisation (SOHO) has been dedicated to the preservation of cultural resources throughout San Diego County. SOHO has served as a resource for individuals, community organizations and government agencies. Today, SOHO continues to serve the community by offering services such as informational material, referral and consultation of historic surveys and designations, presenting affordable tours, workshops and lectures designed to raise the community's awareness of San Diego's architectural treasures as well as teaching practical preservation techniques.

SOHO has been instrumental in the preservation of many of San Diego's most precious historical monuments. Although well known for its advocacy role, the organization's primary goal is to approach preservation from a positive perspective through community outreach programming. It is through the Neighborhood Awareness Program SOHO hopes to promote the character and appreciation of San Diego's older neighborhoods by strengthening neighborhood awareness and pride.

The first component of the awareness program is the introduction to a community, of its history and unique architectural characteristics presented by local historians and neighborhood experts. A self-guided walking tour is the second component of the program, featuring a variety of residences which reflect the character and richness of the neighborhood's housing stock.

This booklet was prepared in conjunction with the Neighborhood Awareness Program. It contains a summary of the history and a brief definition of the architectural characteristics and persons who contributed to the uniqueness of these special residential communities. It also serves as a guide for the walking tour featuring a photograph and property profile of each of the homes and businesses selected for this tour.

# South Park San Diego, California

by  
*Kathy Flanigan and Corey Jon Braun*

The January 1st, 1907 edition of the *San Diego Union* reported the "There are many new residence sections in San Diego, but only one South Park. This sub-division, which was placed on the market by the Bartlett Estate Company some six months ago, stands apart from all the rest. It is the residence section which has an undisputed right to the use of the much abused qualifying adjective 'high class'."

The article continued by boasting of the neighborhood's amenities such as: broad streets, wide sidewalks, water pipes, gas mains, electricity for the street and house lighting, ornamental palms, street cars and sewers.

In every deed the Bartlett Estate Company inserted certain building restrictions. Each home constructed in this area had to cost at least \$3,500. Residences had to be placed twenty feet from the property line with the exception of steps. All lots were 50 x 100 feet in size. Property owners could not at any time manufacture, sell or dispose of any intoxicating liquors on their premises. The building of any apartment house or flat was prohibited. In fact, South Park was the first restricted residential area ever placed on the market in San Diego.

The original sub-division of South Park was bounded on the west by Twenty-eighth Street, on the east by 31st Street, on the south approximately by A Street, and the northern boundary line of the tract was mid-way between Cedar and Date Streets.

Additionally, a franchise was secured by the Bartlett Estate Company for the construction and maintenance of a street railway on 30th Street, both north and south, through and along South Park to B Street, down B to F Street, and thence to Fourth Street and the downtown business district.

*1906 and*  
In 1909, some South Park street names were re-names. Harvard became Ash; Dartmouth became Beech; Amhurst became Cedar; and Bean was changed to Granada. The original names can still be found in many sidewalk corners.

# Builders and Architects

## **Bay City Construction Company Builders:**

Bay City Construction Company Builders was founded by Melvin V. Melhorn in 1912. The firm became Alberta Security Company and Melhorn and Sons Construction Company in 1913. This firm is still in existence today and the Melhorn construction Company. Mr. Melhorn lived in Mission Hills and was one of the principle developers of homes in the area as well as North Park, University Heights, and South Park. The construction company employed its own draftsmen and was responsible for the design of many of the homes they built.

## **Brawner & Hunter:**

Harry C. Brawner came to San Diego in 1902 and became one of this city's leading building contractors. In partnership with Harmon J. Hunter and firm of Brawner & Hunter was responsible for the construction of many fine homes in the Mission Hills and Golden Hill areas.

## **Irving J. Gill:**

Although he had no formal education Irving J. Gill studied architecture with men like Louis Sullivan and Frank Lloyd Wright. He came to San Diego for health reasons in 1893 and became this city's most famous architect. He is know for bringing innovative ideas to local architecture. He took basic architectural forms such as arches and columns and stripped them of ornamentation leaving the building in its purest form. His most famous designs include the La Jolla Women's Club in La Jolla and the Dodge House in Los Angeles.

