



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: April 23, 2012 REPORT NO. 12-039

ATTENTION: Council President and City Council  
Docket of

SUBJECT: Appeal of the Historical Designation of the Anderson Furniture Building  
located at 741 F Street

REFERENCE: Historical Resources Board Hearing of January 26, 2012

REQUESTED ACTION:

Should the City Council grant the appeal and reverse the January 26, 2012 historical resource designation of the Anderson Furniture Building, located at 741 F Street in Centre City, by the City of San Diego's Historical Resources Board?

STAFF RECOMMENDATION:

Grant the appeal and reverse the historical resource designation of the Anderson Furniture Building, located at 741 F Street, based on violation of hearing procedures by the Board.

SUMMARY:

**BACKGROUND**

This item is before the City Council as an appeal of the Historical Resources Board (HRB) decision to designate the Anderson Furniture Building located at 741 F Street as a historical resource (HRB #1032). The item was brought before the HRB at the request of the owner to determine whether or not the building is historically significant based on the adopted HRB designation criteria, consistent with San Diego Municipal Code Section 123.0202 (Attachment 1). The request was submitted via a preliminary review application as part of a constraints analysis for future development.

A Historical Resource Research Report was prepared by the Office of Marie Burke Lia, which concluded that the building was not eligible for designation under any criteria. Staff reviewed the report and required additional information in order to determine whether or not the building met the City's criteria for designation. After the additional information was submitted, staff referred the property to the City's Historical Resources Board for a formal determination. At a noticed public hearing on January 26, 2012 staff did not recommend designation of the property, due to a lack of integrity (Attachment 2). Following public testimony and Board discussion, the HRB moved to designate the building under HRB Criterion C as a significant example of a one-story brick commercial building constructed in 1908. That motion failed with a vote of 4 in favor, 5

opposed and 0 abstentions. A second motion to designate the property under HRB Criterion C for the building's "unique use of workmanship in brickwork detailing in an industrial and commercial use" passed with a vote of 6 in favor, 3 opposed and 0 abstentions (Attachment 3).

## DISCUSSION

The City Council may overturn the action of the HRB to designate a historical resource under certain circumstances, consistent with the San Diego Municipal Code Section 123.0203 (Attachment 4). The Code states that the action of the Board in the designation process is final unless an appeal to the City Council is filed. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of: factual errors in materials or information presented to the Board; violations of hearing procedures by the Board or individual member; or presentation of new information. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written findings in support of its decision.

The materials in support of the appeal filed by the office of Marie Burke Lia on behalf of the owner states four grounds for appeal, including two grounds under "violation of hearing procedures" and two grounds under "factual errors" (Attachment 5).

### Violation of Hearing Procedures:

1. In the materials submitted in support of the appeal, the appellant presents the following finding: "The Board's decision was not based upon the criteria specified in, or consistent with, the procedures of the Land Development Manual's Guidelines for the Application of historical Board Designation Criteria in that the Motion to designate failed to state a factual basis for designation under Criterion C or any other Criteria. Therefore, the decision violated the hearing procedures established by the Land Development Manual and Municipal Code §123.0202(e)."

### Staff Response

Section 123.0202(c) of the Municipal Code states that "the decision on whether or not to designate a historical resource shall be based on the information in a research report as specified in the Historical Resources Guidelines of the Land Development Manual." If the Board finds that the report is inadequate, the Board may continue consideration of the item and direct the applicant to revise the report as needed to provide a complete analysis. In reviewing the materials and considering public testimony, the Board did not determine that the research report prepared by the applicant was inadequate; and yet the Board took action to designate the building based upon an aspect of Criterion C that was not addressed in the research report. Specifically, the report evaluated the building as a One Part Commercial Block building, and provided an analysis of the building style and typology. However, the Board did not designate the building under Criterion C as a significant example of a building style or type; but rather for its use of "workmanship in brickwork detailing", which can be most closely correlated to a "valuable example of craftsmanship" under Criterion C. The research report did not evaluate the building as a valuable example of craftsmanship expressed through the brickwork and detailing. If the Board felt that the building was eligible for designation within this context, the report should have been deemed inadequate and returned to the applicant for revision, consistent with the Municipal Code.

Additionally, SDMC Section 123.0202(e) states that "the Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a



historical resource based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual.” These Guidelines include both the Board’s adopted Report Guidelines and adopted Designation Criteria Guidelines. The Criteria Guidelines were not correctly applied in the motion to designate the building for its “unique use of workmanship in brickwork detailing in an industrial and commercial use.” The motion and action failed to use the terms found in the criterion (“workmanship” rather than “craftsmanship”), and failed to illustrate how the property was a valuable example of craftsmanship.

Under the “craftsmanship” aspect of Criterion C, there must be documentation to show one of the following: that the resource’s design elements, features, or association with an individual's design philosophy is unique in nature and is a reflection of a very personal and/or creative effort; that the resource’s design detailing is of high quality exhibiting special design and care in construction; or that the resource’s design elements and/or features is vernacular in nature, borrowing from period styles, but substantially simplifying them. The documentation before the Board did not support any of these points, nor did the motion and action of the Board. Therefore, there was a violation of hearing procedures by the Board when the subject property was determined significant and designated within a context not addressed in the final research report; and when the designation criteria were incorrectly applied in the Board’s motion and action to designate; and staff agrees that a finding can be made to uphold the appeal on this ground.

2. In the materials submitted in support of the appeal, the appellant presents the following finding: “The decision [to designate] violated Municipal Code §123.0202(f) requiring that decisions to designate be based on written findings describing the historical significance of the building.”

#### Staff Response

The lack of written findings prior to the designation is not a violation of hearing procedures. Prior to the hearing, the HRB reviewed the Applicant’s Historical Research Report, the Staff Report, and completed a site visit to 741 F Street. In addition, during the hearing there was testimony provided by staff, the Applicant, and members of the public. The HRB considers all the information presented prior to voting on a designation and it is possible Boardmembers will form their own opinions on which to base findings for a designation. Typically, if the HRB arrives at a different conclusion from Staff’s recommendation, the findings are stated in a Boardmember’s motion and later incorporated into the Resolution filed with the County. Therefore, the lack of written findings was not a violation of hearing procedures; and staff does not agree that a finding can be made to uphold the appeal on this ground.

#### Factual Errors:

1. In the materials submitted in support of the appeal, the appellant presents the following finding: “In his testimony before the Board, Bruce Coons implied that the State Historical Preservation Officer (Wayne Donaldson) had opined that the integrity analysis of commercial buildings was “lesser” than that same analysis for other building types.”

#### Staff Response

As the appellant states in the materials submitted in support of the appeal, all official State and National Register guidance on the application of designation criteria and the evaluation

of integrity establish aspects of integrity that are particularly important to conveying significance within various contexts. While some aspects of integrity may be more important than others based on the significance and rarity of the resource, nowhere in the State or National Register bulletins does it explicitly state that lesser integrity is always acceptable in commercial buildings. The same is true for the San Diego Register, and the Board is very familiar with the evaluation of integrity within the applicable historic context that is applied at all levels of government. The statement made by Mr. Coons conveyed information purportedly communicated directly to him by the State Historic Preservation Officer. Although there was discussion by the Board on the overall lack of integrity and significance, the Board's action to designate was based upon the features and detailing that remain on the building, and the statement by Mr. Coons does not appear to have been relied upon when the Board took action. Therefore, the Board's action to designate was not based on a factual error related to integrity; and staff does not agree that a finding can be made to uphold the appeal on this ground.

2. In the materials submitted in support of the appeal, the appellant presents the following finding: "During Board discussion, Board Member Curry implied that an altered property can still be determined to have integrity if the alterations were 'reversible.'"

#### Staff Response

In determining whether or not a property is significant under one or more designation criteria and whether or not the building retains sufficient integrity to convey that significance, the Board is required to consider the property in its current condition. The issue of whether or not an existing modification is "reversible" is not relevant. The Board as a whole is aware of this, and there is no evidence based on the Board's discussion that the comment made by Boardmember Curry influenced the Board's decision to designate, which was based upon the brick detailing that remained. Therefore, the Board's action to designate was not based on a factual error related to reversible alterations; and staff does not agree that a finding can be made to uphold the appeal on this ground.

## CONCLUSION

The San Diego Municipal Code limits the findings for an appeal to the following:

1. *"factual errors in materials or information presented to the Board"*
2. *"violations of hearing procedures by the Board or individual member"*
3. *"presentation of new information"*

The required findings for the appeal can be made. There was a violation of hearing procedures by the Board when the subject property was determined significant and designated within a context not addressed in the final research report; and when the designation criteria were incorrectly applied in the Board's motion and action to designate. There were no factual errors in information presented to the Board; and no new information relevant to the designation of the property has been provided. Staff recommends that the City Council approve the appeal and reverse the historical resource designation of the Anderson Furniture Building, located at 741 F Street based on the following finding:

There was a violation of hearing procedures by the Board when the subject property was determined significant and designated within a context not addressed in the final research report; and when the designation criteria were incorrectly applied in the Board's motion and action to designate.

## ALTERNATIVES

Deny the appeal and do not overturn the designation of the Anderson Furniture Building, located at 741 F Street. This alternative would not remove the historical designation from the property, and the property would be subject to the Historical Resources Regulations of the Municipal Code.

## FISCAL CONSIDERATIONS:

None identified.

## PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None.

## COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

A noticed public hearing was held on January 26, 2012. Notices of Public Hearing were sent to the property owner and their representative prior to the hearing before the Historical Resources Board, consistent with Municipal Code requirements. Notices were also sent to interested parties including Council District 2, the San Diego History Center, the Black Historical Society, the Centre City Advisory Committee, Centre City Development Corporation, the East Village Association, and SOHO. In addition, the agenda of the HRB meeting was posted on the City's website.

## KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The key stakeholder is the owner of the property, SLA-BRA, LLC. The owner has hired an attorney, Marie Burke Lia, to represent them during their appeal. If the designation is upheld, the property owner will be required to maintain their property consistent with the U.S. Secretary of the Interior's Standards and the City's Historical Resources Regulations; and would be required to process a Site Development Permit if demolition or substantial alteration of the resource were proposed.

Additional stakeholders include historic preservationists and SOHO, represented by Bruce Coons, Executive Director. Approval of the appeal may result in demolition or substantial alteration of the building which could be perceived as an impact by the historic preservation community.

Respectfully submitted,



Cathy Winterrowd, Principal Planner  
Development Services Department



Kelly Broughton, Director  
Development Services Department

BROUGHTON/WINTERROWD/ks

Attachments: 1. SDMC Section 123.0202  
2. Staff report dated January 12, 2012 with attachments  
3. Minutes of the Historical Resources Board meeting of January 26, 2012  
4. SDMC Section 123.0203  
5. Appellant's materials in support of the appeal (under separate cover)

**Article 3: Zoning****Division 2: Designation of Historical Resources Procedures***(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§123.0201 Purpose of Historical Resource Designation Procedures**

The purpose of these procedures is to establish a process to identify and designate for preservation those *historical resources* that embody the special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritages.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0202 Designation Process for Historical Resources**

- (a) **Nominations.** Nominations of a *historical resource* to become a *designated historical resource* may originate from the Historical Resources Board, the City Manager, the City Council, or any member of the public including the property owner by submitting a research report or similar documentation, as identified in the Historical Resources Guidelines of the Land Development Manual, to the Board's administrative staff for consideration by the Board. Nominations from the City Manager may originate as a result of a site-specific survey required for the purpose of obtaining a construction or *development permit* consistent with Section 143.0212.
- (b) **Public Notice to Owner.** The owner of a property being considered for designation by the Historical Resources Board shall be notified at least 10 *business days* before the Board hearing. Notice to the owner shall contain information about the potential impacts of designation and a request to contact the Board's administrative staff regarding information for making a presentation to the Board on the proposed designation. No action shall be taken by the Board to designate a *historical resource* except at a public hearing that provides all interested parties an opportunity to be heard.
- (c) **Adequacy of Research Report.** The decision on whether or not to designate a *historical resource* shall be based on the information in a research report, as specified in the Historical Resources Guidelines of the Land Development Manual. If the Board determines, either by public testimony or other documentary evidence presented to it, that the research report is not adequate to assess the significance of the *historical resource*, the Board may continue its consideration of the property for up to two regular meetings and direct that a research report be prepared by the applicant with specific direction from staff as to the inadequacies of the original report. The revised research report

may be prepared by City staff or volunteers, with a copy provided to the owner at least 10 *business days* before the next Board meeting at which the designation will be considered. If a final decision is not made within 90 calendar days of receipt of a nomination for designation, the consideration of the property by the Board shall terminate unless a continuance has been granted at the request of the property owner.

- (d) Continuance. At the request of the property owner, the Historical Resources Board shall grant a continuance of one scheduled Board meeting after the motion has been made to designate a *historical resource*.
- (e) Historical Resources Board Decision. The Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a *historical resource* based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual. The action to designate shall require the affirmative vote by six members of the Board.
- (f) *Findings*. The decision to designate a *historical resource* shall be based on written *findings* describing the historical significance of the property.
- (g) Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 12-15-2006 by O-19557 N.S.; effective 1-14-2007.)

### **§123.0203 Appeal From Historical Resources Board Decision**

- (a) The action of the Historical Resources Board in the designation process is final 11 *business days* following the decision of the Board unless an appeal to the City Council is filed with the City Clerk no later than 10 *business days* after the action of the Board. The decision of the Historical Resources Board may be appealed by an *applicant* or an *interested person*. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of factual errors in materials or information presented to the Board, violations of bylaws or hearing procedures by the Board or individual member, or presentation of new information.



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: January 12, 2012 REPORT NO. HRB-12-001

ATTENTION: Historical Resources Board  
Agenda of January 26, 2012

SUBJECT: **ITEM #6 – 741 F Street**

APPLICANT: S L A-B R A LLC represented by Marie Burke Lia

LOCATION: 741 F Street, Centre City Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 741 F Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 741 F Street under any adopted HRB Criteria due to a lack of integrity.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The property consists of a one story brick commercial building constructed in 1908. The building was evaluated at the reconnaissance level as part of the 1988 Historical Resources Inventory prepared for CCDC and ranked “3”, not eligible for the local register; and again as part of the 2005 East Village Combined Survey, at which time it was given a status code of “3S”, eligible for listing on the National Register. This determination was based on the building’s construction as a One Part Commercial Block Building and for its use as the Maryland Hotel Garage.

ANALYSIS

A historical resource research report and addendum was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is not eligible for designation under any HRB Criteria, due to a lack of integrity. Staff concurs with the conclusions of the report and

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addendum. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The subject building was originally constructed as a store in 1908. Beginning in 1917, the building was listed in City directories as the Maryland Hotel Garage. The Maryland Hotel, located on block away, was built in 1914 and was under separate ownership from the subject building, which continued to serve as the Maryland Hotel Garage until 1929. The use of the building as a garage for the Maryland Hotel occurred only for a brief time between 1917 and 1929. While the Maryland Hotel is significant and is listed as HRB Site #701 for its Neoclassical architecture and association with William Sterling Hebbard, it is not clear based on the historical record that the subject building possesses any significance due to its association with the Maryland Hotel. The building was not originally built by the hotel for use as a garage, and was designed in a different style by an unknown architect for a different owner. In addition, the building has been substantially altered since its use as the Maryland Hotel Garage, as described below, thereby degrading any associative integrity. Therefore, staff does not recommend designation of the subject building under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

The subject building was likely constructed by Henry Timken following his purchase of the parcel in 1907. Timken died in 1909, one year after the building was constructed, and the property passed into the ownership of the Timken Investment Company. Timken appears to have constructed the building as an investment, not a residence or place of business, and had only a fleeting association with the building for one year prior to his death. In addition, the Timken House, HRB Site #38, and the Timken Building, HRB Site #191, are currently designated for an association with Timken. Therefore, staff does not recommend designation of the subject building under HRB Criterion B.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject property is a One Part Commercial Block building constructed in 1908 at the corner of F Street and 8<sup>th</sup> Avenue. Made of brick construction, the building features a generally flat roof with parapet and decorative brick banding and detailing above the storefronts, which are separated by brick pilasters. Fenestration consists of wood framed windows which are not original. The building has undergone substantial alteration since its construction, most significantly between 1989 and 1990. The one story building was altered to accommodate two stories. This was accomplished by grading down and finishing the mezzanine as a second floor, which is visible through the windows.

The storefront bays were also substantially altered at this time. The changes can be documented through historic photographs which illustrate the building's condition in 1981 prior to the alterations. Along the East elevation, the first, third, fourth and fifth bays had non-historic windows placed within the existing openings. The second and sixth bays were framed in with wood construction and wood windows. Along the north elevation, the second, third, fifth and sixth bays had non-historic windows placed within the existing openings. The first bay was altered by demolishing the brickwork at the lower part of the bay and framing in the opening with wood construction and wood windows. The fourth bay was also framed in with wood construction and wood windows. The applicant's report addendum visually illustrates these modifications. In addition to these changes to the physical configuration of the bays, the brickwork at the ground floor has been painted, in some cases in an attempt to match the multi-color brickwork at the parapet.

The One-Part Block Commercial building was identified by Richard Longstreth as a "one story, simple box with a decorated façade." Other sources define the type as "single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades that face the street have large windows and recessed entryways. These modest buildings have Mission style details such as simple stucco molding, flat roof surfaces and raised parapets." The building as originally designed and built appears to have met this typology, although no photographs prior to 1981 exist. However, the modifications described and addressed in detail in the applicant's report have significantly impaired the design and materials aspects of the building's integrity. Based on the available historic photographs, which are limited to 1981, it appears that the original portions of the building are limited to the parapet and pilasters. The storefronts, which are so critical to the building's design, have not only been altered as one might expect with a commercial building, but in some cases framed in or partially demolished, and in all cases have had historically inappropriate replacements. Therefore, staff does not recommend designation of the subject property under HRB Criterion C, due to a lack of integrity.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject building is not the work of an established master architect or builder, and the architect and builder have not been definitively identified. Therefore, staff does not recommend designation of the subject building under HRB Criterion D.

#### OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 741 F Street not be designated under any HRB Criteria, due to a lack of integrity.

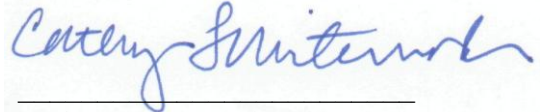


Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



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Kelley Stanco  
Senior Planner



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Cathy Winterrowd  
Principal Planner/HRB Liaison

KS/cw

Attachment:

1. Applicant's Historical Report and Addendum under separate cover

**ADDENDUM TO THE HISTORICAL RESOURCES RESEARCH REPORT  
FOR 741 F STREET, DOWNTOWN SAN DIEGO**

**Prepared by  
Office of Marie Burke Lia, Attorney at Law  
427 C Street, Suite 416  
San Diego CA 92101**

**Submitted to the Historical Resources Board  
City of San Diego**

**November 2011  
Revised January 2012**

## **ADDENDUM TO THE HISTORICAL RESOURCES RESEARCH REPORT FOR 741 F STREET, DOWNTOWN SAN DIEGO**

### **Introduction:**

The property at 741 F Street in downtown San Diego was the subject of a Historical Resource Research Report dated July 31, 2011 and submitted to Historical Resources Board Staff as part of a Preliminary Review application. After reviewing the Research Report, HRB Staff indicated that it would be forwarded to the Board for a final determination regarding the significance of the property primarily because it was given a Status Code of 3S in the 2005 East Village Combined Survey. The property was so ranked in that Survey primarily because the building had once served as a parking garage for the nearby Maryland Hotel. The purpose of this Addendum is to submit supplemental information on the property for the Board's consideration.

### **Use History of the Property:**

As documented in the Research Report, this building was constructed in 1908 as a one story, large, store building. It was constructed of brick with pilasters, a concrete floor and wood roof trusses and was 10,000 square feet in size. There is no record of its original use in 1908 but, from 1917 to 1929, it was listed in the City Directories as the Maryland Garage. (The Maryland Hotel was constructed a block away in 1914 and was owned by other parties.) From 1930 to 1931 it was listed as Maryland Garage and A J Schrader, auto repair. In 1932 it was listed as Maryland Garage and A G Mayer and A J Schrader, auto repair. In 1933 it was listed as Maryland Garage and Bert Barton and A G Mayer, auto repair. In 1934 to 1936 it was listed as Maryland Garage and Herbert or H W Barton, auto repair. From 1937 on, it ceased to be listed as Maryland Garage and was instead listed as auto repair or as a garage operated by individuals. From 1944 to 1945, it was listed as Consolidated Vultee Aircraft Corporation and from 1947 to 1985 it was listed as Anderson Furniture Company or Anderson Office Furniture Company.

The building has had only three owners: the Timken family from 1908 to 1944, the Anderson family from 1944 to 1973, and the Slayen family from 1973 to today. The Slayen family continued to lease the building to Anderson Furniture until late 1984. The attached 1981 photographs of the building show the Anderson Furniture Company in operation.

In 1989, the Slayen family decided to substantially alter this property in order to increase its revenue potential. After those alterations, the building continued to be leased to various commercial office users.

### Building Type:

In the field of historical resources, a property type is a grouping of individual properties characterized common physical and/or associative attributes.<sup>1</sup> Those attributes are driven by the function the building was intended to serve.

According to the Assessor's Building Record, this building was constructed as a store in 1908 but the Record also identifies its use as an office. As described in the above Use History, the property was used from 1917 to 1929 as a hotel garage and from 1930 to 1943 as a garage with auto repair services. From 1944 to 1945 its specific use is unknown, but it could have been used for light industrial or offices.<sup>2</sup> From 1947 to 1984 the building was used as a store and from that time until the present, the building has been used as a store and for offices. The best description of its building type is commercial, which can include stores, garages, auto repair and office uses.

"A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices in a particular time in history."<sup>3</sup> The subject property, as a much altered building hosting a variety of commercial uses over the decades, is not important as an example of building practices in a particular time in history. Therefore, it is not an important example of the commercial building type under this criteria.

