

Historical Resources Technical Report

# ANDREW CASSIDY HOME 1620 UNION STREET

1620 UNION ST.

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**EXECUTIVE SUMMARY**

The Air Rights Tower project (project) proposes to redevelop the parcel occupying the entire 5,000 square foot lot bounded to the north and south by multifamily structures, to the west by a parking lot, and to the east by Union Street. It includes the construction of a 110,000 gross square foot, twenty-four story residential high-rise. Site improvements include a subterranean basement and new driveway. To facilitate the construction of the new development, the Andrew Cassidy Home will be relocated to 2642-2648 Newton Avenue, in the Barrio Logan community of San Diego with its primary façade facing south on Newton Avenue. Additional proposed development at the Newton Avenue site includes the adjacent southeast portion of the parcel remaining vacant for a potential future relocated structure and a new two-story, warehouse and multifamily residential structure to be constructed at the rear, north section of the Newton Avenue site with access from the alley.

Heritage Architecture & Planning was hired to provide a Historical Resources Technical Report (HRTR) for the Andrew Cassidy Home. The purpose of this HRTR is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local Register of historic resources. In addition, the HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This Historical Resources Technical Report has identified the Andrew Cassidy Home, located at 1620 Union Street in San Diego, as not historically significant for listing at the National or California Registers at the local, state, or national levels. The Andrew Cassidy Home is listed in the City of San Diego Historical Resources Register (HRB #283). Historic research and site evaluation reveal that the Andrew Cassidy Home has retained the majority of its architectural features and historical fabric. Its period of significance is 1899 encompassing the year of construction. The Andrew Cassidy Home appears to retain sufficient integrity to convey its historical significance. The residence retains its integrity of location, design, materials, workmanship, and association.

The proposed Air Rights Tower project would result in a significant direct impact to the historical resource due to the relocation of the Andrew Cassidy Home. The exterior of the Andrew Cassidy Home will be restored at its new location in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mitigation measures and adherence to *The Standards* will enable the building to continue to convey its architecture, retaining a sufficient degree of its integrity of setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

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## **SECTION I INTRODUCTION**

The Air Rights Tower Project (project) is located at 1620 Union Street between West Cedar and West Date Streets in the Little Italy neighborhood of San Diego. The project site includes the Andrew Cassidy Home, a City of San Diego historically designated property (HRB #283).

The purpose of this Historical Resources Technical Report (HRTR) is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local register of historic resources. In addition, this HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the subject property's eligibility under local, state, and national register designation criteria.
- An analysis of the effects of the proposed project on historic resources.

### **A. REPORT ORGANIZATION**

This HRTR has been prepared in compliance with the City of San Diego Historical Resources Board Historical Resource Technical Report Guidelines and Requirements. This report is organized into seven sections. The first section is the Introduction, providing purpose and overview of the report and resource location information. The Introduction is followed by the Project Setting, which describes the current environment as well its historical development. The third section, Methods and Results, details the work that was completed, such as research and field assessments, and provides a description of all resources within the project study area. The Significance Evaluations section provides an analysis of the significance of the resource against local, state, and national designation criteria. Section five, Findings and Conclusions, summarizes the results of the study and includes a potential impact discussion on identified historic resources. Next, the Bibliography notes all citations made in the document. Lastly, the Appendices includes necessary background information regarding the resources including building development information, ownership and occupancy information, maps, DPR forms, and preparer's qualifications.

### **B. PROJECT STUDY AREA**

The project study area and Area of Potential Effect (APE) have been limited to two sites. The first site includes the existing Andrew Cassidy Home parcel, 1620 Union Street (APN 5333531100) and the proposed relocation site at 2642-2648 Newton Avenue (APN 5387512100, 5387512200, 538751223) in San Diego with City of San Diego staff approval on September 9, 2021. (Figure 1-3) The subject resource is located in the City of San Diego Downtown Community Plan (DCP) area, within the City of San Diego, California.

#### **1. Site A**

Current Property Name:	Andrew Cassidy Home
Property Address:	1620 Union Street
Current Assessor Parcel Number:	5333531100

Community Planning Area: Downtown Community Plan  
Legal Description: Lot 5 in Block 33 of Middleton, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by J.E. Jackson, filed in the Office of the County Recorder of San Diego County.

**2. Site B**

Relocation Address: 2642, 2646, 2648 Newton Avenue  
Current Assessor Parcel Number: 5387512100, 5387512200, 5387512300  
Community Planning Area: Barrio Logan Community Plan  
Legal Description: Lots 33 through 38, inclusive of Block 12, Reed and Hubbell's Addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 327, filed in the Office of the Recorder of San Diego County, June 30, 1886.

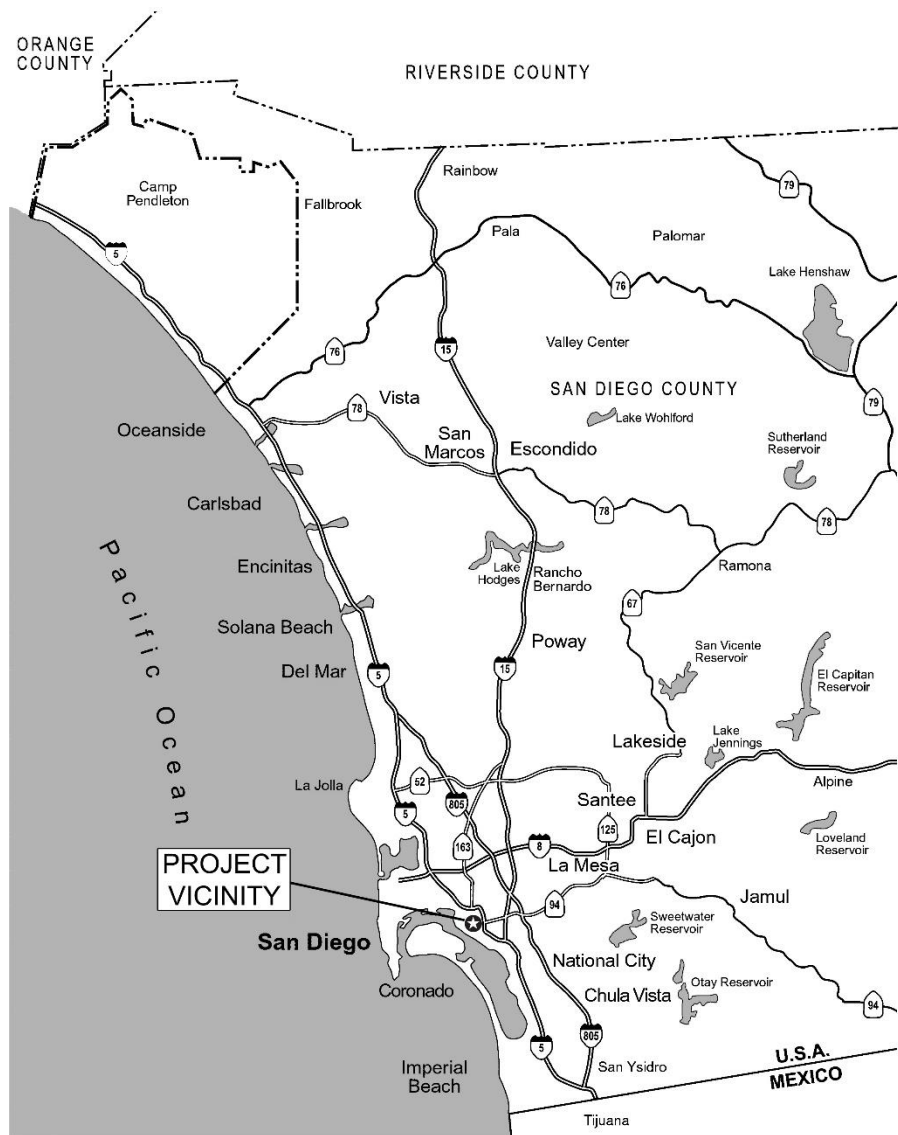


Figure 1-1: Vicinity Map.

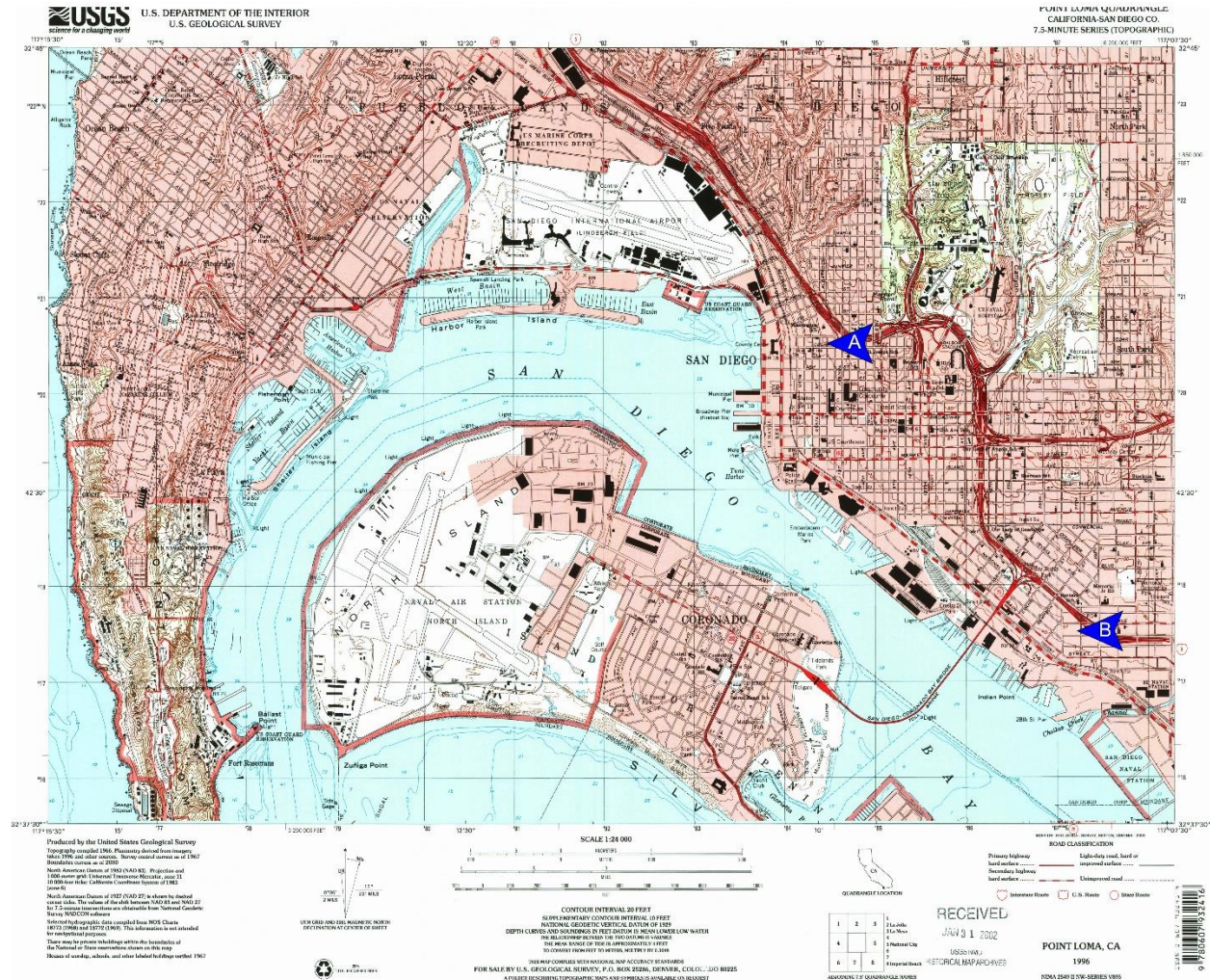


Figure 1-2: Location Map for Sites A and B.

Source: USGS, Point Loma, CA, 1996



**SITE A: 1620 Union St**



**SITE B: 2642-2648 Newton Ave**

Figure 1-3: Project Study Area and Area of Potential Effect (APE) for Site A (left) and Site B (right).

### **C. PROJECT PERSONNEL**

Eileen Magno, Principal Historian/Architectural Historian, is the primary investigator for the project with assistance from Thomas Saunders, NCARB, Project Architect, and oversight by David Marshall, AIA, NCARB, Principal Architect. Heritage personnel qualifications meet or exceed *The Secretary of the Interior's Qualification Standards* as published in the Code of Federal Regulations, 36 CFR Part 61.

**SECTION II PROJECT SETTING****A. PHYSICAL PROJECT SETTING**

The Andrew Cassidy Home (project) is located at 1620 Union Street in downtown San Diego's Little Italy neighborhood. The project site consists of a 0.115-acre (5,015 square foot) parcel on Assessor's Parcel Number 5333531100, bound by W. Date Street to the north, State Street to the east, W. Cedar Street to the south, and Front Street to the west. The property is within the City of San Diego Downtown Community Plan (DCP) area, which designates the project site for a variety of uses, including office, residential, hotel, research and development, and educational and medical facilities.

The proposed relocation site is located at 2642-2648 Newton Avenue in the Barrio Logan community of San Diego. The relocation site consists of a 0.494-acre (21,531 square foot) combined parcel on Assessor's Parcel Numbers 5317512100, 5317512200, and 5317512300, bound by National Avenue to the north, S. 26<sup>th</sup> Street to the east, Newton Avenue to the south, and S. 27<sup>th</sup> Street to the west. The property is within the City of San Diego Barrio Logan Community Plan area, which identifies the area within the community's Historic Core.

**B. HISTORICAL OVERVIEW****Middletown and Little Italy<sup>1,2</sup>**

The City of San Diego was incorporated as a City by the state legislature in 1849. One of the first acts of the new City Council was to approve earlier maps of the City and its tidelands. At the same time, pueblo lands were being divided up among buyers, mostly for speculation. West of Balboa Park, between Old Town and the future downtown, laid a strip of low hills and tidal flats originally referred to as Middletown.

In 1850, a group of investors led by attorney Thomas Sutherland, bought the 687 acres and laid out the streets and lots at the western border and established the Middletown tract. Thereafter, the tract was surveyed and subdivided into streets and blocks, and plans called for the construction of five public squares and an open community lot known as the Triangle.<sup>3</sup>

By 1880, development began. Workers for local government, construction and downtown businesses settled west of Front Street, larger and more impressive homes were built on the ridges. The subdivision closely followed the trends of Horton's Addition. By the late 1800s large, single family homes were being built along the western hillside ridges overlooking the bay, including Victorian, Georgian and Mediterranean style structures. The Middletown School was built in 1888. The community was also anchored by a small commercial node called Five Points at the intersection of Washington and India streets.<sup>4</sup>

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<sup>1</sup> Office of Marie Burke Lia Attorney at Law. "Historical Resources Research Report Addendum for 1668 Columbia Street & 519 West Date Street." February 2012.

<sup>2</sup> City of San Diego, "Uptown Community Plan Area Draft Historic Resources Survey Report." 2015. Also see, City of San Diego, "Greater Golden Hill Community Plan Update Draft Historic Context Statement." June 2010.

<sup>3</sup> Steven Van Wormer and Susan Walter, "Uptown Historic Context Statement and Oral History Report." 2003.

<sup>4</sup> Ibid.

Thousands of Italian and Portuguese families settled in the area in the early 1900s along with Mexican and Japanese immigrants and toiled to build a local tuna fishing industry that became a source of great wealth for San Diego. At one time, more than 6,000 Italian families lived in the area. Other Italians who came had been wine growers, shepherders, and ranchers. The fishermen and founders of fish markets and restaurants arrived by 1900. All of these transplanted members of the Italian community founded social organizations with large memberships. At the same time, the Portuguese community was heavily involved with the tuna industry. The 1906 San Francisco earthquake drove more Italian fishermen to San Diego where the immigrants prospered for the next few decades.

Growth slowed after 1900 but revived with the Panama-California Exposition in 1915 and Spanish Eclectic style architecture became popular (1915-1960). Multi-family apartment buildings were constructed for visitors and residents; a trend that continued through WWII (1915-1960). The establishment of Lindbergh Field in the 1914s and 1930s caused early height limits to be imposed that also affected the development of this region, Point Loma, and Loma Portal.

By 1937, a different pattern had emerged for Middletown. The main business district was located at the Five Points intersection on Washington Street, at the north end. Fish canneries were established at the south end and residences of the Italian fishermen and employees of the growing aircraft industry were along the waterfront. During World War II, the San Diego Italian fishermen were ordered to move from homes close to the harbor as suspicious authorities considered them as having ties to Italy. Non-citizen Italians also had to move east. Many families moved back after the war was over. After the War, the tuna industry gradually declined on the west coast and the 1960s construction of the Interstate 5 freeway destroyed 35% of the buildings in the area, all of which led to the disintegration of the community. But in the early 1990s, the established property owners and family-run business owners decided to take their fate in their own hands, and today's thriving Little Italy business and residential community is the result.

### **Barrio Logan<sup>5</sup>**

As the development of New Town gained momentum by the 1870s, City leaders anticipated the addition of a major wharf and rail transportation would be necessary for City growth. Land to the south, known then as the East End and encompassing the area of present-day Barrio Logan and Logan Heights, was seen as the ideal location for a west coast transcontinental railroad terminus. City leaders set aside large portion of the East End for this purpose. At that time, the East End was only a sparsely vegetated series of hills sloping gently to the marshy tidelands of the bay. Both the Gila Railroad in the 1860s and the Texas and Pacific Railroad in 1872 failed and the land was reverted back to the city. The promise of dedicated railroad land and deep water port failed to induce a railroad company to locate its terminus in San Diego. Instead, the first transcontinental railroad to reach southern California bypassed San Diego for Los Angeles in 1876.

Despite early efforts to attract a railroad failed, real estate speculation continued. Joseph Manasse and Marcus Schiller filed the first subdivision in 1870, directly south of Horton's Addition and north of the railroad land. These streets were organized diagonally to those in Horton's Addition, taking advantage of the view of the bay. Three years later, Dr. C. Hoel recorded a subdivision just north of National City opening another portion of the area for development. These subdivisions were the foundation for the

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<sup>5</sup> Brian F. Smith and Associates, "Barrio Logan Historical Resources Survey." Prepared for the City of San Diego. February 1, 2011.

development of Logan Heights and Barrio Logan. These subdivisions were established by the San Diego Land and Town Company, D.C. Reed and O.S. Hubbell, H.P. Whitney's Addition, South Chollas, James H. Guion, and E.E. Bergins.

Improvements in the local transportation system helped encourage development in the area, which was progressing slowly during the late 1800s. Transportation allowed residents to live comfortably in the East End while still providing an easy and inexpensive commute to the commercial center of downtown. In 1887, the National City and Otay Railway began local steam service along 28<sup>th</sup> Street (later rerouted to Newton Avenue). In 1891, a horse and mule drawn rail car line was extended into the community along National Avenue that provided service from downtown to 16<sup>th</sup> Street and then east on National Avenue to 31<sup>st</sup> Street. The line was replaced in 1892 by San Diego Electric Railway Company cars.

By the turn of the 20<sup>th</sup> century, development around the area included single-family residences, one per lot, most with outhouses and a stable. Logan Avenue between south 16<sup>th</sup> and 26<sup>th</sup> Street and National Avenue from South 16<sup>th</sup> Street and 27<sup>th</sup> Street contained the highest density. A smaller number of homes were present on Newton Avenue, Main Street, and Boston Avenue. Popular residential architectural styles during this period included Craftsman, Folk Victorian, and Colonial Revival.

By 1906, an emerging commercial district appeared on Logan Avenue between Beardsley and Sampson Streets. Logan Avenue contained six businesses including a drug store, a meat and produce shop, two offices, a grocery, a hay and grain store, and two warehouses. The San Diego Soda Works, the single industrial building shown on the 1906 map, was on the north side of Logan between Beardsley and Cesar Chavez. One street to the east, on National Avenue between Beardsley and Cesar Chavez, was a Chinese Laundry, and on Sigsbee and Newton, a hay and grain warehouse stood at the corner. Commercial buildings were built in a variety of architectural styles including False-Front Commercial and Folk Victorian. Some of the business structures were mixed-use, with residential units above the retail store fronts.

The 1915 Panama-California Exposition spurred growth throughout the city, including Barrio Logan and Logan Heights area. Residential development included single-family and multiple-family dwellings built in a variety of architectural styles including Folk Victorian and Colonial Revival, though by 1921, the Craftsman Bungalow had become the dominant style. Many of the outhouses on the rear of properties had disappeared, and were replaced by auto garages, demonstrating expanding automobile ownership and the presence of sewer service.

The 1920s to the 1950s was a period of significant change in Logan Heights, both in the ethnic composition of its residents and in the increase of residential and commercial growth. Mexican Americans, African Americans, and Asians moved into Logan Heights because it offered low-cost housing left in the wake of Anglo-Americans moving to other areas, and proximity to bayfront and railroad jobs. Immigrants were attracted by available housing, social and cultural familiarity, and the availability of unskilled occupations such as railroad construction, commercial fishing, local agriculture, building construction, and other commercial businesses and military-related industry.

Apartment buildings, duplexes, bungalow courts, apartment courts, and half courts were built to accommodate the new residents. Additionally, many small single-family residences were constructed on the rear of lots, behind larger and older homes. The new residential construction was built in a variety of architectural styles including Spanish Colonial Revival, Mission Revival, and Minimal Traditional.

During the 1950s, the City rezoned Barrio Logan from primarily residential to a mixed use classification. Subsequently, over the next twenty years, the neighborhood experienced a massive influx of automotive scrap yards, particularly along Main, National, Newton, and Logan as well as numerous other industrial businesses housed in large industrial lofts and warehouses.

The completion of Interstate 5 through the heart of Logan Heights in 1963 rewrote the boundaries of the neighborhood. The interstate splintered Logan Heights in two, with the area to the southwest of Interstate 5 becoming known as Barrio Logan and the area to the northeast known as Logan Heights.<sup>6</sup> Essentially, Interstate 5 displaced families and businesses and resulted in the destruction of all the structures in the path of the new freeway. It also cut off the neighborhood to the northeast of the interstate from the commercial center on Logan Avenue and made it difficult for those in Barrio Logan to reach the churches and schools on the opposite side. Further, the completion of the San Diego-Coronado Bay Bridge in 1969, which towered over Barrio Logan with its on-ramps and support pylons, displaced more families and businesses, creating a dramatic visual change to the neighborhood. The residents were not aware of their rights to protest against the bridge and many felt they had no choice but to leave. Barrio Logan's population soon dropped from 20,000 to 5,000 between 1969 and 1979 and many of the older homes and buildings were razed for industrial structures.

