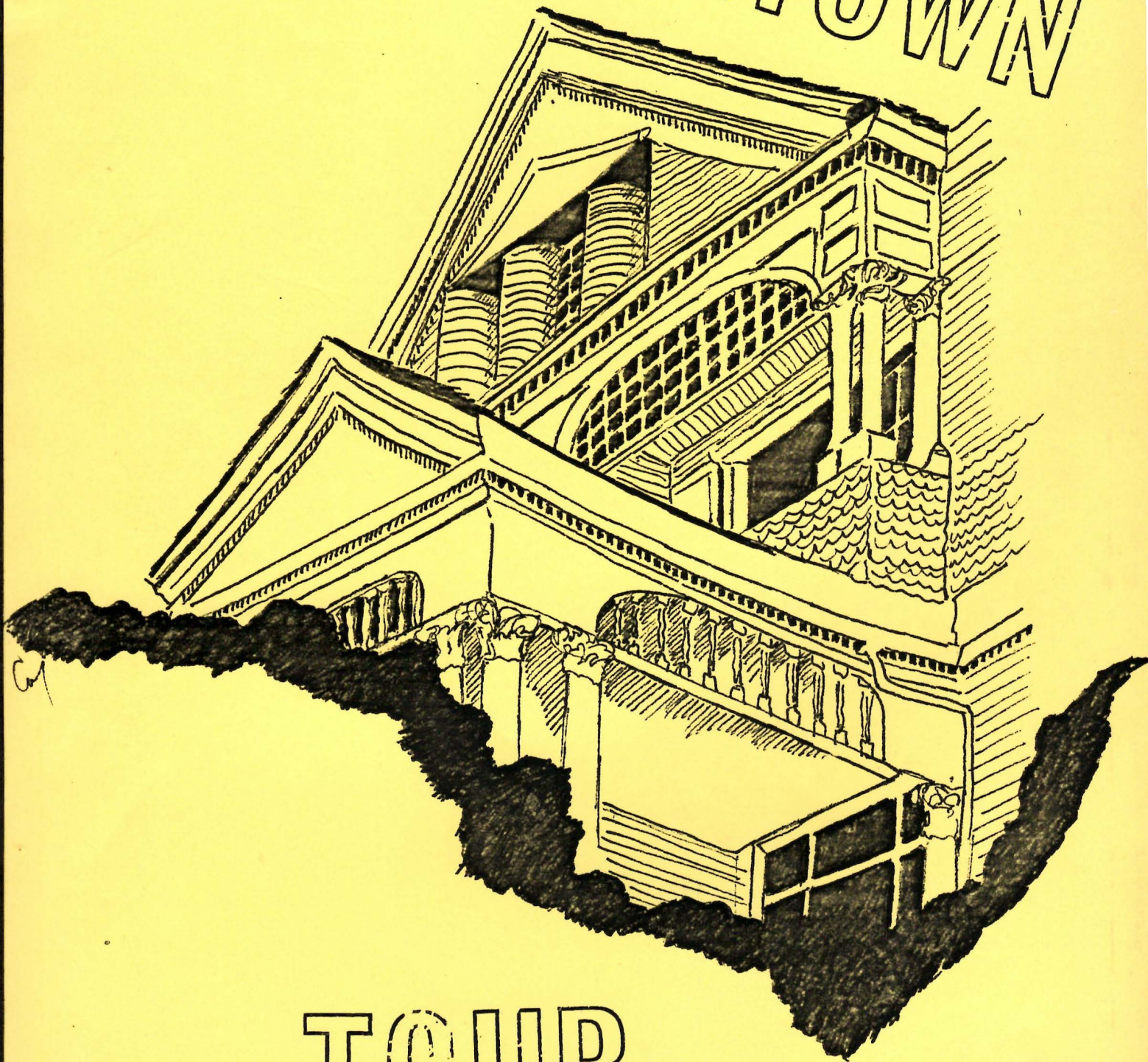


# S.O.H.O. UPTOWN- MIDDLETOWN



## TOUR



## UPTOWN HISTORY

The area now above Freeway 5, and bounded on the north by Mission Hills, to the south at the edge of downtown at Cedar, to the east by the Park, is considered the Uptown area. The nearer part to downtown has been oft referred to as Bankers Hill, because it was the place where many influential bankers made their homes, riding the trolley line from Laurel down first avenue to work in downtown. Part of Uptown was also known as Florence Heights, because of the grand old Florence Hotel owned by Alonzo Horton's brother-in-law, and at the heart of the areas activities. He chose the name, Florence, because it means "flowering" and seemed an apt description for the neighborhood.

The first major development for Uptown came during the 1880's, after Alonzo Horton purchased acreage which he then resold to various developers like John Sherman. The area from Laurel down to roughly Fir was called Horton's Addition, and is still shown this way on maps. John Sherman, who came to San Diego in the 80's, purchased many blocks from Horton, and in 1887 there are several homes, still standing, which he built for sale, like the Sherman-Gilbert House, the Sherman-Doig house, the Sherman-Judson house, and several others.

The second major boom for this area occurred in the 1890's, late, when San Diego's economy again took an upswing because the railroad was coming here to connect east and west. To this day Uptown remains one of San Diego's loveliest residential areas, although now many of the streets are zoned commercial and the older homes are being restored by professional people as office space. Fortunately, these restorations are in general well done, and will preserve these buildings for many more years.

## MIDDLETOWN

The area below Freeway 5 between downtown and Old Town is Middletown, following below the Freeway to about Sassafras Street, and then edging along the base of the hills on India Street to connect with San Diego Avenue. Middletown precedes Alonzo Horton's Addition by several years, and is one of the oldest subdivisions in San Diego.

In 1850, Andrew Grey, an Army surveyor, and William Heath Davis, sea captain and wealthy San Francisco merchant, purchased 160 acres of land bounded by Broadway, Front and the Bay. This tract was New Town, now a part of downtown, so-called to distinguish it from Old Town. A group of prominent businessmen, not wishing to miss out on any possible development opportunity, purchased the adjacent 687 acres linking New Town with Old Town, thus Middletown" was created. These early men included Cave Coutts, J.M. Estudillo, Juan Bandini and others. Following is a description of Middletown by B.F. Herms.

MIDDLETOWN: "(May 1850) First established shortly after William Heath Davis and Andrew Gray founded the 'New Town' subdivision in March 1850 (160 acres for \$2304 bounded by Front, Broadway and the Waterfront). Middletown included 687 acres, extending from New Town to Old Town. The owners included Oliver S. Witherby, Cave Coutts, A. Haraszthy, Jose Estudillo, Juan Bandini, and others.

Later it became a residential area for Italian fishermen because of it's proximity to the waterfront. \*.. The area was badly disrupted by the construction of Interstate 5 in the early sixties, which displaced many

families and divided the community. However, the community retains much of its ethnic character, charm and stability, which has its roots in the Italian community and the Parish Church. It is one of the last remaining viable family-oriented residential communities that exists in the downtown area, complete with neighborhood elementary school.

Although the neighborhood covers the spectrum in terms of affluence, the children you notice playing on the sidewalk are happy and friendly. There is pride in the community."

B.F. Herms

- \* Note: This was the locale of May Miller's Pulitzer Prize winning book "I cover the Waterfront", written about the San Diego waterfront in the 1930's.



#### ARCHITECTURAL NOTES:

Queen Anne : assymetrical facade details, room arrangements; multiple shingle designs, tall elaborate chimneys, rounded bay and dormer windows; art, painted and etched glass. Look for towers, steeply pitched and irregular roof lines.

Eastlake : some similarities to Queen Anne, including assymetrical facade projections, windows. Shingle variety still is used, usually on upper stories, but the application of "STICK" ornaments, or boards applied to look like posts, porch rails, window frames, board n' batten-like patterns. Projecting windows and bays are square, rather than round, windows usually tall and vertical, like the total shape of the structure. Many of this style were built close together to form Row House sections in cities. Windows usually have geometric patterns of leaded art glass in reds, blues, yellows, greens, purples.