"For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase in the architectural development of the area or community in that it had an impact as evidenced by later buildings."<sup>4</sup> There is no evidence to establish that any element of this commercial building represented a variation, evolution, or transition of construction types such that it was an important phase in the architectural development of the area or community, or that it had an impact as evidenced by later buildings.

### 1989-1990 Alterations:

The building was modified in two major respects, this one story building was converted into a two story building and an adjacent building to the south, at 758 8<sup>th</sup> Avenue, was also converted

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<sup>1</sup> National Register Bulletin, How to Apply National Register for Evaluation, page 14.

<sup>2</sup> Although It is unlikely that it was converted to light industrial use for an one year tenancy.

<sup>3</sup> National Register Bulletin How to apply National Register Criteria for Evaluation, page 18,

<sup>4</sup> National Register Bulletin How to apply National Register Criteria for Evaluation, page 18.

into a two story building and was incorporated into this building, increasing its footprint by 50%. Overall, these alterations increased the square footage of the combined buildings from 15,000 to 30,000 square feet.

These alterations were accomplished by excavating the ground floor to a level below the street and enlarging what were partial mezzanines into a complete second floor. The same work was performed at both buildings and the buildings were connected by new openings in their common property line wall. Copies of the Title Sheet and the Floor Plans from these 1989 alterations are attached to the Research Report. On that Title Sheet, a graphic of the parcel map indicates Area B, the subject property, and Area A, the adjacent building that was incorporated into the subject property. A Preliminary Review of the adjacent building at 758 8<sup>th</sup> Avenue resulted in a determination of no potential historical significance by HRB Staff because it had been significantly modified from its original appearance.

#### Impact of these Alterations:

The only evidence of what this building looked like before these alterations is a pair of 1981 photographs of both street facades. We retained Warner Architecture and Design to prepare graphics that would illustrate the changes to the two street facades of 741 F Street between 1981 and today. We provided them with original prints of the 1981 photographs and the 1989 Floor Plans. Their scope of work read as follows:

“Draft Four Elevations – one of the previous condition and one of the current condition for both the north and east elevations. Areas of change that have occurred between the previous and current condition will be noted. Horizontal measurements will be based on client provided floor plans and are assumed to be accurate. Vertical measurements will be based on site visit.”

They prepared one graphic showing both elevations in 1981 and a second graphic showing the same elevations in 2011. As illustrated therein, on the east elevation all of the original multi-pane windows, which were likely metal, were removed and replaced with single pane wood windows and the primary, all glass, storefront in the northern most bay was filled in with new wood windows and horizontal paneling. On the north elevation, all of the multi-pane upper windows were removed and replaced with single pane wood windows and on the lower level the large pane horizontal storefront windows were replaced with smaller pane wood windows. The building's entrance in the third bay from the west was modified with the installation of horizontal wood paneling. The original windows in the eastern most bay on this elevation were replaced with new wood single pane windows within a horizontal wood paneling assembly.

The conversion of the building from one story to two stories also means that the new second floor is visible through several windows. From an examination of current photographs and a site visit it appears that on, all of the lower wall surfaces, the brick façade have been painted. On the lower portion of the east façade, as shown in the Report photos 10 and 11, it is apparent that the original brick pattern has been painted over to reflect what might have been its original appearance, or not.

The Research Report concluded that the building had lost its integrity of design, materials, workmanship and feeling as the result of these façade alterations, that it had lost its integrity of setting because of the substantial changes on the surrounding blocks, and that it never had integrity of association. Therefore, having retained only integrity of location, the building failed the test of physical integrity.

With regard to the application of Criterion C, the Research Report concluded that while the original building had a fenestration pattern, decorative brick work and entrances that conveyed the appearance of a somewhat-designed commercial building of 1908, the 1989-1990 alterations to the street façade, the doubling of the floor space and the incorporation of an adjacent building resulted in a property that does not represent the characteristics of any style, type, period or method of construction.

In terms of its association with the Maryland Hotel, this building was built six years before the Hotel and the two properties were always under separate ownership. The Hotel used this building for off-site parking for only 20 years and, presumably made other arrangements after 1937. This building has no physical integrity left from the period it was used for Hotel parking. The ground floor level where the Hotel vehicles would have been parked is gone and the garage doors are gone and there is no indication where they might have been located.

We respectfully submit that designation of this property under any criteria is not warranted.

MBL

Attachments: Expanded City Directory Research  
1981 Photographs  
2011 Elevation Graphics



**SAN DIEGO CITY DIRECTORY RESEARCH**

**741 F STREET  
SAN DIEGO, CALIFORNIA 92101**

<b>1917-29</b>	<b>Maryland Garage</b>
<b>1930-31</b>	<b>Maryland Garage Schraeder, A J – auto repair</b>
<b>1932</b>	<b>Maryland Garage Mayer, A G – auto repair Schrader, A J – auto repair</b>
<b>1933</b>	<b>Barton, Bert – auto repair Maryland Garage Mayer, A G – auto repair</b>
<b>1934</b>	<b>Barton, Herbert Maryland Garage</b>
<b>1935-36</b>	<b>Barton, H W – auto repair Maryland Garage</b>
<b>1937</b>	<b>Smith, E L – garage Walker, W H – auto repair</b>
<b>1938-39</b>	<b>Connerton, L P – garage</b>
<b>1940-41</b>	<b>Rafalovich, S B – garage</b>
<b>1942</b>	<b>Medin, Emil – auto repair Rafalovich, S S – garage</b>
<b>1943</b>	<b>Rafalovich, S S – garage</b>
<b>1944-45</b>	<b>Consolidated Vultee Aircraft Corporation</b>
<b>1947-70</b>	<b>Anderson Furniture Company</b>
<b>1974-85</b>	<b>Anderson Office Furniture Company</b>



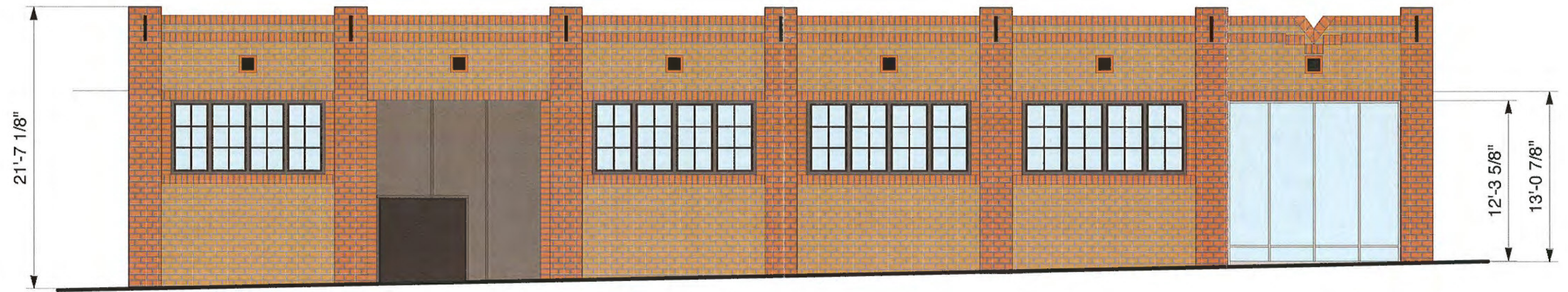


741 F Street, North Façade  
1981 Photograph from San Diego Historical Society



741 F Street, East Façade  
1981 Photograph from San Diego Historical Society





East Elevation



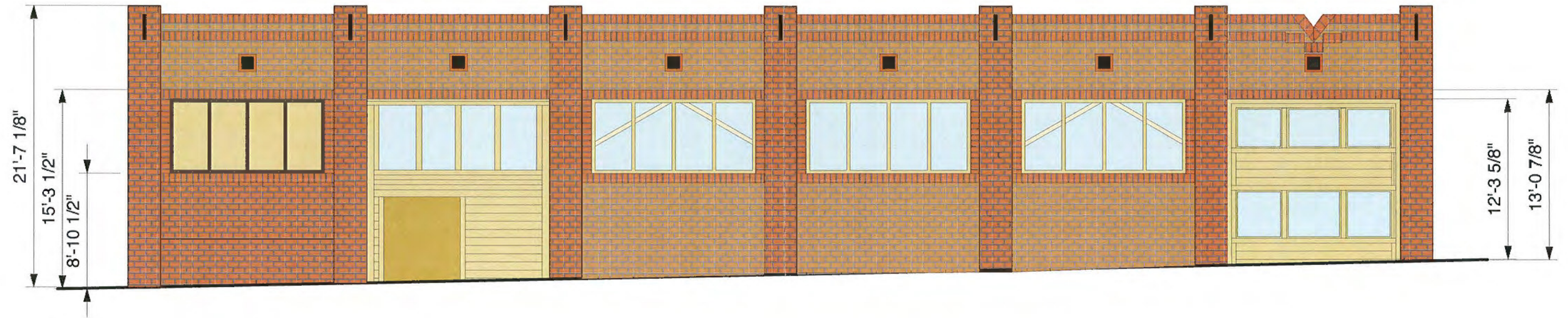
North Elevation

## 741 F Street: Elevations Circa 1981

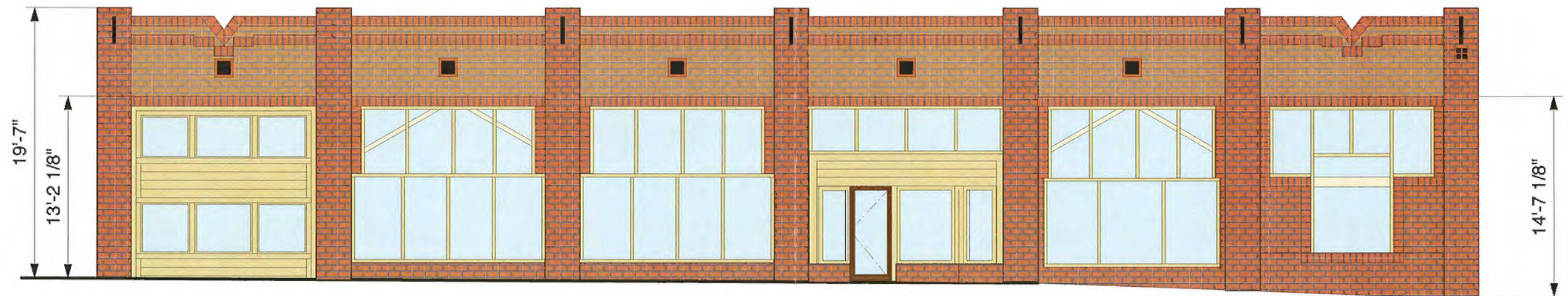
Marie Burke Lia Attorney at Law

Date: 11/9/11





East Elevation



North Elevation

741 F Street: Elevations Circa 2011

Marie Burke Lia Attorney at Law

Date: 11/9/11



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HR1 # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 12 \*Resource Name or # 741 F Street, San Diego CA 92101

\*P1. Other Identifier: Anderson Furniture

\*P2: Location: Not for publication Unrestricted ☒ a. County: San Diego  
And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Point Loma \*Date: 1996 T; R; ¼ of ¼ of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 741 F Street City: San Diego Zip: 92101

d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);  
APN: #535-102-10, Lots K and L of Block 72, Horton's Addition, Map L.L. Locking, DB13 PG 522.

\*P3a. Description (Describe resource and its major elements, include design, materials, condition, alterations, size, setting and boundaries.)

The property is a two story commercial building that was constructed as a one story commercial building in 1908. It is rectangular in shape and is located on the corner of a commercial block in downtown San Diego. It has a concrete foundation and brick exterior. Decorative brick elements and pilasters are found on both street facades. The two street facades each have six equally sized bays that contain windows and/or wood storefront elements. The main entrance is located on F Street. In 1990, the ground floor was excavated below the street level, a new second floor was created and an adjoining building was incorporated into this one. At that time, majority of the windows were replaced and several elements within the street façade bays were modified. The new second level is visible through windows from the street. The building is in fair condition.



\*P3b. Resource Attributes: (List attributes and codes) HP 6

\*P4. Resources Present: Building ☒  
Structure Object Site District  
Element of District Other

\*P5b. Description of Photo: (View, date Accessions #) View: Southwest 3/3/11

\*P6. Date Constructed/Age and Source  
Historic ☒ Prehistoric Both  
c. 1908, Assessor's Building Record

\*P7. Owner and Address:  
SLA-BRA, LLC, c/o Tim Meissner, 5330  
Carroll Canyon Road, #200, San Diego CA  
92121

\*P8: Recorded by: (Name, Affiliation, Address) Kathleen A. Crawford, Office of  
Marie Burke Lia, 427 C Street, #416 San  
Diego 92101

\*P9. Date Recorded: 7/31/11

\*P10. Type of Survey: Intensive \*P11: Report Citation (Cite Survey Report and other sources: None)

\*Attachments: Location Map Sketch Map Continuation Sheet ☒ Building, Structure and Object Record ☒  
Archaeological Record District Record Linier Resource Record Milling Station Record Rock Art Record Artifact  
Record Photograph Record Other (List):

State of California – The Resources Agency  
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**RESIDENCE, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
\*NRHP Status Code 6Z

\*Page 2 of 12 \*Resource Name or # (Assigned by Recorder) 741 F Street, San Diego CA

B1. Historic Name: Maryland Garage

B2. Common Name: Anderson Furniture

B3. Original Use: One floor commercial

B4. Present Use: Two floor commercial

\*B5. Architectural Style: One Part Commercial Block or 20<sup>th</sup> Century Commercial

\*B6. Construction History: (Construction Date, alterations and dates of alterations)

The building was constructed in 1908 and was substantially altered in 1989-1990.

\*B7. Moved? X No Yes Unknown Date: \_\_\_\_\_ Original Location \_\_\_\_\_

\*B8. Related Features: Adjacent building on the parcel to the south with a common history

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Architecture Area: San Diego Period of Significance: 1908

Property Type: Commercial Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not important historically or architecturally. It does not embody the distinctive characteristics of One Part Commercial Block or 20<sup>th</sup> Century Commercial construction and does not represent the work of a master architect or craftsman. It does not meet any of the criteria for listing on the local register.

See the Continuation Sheets for further significance discussion.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of San Diego Development Services Department and Planning Department Records, Historical Resources Board Records, County of San Diego Assessor's Records; City Water, Sewer and Building Permit Records, San Diego City Directories; previous historic inventories.

B13. Remarks: None

\*B14. Evaluators: K.A.C. 3/3/11

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

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\*Recorded by K.A. Crawford/Office of Marie Burke Lia Date 3/3/11 Continuation X Update

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**\*P3a. Description**

The building located at 741 F Street is today a two-story commercial building as the result of the 1989-1990 alterations. It is a rectangular shaped, asymmetrical, One Part Commercial Block or 20<sup>th</sup> Century Commercial style building. The building is sited on the southwest corner of Eighth Avenue and F Street in the downtown commercial core area of San Diego. The building has a concrete foundation, brick exterior with decorative brick elements and a flat roof. The building presents six equal sized bays on its F Street façade, each with door and/or window openings and the same pattern is repeated on the 8<sup>th</sup> Avenue façade.

The south façade is not extant as the building next door as the building at 858 8<sup>th</sup> Avenue was incorporated into this building in 1989-1990. The west façade is an unadorned, plain brick wall on the property line with no decorative detailing. The main entrance is located on F Street and consists of wood framed, non-historic glass doors and windows recessed into the structure. The area above the door contains wood horizontal siding. Windows on both facades include large fixed pane panels of wood framed glass and almost all are not original. The windows are placed in large banks of multiple openings on the street facades. A recessed exit door alcove is located in the second to last bay on the east façade. The building appears to be in fair condition.

**B6. Alterations**

As documented in the Assessor's Building Record, City Permits and the 1989 architectural plans, alterations were made to convert the building from a one story warehouse to a two-story office building and to incorporate the adjacent building to the south into this building. In this building, the ground floor was excavated to a level below the street and what was a partial mezzanine was enlarged to create a new second floor. Extensive structural work and repaired roof trusses stabilized the building for this transformation. By 1990, the square footage within the footprint of this building had increased to 20,000 square feet. The incorporation of the building to the south, which also received a new second story, brought in an additional 10,000 square feet. In the course of this 1989-1990 work, all six bays on each street frontage were substantially modified.

A comparison of two 1981 photographs from the San Diego Historical Society archives with current photographs of the façade, establishes that there have been many alterations to both facades. In 1981, all of the second floor windows on both facades were multi-pane and all of them today are single pane. The western-most bay on the north façade contains new single pane windows and a visible new second floor, and the patterned brick that was present at the first floor level in 1981 is gone. The second bay from the west contains new windows, a visible new second floor and seismic strengthening. In 1981, that bay had multi-pane windows on the second floor. The third bay from the west contains a new recessed storefront entrance to the premises and new windows on both floors. The fourth bay from the west contains new windows. The fifth bay from the west contains new windows and visible seismic strengthening. The sixth and corner bay had a four part, multi-pane, window formation at the top in 1981, (similar to the formation

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**B6. Alterations continued**

that still exists on the western-most bay), with patterned brick elements on each side. Today this façade contains two rows of new single pane windows within a horizontally paneled wood façade element. Alterations to the east façade are similar. The southern-most bay had patterned brick at the first floor level and multi-pane casement windows above. Today it has single pane windows above a solid brick façade. The second bay from the south had no windows on the second floor, a vertically paneled façade and narrow door at the south end. Today this bay has new windows on the second floor and a new horizontally wood paneled façade on the first floor with a larger, recessed exit door alcove. The third through fifth bays from the south are only partially visible in the 1981 photo, but a comparison of that photo with current conditions establishes that all of the second floor windows are new and the new seismic work is visible. The northern-most bay on the east façade is shown in the 1981 photo of the north façade, which also shows the corner of the building. This bay originally held a floor to ceiling glass showroom window where furniture was displayed. This bay has been completely modified and now contains a horizontally paneled wood façade with new windows.

The conversion of this building from one level of usable space to two levels necessarily caused significant alterations to all six bays on each façade of this building, destroying the building's exterior physical integrity while it doubled the interior square footage. The incorporation of the building to the south into this building further undermined the physical integrity of this building.

**B10. Significance**

Documentary History of the Property

Assessor's Office Information

The subject property at 741 F Street, SD 92101, occupies Assessor's Parcel #535-102-10, Lots K and L of Block 72 of Horton's Addition, in the City of San Diego, according to Map thereof by L.L. Lockling, DB 13-PG 522. The owner of record is SLA-BRA, LLC. Copies of the current Assessor's Parcel Map and the original Subdivision Map for this property are included in Attachments C.3 and C.4.

Assessor's Building Record

The Assessor's Building Record for 741 F Street, APN 535-102-10, dates the construction of the large store building on this parcel as 1908. The one story building was constructed of brick and included pilasters. It had concrete floors, wood trusses and occupied a 100 x 100 footprint or 10,000 square feet. In 1947, a partial mezzanine was added at the west end of the building. In 1989, City Permits were issued to add a second floor. This was accomplished by lowering the original floor, converting the mezzanine to a complete second floor and repairing the trusses to accommodate the changes. By 1990, the square footage within the footprint had increased to 20,000 square feet. According to the Assessor's Building Record, building permits for the 741 F Street building included a 1947 Permit, #44648, to add the



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**B10. Significance continued**

mezzanine; a 12/18/89 Permit, #SD 9-8-004036, to add the second floor; a 7/7/89 Permit, # SD 9-8-002538, to repair the trusses and a third 1989 Permit, # SD 9-8-004932, to convert a warehouse to an office. A copy of this Record is included in Attachment A.1.

No Notice of Completion was recorded for this property.

**Building Permit Records**

In 1989, a Permit was issued to repair and support the roof trusses; its Plan File Number was A005580-89. At the same time a Permit to perform structural repairs on a shell building was issued, Plan File Number A007600-89 and a Permit to construct tenant improvements to convert the use from warehouse to office was issued, Plan File Number A010249-89. In July of 1990, through Project Number 89596, the 1989 work received final approval. The parapet had been braced, roof-to-wall and floor-to-wall ties had been installed, new support columns and footings had been installed, a new roof diaphragm of plywood sheeting had been installed, new full-height steel braced frames along the north and east walls had been installed and a new independently-framed second floor had been installed. All of these improvements were to convert a one story warehouse building into a two story office building.

In May 2006, a Permit for Project Number 102407 was issued. This permit was for commercial tenant improvements, including new partitions, a new electric panel and ductwork. In September of 2006, a Permit for Project Number 111879 was issued for additional partition walls, structural and fire safety issues. Copies of the Building Permit records found are included in Attachment A.4.

**Water & Sewer Records**

A 1958 Water Record was found for this property and is included in Attachment A.3.

**City Directory Listings**

The 741 F Street building was first listed, from 1917 to 1926, as the Maryland Garage. The Maryland Hotel was located one block to the west. In 1930, it was listed as the Maryland Garage and A J Schrader, auto repair. In 1938, it was listed as a garage operated by L P Connerton. In 1942, it was listed as a garage operated by S S Rafalovich and as Emil Medin, auto repair.

From 1944 to 1945, it was listed as Consolidated Vultee Aircraft Corporation and from 1947 to 1985 it was listed as Anderson Furniture. A copy of the City Directory listings is included in Attachment B.2.

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**B10. Significance continued**

**Sanborn Fire Insurance Maps**

The 1906 Map shows a series of dwellings and stores on these two lots at the corner of F Street and 8<sup>th</sup> Avenue. The 1921 Map shows the Maryland Garage occupying the two lots. The 1950 to 1971 Maps shows the same building configuration as the 1921 Map but do not describe the use. The Sanborn Maps are included in Attachment C.5.