## Parcel History

### Andrew Cassidy Home – 1625 Union Street

The undeveloped parcel was owned by Margaret J. O'Kane, Patrick Kerr, and Sarah Kerr and purchased by Andrew Cassidy on November 26, 1889. Acknowledged as a pioneer resident of San Diego, Andrew Cassidy was originally a native of County Cavan, Ireland and immigrated to American in 1834 when he was 17. Having received an education in his native country, he worked under the immediate direction of George McClellan in the Engineer Corps at West Point for three years. He transferred to Washington where he was employed in the Coast Survey office under the US Engineer Corps. Through the Engineer Corps he arrived in San Francisco in 1853 to set up a self-registering gauge at Fort Point. He later went on to San Diego where he built a self-recording tidal gauge station at La Playa and remained in charge of the tidal gauge and weather observations for the next seventeen years.<sup>7</sup> This gauge was known to have recorded a tsunami from Japan in December 1854 and a local earthquake in July 1854, which is believed to be the earliest recorded earthquake.<sup>8</sup> During this period, he lived in Old Town. While at La Playa, Cassidy also collected specimens for the Smithsonian Institution including birds,



Figure 2-1: Andrew Cassidy. Source: San Diego History Center.

<sup>6</sup> "Barrio Logan" likely evolved from the Spanish speaking residents' practice of referring to Logan Heights as the barrio, or neighborhood. The City officially initiated the use of Barrio Logan to describe the area southwest of the Interstate 5 in the 1970s.

<sup>7</sup> Clarence Alan McGrew, *City of San Diego and San Diego County: The Birthplace of California*. (New York: The American Historical Society, 1922), 88.

<sup>8</sup> Helen Gohres, "Tidal Marigrams." *The Journal of San Diego History*. Vol. 10 No. 4, October 1964. Accessed September 3, 2021. <https://sandieghistory.org/journal/1964/october/marigrams/>



fishes, reptiles, moths, and various smaller animals. The collection of fish coming from the Pacific Ocean, the Colorado River, and the Gulf of California was particularly valuable to the Smithsonian.<sup>9</sup>

He was married twice. His first wife was Rosa Serrano, daughter of Jose Antonio Serra, who died in September 10, 1869. His second wife, Mary Smith, was daughter of Albert B. Smith, a Mexican war hero. Cassidy held several public offices; one term as City Trustee in 1865, elected County Supervisor for two terms (four years) beginning in 1871, and was a long member of the Board of Public Works.<sup>10</sup>

In 1864, Cassidy acquired the 1,000-acre Soledad Rancho, in the present Sorrento Valley, and engaged in cattle ranching, raising up to 1,000 head of cattle.<sup>11</sup> He subdivided and sold the property in 1887, but retained other property in San Diego, including the 1620 Union Street property.

The San Diego Lot block Book Page shows the initial year of assessed improvements being completed at the Union Street parcel as 1890. Construction of the residence is noted as 1899 per the Residential Building Records. Historical research indicate that Cassidy never occupied the property but utilized it for income purposes. Its first documented occupant was Eugene Daney, an attorney whose office was located at the Lawyers Block in San Diego.<sup>12</sup> He lived at the Union Street residence from 1899 until 1905.

Born on October 11, 1862 in Bordeaux, France, Daney moved to the United States in 1866. He graduated from Hasting College of Law in 1885 and was admitted to the bar by the Supreme Court of California in San Francisco in 1885. He engaged in his law practice in San Francisco between 1885-1887 when he moved to San Diego. He continued his practice in San Diego until he was appointed as Assistant District Attorney in February 1888, which office he held until January 1891. He formed a partnership with L.A. Wright under the firm name Daney & Wright, which continued for eight years. He was elected the Bar Association of San Diego's first President in 1899 and served for three years. He was later appointed as Superior Judge in June 1908 and was general counsel for the Panama California Exposition in Balboa Park.<sup>13</sup>

In 1904, Cassidy sold the property to Richard O'Neill, Sr. who also leased the property to others. At the time of purchase of the Union Street property, Richard O'Neill was a partial owner of the Rancho Santa

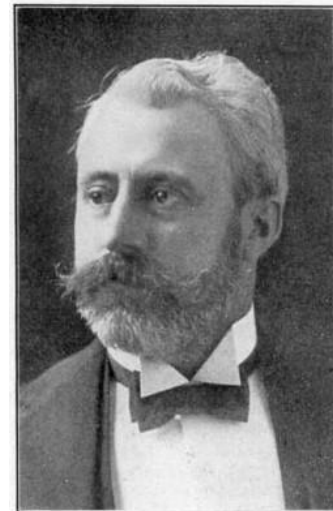


Figure 2-2: Eugene Daney.  
Source: San Diego History Center.



Figure 2-3: Richard O'Neill.  
Source: Orange County Registry.

<sup>9</sup> California Genealogy & History Archives, "Andrew Cassidy." *An Illustrated History of Southern California: Embracing the Counties of San Diego, San Bernardino, Los Angeles and Orange, and the Peninsula of Lower California.* (Chicago: The Lewis Publishing Company, 1890), 323-324. Accessed September 3, 2021. <http://www.rootsweb.ancestry.com/~cagha/index.htm>

<sup>10</sup> Ibid.

<sup>11</sup> William Ellsworth Smythe, *History of San Diego, 1542-1908.* (San Diego: History Co., 1907), 267-268. Accessed September 3, 2021.

<https://sandieghistory.org/archives/biographysubject/cassidy/>

<sup>12</sup> San Diego City and County Directory available publications begin 1874 and jumps to 1887-1888.

<sup>13</sup> Legal Aid Society of San Diego, "Legal Aid Society of San Diego – Legacy of a Dream." Accessed September 6, 2021.

<https://www.lasds.org/about/history>

Margarita y Las Flores and its adjoining Rancho Mission Viejo and Rancho Trabuco which he purchased from the Forester sons in 1882 along with James Flood, who put up most of the purchase money.<sup>14</sup> Collectively, the ranchos totaled more than 200,000 acres and encompassed the northern portion of San Diego County and southern end of Orange County.<sup>15</sup> O’Neill worked as the ranch manager and lived with his family at the Santa Margarita Ranch House as Flood was never concerned with the daily operations of the ranch. In 1906 the Flood family deeded O’Neill his half of the ownership.<sup>16</sup> Upon the death of Richard O’Neill in 1910, his estate, including the Union Street property, was passed to his family including son, Jerome O’Neill and daughters Mary A. Baumgartner and Alice T. McDade. The property was passed solely to Mary Baumgartner in 1922. During this period, the property continued to be leased.

In 1923, the property was deeded to Oakley R. and Grace Lawton. Mr. Lawton was a clerk at the Russ Lumber & Mill Company. The Lawtons occupied the residence until 1931 after which they rented out the premises to the Ralph J. and Alberta Widen family until the property was sold in 1940 to Sam Asaro, a fisherman, and his wife Rosaria. The Asaro family retained the parcel until 1972 when Rosaria died after which the property was passed to the eight Asaro children. The property was sold in 1978 to Mark and Deborah Godwin. Debbie Godwin converted the property as her business office, June’s Attorney Service, and subleased other sections as offices. They sold the property in 1989. It was acquired by attorneys David Bark and William Petterson, who utilized the building as their law office until 2014 when the property was granted to James Black. Petterson continued to hold his offices at the property. In 2019, the property was acquired by Union Street Creative House LLC, its current owners.

#### 2642-2648 Newton Avenue

The property at 2642, 2646, and 2648 Newton Avenue (Newton Avenue property) is located in the Barrio Logan community of the City of San Diego. Per Sanborn Fire Insurance Maps, these parcels were developed prior to 1904 as residential units and remained residential until the late 1960s when the residences were demolished, and the Newton Avenue property was used by an automobile wrecking company as their yard. Since 1966, the property was owned by Dwight D. and Annis E. Wineteer. In 1986, the property was sold to Phi Equity Exchange, Inc. and immediately deeded to Eugene S. and Mary F. Czubernat. The Czubernats retained the property until 2000 when it was sold to ABC Construction Company, Inc. In 2021, the property was granted to Jman at Barrio LLC, its current owners. It has continued to be used for vehicle and equipment storage.<sup>17</sup>

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<sup>14</sup> Rancho Mission Viejo. “Ranch History.” Accessed September 6, 2021. <http://corp.ranchomissionviejo.com/ranch-past-present/ranch-history/>

<sup>15</sup> Ibid.

<sup>16</sup> Lynne Newell Christenson and Ellen L. Sweet, *Ranchos of San Diego County*. (San Francisco: Arcadia Publishing, 2008), 82.

<sup>17</sup> GDS, Inc., “Phase I Environmental Site Assessment: 2642, 2646, and 2648 Newton Avenue, San Diego, California.” Prepared for JMAN Investments, Inc. July 12, 2021.

## **SECTION III METHODS AND RESULTS**

### **A. ARCHIVAL AND HISTORICAL RESEARCH**

This report was prepared using primary and secondary sources related to the resource's site development history.

Archival research has been conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:<sup>1</sup>

- Built Environment Resources Directory (BERD), Office of Historic Preservation
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- California Office of Historic Preservation
- County of San Diego Assessor's Office
- City of San Diego Planning Department
- City of San Diego Historical Resources Board
- City of San Diego, Development Services Department, Records Office
- Library of Congress
- National Register of Historic Places
- San Diego History Center
- San Diego Central Public Library, California Room
- San Diego State University, Love Library
- South Coast Information Center
- University of California San Diego, Library Digital Collections

Materials included documentation of previous reports, photographs, building permits, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical

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<sup>1</sup> This Historical Resource Technical Report was completed during the COVID-19 pandemic. As a result, standard methods of research had to be modified in light of unforeseen circumstances, including repository closures and restrictions on gathering. Heritage coordinated with archivists at the various repositories to gain remote access to documents, interviews, and ephemera within the archive's physical holdings to supplement online research.

material, but rather to provide specific information necessary to understand the evolution of the site and its significance.

## B. FIELD SURVEY

A site walk-through, existing conditions survey, field documentation, and photographs were conducted by Thomas Saunders, NCARB, Project Architect. The survey was conducted to record and understand the existing condition of the site, identify character-defining features, and assess the structure's condition and historical integrity. Analysis focused on the structure's exterior and did not include detailed assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the fieldwork, the property was recorded on DPR 523 forms according to the *Instructions for Recording Historic Resources, Department of Parks and Recreation, Office of Historic Preservation, State of California*. The resource was photographed with a digital camera and representative photographs are included in this report and on the DPR 523 forms.

## C. DESCRIPTION OF SURVEYED RESOURCE

### Andrew Cassidy Home, 1620 Union Street

The Andrew Cassidy Home is located on a rectangular lot, approximately 50' by 100', at 1620 Union Street. The building is wood framed and set on a cast-in-place concrete foundation stem wall. A crawlspace access hatch is located on the west façade located underneath the non-historic wood accessibility ramp. The foundation wall is mostly covered with non-historic horizontal wood siding. The exterior walls consist of horizontal wood clapboard siding with a painted finish. There are vertical wood trim corner boards at the corners of each façade. A decorative wood base trim runs the perimeter of the building. Below the wood base trim is the non-historic wood siding over concrete stem wall.

**East Façade (Primary Façade):** At the gable of the east façade the exterior finish consists of diamond shaped wood shingles. A wood clad double-hung window with wood trim has been used to infill what was once a wood louvre attic vent. A front porch spans the width of the east façade. The porch roof consists of a flat roof with roll-on sheet roofing, and short hipped sides with diamond shaped wood shingles. The underside of the porch roof has a wood tongue and groove finish with a wood quarter round border. The roof is supported by exposed wood beams which bear upon decorative wood porch columns. Decorative wood spindlework runs along the underside of the porch roof beams and are supported by decorative carved wood brackets. All spindlework, columns and brackets are intact and in good condition.

The porch floor has been previously repaired and consists of oriented strand board (OSB) wood plank flooring and stairs with wood handrails. The wood handrails are heavily damaged at several locations and have temporary wood shoring at the base of some of the rail posts. The floor is supported by wood posts bearing on pre-cast concrete pier footings. A wood lattice runs along the base of the porch floor.

**South Façade:** At the south façade is a cast-in-place concrete and wood framed accessibility ramp with wood railing. The wood railing is anchored to the south façade with small wood blocks. One attachment point interrupts the run of the wood base trim. The non-historic vertical wood siding at the base of the south façade has been cut to allow the installation of the accessibility ramp.

Towards the east side of the south façade is a cantilevered roof overhang with carved wood brackets. Also at the east side is some non-historic surface mounted utility equipment.

**West Façade:** At the west façade is a non-historic OSB wood board landing with stairs that connects to the accessibility ramp with wood railing. At the west slope of the roof is a gabled dormer with a replacement wood clad double hung windows with dual glazing and vinyl window screen. At the second floor is a non-historic roof deck with wood railing. The roof deck is accessed by a pair of non-historic wood French doors.

**North Façade:** The north façade consists of horizontal wood clapboard siding with a wood trim base rail and non-historic wood clapboard siding over a cast-in-place concrete stem wall. Utility equipment has been installed along the north façade.

**Windows:** Fenestration consists of replacement wood clad double hung windows with dual glazing and vinyl window screens. The windows have a wood trim and sill with wood sill brackets. There is a wood fixed transom window above the main entry door. All windows appear to be in fair condition with the exception of the double hung window located in the roof gable at the east façade which has damage at the mid and bottom rail.

**Doors:** The main entry door at the east façade has three panels and glazing with non-historic door hardware and wood panel surround. Additionally, there is a wood fixed transom window above. At the west façade is a pair of non-historic wood French doors with non-historic accessible compliant hardware. The door threshold is also non-historic. At the second story of the west façade, a pair of wood French doors provide access to the roof deck. The door hardware and threshold appear to be non-historic. All doors appear to be in fair condition.

**Summary:** The house located at 1620 Union Street appears to be in good condition and retains a good level of its historic integrity. Modifications appear to comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and include a replacement roof, replacement front porch and railing, an addition at the rear not visible from the public right-of-way, and replacement windows.

The cast-in-place concrete stem wall with non-historic wood clapboard siding underneath the wood base trim suggests that the house has been previously lifted to provide repairs to the building's foundation.

#### 2642-2648 Newton Avenue

The property at 2642, 2646, and 2648 Newton Avenue (Newton Avenue property) is located in the Barrio Logan community of the City of San Diego and is comprised of three contiguous parcels. The parcels have been physically divided by a chain link fence and are utilized for vehicle and container storage.



Figure 3-1: Photograph of 1620 Union Street, 1988. Source: City of San Diego.



Figure 3-2: Photograph of 1620 Union Street, 2000. Source: City of San Diego.



Figure 3-3: Perspective view looking northwest at the primary facade.



Figure 3-4: Perspective view of 1620 Union Street looking southwest.



Figure 3-5: Looking west at the primary east facade.



Figure 3-6: Looking west at the gable end of the east facade showing the diamond shaped wood shingles and replacement double hung window.





Figure 3-7: Detail photo showing the decorative wood spindlework and decorative column brackets at the front porch.



Figure 3-8: Looking west at the decorative porch columns.



Figure 3-9: Detail view showing the original three panel entry door with glazed lite and fixed wood transom window above. The original door hardware is missing.



Figure 3-10: Looking northwest at the front porch, front porch stairs and railing. The front porch is non-historic and has been replaced with OSB boards.



Figure 3-11: Looking southwest at the brick chimney with decorative corbelling.



Figure 3-12: Detail photo looking northwest at the projecting roof overhang on the south facade with decorative carved brackets.



Figure 3-13: Looking northwest at the accessibility ramp located at the south facade. The ramp is a combination of cast-in-place concrete and OSB wood boards.



Figure 3-14: Detail photo showing the impact to the base trim boards from the accessibility ramp handrail attachments.



Figure 3-15: Detail photo showing a typical replacement clad wood window with dual glazing and vinyl window screens.



Figure 3-16: Looking northeast at the non-historic OSB board ramp and landing with wood railing. The wood components are termite damaged.



Figure 3-17: Looking east at the west facade showing the non-historic pair of wood french doors.



Figure 3-18: Detail photo showing some of the utility equipment installed at the base of the north facade.



Figure 3-19: Newton Avenue streetview looking northwest at the property. Source: Google maps.



Figure 3-20: Looking southeast into the Newton Avenue parcel from the alley.

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## SECTION IV SIGNIFICANCE EVALUATION

### A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

#### 1. National Designation: The National Register of Historic Places

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of “districts, sites, building, structures, and objects significant in American history...” (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet the following requirements.

**Criterion (A):** associated with events that have made a significant contribution to the broad patterns of our history

**Criterion (B):** associated with the lives of persons significant in our past

**Criterion (C):** embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation

**Criterion (D):** has yielded or is likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

**Criteria Consideration A:** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

**Criteria Consideration B:** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

**Criteria Consideration C:** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

**Criteria Consideration D:** A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

**Criteria Consideration E:** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

**Criteria Consideration F:** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

**Criteria Consideration G:** A property achieving significance within the past 50 years if it is of exceptional importance.

The property must also retain integrity. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

(36 C.F.R. § 60.4)

## 2. State Criteria Evaluation: California Register of Historical Resources

The California Register of Historical Resources (“California Register” or “CRHR”) identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

**Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage

**Criterion 2:** Associated with the lives of persons important to local, California, or national history

**Criterion 3:** Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

**Criterion 4:** Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851).

## 3. Local Criteria Evaluation: City of San Diego Historical Resources

The Historical Resources Guidelines of the City of San Diego’s Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria:

- 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;
- B. Is identified with persons or events significant in local, state or national history;
- C. 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;
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

**B. RESOURCE SIGNIFICANCE****1. National and California Register***National Register Criterion A / California Register Criterion 1*

Research failed to disclose any information regarding the Union Street's nor the Newton Street's association with significant events that have contributed to the broad pattern of history both at the local, state, or national levels. The Cassidy property was primarily used as a residence then later as offices and the Newton Street property is a vacant lot utilized for parking. Therefore, both properties not qualify under National Register Criterion A and California Register Criterion 1.

*National Register Criterion B / California Register Criterion 2*

Research revealed that the Andrew Cassidy Home is identified with two San Diego County's pioneers: Andrew Cassidy and Richard O'Neill. The resource was also home to Eugene Daney, an early local attorney. Although the property is associated with these individuals, neither Cassidy nor O'Neill occupied the residence utilizing it only for income purposes. Further, they acquired the property in their later years and not during their more influential and significant period of their lives.

Moreover, although attorney Eugene Daney was elected as the first President of the Bar Association of San Diego and served for the following three years, no other research information elaborated on the extent of his decision-making process nor how those decisions may have changed or influenced future policy or judicial rulings. Further, his work would most likely be associated with his office, rather than his residence, where most of the work would have taken place. Finally, Daney's appointment as Superior Judge and later as general counsel for the Panama-California Exposition occurred after his occupancy of the resource.

There are no built resources on the Newton property that are associated with any persons that would have contributed to the broad pattern of history either at the local, state, or national levels.

Therefore, these properties do not qualify under National Register Criterion B and California Register Criterion 2 at the local, state, or national levels of significance.

*National Register Criterion C / California Register 3*

The Andrew Cassidy Home, located at 1620 Union Street in San Diego, is associated with the early residential development of Middletown, and specifically, Little Italy. It is one of several surviving Queen Anne buildings within the community. In its current condition, it retains a high degree of architectural integrity. Although the resource retains many of its Queen Anne character-defining features, there are many resources both in the city and county of San Diego that are better representatives of the style, such as the Hotel del Coronado (California Historical Landmark No. 844, California Register of Historical Resources, National Historic Landmark, and National Register of Historic Places), the George Keating Residence (HRB #198) at 2331 2<sup>nd</sup> Avenue, and the Long-Waterman House (HRB #37, NR 1976-06-14) at 2408 1<sup>st</sup> Avenue. Further, there are no built resources associated with the Newton Avenue property. Therefore, both parcels do not meet eligibility for individual listing in the National Register under Criterion C and the California Register under Criterion 3 at the local level of significance.

*National Register Criterion D / California Register Criterion 4*

Both resources in San Diego are not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

## **2. City of San Diego Register**

Constructed in 1899, Andrew Cassidy Home is locally designated under the City of San Diego Register of Historical Resources as HRB #283 under Criterion C for its Queen Anne architectural style. According to the nomination, “the building is an example of the type of residences constructed to accommodate the influx of people during the later 1880s boom period following the completion of the transcontinental railroad connection and is significant because it reflects Victorian era craftsmanship ornamentation and is part of a larger collection of significant Victorian homes.” The building has retained the majority of its Queen Anne features. Its period of significance is 1899 encompassing the year of construction.

There are no resources of the built environment located at the Newton Avenue property, therefore, this parcel is not significant under the City of San Diego designation criteria.

## **3. Integrity**

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Andrew Cassidy Home.

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

The Andrew Cassidy Home’s setting within the Little Italy community of Middletown in San Diego. The building is now surrounded by a mixture of period Victorians and more contemporary multifamily

residences and high rises within the block. Therefore, the Andrew Cassidy Home no longer retains its setting integrity.

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

The location of the resource has remained the same since its construction in 1899, in Little Italy. Therefore, the property has retained its location integrity.

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

There have been no major alterations or changes to the resource that have significantly impacted or diminished the building's form, plan, space, structure, or style. While there have been changes to the building outside of its period of significance, many of these changes occur at the rear of the property and would be considered small or negligible when considering the property as a whole and the extant character-defining features, which reflect its form, plan, space, structure, and style. Changes include the addition of the rear roof deck, accessibility ramp, window replacements, and porch repairs.