1906 through 1914 : transitional period which sees the emphasis on horizontal rather than vertical structures. porches are centered, often with overhanging second floor balconies; classical columns, usually the elaborate Corinthian style, are used on porches, side arbors or porticos, upper balconies. Shingle patterns and overlapping boards disappear to be replaced by simple siding (horizontal) or stucco with wood trim. Note the change in windows to a larger more horizontal shape, simple single board framing around them. Pediments over windows disappear, windows are flat against side, giving a total flat facade appearance.

Craftsman : this particular style has many variations applied to the early 1900 houses of horizontal shape. Most notable style characteristics are the uses of heavy wood beams supporting, and projecting from under overhanging roof lines from second story. Half-timbering is used extensively, which is the use of heavy structural timbers filled in with plaster on second stories, after early English houses. Second story roofs often pitch sharply down to make the porch overhang. Wood farming of windows, and wood porch rails may be individually different in design, and we see cut-outs appearing in railings of more solid wood design.



Mission Revival : this turn-of-the-century style includes the use of tile roofs with masonry walls; also note bell towers on roofs (without bells, purely ornamental) and the use of the curved arch for entryways and windows. In San Diego, Mission details are often seen mixed in with other architectural details. High solid masonry walls are also used to surround structures for privacy. Courtyards may appear as the structure surrounds an open area, like many of the early Mission plans.

Other styles to note, between 1906 and 1914 : this date is included in this Tour guide as a transitional reference to the buildings you will see. Many of these styles carry over longer. Early apartments of this period will often have either Mission style or the details possible through concrete, especially roof line projecting edging, and indented pressed geometric details over doors, windows. We see the beginnings of the Art Deco and Moderne use of geometric forms holding up balconies and shaping geometric "dentils" under roof eaves, simulating structural beams projecting out of the walls.

Certain homes will have a "Mediterranean" feeling, and brick is used during this period. the Mediterranean influence is seen in homes which look like Italian Villas, stucco or masonry facades, flat fronts, with classical details under roofs which are flat, over doors and windows. Round or oval window shapes may appear as small decorative features. Buildings generally appear as high as they are wide, box-shape. Broad steps lead up to entries.

This period of time is an eclectic transition mixing many of these styles, and Southern California depended more upon the inventiveness of architect and builder, as standard materials used abroad and in the East were not available here.



IDDLETOWN

S.D. COUNTY  
ADM. BLDG.