**Lot Block Book Page**

In 1887, George N. Hitchcock is listed as the owner of Lots J, K and L in Block 72, the subject property, which was then undeveloped. In 1888, George N. Hitchcock and C. H. Low are shown as co-owners but it is unclear whether the property had been developed by that time. In 1889, Hitchcock and Low are listed as the owners and the property had been improved with development by that time. The 1906 Sanborn Map, discussed above, shows these early improvements, which predate the current building. Copies of these Lot Block Book pages are included as Attachment A.6.

**Chain of Title Documents**

According to the Chain of Title, Hitchcock and Low sold the property to Mr. and Mrs. Johnson who then sold it to Henry Timken in January of 1907. Therefore, the 1908 building at 741 F Street building was likely constructed by Henry Timken. The property remained in the Timken family until it was conveyed to Averell O. Anderson in 1944. It remained in the Anderson family until 1973 when it was conveyed to Morris Slayen and Helen Betty Slayen in August of 1973. The property remains owned by the Slayen family as Trustees of the SLA-BRA LLC. Copies of the Chain and the 1907 Deed to Henry Timken are included in Attachment B.1.

**Henry Timken**

Henry H. Timken, Sr., founder of the Timken Roller Bearings Company, retired in San Diego in 1887, leaving the active management of his many enterprises to his sons, Henry H. Timken, Jr. and William R. Timken. Henry Sr. and his wife had built their home at 335 Walnut Street in San Diego. He died in January of 1909 and left an estate that consisted of multiple properties throughout San Diego County and elsewhere, including the subject property, to his family. The family members transferred those properties to the Timken Investment Company in June of 1909 and that Company retained ownership of the subject property until January of 1944. The subject property's one year association with Henry H. Timken, Sr. does not make it historically significant. Furthermore, among the many properties in the County associated with Henry Timken, Sr., are local Historical Landmarks #38, the Timken House, and #191, the Timken Building. Information on Mr. Timken is included in Attachment B. 2.

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**B10. Significance continued**

**Inclusion in Previous Surveys**

This property was recorded in a 1988 Historical Resources Inventory prepared for CCDC and ranked 3, meaning not eligible for the local register. In 2001, it was recorded in a subsequent Inventory for CCDC and ranked 7, meaning that further research was necessary to determine whether the building embodies the distinctive characteristics of a type, period or method of construction. In 2005, the property was included in the East Village Combined Historical Surveys and ranked 3S under Criteria A and C and named as the Maryland Hotel Garage.

However, during the building's 103 year history, it only served as the Maryland Hotel Garage from 1917 to 1938, it ceased all garage functioning in 1944 and no physical evidence of that use remains. Copies of those inventories are included as Attachment A.7.

**Integrity**

In addition to determining the significance of a property under local, state and federal criteria, it is necessary to assess whether the property has integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the established criteria, it must also have integrity. In order to retain historic integrity, a property must possess several, and usually most, of the seven key aspects of integrity, which are location, design, setting, materials, workmanship, feeling and association.

**Application of the City's Guidelines for finding Integrity:**

According to the City's Guidelines for the application of the Historical Resources Board Designation Criteria,<sup>1</sup> there are two important principles for understanding Integrity:

1. Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.
2. Integrity relates to the presence or absence of historic materials and character defining features.

As indicated in Section B6 Alterations above, only the two street facades of the building are in public view and they have each been modified substantially. Two 1981 photographs from the San Diego Historical Society are available to illustrate what the building looked like then. Current photographs are

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<sup>1</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 3, Historical Resources Guidelines, Appendix E, Part 2.

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**B10. Significance continued**

available to illustrate what the building looks like today. It is clear that all of the multi-pane windows on the upper portion of the two facades have been replaced with single pane windows, patterned brick walls were removed from three of the twelve bays, and the two corner bays on each façade and the two entrance bays on each façade have been modified on both levels. The 1990 conversion of this building from one to two stories necessarily required substantial modifications of both street facades. At the same time, the building to the south was incorporated into this building. The building has lost a significant amount of its original character-defining features and its original footprint.

Conclusion: The property has lost its physical integrity by virtue of its conversion into a two story building and its expansion and its incorporation of the building to the south.

Application of the seven aspects of integrity:

Location: *Location is the place where the historic property was constructed or the place where the historic event occurred.*

The building remains at its original location.

Design: *Design is the combination of elements that create the form, plan, space, structure, and style of a property.*

The building does not retain its original design due to its many interior and exterior alterations and its expansion.

Setting: *Setting is the physical environment of a historic property.*

As indicated by the full size 1921 Sanborn Fire Insurance Map, this block and those to the east and south were dominated by single family residences. As indicated by the attached Google photograph, this property is now surrounded by commercial buildings and new condominium complexes. Therefore, the original setting has not been retained. The 1921 Sanborn Map is included in Attachment C.5.

Materials: *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The original façade materials are no longer present as the result of the 1990 alterations as have been discussed above and the original flooring and structural materials were also removed to accomplish the conversion of this building from one to two stories and the incorporation of the building to the south.

Workmanship: *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

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**B10. Significance continued**

The quality of the original workmanship is unknown, but that which has replaced it does not represent craftsmanship of merit. The recent conversion from one to two stories and the incorporation of another building have disrupted whatever workmanship might have originally been present.

*Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

Because of the alterations of the two street facades, the apparent modifications to increase square footage, and incorporate another building, the subject building does not express the aesthetic or historical sense of a 1908 brick building.

*Association: Association is the direct link between an important historic event or person and a historic property.*

The property has not been determined to be directly linked to an important historic event or person in local, state or national history, therefore, it has no associative element.

Conclusion: Of the seven aspects of integrity, the building retains only one, location. Therefore, it fails the integrity test.

**Historic Context**

According to the Guidelines for the Application of Historical Resources Board Designation Criteria, the significance of a historic property can be judged and explained only when it is evaluated in its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, the following things must be determined.<sup>2</sup>

1. Identify the themes, geographical limits and chronological period that the property represents:

The building represents a commercial building built in 1908 to serve a variety of purposes. It was originally used as a garage for the nearby Maryland Hotel, which was constructed in 1914 without its own garage. It continued to be used as a garage by other parties until World War II when it was used for a

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<sup>2</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 2

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**B10. Significance continued**

brief period by an Aircraft corporation. But its longest term use, from 1947 to 1985, was as a furniture store. The theme is a much altered twentieth century commercial building in downtown San Diego.

2. Determine how the theme of the context is significant in the history of the local area:

Downtown San Diego was the commercial core of the City from 1908 through the 1960s, but, even after commercial nodes developed in other areas, downtown retained a number of commercial enterprises such as the Anderson Furniture Store at this location. Consequently, a commercial use of this nature at this location was not unique or historically significant. Nor is the fact this building was once used as a garage and later as a store historically significant in the history of the local area, since that pattern was common for commercial buildings. The theme of the context is not significant in the history of the local area.

3. Determine what the property type is and whether it is important in illustrating the historic context:

The property type is large commercial building with two street frontages and high ceilings that could be, and was, used for a variety of commercial purposes over its lifetime. Most recently, in 1990, the building was modified to triple its size by creating a second level within the building's footprint and incorporating an adjoining building thus increasing its economic value in terms of leaseable square footage. However, in order to achieve that increased square footage, the building's physical integrity was compromised as its 1908 interior, exterior and building footprint were altered. This much altered building does not illustrate any historic context.

4. Determine how the property represents the context through HRB Criteria:

The property does not represent a special or important element of the City's development under Criterion A, it is not identified with persons or events significant in local, state or national history under Criterion B, it does not embody the distinctive characteristics of a style, type, period or method of construction or the use of indigenous materials or craftsmanship under Criterion C, and it is not the work of a master architect or builder under Criterion D. Therefore, it does not represent its context through HRB Criteria.

5. Determine what physical features the property must possess in order for it to reflect the significance of the historic context:

In order to represent the context of a 1908 commercial building, it would need to have retained its exterior appearance in terms of fenestration, wall surface, entrances and footprint. And it would have had to retain its interior physical integrity as a single level, high ceiling, commercial building suitable for a variety of purposes including garage and warehouse space. Instead, it has been converted into a two-level, enlarged office building of substandard ceiling heights that has limited practical utility. It could never again serve as a garage or as a warehouse because of its altered form, so it cannot represent its original historic context.

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**B10. Significance continued**

**Application of the San Diego Historical Resources Board (HRB) Register Significance Criteria**

According to the Guidelines for the Application of the Historical Resources Board Designation Criteria, Land Development Manual, Historical Resources Guidelines Appendix E, Part 1, (Adopted August 27, 2009), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as a historic by the City of San Diego Historical Resources Board if it meets any of the following criteria.

*Criterion A: Community Development: If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

No historical evidence was identified that would support the determination that this property, as a substantially altered and enlarged twentieth century commercial garage/furniture store facility, exemplifies or reflects *special elements* of San Diego's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

*Criterion B: Person: Is identified with persons or events significant in local, state, or national history;*

The building was built during the last year of the life of its first owner, who was a historically significant individual, but this property was only one of the many he invested in during his retirement years and it did not represent his activities that earned him historical recognition.

*Criterion C: Architecture: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;*

The property's architectural style has been described as a One Part Commercial Block or as a 20th Century Commercial Building, but neither description implies distinctive characteristics of a type, period or method of construction. A standard, early twentieth century commercial building, originally used as a garage, was all that ever existed at this site. The original building had a fenestration pattern, decorative brick work and entrances that conveyed the appearance of a somewhat-designed commercial building of the period. But the 1990 alterations compromised those elements in order to double the floor space and the building was expanded south to triple that space. The vast majority of the windows were changed as were the physical appearance of the multiple street frontage bays and the entrances on each façade, with the result that the building does not represent the characteristics of any style, type, period or method of construction. Nor does it present a valuable example of the use of indigenous materials or craftsmanship.

*Criterion D: Master Architect: Is representative of the able work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;*

State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 12 of 12 \*Resource Name or # (Assigned by recorder) 741 F Street, San Diego CA 92101  
\*Recorded by K.A. Crawford/Office of Marie Burke Lia Date 3/3/11 Continuation ☒ Update

---

**B10. Significance continued**

There is no evidence that this building was the work of a master architect, builder or craftsman.

**Conclusion:**

The subject property does not merit listing on the San Diego Register of Historical Landmarks under any criteria.

**B12. References**

California Lot Book, Inc., Chain of Title for 741 F Street, San Diego, California, February 2011.

California Room, San Diego Public Library, San Diego Union Tribune indexes and articles, other research materials.

City of San Diego, Building Permit files on file at Development Services Department.

City of San Diego, Historical Resources Board records regarding Centre City Historical Resources Surveys

City of San Diego, Historical Resources Board, *Historical Resources Research Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1, February 2009.

City of San Diego, Water and Sewer Department Records.

Google.com.

Historical Resources Board, Guidelines for the Application of Historical Resources Board Designation Criteria.

San Diego City Directories, 1917-1985.

San Diego County Assessor's Office, Building Records, Maps and Lot Block Book Page.

San Diego Historical Society Research and Photographic Archives.

Sillman/Wyman & Associates, Architectural Plans for 8<sup>th</sup> & F Street, October 1989.



**A.1 - COUNTY ASSESSOR'S BUILDING RECORD**

**ATTACHED**

# COMMERCIAL-INDUSTRIAL BUILDING RECORD

535-102-10

Account No.

Parcel No. 7-50-18

ASSESSOR, SAN DIEGO COUNTY

Community

NAME INTERNATIONAL MARK

ADDRESS 741 - F

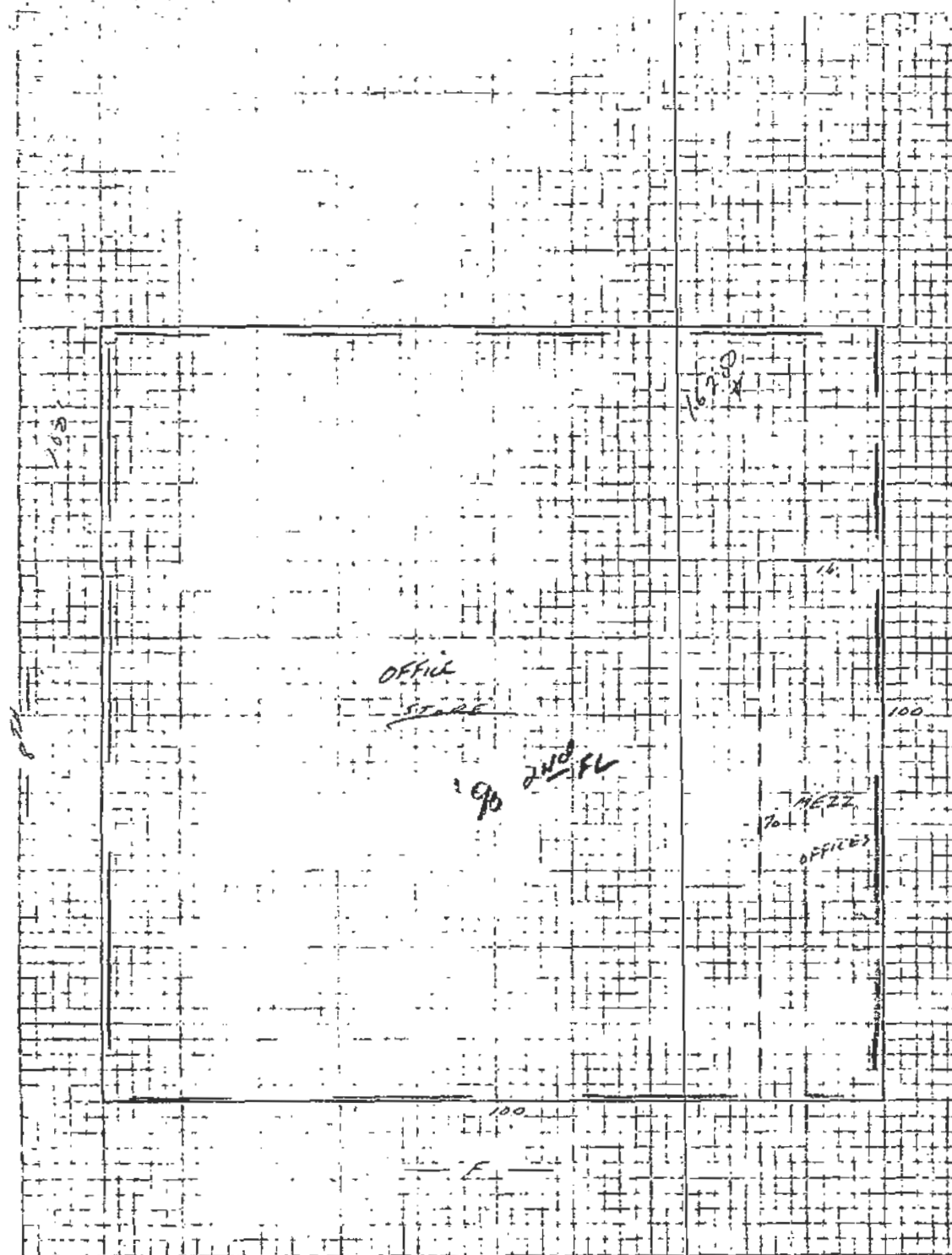
SHEET 1 OF 1

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION									
		Wood	Concrete Reinf.	Light	Heavy	Stucco	Shed	Standard	Below Standard	Type	NUMBER OF ROOMS					MATERIALS							
		Steel	No Frame	Span Spaced	Metal	Veneer	Gable	Fluorescent	Incandescent	Glass in	Desc.	B	M	I	2	3	FLOORS	GD	WALLS	GD	CEILING	GD	
Stories /											All						CONC.	A	PL.	A	PL.	A	
Bsmt	Mezz	X																					
USE	DESIGN	FLR	WALLS 20'	X	Concrete	Wood	Wood	X	Fluorescent	Metal	X	Wood											
Garage			Wood		Wood		Glass	Metal	X	Incandescent		Glass Doors											
Store	X	X	Brick		Sub-Floor	Unfinished	Concrete					Auto No.											
Office	X		Conc. Blk		Elevation	XX	PT.		Quality A	X	Bulkhead ST.	Office											
Factory			Metal						Quantity A	X	Back Trim PL.	Lobby											
Warehouse			Tilt Up		FOUNDATION	WINDOWS	X	Composition	PLUMBING		Lighting	Hall											
		X	Pilasters	X	Concrete Reinf.	Metal		Built-Up	Fixtures		Drop Ceiling	Bath											
		X	Party		Masonry	X	Wood	Metal	Quality A		Disp. Platform	Restroom											
									Sprinklers	Quality													

CONSTRUCTION RECORD				EFFECT.		APPR.		NORMAL % GOOD				RATING (E, G, A, F, P)					SPECIAL FEATURES			
Permit	Amount	Date	YEAR	YEAR	Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Adm. Quacy	Wkm. ship	ITEM	NO. CAPACITY	MATERIAL OR TYPE	QUAL.			
No.	For													Air Cond.						
44648	MEZZ.	11-17-47	1915	1966	43	21	OR60	58	G	A	A	A	A							
SD-9-B-004076	2nd FL. Add.	10-18-84	1982		51	10	OR50	42	A	F	A	A	A							
SD-9-B-002521	TRANS. Repair	7-2-89																		
SD-9-B-004932	2nd FLOOR TO OFFICE													Doors						
														Sky-Lites (6)						
														Elevator	10	2 Panel				

Appraiser and Date		UNIT		AREA/ UNIT		UNIT COST		COST		UNIT COST		COST		UNIT COST		COST	
90 1st FL OFFICE	10000	6.30	63000	6.30	63000	44.05	440500										
90 2nd FL OFFICE	10000					40.95	409500										
AC							100000										
ELEVATOR							50000										
							1000000										
							855000										
TOTAL		63000	63000	72			1000000										
NORMAL % GOOD		58		42			95										
R.C.L.N.D.		3654.02	26460				950000										
CHECKED																	
REVIEWED																	

Scale: 1" = 20 Ft.



## MISCELLANEOUS STRUCTURES

[illegible]AREA

## COMPUTATIONS

$$100 \times 100 = 10,000 \text{ \#}$$

B.F. = 5.58

PER. 5400

$$\underline{AT\ ADV. = +5\%}$$
$$\underline{5.58 \times 1.09 = 6.08}$$

MEZZ. = .45

SKYLIGHTS = .29

6.82

$$-Fl. Fin. = -.42$$

6.40

- PLBG. - 12

6.28

REMARKS:

**A.2 - NOTICE OF COMPLETION**

**NONE FOUND**

**A.3 - WATER/SEWER CONNECTION RECORDS**

**ATTACHED**

City of San Diego, California  
WATER DEPARTMENT

WORK ASSIGNMENT ORDER NO.

54432

<input type="checkbox"/> INSTALL SERVICE AND TRANSFER METER	<input checked="" type="checkbox"/> RENEW SERVICE
<input type="checkbox"/> GATE VALVE MAINTENANCE	<input type="checkbox"/> FIRE HYDRANT MAINTENANCE
<input type="checkbox"/> OTHER <u>3/4" IRON SERVICE</u>	

ISSUED	ASSIGNED
BY <u>B. m. Sanchez</u>	TO <u>R. H. Stewart</u>
DATE <u>8/14/58</u>	BY <u>D. MENDOZA</u>
	DATE <u>8-15-58</u>

1. Account Number <u>5752</u>	2. Tap Number <u>T</u>	3. Meter Identification <u>6945446</u>
4. Service Address <u>741 7 St</u>		5. Map Book & Page <u>1-69</u>
6. Legal Description		

7. Present Location <u>63rd S. N. L.</u>
8. New Location

9. Field Rep.	10. Location Approval (Signature - Property Owner) <u>[Signature]</u>
11. New Location - As Installed	

12. Remarks <u>3/4" IRON SERVICE RENEW</u> <u>With COPPER</u>
---

13. Date Completed <u>8-15-58</u>	14. Work Completed By: <u>R. H. Stewart</u>
--------------------------------------	--

#### **A.4 - BUILDING PERMIT RECORDS**

**ATTACHED**





Eng.  
2. B.D.  
Street

# Permit Application

City of San Diego Building Inspection Department  
1212 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

San Diego City PD  
M1

## 1. Permit Type

☐ Combination ☒ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition  
☐ Relocation ☐ Remove Building

## 2. Project Information

Plan File No. **A005580-89**

Address **741 F Street** Building or Suite No. \_\_\_\_\_

Legal Description \_\_\_\_\_

Lot No. **K&L** Block No. **72** Subdivision Name **Hertens Addition Locking** Unit No. \_\_\_\_\_ Map No. \_\_\_\_\_

Parcel No. **10** Parcel Map No. **DB 0013 PG 522** Assessor's Parcel No. **535-102-10-00**

Existing Use **Vacant** Condition of Soil at Site ☐ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work **Truss Repair & Support** Total Floor Area **NC**

Designer Name **Michael Kratz** Address **655 Fourth Ave**

City **San Diego** State **CA** Zip Code **92101** Telephone **297-7893** License Number **C 38968**

## 3. Applicant

☐ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name **Michael Kratz** Address **655 Fourth Ave #34**

City **San Diego** State **CA** Zip Code **92101** Telephone **297-7893**

## 4. Property Owner

☒ Owner ☐ Lessee or Tenant

Name **Morris B. Slayen** Address **225 Broadway #1243**

City **San Diego** State **CA** Zip Code **92101** Telephone \_\_\_\_\_

## 5. Contractor

Name **RSC General Contractor Inc** Address **8898 Chiricahua Hwy Blvd**

City **San Diego** State **CA** Zip Code **92104** Telephone **492-9211**

State License No. **476169** License Class **B** City Business Tax No. **85010998**

Signature **Michael Kratz** Date **7/6/89**

## 6. Workers' Compensation

☒ Worker's Compensation Insurance: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 2600, Lab. C).

Insurance Company **California Indemnity** Policy No. **P1896A** Expiration Date **Oct 1/1989**

☐ Certificate of Self-Insurance: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 2600, Lab. C).