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

The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability and technologies of the time. The retention of the exterior wood cladding, spindlework detail, decorative carved brackets, diamond shaped wood shingles at the roof and gabled ends, and period entry door, comprise the choice and configuration of building materials. Thus, the resource retains its materials integrity.

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

The workmanship that has gone into the construction of the residence is original including its Queen Anne style details: exterior wood cladding, spindlework detail, decorative carved brackets, diamond shaped wood shingles at the roof and gabled ends, and period entry door. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

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

Together with other Victorian residences along Union Street, the Andrew Cassidy Home no longer retains its feeling aspect of integrity as an early residential development in Little Italy. Hence, the resource's integrity of feeling has been compromised.

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

The resource continues to embody its association as an early residential resource within the Middletown San Diego area. Therefore, the property retains its association integrity.

In summary, the Andrew Cassidy Home appears to retain sufficient integrity to convey its historical significance. The residence retains its integrity of location, design, materials, workmanship, and association.

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**SECTION V FINDINGS AND CONCLUSIONS**

The purpose of the Findings and Conclusions section is to assess the impacts of the proposed Air Rights Tower project on identified historical resources of the built environment. Under CEQA, the City of San Diego has established significance determination thresholds for significant impact, in accordance with CEQA Guidelines Section 21082.2. Significant impacts include direct, indirect, and cumulative impacts to historical resources, as described in the City's "CEQA Significance Determination Thresholds" dated January 2007.

The Area of Potential Effects (APE) contains one historic property, the Andrew Cassidy Home, listed in the City of San Diego Register of Historical Resources (HRB #283). The property does not appear to be eligible for listing under National Register nor the California Register.

**A. PROPOSED PROJECT DESCRIPTION**

The Air Rights Tower project (project) proposes to redevelop the parcel occupying the entire 5,000 square foot lot bounded to the north and south by multifamily structures, to the west by a parking lot, and to the east by Union Street. It includes the construction of a 110,000 gross square foot, twenty-four story residential high-rise. Site improvements include a subterranean basement and new driveway.

To facilitate the construction of the new development, the Andrew Cassidy Home will be relocated to 2642-2648 Newton Avenue, in the Barrio Logan community of San Diego with its primary façade facing south on Newton Avenue. The relocation site is compatible with the original character and use of the Andrew Cassidy Home and will reintroduce the house to a residential neighborhood made-up of similar houses from the same period. The adjacent southeast portion of the parcel will remain vacant for one or two potential future relocated structures and a new two-story, warehouse and multifamily residential structure will also be constructed at the rear, north section of the Newton Avenue site with access to the alley.

Prior to the redevelopment of the Union Street site, the Andrew Cassidy Home will be relocated. The mover shall outline the details of the route, schedule, and sequence of the move as well as the means by which the house will be modified and secured for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date. After the completion of a new foundation on site, the Andrew Cassidy Home will be transported in two pieces. Approximately 8-feet of roof will be removed and transported separately in order to clear overhead MTS trolley lines. Following the relocation of the Andrew Cassidy Home, the exterior of the structure will be restored per *The Secretary of the Interior's Standards for Restoration*. Proposed site improvements include the addition of landscaping and new front stoop. The future tenant of the restored residence has not been identified; however, the building will continue its residential occupancy classification.



Figure 5-1: Street view looking northwest along Union Street. The Andrew Cassidy Home is located at the west portion of the street barely visible between two multifamily residential properties. Source: Google Maps.



Figure 5-2: Context and street view looking south along Union Street. Note extant Victorians along Union Street have a higher street visibility than the Andrew Cassidy Home. Source: Google Maps.





Figure 5-3: Looking west at the Andrew Cassidy Home located between two multifamily residences. Source: Matthew Segal.



Figure 5-4: Looking northeast at rear of the Andrew Cassidy Home located between two multifamily residences. Source: Matthew Segal.



Figure 5-5: Aerial photo simulation looking northwest at the proposed Air Rights Tower project along Union Street. Source: Matthew Segal.



Figure 5-6: Photo simulation of the proposed Air Rights Tower project development looking northwest along West Cedar Street. Source: Matthew Segal.



Figure 5-7: Relocation Map. Source: Matthew Segal.



Figure 5-8: Aerial context of the Newton Avenue site. Source: Google Maps.

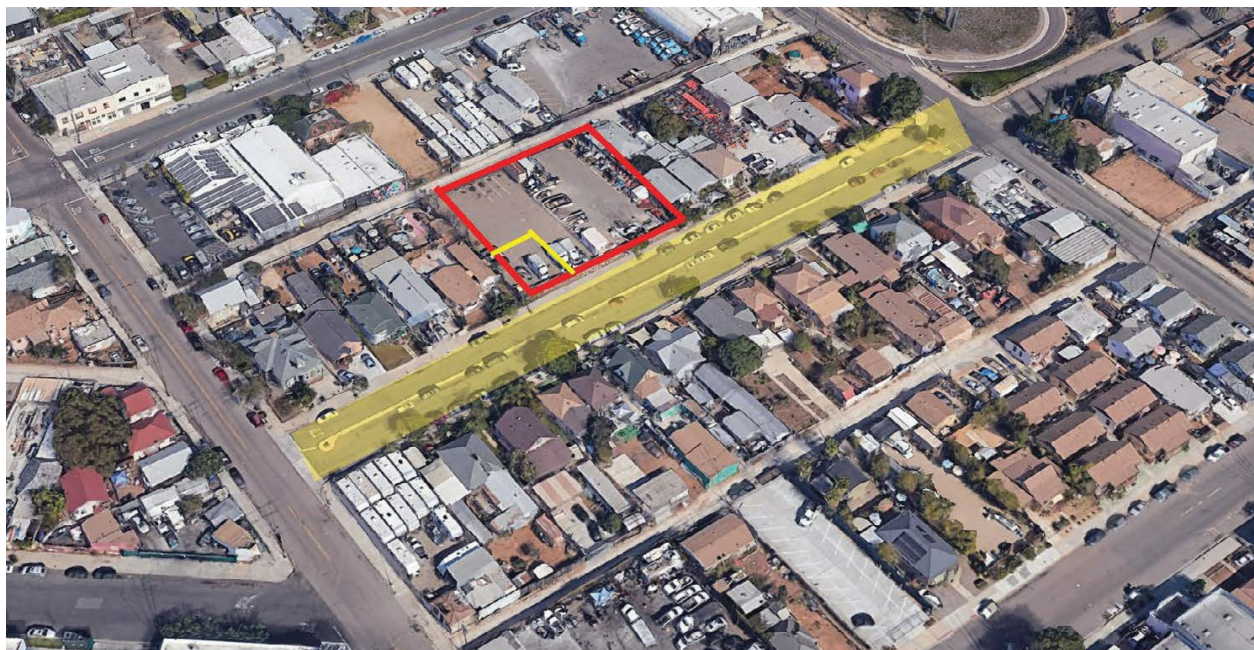


Figure 5-9: Aerial context of the Newton Avenue site and proposed location of the Andrew Cassidy Home at the southwest corner of the parcel. Source: Matthew Segal.



Figure 5-10: Newton Avenue street view looking northwest at the property. Source: Google Maps.



Figure 5-11: Looking southeast into the Newton Avenue parcel from the alley.



Figure 5-12: Adjacent properties looking northeast along Newton Avenue.

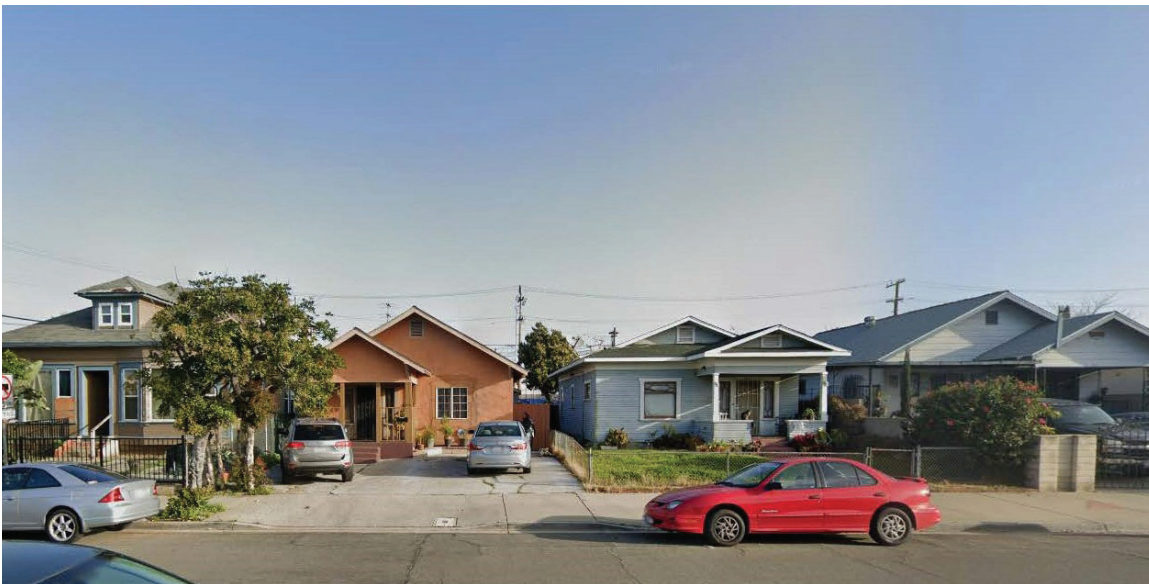


Figure 5-13: Similar residential housing and scale along Newton Avenue. Source: Matthew Segal.



Figure 5-14: Newton Avenue context and proposed relocation. Source: Matthew Segal.

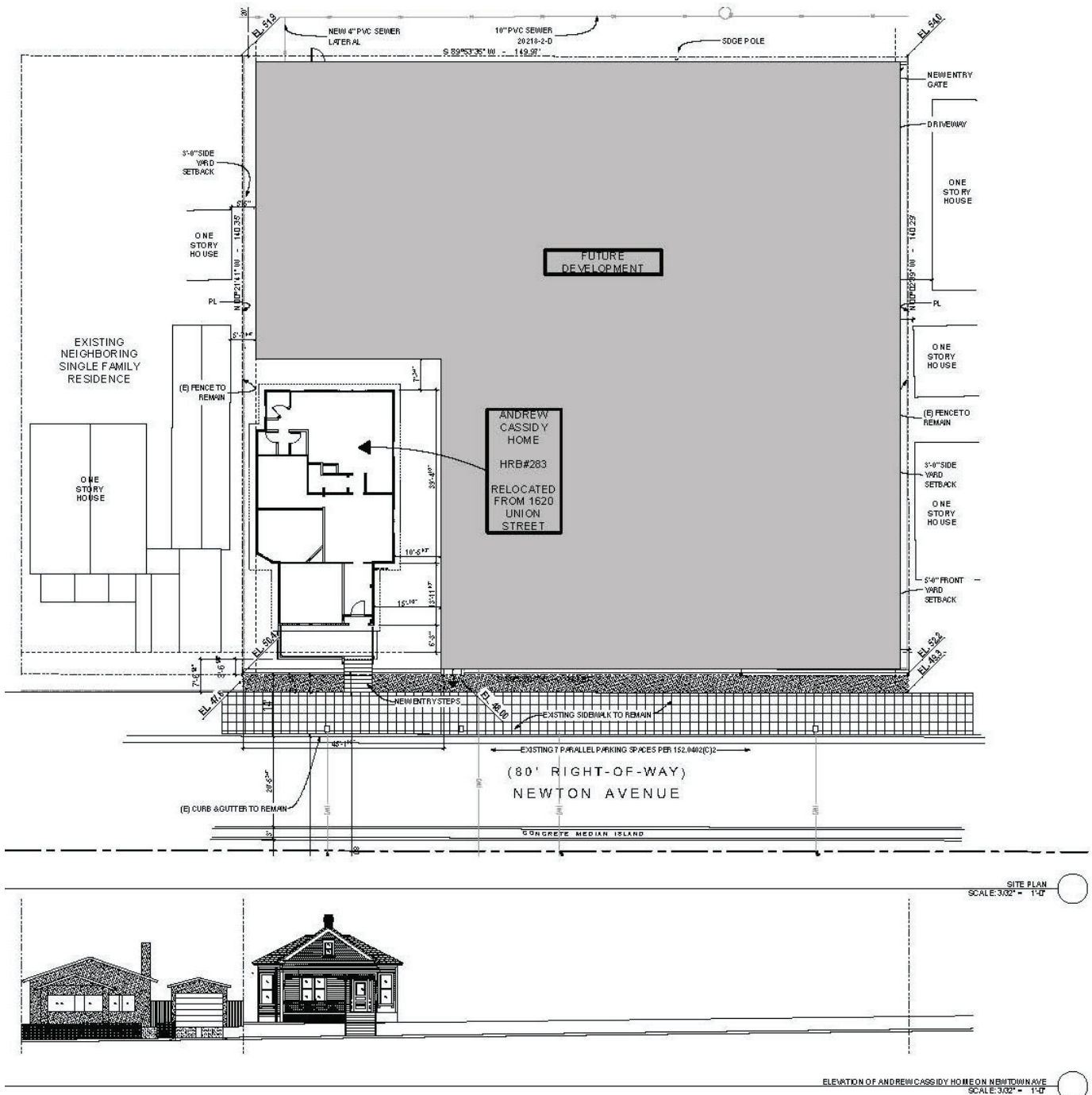


Figure 5-15: Proposed relocation and site development along Newton Avenue. Source: Matthew Segal.



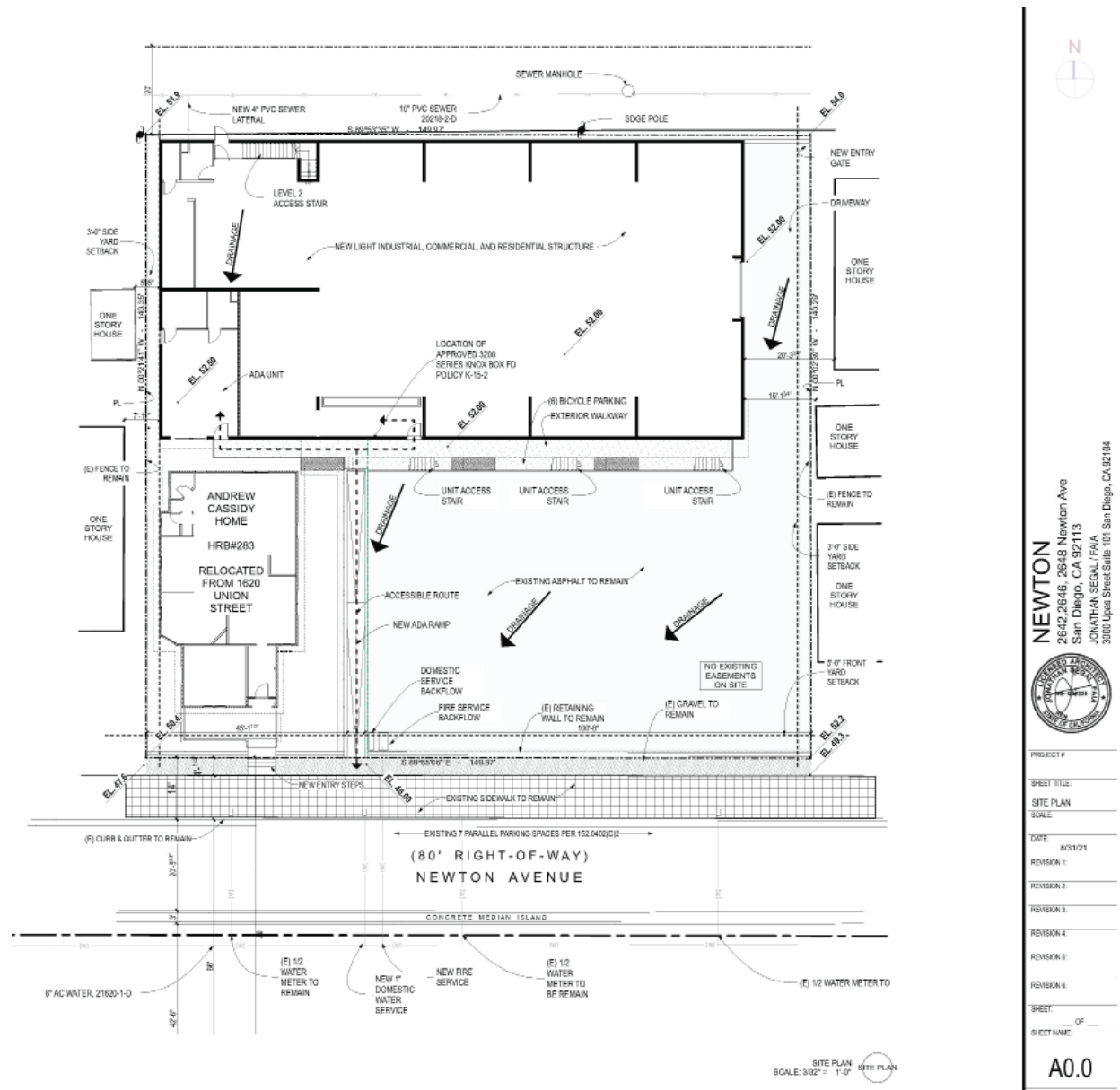


Figure 5-16: Newton Avenue Proposed Site Plan and future development. Source: Matthew Segal.

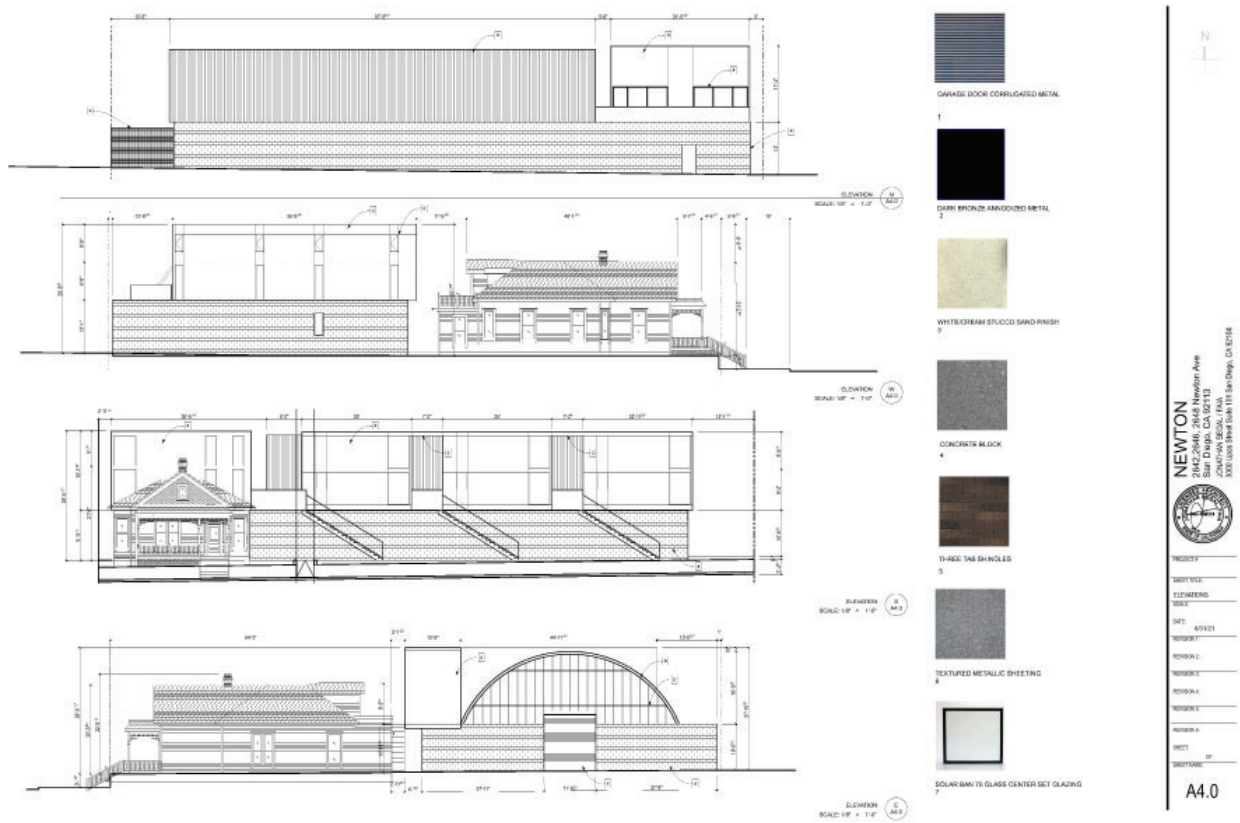


Figure 5-17: Proposed building elevations at the Newton Avenue site. Source: Matthew Segal.