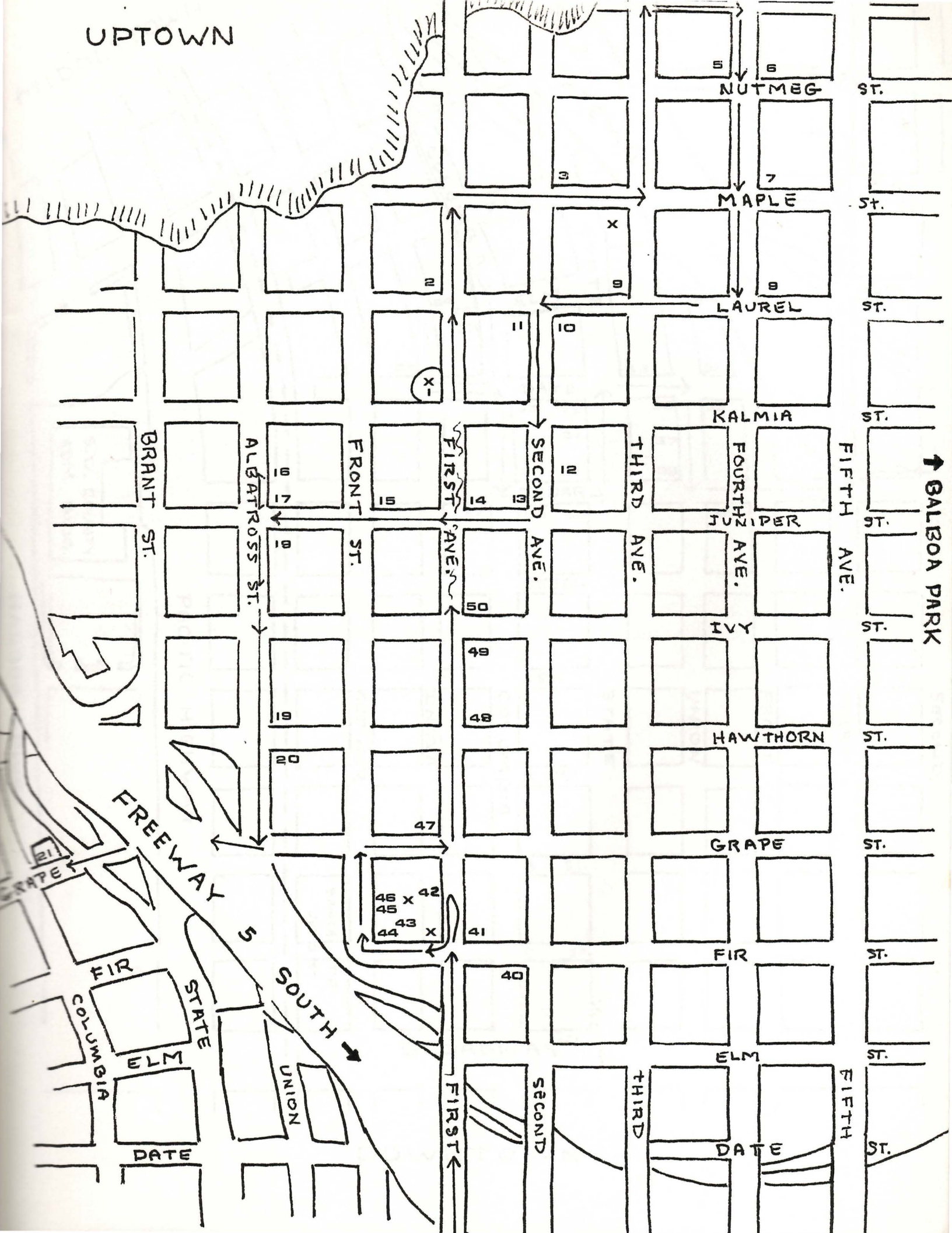
PACIFIC HIGHWAY

BROADWAY

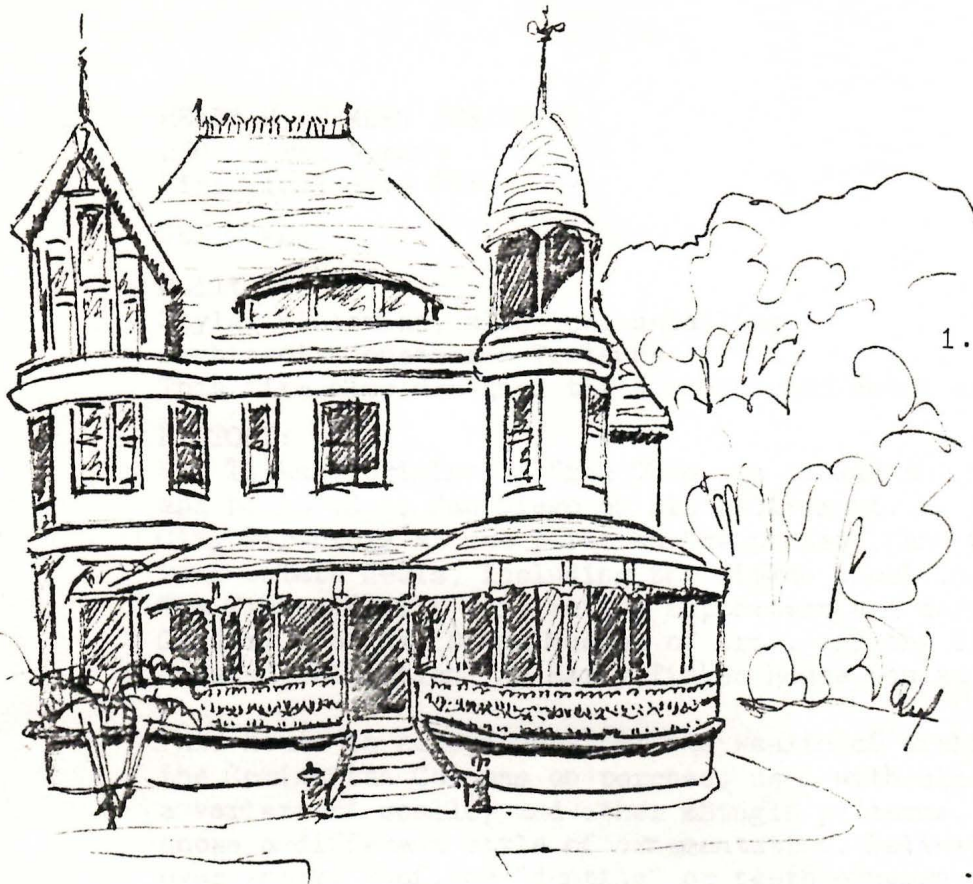
DOWNTOWN



UPTOWN







1. LONG/WATERMAN HOUSE  
2408 First Avenue  
National Register &  
local Historic Site  
BUILT 1889  
Queen Anne Style  
ARCHITECT:  
Benson & Reif  
HISTORY: Built for  
John S. Long and his  
wife Kate. Long was  
owner of Coronado  
Fruit Package Company,  
as well as owning the  
largest rotary veneer  
machine in the world.

John Long's involvement with woods enabled him to purchase are wood for the interior which remains today, refinished to its natural beauty.

Robert Whitney Waterman, seventeenth Governor of California, bought the home in 1890 from the Longs for \$17,000, with title vested in his wife's name. He ,oved into the structure upon his retirement, but he died in april of the same year. Waterman's heirs sold the home to Fred Root Hart and his wife Fanny, who moved in with their 2 little girls, May and Florence. It is Florence who eventually married in 1908 Dr. Alfred Gilbert, brother of the two Gilbert sisters who lived down the way in the Sherman/Gilbert House. There was also a son, Robert Hart.

May Hart married William Henry Woolman, an occasion commemorated by the planting of the Magnolia Grandiflora, considered today as the most outstanding specimen of its kind in San Diego.

Mrs. Florence Hart Gilbert died in 1975, and her heirs sold the house to meet tax obligations. John and Iris Parker purchased the home in 1977, ending an 80 year span of Hart/Gilbert occupancy.

The house sits on a lot 100' x 150', and the house has 6,180 square feet. Currently, house and carriage house in the rear are being painstakingly restored by the Parkers with direction by Rurik Kalas, who has restored his own Victorian in East San Diego.

The house originally had wall to wall carpet over unfinished floors. Gas lines were installed when the house was built, electricity not until 1908. During Governor Waterman's residence a security system was built into the house connected to windows and doors, an early invention similar to what we use today.

Presently the home is headquarters for Parker Industries, and is NOT OPEN TO THE PUBLIC.



2. HENRY H. TIMKEN RESIDENCE

2508 First Avenue  
Historical Site #38

SEE COVER

Built 1888

Style: Victorian, classical detailing

Architect: Comstock & Trotsche

This firm also designed the Horton Grand Hotel and the Villa Montezuma.

HISTORY:

Mr. Timken, originally from Ohio, is called the "roller Bearing King," and he moved to San Diego on his retirement. He listed himself in the City Directory at one point as "carpenter", and was involved in many real estate deals, including the Timken Block in downtown, built in 1909. The Timken family were active supporters and donors to the Fine Arts Gallery (now San Diego Museum of Art), and the Timken Wing houses their donated collection. An Early Timken house was at 321 W. Walnut.

This house is conspicuous for its wealth of architectural details. Note the Corinthian Columns on porches, used with classical pediments above, a variety of scallop and other shingle patterns. Each view of the house shows a different style of ornamentation. Delicate spindles form a lattice over entry. Roofline "dentils" or teeth ornaments are a standard ornamental detail on Victorian buildings.

The Interior has burl inlay parquet floors and paneling; several spindled and carved fireplaces; Tiffany glass windows (squared panes). The home has been in the Austin family for many years, and is still in original condition. THIS HOUSE IS NOT OPEN TO THE PUBLIC.

3. Dr. HENRY WEGEFORTH RESIDENCE

210 Maple Street

Built 1917

Architect: Pouis Gill

Style: mixed, transitional

The house retains some Mission style details, like arched entrance portico with porch above, as well as the pergola to the east side (arbor). The classical columns mix with a more International or modern symmetry. Horizontal shape with Symmetrical proportions is evidence of the modern geometric style of this period, like a Mondrian painting. Other structures on this tour will more clearly demonstrate this.

4. AMY STRONG RESIDENCE

N.W. Corner Fourth at Olive

Built 1907

Architect: Emmor Brooke Weaver

Style: "Craftsman"

Amy Strong was a famous dressmaker in San Diego. She later built the "Castle" in Ramona, also designed by Weaver. Note railing cutouts, half-timbering, interlocking of roofline angles, oval beveled glass.

Emmor Brooke Weaver was considered one of San Diego's finest Craftsman Architects.



5. BERTHA B. MITCHELL RESIDENCE/ELKS CLUB  
2720 Fourth Avenue at Nutmeg (N.W. Corner)

Built 1904

Style: Transitional

Architect: Hebbard & Gill (Irving)

Irving Gill is one of San Diego's most historically prominent architects. His buildings, mostly residences, can be found in several California cities, and we in San Diego are coming to recognize the quality of the homes he designed. He was the architect of the now lost Melville Klauber House on sixth Avenue. During his working years here he had several different partners. William Hebbard was one of the noted partners of Gill, and his houses done after he left Gill's office bear a striking similarity to Gill's work. More study must be done to learn the specific characteristics of Hebbards work. Louis Gill was a nephew of Irving Gill and he too went off on his own. (see Wegeforth Res.)

NOTE window framing details, second story, use of half-timbers.

6. (across street) Saint PAULS RECTORY  
N.E. Corner Fourth at Nutmeg

Built 1908

Architect: William Hebbard

This considerably remodelled building was home for Reverend Charles L. Barnes, Rector of Saint Pauls when it was located at Eighth and C Streets. This structure was built by Hebbard shortly after his split with Irving Gill.

7. BRITT-SCRIPPS RESIDENCE  
406 Maple Street

Built 1889

Style: Victorian Queen Anne

this house is possibly a copy of a home designed by Stanford White in Northern California. The architect currently is unknown.

Built by prominent San Diego attorney, Peter Britt, the house was later bought by E.W. Scripps (Scripps Howard Newspapers) as a town house to use while he was building the original Miramar Ranch.

Of note are the magnificent stained glass windows on the side, which the curving staircase frames. The tower, variety of shingles and wide veranda porch typify Queen Anne. The house is currently run as a Bed and Breakfast Inn, by Daun Martin Hostick.

8. ALLESIO BUILDING  
Corner Fourth at Laurel Street

Architect James Bird

This building has the early use (1960's) of fenestration exterior screens for air and shade control, while the tower is set back from the street for spaciousness. MR. A's Restaurant is on top.



9. TEMPLE BETH ISRAEL  
Third Avenue at Laurel  
Built 1925

The original Temple Beth Israel Synagog is now located in Heritage Park. This structure shows Moorish Architectural details in domes and arches. The doors are copper. This structure is still in use today.

The original Temple was built in 1889, and was located on Cedar Street at Union.

10. J.S.HAWLEY RESIDENCE  
205 Laurel at Second  
Built 1911

Style: pre-International  
Architect: Richard Requa

severe walls, clean window punctuations, form abstract pattern like paintings of this period. Requa was another noteworthy architect who at one time worked with Irving Gill. There are many fine Requa homes still intact in San Diego.

Note the projecting bay over the window arch, the stepped corbel supports underneath, and angled roof line. Shadow inter-plays beautifully with this house.