Signature **Michael Kratz** Date **7/6/89**

## 7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7004.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any other use, prior to enforcement, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 9 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7004.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I am owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7004, Business and Professions Code: The Contractor's License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am contractually obligated with licensed contractors to construct the project (Sec. 7004, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Section \_\_\_\_\_ B.A.P.C. for this reason: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2607, Ch. C).

Lender's Name **NA** Lender's Address \_\_\_\_\_

## 9. Applicant's Signature

I hereby affirm that I have read this application and that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-described property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will comply therewith. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature **Michael Kratz** Date \_\_\_\_\_

00282





# Permit Application

City of San Diego Building Inspection Department  
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

## 1. Permit Type

☐ Combination ☒ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition  
☐ Relocation ☐ Remove Building

## 2. Project Information

Plan File No. **A007600-89**

Address **741 F STREET & 758 8TH AVE**

Building or Suite No.

### Legal Description

Lot No. <b>40</b>	Block No. <b>12</b>	Subdivision Name <b>PORTON ADDITION LOOKING</b>	Unit No.	Map No. <b>DE001344012</b>
Parcel No. <b>5351021000, 5351020900</b>	Parcel Map No.	Assessor's Parcel No.		
Existing Use <b>WAREHOUSE</b>	Condition of Soil at Site <input checked="" type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill			
Description of Work <b>SHELL BUILDING, STRUCTURAL REPAIRS</b>	Total Floor Area <b>50,000</b>			
Designer name	Address			
City	State	Zip Code	Telephone	License Number

## 3. Applicant

☐ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name <b>MORRIS SLAYER JR.</b>	Address <b>225 BROADWAY STE 1245</b>
City <b>S.D.</b>	State <b>CA.</b> Zip Code <b>92101</b> Telephone <b>239-7698</b>

## 4. Property Owner

☒ Owner ☐ Lessee or Tenant

Name <b>SAME</b>	Address
City	State Zip Code Telephone

## 5. Contractor

Name <b>PSC CONTRACTOR, INC.</b>	Address <b>8898 CIA MESA BLVD, J</b>
City <b>S.D.</b>	State <b>CA.</b> Zip Code <b>92123</b> Telephone <b>442-9211</b>
State License No. <b>537857</b>	License Class <b>B</b> City Business Tax No. <b>8501099B</b>
Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
Signature <b>[Signature]</b>	Date <b>10/18/89</b>

## 6. Workers' Compensation

<input type="checkbox"/> Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C).	
Insurance Company <b>CALIF. INDEMNITY</b> Policy No. <b>P1896A</b> Expiration Date <b>10/1/89</b>	
<input checked="" type="checkbox"/> Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.	
Signature <b>[Signature]</b>	Date <b>10/18/89</b>

## 7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale, if, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ I am exempt under Section \_\_\_\_\_ B & P.C. for this reason

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)

Lender's Name **HONE** Lender's Address \_\_\_\_\_

## 9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature **John Egharak** Date **8-25-89**

02086



# Permit Application

City of San Diego Building Inspection Department  
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

## 1. Permit Type

☐ Combination ☒ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition  
☐ Relocation ☐ Remove Building

## 2. Project Information

Plan File No.

Address 741 F STREET ~~WABO BALAYE~~

Building or Suite No.

### Legal Description

Lot No. 2, 40	Block No. 72	Subdivision Name HORTON ADDITION LOCKLING	Unit No.	Map No. DB0015PG522
Parcel No. 5351021000, 5351020900	Parcel Map No.	Assessor's Parcel No.		
Existing Use WAREHOUSE TO OFFICES	Condition of Soil at Site <input checked="" type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill			
Description of Work TENANT IMPROVEMENT	Total Sq. Ft. 30,000			
Designer name SILLMAN/WYMAN INC.	Address 9609 WAPLES ST. STE. 200			
City SAN DIEGO	State CA	Zip Code 92027	Telephone 452-4320	License Number C-1585

## 3. Applicant

☐ Contractor ☐ Agent for Contractor ☒ Owner ☐ Agent for Owner

Name MORRIS SLAYEN JR.	Address 750 B. STREET, SUITE 3120
City SAN DIEGO	State CA
Zip Code 92101	Telephone 239-7698

## 4. Property Owner

☐ Owner ☐ Lessee or Tenant

Name SAME	Address
City	State
Zip Code	Telephone

## 5. Contractor

Name PSC CONTRACTOR, INC.	Address 8898 CLAREMONT MESA BLVD, J
City SAN DIEGO	State CA
Zip Code 92123	Telephone 492-9211
State License No. 537837	License Class B
City Business Tax No. 85010998	
Licensed Contractor's Declaration: I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
Signature [Signature]	Title Pres Date 11/16/89

## 6. Workers' Compensation

<input type="checkbox"/> Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3600, Lab. C).
Insurance Company CALIFORNIA WORKERS' POLICY NO. P-25088 Expiration Date 10-1-90
<input type="checkbox"/> Certificate of Exemption: I hereby affirm that I am exempt from the provisions of the Worker's Compensation Laws of California.
Signature [Signature] Date 11/16/89

## 7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Section \_\_\_\_\_, B.P.C. for this reason.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C).
Lender's Name NONE
Lender's Address

## 9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-described property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.
Signature [Signature] Date 11-16-89

00437



# Project Status Report

3/23/11 3:40 pm


THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Page 2 of 2

L64A-050

## Project Information

Project Nbr: **89596** Title: Noticed URM Building Int. Order:   
Project Mgr: Shadyab, Mehdi (619)446-5067 mshadyab@sandiego.gov

Scope: APN# 535-102-09-00 & -10-00 SAS: 683 [Seismic-strengthening under SDMC, Division 88]  
NOT A URM. Parapet Bracing, Roof-to-Wall & Floor-to-Wall ties, New support columns & footings, New roof diaphragm  
plywood sheathing, New full-ht. steel braced frames along N. & E. walls, New independently framed 2nd floor. [See PF#  
A007600-89 / Permit# B004036-89, Inspections Finaled on 7/11/90 by Larry Baker.]

## Customer Information

<u>Customer</u>	<u>Firm</u>	<u>Role</u>	<u>Phone</u>
SLA-BRALLC\	c/o MEISSNER JACQUET	Point of Contact	(858)373-1234

## Job Information

Job: 721 F ST	Street Address: 721 F ST	Thomas Brothers: 1289-B3
APN: 535-102-0900	Parcel Owner: SLA-BRALLC\	

## Project Fee

<u>Fee Description</u>	<u>Qty Needed</u>	<u>Qty Paid</u>	<u>Units</u>	<u>Invoice Status</u>	<u>Note</u>
------------------------	-------------------	-----------------	--------------	-----------------------	-------------



# Approval Status Report



THE CITY OF SAN DIEGO

Development Services

1222 First Avenue, San Diego, CA 92101-4154

2/10/11 2:53 pm

Page 1 of 2

L64A-008

## Project Information

Project Nbr: **102407**

Title: SMS TI

Job Order:

Project Mgr: D'Orsi, Donna

(619)446-5184

ddorsi@sanidiego.gov



Scope: CENTRE CITY: Building permit for commercial tenant improvement to include partitions, new electrical panel, and ductwork only. CCPD-A, CT 53. Code Enforcement Case NC00120520.

## Job Information

Job: 741 F ST 2nd Floor

Street Address: 741 F ST Unit 2nd Fl

Thomas Brothers: 1289-B3

APN: 535-102-1000

Parcel Owner: S L A - B R A L L C \

## Approval Information

Approval Nbr: **3 37485**

Type: Building Permit

Status: Completed



Scope: CENTRE CITY: Building permit for commercial tenant improvement to include partitions, new electrical panel, and ductwork only. CCPD-A, CT 53

Permit Holder: SMS.ac,

Issued By: Diaz, Connie

Issued Date: 05/05/2006

## Inspection Plan for Approval Nbr 3 37485

Insp	Type SubType	Status	Inspector Note	Scheduled	Performed End	Result	Tier
718399	Structural - Frame All Rough Framing [Fail]	Completed	Field, Dave (858) 627-6272 no contact no plans	05/18/2006	05/18/2006	Fail	2
719342	Fire - Final (2) All Fire Final [Partial Pass]	Completed	Krattli, Mike (619) 446-4465	05/22/2006	05/23/2006	Partial Pass	2
719343	Fire - Sprinkler(s) Final All Fire Sprinkler Reqmts [Partial Pass]	Completed	Krattli, Mike (619) 446-4465	05/22/2006	05/23/2006	Partial Pass	2
731391	Structural - Frame Rough Int Wall Construction [Partial Pass]	Completed	Lopez, Rich (858) 627-6272	05/23/2006	05/23/2006	Partial Pass	2
718401	Structural - Lath & Drywall All Lath & Drywall [Partial Pass]	Completed	Lopez, Rich (858) 627-6272	05/25/2006	05/25/2006	Partial Pass	2
734243	Structural - Frame Rough Int Wall Construction [Pass]	Completed	Lopez, Rich (858) 627-6272	05/25/2006	05/25/2006	Partial Pass	2
733128	Fire - Sprinkler(s) Final All Fire Sprinkler Reqmts [Pass]	Completed	Carter, Ron (619) 446-4465	06/12/2006	06/13/2006	Pass	2
733130	Fire - Final (2) All Fire Final [Pass]	Completed	Carter, Ron (619) 446-4465	06/12/2006	06/13/2006	Pass	2
735991	Structural - Lath & Drywall	Cancelled	Field, Dave (858) 627-6272	05/26/2006			2
718397	Structural - Final(3) Final [Fail]	Completed	Baker, Larry (858) 627-6272	06/16/2006	06/16/2006	Fail	3
752285	Structural - Final(3) Final [Pass]	Completed	Baker, Larry (858) 627-6272	06/19/2006	06/20/2006	Pass	3

## Fee Status for Approval Nbr 3 37485

Fee Type	Qty Needed	Qty Paid	Unit	Invoice Status	Note
Fire Service Hourly Fee	5.00	5.00	Hours	Paid on 151471	
Hazardous Materials Fee	1.00	1.00	Each	Paid on 151471	
PC OTC Tenant Improvement	0.00	0.00	Square Feet	Paid on 151471	
Partition-Comm, Interior	82.00	82.00	Linear Feet	Paid on 151471	
Permit Issuance/with Plans	1.00	1.00	Each	Paid on 151471	
Seismic Fee (Bldg Permit)	3,444.00	3,444.00	Valuation -CBC	Paid on 151471	
State Fee (Bldg Permit)	3,444.00	3,444.00	Valuation -CBC	Paid on 151471	

## Fee Exceptions:

### Project Expired Exceptions:

This project 102407 SMS TI has expired.



# Approval Status Report

L64A-008



THE CITY OF SAN DIEGO  
Development Services  
1222 First Avenue, San Diego, CA 92101-4154

2/10/11 2:53 pm

Page 2 of 2





# Approval



THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

2/10/11 3:32 pm

Page 1 of 1

L64A-005

## Project Information

Project Nbr: **102407** Title: SMS TI  
Project Mgr: D'Orsi, Donna (619)446-5184 ddorsi@sanidiego.gov



## Approval Information

Approval Nbr: **3 37485** Type: Building Permit Status: Completed  
Issued: 05/05/2006 2:34 pm Issued By: Diaz, Connie Permit Holder: SMS.ac,  
Completed: 06/20/2006 6:25 am Completed By: Baker, Larry Owner Occupied: ☐ Overridden: ☐  
Extension Qty: 0 Extended By: Cancel Reason:  
Scope: CENTRE CITY: Building permit for commercial tenant Precancel Status:  
improvement to include partitions, new electrical panel, and Land Doc Type:  
ductwork only. CCPD-A, CT 53 Recorded Map No.:  
Recorded Date:



## Job Location (741 F ST 2nd Floor)

Address Assessor Parcel  
741 F ST Unit 2nd Fl 535-102-1000

## Bureau of Census (BC) Codes

BC Code  
Add/Alt Tenant Improvements

## Fee Type Units

Fee Type	Amount
Valuation -CBC	3,444.00
DwellingUnit NetChange(+,-,0)	0.00

## Fee Worksheet

Fee	Quantity	Unit	Category
Fire Service Hourly Fee	5.00	Hours	Issuance Fees
Hazardous Materials Fee	1.00	Each	Issuance Fees
PC OTC Tenant Improvement	0.00	Square Feet	Plan Check Fees
Partition-Comm, Interior	82.00	Linear Feet	Plan Check Fees
Permit Issuance/with Plans	1.00	Each	Issuance Fees
Seismic Fee (Bldg Permit)	3,444.00	Valuation -CBC	Issuance Fees
State Fee (Bldg Permit)	3,444.00	Valuation -CBC	Issuance Fees





# Approval Status Report

2/10/11 2:54 pm


Page 1 of 1

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-008



## Project Information

**Project Nbr:** 111879 **Title:** TI-SMS **Job Order:**   
**Project Mgr:** Shephard, Amanda (619)446-5146 ashephard@sandiego.gov  
**Scope:** CENTRE CITY, PARTITION WALLS, ELECTRICAL, MECHANICAL DUCT WORK ONLY, NO NEW PLUMBING FOR EXISTING OFFICE BUILDING\*\*\*\*CCDC\*\*\*\*

## Job Information

**Job:** 741 F ST **Street Address:** 741 F ST **Thomas Brothers:** 1289-B3  
**APN:** 535-102-1000 **Parcel Owner:** S L A-B R A L L C A

## Approval Information

**Approval Nbr:** 3 75199 **Type:** Building Permit **Status:** Completed    
**Scope:** CENTRE CITY, PARTITION WALLS, ELECTRICAL, MECHANICAL DUCT WORK ONLY, NO NEW PLUMBING FOR EXISTING OFFICE BUILDING\*\*\*\*CCDC\*\*\*\*  
**Permit Holder:** Mudd, Vince **Issued By:** Rosas, Glicerio **Issued Date:** 09/13/2006

## Inspection Plan for Approval Nbr 3 75199

Insp	Type SubType	Status	Inspector Note	Scheduled	Performed End	Result	Tier
804140	Structural - Frame Rough Int Wall Construction [Partial Pass]	Completed	Bishop, Brian (858) 627-6272	09/18/2006	09/18/2006	Partial Pass	2
804142	Structural - Lath & Drywall Drywall [Partial Pass]	Completed	Bishop, Brian (858) 627-6272	09/19/2006	09/19/2006	Partial Pass	2
820514	Structural - Frame Rough Int Wall Construction [Partial Pass]	Completed	Bishop, Brian (858) 627-6272	09/22/2006	09/22/2006	Partial Pass	2
804141	Structural - Insulation Thermal - Walls [Partial Pass]	Completed	Bishop, Brian (858) 627-6272	09/25/2006	09/25/2006	Partial Pass	2
806249	Fire - Final (2) All Fire Final [Pass]	Completed	McInerney, Brendan (619) 446-4465	09/26/2006	09/28/2006	Pass	2
806250	Fire - Sprinkler(s) Final All Fire Sprinkler Reqmts [Pass]	Completed	McInerney, Brendan (619) 446-4465	09/26/2006	09/28/2006	Pass	2
824691	Structural - Frame Rough Floor System [Partial Pass]	Completed	Bishop, Brian (858) 627-6272	09/28/2006	09/28/2006	Partial Pass	2
804138	Structural - Final(3) Final [Pass]	Completed	Bishop, Brian (858) 627-6272	10/18/2006	10/18/2006	Pass	3

## Fee Status for Approval Nbr 3 75199

Fee Type	Qty Needed	Qty Paid	Unit	Invoice Status	Note
FC Office TenImp, Sprink Only	13,600.00	13,600.00	Square Feet	Paid on 170135	
Hazardous Materials Fee	1.00	1.00	Each	Paid on 170135	
PC OTC Tenant Improvement	13,600.00	13,600.00	Square Feet	Paid on 170135	
Permit Issuance/with Plans	1.00	1.00	Each	Paid on 170135	
Seismic Fee (Bldg Permit)	394,400.00	394,400.00	Valuation -CBC	Paid on 170135	
State Fee (Bldg Permit)	394,400.00	394,400.00	Valuation -CBC	Paid on 170135	

## Fee Exceptions:

### Project Expired Exceptions:

This project 111879 TI-SMS has expired.



# Approval



2/10/11 3:32 pm

Page 1 of 1

L64A-005

THE CITY OF SAN DIEGO  
Development Services  
1222 First Avenue, San Diego, CA 92101-4154

## Project Information

Project Nbr: 111879 Title: TI-SMS  
Project Mgr: Shephard, Amanda (619)446-5148 ashephard@sandiego.gov



## Approval Information

Approval Nbr: 3 75199 Type: Building Permit Status: Completed  
Issued: 09/13/2006 1:47 pm Issued By: Rosas, Glicerio Permit Holder: Mudd, Vince - San Diego Office Interior Corp  
Completed: 10/19/2006 9:18 am Completed By: Bishop, Brian Owner Occupied: ☐ Overridden: ☐  
Extension Qty: 0 Extended By: Cancel Reason:  
Scope: CENTRE CITY, PARTITION WALLS, ELECTRICAL, MECHANICAL DUCT WORK ONLY, NO NEW PLUMBING  
FOR EXISTING OFFICE BUILDING\*\*\*\*CCDC\*\*\*\* Precancel Status:  
Land Doc Type:  
Recorded Map No.:  
Recorded Date:



## Job Location (741 F ST)

Address Assessor Parcel  
741 F ST 535-102-1000

## Bureau of Census (BC) Codes

BC Code  
Add/Alt Tenant Improvements

## Fee Type Units

Fee Type	Amount
Valuation -CBC	394,400.00
DwellingUnit NetChange(+,-,0)	0.00

## Fee Worksheet

Fee	Quantity	Unit	Category
FC Office TenImp,Sprink Only	13,600.00	Square Feet	Issuance Fees
Hazardous Materials Fee	1.00	Each	Issuance Fees
PC OTC Tenant Improvement	13,600.00	Square Feet	Plan Check Fees
Permit Issuance/with Plans	1.00	Each	Issuance Fees
Seismic Fee (Bldg Permit)	394,400.00	Valuation -CBC	Issuance Fees
State Fee (Bldg Permit)	394,400.00	Valuation -CBC	Issuance Fees





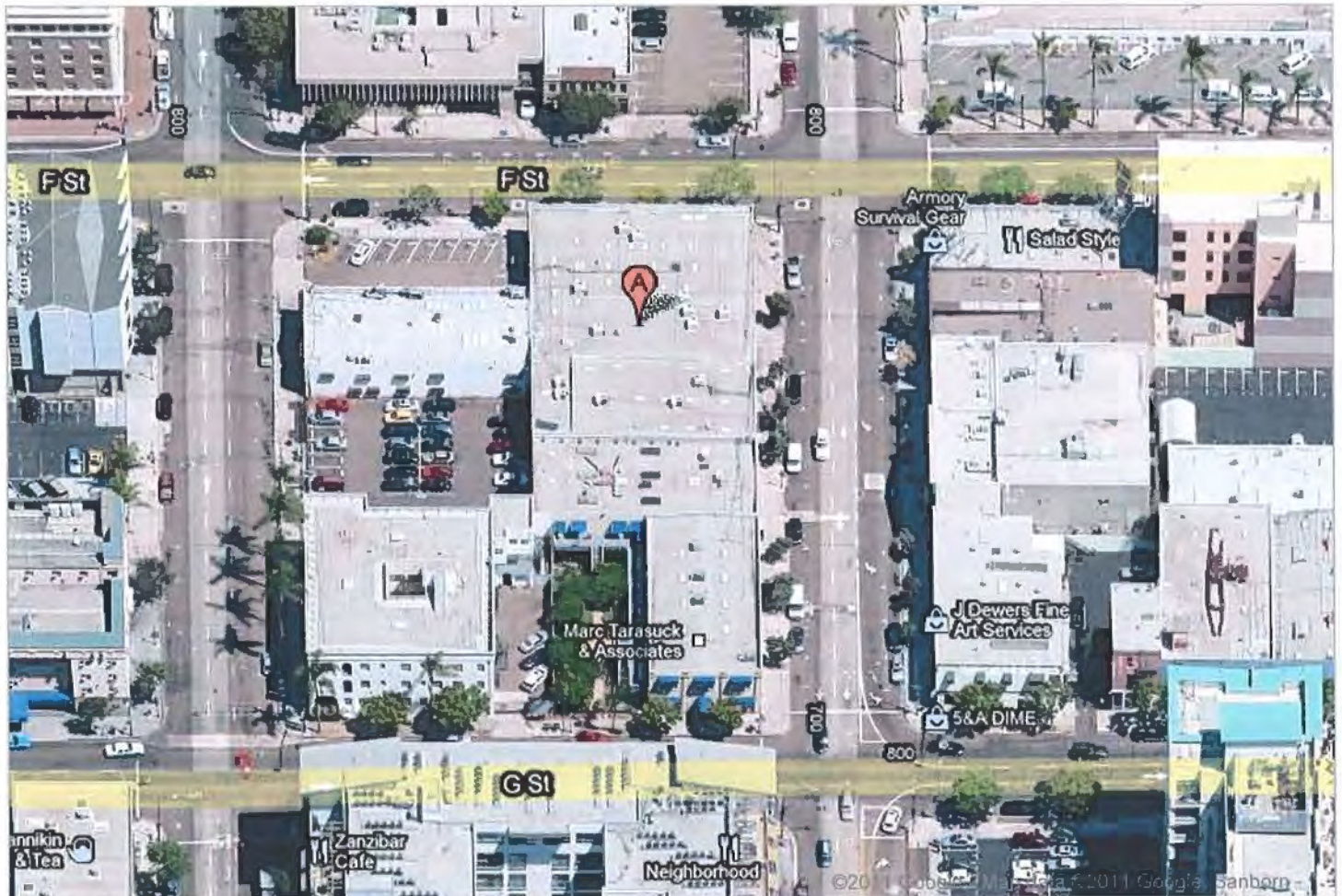
**A.5 - SITE PLAN**

**CURRENT GOOGLE AERIAL PHOTOGRAPH**

**ATTACHED**



To see all the details that are visible on the screen, use the "Print" link next to the map.