## **William Sterling Hebbard:**

Already established as an architect in Chicago, William S. Hebbard moved to San Diego in 1888. He is reputed to have designed the ballroom of the Hotel del Coronado. In 1891 Hebbard succeeded the business of the Reid Brothers and designed the Keating Building on the corner of 5th Avenue and "F" Street in what is now the Gaslamp Quarter Historic District. Probably most known for this work with his partner Irving Gill from 1897 to 1907, Hebbard left a legacy of both works and ideas for the betterment of the architectural profession that still have lasting effects not only in San Diego but at the State and National level as well.

**Walter S. Keller:**

After working for the architectural firm of Bernstein and Bernstein in New York. Walter S. Keller came to San Diego in 1909. He served as Superintendent of Engineering Specialties at the U.S. Grant Hotel before opening his own office where he specialized in residential designs of fine craftsmanship and quality cabinetwork. He designed many homes in the Kensington, Mission Hills, and North Park areas and served as company architect for the planning and construction of the Loma Portal housing tract. He also designed the Point Loma Golf Clubhouse at Locust and Chatsworth Streets.

**The Pacific Building Company:**

The Pacific Building Company, organized and incorporated in December 1906, was responsible for the erection of numerous South Park residences. Oscar W. Cotton, one of San Diego's most well-known realtors, was the President and General Manager of the company. He was assisted by Dr. Fred R. Burnham, a physician and surgeon who also was one of San Diego's most dynamic civic leaders, acting as Harbor Commissioner, President of the Board of Education and Board of Health and YMCA Director. Dr. Burnham acted as Vice-president of the Pacific Building Company and G. H. Frost and Adelbert H. Sweet, a prominent attorney and one time City Attorney, were directors.

**Edward Quayle:**

The son of another architect, William Quayle, Edward Quayle followed his father to San Diego in 1900. Edward worked in his father's firm until William died in 1906. Edward's brother Charles came to San Diego in 1907 and the two brothers went into partnership. The Quayle Brothers firm operated in San Diego for 33 years and was responsible for a great number of buildings and received many awards. Buildings they designed include the Elks Club Buildings at 350 Cedar Street, the Aztec Brewery in Barrio Logan, and largest stadium of its kind in the country at the time, Balboa Stadium.

**Richard Requa:**

Richard Requa came to San Diego from Nebraska in 1900 when he was 19 years old. He began his career as an architect working as an apprentice with Irving Gill for 2 years. Working later with Frank Mead, Herbert Jackson and Samuel Hamill, Requa had a 34-year career as a San Diego architect. His creations include the Del Mar Castle, the Casa de Pico Motel (now the Bazaar del Mundo on Old Town), the village at Rancho Santa Fe and with three other architects, the County Administration Building. The crowning moment of his career came when he was made Director of Architecture for the 1935 California Pacific International Exposition in Balboa Park. Working the what he called the "Southern California style" Requa was also a prolific writer who emphasized "Old World" influences on local styles.

**William J. Scholl:**

Following in his father's footsteps William J. Scholl began a career as a physician. He later turned to architecture to fulfill his creative abilities. He came to San Diego in 1909 where he continued his architectural and building endeavors and made a significant contribution to the development of residential areas of this city. He planned the La Loma subdivision in Point Loma in 1912 and designed and constructed a number of large attractive residences there.



3.

Address **1429 Dale Street**

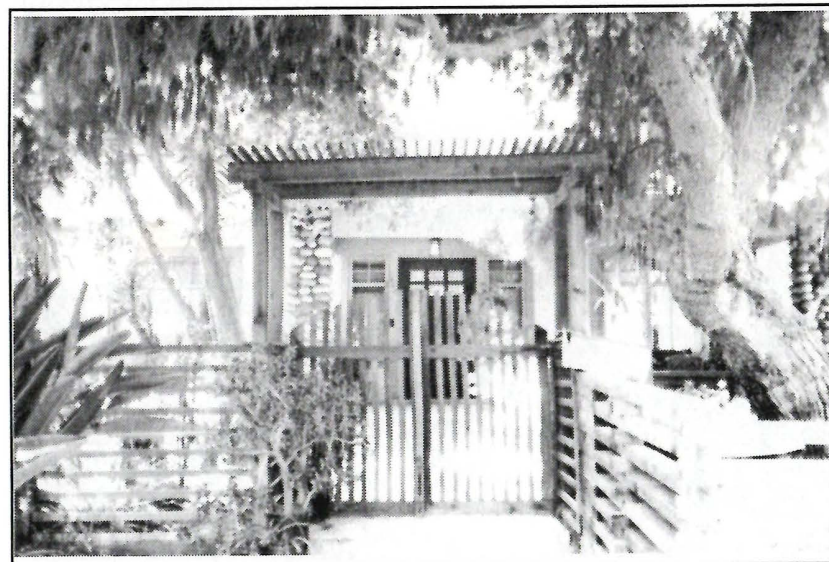
Original Owner: Alexander Scrubbier

Style: Craftsman Bungalow with Japanese influence

Architect: Unknown

Contractor: Unknown

Date of Construction: 1916



4.