11. CHRISTIAN SCIENCE CHURCH  
2442 Second Avenue  
Built 1908-09

Architect: Irving Gill

This building has been drastically changed and the only Gill influence easily seen is in the back. Numerous demands were made on Gill when the building was being finished, and when the Church requested a dome on top, Gill apparently walked off the job. This would hardly have fit in with his clean new architectural look.

12. (middle of the block) REHABILITATION  
Between Kalmia & Juniper on Second  
Queen Anne Style

Note assymetrical design, multiple decorative elements, many types of windows, varying roof lines. Recently a Rooming House, it is hoped this new paint job reflects a growing interest in preserving this unique house.



13. ELISHA SWIFT TORRENCE RESIDENCE  
136 Juniper Street  
Built 1887  
Style Queen Anne  
Historical Site # 94  
Architect Unknown  
Torrence was a prominent attorney with Luce, McDonald & Torrence Law Firm. He later became a Superior Court Judge.  
Special attention should be paid to the wonderful details of this house; stained glass windows, gabled Dutch roof, Georgian type trim moldings marking different stories; also note variety of windows, machine turnings, shingle patterns.  
Inside there are several mahogany fireplaces with tile trim.
14. OFFICE, MILLER, BOYKO AND BELL, ATTYS  
110 Juniper Street  
Date and architect unknown  
This house was recently restored and enlarged by the modern addition on the back, handsomely incorporated with the older structure. Robert Hostick, part owner of Britt House with Mr. Bell, was design consultant for the remodel.
15. SITE ONLY (parking lot) Julius Wagenheim Residence  
148 W. Juniper at Front Street  
built 1904 by Hebbard & Gill  
DEMOLISHED  
Mr. Wagenheim was founder of Klauber Wagenheim wholesalers; the company, must changed, still operates downtown.
16. SPICER RESIDENCE  
2333 Albatross Street (around corner from #12)  
Architect and date undetermined  
The house could be designed by Hebbard & Gill, who did the corner house. Note the arbor at side, the half-timbered top over brick foundation, paned windows.
17. E.B. GOULD RESIDENCE (Senior Gould)  
1900-01  
234 W. Juniper Street  
Architect: Hebbard & Gill  
The Gould family have a family tradition as Yachtsmen in ocean racing and cruising. Mrs. Klauber (house across street) was a Gould, and grew up here. Her brother, Elwin Blaine Gould Jr., founder of the Chamber of Commerce, was known familiarly as Jay. Disliking the name Elwin, the family began calling him Jay after a well-known New York mobster, and the name stuck. (see next page)



This house has been greatly altered, but still retains some of the clean lines of a Transitional Hebbard-Gill house. Note windows, horizontal lines, simple architectural facade.

The Gould family hardware store, once downtown, still operates but in a new location. Grandson Gary Gould now runs the family business.

18. LAWRENCE KLAUBER HOUSE  
233 Hawthorn Street

Built 1908

Architect undetermined

Lawrence Klauber was a renowned Herpatologist. The house was built for Fred Jackson, one of 5 owners of San Diego Gas and Electric. He suffered from a breathing problem which required ventilators built into all rooms. The second owner was H.H. Jones, President of S.D.G. & E. When Mr. Klauber married Grace Gould, they purchased the house and moved in in October 1927. Mrs. Klauber still resides here.

There is discussion about whether the house may be prairie style, or more classical in design, with some Italian Villa overtones. It is a transitional structure architecturally, combining many types of details. Most notable the clean lines and simple ornamentation show a handsome house still in its original condition, though in need of some repair. The house is important as a remaining historical connection with the Klauber family. In 1979 the Melville Klauber house, on the National Register of Historic Places, was bulldozed after two years of battle by preservationists.

19. THREE GILL COTTAGES  
2123 Albatross; 2119 Albatross; 220 W. Hawthorn

Built 1908

Architect Irving Gill

These cottages were built originally for rental units, and had some of the earliest modern conveniences, like automatic sprinklers in the garages for washing the car; an early piping garbage disposer hooked up to the sink.

20. THE GRANITE COTTAGE/WALDO WATERMAN, SR. RESIDENCE  
237 W. Hawthorn

Built 1900

Architect Hebbard & Gill

Style Transitional

Waldo Waterman, son of Governor Robert Waterman, and his wife, Hazel, had this cottage built to Hazel's specifications. Hazel Waterman proved to be such an excellent draftsman and planner that after the cottage was built Gill hired her to work in his office. Hazel Waterman is credited with a number of fine buildings in San Diego, including the Wednesday Club.



21. VUE DE L'EAU APARTMENTS (View of the Harbor)  
532 W. Grape Street (N. E. Corner at Columbia)

Built:(thought to be 1913)

Architect Unknown

This apartment was likely constructed prior to the 1915-16 Exposition, and is typical of many constructed in anticipation of the influx of people, workers, tourists and new residents, which the Exposition would bring.

Notable features include box-like appearance, symmetrical front design with arched entry and covered arched balconies. West side has corbeled supported balconies. Architecturally we know this to be a transitional structure, which has several design features probably influenced by Irving Gill. The Wegeforth Residence and the Hawley Residence both have features which might be carry over Gill designs to this building, namely box-like shapes, and corbeled supports, arched entry. Louis Gill, Richard Requa and Lloyd Wright used many of these themes in their buildings as influenced from working in Gills office. This apartment has certain affinity to the Golden West Hotel downtown by Lloyd Wright, as well.

22. ST. ANNE'S CLINIC  
1762 Columbia Street

Built C.1890

This two story clapboard with some Eastlake influence, like the Ghio residence next door, was originally owned by Willard Washington Whitney, a music publisher from Toledo who came to San Diego, and became a rancher. Saint Anne's Clinic leased the building in 1927, and served the community there for many years.

23. (De LUCA RENTAL) DOMINICK GHIO HOME  
1760 Columbia Street

Built 1901 c.

Architect Unknown

Style: Victorian bungalow, classical details

The property was originally acquired by Willard Washington Whitney. In 1927 Dominick Ghio is recorded living here. The Ghio family have been prominent in San Diego history and own Anthony's Seafood Restaurants. Frank De Luca lived in the home for many years and died in 1973. He was a native of Viaggino, Italy.



24. The business district on India street, the heart of the Italian community, has become increasingly popular in recent years, due in part to the fine restaurants serving homecooked Italian foods, with specialty groceries abounding in the area as well. Fillippi's, Mona Lisa and Zolezzi's have drawn people here for shopping as well as eating. Fillippi's started as a neighborhood Italian grocery store that started making pizzas as a sideline, in the mid 1950's. It became so popular that Fillippis have gone through three expansions and acquired 2 parking lots to handle the business, retaining all the while their air of authenticity, kept their specialty grocery store which smells of the pungent dried oregano and fish popular in the community. Other new businesses have started up in the area, and we see a neighborhood renewal happening as a do-it-yourself development project. Neighborhood economics are up, buildings are being repaired and painted, with no help from public tax money. This is real neighborhood conservation in action.
25. TONY BERNARDINO BUILDING  
1702 India Street at Date  
Built 1908  
Architect/Builder J.M. Necoches
- This is a two-story commercial structure with two residences above it. M.C. Chappa owned the property from 1907 to 1930. Note the cutaway corner entrance on the ground floor, long the door to a popular bar called Club India. It is now the Loading Zone.
- The tile inscription bearing Bernardini's name lends an Italian decorative element. The scalloped parapet on this building is similar to one at 1758 State Street which has wood clapboard siding, and which was also built in 1908. Possibly this building was modernized in the 1930's with stucco.
26. ITALIAN CULTURAL CENTER  
S.E. Corner of Columbia at Date
- Another reminder of the ethnic character of this neighborhood, note the glazed white on blue terra cotta Madona, in the spirit of the Italian Master, Luca Della Robbia.
27. STATION NO. 6 - PIONEER FIREHOUSE MUSEUM  
1570-72 Columbia Street  
Built 1913-15 c.  
Architect Unknown
- Originally a fire station, this building now houses a remarkable collection of Fire Department memorabilia; this mint condition building is kept so by retired and off-duty firemen who run the museum, which is open to the public upon request.
- Note the Moderne details combined with calssical Greek detail at roof line. The original brass fixtures are still intact.