**A.6 - LOT AND BLOCK BOOK PAGE**

**ATTACHED**

Block	Lot	Horton's Addition	Value of Real Estate	
71	A	J. E. Gunn	\$1100	
	B		900	
	C		900	
	D	J. E. Gunn N/4	C. K. Smith S/4	800
	E	Jas M. Pierce	700	
	F	Jas N. Hitchcock	500	
	G	E. H. Bushyhead	460	
	H		370	
	I	A. J. Goss	370	
	J	Jas N. Hitchcock	370	
	K	First Baptist Church	370	
	L		500	
	72	N	Jas M. Pierce N/4	360
B		J. E. Daley	240	
C		A. J. Nash	240	
D		Jas N. Hitchcock	240	
E		M. A. Luce	240	
F			350	
G		Jones C/4	230	
H		S. B. Hoffman N/4	220	
I		J. B. Wintons	220	
J		Jas N. Hitchcock	220	
K		Jas N. Hitchcock N/4	220	
L			300	
73		N	S. Wallace	270
	B	A. J. Amory	200	
	C	unknown	200	
	D		200	
	E	Jott Olans	200	
	F		270	
	G		240	
	H		160	
	I	unknown	160	
	J		160	
	K		160	
	L		240	

Block.	Lot.	Horton's Addition	Value of Real Estate
74	A	Unknown	2400
	B		1500
	C		1500
	D	Henry Saggitt	1500
	E	L. J. Loring	1500
	F		2400
	G	Mary C. Morse	2000
	H		1300
	I		1000
	J	O. Bruckman	1800
	K		1500
	L	Unknown	1500
75	A	J. C. Holland	1475
	B		1400
	C		1200
	D		1200
	E		1200
	F	J. J. Daley	1650
	G		2500
	H		2200
	I		1200
	J		1400
	K	J. C. Holland & J. J. Daley	1200
	L	H. P. Parnell	1575
76	A	A. Stephens	1800
	B	F. A. Stephens	1275
	C	Mrs. Rosa A. Woodford	1275
	D	J. J. Daley	1275
	E	Mrs. Parnell Jones	1275
	F		1100
	G	Unknown	1875
	H		1200
	I	J. J. Daley	1200
	J	Unknown	1200
	K		1200
	L	Mrs. Emeline Leonard	1575



## Hortons Addition

Block	Lot	Owner	Value of Real Estate
67	7	M. A. Southart	3200
	8	Robt. Bailey	2400
	9	UNKNOWN.	2400
	10	UNKNOWN.	2400
	11	UNKNOWN.	2400
	12	UNKNOWN.	2400
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	94	UNKNOWN.	2400
	95	UNKNOWN.	2400
	96	UNKNOWN.	2400
	97	UNKNOWN.	2400
	98	UNKNOWN.	2400
	99	UNKNOWN.	2400
	100	UNKNOWN.	2400

## Hortons Addition

Block	Lot	Owner	Value of Real Estate
70	7	J. H. Young	29000
	8	J. H. Young 1/2 - Old Habbell 1/2	24000
	9	UNKNOWN.	24000
	10	S. B. Single 1/2 James Russell 1/2	24000
	11	Central Market Co	24000
	12	Central Market Co	27000
	13	Central Market Co	16000
	14	Central Market Co	13000
	15	Central Market Co	15000
	16	Central Market Co	17000
	17	Central Market Co	17000
	18	Central Market Co	21000
	19	Central Market Co	19000
	20	Central Market Co	15000
	21	Central Market Co	15000
	22	Central Market Co	14000
	23	Central Market Co	17000
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	25	Central Market Co	9000
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	100	Central Market Co	7000



[illegible]

Lot	Owner	Value of Real Estate
73	Mrs J Ballach	3600
8	J. J. Dougherty	2900
9	Mrs Annie Wilson	2900
10	J. H. Chinkosale	2900
11	Robert Blair	2900
12	Unknown	3600
13	Unknown	3600
14	Ed Howard and 1/2 Unknown and 1/2	2140
15	Unknown	2140
16	Unknown	2140
17	Unknown	3000
74	Estate James L. Hodges	3000
18	Unknown	2000
19	Mrs Henry Flavin	2000
20	H. Daggett	2000
21	L. J. Loring	2000
22	Unknown	3000
23	Mary Quinn	2600
24	Unknown	1750
25	Oscar Erickson	1750
26	Unknown	1750
27	Unknown	1750
28	Unknown	3500
75	Unknown	500
29	J. R. Holland	2200
30	Unknown	1600
31	Unknown	1600
32	Unknown	1600
33	Unknown	1600
34	Sarah M. Daley	2200
35	Unknown	2100
36	Unknown	1600
37	Unknown	1600
38	Unknown	1600
39	Unknown	1600
40	Unknown	1600
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100	Unknown	1600

**A.7 - PREVIOUS SURVEY FORMS**

**ATTACHED**

#### IDENTIFICATION

1. COMMON NAME: Anderson Office Furniture
2. HISTORIC NAME: Maryland Hotel Garage
3. ADDRESS: 741 F Street  
ZIP: 92101
4. CITY: San Diego  
PARCEL #: 535-102-10
5. PRESENT OWNER: Morris & Helen Slayen  
ADDRESS: 225 Broadway #1243  
CITY: San Diego  
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Vacant  
ORIGINAL USE: Garage

#### DESCRIPTION

- 7A. ARCHITECTURAL STYLE: One Part Commercial Block
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Horton's Addition, Block 72, Lots K,L.

Designed for a combination of warehouse and commercial uses, this one-story brick building is a clear example of structural bay expression with minor ornamental reliefs centered at each bay. Hardbrick columns are carried slightly above the parapet and horizontal hardbrick bands express the fascia and window openings against the lighter color of the softbrick infill. The interior is a straightforward 16 and 1/2 foot wooden grid structure.

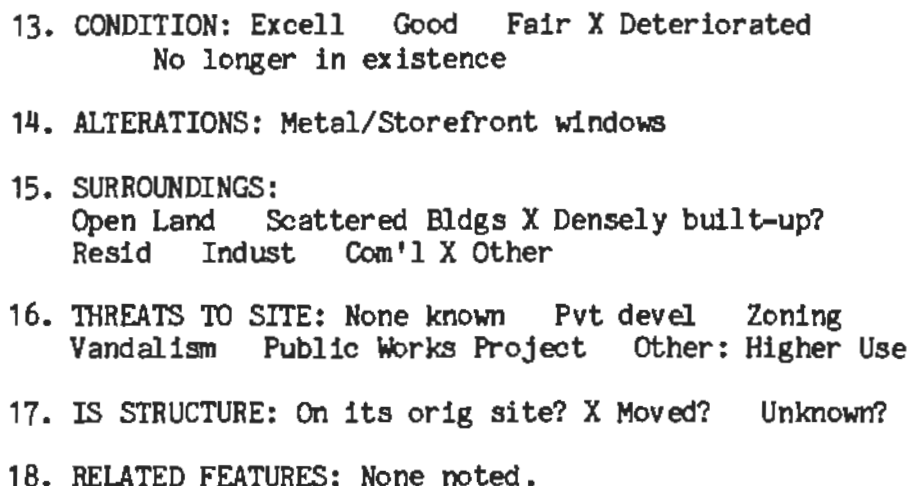


8. CONST. DATE:  
EST: FACT: 1907-1909
9. ARCHITECT:  
Unknown
10. BUILDER:  
The Haverty Co. &  
F.O. Engstrum Co.
11. APPROX. PROP. SIZE(FT):  
100' x 100'
12. DATE OF PHOTO:  
1988

TENTATIVE RANK: 3

SIGNIFICANCE: This structure's significance stems from its functional architecture and its association with the Maryland Hotel.





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 7

Other Listings Update of November 1988 Centre City East Survey Documentation

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 741 F Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \* a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Point Loma Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of \_\_\_\_\_  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 741 F Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

APN: 535-102-10-00, Horton's Addition, Block 72, Lots K & L

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Originally constructed between 1907-1909, this single-story building is a well preserved example of a One Part Commercial Block building from the early Twentieth Century. Exterior building materials consist of red brick, glass, and wood. The building itself is divided into a series of bays which are marked on the exterior walls by brick pilasters. Each bay features a colored ornamental brick pattern above the window section. All windows around the buildings perimeter appear to be fixed, and recessed entries are present on the north and west elevation of the building. Overall, the building appears to be in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP4; HPC

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5h. Description of Photo: (View, date, accession #)

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
c. 1907-1909

1988 Centre City East Historic Site Inventory

\*P7. Owner and Address:

LA-BEA, LLC  
C/o Hughes Management  
751 7th Avenue, # P  
San Diego, CA 92101

\*P8. Recorded by (Name, affiliation, and address): Wendy L. Tinsley, Scott  
A. Moomjian, Office of Marie  
Burke Lia, Attorney at Law, 427  
C Street, Ste. 416, San Diego,  
CA 92101



\*P9. Date Recorded: October 2001

\*P10. Type of Survey: (Describe) \_\_\_\_\_

P11. Report Citation (Cite survey report and other sources, or enter "none".) Historic Site Inventory of Centre City East For Centre City Development Corporation

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 741 F Street, San Diego, CA 92101

B1. Historic Name: Maryland Hotel Garage

B2. Common Name: Anderson Office Furniture Building

B3. Original Use: Commercial, Parking Garage

B4. Present Use: Commercial

\*B5. Architectural Style: One Part Commercial Block Building

\*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed between 1907-1909; northwest corner windows replaced (between 1988-2000);  
no other alterations and/or modifications known.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Maryland Hotel

B9a. Architect: Unknown b. Builder: The Haverly Co. & F.O. Engstrom Co.

\*B10. Significance: Theme Architecture Area San Diego Period of Significance c.1907-1909

Property Type Commercial; Detached Garage Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Originally constructed between 1907-1909, this building was previously documented in November 1988 under the supervision of the Office of Marie Lia and Dr. Ray Brandes. Past owners of the 741 F Street property and building include the Tinken Investment Company (c.1907-1910) and Morris & Helen Slayen (1988). Past documentation reveals that past occupants of the 741 F Street building include: the Maryland Hotel Garage (1916-1939), and *San Diego City Directories* reveal that past occupants include: Consolidated Vultee Aircraft Corporation, wholesale (1944/1945), Anderson Furniture Company (1950, 1955, 1960, 1965, 1970), and Anderson Office Furniture Company (1975, 1980, 1984, 1988).

Although previous documentation concludes that the 741 F Street building is significant for its association with the Maryland Hotel, historical research has determined that the 741 F Street building is not historically significant, as it is not associated with any important events, or individuals in terms of local, state, or national history. Constructed by the Haverly Co. and F.O. Engstrom Co. the building does not represent the work of a master builder or craftsman. While the property has been classified as "One Part Commercial Block," further study and/or research is necessary to determine whether the structure embodies the distinctive characteristics of a type, period or method of construction. Such a determination will indicate whether the resource is eligible for listing on the local register.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: (partial list)

Lia and Brandes, *Historic Site Inventory of Centre City East*, 1988.

McAlester, Virginia & Lee, *A Field Guide To American Houses*, 1986.

*San Diego City Directories*

San Diego County Records Office

B13. Remarks:

\*B14. Evaluator: Wendy L. Tinsley, Scott A. Moomjian,  
Office of Marie Burke Lia

Date of Evaluation: October 2001

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

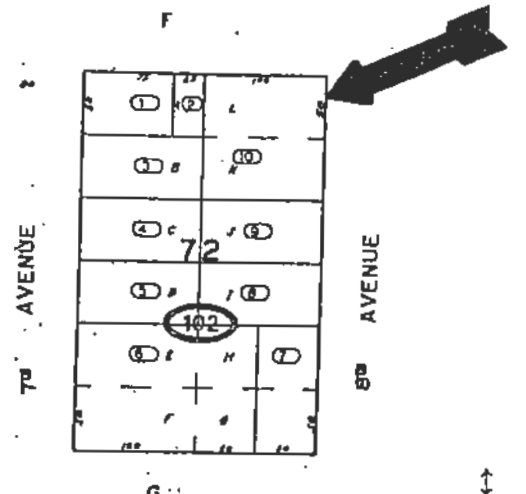




TABLE 4. East Village Combined Historical Surveys 2005  
Staff Evaluation  
(Modified 2/10/05)

Form No.	Survey	Street No.	Street Name	APN	Lia Eval.	HRB Staff Eval.	HRB Criteria	Building Name	Architectural Style	Date	Architect or Builder	Comments
N 1 X	East Village	1531-1541	Broadway	5343520400	7	5S2	A, C, D	J.F. McKnight Cadillac & Studebaker	Utilitarian	1918	Eugene Hoffman (Architect)	Auto-related resource; windows boarded
2 X	East Village	1640	Broadway	5342240400	5S2	5S2	A, C	St. Anthony Apartment Hotel	High Style Italian Renaissance	1912	Carter Construction Company (Builder)	East Village residential cultural landscape; windows replaced
3 X	Core	109-113	C Street	5335161000	5S2	5S2	C	College Inn	Art Deco (Taxpayer)	c. 1928	Unknown	Taxpayer; conversion to restaurant meets Secretary of the Interior's Standards for Rehabilitation
4 /	East Village	1317	C Street	5342050200	5S2	5S2	A, C	R.S. Smith Residence	Pyramidal Folk National	1887	R.S. Smith (Builder)	East Village residential cultural landscape
5 X	East Village	1321	C Street	5342050200	5S2	5S2	A, C	1321 C Street	Folk Victorian	c. 1887	Unknown	East Village residential cultural landscape
6 X	East Village	1333	C Street	5342050300	5S2	5S2	A, C	Porter Long House	Folk Victorian	1894	Unknown	East Village residential cultural landscape
7 /	East Village	1343-1345	C Street	5342051200	6Z/6Z	5S2/5S2	A, C	S.R. Williams House	Victorian/ Enframed Window Wall	c. 1887	Unknown	East Village residential cultural landscape
8 X	East Village	1425 - 1431	C Street	5342040600	5S2	5S2	A, B, C	1425 C Street	Prairie	1908	C.J. Jones (Builder)	East Village residential cultural landscape
9 X	East Village	901-923	E Street	5343360100	7	5S2	C	Bidwell Block	One Part Commercial Block (Taxpayer)	1927	Unknown	Taxpayer
10 /	East Village	1035	E Street	5343350900	5S2	6Z	Note & File	Custer Apartments	Italianate vernacular	1886	L.D. Burbeck (Architect/ Builder)	Building significantly modified on three sides
11 X	East Village	1045	E Street	5343350900	5S2	5S2	A, C	Carper Apartments	Italian Renaissance vernacular	1913	L.D. Burbeck (Architect/ Builder)	East Village residential cultural landscape; balcony rebuilt per code
12 /	East Village	1327 & 1329-1335	E Street	5343451000	(1327) 7/ (1329 - 1335) 7	(1327) 6Z/ (1329 - 1335) 3S	A, C	Menke Residence	Italian Renaissance Revival	c. 1915	Unknown	East Village residential cultural landscape
13 /	East Village	1401	E Street	5343440100	6Z	5S2	C	United States Naval Reserve Headquarters	One Part Commercial Block (Taxpayer)	1923	Unknown	Taxpayer; first floor modifications
N 14 /	Over 45	1508-1544/ 934-940	E Street/ 16th Street	5343520200/ 5343520300	6Z/ 6Z	5S2/ 5S2	A, C	GM Truck Sales & Service	Spanish Eclectic	1906 - 1921	Unknown	Auto-related resource; windows boarded
15 D	East Village	612-650	F Street	5343260300	3S	3S	C, D	The Maryland Hotel	Brick Commercial with Italian Renaissance Revival Elements	1914	Hebbard & Allen (Architects) W.E. Kier (Builder)	First floor modifications; building undergoing rehabilitation per Secretary of the Interior's Standards
16 /	East Village	741	F Street	5351021000	7	3S	A, C	Maryland Hotel Garage	One Part Commercial Block (Taxpayer)	1907 - 1909	The Haverly Co. & F.O. Engstrom Co. (Builder)	Auto-related resource
17 /	East Village	801-821	F Street	5351030100	7	5S2	C	Rossi Business Block	One Part Commercial Block (Taxpayer)	1924	Unknown	Taxpayer
NHF 3/05 18 /	East Village	1111	F Street	5351330100	6Z	6Z	Note & File	Hotel Yale	Commercial Block Lodging House with Spanish Eclectic influence	1927	Consaul Construction (Builder)	Extensive alterations when converted to lofts; does not meet Secretary of the Interior's Standards for Rehabilitation
19 /	East Village	1328-1344	F Street	5343451200	7	3S	C	Mission Public Market	Two Part Commercial Block (Taxpayer)	1925	Unknown	Taxpayer; first floor modified
20 /	East Village	1451-1453	F Street	5351710100	6Z	6Z	Note & File	1451 - 1453 F Street	False Front Italian vernacular	1889 - 1890	Unknown	Undistinguished architecture
21 /	East Village	1455	F Street	5351710900	6Z	5S2	A, C	Judson Property	Folk Victorian vernacular	c. 1900	Unknown	East Village residential cultural landscape
22 /	East Village	1610-1620	F Street	5343601200	5S2	5S2	A, C	Kreiss/ Wilcox Residence	Vernacular Hipped Roof Free Classic Queen Anne Victorian	1906	Unknown	East Village residential cultural landscape



B.1 - CHAIN OF TITLE

ATTACHED

**California Lot Book, Inc.**  
***dba California Title Search Co.***  
P.O. Box 9004  
Rancho Santa Fe, CA 92067  
(858) 278-8797 Fax (858) 278-8393  
WWW.LOTBOOK.COM

## **Chain of Title Report**

Marie Burke Lia  
427 C St., Ste. 416  
San Diego, CA 92101

CTS Reference No.:0311159  
Your Reference No.:0988

**Title Search Through:** February 13, 2011

**Property Address:** 741 F St.  
San Diego, CA 92101

**Assessor's Parcel No.:** 535-102-10-00

**Assessed Value:** \$4,150,000

**Exemption:** None

### **Property Characteristics**

**Use:** Store Building

**Improvements:** 20,000 square feet

### **Short Legal Description**

LOTS "K" AND "L" IN BLOCK 72 OF HORTON'S ADDITION, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



Chain of Title  
(April 28, 1870 through February 13, 2011)

1. Deed

Grantor: A.E. Horton  
Grantee: D.S. Alexander  
Recorded: April 28, 1870, Book 8, Page 355, of Deeds

2. Deed

Grantor: B.S. Alexander  
Grantee: C.M. Arnold and D. Choate  
Recorded: April 28, 1870, Book 8, Page 357, of Deeds

3. Deed

Grantor: C.M. Arnold and D. Choate  
Grantee: August Menke  
Recorded: October 13, 1870, Book 10, Page 481, of Deeds

4. Deed

Grantor: A.E. Horton  
Grantee: B.S. Alexander  
Recorded: May 23, 1873, Book 20, Page 364, of Deeds

5. Deed

Grantor: August Menke  
Grantee: Charles H. Low  
Recorded: March 8, 1886, Book 57, Page 330, of Deeds

6. Deed

Grantor: Charles H. Low  
Grantee: George N. Hitchcock, a partial interest  
Recorded: May 24, 1886, Book 61, Page 485, of Deeds

7. Deed

Grantor: George N. Hitchcock  
Grantee: Ellen M. Hitchcock  
Recorded: November 26, 1907, Book 423, Page 497, of Deeds

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

8. Deed  
Grantor: Charles H. Low, Florence K. Low, George N. Hitchcock and  
Ellen M. Hitchcock  
Grantee: P.M. Johnson  
Recorded: January 4, 1907, Book 404, Page 38, of Deeds

9. Deed  
Grantor: P.M. Johnson and Martha P. Johnson  
Grantee: Henry Timken  
Recorded: January 4, 1907, Book 404, Page 38, of Deeds

10. Deed  
Grantor: William R. Timken, Grace E. Timken, Henry H. Timken,  
Edith K. Timken, Amelia C. Bridges, A.S. Bridges,  
Georgianna Fry, John H. Fry and Cora Timken, Heirs of  
Henry Timken, Deceased  
Grantee: Timken Investment Company  
Recorded: June 17, 1910, #9957, Book 490, Page 367, of Deeds

11. Decree of Distribution  
In the Matter of  
the Estate of: Henry Timken, Deceased  
Recorded: June 17, 1910, #9958, Book 488, Page 172, of Deeds

12. Deed  
Grantor: The Timken Investment Company  
Grantee: Averell O. Anderson  
Recorded: January 31, 1944, #7610, Book 1616, Page 309

13. Grant Deed  
Grantor: Averell O. Anderson and L. Katherine Anderson  
Grantee: Morris Slayen and Helen Betty Slayen  
Recorded: August 23, 1973, Records File No. 73-237249

14. Grant Deed  
Grantor: Morris Slayen, as Successor Trustee  
Grantee: SLA-BRA, LLC  
Recorded: December 1, 1999, Records File No. 99-786522

**Please be advised that this is not Title Insurance. The information provided herein  
reflects matters of public record which impart constructive notice in accordance  
with California Insurance Code 12340.10**

15. Certification of Trust

Recorded:

February 7, 2007, Records File No. 07-86926

– End of Report –

**Note:** We find no recorded evidence of a Notice of Completion.

\*\*\*\*\*

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

\*\*\*\*\*

B.2 - CITY DIRECTORY LISTINGS OF OCCUPANTS

ATTACHED

INFORMATION ON HENRY TIMKEN

ATTACHED

UNION TRIBUNE ARTICLES

NONE FOUND

**SAN DIEGO CITY DIRECTORY RESEARCH**

**741 F STREET  
SAN DIEGO, CALIFORNIA 92101**

<b>1917-26</b>	<b>Maryland Garage</b>
<b>1930</b>	<b>Maryland Garage Schraeder, A J – auto repair</b>
<b>1934</b>	<b>Barton, Herbert Maryland Garage</b>
<b>1938</b>	<b>Connerton, L P – garage</b>
<b>1942</b>	<b>Medin, Emil – auto repair Rafalovich, S S – garage</b>
<b>1944-45</b>	<b>Consolidated Vultee Aircraft Corporation</b>
<b>1947-70</b>	<b>Anderson Furniture Company</b>
<b>1974-85</b>	<b>Anderson Office Furniture Company</b>



• HENRY TIMKEN

For details of his early life see accompanying excerpt from the Dictionary of American Biography.