Address: **1448 Dale Street**

Original Owner: William J. Scholl

Style: Craftsman

Architect: William J. Scholl

Contractor: Unknown

Date of Construction: 1912



5.

Address: **1503 Dale Street**

Original Owner: C. S. Bell

Style: Mission Revival with Prairie influences

Architect: Unknown

Contractor: Pacific Building Company

Date of Construction: 1911

C. S. Bell contracted with the Pacific Building Company for the erection of his \$6,000 residence at this address in 1911. The structure contained nine large rooms, with seven on the first floor and a solarium and lounging room on the second floor. The living room contained a fireplace at one end with build-in bookcases on one side. The living and dining rooms featured stained birch finishes with oak floors and heavy beamed ceilings. The dining room exhibited an eight foot built-in buffet, paneled wainscoting and a plate rail. One bedroom on the main floor and the solarium also contained fireplaces. A garage was also constructed in 1911 to match the architectural style of the house.



6.

Address: **1513 Dale Street**

Original Owner: Michael Frink

Style: Craftsman Bungalow

Architect: Unknown

Contractor: Unknown

Date of Construction: 1911

Michael Frink, an upholsterer, and his wife Caroline lived in this house from 1911 until Michael died in 1926. Caroline continued to live there until her death in 1948. Their daughter, Lila Frink, lived in the house until 1950.



7.

Address: **1604 Dale Street**

Owner: Pacific Building Company / Fred J. Lea

Style: Mission influence / eyebrow entry

Architect: Unknown

Contractor: Pacific Building company

Date of Construction: 1912

The Pacific Building Company purchases this property in 1911 and erected this Mission style two story home here in 1912. Purchased in 1915 by Fred J. Lea of the local Pedrara Onyx company, the structure was advertised by the Pacific Building Company in the October 18, 1914 edition of the *San Diego Union*, complete with floor plans of the dwelling. This dwelling contained large rooms and featured a porch opening off the dining room. The four bedrooms on the second floor all contained large closets and balconies at the front and rear which could be used for sleeping porches.



8.

Address: **1614 Dale Street**

Original Owner: Benjamin H. Vreeland

Style: Tudor Cottage

Architect: Walter Keller

Contractor: Unknown

Date of Construction: 1911

This one story cottage with its unusual shingle-thatched roof, built in 1911, was designed by San Diego architect, Walter Keller. its first owner, a Chicago transplant, Benjamin J. Vreeland, opened his public accountancy and auditing business in this city in the American National Bank Building in 1911. His bungalow home contained seven rooms, bath and sleeping porch and was considered modern in every respect. From an open terrace in front, French doors opened to the dining an living rooms. A seven foot wide brick fireplace adorned the living room. The dining room contained a built-in buffet with flanking china cabinets which featured art glass doors.



9.

Address: **1535 28th Street**  
 Original Owner: Josh H. Delvalle  
 Style: Neoclassical  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1913



10.

Address: **1525 28th Street**  
 Original Owner: Will M. Gray  
 Style: Craftsman  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1906

This residence, one the first erected in South Park in 1906, was owned by Will M. Gray, the Manager of the F. W. Braun Company, a drug and paper product business. The house, the largest built, was considered a "palace in miniature." All the interior woodwork was of birch, beautifully finished in mahogany and cherry. The three-story home contained a fine billiard room on the third floor.



11.