28. STARR-BALLATORE RESIDENCE (Brenda Mason Studio)  
1557 Columbia Street

Built 1905 Style Transitional Bungalow  
Builder L.S. Moore

E. Starr was the owner at time of construction; Alberto, Anna and Matteo Ballatore (he was a fisherman) are shown at this address from 1919; Matteo Ballatore died at this residence in 1945 at the age of 73, a resident of 27 years.

NOTE: this two story frame house represents the transition between Victorian and California Bungalow; unusual dormer windows with center double-hung, flanked by "porthole" openings. Lower story has rounded corners on windows, with upper panes of leaded pattern over doors and bays. The gabled dormers have curved, slightly serpentine rooflines, gradually blending with the peaked main roof. The house seems to have many elements visually empathetic with ships. The rear yard has an Italian Fig Tree. The house is now occupied by Brenda Mason Design Studio.

29. WILCOX HOUSE (pink)  
434 Cedar Street  
Built 1910 c.

Unique one story home with low hipped roof and wood siding, incorporating classical design elements. Double spaced end boards at corners simulate pillars topped with design; boxed cornice and frieze are decorated with dentils and rosettes; entrance has post supports and triangular pediment.

Columbia street was graded in 1904; in 1905 Henry and Marg Wilcox mortgaged the property for \$2000.00; in 1945 the Fredericka Home for the elderly was moved in here. It is currently a residence.

30. "THE GYPSY CELLAR" Restaurant  
1568 State Street/411 W. Cedar

The Gypsy Cellar Restaurant was a place to come for an adventuresome night out. Cosmopolitan in feeling, it served Hungarian cuisine, accompanied by violin music, or sometimes piano, occasionally operatic arias. Always a delightful experience with great food!... ..

.....Are you wondering what a Hungarian restaurant has to do with Middletown? Think back to the ten founders of Middletown and you will recall Count Agostin Harzthy, a genuine Hungarian Count.

Count Harazthy is remembered for several things; He was San Diego's first Sheriff; he is considered to be the father of California's wine industry, and because he brought a good healthy body stock from Europe to the industry here, he is still honored for this contribution.

Look closely and you will note that the Gypsy Cellar was an addition to a Victorian structure dating back to 1903. It was built in 1952 for a corner grocery.



31. and 32. OUR LADY OF THE ROSARY CATHOLIC CHURCH  
AND SOCIAL HALL  
1656 and 1668 State Street

Built 1925

This Church is the focal point of the Italian Community. Even those Italian families who no longer live in Middletown continue to attend the Parish Church.

The Church was designed by Gianninni and Ferguson, and built by William and Ferguson. It is said that the entrance is an exact replica of a secular structure on the Vatican grounds in Rome.

Two statues over the entry are of Christopher Columbus and another undetermined figure. The art work in the Church is attributed to Fausto Tasca of Italy and later, Carlos Romanelli.

The Parish Hall next door was originally a Protestant Church and was moved to this location about 1935.

33. WASHINGTON ELEMENTARY SCHOOL  
State Street at Date

The original elementary school was built in 1888 at 1825 Date Street; it is easily identified in early photos of the waterfront because of its prominent Greco-Roman presence on the hillside.

34. BAYSIDE SETTLEMENT HOUSE

This is one of the earliest settlement houses established in San Diego, with programs to help the elderly and families in need.

35. SILBERHORN HOUSE  
205 W. Date Street

Architect Unknown

Date Unknown

Builder, Leonard and Wade

Style; Italianate/stick

Note angled 2 story bay with triangular pediment roof, at the North west corner, providing spectacular view of setting sun. Also has a boxed cornice with frieze and dentil decoration.

Sewer hookup is recorded by permit date of July 26, 1895. George Karl Silberhorn and his wife, Paula lived here from 1922 onward. Mr. Silberhorn was born in Germany, a veteran of the Spanish American War, and was employed by the City Operations Department.

The Silberhorn daughters, Emma Hanson and Florence Hord, are the current owners.



- 3 6.           EDWARD AND NATTIE FRENCH HOUSE  
1672 Union Street  
  
Built 1888 c.  
Style Victorian  
Note high cross gabled roof, sun porch with railing  
over front veranda.
- 3 6A.           The Crowell House  
1654 Union Street  
  
The French House  
1660 Union  
  
Unknown Owner  
1666 Union St.  
  
These 3 houses may be variations of the same house  
plan  
All 3 were built on or before 1888. Each is considered  
to be Eastlake in style.
- 3 6B.           Howard M. KUTCHINS HOME  
1642-1648 Union Street  
Another frame Victorian probably built around same  
time street was developed.
- 3 7.           CHARLES PRAEGER HOME  
Historical Site # 123  
1632 Union Street  
  
Built (between 1880-86).  
Building appears on 1888 Sanborn Fire Map; 1894 sewer  
permit transferred from D.H. Millard to J.H. Woolman.  
In 1905 Mattie Churcher and Lyman H. Morgridge lived  
here. Water tap was installed in 1907.  
  
NOTE sunburst decoration at peak of gable.
- 3 8.           ANDREW CASSIDY HOME (June's Attorney Service)  
1620 Union Street  
  
This one and one-half story Victorian cottage has  
Queen Anne characteristics. Note front veranda with  
gingerbread trim and decorative shingles on upper front  
gable.  
  
Built 1888 c.  
Between 1877 and 1933 the property changed hands  
10 times. Andrew Cassidy was listed owner in 1889.  
One resident, Oakley Lawton, was a clerk for the Russ  
Lumber Company.



- 38A. Oscar H. Millard Home  
1610 Union Street (N.W. Corner Union at Cedar)  
Note wide veranda and sunburst on gable. This house quite similar in detail to the Praeger House, 1632 Union.  
Millard was a native of New York who came to San Diego in 1886. The house was owned by the Millard family until 1911.
- 38B. HADLEY HOME  
1613-1617 Union St.  
Built 1888 c.  
This unusual one and one-half story house features twin classical pediments (gables) centered by a small dormer as often seen in Georgian Architecture. The original veranda has been enclosed.  
The Hadleys came from Michigan in 1888; a Hadley relative lived here until 1928. Mrs Laura Wilcox, widow of the builder, George Wilcox, also lived here.
39. SITE OF THE McCONAUGHY HOUSE  
Historical Site #114 (now moved to Heritage Park)  
1569 Union Street  
Built 1887  
Italianate Victorian, owned by John and James McConaughy, pioneers in San Diego's passenger and freight business. It served for a time as a hospital in the 1890's, and was called the Good Samaritan Home.  
This is the most recent house to have been saved from demolition and moved to Heritage Park in Old Town.
40. SITE, SHERMAN GILBERT HOUSE (1887)  
corner Second and Fir Streets  
Save Our Heritage Organisation was founded in 1969 to save this house from demolition. In 1970 through community efforts Heritage Park was born, and the Sherman Gilbert now rests there. The other structures in the Park also came from this general area from nearer the McConaughy House site up to Third between Fir and Grape.
41. SITE OF ALONZO HORTON HOME  
demolished for the parking lot you now see.  
Alonzo Horton is considered the "father" of San Diego's New Town development. He first came to San Diego by ship, and when seeing the natural harbor, and the cluster of buildings which were Old Town, he went north to find investors, and his efforts put San Diego on the map.



42.