Henry Timken moved to San Diego upon his retirement, in 1887. He was already wealthy, but returned briefly to Canton, Ohio to erect a plant for the production of the Timken Roller Bearing, the result of the second invention destined to carry his name around the world. He left the active management to his sons, H. H. and Wm. R. He was also the owner of extensive agricultural lands in Kansas and citrus groves in California.

He was apparently a retiring man, with a sense of humor, as he listed himself as a "carpenter" in the City Directory of 1893-94. He did not remain idle in his retirement in San Diego; records reveal extensive real-estate transactions, and involvement in the construction of a pier in San Diego. At the time of his death, in April, 1909, the "Timken Block" in down-town San Diego was under construction.

Mrs. Amelia C. Bridges, daughter of Henry, was one of the nation's leading philanthropists. She gave the Fine Arts Gallery to the city of San Diego, as well as many priceless works on exhibit there. She was a long time resident of this city. Other gifts without record went to individuals, or to institutions and to societies.

The two sons, H. H. and Wm. R. lived here and in Ohio; they and their wives, Lillian and Edith, were patrons of the San Diego Fine Arts Gallery. The Timken Foundation constructed a \$1,000,000 East addition to the Gallery (by the time of its completion this was referred to as the \$1,500,000 Timken Gallery-S. D. Union, 9-19-65). There is also a Timken-Sturges foundation at Scripps Clinic, in La Jolla.

Future Use: At this time the house will remain a private residence. However, it sits upon very valuable land, in a neighborhood of high-rise offices and apartment buildings. A change of ownership, therefore, might mean the house is in danger.

**B.3 - DEEDS FROM DATE OF CONSTRUCTION**

**ATTACHED**

Know all men, that we Charles H. Low and Florence K. Low his wife and George M. Hitchcock and Ellen M. Hitchcock his wife, all of San Diego, California, for and in consideration of the sum of Ten Dollars, Do hereby Grant to P. M. Johnson of.... same place, All that Real Property Situated in Horton's Addition to San Diego, in City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots "K" and "L" in Block Seventy-two (72) of said Horton's Addition, according to the official plat thereof heretofore filed in the office of the Recorder of said San Diego County.

Always excepting however the Buildings upon said premises owned by B. Lake and by J. and A. B. Restine;

To Have and To Hold the above granted and described premises, unto the said Grantee his heirs and assigns forever.

Grantee herein assumes all taxes for year 1907.

WITNESS our hands and seals this Third day of January 1907.

Signed and executed in presence of  
George W. Bowler.

George M. Hitchcock. (Seal)  
Charles H. Low. (Seal)  
Florence K. Low. (Seal)  
Ellen M. Hitchcock. - - -

State of California, }  
County of San Diego, } ss

On this Third day of January A. D. Nineteen Hundred and seven before me, George W. Bowler, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared Charles H. Low and Florence K. Low his wife, also George M. Hitchcock and Ellen M. Hitchcock his wife, known to me to be the persons described in and who whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my official seal, at my office, in City of San Diego, County of San Diego, State of California, the day and year in this certificate first above written.

George W. Bowler.

Notary Public in and for the County of  
San Diego, State of California.



Recorded at Request of Grantee Jan. 4, 1907. At 25 min. past 10 O'clock A. M.

Fee \$.80

Jno. P. Forward, County Recorder.

By J. A. Thomas, Deputy Recorder.

1/4/1907 BK 404 - PG 38 of Deeds

we, P. M. Johnson and Martha P. Johnson his wife of San Diego, California, for and in consideration of the sum of Ten 00/100 Dollars, Do hereby Grant to Henry Timken of same place, All that Real Property Situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots K and L in Block Seventy two (72) of Horton's Addition to San Diego, according to the official plat thereof on file in the office of the County Recorder of San Diego County, Always excepting however the Buildings upon said premises, owned by B. Lake and by J. and A. B. Restine. This property is sold subject to the City Taxes of 1907 also subject to a certain Mortgage dated January 3rd 1907 executed by P. M. Johnson and Martha P. Johnson for the sum of Twenty Thousand Dollars to Charles H. Low and George M. Hitchcock, which the grantee herein assumes and agrees to pay.

To Have and To Hold the above granted and described premises, unto the said Grantee his heirs and assigns forever.

WITNESS our hands and seals this Fourth day of January 1907.

Signed and executed in presence of }  
George W. Bowler. }

P. M. Johnson. (Seal)

Martha P. Johnson. (Seal)

State of California, }  
County of San Diego. }

On this 4th day of January A. D. Nineteen Hundred and nine Before me, George W. Bowler a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared P. M. Johnson and Martha P. Johnson <sup>husband</sup> and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office, in San Diego, County of San Diego, State of California, the day and year in this certificate first above written.

George W. Bowler.



Notary Public in and for the County of  
San Diego, State of California.

Recorded at Request of Grantee. Jan. 4, 1907. At 26 min. past 10 A. M.

Fee \$80

Jno. F. Forward, County Recorder,

By J. A. Thomas, Deputy Recorder,

\*\*\*\*\*

D E E L.

We, A. J. Cozens, Annie R. Cozens, C. B. Cozens, Otto Lienhard, Clara Lienhard, F. A. Davenport and J. M. Beckman, Trustees, and being the duly appointed Trustees and Successors to Helen C. Bushyhead, E. M. Keys, May Hess Fanning, Nellie Temple Taylor, D. Edson Smith, J. R. Nickless, M. D., and W. Capps, M. D., the persons named as Trustees in that certain Instrument, or Deed of Trust, wherein Eliza Ann Hammett is Grantor and which Instrument, or Deed of Trust, was duly executed on the 19th day of July, 1890, and thereafter duly recorded in the office of the Recorder of San Diego County, State of California, on the 22nd day of August, 1890, in Book No. 169 of Deeds, page 111, et seq., under and by virtue of a resolution by us unanimously passed as a Board of Trustees of the Hammett Villa Park and Medium's Home.

FOR AND IN CONSIDERATION of said Eliza Ann Hammett releasing us, and each of us, as such Trustees, from further performing <sup>any</sup> of the rights and duties imposed upon us, or either of us, as such Trustees, and in every way fully releasing us, and each of us, from further executing the Trusts by said Instrument, or Deed of Trust created, or attempted to be created.

DO HEREBY GRANT and reconvey to said Eliza Ann Hammett, all the right, title and interest acquired by us, or either of us, as Trustees, and as Successors in Trust of the said Helen C. Bushyhead, E. M. Keys, May Hess Fanning, Nellie Temple Taylor, D. Edson Smith, J. R. Nickless, M. D., and W. Capps, M. D., the Trustees named in the said Instrument, or Deed of Trust, from said Eliza Ann Hammett, and under and by virtue thereof, in and to

ALL THAT REAL PROPERTY, situate in the County of San Diego, State of California, bounded and described as follows, to-wit:

The Southeast quarter of the Southeast quarter of Section 36, Township 11 South, Range 5 West, S. B. M., and also the West half of the Northeast quarter and the West half of the Southeast quarter of Section 23, Township 13 South, Range 4 West, S. B. M., <sup>above</sup>

The intention and purpose of this deed being to reconvey the title of said described property to, and revert the same in said Eliza Ann Hammett, together with all the rights and interests, therein of whatever kind, nature, or description, acquired by us, or any, or either of us, as Trustees, as the Successors of the Trustees named in said Instrument, or

C.1 - CITY OF SAN DIEGO 800 SCALE ENGINEERING MAP

ATTACHED





C.2 - CURRENT UNITED STATES GEOLOGICAL SURVEY MAP (USGS)

ATTACHED



23

1850 000  
FEET

22

21

20

42°30"

18

5



C.3 - ORIGINAL SUBDIVISION MAP

ATTACHED



# OFFICIAL MAP OF HORTONS ADDITION SAN DIEGO,

COMPRISING PUEBLO LOTS Nos 1156, 1147,  
1146, 1145, 1134, 1132 & 1133.

Surveyed by L.L. Lockling.  
Civil Engr. & Dep. Co. Surveyor in 1869 & 1870.  
JUNE 1871  
L.L.

SCALE: 300 FT. to  $\frac{1}{2}$  of an Inch.

Blocks 200x300 feet  
or as marked.

Lots 50x100 feet  
or as marked.

Streets 80 ft. wide.

Except H<sup>th</sup> & Front which are as marked.

I hereby certify that this is a correct copy  
of Map filed in Dead Book 13, Page 522,  
on file in the office of the Recorder of  
San Diego County, California.

Dated: June 14<sup>th</sup> 1915

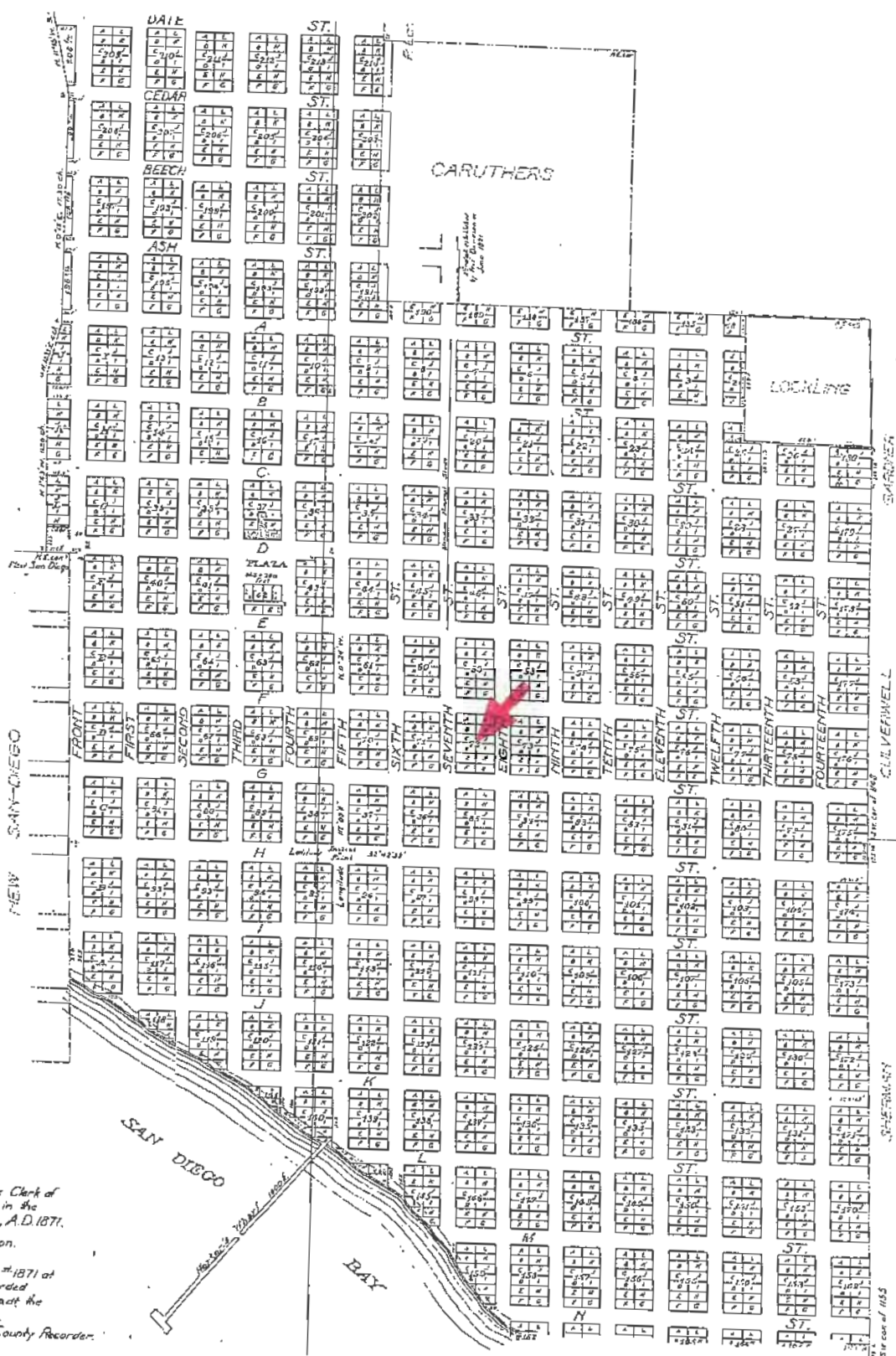
*John A. Stevenson*  
County Recorder  
San Diego County, Calif.

Filed for record with the Clerk of  
the County of San Diego, in the  
State of California, June, A.D. 1871.

A.E. Horton.

Filed for record June 21<sup>st</sup> 1871 at  
4 h. 30 m. P.M. and recorded  
July 21 1871 at 2 h. 30 p.m. at the  
request of A.E. Horton.

Chalmers Scott County Recorder.



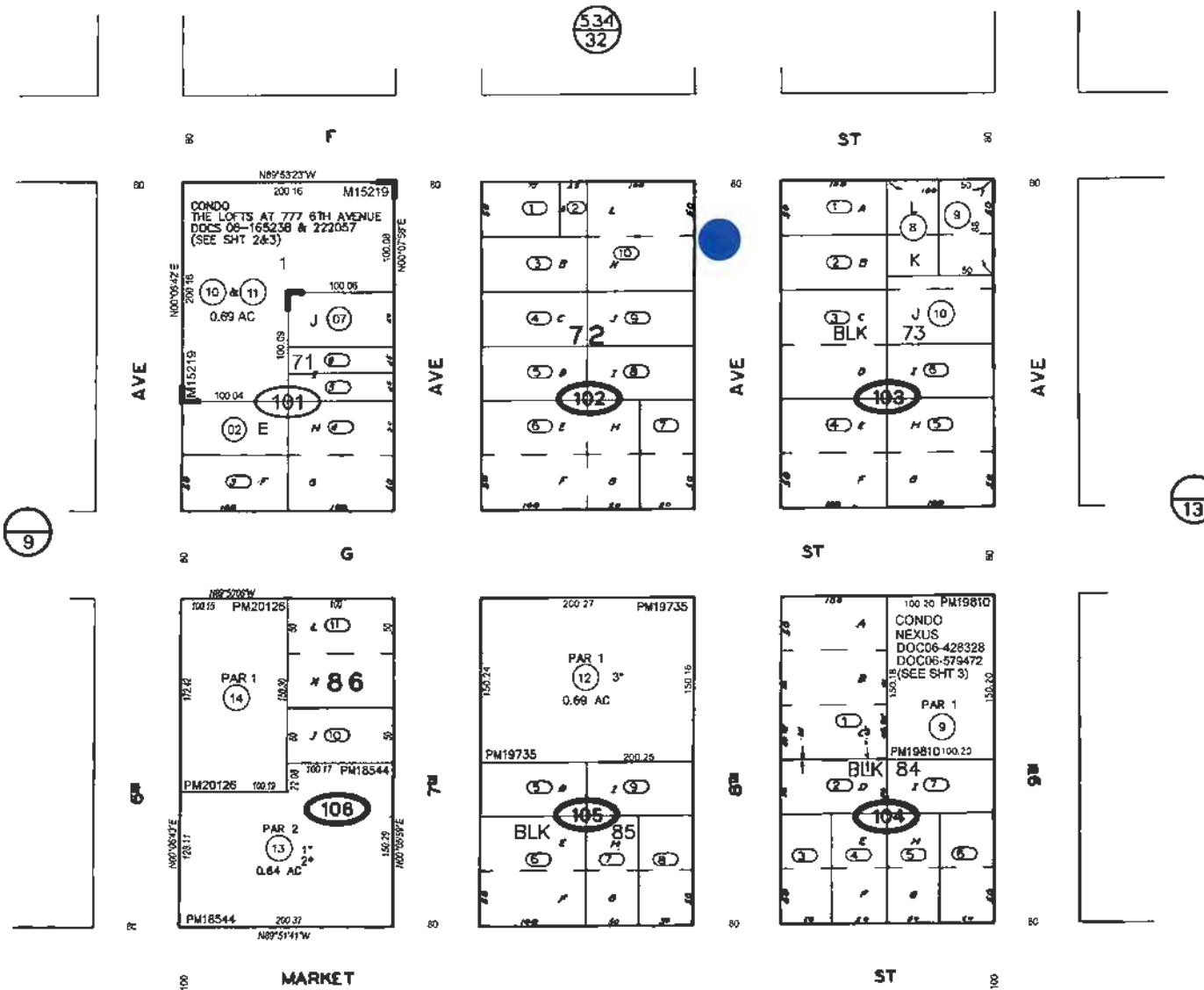


**C.4 - CURRENT ASSESSOR'S PARCEL MAP**

**ATTACHED**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 335 PAGE 10



535-10  
SHT 1 OF 3

1"=100'  
N

8/25/08 MGS ✓

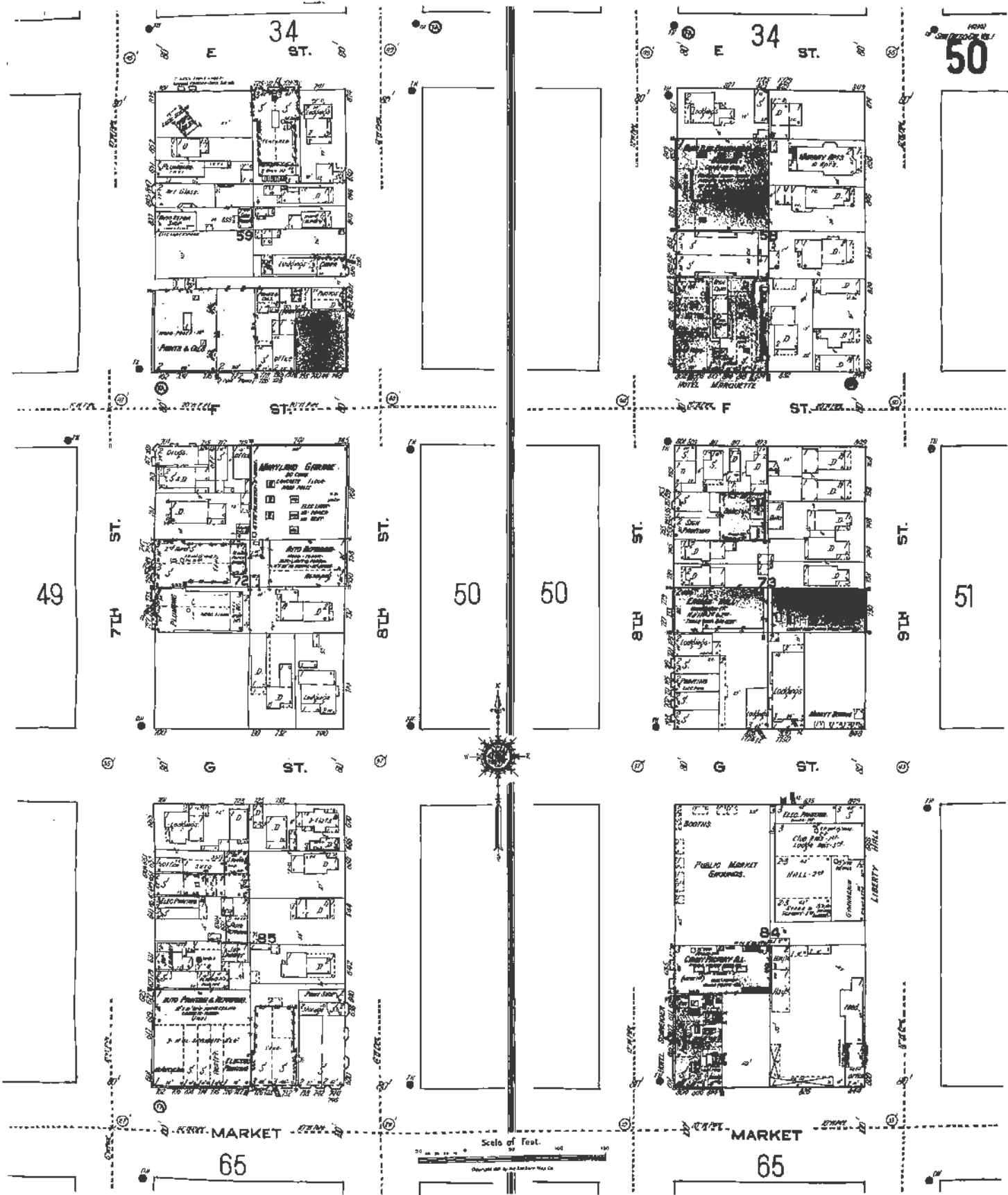
CHANGES				
BLK	OLD	NEW	YR	CUT
106	12&13	01	1538	
103	7	8-10	02	2058
104	8, 9, 10	9	05	1809
105	1-44	12	06	1345
101	1 & 8	9	06	276
101	9	10, 11 & CONDO	06	764
108	1-3&12	14	07	1806
104	9	CONDO	07	804