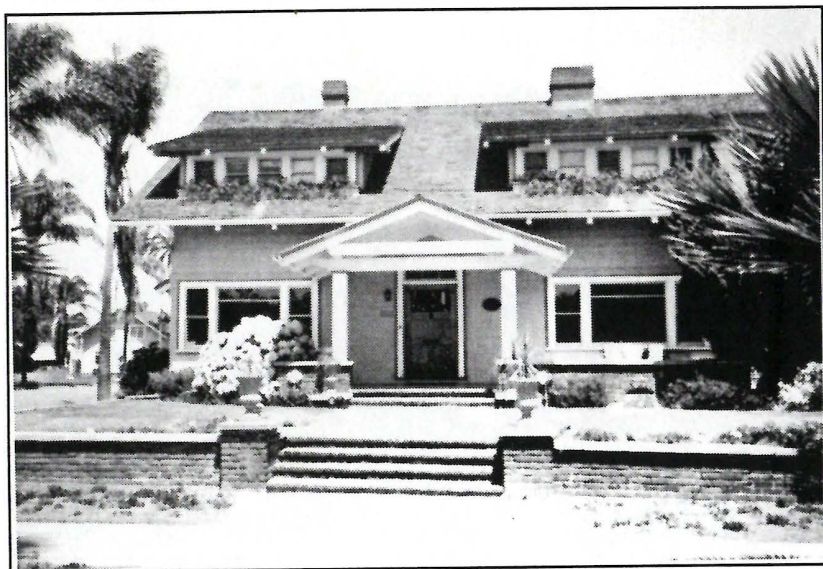
Address: **1427 28th Street**  
 Original Owner: Charles N. Andrews  
 Style: Craftsman with Gothic influence  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1907?



12.

Address: **1415 28th Street**  
 Original Owner: Bartlett Estate Company / Ernest L. Owen  
 Style: Italian Renaissance with Craftsman influence  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1906

Professor Ernest L. Owen, the pianist, purchased this home for \$6,500 from the Bartlett Estate Company in 1906, shortly after its erection. The two story house originally contained eight rooms and "every modern convenience."



13.

Address: **1355 28th Street**  
 Original Owner: Thomas A. Rendle  
 Style: Craftsman  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1906

This residence, one of the first built in South Park, was erected by Thomas A. Rendle, the local Manager of the Bartlette Estate company. The house, considered "typical of Southern California," featured lot of windows and wide eaves and was said to have cost \$5,000 to build. The home, which contained 16 rooms, five fireplaces, beautiful natural wood, beamed ceilings and leaded windows, was situated on spacious grounds. In 1908, James Scripps, the eldest son of E. W. Scripps, the founder of the Scripps-Howard newspaper chain and United Press, purchased the dwelling.



14.

Address: **1306 Granada**  
 Original Owner: Josephine Olsen  
 Style: Mission Revival  
 Architect: Unknown  
 Contractor: Bay City Construction Company Builders  
 Date of Construction: 1912

Josephine Olsen purchased this property in 1911 and erected her unique stucco residence here in 1912. The two-story home, which contains numerous stained glass windows and an interesting tile fireplace on the first floor, was built by the Bay City Construction Company Builders. In 1917, Abraham J. Cohn, Vice-president of the International Packing Corporation, a fish cannery which later became Van de Camp's, and his wife, Rosie, purchased this structure and resided here until 1922, when the dwelling was sold to Dr. and Mrs. Harry M. Dalzell. The current owner is Ed Bolheimer, an architect.



15.

Address: **1355 Granada**  
 Original Owner: Peter Price  
 Architect: Irving Gill  
 Contractor: W. W. Harris  
 Date of Construction: 1908

This 100 x 100 foot lot, purchased in 1908 by Peter Price, a recent arrival to San Diego from Moline, Illinois, features one of three homes designed in South Park by noted San Diego architect, Irving Gill. This simple, single-storied U-shaped home, contained eight rooms. The three interior sides open to a court which faces south. The entrance to the dwelling is through an enclosed vestibule which opened into the dining room on the left and a large living room on the right. These two rooms and the vestibule comprised the entire west side of the building. The vestibule on the east-facing side opened into a large solarium, a main feature of the house. This Gill design still contains much of the original interior woodwork and retains its 1908 exterior integrity. Additionally, Price built and Gill designed the two houses directly to the south of this residence, both completed in 1909.



16.

Address: **1406 Granada**  
 Original Owner: W. H. Fraser  
 Style: Craftsman  
 Architect: Unknown  
 Contractor: Unknown  
 Date of Construction: 1906

W. H. Fraser, associated with the Bartlett Estate Company, purchased this property in 1906 and erected his home here that same year, one of the earliest built in this section.



17.

Address: **2832 Beech Street**  
 Original Owner: Robert J. Walsh  
 Style: Neoclassical  
 Architect: Unknown  
 Contractor: Sidney O. Spaulding  
 Date of Construction: 1906



18.