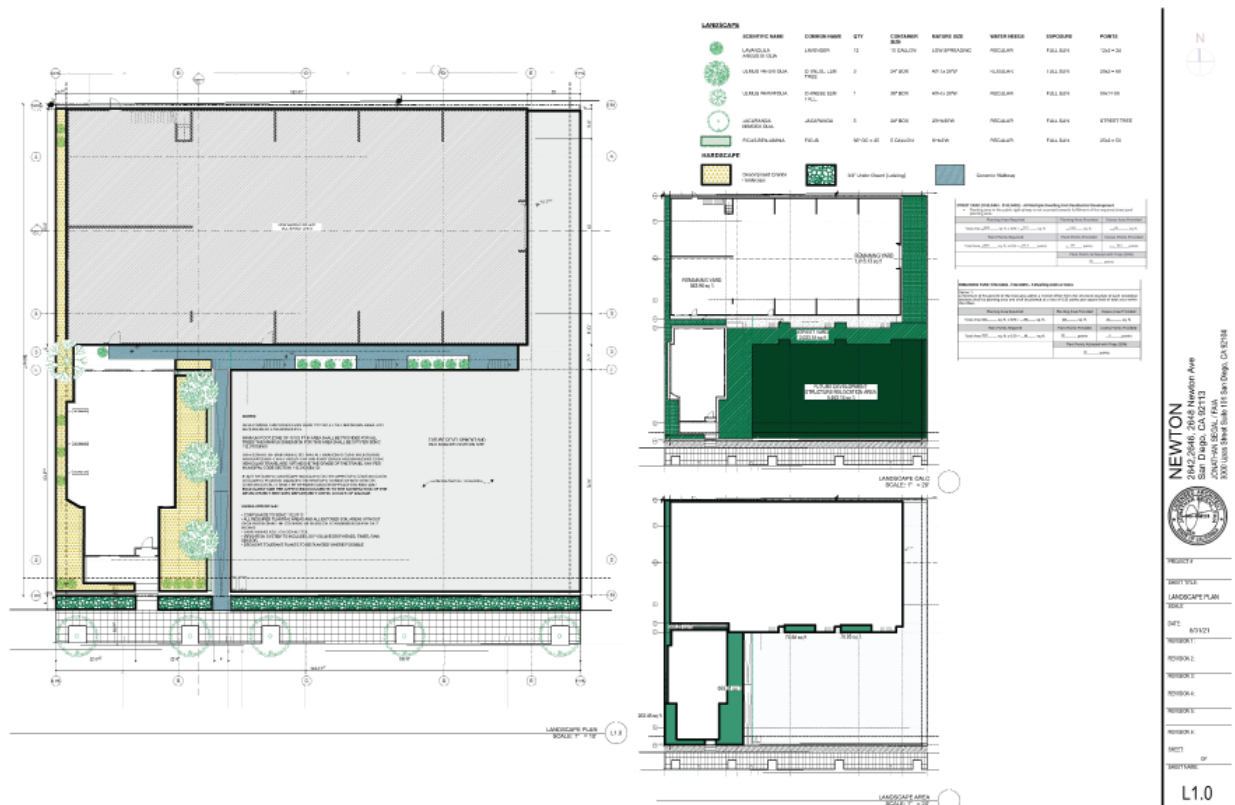


Figure 5-18: Proposed landscape plan at the Newton Avenue site. Source: Matthew Segal.

## **B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT**

Historical resources are recognized as part of the environment under the California Environmental Quality Act (CEQA) (PRC Sections 21002(b), 21083.2, and 21084.1). According to Public Resources Code §5020.1(j), “historical resource” includes, but is not limited to, any object, building site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, the California Environmental Quality Act (CEQA) Guidelines (Section 15064.5(a)(1-2) state that the term “historical resources” applies to such resources listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register), included in a local register of historical resources, or determined to be historically significant by the Lead Agency.

The California Register is an authoritative guide to the state’s historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC §5024.1, 14 CCR §4850).

Moreover, the City of San Diego’s CEQA Significance Determination Thresholds (Development Services Department, January 2011) notes that if a resource is not listed in, or determined eligible for listing in, the California Register, or not deemed significant in a historical resource survey, it may nonetheless be historically significant. The significance of a historical resource is based on the potential for the resource to meet one or more of the criteria presented below, including the potential to address important research questions as documented in a site specific technical report as part of the environmental review process.

This HRTR has identified one historic resource located within the project APE, that is the Andrew Cassidy Home.

## **C. PROPOSED PROJECT IMPACTS**

### CEQA Impacts

The proposed Air Rights Tower project would result in the relocation of the Andrew Cassidy Home from the Little Italy site to a vacant lot along a residential street on Newton Avenue in Barrio Logan. The Andrew Cassidy Home will be located at the southwest corner of the parcel lot and rotated to face south along Newton Avenue.

In determining potential impacts on historical resources under CEQA, a “project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment” (CEQA Guidelines §15064.5). A “substantial adverse change” means “demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired” [PRC §5020.1(q)]. Material impairment occurs when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance that justify its inclusion in, or eligibility for, listing in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significance; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. [State CEQA Guidelines, §15064.5(b)(2)]

Direct or indirect effects can occur to the eligible historical resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements which would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project would result in significant impacts to an on-site historical resource due to the relocation of the Andrew Cassidy Home. Compliance with recommended mitigation measures would reduce the significance of impacts to a level that is less than significant.

#### City of San Diego’s Significance Thresholds

The City of San Diego’s Significance document has identified various activities that will cause damage or have an adverse effect on the resource.

#### 1. Direct Impacts

##### Relocation from Original Site

The proposed project includes the relocation of the Andrew Cassidy Home to an off-site location in the Barrio Logan community.

##### Alteration or Repair of a Historic Structure

The relocation and exterior restoration of the Andrew Cassidy Home will be completed in accordance with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* specifically with the *Standards for Restoration (The Standards)* including removal of non-historic additions, and, therefore, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

#### 2. Indirect Impacts

Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting.

The proposed Air Rights Tower project on Union Street is not expected to have a significant indirect or cumulative impact to historical resources due to the built-up nature of the area, new or recent development surrounding the property, lack of sensitive resources (including historic districts), and limited viewsheds. The proposed project will introduce an additional high rise to an area that has already been previously redeveloped.

The proposed project is not expected to have a significant indirect or cumulative impact to the Newton Avenue property or the surrounding street. The relocation site is compatible with the original character and use of the Andrew Cassidy Home and will reintroduce the house to a residential neighborhood made-up of similar houses from the same period. Contextually, the new two-story, warehouse and multifamily residential structure will be constructed at the rear, north section of the Newton Avenue site with access from the alley. Per *The Standards* the new building will be set back from the primary street and its design will be differentiated from the early 20<sup>th</sup> century neighboring residential properties.

### 3. Mandatory Findings Significance

CEQA sets forth mandatory findings of significance addressed below.

*Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?*

The restoration of the Andrew Cassidy Home's exterior façade at its relocated site will be conducted in accordance with *The Standards*. The Andrew Cassidy Home's role in the residential and architectural development trends of San Diego is important and will continue to convey its architectural style in its relocated environment retaining a good degree of its integrity of setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

Therefore, the proposed Air Rights Tower project along Union Street would not eliminate the resource from its architectural association as an important example of a Queen Anne style residence significant to the early residential development of San Diego history and would not, therefore, result in a mandatory finding of significance.

## D. MITIGATION MEASURES

Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If the negative impacts to the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

### Redesign Options

Depending upon project impacts, non-demolition measures can include, but not be limited to:

- a. Preparing a historic resource management plan;

- b. Adding new construction which is compatible in size, scale, materials, color and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
- d. Screening incompatible new construction from view through the use of berms, walls and landscaping in keeping with the historic period and character of the resource;
- e. Shielding historic properties from noise generators through the use of sound walls, double glazing and air conditioning; and
- f. Removing industrial pollution at the source of production.

### Relocation

If there are no other ways to save a building, structure, or object other than relocation, such measures shall be performed in accordance with National Park Service standards. Appropriate relocation sites shall duplicate, as closely as possible, the original location in terms of size, topography, neighborhood setting, orientation, and site landscaping.

### Recordation

If the resource cannot be accommodated through project redesign, it shall be documented according to HABS/HAER/HALS standards prior to relocation. Such documentation, including a written report, photographs, and in some cases, measured drawings and videotape shall be prepared by a qualified professional to the standards determined by the National Park Service.

Prior to relocation, Secretary of Interior-qualified professionals (in history or architectural history) (36 CFR Part 61) shall perform photo-recordation and documentation consistent with the standards of the National Park Service (NPS) Historic American Buildings Survey (HABS) documentation. HABS documentation is described by the NPS as "the last means of preservation of a property; when a property is to be demolished, its documentation provides future researcher access to valuable information that otherwise would be lost." The HABS record for the Andrew Cassidy Home shall consist of measured drawings, digital photographs, and written data that provide a detailed record that reflects the Andrew Cassidy's historical significance. Following completion of the HABS documentation and approval by the Historical Resources Board (HRB), the materials shall be placed on file with the City, San Diego History Center, and the San Diego Central Library.

### Interpretive Signage or Display Panels

Interpretive Signage, Display Panels/Plaques, Murals – Installation of interpretive signs, display panels, and/or wall mural in a publicly visible location that describe the history and significance of Andrew Cassidy Home. The interpretive signage and its location within the new project must be approved by the City's Historical Resources staff and shall include historic photographs and a brief narrative describing the history and significance of the resource. The signage or mural shall be displayed/installed in an appropriate public or open space area within the Newton Avenue site.

### Other Mitigation Opportunities

Salvaged Materials - Prior to relocation, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided in *The Secretary of the Interior's Standards*. If reuse onsite is not

feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.

#### **E. CONCLUSION**

The proposed Air Rights Tower project would result in a significant direct impact to the historical resource, the Andrew Cassidy Home, because of its relocation. Mitigation measures would reduce impacts to the historical resource to less than significant since the new location is situated within a similar residential block in the Barrio Logan community that is compatible with the original character and use of the Andrew Cassidy Home and will reintroduce the house to a residential neighborhood made-up of similar houses from the same period. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* will be conducted on the relocated resource which will enable the building to continue to convey its architecture, retaining a high degree of its integrity of setting, design, workmanship, materials, feeling, and association, for which the property received its designation.



**SECTION VI        BIBLIOGRAPHY**

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**SECTION VII APPENDICES**

- A. BUILDING DEVELOPMENT INFORMATION**
- B. OWNERSHIP AND OCCUPANT INFORMATION**
- C. MAPS**
- D. DPR FORM**
- E. PREPARERS QUALIFICATIONS**

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**A. BUILDING DEVELOPMENT INFORMATION**

1. County Assessor's Building Record
2. Notice of Completion
3. Water/Sewer Connection Records
4. Construction Permits
5. Lot Block Book Page
6. Previous Historical Resources Survey Forms

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COUNTY ASSESSOR  
SAN DIEGO CO.-CALIFORNIA

RESIDENTIAL BUILDING RECORD O.V. = 6/0

ADDRESS 1620 UNION ST.

PARCEL F-20-33 SHEET 7 OF 11 SHEETS

533-353-1

CLASS & SHAPE	DESCRIPTION OF BUILDING										ROOF		LIGHTING		AIR CONDITION		ROOMS		FLOORS		ROOM AND FINISH DETAIL		
	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	APITCH	WIRING	HEATING	COOLING	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH	CEILING	WALLS	CEILING	WALLS	CEILING	WALLS	CEILING	WALLS	CEILING	
4.5	Light Sub-Standard	Frame	Sheds on	Flat	Asph/Flt	X K.T.	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
ARCHITECTURE	Standard	Sheathing	Siding	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
USE	Single	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
FOUNDATION	Reinforced	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
DOUBLE	Reinforced	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
APARTMENT	Wood	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
Floor-Court	Peris	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
Motel	Insulated Ceilings	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	All	B 1 1 2	Material	Grade	Interior	Finish	Grade	Grade	Grade	Grade	Grade	Grade	Grade	Grade	
CONSTRUCTION RECORD	Units	Light	Heavy	Insulated Ceilings	Concrete Block	Shingle	Asph/Flt	Asph/Flt	Wiring	Central	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air	
PREMISE	Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Remaining Life	NORMAL % GOOD	Table	%	Cond.	Arch. Plan	Form	Explos. Proof	Wash	Fl. No.	FINISH	Walls	Grade	Type	Grade	ST. D.T.G.	FINISH	
1599	1899	1920	1920	59	4	R.S. 34	9	R.S. 34	34	A	A	A	A	A	1	1	1	1	1	1	1	1	1
1899	1899	1920	1920	59	4	R.S. 34	9	R.S. 34	34	A	A	A	A	A	1	1	1	1	1	1	1	1	1
1977	1977	1977	1977	75	5	160-24	5	160-24	24	A	A	A	A	A	1	1	1	1	1	1	1	1	1
Appraiser & Date	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59	Frank	5-21-59
UNIT	Area	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
1470	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580	580
126	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
TOTAL	1696	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880
NORMAL % GOOD	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39
R.C.L.N.D	3027	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
A-11 8-56	A 3-54																						

COMPUTATION

BR

20105

24

4825

533531100

1. Assessor's Building Record.

MISCELLANEOUS STRUCTURES							
Structure	Found	Cons.	Ext.	Floor	Roof	lft.	Size, etc.
①	11504						
	11504						
	Area						
	21 x 14 = 294				B7	6000	580
	30 x 22 = 660				+ 4001		24
	27 x 8 = 216						585
	1470						
	168						
COMPUTATIONS							
Remarks:							

UNION ST

Notice of Completion not available.


## 2. Notice of Completion.




Information not available.

### 3. Water/Sewer Connection Records.



214557  
200

 <b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS-301 San Diego, CA 92101-4154 (619) 446-5000 www.ci.san-diego.ca.us/development-services		<b>General Application</b>	
<b>1. Approval Type:</b> • Construction Permits: <input type="checkbox"/> Structure <input type="checkbox"/> Grading <input type="checkbox"/> Public Right-of-Way; • <input type="checkbox"/> Electrical • <input type="checkbox"/> Plumbing/Mechanical <input type="checkbox"/> Sign • <input type="checkbox"/> Subdivision • <input type="checkbox"/> Demolition/Removal • Development Permits: <input type="checkbox"/> Neighborhood Use <input type="checkbox"/> Coastal <input type="checkbox"/> Neighborhood Development <input type="checkbox"/> Site Development <input type="checkbox"/> Planned Development <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance • <input type="checkbox"/> Other _____			
<b>2. Project Address:</b> Include Building or Suite No. 1620 UNION ST		<b>Project Title:</b> CCDC Area 1 Ph 2 Job 2 UUD	<b>Project No. For City Use Only</b>
Lot No.	Block No.	Subdivision Name	Unit No. Map No.
<b>Existing Use:</b> Commercial		Parcel No. 533-353-11-00	Parcel Map No. Assessor's Parcel No.
<b>Project Description:</b> Underground Utility District			Total Floor Area
<b>3. Designer name</b>		Address	Fax Number
City	State	Zip Code	Telephone License Number
<b>4. Applicant Name</b> Please check one <input type="checkbox"/> Contractor <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner			Fax Number
Southern Contracting Company			
Address		City	State Zip Code Telephone
559 North Twin Oaks Valley Road		San Marcos CA	92069 760-744-0760
<b>5. Property Owner/Lessee Tenant Name</b> Please check one <input type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant			Fax Number
WILLIAM PETERSON			
Address		City	State Zip Code Telephone
3936 BAYSIDE WALK		SAN DIEGO CA	92109-6947
<b>6. Contractor Name</b> (not required for development permits)			Fax Number
Southern Contracting Company			
Address		City	State Zip Code Telephone
North Twin Oaks Valley Road		San Marcos CA	92069 760-744-0760
State License No. 222252		License Class A, C10	City Business Tax No. B1974004617
<b>Licensed Contractor's Declaration:</b> 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 <u>[Signature]</u>		Title	Date 3/31/05
<b>7. Workers' Compensation Declaration:</b> I hereby affirm under penalty of perjury one of the following declarations:			
<input type="checkbox"/> a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued			
<input type="checkbox"/> b. I have and will maintain workers' compensation as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:			
Insurance Company <u>Ulico Casualty Company</u> Policy No. <u>WC437636300</u> Expiration Date <u>10/1/05</u>			
<input type="checkbox"/> c. 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 Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions			
Signature <u>[Signature]</u>		Date <u>3/31/05</u>	
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided in Section 371.5 of the Labor Code, interest, and attorney's fees			
<b>8. Owner-Builder Declaration:</b> 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, maintain 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)]			
<input type="checkbox"/> 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)			
<input type="checkbox"/> 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)			
<input type="checkbox"/> I am exempt under Section _____ B.&P.C. for this reason _____ Date _____			

		8/4/21 12:40 pm
<b>Approval</b>		Page 1 of 1
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154		
<b>L64A-005</b>		
<b>Project Information</b>		
Project Nbr: <b>447399</b>	Title: PVS 1620 Union St	
Project Mgr: Muz, Emerald	(619)446-5457	Muze@san Diego.gov
<b>Approval Information</b>		
Approval Nbr: <b>15 64712</b>	Type: Electrical-Photovoltaic	Status: Issued 
Issued: 01/05/2016 10:53 am	Issued By: Muz, Emerald	Permit Holder: Ray, Dennis - Smart Energy Solar
Completed:	Completed By:	Owner Occupied: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:
Scope: Electrical permit to install a roof mounted photovoltaic system for SDU		Precancel Status:
		Land Doc Type:
		Recorded Map No.:
		Recorded Date:
<b>Job Location (1620 UNION ST)</b>		
<u>Address</u>	<u>Assessor Parcel</u>	
1620 UNION ST	533-353-1100	
<b>Fee Worksheet</b>		
<u>Fee</u>	<u>Quantity</u> <u>Unit</u>	<u>Category</u>
Issuance NoPlans/Other	1.00 Each	Issuance Fees
Photovoltaic-SDU/Duplex BP	1.00 Each	Issuance Fees
Photovoltaic-SDU/Duplex PC	1.00 Each	Plan Check Fees
Records-No Plan Permits/Other	1.00 Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00 Floors	Issuance Fees

The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1890.

5. Lot Block Book Page.

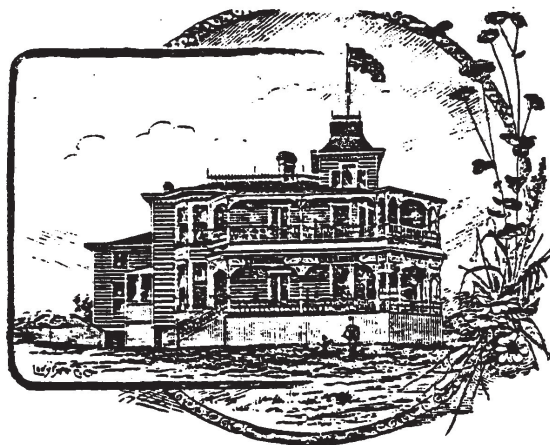


Block Lot	Map	Block	Lot	Year	Owner	Area	Notes
30	1888	Middleton	1	1888	A. E. Horton	700	
			2		Unknown	600	
			3		Unknown	600	
			4		F. F. Fugate	700	
			5		Unknown	600	
			6		A. E. Horton	700	
			7		Unknown	600	
			8		James Kennedy	700	
			9		Unknown	600	
			10		James Kennedy	700	
			11		Unknown	600	
			12		Wm. J. Arnold	700	
31			1		A. E. Horton	700	
			2		Unknown	600	
			3		Unknown	600	
			4		Unknown	600	
			5		Unknown	600	
			6		Unknown	600	
			7		Unknown	600	
			8		Unknown	600	
			9		Unknown	600	
			10		Wm. A. E. Knudsen	700	
			11		Unknown	600	
			12		A. E. Horton	700	
32			1		Unknown	600	
			2		H. C. Kasper	700	
			3		Wm. A. E. Knudsen	700	
			4		Unknown	600	
			5		A. E. Horton	700	
			6		Unknown	600	
			7		J. P. Poirer	700	
			8		Wm. A. E. Knudsen	700	
			9		Wm. A. E. Knudsen	700	
			10		Wm. A. E. Knudsen	700	
			11		A. E. Horton	700	
			12		Wm. A. E. Knudsen	700	
33	1889	Middleton	1	1889	Wm. A. E. Knudsen	700	
			2		Wm. A. E. Knudsen	700	
			3		Wm. A. E. Knudsen	700	
			4		Wm. A. E. Knudsen	700	
			5		Wm. A. E. Knudsen	700	
			6		Wm. A. E. Knudsen	700	
			7		Wm. A. E. Knudsen	700	
			8		Wm. A. E. Knudsen	700	
			9		Wm. A. E. Knudsen	700	
			10		Wm. A. E. Knudsen	700	
			11		Wm. A. E. Knudsen	700	
			12		Wm. A. E. Knudsen	700	
34			1		Wm. A. E. Knudsen	700	
			2		Wm. A. E. Knudsen	700	
			3		Wm. A. E. Knudsen	700	
			4		Wm. A. E. Knudsen	700	
			5		Wm. A. E. Knudsen	700	
			6		Wm. A. E. Knudsen	700	
			7		Wm. A. E. Knudsen	700	
			8		Wm. A. E. Knudsen	700	
			9		Wm. A. E. Knudsen	700	
			10		Wm. A. E. Knudsen	700	
			11		Wm. A. E. Knudsen	700	
			12		Wm. A. E. Knudsen	700	
35			1		Wm. A. E. Knudsen	700	
			2		Wm. A. E. Knudsen	700	
			3		Wm. A. E. Knudsen	700	
			4		Wm. A. E. Knudsen	700	
			5		Wm. A. E. Knudsen	700	
			6		Wm. A. E. Knudsen	700	
			7		Wm. A. E. Knudsen	700	
			8		Wm. A. E. Knudsen	700	
			9		Wm. A. E. Knudsen	700	
			10		Wm. A. E. Knudsen	700	
			11		Wm. A. E. Knudsen	700	
			12		Wm. A. E. Knudsen	700	

Block	Lot	1890	1891	1890	1891	Value of Real Estate
176	1	Wm. Ketchum	Wm. Ketchum	1	Wm. Ketchum	400
	2	Wm. Ketchum	Wm. Ketchum	2	Wm. Ketchum	475
	3	Wm. Ketchum	Wm. Ketchum	3	Wm. Ketchum	240
	4	Wm. Ketchum	Wm. Ketchum	4	Wm. Ketchum	190
	5	Wm. Ketchum	Wm. Ketchum	5	Wm. Ketchum	190
	6	Wm. Ketchum	Wm. Ketchum	6	Wm. Ketchum	190
	7	Wm. Ketchum	Wm. Ketchum	7	Wm. Ketchum	240
	8	Wm. Ketchum	Wm. Ketchum	8	Wm. Ketchum	475
	9	Wm. Ketchum	Wm. Ketchum	9	Wm. Ketchum	380
	10	Wm. Ketchum	Wm. Ketchum	10	Wm. Ketchum	380
	11	Wm. Ketchum	Wm. Ketchum	11	Wm. Ketchum	380
	12	Wm. Ketchum	Wm. Ketchum	12	Wm. Ketchum	475
177	1	Wm. Ketchum	Wm. Ketchum	1	Wm. Ketchum	475
	2	Wm. Ketchum	Wm. Ketchum	2	Wm. Ketchum	380
	3	Wm. Ketchum	Wm. Ketchum	3	Wm. Ketchum	380
	4	Wm. Ketchum	Wm. Ketchum	4	Wm. Ketchum	380
	5	Wm. Ketchum	Wm. Ketchum	5	Wm. Ketchum	380
	6	Wm. Ketchum	Wm. Ketchum	6	Wm. Ketchum	380
	7	Wm. Ketchum	Wm. Ketchum	7	Wm. Ketchum	380
	8	Wm. Ketchum	Wm. Ketchum	8	Wm. Ketchum	380
	9	Wm. Ketchum	Wm. Ketchum	9	Wm. Ketchum	380
	10	Wm. Ketchum	Wm. Ketchum	10	Wm. Ketchum	380
	11	Wm. Ketchum	Wm. Ketchum	11	Wm. Ketchum	380
	12	Wm. Ketchum	Wm. Ketchum	12	Wm. Ketchum	380

Historic Resources Inventory  
for Middletown Area, San Diego, California  
Completed by the University of San Diego, January 1981

Dr. Ray Brandes, Project Director



RESIDENCE OF HON. A. E. HORTON, MIDDLETOWN HEIGHTS

6. Previous Historical Resource Survey Forms.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

		Ser. No.			
HABS	HAER	NR	SHL	Loc	
UTM: A	B		C		
C		D			

H1620:1

IDENTIFICATION:

- 1.COMMON NAME:.....Godwin Residence.....
- 2.HISTORIC NAME:.....Andrew Cassidy Home.....
- 3.STREET OR RURAL ADDRESS:....1620 Union Street.....  
CITY:..San Diego.....ZIP:92101.COUNTY:San Diego
- 4.PARCEL NUMBER:.....533-353-11.....
- 5.PRESENT OWNER:..Mark and Deborah Godwin.....  
ADDRESS:.....1620 Union Street.....  
CITY:.....San Diego.....ZIP:.....92101.....  
OWNERSHIP IS: PUBLIC.....PRIVATE:.....XX.....
- 6.PRESENT USE:.....June's Attorney Service.....  
ORIGINAL USE:.....Residence.....