1\* 760-214-70  
2\* 760-214-69  
3\* CTRL # 9871  
TPM  
PM NO 19735  
PTS NO 62022

MAP 15219 - NORTHBLOCK LOFTS  
DB 13 PG 522 - HORTONS ADD LOCKLING

C.5 - SANBORN FIRE INSURANCE MAPS

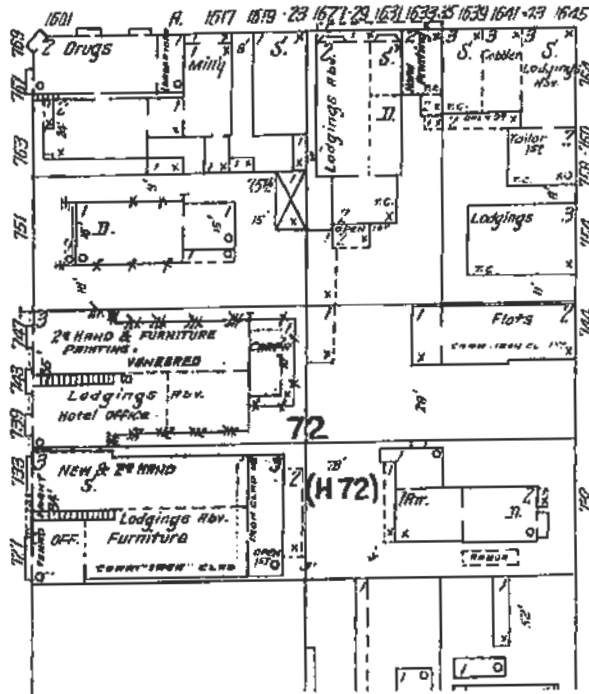
ATTACHED



# 35

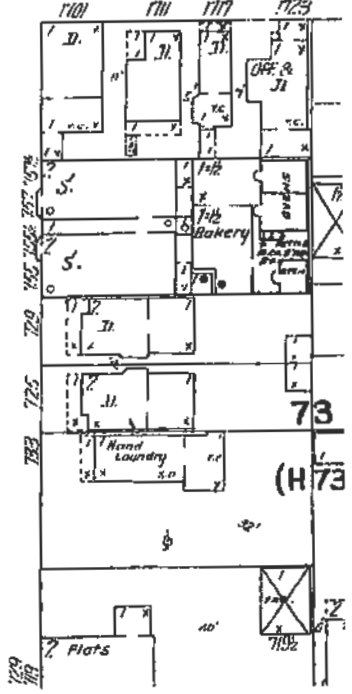
6" W. PIPE  
 (A) 4" W. PIPE  
 60'

U.H.  
 80'

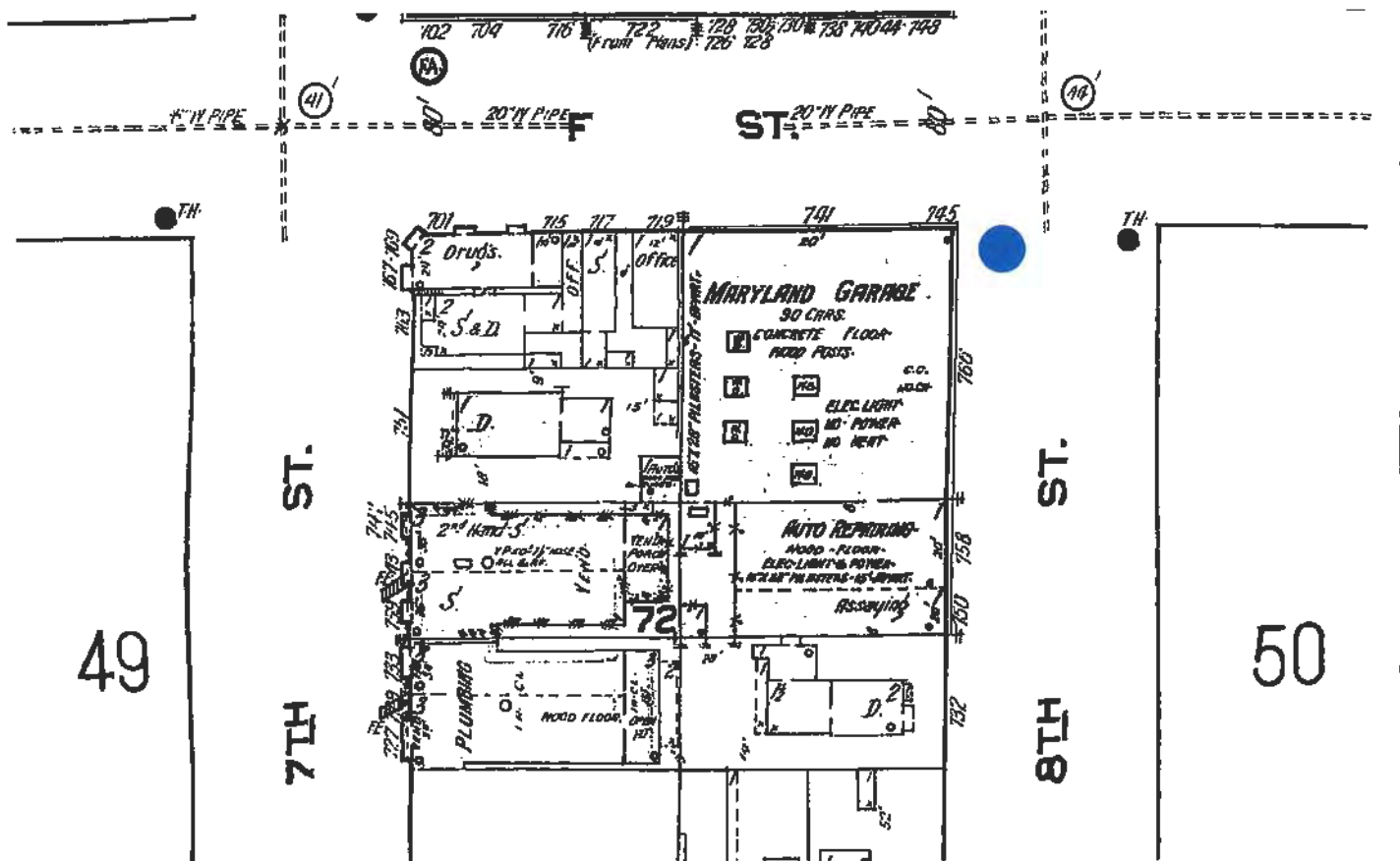


6" W. PIPE  
 (A) 4" W. PIPE  
 100'

F



1906 SANBORN MAP



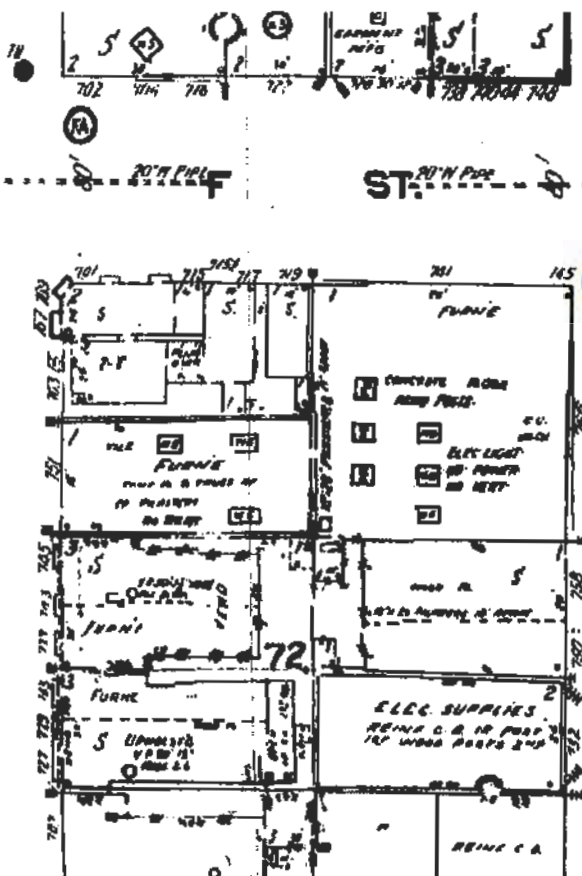
1921 SANBORN MAP





41

7TH AV.



8TH AV.

50

5C

1957 SANBORN MAP





**D.1 - HISTORICAL PHOTOGRAPHS**

**ATTACHED**



741 F Street, North Façade  
1981 Photograph from San Diego Historical Society





741 F Street, East Façade  
1981 Photograph from San Diego Historical Society

**D.2 - CURRENT PHOTOGRAPHS**

**ATTACHED**



2. 741 F Street  
View to south of second bay in from corner on north facade. Seismic work visible.  
March 9, 2011



1. 741 F Street  
View to southeast of westernmost bay on north facade. New windows and new floor level visible.  
March 9, 2011





4. 741 F Street  
View to fourth bay in from west corner of north facade.  
New windows present.  
March 9, 2011



3. 741 F Street  
View to south of entrance third bay in from west corner  
of north facade. New entrance and storefront.  
March 9, 2011





6. 741 F Street  
View to southeast of corner bay on north facade.  
New wood facade and windows installed post 1981.  
March 9, 2011



5. 741 F Street  
View to southeast of fifth bay from corner.  
Seismic work visible.  
March 9, 2011



7. 741 F Street  
View to east of west facade  
March 9, 2011



8. 741 F Street  
View to southwest of southernmost bay on east facade  
March 9, 2011





10. 741 F Street  
View to northwest of third bay from south corner on  
east facade  
March 9, 2011



9. 741 F Street  
View to west of second bay from south corner on east  
facade. New wood facade and windows.  
March 9, 2011

11. 741 F Street  
View to west of third bay from south corner on east  
facade. Seismic work at new second floor.  
March 9, 2011



12. 741 F Street  
View to west of fourth bay from south corner on east  
facade  
March 9, 2011

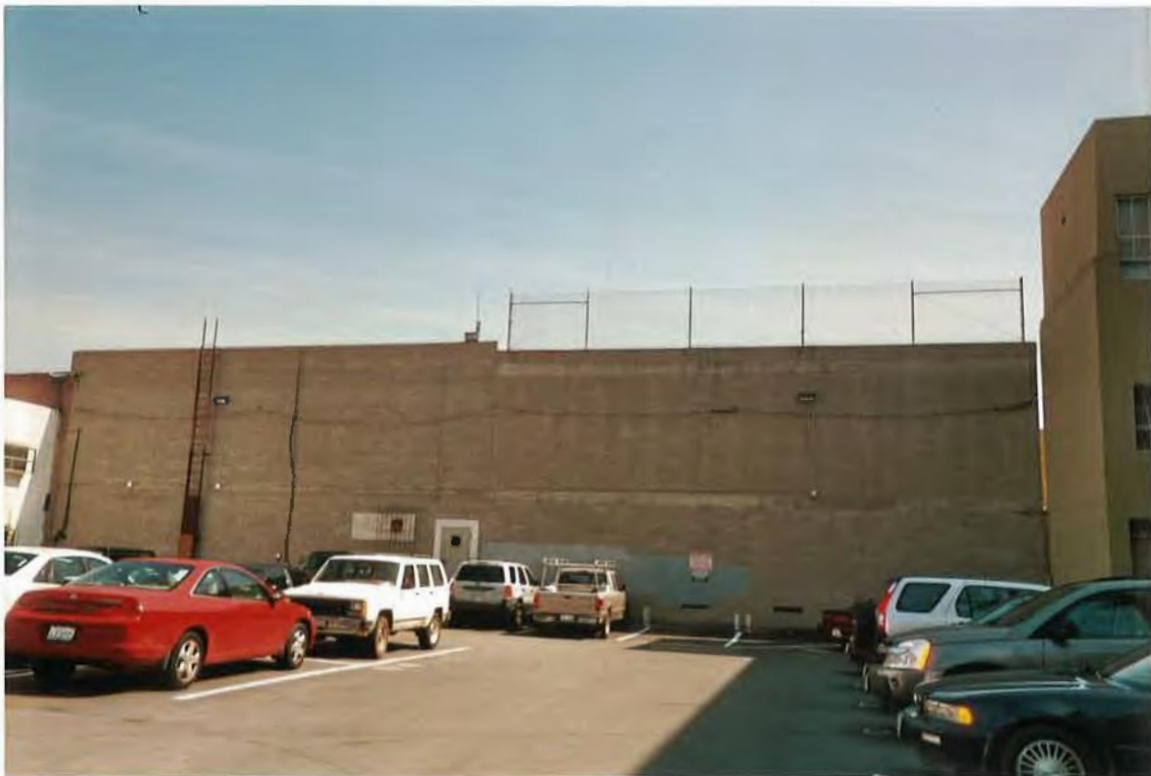




14. 741 F Street  
View to west of bay at north corner on east facade.  
New wood siding and windows.  
March 9, 2011



13. 741 F Street  
View to west of fifth bay from south corner on east facade. Seismic on new second floor.  
March 9, 2011



15. 741 F Street  
View to east of back wall of 741 F Street south wing  
and 858 8<sup>th</sup> Street  
March 3, 2011



16. 741 F Street  
View to southwest of east block facade  
March 3, 2011





17. 741 F Street  
View to south of north block facade  
March 3, 2011





741 F Street  
2. Supplemental Photograph – March 30, 2011  
View to southwest halfway down ramp



741 F Street  
1. Supplemental Photograph – March 30, 2011  
View to northeast from ramp leading to new lower level

741 F Street

3. Supplemental Photograph – March 30, 2011

View to northeast from bottom of ramp as it enters new lower level



741 F Street

4. Supplemental Photograph – March 30, 2011

View to north of built lower level with 8 foot ceilings

741 F Street  
5. Supplemental Photograph – March 30, 2011  
View to east from second floor level in southernmost  
bay of building



741 F Street  
6. Supplemental Photograph – March 30, 2011  
View to east of typical space on second level





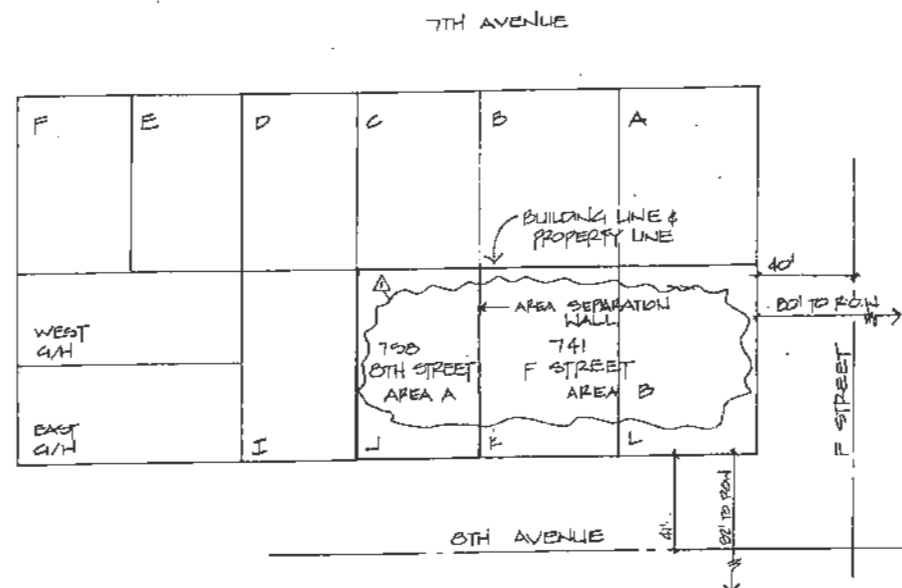
741 F Street  
7. Supplemental Photograph – March 30, 2011  
View to west stair leading to new main entrance

**E.1 - SUPPLEMENTAL DOCUMENTATION**

**1989 ARCHITECTURAL PLANS**

**ATTACHED**





SITE PLAN

AREA A

ALLOWABLE AREA	8,000 S.F.
FIRST FLOOR	5,000
SECOND FLOOR	3,000
TOTAL	16,000 S.F.

ACTUAL AREA	8,000 S.F.
FIRST FLOOR	5,000
SECOND FLOOR	3,000
TOTAL	16,000 S.F.

AREA B

ALLOWABLE AREA	8,000 S.F.
FIRST FLOOR	5,000
SECOND FLOOR	3,000
TOTAL	16,000 S.F.

ACTUAL AREA	10,000 S.F.
FIRST FLOOR	10,000
SECOND FLOOR	10,000
TOTAL	20,000 S.F.

NOTE:  
ENTIRE BUILDING IS  
SPRINKLERED IN LEIU  
OF ONE HOUR CORRIDORS  
PER U.D.C. 3306 (4)  
EXCEPTION B.

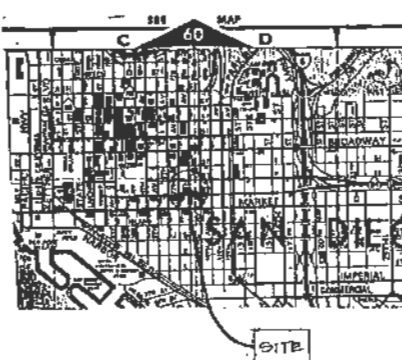
# 8TH & F ST BUILDING

TENANT IMPROVEMENT  
FOR  
INTERNATIONAL MALE

## SYMBOLS

	GROUND LINES		EXIT SIGN W/ DIRECTIONAL ARROW
	DIM. TO FOS		CENTER LINE
	DIM. TO E		PROPERTY LINE
	DETAIL		EXISTING ELEVATION
	DOOR SCHEDULE		FINISHED ELEVATION
	WINDOW SCHEDULE		EXISTING CONTOUR
	REVISIONS		FINISHED CONTOUR
	ROOM NO.		SMOKE DETECTOR
	BLDG SECTION		NORTH ARROW
	WALL SECTION		

## VICINITY MAP



## MISC. INFO.

## PROJECT DATA

PROJECT CODE INFORMATION:	
OCCUPANT	B-2
CONSTRUCTION TYPE	II
SPRINKLERED (IN LEIU OF 1 HOUR)	2
STORIES	2
ALLOWABLE AREA	14,000 SF
BACK YARDS (2)	1,000 SF
TOTAL PER FOR	21,000 SF
TOTAL FOR 2 FLOORS	42,000 SF
ACTUAL AREA	15,000 SF
FIRST FLOOR	15,000 SF
SECOND FLOOR	15,000 SF
TOTAL ACTUAL	30,000 SF

PROJECT LEGAL DESCRIPTION:  
LOTS K, L, J OF HORTON ADDITION  
LOC. UNG 741 F STREET & 750 8TH  
AVENUE

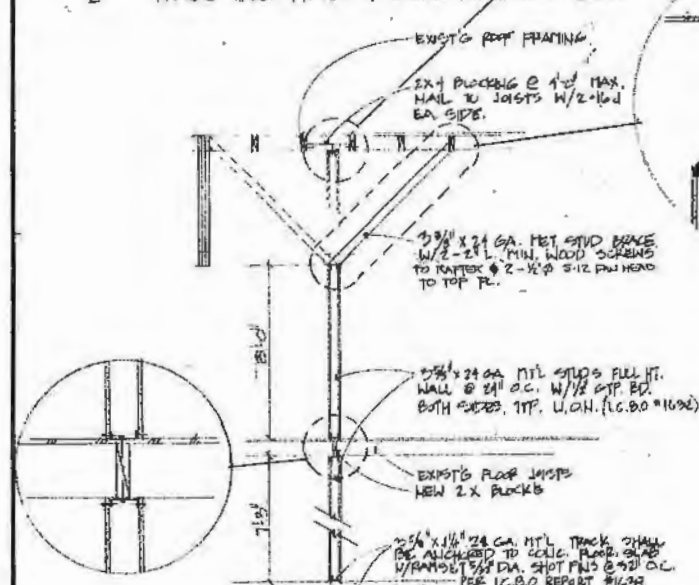
PROJECT OWNER:  
MORRIS SHAYEN JR  
223 BROADWAY, SUITE 1243  
SAN DIEGO, CA 92101

## SHEET SCHEDULE

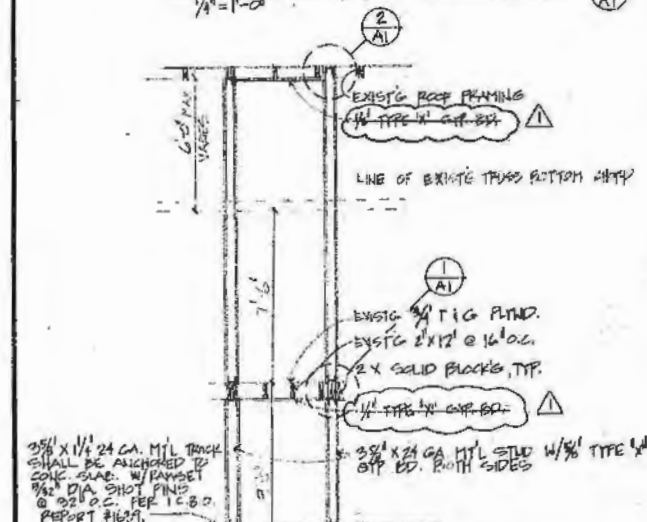
T1	TITLE SHEET & SITE PLAN
GA	GENERAL NOTES & SPECIFICATIONS
GP1	" " " "
GP2	" " " "
GP3	" " " "
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	DETAIL PLANS & INTERIORS
A4	STAIR SECTIONS & DETAILS
P1	PLUMBING PLAN
P2	" " " "
P3	" " " "
E1	ELECTRICAL PLAN
E2	" " " "
E3	" " " "
E4	" " " "
E5	" " " "
E6	" " " "
M1	MECHANICAL PLAN
M2	" " " "
M3	" " " "

- 1)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  S.C. WD. W/WD. FRAME & CLOSER
- 2)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  S.C. WD. W/WD. FRAME & CLOSER
- 3)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  H.M. W/H.M. FRAME & CLOSER
- 4)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  S.C. WD. DOOR W/H.M. FRAME, CLOSER & 20 MIN. ENJOKE & DRAFT CONTROL ADJUSTMENT.
- 5) PAIR OF  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  S.C. WD. DOORS W/H.M. FRAME, CLOSERS & 20 MIN. ASSEMBLY
- 6)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  MINERAL CORE WD FACED  $1\frac{1}{2}$  HR DOOR W/H.M. FRAME, ELECTRO-MAGNETIC HOLD OPEN DEVICE &  $1\frac{1}{2}$  HR ASSEMBLY.
- 7)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  H.C. WD. W/H.M. FRAME
- 8)  $2^{\circ}6^{\circ} \times 1\frac{3}{4}^{\circ}$  H.C. WD. W/WD. FRAME