SHERMAN-JUDSON HOUSE  
1930 First Avenue  
Historical Site #129

Built 1887

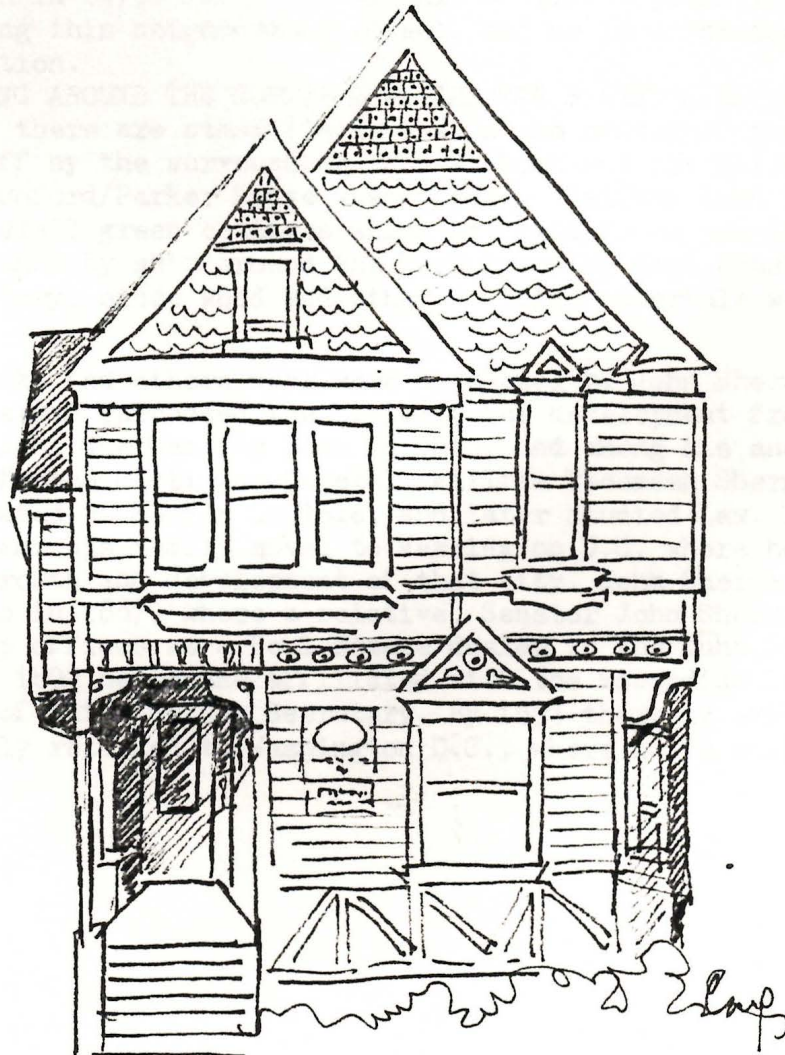
Style Queen Anne Victorian

This structure is one of two residences with identical floor plans, and is the only remaining example in this area of these two "tract" houses. The original residence was a three bedroom, three bath house, with one main bath, parlor, kitchen, livingroom and entry on the first floor; three bedrooms and two half baths, one full bath were upstairs.

Built as a middle class rental, the structure was converted in 1947 to three rental apartments, and the current owner, Gary S. Elster, has now converted it to professional offices.

In December, 1980, the Save Our Heritage Organisation took a FACADE EASEMENT on this property, to preserve it for the future.

Note the angled window..back corner..with railing, and carved detail; also typical Queen Anne shingle trim.





#### SHERMAN JUDSON INTERIOR:

The house was piped for gas; when the electrical wiring was done apparently the gas was never closed off. Mr. Elster recently called the San Diego Gas and Electric Company to trace the aroma of gas, and they, with horror, discovered the error, and corrected it.

Note the Art Glass in the front Parlor and the original ceramic fireplace. The next room back is the original kitchen, and the original pantry shelves. Nearby is the cellar entry.(CLOSED)

Mr. Elster's Office has 4 different brown print papers. There was seemingly another fireplace here, but it is missing. Settling has caused the doors to be periodically cut at odd angles. Original brass hardware on doors still exists. NOT OPEN TO THE PUBLIC.

Mr. Gary Elster believes this is a "happy space to work in."

43.X GOING SOUTH: FIRST we come to the Office of John Sutliff, C.P.A., who owned the other mate to the Sherman Judson house, and had it torn down in 1979. Unfortunately Mr. Sutliff's property is key to keeping this neighborhood intact, and he is uninterested in preservation.

CONTINUING AROUND THE CORNER DOWN THE FIR STREET HILL you will see that there are other Victorians in the center of the block walled off by the surrounding houses.(Look out the Kitchen windows in the Mumford/Parker house when there.) Halfway down the hill are two small green cottages which are said to be pre-fabs which were brought by ship around the Horn from the East Coast in the 19th Century, since wood and other building materials were scarce.

This block, and others near were developed by John Sherman in 1887. Sherman purchased the property for development from Alonzo Horton. John Sherman was born in Ohio, and among his ancestors was the famous Civil War General, William Tecumseh Sherman. John was educated at Kenyon College, and later studied Law. In 1871 Sherman and his family moved to Washington D.C. where he was active in the growth and development of that city. John Sherman came to San Diego in 1887, where a relative, Senator John Sherman, resided. He set up offices as a Real Estate dealer in the Kuhn Office Building. In 1892 he became affiliated with the Escondido Land and Town Company of which he was Secretary. By 1895 there is evidence he and his family returned to Washington D.C., where he is buried.





SHERMAN-DOIG HOUSE 1887

44.

SHERMAN-DOIG HOUSE

136 W. Fir Street

Built 1887

Builder John Sherman

Style; modified farmhouse/stick

Historical Site #104

John Sherman developed 8 parcels on the southern portion of this block; as the Sherman Judson house is one of a pair of identical structures, so there is evidence that there were pairs of identical structures built on this portion as well.

On January 20, 1888, legal title of this house was granted to John Rankin Doig by Sherman. John Doig was a graduate of the College of Physicians and Surgeons at Chicago. His first office in San Diego was at 5th and C streets, 1886.

In 1898 the family moved to Kansas, leaving the house in financial straits. During his stay in San Diego he formed a partnership with his half-brother, Dr. Robert Doig, who was to become very prominent in early San Diego.

From 1898 the house changed hands regularly until January 1965 when Herminia Kendal was deeded the property; she turned the deed over to Fred "Rip" Bojorquez, and in 1974 SOHO was able to place a deposit with Mr. Bojorquez of \$50.00 (they didn't have that much more in the bank) and convince him to give them the option of looking for a buyer. Fortunately in 1975 Ted and Jan Krauss came to San Diego, fell in love with the structure, and purchased it from Bojorquez. Mr. Krauss has restored the property extensively, and retains it as his professional offices. Mr. Krauss is currently S.O.H.O.'s C.P.A.

INTERIOR: The entire house has been raised 20" to place a permanent foundation under it. When the Krauss's purchased it, the structure was completely falling apart. Accordingly most of the woodwork has been stained to cover damage, or replaced. The two fireplaces, cast iron, on the main floor are original. The only original window is upstairs in the attic (south side) and was returned to Mr. Krauss after he purchased the house and was fixing it up. The other is a new reproduction made to match by the Glass Gallery. The entry fixture is contemporary to the house, though no original ones were remaining.

The house is now done in a mix of many colorful patterns as would have been appropriate at that time. Krauss believes he has a wonderful office environment, and he sealed the windows to keep out the noise of airplanes, now unnoticed. The house has air-conditioning, sprinklers to keep it up to code.





45. JOSEPH MUMFORD/ROBERT MILES PARKER RESIDENCE  
 1929 Front Street Historical Site # 100  
 Built 1887

Original Title search shows Mumford as owner; This house is famous for its current resident, Founder of Save Our Heritage Organisation, Robert Miles Parker. Mr. Parker is a renowned artist, and in his travels throughout the United States, has been responsible for spreading the preservation movement to many communities. His work is in collections all around the Country.

BUILDER: John Sherman; Architect: Unknown

Style: Typical Victorian California Eastlake style, although Eastlake is not often found in Southern California, especially San Diego. Design is asymmetrical, with fanciful and often unnecessary architectural details, a variety of shingle patterns, Gabled roof, tall chimneys and art glass windows. This house has shingles of scallops and diamonds, with a row of overhanging spindles which simulate a porch enclosure where there is only a window. Other vertical boards under windows also simulate a porch railing.

Eastlake style, named for the ideals of Charles Eastlake, but denounced in the United States as "extravagant and bizarre", stem from a particular use of applied "stick" ornament which resembles the real architectural structural elements, but here in San Diego became solely fanciful ornament. These tall narrow stick houses were to become familiar as San Francisco "Row Houses".