DESCRIPTION:

7A:ARCHITECTURAL STYLE:..Queen Anne Cottage.....

7B:BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION  
OF THE SITE OR STRUCTURE AND DESCRIBE ANY MAJOR AL-  
TERATIONS FROM ITS ORIGINAL CONDITION:

This one and one-half story Queen Anne cottage has a front  
veranda with gingerbread trim and decorative shingles on  
the gable end above. The landscaping is poor.

Legal Description: Middletown Block 33, lot 8.

Include within proposed historic district.

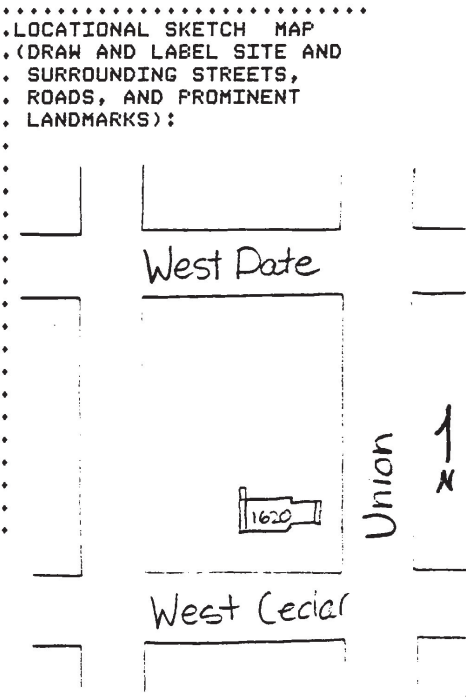
.....8.CONSTRUCTION DATE:  
ATTACH PHOTO(S) HERE: EST:.....C1888.....  
FACTUAL:.....



- .9.ARCHITECT:....Unknown.....
- .10.BUILDER:..Unknown.....
- .11.APPROX.PROP.SIZE(IN FT):  
FRONTAGE:.....50.....  
DEPTH:.....100.....  
OR APPROX.ACREAGE:  
.....
- .12.DATE(S) OF ENCLOSED  
PHOTOGRAPH(S):  
.....October 1979.....

DPR 523 (Rev. 4/79)

- 13. CONDITION: EXCELL...GOOD.X.FAIR...DETERIORATED.....  
NO LONGER IN EXISTENCE.....
- 14. ALTERATIONS:.....Wrought iron railings.....
- 15. SURROUNDINGS:(CHK MORE THAN ONE IF NECESSARY)  
OPEN LAND...SCATTERED BLDGS...DENSELY BUILT-UP...X.....  
RESID..X.INDUST...COM'L.X..OTHER.....
- 16. THREAT TO SITE:NONE KNOWN.X..PVT DEVEL...ZONING.....  
VANDALISM...PUBLIC WORK PROJECT...OTHER.....
- 17. IS STRUCT.:ON ITS ORIG SITE?.X.MOVED?...UNKNOWN?.....
- 18. RELATED FEATURES:.....
- 19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE  
(INCLUDE DATES,EVENTS,AND PERSON ASSOC. WITH THE SITE.)  
This house is included within the proposed Historic District and is an example of the vanishing Queen Anne style cottages in San Diego. Between 1877 and 1933, lot 8 changed hands ten times: Wm. Jorres, (1886) R.B.Wiseman, (1889) Andrew Cassidy, (1904) Richard O'Neill, (1911) Alice McDade, (1922) Mary Baumgartner, (1926) O. E. Goshert, (1927) G. G. Olson, (1929) Marie Lauter, and (1933) Thomas Brownlow. Two water permits were issued: #1745 during the time Cassidy owned the place and #1747 prior to July 1, 1888. A sewer permit #1407 was issued to George Merritt on June 22, 1893. The only listing in the directories is from 1923 when Oakley R. Lawton, a clerk for the Russ Lumber Mill Company, and Grace Lawton lived there.
- 20. MAIN THEME OF THE HISTORIC RESOURCE:(IF MORE THAN ONE IS CHKD, NUMBER IN ORDER OF IMPORTANCE.)  
ARCHITECT.X.ARTS & LEISURE...  
ECONOMIC/INDUSTRIAL.....  
EXPLORATION/SETTLEMENT.....  
GOVT...MILITARY...RELIG...  
SOCIAL/EDUCATION.....  
21. SOURCES(LIST BOOKS,DOCUMENTS, PERSONAL INTERVIEWS,AND THEIR DATES).  
Title Insurance Co.  
1921 Sanborn Fire Map  
22. DATE FORM PREPARED.Spring'80.  
BY(NAME)...University of...  
ORGANIZATION..San Diego.....  
ADDRESS..Alcala Park.....  
CITY..San Diego...ZIP.92110..  
PHONE..(714) 293-4800.....



HISTORIC SITE INVENTORY OF  
HARBORVIEW  
  
VOLUME II  
  
INDIA STREET TO UNION STREET

IDENTIFICATION

- 1. COMMON NAME: June's Attorney Service
- 2. HISTORIC NAME: Andrew Cassidy Home
- 3. ADDRESS: 1620 Union Street CITY: San Diego  
ZIP: 92101
- 4. PARCEL #: 533-353-11
- 5. PRESENT OWNER: Deborah Godwin  
ADDRESS: 1620 Union Street CITY: San Diego  
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
- 6. PRESENT USE: Residence/Commercial  
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 8.

This asymmetrical, single-storied cottage has a combined front gable and hipped roof. The front porch, which extends across the front of the house, has a separate hipped roof, supported by turned posts with spindlework between them. Diamond shaped shingles were used for siding inside the front gable end and on the porch roof. Clapboarding was used for all other exterior wall surfaces. Portions of the front porch railing have been restored and extended. Windows chosen for the cottage were double hung sash. The sill of each window is supported by brackets. A bay window was designed for the south corner of the house. The front door was placed at the north end of the porch. This cottage retains most of its original integrity of design.



- 8. CONST. DATE: 1888  
EST: FACT: X
- 9. ARCHITECT:  
Unknown
- 10. BUILDER:  
Unknown
- 11. APPROX. PROP. SIZE(FT):  
50' x 100'
- 12. DATE OF PHOTO:  
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This asymmetrical single-story cottage is significant because of its Queen Anne design, and is an example of the type of structure created for residences to accommodate the influx of people during the 1880's "boom" period.

- 13. CONDITION: Excell Good X Fair Deteriorated  
No longer in existence
- 14. ALTERATIONS: Wrought iron railings.
- 15. SURROUNDINGS:  
Open Land Scattered Bldgs Densely built-up?  
Resid X Indust Com'l Other
- 16. THREATS TO SITE: None known Pvt devel X Zoning  
Vandalism Public Works Project Other
- 17. IS STRUCTURE: On its orig site? X Moved? Unknown?
- 18. RELATED FEATURES: Neighborhood atmosphere.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

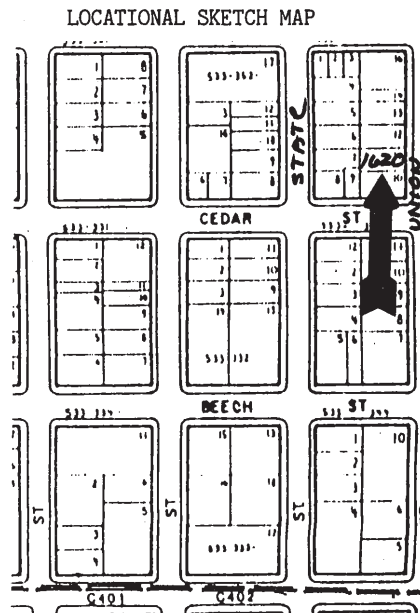
Andrew Cassidy, retired, erected this structure for use as a rental in 1888. Throughout the years, it has been leased to various tenants through the present day. This Victorian cottage is a good example of architecture of the latter 1880s constructed for the influx of people seeking shelter in San Diego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

- 20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).  
Architecture X Arts & Leisure  
Economic/Industrial  
Exploration/Settlement  
Govt Military Religion  
Social/Education

- 21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

San Diego City Directories, Office of San Diego County Recorder

- 22. DATE FORM PREPARED: 2/14/89  
BY: "Lia/Brandes Team"  
ADDRESS: 427 C Street, Ste 310  
CITY: San Diego, CA ZIP: 92101  
PHONE: (619) 235-9766







The City of San Diego

## HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

# REPORT

DATE: June 21, 1990

ATTENTION: Historical Site Board, Agenda of June 27, 1990

SUBJECT: HARBORVIEW/LITTLE ITALY HISTORIC DESIGNATIONS

### BACKGROUND:

At the May 23 meeting, the Historical Site Board selected 37 properties from the Lia/Brandes historic inventory of Harborview/Little Italy (see salmon colored booklets) to be considered at this meeting for possible historic designation. Additionally, the Board identified another 9 buildings and 3 street features (sidewalk markers and horse rings) that it wanted staff to research and provide information for the Board's consideration.

The Board also created a subcommittee to meet with members of the Harborview community about alternative methods to achieve preservation goals within the community. The subcommittee was instructed to report the results of its meeting with the community group at the next Board meeting.

There have been two meetings of the Board's subcommittee and a third is planned for Tuesday evening, June 26, at 5:30 p.m. at the Office of the City Architect. Copies of the preliminary proposal put forward by architects Rob Quigley and Tony Cutri are attached to this report. It is expected that some refinement to this proposal will be made at the next subcommittee meeting and the Board will see a final version of the proposal at its meeting on June 27.

Two property owners have requested a continuance on the consideration of their properties. One because she will be out of town until September, the other because she is attempting to settle a deceased mother's estate (see attached letters). Staff recommends that the Board grant these requests for continuance.

Another attorney has suggested that the inventory sheets are not adequate for the Board to designate from (see attached letter). The contention is that the inventory sheets do not contain the information required in a regular designation report according to the Board's policy.

While inventory sheets are generally not as all-inclusive as a narrative report, the information contained thereon covers the substantive information required by the Board's policy. Subject to a Board decision, on a case by case basis, that more information is required, staff believes that the use of inventory sheets is a correct and proper procedure upon which to base historic designation of property. It is not without precedent in the City of San Diego or other cities

-2-

across the state. The information inventory forms are adequate for making determinations of National Register significance. It is absurd to suggest that the Board should not also use them.

This report will deal with staff recommendations on which properties the Board should designate. The alternative preservation proposals of the Harborview community on how they would like to see designations take place are attached to this report. Analysis of the policy issues that stem from the designations and the proposed alternative preservation proposals will be distributed at the Board's meeting.

ANALYSIS:

There are a few parameters that the Board should be cognizant of in arriving at a decision about whether or not to designate (individually or as a part of a district) any of the properties that it identified at the last meeting. First, the Harborview community has long been recognized as having the largest remaining concentration of Victorian homes in the downtown area. These are not homes of the quality of the Villa Montezuma, Long-Waterman House or the Quartermass-Wilde House. They are however surviving examples of modest housing stock of the period and are important because San Diego, in comparison to other major west coast cities, possesses a very limited stock of Victorian architecture.

Some of the properties have been moved from their original location and that original location is often unknown. Most of these moves occurred many years ago and, if the architecture is what make the building significant, the fact that the building was moved is inconsequential.

Some of the properties are associated with the Italian community either through use and/or ownership. To the extent that the property and its association with the Italian community exemplifies broad cultural, economic or social history of the community, the property can be considered significant. Mere ownership by an Italian family of little historic importance is not considered to imbue a property with a strong historic association.

STAFF RECOMMENDATION ON PROPERTIES:

With only the noted exceptions, corrections and comments, staff recommends the designation of the properties identified by the Board for consideration.

1747-53 India Street - Filippi's

Staff recommends only designation of the south facade. The north facade is too greatly altered.

2044 Kettner Boulevard - The Waterfront

As noted in the attached CCDC letter, the Board should designate only the structure and not the remainder of the property.

2368-2400 Kettner Blvd. - Dryer's Furniture Company

Staff does not recommend designation. This group of buildings has been significantly altered. The architecture has been so homogenized that the buildings do not retain sufficient integrity to warrant their designation.

-3-

1631-1647 State Street - Faiola Court

Staff does not recommend designation. This residential court complex is not significant for its architectural style or period or because of its association with Frank Dimarja. There are better and more unique examples of residential court developments throughout the city.

1632-1668 State Street - Victorian Residences and Our Lady of the Rosary Church

This row of Victorian residences and the church should be treated as a historic district.

1610-1654 Union Street - Victorian Residences

This row of Victorian residences should also be treated as a historic district.

Other properties that the Board expressed interest in:

State of California Garage - Ash and Columbia

This structure is outside of the Harboview/Little Italy survey area and will be reviewed with the core area of Centre City.

Moderne Residences - 429 West Elm Street

These three 1939 Moderne residences are interesting examples of the style. They retain their integrity and the porthole vents and windows give the residences a unique character.

Kelly Laundry - 705 West Grape Street

This Streamline Moderne commercial/industrial complex has an interesting but not significant history. In a restored condition it would be a good example of the Streamline Moderne style but staff does not find it significant for the study of the style, period or its history.

Centre City Automotive - 2355-2365 India Street

This Spanish Colonial Revival structure has been a garage and, for a brief time, a Safeway market. It has no important historical associations and is not a significant example of the architectural style. Staff does not recommend designation.

Auto Tops - 2360 India Street

This Streamline Moderne commercial structure is not a significant example of the style and it is not historically important.

Beardsley Automotive - 2119 Kettner Blvd.

This 1929 Mission Revival style industrial building was the location for the Pacific Technical University from 1929-1932. It was owned by and associated with the Defalco grocery chain from 1934 through 1961. The building is a good example of the Mission Revival style. Staff believes it should have been included in the survey but does not believe it is significant enough to designate.

Haulman Welding - 2266 Kettner Blvd.

This 1946 corrugated metal industrial building is neither historically nor architecturally significant.

-4-


Z'lac Rowing Club (Dirty Dan's) - 2431 Pacific Highway  
Unfortunately, the Z'lac Rowing Club lost their clubhouse to the County for back taxes. It was sold and moved to this location on Pacific Highway in 1932 and became a series of restaurants and bars. The building has been altered beyond recognition and staff does not recommend its designation.

Thomas Hackett House (Las Consuela's) - 1566 State Street  
Staff thought that this property had been associated with Agostin Haraszthy, County Sheriff in 1850-51. This was inaccurate. The building is a much altered Victorian residence surveyed in 1980. Staff does not recommend its designation based on the stucco addition that has been added to the front of the house.

Staff also recommends that the Board reconsider and designate the San Diego Macaroni Factory located at 2308 Kettner. This industrial building has considerable historic association with the Italian community and importance as an ethnic economic enterprise. It is basically unaltered except for new aluminum windows and doors across the front and partially along the south facades. It also has very good adaptive reuse potential.

Staff additionally recommends that the Board reconsider and also designate the Dominick Ghio Home at 1760 State Street. The two Victorian properties to the north of this house are being considered. The Ghio Home is virtually unaltered and has a contextual relationship with the other properties which unlike the Ghio Home were moved to their current location (see attached 1980 inventory sheet).

Staff also believes that the Elizabeth Randall Rental at 1620 State Street should be considered by the Board. It is similar to the situation described above for the Ghio Home.

  
for Ron Buckley  
Secretary to the  
Historical Site Board

RB:ls

Attachments:

1. Letters requesting continuance (2).
2. June 9, 1990 letter from Marie B. Lia.
3. May 31, 1990 letter from CCDC.
4. Harborview community recommended alternative preservation solutions.
5. 1980 Inventory sheet on Thomas Hackett Home.
6. 1980 Inventory sheet on Dominick Ghio Home.

IDENTIFICATION

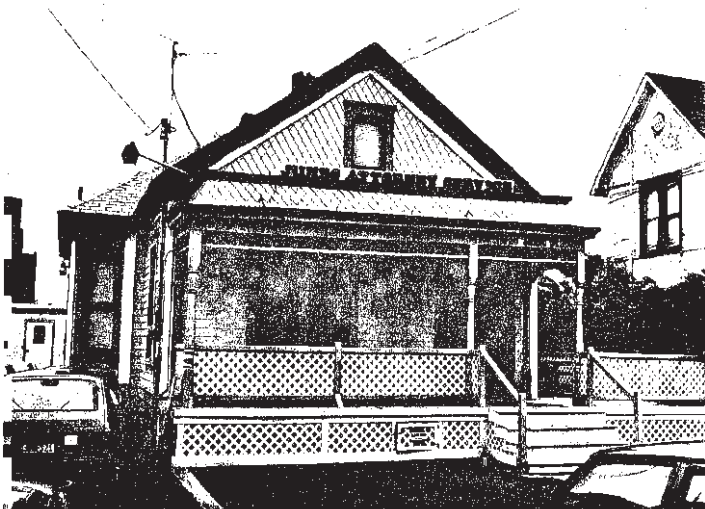
- 1. COMMON NAME: June's Attorney Service
- 2. HISTORIC NAME: Andrew Cassidy Home
- 3. ADDRESS: 1620 Union Street CITY: San Diego  
ZIP: 92101 4. PARCEL #: 533-353-11
- 5. PRESENT OWNER: Deborah Godwin  
ADDRESS: 1620 Union Street CITY: San Diego  
ZIP: 92101 OWNERSHIP IS: PUBLIC: PRIVATE: X
- 6. PRESENT USE: Residence/Commercial  
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Queen Anne Cottage
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 33, Lot 8.

This asymmetrical, single-storied cottage has a combined front gable and hipped roof. The front porch, which extends across the front of the house, has a separate hipped roof, supported by turned posts with spindlework between them. Diamond shaped shingles were used for siding inside the front gable end and on the porch roof. Clapboarding was used for all other exterior wall surfaces. Portions of the front porch railing have been restored and extended. Windows chosen for the cottage were double hung sash. The sill of each window is supported by brackets. A bay window was designed for the south corner of the house. The front door was placed at the north end of the porch. This cottage retains most of its original integrity of design.



- 8. CONST. DATE: 1888  
EST: FACT: X
- 9. ARCHITECT:  
Unknown
- 10. BUILDER:  
Unknown
- 11. APPROX. PROP. SIZE(FT):  
50' x 100'
- 12. DATE OF PHOTO:  
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This asymmetrical single-story cottage is significant because of its Queen Anne design, and is an example of the type of structure created for residences to accommodate the influx of people during the 1880's "boom" period.

- 13. CONDITION: Excell Good X Fair Deteriorated  
No longer in existence
- 14. ALTERATIONS: Wrought iron railings.
- 15. SURROUNDINGS:  
Open Land Scattered Bldgs Densely built-up?  
Resid X Indust Com'l Other
- 16. THREATS TO SITE: None known Pvt devel X Zoning  
Vandalism Public Works Project Other
- 17. IS STRUCTURE: On its orig site? X Moved? Unknown?
- 18. RELATED FEATURES: Neighborhood atmosphere.

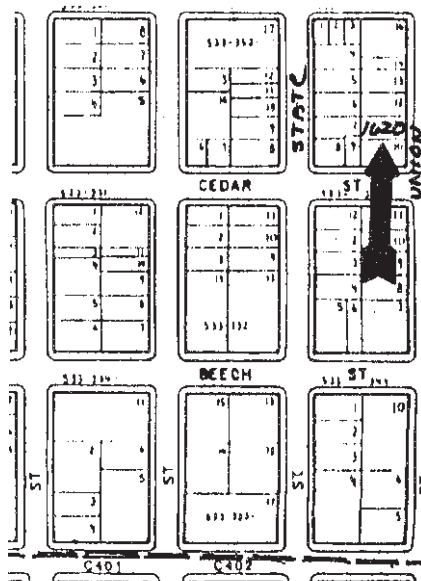
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

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

- 20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).  
Architecture X Arts & Leisure  
Economic/Industrial  
Exploration/Settlement  
Govt Military Religion  
Social/Education

LOCATIONAL SKETCH MAP



- 21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).  
San Diego City Directories, Office of San Diego County Recorder

- 22. DATE FORM PREPARED: 2/14/89  
BY: "Lia/Brandes Team"  
ADDRESS: 427 C Street, Ste 310  
CITY: San Diego, CA ZIP: 92101  
PHONE: (619) 235-9766

ANDREW CASSIDY HOME/JUNE'S ATTORNEY SERVICE

1620 UNION STREET

This single-story Queen Anne style cottage was built in 1888 for Mr. Andrew Cassidy, a retiree. It is an example of the type of residences constructed to accommodate the influx of people during the later 1880's boom period following the completion of the transcontinental railroad connection. The house is significant because it reflects Victorian era craftsmanship and ornamentation and is part of a larger collection of significant Victorian houses. The inventory consultants also recommended its designation.