Address: **1517 Granada**  
 Original Owner: Pacific Building Company  
 Style: Prairie with Mission Revival influence  
 Architect: Unknown  
 Contractor: Pacific Building Company  
 Date of Construction: c1914

In 1920 Arthur Wilkinson, a physician, and his wife, Daisey moved into this house from the house directly behind it at 1522 29th Street. They lived at 1517 Granada for six years.



19.

Address: **1522 Granada**

Original Owner: O. A. Buckland

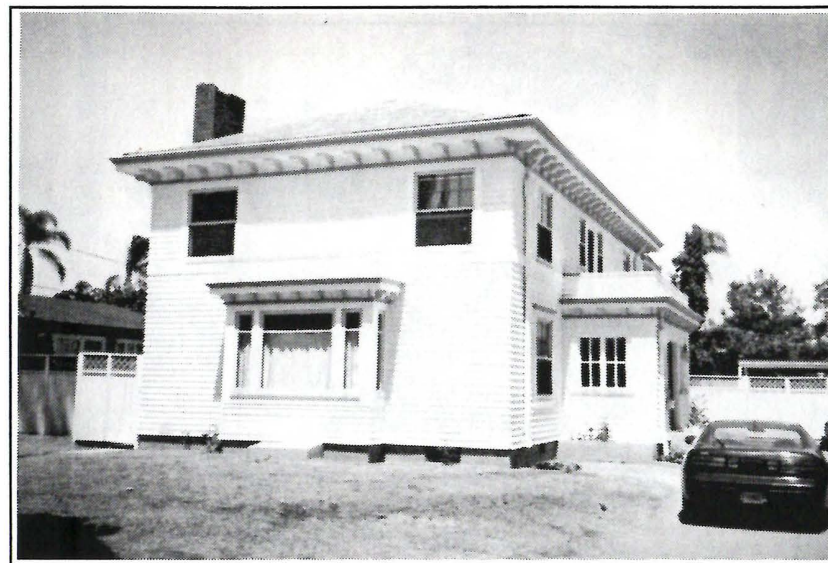
Style: Prairie with Craftsman influence

Architect: Unknown

Contractor: Unknown

Date of Construction: 1911

O. A. and Henrietta Buckland purchased this property from the Bartlett Estate company in 1910 and erected their residence here in 1911 as a Notice of Completion was then filed with the County Recorder's Office.



20.

Address: **1527 Granada**

Original Owner: Bartlett Estate Company

Style: Italian Renaissance with elements of Colonial Revival and Prairie style

Date of Construction: 1910

The Bartlett Estate company erected this home in 1910 which was sold on October 5th of that year to San Diego attorney, James E. Wadham. The October 2, 1910 edition of the *San Diego Union* reported that this "is a handsome home consisting of eight large and beautiful finished rooms. The first story is finished in hardwood. Fireplaces on both floors, together with the spacious dining and living rooms and general arrangement, radiate an air of comfort throughout." This house was considered "modern" in every respect and included furnace heat and automatic water heater.



21.

Address: **1528 Granada**

Original Owner: Edward Quayle

Style: Craftsman with Mission Revival influence

Architect: Edward Quayle

Contractor: Unknown

Date of Construction: 1912?

Well-known San Diego architect, Edward Quayle, purchased this property from attorney Frank Wadham in 1910 and erected his residence here in 1912.



22.