HISTORY: The house sits in the area known as Horton's Addition, developed, or sold off for development by Alonzo Horton. This block, and others near, were purchased by developer/builder John Sherman, and structures here were built in 1887 by Sherman, who also built the Sherman Gilbert House. The house was purchased at Estate auction in 1902 by the Crandall Family, for \$1,900.00 . On any Sunday in 1910 Dr. Rawson Pickard, a Crandall relative, could be seen stepping out for his stroll down to Horton Plaza, in striped trousers, Derby, and walking stick. He was a well known San Diego Pathologist. Records show 1911 as a time when the Crandall girls would come to stay with Granmother Crandall for weekends; we might have seen them on their way to the Trolley with Aunt Ada to visit Spreckles' Ostrich Farm, at the end of the line in Mission Cliff Gardens on Adams Avenue. Grandma Crandall would wave Goodbye in her purple velvet cap.

The gardens were tended by Japanese gardeners, bordered with Fresias. Through the orange trees was the garden wall covered with Plumbago (blue), and unfortunately none of this wall or orchard remains. On any day the Japanese fruit and vegetable vendors might be seen making deliveries in their horse drawn carts.

In the thirties, the house was rented out separately, each room being a separate quarters, and the structure was badly used as a boarding house. In 1967 the house was given a new life by Robert Miles Parker, who saw the derelict and convinced the owner to let him rent it and fix it up. Parker has grown accustomed to the Ghost with whom he shares his home. Many SOHO members and friends have seen evidence of him. (He is a trim young man in old-fashioned clothes, dark hair, gray suit. Current SOHO president, Carol Lindemulder, has actually seen him strolling on a sunny day outside the kitchen window, . . . two stories up.)

Miles Parker now has brought this house back to its original grandeur, and many of the furniture pieces and accessories have been presented to him as gifts, so that they may remain, and live on, in an appropriate historic setting. Parker now leases the back downstairs, and uses the lower parlors as a gallery for his work. He lives in the upper floor of the house, painting in the upper Parlor.

#### INTERIOR:

ENTRY: Foyer originally had double-doors with etched crimson glass panels of Chinese design. One panel was broken during the years the house took in Boarders, the other also no longer in place now. When one passes into this house now, a feeling of going back into Victorian times seeps over you; walls are covered with print paper and floor-to ceiling art. Houses of this period were comfortably cluttered with rugs on rugs, potted plants, knick-knacks, and projecting architectural details. Canes and hats also hung on the walls, umbrellas in stands were next to elaborately carved and patterned furniture.

Gallery Area: This area has now been somewhat modernized in furnishings to provide a clean look as backdrop to Parkers' art and ink drawings of older buildings. Architectural details are still original, although patterned wallpaper has disappeared. Be sure to look at all the art, many drawings of structures as far away as Paris, or as near as around the corner. The houses in the drawings live, as this old house still lives.



UPSTAIRS: Parlor: all furnishings are period pieces. The dull red sofa once belonged to Jessie Shepard; the 1870's red and rose flocked wallpaper came off the same roll as used in the old Marston's Tea Room. An upholstered chaise lounge circa 1880 was rescued by Parker from under an avocado tree in the back yard, a remnant from Boardinghouse days. The "feathering" on the original cast iron fireplace results from the early practice of applying paint with a feather to simulate marble. The original stained glass window has a typical Eastlake geometric pattern, also found in many Queen Anne structures. The view from the angled Bay window reflects still the magnificent scene which caused the house to originally be built at this angle. Grandmother Crandall used this as her front bedroom.

Bedroom: Note the slanted ceiling, and recessed window (Dormer); this room is where the little Crandall girls spent the weekend with Grandma, and their matching ruffled nightgowns were kept here waiting. Victorians were known for their single-function rooms, so that each person had a special room, as each room had a purpose (look at the game of CLUE: The billiard room, the Parlor, the Pantry, the Conservatory); this was obviously the little girls' room.

Library: This was the "box" room, originally kept for storage of trunks, and packing boxes. The room now contains a fabulous collection of classic books.. Tolkien, Alice In Wonderland, an 1897 Sears Roebuck Catalog, an impressive array of books on art and architecture. On one shelf are his "box" collections of drawings, boxed in series, and portraits of many San Diego homes and people. NOTE the hand-painted art glass lantern with rice paper fringes, an example of 1930's Chinese Revival.

Bathroom: original claw-footed tub and marble sink; Eastlake glass window slants inward. Parkers Grandfathers mirror is still used by him for shaving; this family heirloom comes from the days his Grandfather used it, hanging on a tree, for shaving, during Civil war times.

Kitchen: this was originally a screened porch used as a sleeping room by Aunt Ada. She liked freely circulating air for her health. The screens are now replaced by windows to make a converted sunny kitchen, with handmade tile sink by Michael Sullivan, Potter, and SOHO's first teenage chairman, many years ago. From here one sees the continuity of the neighborhood, and the growing intrusion of the new world into the old world atmosphere of this block. This room was the first meeting/workshop room for Save Our Heritage Organization's early planning in preservation for the Sherman Gilbert House.

TOUR GUIDES: Credit must be given to Susan Vreeland for her research of this house, as published in San Diego Magazine in 1980.

46. Next to the Mumford/Parker house is a structure known in the neighborhood as the "Spanish Mansion". Actually this Mission Revival building was built for Mrs. A.E. Marsh, in 1909. The Victorian which apparently once stood on this spot has been moved to the rear of the property where it serves as a rental. This large single-family home is now a rental as well.

47. APARTMENT COMPLEX  
First at Grape, (N.W. Corner)  
Built 1908

Architects: Quayle Brothers

This apartment was built for Patterson Spriggs, and has 40 rooms. The Quayle Brothers also designed the Knights of Pythias Building downtown, and the Police Station.



48. THE HAWTHORNE INN (formerly Plainsman Hotel)  
2121 First Avenue  
Historical Site, City of San Diego  
Built 1900  
Builders, Henry Neale and R.A. Graham  
Style; vernacular/colonial revival

The building is historically notable because it is one of the few remaining large wood frame inns of its period.. and possible the only one in San Diego. It has not been revised or remodeled in the interior spaces, which is unusual. Superficially the building appears to be a colonial revival design because of its twin gambrel roofs, classical column entry, and two story colonade on the south side of the structure. However, Mr. Robert Ferris, architect, who researched the building, indicates the colonade was a later add-on, and that the building more properly falls into the category of vernacular, or unschooled style. The building is typical of inns of that period, large simple rooms sharing a common bath on each floor.