The Historical Site Board designated the house based on its Queen Anne style cottage design and its contribution to the collection of houses on the block.



Cassidy Home  
1620 Union Street  
4/11/2002

HSB# 283





RESOLUTION NUMBER R - 90082213

ADOPTED ON AUGUST 22, 1990

WHEREAS, the Historical Site Board for the City of San Diego held a noticed public hearing on August 22, 1990 to consider the historical site designation of the Andrew Cassidy Home located at 1620 Union Street (APN 533-353-11); and

WHEREAS, in arriving at their decision, the Historical Site Board considered the Centre City Inventory form prepared by the consultants to CCDC, the various staff reports and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the Planning Department report recommended that the site be designated as Site No. 283 in the Register of Historic Landmarks by the Historical Site Board; and

WHEREAS, the Historical Site Board based its designation of the Andrew Cassidy Home on its architectural significance as a good example of Queen Anne cottage design and as a part of a significant, intact collection of Victorian houses still on their original sites which reflect the early development of downtown at the turn of the century.


NOW, THEREFORE,

BE IT RESOLVED, by the Historical Site Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above mentioned property, the site and exterior of the building being specifically designated, as Site No. 283. Additionally, the building should remain on-site as part of the significant collection of Victorian structures.

Vote: 10-0

BY:   
KATHRYN C. WILLETTS  
Chair, Historical Site Board

APPROVED AS TO FORM AND LEGALITY: JOHN W. WITT, CITY ATTORNEY

BY:   
ALLISYN L. THOMAS  
Deputy City Attorney

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**B. OWNER AND OCCUPANT INFORMATION**

1. Chain of Title
2. City Directory
3. Copy of Deed from Date of Construction

[This page intentionally left blank.]

**California Lot Book, Inc., dba California Title Search Co.**  
**CTS Reference No.: 0821**

Chain of Title  
(November 26, 1889 through August 5, 2021)

1. Grant Deed

Grantor: Margaret J. O’Kane, Patrick Kerr and Sarah A. Kerr  
Grantee: Andrew Cassidy  
Recorded: November 26, 1889, Deed Book 157, Page 5

2. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1890.

3. Grant Deed

Grantor: Andrew Cassidy  
Grantee: Richard O’Neill  
Recorded: September 21, 1895, Deed Book 243, Page 219

4. Grant Deed

Grantor: Andrew Cassidy  
Grantee: Richard O’Neill  
Recorded: May 24, 1904, Deed Book 345, Page 219

5. Decree Settling Final Account and Report of Executor and Making Final Distribution of the Estate of Testator

Estate of: Richard O’Neill  
Distributed to: Alice T. McDade, Jerome O’Neill and Mary A. Baumgartner  
Recorded: July 7, 1911, #3483, Deed Book 528, Page 89

6. Grant Deed

Grantor: Mary A. Baumgartner, Alice T. McDade and Jerome O’Neill  
Grantee: Union Trust Company of San Diego  
Recorded: August 14, 1922, #25223, Deed Book 906, Page 238

**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**

7. Grant Deed  
Grantor: Union Trust Company of San Diego  
Grantee: Mary A. Baumgartner  
Recorded: August 14, 1922, #25224, Deed Book 906, Page 239
8. Judgment Quieting Title  
Plaintiff: Mary A. Baumgartner  
Defendant: Sherman Lacey, as administrator of the estate of Ada Tennery  
Recorded: April 7, 1923, #12120, Deed Book 935, Page 250
9. Grant Deed  
Grantor: Mary A. Baumgartner and John J. Baumgartner  
Grantee: O. R. Lawton and Grace I. Lawton  
Recorded: April 19, 1923, #13758, Deed Book 931, Page 362
10. Agreement  
Seller: O. R. Lawton and Grace Lawton  
Purchaser: Sam Asaro and Rosaria Asaro  
Recorded: April 3, 1940, #15861, Official Records Book 1017, Page 86
11. Grant Deed  
Grantor: O. R. Lawton and Grace I. Lawton  
Grantee: Sam Asaro and Rosaria Asaro  
Recorded: December 23, 1952, #161080, Official Records Book 4696,  
Page 154
12. Grant Deed  
Grantor: Sam Asaro and Rosaria Asaro  
Grantee: Nicholas Asaro  
Recorded: May 27, 1954, #69726, Official Records Book 5251,  
Page 471
13. Grant Deed  
Grantor: Nicholas Asaro  
Grantee: Sam Asaro and Rosaria Asaro  
Recorded: June 11, 1957, #86651, Official Records Book 86651,  
Page 444

**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**

14. Certificate of Death

Decedent: Salvatore Asaro, aka Sam Asaro  
Recorded: July 6, 1976, Recorders File No. 76-211076

15. Certificate of Release of Inheritance Tax Lien

Decedent: Salvatore Asaro, aka Sam Asaro  
Recorded: July 6, 1976, Recorders File No. 76-211077

16. Judgment Settling First and Final Account and Report of Administrators and for Allowance of Attorney's Fees for Ordinary Services and Judgment of Final Distribution Estate of:

Sarah Rosario Asaro  
Distributed to: Mateo Asaro, 1/8th interest; Frank P. Asaro, 1/8th interest; John Asaro, 1/8th interest; Jennie Sardo, 1/8th interest; Nicholas Asaro, 1/8th interest; Margaret Gallegos, 1/8th interest; Pearl Eklund, 1/8th interest; and Joseph Asaro, 1/8th interest  
Recorded: February 14, 1971, Recorders File No. 77-055293

17. Order for Appointment of Co-Conservator of the Estate of John Asaro and for Grant of Additional Powers Pursuant to Probate Code Section 1853

Conservatorship of: John Asaro  
Co-Conservators: Mateo Asaro  
Recorded: September 29, 1978, Recorders File No. 78-416307

18. Grant Deed

Grantor: Mateo Asaro, Frank P. Asaro, Joseph Asaro, Jennie Sardo, Nicholas Asaro, Margaret Gallegos, Pearl Eklund, and Mateo Asaro, Conservator of the person and estate of John Asaro  
Grantee: Mark E. Godwin and Deborah D. Godwin  
Recorded: September 29, 1978, Recorders File No. 78-416310

19. Quitclaim Deed

Grantor: Mark E. Godwin  
Grantee: Deborah D. Godwin  
Recorded: September 23, 1983, Recorders File No. 83-340074

**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**

20. Quitclaim Deed

Grantor: Gregory J. Schuff and Deborah D. Schuff, who acquired title as Deborah D. Godwin  
Grantee: Deborah D. Schuff  
Recorded: September 12, 1988, Recordors File No. 88-458157

21. Individual Quitclaim Deed

Grantor: Deborah D. Schuff  
Grantee: Gregory J. Schuff and Deborah D. Schuff  
Recorded: January 27, 1989, Recordors File No. 89-047795

22. Grant Deed

Grantor: Gregory J. Schuff and Deborah D. Schuff  
Grantee: David Bark, ½ interest and William Petterson, ½ interest  
Recorded: April 15, 1996, Recordors File No. 1996-0183442

23. Grant Deed

Grantor: Nancy H. Bark  
Grantee: David Z. Bark  
Recorded: April 15, 1996, Recordors File No. 1996-0183443

24. Grant Deed

Grantor: Dana P. Petterson  
Grantee: William Petterson  
Recorded: April 15, 1996, Recordors File No. 1996-0183444

25. Agreement

City: The City of San Diego  
Owners: David Bark and William Petersen  
Recorded: December 3, 1996, Recordors File No. 1996-0604804  
Purpose: To retain characteristics as properties of historical significance

26. Trust Transfer Deed

Grantor: David Z. Bark  
Grantee: David Z. Bark and Nancy H. Bark, Trustees of the Bark Family Trust dated January 28, 2002  
Recorded: February 4, 2002, Recordors File No. 2002-0095811

**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**



27. Affidavit of Death of Co-Trustee

Decedent: Nancy Hansen Bark  
Recorded: June 24, 2008, Recordors File No. 2008-0339105

28. Trust Transfer Grant Deed

Grantor: David Z. Bark, Trustee of the Bark Family Trust dated  
January 28, 2002  
Grantee: David Z. Bark, Trustee of the Nancy H. Bark Credit Shelter  
Trust dated January 28, 2002, 25% interest  
Recorded: July 7, 2008, Recordors File No. 2008-0361198

29. Grant Deed

Grantor: William Petterson, ½ interest; David Z. Bark, Trustee, 25%  
interest; and David Z. Bark, Successor Trustee, 25% interest  
Grantee: James Black  
Recorded: July 16, 2014, Recordors File No. 2014-0296937

30. Grant Deed

Grantor: James Black  
Grantee: Union Street Creative House LLC  
Recorded: May 8, 2019, Recordors File No. 2019-0172555

31. Record of Survey Map No. 23572

Recorded: May 28, 2020, Recordors File No. 2020-7000147

– 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.

\*\*\*\*\*

HERITAGE ARCHITECTURE PLANNING

DIRECTORY SEARCH

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

ADDRESS: 1620 Union  
APN:

NOTES: Construction Date: 1888 or ' Current Owner Name:  
Year Purchased:

Directory Legend  
h = head of household  
r = resident/everyone else  
(o) = owner

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1888-1898	1620 Union	No Listing	
1899-1900		Daney Eugene	r atty at law, office Lawyers Block
1901		Daney Eugene	h atty.-at-law, 26 Keating Blk.
1903		Daney Eugene	h attorney-at-law, 26 Keating Blk
1904		Daney Eugene	h (Daney & Lewis)
1905		Daney Eugene	h (Daney & Lewis)
		Miller Ruth C	(dom)
1906		No Occupant	
1907		Shore Anthony W	r Shore Bros
		Shore Ray R	r Shore Bros
1908		Greiner Elsa J	r
		Greiner Fred E	h confy
1909		Greiner Elsa J	r
		Greiner Fred E	h
		Nolan Harry A	r (Powers & Nolan)
1910		McAuliffe John D	r
		McAuliffe Stephen R	h foremn stereo Union
1911		McLeod Allene E	r with R F McLeod
		McLeod Fred F	r firemn S D & Arizona Ry
		McLeod Mrs Lena R	r with R F McLeod
		McLeod Roderick F	h ladies furngs 1040, 6th
1912		McLeod Allene E	r phone opr
		McLeod Roderick F	h bkpr
1913		Cleary Charlotte R	r clk
		Cleary Hanna J Mrs	h
1914		Carpenter Benj P	r sec Cooks and Waiters' Club
		Melosh Frank E	r janitor American Natl Bank Bldg
		Reneau Luella	h (wid Jas)
1915		Amburgey Frank R	r clk Realty Shop
		Amburgey Marion	h (Margt) janitor Chamber of Commerce
1916		Amburgey Frank R	r clk R S Babcock
		Amburgey Marion	h (Margaret) janitor S D Chamber of Commerce
1917		Pruitt Wm H	h (Tilla)
		Shore Ray R	h (Florence K), carrier P O
1918		No Listings	
1919		Shore Ray R	h clk P O
1920		Trainor Harold W	h (Florence)
1921		Trainor Harold W	h (Florence)
1922		Ciote Nicholas	r (General Garage)
		Pruitt Wm H	r (Tillie)
		Trainor Harold W	h (Florence K)
1923		Johnston Addison B	r
		Lawton Oakley R	h (Grace I) clk Russ Lmbr & Mill Co
1924		Johnston Addison B	r
		Lawton Oakley R	h (Grace I) clk Russ Lmbr & Mill Co
1925		No Occupant	
1926		Don Jos	r
		Hass Edw	r uphol Standard Mattress & Furn Co
1927			
1928		Don Jos	r
		Lawton Oakley R	h (Grace) clk Rusa Lumber and Mill Co

2. City Directory Listing of Occupants: 1620 Union Street.

**ANDREW CASSIDY HOME – 1620 UNION STREET**

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Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1929		Don Jos	r
		Lawton Oakley R	h (Grace) clk Rusa Lumber and Mill Co
1930		Farmer Dolores L Mrs	r waiter F D Lilley
		Farmer Edw C	r (Dolores) USN
		Lawton Oakley R	h (Grace) clk Rusa Lumber and Mill Co
1931		Lawton Oakley R	h (Grace) clk Rusa Lumber and Mill Co
1932		Widen Fannie	r (wid E J)
		Widen Jos	r clk
		Widen Ralph J	h (Alberta) clk SCTCo
1933		Widen Ralph J	
1934		Widen Fannie	r (wid Edmond)
		Widen Jos L	r lab
		Widen Ralph J	h (Alberta) clk SCTCo
1935		Widen Alberta Mrs	r with The Marston Co
		Widen Ralph J	r (Alberta) supp mn SCTCo
1936		Widen Fannie L	r (wid Edmund)
		Widen Ralph J	h supplymn SCTCo
1937		Morehouse Frances E	r (wid G W)
		Widen Alberta Mrs	r with The Marston Co
		Widen Fannie	r (wid E J)
		Widen Joe L	r lab
		Widen Ralph J	h (Alberta E) supplymn SCTCo
1938		No listing	
1939		Widen Fannie	r (wid E J)
		Widen Joseph L	r lab Bd Pub Wks
		Widen Ralph J	h (Alberta) emp SCTCo
1940		Vacant	
1941		Rosaria Esel	r lab
		Rosaria Salvador	h fishermn
1942		Asaro Saml	h (Sarah) fishermn
1943		Asaro Frank USA	r
1944-45		No listing	
1947-48		Asaro Salvadore	h (Rosaria) fishermn
1950		Asaro Salvadore	h (Rosaria) fishermn
1952		Asaro Lawrence	h (Rosea)
		Asaro Margt A	r waitress Lucky Lunch
1953-54		Asaro Margt A	r Indrywkr Kelly Lndry & Dry Clin
		Asaro Saml	h (Sarah R)
1956		Asaro Saml	h (Sarah) fishermn
		Asaro Patricia	
		Asaro Jos	r
1957		Asaro Pearl	r ofc wkr Travelers Ins Co
		Asaro Saml	h (Sarah) fishermn
1961		Asaro Saml	h
1962		Asaro Saml	h
		Asaro Jos	o aircraft wkr Gen Dynamics
1936-64		Asaro Saml	h (Sarah)
		Asaro Jos	o aircraft wkr Gen Dynamics
1967		Asaro Saml	(Sarah)
		Asaro Jos	Assemblr Gen Dynamics
1968		Asaro Saml	(Sarah) retd
		Asaro Jos	Assemblr Gen Dynamics
1969-70		Asaro Saml	(Sarah) retd
		Asaro Joseph	long shoremn

HERITAGE ARCHITECTURE PLANNING

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1976		Asaro Frank T	h retd
1980		June's Attorney Service legal mssngr srv	(Debbie D Godwin)
1987		First Acct Srvt m	
		Junes Attorney Serv	
		SDS First Accounting Serv	
1992/93		Junes Attorney Serv	
		SDS First Accounting Serv	
1997/98		Attorneys Trustee Services	
		Bark David Atty	
		Pettersen Wmd Atty	
		Pettersen & Bark Lwyr	
2002		Attorneys Trustee Services	
		Bark David Atty	
		Petterson Wm D Atty	
		Pettersen & Bark Lwyr	
2007		Attorneys Trustee Services	
		Bark David Atty	
		Pettersen Wm D Atty	
2012		Attorney's Trustee Services	
		Attorney's Trustee Services	
		Bark David Atty	
		Peterson Bill	
		Peterson Wm D	
2017		Petterson Bill	

**FINDINGS**

**TARGET PROPERTY INFORMATION**

**ADDRESS**

2642 Newton Avenue  
San Diego, CA 92113

**FINDINGS DETAIL**

Target Property research detail.

**NEWTN**

**2646 NEWTN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	Fisher C H	The Pacific Telephone Telegraph Co.

**NEWTON AVE**

**2642 NEWTON AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1966	VACANT	R. L. Polk & Co.	Image pg. A21
1952	Fuller R L	R. L. Polk & Co. of California	Image pg. A39
1948	Smith Doc	San Diego Directory Co.	Image pg. A44
1943	Sullivan Jack	San Diego Directory Co.	Image pg. A49
1938	Calabrese Anthony	San Diego Directory Co.	Image pg. A54
1933	Burris Thurman	San Diego Directory Co.	Image pg. A59

**2646 NEWTON AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2000	No Current Listing	Haines & Company	Image pg. A1
1984	Vacant	R. L. Polk & Co.	Image pg. A6
1980	A To Z Foreign Auto Parts used parts	R. L. Polk & Co.	Image pg. A11
		R. L. Polk & Co.	Image pg. A11
1975	A To Z Foreign Auto Parts used parts	R. L. Polk & Co.	Image pg. A16
1970	A TO Z AUTO WRECKING STGE	John M. Ducey	
1966	THOMAS JO A	R. L. Polk & Co.	Image pg. A21
	VACANT	R. L. Polk & Co.	Image pg. A21
1961	a Taylor General H	R. L. Polk & Co.	Image pg. A25
	b Hankins Carthou	R. L. Polk & Co.	Image pg. A25
1952	a Aguire Phillip	R. L. Polk & Co. of California	Image pg. A39
	b Fuentes A B	R. L. Polk & Co. of California	Image pg. A39

**FINDINGS**

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1948	Cavey W L	San Diego Directory Co.	Image pg. A44
1943	Crosby S	San Diego Directory Co.	Image pg. A49
1938	Dauguherty C	San Diego Directory Co.	Image pg. A54
1933	Philips W P	San Diego Directory Co.	Image pg. A59
1927	Northcote B R	San Diego Directory Co.	Image pg. A65

**Newton Avenue**

**2646 Newton Avenue**

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2000	No Current Listing	Haines & Company	Image pg. A1
1984	Vacant	R. L. Polk & Co.	Image pg. A6
1980	A To Z Foreign Auto Parts used parts	R. L. Polk & Co.	Image pg. A11
1975	A To Z Foreign Auto Parts used parts	R. L. Polk & Co.	Image pg. A16
1970	A TO Z AUTO WRECKING STGE	John M. Ducey	
1966	THOMAS JO A	R. L. Polk & Co.	Image pg. A21
	VACANT	R. L. Polk & Co.	Image pg. A21
1961	a Taylor General H	R. L. Polk & Co.	Image pg. A25
	b Hankins Carthou	R. L. Polk & Co.	Image pg. A25
1952	a Aguire Phillip	R. L. Polk & Co. of California	Image pg. A39
	b Fuentes A B	R. L. Polk & Co. of California	Image pg. A39
1948	Cavey W L	San Diego Directory Co.	Image pg. A44
1943	Crosby S	San Diego Directory Co.	Image pg. A49
1938	Dauguherty C	San Diego Directory Co.	Image pg. A54
1933	Philips W P	San Diego Directory Co.	Image pg. A59
1927	Northcote B R	San Diego Directory Co.	Image pg. A65

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5

Photographed By P. G. SHELLEY, Deputy Recorder

Whereas the ha. d of said Corporation by its President and Corporate Seal this 11th day of February, A.D. 1889

On this 27th day of February, 1889 before me, H. C. Naughton, a Notary Public, personally appeared A. E. Young, known to me to be the President of the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

Witness my hand and seal this 27th day of February, 1889, at 10 minutes past 3 o'clock P.M. at request of Assessor Howard

H. C. Naughton  
Notary Public

E. J. Naughton  
County Recorder  
by Geo. P. Garrison's Dept

11/26/1889  
Deed Book 157, Page 5

Margaret A. Cassidy }  
Andrew Cassidy }

to Margaret A. Cassidy, of the County of San Diego, State of California, for and in consideration of the sum of One Dollar, lawful money of the United States, to us in hand paid.

We hereby grant to Andrew Cassidy, of the same place, all that certain property situated in the City of San Diego, County of San Diego, State of California, and bounded and described as follows, to wit:

Sets Eleven and Twelve 11 & 12 in Block Thirtieth fourth and 20th eighth 20 in Block Thirtieth third, all in Middletown, as per map thereof by E. S. Garrison, on file in the office of the County Clerk of said County together with the improvements thereon.

And also the foregoing powers or powers of land situated in Block 10 in 1861 in the town of Vermont, City of San Diego, County of San Diego, State of California, according to the official map thereof by James Packer, and more particularly described as follows, to wit:

That portion of lot or tract section 16 of said town of Vermont marked or labeled A as per map thereof by R. W. Stebbins, on file in the office of the Recorder of said County, containing seven acres or thereabouts, together with all the improvements and appurtenances thereto belonging.

To Have & to hold the above described and granted property unto

3. Copy of Deed from the Date of Construction: 1620 Union Street.

Witness the ha. d. of said Corporation by its President and Corporate Secy this 27th day of February, A.D. 1889

Charles Frank Snow & Water Company  
By - C. E. Young, President

State of California }  
County of San Diego } On this 27th day of February, 1889 before me, H. C. Naughton, a Notary Public, personally appeared C. E. Young, known to me to be the President of the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

H. C. Naughton,  
Notary Public

Witness my hand and seal this 25th day of February, 1889, at 110 minutes past 3 o'clock P.M. at request of Person named

C. E. Naughton  
Comptroller & Recorder  
of San Diego

Photographed by P. G. SHELLEY, Deputy Recorder

11/26/1889  
Deed Book 157, Page 5

Margaret C. Cassidy  
Andrew Cassidy

San Diego

Mr. Margaret C. Cassidy, a single woman, of the County of San Diego, State of California, for and in consideration of the sum of One Hundred Dollars, lawful money of the United States, to her in hand paid.

Do hereby grant to Andrew Cassidy, of the same place, all that certain real property, situate in the City of San Diego, County of San Diego, State of California, and bounded and described as follows, to wit:

Lots Eleven and Twelve 11 & 12 in Block Thirtieth, fourth and fifth angles in Block Thirtieth, Third St., Allen Middle town, as per map there of by J. S. Garrison, on file in the office of the County Clerk of said County together with all the improvements thereon.