Address: **1538 Granada**

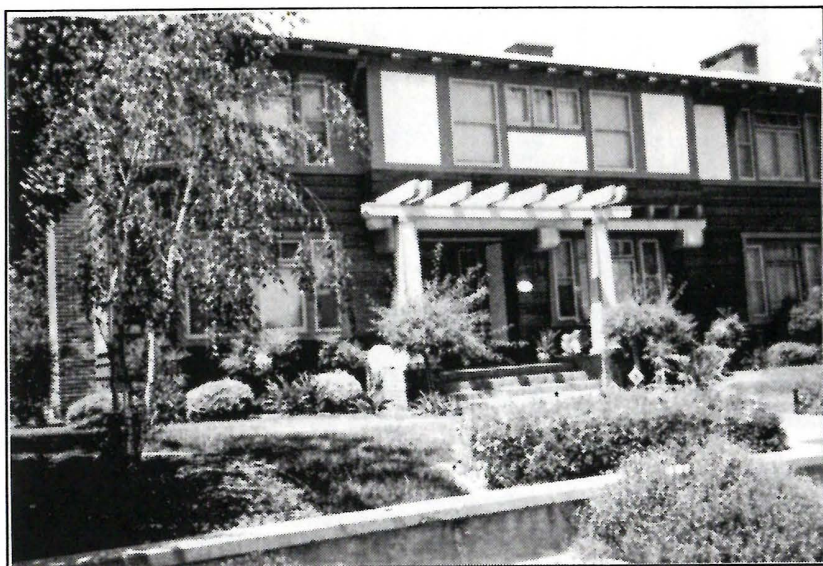
Original Owner: Mrs. N. A. Kelly

Style: Craftsman—two story simple ornamental gable truss

Contractor: Pacific Building Company

Date of Construction: 1911

Mrs. N. S. Kelly purchased this property from attorney James Wadham in 1910 and hired the Pacific Building Company to design and build her home in 1911. The residence contained 8 large rooms, with a reception hall, living and dining room and kitchen on the first floor. Four bedrooms were situated on the second floor. The stairway to the second floor rose from the reception hall which was as large as an ordinary room. A seat with a hinged cover was built under the stairs. The hall was separated from the living room by columns and buttresses. The living room featured a large fireplace with bookcases with leaded glass doors on either side. The dining room contained a large built-in buffet.



23.

Address: **2850 Cedar Street**

Original Owner: Bartlett Estate Company

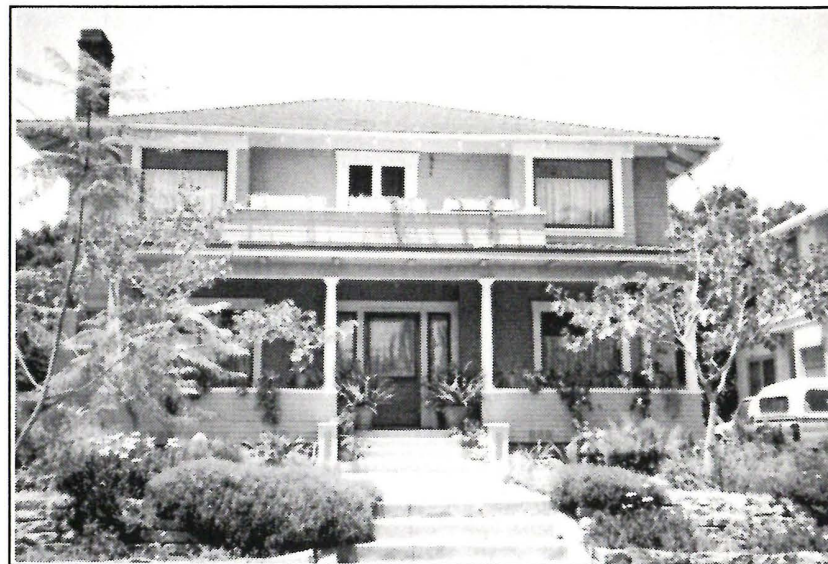
Style: Craftsman with prairie influence

Architect: William Sterling Hebbard

Contractor: Brawner & Hunter

Date of Construction: 1909

Bartlett Estate Company employed well-known San Diego architect, Will Sterling Hebbard, to design this South Park structure. The building contract, filed on November 29, 1909, noted construction costs amounted to \$4,142. The house features half-timbered upper story with shiplap siding on the first story with a pergola entry.



24.

Address: **1612 Granada**

Original Owner: Mary, Gertrude and Rebecca Halley

Style: Craftsman with Neoclassical influence

Architect: Unknown

Contractor: Unknown / Henry Fletcher?

Date of Construction: 1906

Henry Fletcher purchased a lot from Bartlett Estates Company in 1906. Fletcher is identified as a "carpenter" and later as a "building contractor" in the city Directory. A 1906 photograph in the San Diego Historical Society identifies this as the first house on the block. The property was transferred in 1907 to Mary, Gertrude and Rebecca Halley. Robert Halley, a nephew of the Halley's is listed as a "draftsman" and later "architect" in City Directories, however no evidence has surfaced that he may have designed the house. Research provided by the current owner suggests the home was converted to a duplex, possibly at the time of 1915 Panama California Exposition, to capitalize on the tourist industry at that time.



# Lecture