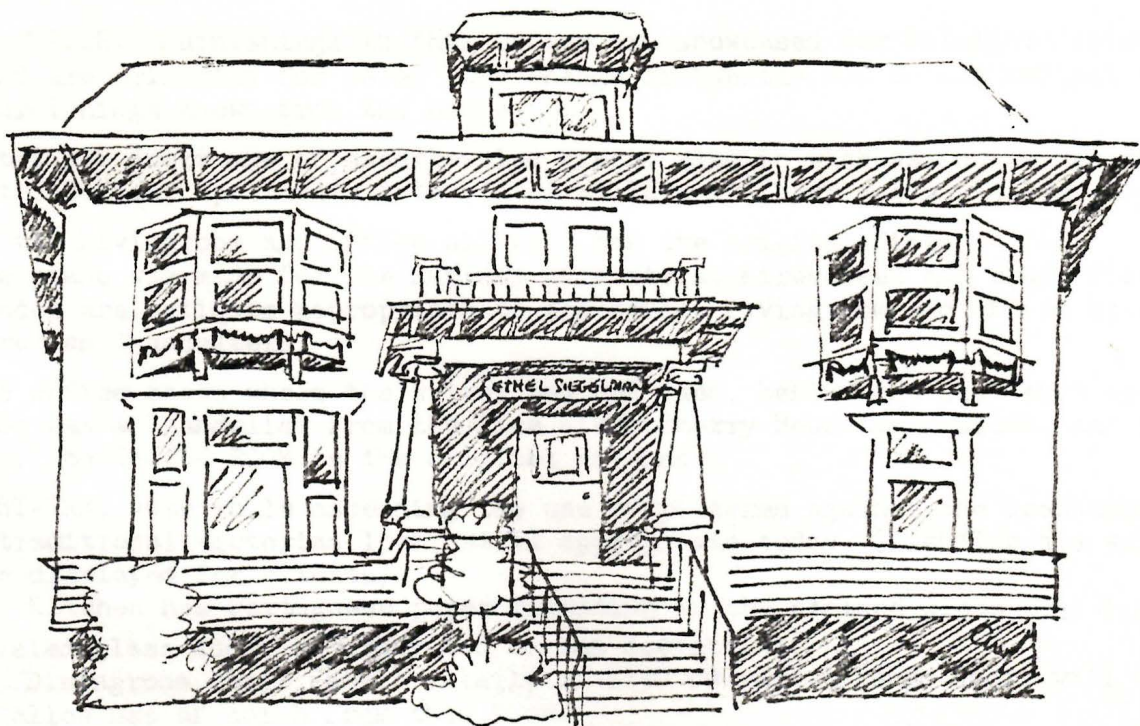
The building was constructed in 1900 by Dr. Edward Butler, M.D. and his wife Jennie Butler. He was a member of the San Diego Board of Health (1903). He and his wife were owners of 18 mines in the back country, including the Blue Jay, Primrose and San Dieguito mines.

In 1922 the Butlers leased the Hotel to Sarah Thompson who was a friend of Madame Katherine Tingley. As a result of this friendship the Hawthorne Inn became a forum and place of activities for the Theosophical Society. By 1937 the Butlers had sold the Inn to Sarah Thompson, and she, in turn sold the Inn a year before her death to an English Theosophist couple, Dr. Arthur A. Beale and his wife Marianne. The property was sold after Marianne Beale's death at age 74. Since then there have been a number of owners. The current owner is also a Doctor, Dr. Breffni C. Barrett, who hopes to turn it into a Bed and Breakfast Inn.

During World War II the Inn housed more than 100 defense workers from Convair, and Mrs. Thompson served 300 meals per day. From 1957 to 1981 The name was changed to the Plainsman Hotel (rumored because of the airplane pun) and it has recently been changed back to the original Hawthorn Inn.

The interior central hall has a lightwell with skylight. Currently there are 29 rooms and two apartments. Each room has a basin except the attic which has no plumbing.





49. OFFICE, ETHEL SIEGELMAN DESIGN STUDIO ASID  
2169 First Avenue

(Lots A, 1/2 of B, Horton's Addition)

Original Title shows the property belonging to E.E.Carter, from 1893 to 1895; he did not build on the property. Carter sold to Fred and Mary Nason, who in 1907 took a \$3000.00 Mortgage to build this structure.

Approximate building date, 1907-8

ARCHITECT: Unknown

STYLE: Transitional, following Victorian ; simple square shape minus projections reflects a transition into the more clean forms of the International style or the simpler Craftsman style. Upper porch is a carry-over from Victorian influence, taking advantage of view, but with more straight forward ENTRY to house below. the SWAGS over the windows are a classical detail, somewhat unique on San Diego buildings, and usually found on earlier structures. The columns also are common on 1890's later Victorians and turn of the Century structures Third story dormer is a Victorian carry-over. Note that Victorian wooden shingles have been replaced by simple wooden siding found on later structures.

HISTORY: Fred & Mary Nason, after building in 1907, held the home until it was paid off in 1918; in 1921 the house reverted to the Union Trust Company, and was purchased from them by William J. LaRoe, and his wife, Lucinda in 1923. Mr. LaRoe was a Railroad Engineer, and the couple resided here until they converted it to a multiple family residence in 1937; Lucinda disappears from LaRoe's life at this point, and he is shown to have remarried in 1938 and moved to Mission Hills.

From this point on several owners are listed for this multiple family rental, including a Gladys Jones. The Gianoulis's, owners of the Ivy and First Market, were short time purchasers who sold to Ethel Siegelman in 1977. She converted the building to Design Studio and an upper apartment.



INTERIOR: Furnishings in this Office are showcased for Interior Design clients, and are primarily for sale. They change frequently and do not reflect any original furnishings known from the house.

Entry way doors are of hand-beveled glass, also in windows. House was apparently cut into four apartments. Note fluted pillars in Foyer and on stairs.

In the Livingroom and Office all wood has the original finish.

The piano was made for the Empress of Austria. Firescreen and brass fireplace fender are antiques appropriate to the house. Livingroom and Office have antique European Chandeliers.

The office shows where the swivel bed had been, behind the shuttered area. Bathroom has a Chandelier from the Rice Nicol Cherry House in Houston, and the original tub. The SAMPLE ROOM is the original kitchen.

UPSTAIRS, note while ascending the use of pictures against the Scalamandre wallpaper, a traditional Victorian look, still appropriate today. (Lighting and wall graphics are displayed for clients).

Kitchen has Portuguese paper repeating in the stained glass. The Guest Room has beveled glass door, a Murphy bed as was downstairs.

Diningroom chair fabric retails at \$190.00 yard. French doors will be installed to allow use of porch from this room.

Master Bedroom displays an unusual Art Nouveau armoire. The former Kitchen off this room is being made into a wardrobe closet. Note the Bombay chest with antique wash basin from France. The Master Bath has a reproduction porcelain/brass fixture in shower.

50. FORWARD HOUSE  
corner Ivy at First

(unresearched)

The Forward family started the Title Insurance Photo Collection, which now belongs to the San Diego Historical Society. These historical photos were donated from the Forward's own collection of old-time San Diego studies.

## ACKNOWLEDGEMENTS

### MIDDLETOWN

Dr. Ray Brandes            MIDDLETOWN SURVEY

Mr. Jim Adamo

Mrs. Vera Romani

Mr. J. Matera

Mrs. M. Balastrieri

Mrs. E. Gordon

Mr. Loring

Teresa and Joe De Santi

Mr. N. Cordelione



# ACKNOWLEDGEMENTS

Parker Industries	LONG-WATERMAN HOUSE
Ethel Siegelman	SIEGELMAN OFFICE
Robert Miles Parker	MUMFORD/PARKER HOUSE
Ted Kraus	SHERMAN-DOIG HOUSE
Gary Elster	SHERMAN-JUDSON HOUSE

Claire Kaplan	HOUSE CHAIRMAN
Jan Kitchell	TOUR CHAIRMAN
Bruce Herms	RESEARCH
Bruce Kamerling	RESEARCH
Nancy Sullivan	RESEARCH
Michael Sullivan	
Mary Joralmon	RESEARCH

Susan Bernard	TOUR GUIDES:	
	Nancy Sullivan	Michael Sullivan
Diane Joralmon	Jan Kitchel	Bruce Herms
Ron Buckley	Barry Worthington	Gary Thomas
Mary Joralmon	Carole Frick	Cristina Faulkner
Cathy Grigsby	Joe Jones	

Carol Lindemulder	HOUSE GUIDES:	
	Ted Foley	Marc Tarasuck
Pat Skidmore	Mary Dell Worthington	Ted Kraus

	HOSTESSES:	
Ellen Smothers	Derdra Smothers	Marilyn Crehore
Natalie Mates	Alice Crittenden	Robbins Crehore
Hazel Risher	Helen Hickethere	Carol Sebastian
Barbara Hallen	Louise Borchert	Dorothy Haggard
Carolyn Turner	Betty Smith	Eileen Cross
Linda Parker	Linda Meier	Sheila Mehigan
Jean Mearney	Louise Harvey	Jerilyn Jones
Dorothy Cleary	Mary Van Epps	Sunny Tarasuck
Sunny Tarasuck	Susan Briggs	Delores Barker
Batty Elwell	Mary Sanders	Arlene Watters
Ramola McKenney	Millie Murphy	Phyllis Blum
Ann Breslauer	Carol Corolla	Sharon Almond
Martie Atwell Richards		