And also the adjoining portion or parcels of land situate in Section No. 1361 in the town of Santa Fe, City of San Diego, County of San Diego, State of California, according to the official map thereof by James Dwyer, and more particularly described as follows, to wit:

That portion of lot or tract section 1361 of said town of Santa Fe marked or lettered "A" as per map thereof by B. W. Strickland, on file in the office of the Recorder of said County, containing seven acres or thereabouts, together with all the improvements and appurtenances thereto belonging.

Do hereby to and to the above described and granted property unto



**C. BUILDING DEVELOPMENT INFORMATION**

1. City of San Diego 800 Scale Engineering Map
2. USGS Map
3. Original Subdivision Map
4. Sanborn Fire Insurance Maps

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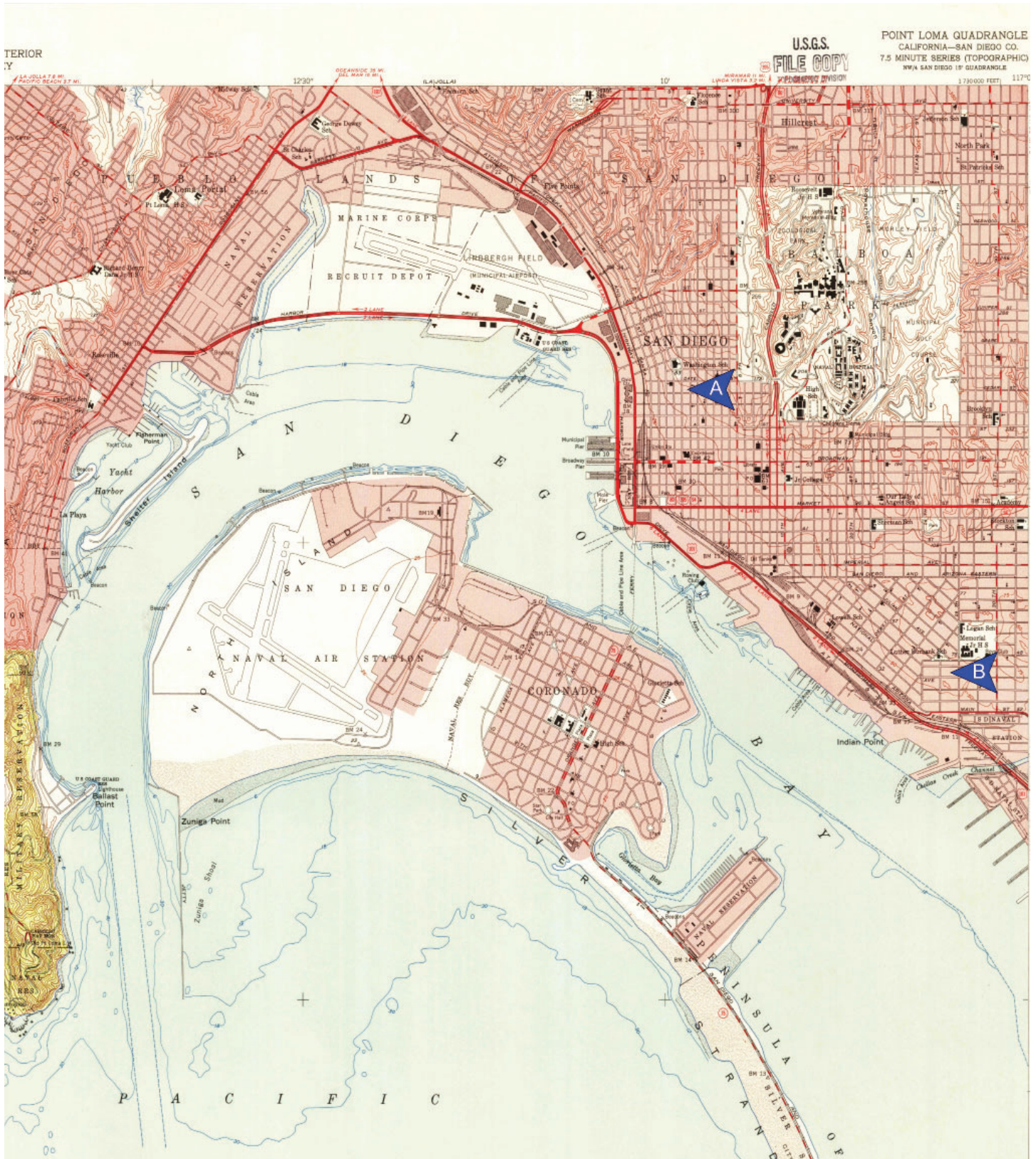


1. City of San Diego 800 Scale Engineering Map.

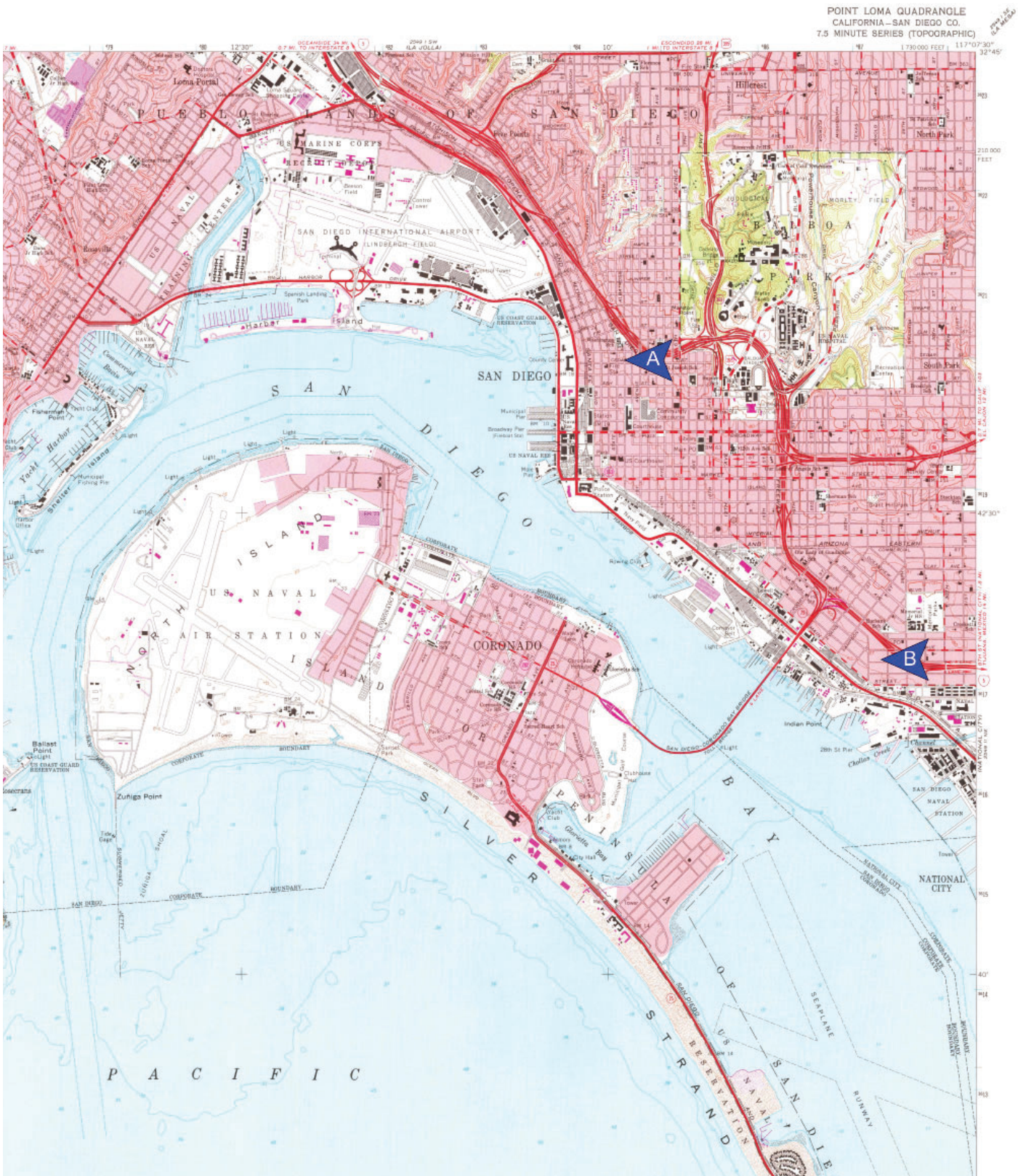


1942 Point Loma, California USGS Map.

2. USGS Maps. Site A: 1620 Union Street. Site B: 2642-2648 Newton Avenue.



1953 Point Loma, California USGS Map.



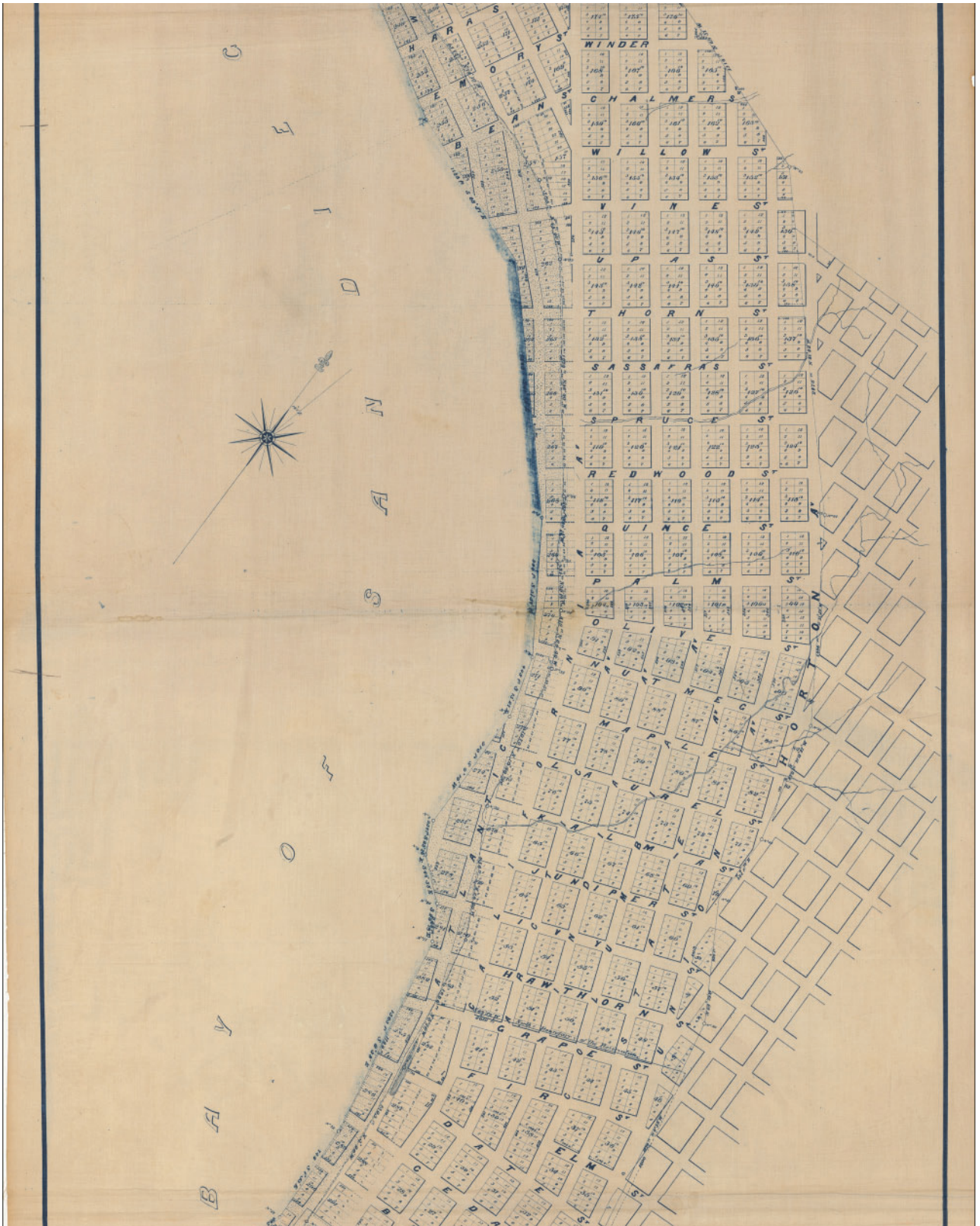
1967 Point Loma, California USGS Map.

U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



1996 Point Loma, California USGS Map.



3. Original Subdivision Map: Middletown.





4. Sanborn Maps: 1620 Union Street.

1921 Sanborn Information not available.

1921 Sanborn Map.



1940 Sanborn Map.

ANDREW CASSIDY HOME, 1620 UNION STREET

Historical Resources Technical Report - DRAFT

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1950 Sanborn Map.

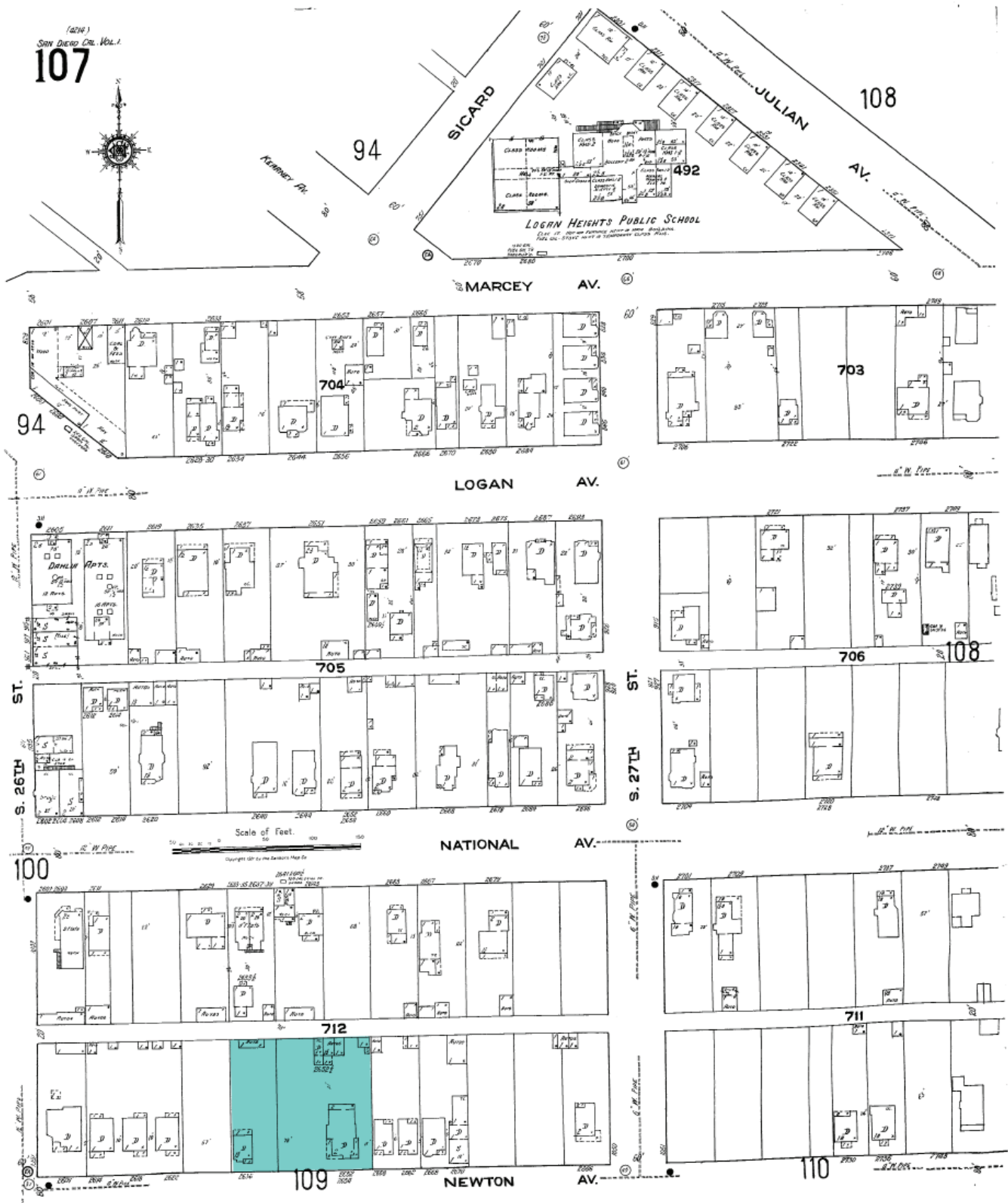


1956 Sanborn Map.

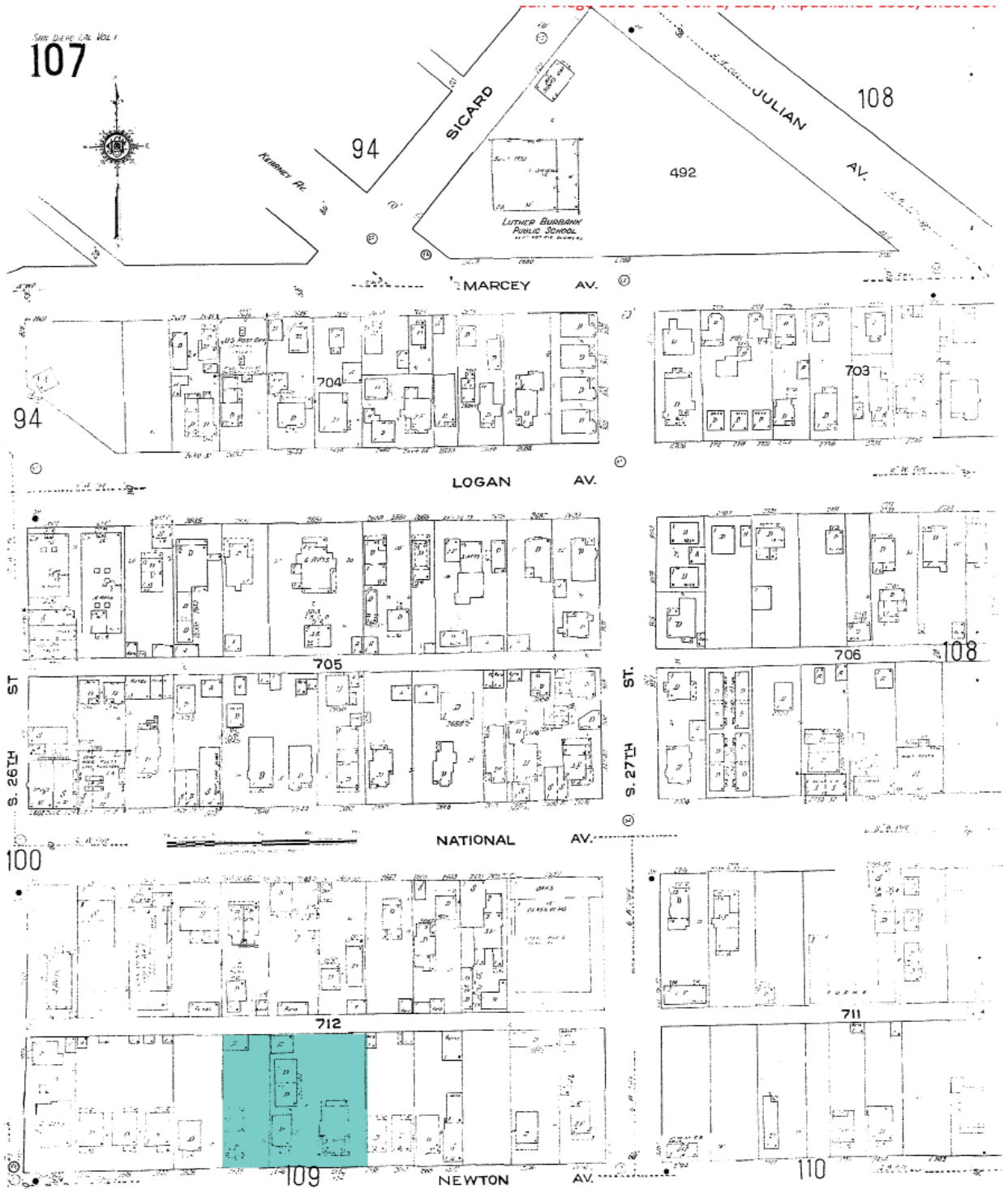


1906 Sanborn Map.

Sanborn Maps: Newton Avenue.