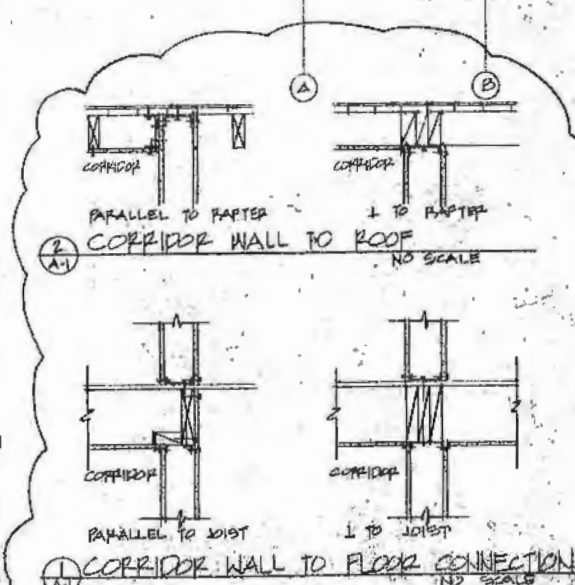
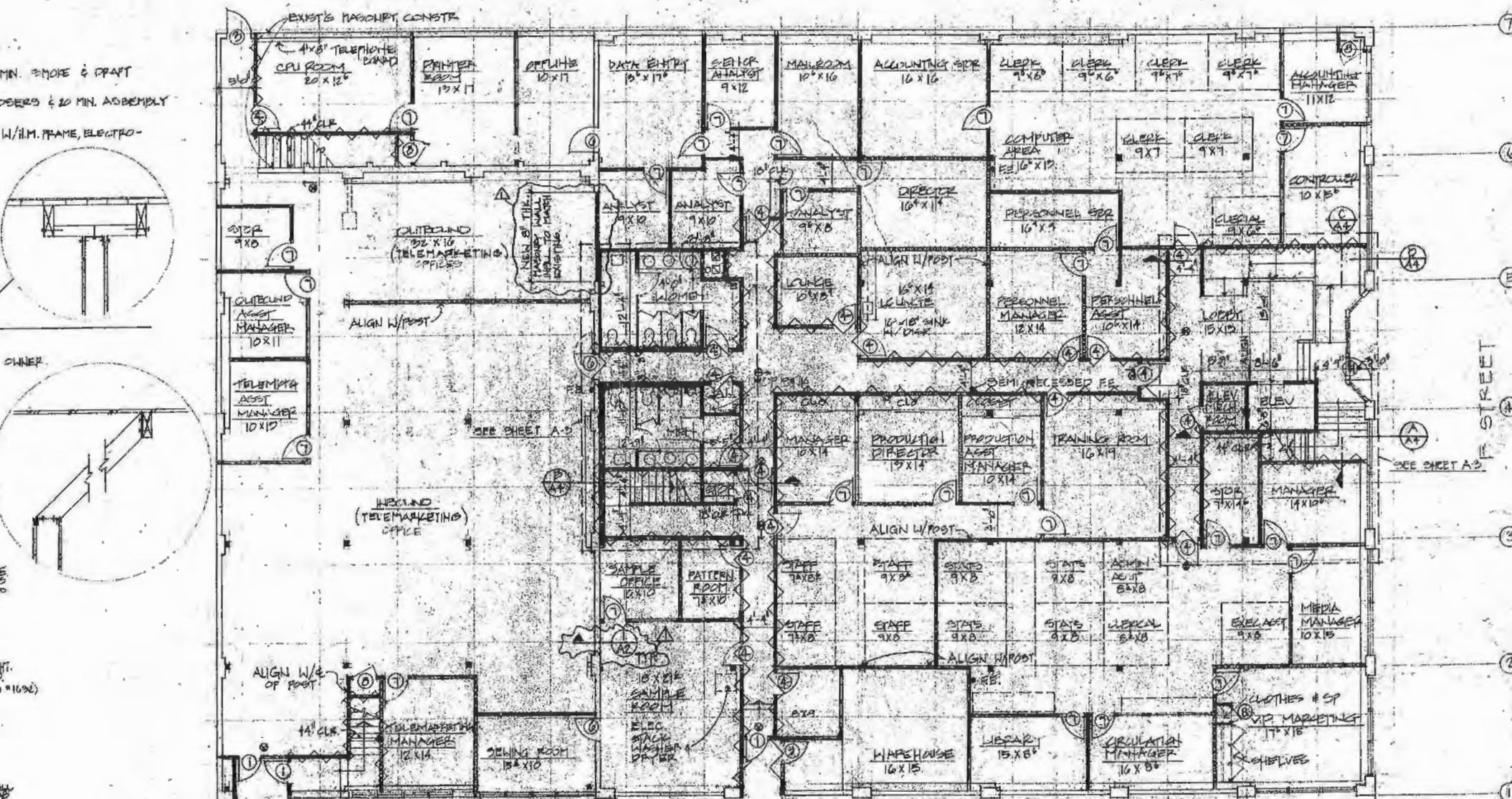
1. ALL HARDWARE TO BE SELECTED BY TENANT AND/OR OWNER
2. PROVIDE "TIMELY" PRICES OR EQUAL FOR HOLLOW METAL.



TYP. NONRATED INTERIOR WALL (A)



SECTION @ 1 HOUR CORRIDOR



NOTE:  
OMIT GTR. BO  
AS SHOWN ON  
THESE DETAILS

FIRST FLOOR PLAN  $\frac{1}{8"} = 1'-0"$

8TH AVENUE

OMIT ALL REFERENCE TO  
ONE HOUR CORRIDOR  
CONSTRUCTION.

NEW WALL TO STRUCTURE  
NEW INSULATED WALL TO STRUCTURE &/OR FIRE SHEET  
(DEAL FROM OTHER ROOM)  
NEW 1 HR WALL (DEPT MET. STUDS @ 16" O.C.  
W/3/8" TYPE 'X' GYP BOARD EACH SIDE  
FIRE EXTINGUISHER (SURFACED MOUNTED U.O.N.)  
DOTTED LINES INDICATES FLOOR SPACE (NOT A  
WALL OR PARTITION)

NO	DATE	REVISION
1	1-7-90	PALETTE CORRN

**SILLMAN / WYMAN & ASSOCIATES**  
ARCHITECTS & ENGINEERS  
40474 N. ELLE STREET, SUITE 200, SAN DIEGO, CALIFORNIA 92124 TEL: (619) 453-4700

NORTH AVE. & 1<sup>ST</sup> ST.

### FIRST FLOOR PLAN

87030  
DRAWN  
DATE  
11-14-89  
SHEET  
A-1  
OF

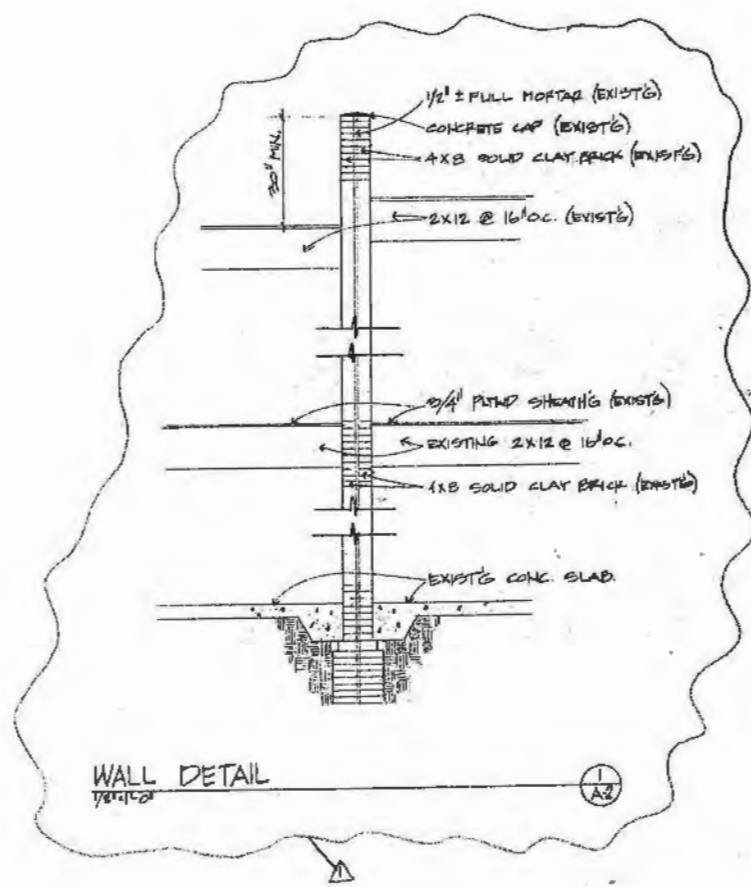


NO.	DATE	REVISION
1	1-1-79	TO DELETE CORR.

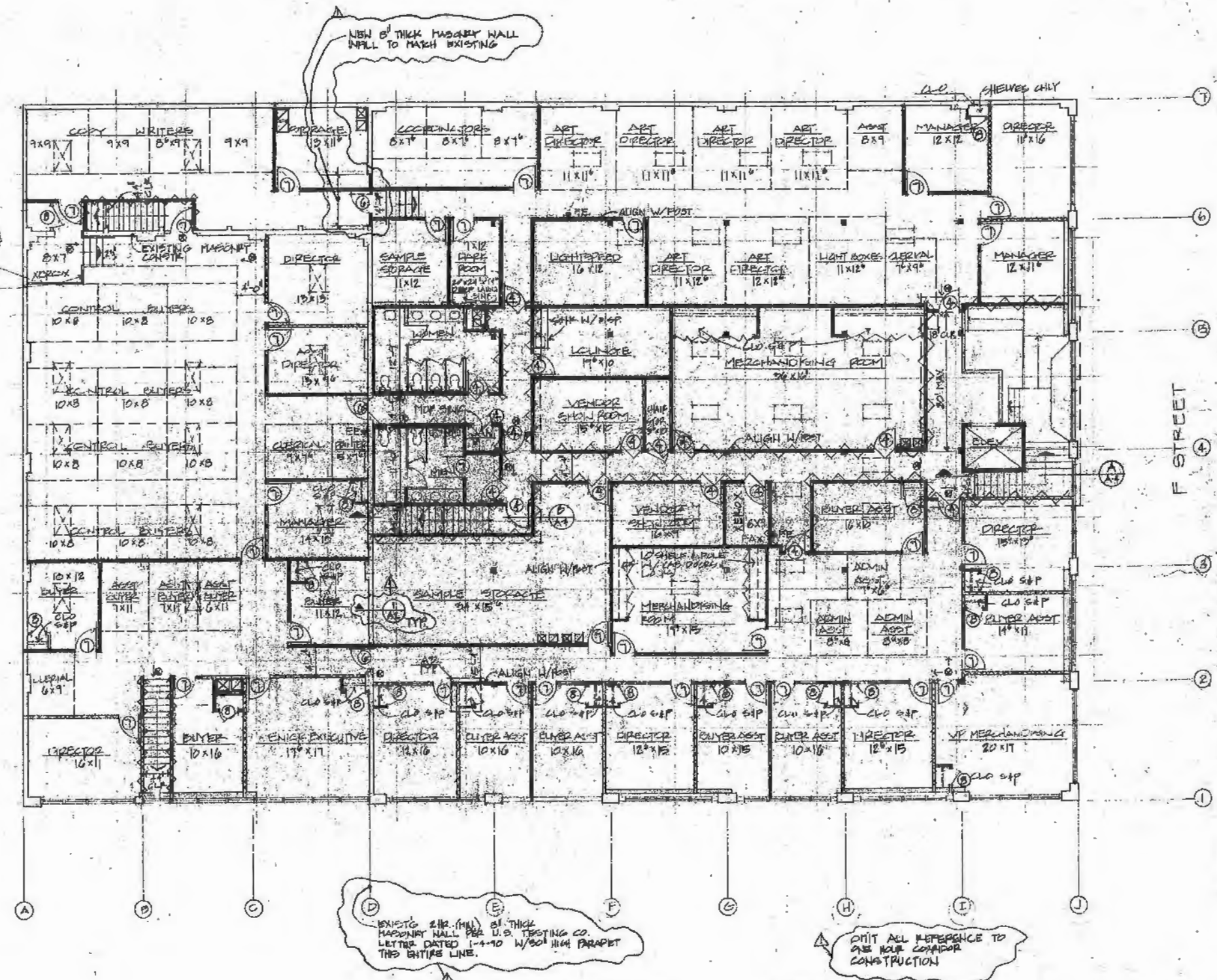
**SILLMAN / WYMAN & ASSOCIATES**  
ARCHITECTS & ENGINEERS, 10671 ROSELLE STREET, SUITE 200, SAN DIEGO, CALIFORNIA 92121 TEL (619) 453-4320

8TH AVE. & F ST  
**SECOND FLOOR PLAN**

81052  
DRAWN  
DATE 11-14-89  
SHEET  
**A-2**  
OF



42" HIGH HTL GUARDRAIL W/VERT 1/4" & MEMBERS @ 4' O.C. MAX.  
32" HIGH HANDRAIL



**SECOND FLOOR PLAN**  
1/8" = 1' - 0"

- LEGEND**
- NEW WALL TO UNDERSIDE OF TRUSSES
  - NEW INSULATED WALL TO ROOF SHEATHING
  - NEW WALL TO ROOF SHEATHING
  - EXISTING 24" x 48" SKYLIGHTS
  - NEW 24" x 48" SKYLIGHTS
  - NEW 1/2" WALL / 5/8" NET STUDS @ 16" O.C. 4/5/8" TYPE 'X' GYP BOARD EACH
  - FIRE EXTINGUISHER (SURFACED MOUNTED U.O.C.)
  - DOTTED LINES INDICATES FLOOR SPACE (NOT A WALL OR PARTITION)

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JANUARY 26, 2012  
202 C STREET, CITY ADMINISTRATION BUILDING  
COUNCIL COMMITTEE ROOM, 12<sup>th</sup> FLOOR  
SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:05PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 <sup>nd</sup> Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Present <i>arrived at 1:07PM</i>
Boardmember	Priscilla Berge	Present
Boardmember	Alex Bethke	Present
Boardmember	Maria Curry	Present <i>arrived at 1:10PM</i>
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary  
Cathy Winterrowd, Principal Planner  
Kelley Stanco, Senior Planner  
Jodie Brown, Senior Planner  
Jeff Oakley, Associate Planner  
Antoinette Gibbs, Acting Senior Planner  
Jeff Szymanski, Acting Senior Planner

Legal Counsel in Attendance: Keith Bauerle, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR NOVEMBER 18, 2011**

**MOTION BY BOARDMEMBER BERGE TO APPROVE THE NOVEMBER 18, 2011 MINUTES AS WRITTEN**

Seconded by Boardmember Silvas

Vote: 7-0-0

Motion Passes

**ITEM 2 - PUBLIC COMMENT**

Bruce Coons – Plaza de Panama Tour by SOHO

Dan Soderberg – Windemere Cottage Demolition

Catalima Preskill and Bob Marinaccio – Gaslamp Quarter Historical Foundation would like to be notified on any Gaslamp actions.

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

• **ABSENCES**

Boardmember Marrone notified staff she would need to leave the meeting at 4:15.

~~GARAGE BAYS TO THE INTERIOR. THE EXTERIOR IS CONCRETE BLOCK AND BRICK, WHICH AT THAT TIME WITH A CONCRETE FLOOR ADDED FIRE SAFETY. ARCHITECTURAL STYLISTIC INFLUENCES AS EXPECTED WERE SECONDARY; SUCH AS SIMPLIFIED NEO-CLASSICAL DETAILS IN THE BRICK MASONRY AT WINDOWS AND THE CORNER OF THE FRONT FAÇADE. THE EXTERIOR BRICK WALLS ALSO FORM A STEPPED PARAPET IN THE FRONT AND THESE BRICK WALLS SERVE AS A BACKGROUND FOR THE ORIGINAL SIGNAGE FOR THE BLACKSMITH SHOP, SHOWING ITS ORIGINAL FUNCTION. THIS FINDING IS FURTHER SUPPORTED BY THE INFORMATION IN THE STAFF REPORT, HISTORICAL RESEARCH REPORT FROM THE CONSULTANT AND THE WRITTEN AND ORAL EVIDENCE PRESENTED DURING THE DESIGNATION HEARING TODAY.~~

Seconded by Boardmember Curry

Vote: 5-4-0

Motion Fails

*(Lemmo, Woods, Baksh, Bethke)*

#### **ITEM 6 – 741 F STREET**

Applicant: S L A-B R A LLC represented by Marie Burke Lia

Location: 741 F Street, 92101, Centre City Community, Council District 2 (**1289 3-B**)

Description: Consider the designation of the property located at 741 F Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 741 F Street under any adopted HRB Criteria due to a lack of integrity.

Report Number: HRB-12-001

Staff Report by Kelley Stanco

#### **Testimony Received:**

In Favor: Marie Burke Lia, Lawrence Slayen

In Opposition: Bruce Coons

#### **Board Discussion:**

Boardmember Silvas likes the building and would like to see more of the changes that we are talking about; with the photographs he sees it looks pretty historic.

Boardmember Berge thinks this is an interesting building and retains form. She has problems with its integrity; the second story change is disturbing.

Boardmember Bethke mentioned that when reading the report he was very impressed with building itself and thought it had potential as resource, and then he got on the site and was presented with the fact that this was a garage and inherently does not have the integrity that it needs to have for historical significance and designation.

Vice - Chair Garbini does not think the changes to the storefronts are an issue, landmark that would be missed if lost.

Chair Lemmo loves the brickwork and the building, but the change to two stories was major and it does not reach the level of significance for designation.



Boardmember Marrone thinks it would be great to see adaptive re-use project with this building. It does have some of the changes with windows and being more of a storefront in the more recent years and agrees significance is the brick detailing. Original form is still there.

Boardmember Baksh thinks that the alterations are significant and it has lost integrity.

Boardmember Woods agrees with the previous four Boardmember comments.

Boardmember Curry thinks the alterations are reversible and we should not use the same standards that we use for houses. It should be preserved; use of brick and architecture is significant.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 6 – 741 F STREET UNDER CRITERION C**

Seconded by Vice-Chair Garbini

Vote: 4-5-0

Motion Fails

*(Lemmo, Woods, Baksh, Marrone, Bethke)*

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BETHKE TO DESIGNATE ITEM 6 – ANDERSON FURNITURE HOUSE UNDER CRITERION C FOR ITS UNIQUE USE OF WORKMANSHIP IN BRICKWORK DETAILING IN AN INDUSTRIAL AND COMMERCIAL USE. DESPITE THE ADAPTIVE REUSE, THE BUILDING IS STILL RECOGNIZABLE FROM ITS ORIGINAL 1908 CONSTRUCTION**

Seconded by Boardmember Berge

Vote: 6-3-0

Motion Fails

*(Lemmo, Woods, Baksh)*

**ITEM 7 – ANNIE PORTER HOUSE**

Applicant: Bankers Hill Property LLC represented by Scott A. Moomjian

Location: 2126-30 Front Street, 92101, Uptown Community, Council District 2 (**1289 1-A**)

Description: Consider the designation of the property located at 2126-30 Front Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Annie Porter House located at 2126-30 Front Street as a historical resource with a period of significance of 1895 under HRB Criterion C. The designation excludes the rear additions consisting of an approx 144 square feet one story addition constructed c. 1921 with an approx 144 square feet second story addition above constructed at an unknown date.

Report Number: HRB-12-008

ITEM CONTINUED FOR 60-DAYS AT THE REQUEST OF THE APPLICANT

**ITEM 8 – 7733 IVANHOE EAST AVENUE**

Applicant: Laurie C McGrath Trust represented by Scott A. Moomjian

Location: 7733 Ivanhoe East Avenue, 92037, La Jolla Community, Council District 1 (**1227 6-F**)

Description: Consider the designation of the property located at 7733 Ivanhoe East Avenue as a historical resource.

may be prepared by City staff or volunteers, with a copy provided to the owner at least 10 *business days* before the next Board meeting at which the designation will be considered. If a final decision is not made within 90 calendar days of receipt of a nomination for designation, the consideration of the property by the Board shall terminate unless a continuance has been granted at the request of the property owner.

- (d) Continuance. At the request of the property owner, the Historical Resources Board shall grant a continuance of one scheduled Board meeting after the motion has been made to designate a *historical resource*.
- (e) Historical Resources Board Decision. The Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a *historical resource* based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual. The action to designate shall require the affirmative vote by six members of the Board.
- (f) *Findings*. The decision to designate a *historical resource* shall be based on written *findings* describing the historical significance of the property.
- (g) Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 12-15-2006 by O-19557 N.S.; effective 1-14-2007.)

### **§123.0203 Appeal From Historical Resources Board Decision**

- (a) The action of the Historical Resources Board in the designation process is final 11 *business days* following the decision of the Board unless an appeal to the City Council is filed with the City Clerk no later than 10 *business days* after the action of the Board. The decision of the Historical Resources Board may be appealed by an *applicant* or an *interested person*. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of factual errors in materials or information presented to the Board, violations of bylaws or hearing procedures by the Board or individual member, or presentation of new information.

- (b) Upon the filing of the appeal, the City Clerk shall set the matter for public hearing as soon as is practicable and shall give written notice to the property owner and the appellant of the time and date set for the hearing. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written *findings* in support of its decision.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0204 Recordation of Designated Historical Resources**

No later than 90 calendar days following the final decision to designate a *historical resource*, the City Manager shall record the designation with the County Recorder.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0205 Amendment or Rescission of Historical Resource Designation**

The Historical Resources Board may amend or rescind any designation of a *historical resource* in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0206 State and National Register**

The City Council shall consider endorsing the nomination of a *historical resource* for inclusion in the California Register of Historic Resources and the National Register of Historic Places upon recommendation of the Historical Resources Board.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*