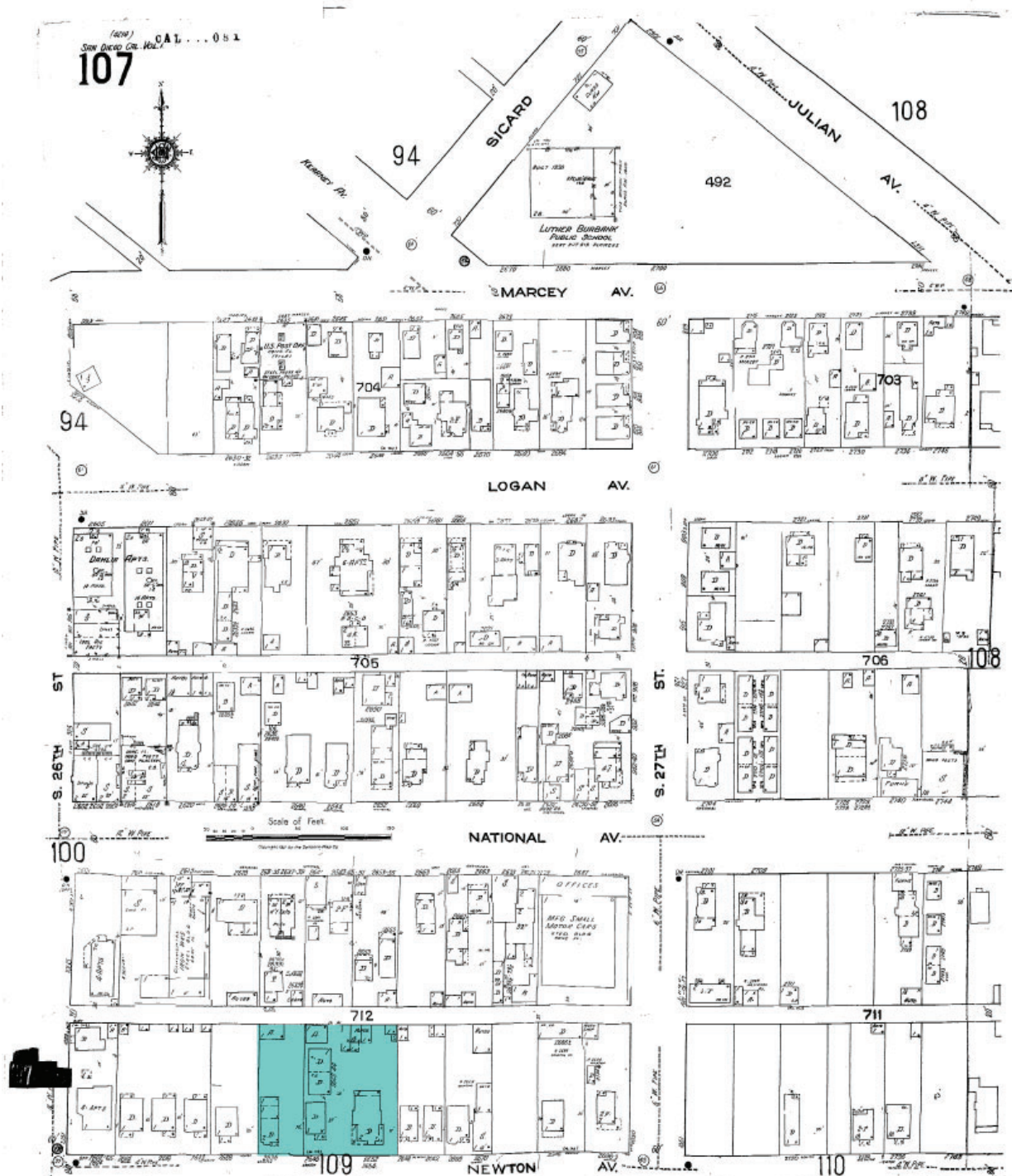


1921 Sanborn Map.

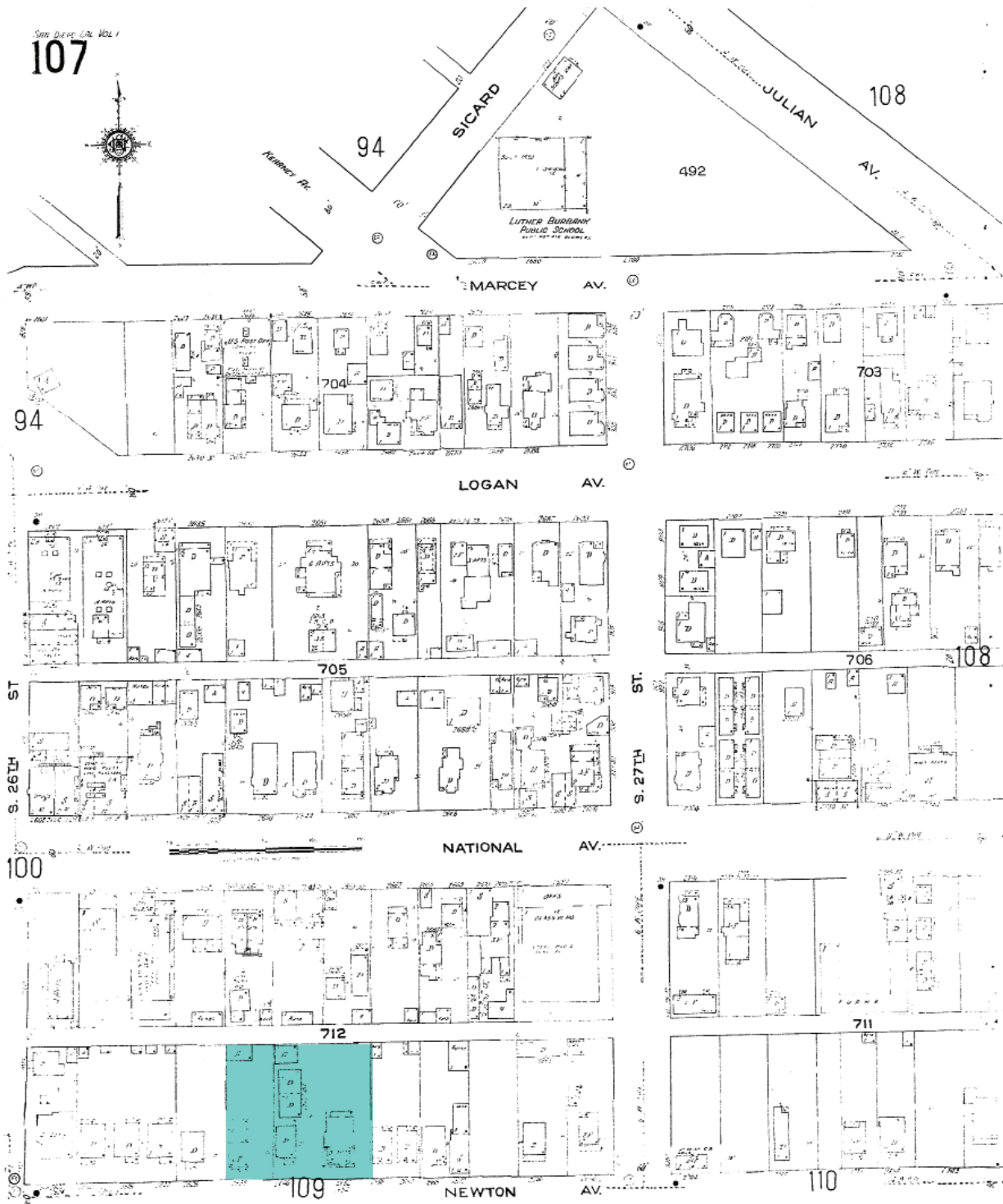


1940 Sanborn Map.





1950 Sanborn Map.



1956 Sanborn Map.

**D. DPR**

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) Andrew Cassidy Home, 1620 Union Street, San Diego, CA

P1. Other Identifier: HRB #283

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

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma Date: 1996 T ; R ; 1/4 of ; 1/4 of Sec ; M.D. B.M.

c. Address: 1620 Union Street City: San Diego Zip: 92101

d. UTM: Zone: mE/ mN (G.P.S.)

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

APN: 5333531100

Lot 5 in Block 33 of Middleton, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by J.E. Jackson, filed in the Office of the County Recorder of San Diego County.

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

The Andrew Cassidy Home is located on a rectangular lot, approximately 50' by 100', at 1620 Union Street. The building is wood framed and set on a cast-in-place concrete foundation stem wall. A crawlspace access hatch is located on the west façade located underneath the non-historic wood accessibility ramp. The foundation wall is mostly covered with non-historic horizontal wood siding. The exterior walls consist of horizontal wood clapboard siding with a painted finish. There are vertical wood trim corner boards at the corners of each façade. A decorative wood base trim runs the perimeter of the building. Below the wood base trim is the non-historic wood siding over concrete stem wall.

East Façade (Primary Façade): At the gable of the east façade the exterior finish consists of diamond shaped wood shingles. A wood clad double-hung window with wood trim has been used to infill what was once a wood louvre attic vent. A front porch spans the width of the east façade. The porch roof consists of a flat roof with roll-on sheet roofing, and short hipped sides with diamond shaped wood shingles. The underside of the porch roof has a wood tongue and groove finish with a wood quarter round border. The roof is supported by exposed wood beams which bear upon decorative wood porch columns. Decorative wood spindlework runs along the underside of the porch roof beams and are supported by decorative carved wood brackets. All spindlework, columns and brackets are intact and in good condition.

(Refer to Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Single Family Property

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

P5a. Photo or Drawing (Photo required for building, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)  
Looking west at the primary east façade.

\*P6. Date Constructed/Age and Sources:

Historic 1899  Both

Prehistoric

\*P7. Owner and Address:

Union Street Creative House LLC  
1620 Union Street  
San Diego, CA 92101

\*P8. Recorded by: (Name, affiliation, and address)

Heritage Architecture & Planning  
832 Fifth Avenue  
San Diego, CA 92101

\*P9. Date Recorded: 09.30.2021

\*P10. Survey Type: (Describe)  
Intensive.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Technical Report, Andrew Cassidy Home, 1620 Union Street, San Diego, California 92101

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Andrew Cassidy Home, 1620 Union Street, San Diego, CA

B1. Historic Name: Andrew Cassidy Home

B2. Common Name: 1620 Union Street

B3. Original Use: Residential

B4. Present Use: Vacant

\*B5. Architectural Style: Queen Anne

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

1899 – Construction per Residential Building Record

2000 – Porch rail replacement

Unknown Date -

- Porch repair
- Window replacement
- Non-historic vertical wood siding at the base of the south facade
- Accessibility ramp
- West façade roof deck addition

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

\*B8. Related Features:

\*B10. Significance: Theme: Residential Development

Area: Middletown

B9a. Architect: Unknown

b. Builder: Unknown

Period of Significance: 1899

Property Type: Residential

Applicable Criteria: CSD: C

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

The Andrew Cassidy Home, located at 1620 Union Street in San Diego, is significant at the local level. This industrial warehouse is also listed in the City of San Diego Historical Resources Register (HRB #283). Historical research and site evaluation reveal that the Andrew Cassidy Home continues to retain sufficient integrity to its 1899 period of significance. Its period of significance encompasses the year of construction.

## Middletown and Little Italy<sup>1,2</sup>

The City of San Diego was incorporated as a City by the state legislature in 1849. One of the first acts of the new City Council was to approve earlier maps of the City and its tidelands. At the same time, pueblo lands were being divided up among buyers, mostly for speculation. West of Balboa Park, between Old Town and the future downtown, laid a strip of low hills and tidal flats originally referred to as Middletown.

In 1850, a group of investors led by attorney Thomas Sutherland, bought the 687 acres and laid out the streets and lots at the western border and established the Middletown tract. Thereafter, the tract was surveyed and subdivided into streets and blocks, and plans called for the construction of five public squares and an open community lot known as the Triangle.<sup>3</sup> (Refer to Continuation Sheet)

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

\*B12. References:

(Refer to Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Heritage Architecture & Planning

\*Date of Evaluation: 09.2021

(This space reserved for official comments.)



<sup>1</sup> Office of Marie Burke Lia Attorney at Law. "Historical Resources Research Report Addendum for 1668 Columbia Street & 519 West Date Street." February 2012.

<sup>2</sup> City of San Diego, "Uptown Community Plan Area Draft Historic Resources Survey Report." 2015. Also see, City of San Diego, "Greater Golden Hill Community Plan Update Draft Historic Context Statement." June 2010.

<sup>3</sup> Steven Van Wormer and Susan Walter, "Uptown Historic Context Statement and Oral History Report." 2003.

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**\*P3a. Description:** (Continuation)

The porch floor has been previously repaired and consists of oriented strand board (OSB) wood plank flooring and stairs with wood handrails. The wood handrails are heavily damaged at several locations and have temporary wood shoring at the base of some of the rail posts. The floor is supported by wood posts bearing on pre-cast concrete pier footings. A wood lattice runs along the base of the porch floor.

South Façade: At the south façade is a cast-in-place concrete and wood framed accessibility ramp with wood railing. The wood railing is anchored to the south façade with small wood blocks. One attachment point interrupts the run of the wood base trim. The non-historic vertical wood siding at the base of the south façade has been cut to allow the installation of the accessibility ramp.

Towards the east side of the south façade is a cantilevered roof overhang with carved wood brackets. Also at the east side is some non-historic surface mounted utility equipment.

West Façade: At the west façade is a non-historic OSB wood board landing with stairs that connects to the accessibility ramp with wood railing. At the west slope of the roof is a gabled dormer with a replacement wood clad double hung windows with dual glazing and vinyl window screen. At the second floor is a non-historic roof deck with wood railing. The roof deck is accessed by a pair of non-historic wood French doors.

North Façade: The north façade consists of horizontal wood clapboard siding with a wood trim base rail and non-historic wood clapboard siding over a cast-in-place concrete stem wall. Utility equipment has been installed along the north façade.

Windows: Fenestration consists of replacement wood clad double hung windows with dual glazing and vinyl window screens. The windows have a wood trim and sill with wood sill brackets. There is a wood fixed transom window above the main entry door. All windows appear to be in fair condition with the exception of the double hung window located in the roof gable at the east façade which has damage at the mid and bottom rail.

Doors: The main entry door at the east façade has three panels and glazing with non-historic door hardware and wood panel surround. Additionally, there is a wood fixed transom window above. At the west façade is a pair of non-historic wood French doors with non-historic accessible compliant hardware. The door threshold is also non-historic. At the second story of the west façade, a pair of wood French doors provide access to the roof deck. The door hardware and threshold appear to be non-historic. All doors appear to be in fair condition.

Summary: The house located at 1620 Union Street appears to be in good condition and retains a good level of its historic integrity. Modifications appear to comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and include a replacement roof, replacement front porch and railing, an addition at the rear not visible from the public right-of-way, and replacement windows.

The cast-in-place concrete stem wall with non-historic wood clapboard siding underneath the wood base trim suggests that the house has been previously lifted to provide repairs to the building's foundation.

**\*B10. Significance:** (Continuation)

By 1880, development began. Workers for local government, construction and downtown businesses settled west of Front Street, larger and more impressive homes were built on the ridges. The subdivision closely followed the trends of Horton's Addition. By the late 1800s large, single family homes were being built along the western hillside ridges overlooking the bay, including Victorian, Georgian and Mediterranean style structures. The Middletown School was built in 1888. The community was also anchored by a small commercial node called Five Points at the intersection of Washington and India streets.<sup>2</sup>

Thousands of Italian and Portuguese families settled in the area in the early 1900s along with Mexican and Japanese immigrants and toiled to build a local tuna fishing industry that became a source of great wealth for San Diego. At one time, more than 6,000 Italian families lived in the area. Other Italians who came had been wine growers, shepherders, and ranchers. The fishermen and founders of fish markets and restaurants arrived by 1900. All of these transplanted members of the Italian community founded social organizations with large memberships. At the same time, the Portuguese community was heavily involved with the tuna industry. The 1906 San Francisco earthquake drove more Italian fishermen to San Diego where the immigrants prospered for the next few decades.

Growth slowed after 1900 but revived with the Panama-California Exposition in 1915 and Spanish Eclectic style architecture became popular (1915-1960). Multi-family apartment buildings were constructed for visitors and residents; a trend that

<sup>2</sup> Ibid.

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continued through WWII (1915-1960). The establishment of Lindbergh Field in the 1914s and 1930s caused early height limits to be imposed that also affected the development of this region, Point Loma, and Loma Portal.

By 1937, a different pattern had emerged for Middletown. The main business district was located at the Five Points intersection on Washington Street, at the north end. Fish canneries were established at the south end and residences of the Italian fishermen and employees of the growing aircraft industry were along the waterfront. During World War II, the San Diego Italian fishermen were ordered to move from homes close to the harbor as suspicious authorities considered them as having ties to Italy. Non-citizen Italians also had to move east. Many families moved back after the war was over. After the War, the tuna industry gradually declined on the west coast and the 1960s construction of the Interstate 5 freeway destroyed 35% of the buildings in the area, all of which led to the disintegration of the community. But in the early 1990s, the established property owners and family-run business owners decided to take their fate in their own hands, and today's thriving Little Italy business and residential community is the result.

### Parcel History

The undeveloped parcel was owned by Margaret J. O'Kane, Patrick Kerr, and Sarah Kerr and purchased by Andrew Cassidy on November 26, 1889. Acknowledged as a pioneer resident of San Diego, Andrew Cassidy was originally a native of County Cavan, Ireland and immigrated to America in 1834 when he was 17. Having received an education in his native country, he worked under the immediate direction of George McClellan in the Engineer Corps at West Point for three years. He transferred to Washington where he was employed in the Coast Survey office under the US Engineer Corps. Through the Engineer Corps he arrived in San Francisco in 1853 to set up a self-registering gauge at Fort Point. He later went on to San Diego where he built a self-recording tidal gauge station at La Playa and remained in charge of the tidal gauge and weather observations for the next seventeen years.<sup>3</sup> This gauge was known to have recorded a tsunami from Japan in December 1854 and a local earthquake in July 1854, which is believed to be the earliest recorded earthquake.<sup>4</sup> During this period, he lived in Old Town. While at La Playa, Cassidy also collected specimens for the Smithsonian Institution including birds, fishes, reptiles, moths, and various smaller animals. The collection of fish coming from the Pacific Ocean, the Colorado River, and the Gulf of California was particularly valuable to the Smithsonian.<sup>5</sup>



Figure 2-1: Andrew Cassidy. Source: San Diego History Center.

He was married twice. His first wife was Rosa Serrano, daughter of Jose Antonio Serra, who died in September 10, 1869. His second wife, Mary Smith, was daughter of Albert B. Smith, a Mexican war hero. Cassidy held several public offices; one term as City Trustee in 1865, elected County Supervisor for two terms (four years) beginning in 1871, and was a long member of the Board of Public Works.<sup>6</sup>

In 1864, Cassidy acquired the 1,000-acre Soledad Rancho, in the present Sorrento Valley, and engaged in cattle ranching, raising up to 1,000 head of cattle.<sup>7</sup> He subdivided and sold the property in 1887, but retained other property in San Diego, including the 1620 Union Street property.

The San Diego Lot block Book Page shows the initial year of assessed improvements being completed at the Union Street parcel as 1890. Construction of the residence is noted as 1899 per the Residential Building Records. Historical research indicate that Cassidy never occupied the property but utilized it for income purposes. Its first documented occupant was Eugene Daney, an attorney whose office was located at the Lawyers Block in San Diego.<sup>8</sup> He lived at the Union Street residence from 1899 until 1905.

<sup>3</sup> Clarence Alan McGrew, *City of San Diego and San Diego County: The Birthplace of California*. (New York: The American Historical Society, 1922), 88.

<sup>4</sup> Helen Gohres, "Tidal Marigrams." *The Journal of San Diego History*. Vol. 10 No. 4, October 1964. Accessed September 3, 2021. <https://sandiegohistory.org/journal/1964/october/marigrams/>

<sup>5</sup> California Genealogy & History Archives, "Andrew Cassidy." *An Illustrated History of Southern California: Embracing the Counties of San Diego, San Bernardino, Los Angeles and Orange, and the Peninsula of Lower California*. (Chicago: The Lewis Publishing Company, 1890), 323-324. Accessed September 3, 2021. <http://www.rootsweb.ancestry.com/~cagha/index.htm>

<sup>6</sup> Ibid.

<sup>7</sup> William Ellsworth Smythe, *History of San Diego, 1542-1908*. (San Diego: History Co., 1907), 267-268. Accessed September 3, 2021. <https://sandiegohistory.org/archives/biographysubject/cassidy/>

<sup>8</sup> San Diego City and County Directory available publications begin 1874 and jumps to 1887-1888.



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Born on October 11, 1862 in Bordeaux, France, Daney moved to the United States in 1866. He graduated from Hasting College of Law in 1885 and was admitted to the bar by the Supreme Court of California in San Francisco in 1885. He engaged in his law practice in San Francisco between 1885-1887 when he moved to San Diego. He continued his practice in San Diego until he was appointed as Assistant District Attorney in February 1888, which office he held until January 1891. He formed a partnership with L.A. Wright under the firm name Daney & Wright, which continued for eight years. He was elected the Bar Association of San Diego's first President in 1899 and served for three years. He was later appointed as Superior Judge in June 1908 and was general counsel for the Panama California Exposition in Balboa Park.<sup>9</sup>

In 1904, Cassidy sold the property to Richard O'Neill, Sr. who also leased the property to others. At the time of purchase of the Union Street property, Richard O'Neill was a partial owner of the Rancho Santa Margarita y Las Flores and its adjoining Rancho Mission Viejo and Rancho Trabuco which he purchased from the Forester sons in 1882 along with James Flood, who put up most of the purchase money.<sup>10</sup> Collectively, the ranchos totaled more than 200,000 acres and encompassed the northern portion of San Diego County and southern end of Orange County.<sup>11</sup> O'Neill worked as the ranch manager and lived with his family at the Santa Margarita Ranch House as Flood was never concerned with the daily operations of the ranch. In 1906 the Flood family deeded O'Neill his half of the ownership.<sup>12</sup> Upon the death of Richard O'Neill in 1910, his estate, including the Union Street property, was passed to his family including son, Jerome O'Neill and daughters Mary A. Baumgartner and Alice T. McDade. The property was passed solely to Mary Baumgartner in 1922. During this period, the property continued to be leased.

In 1923, the property was deeded to Oakley R. and Grace Lawton. Mr. Lawton was a clerk at the Russ Lumber & Mill Company. The Lawtons occupied the residence until 1931 after which they rented out the premises to the Ralph J. and Alberta Widen family until the property was sold in 1940 to Sam Asaro, a fisherman, and his wife Rosaria. The Asaro family retained the parcel until 1972 when Rosaria died after which the property was passed to the eight Asaro children. The property was sold in 1978 to Mark and Deborah Godwin. Debbie Godwin converted the property as her business office, June's Attorney Service, and subleased other sections as offices. They sold the property in 1989. It was acquired by attorneys David Bark and William Petterson, who utilized the building as their law office until 2014 when the property was granted to James Black. Petterson continued to hold his offices at the property. In 2019, the property was acquired by Union Street Creative House LLC, its current owners.

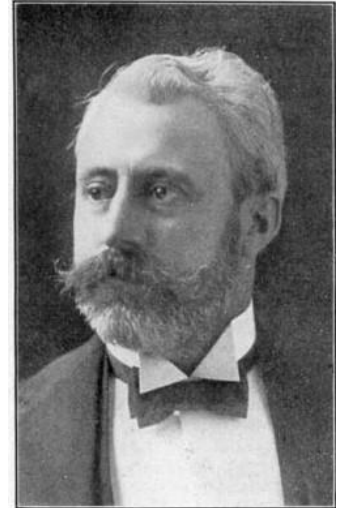


Figure 2-2: Eugene Daney. Source: San Diego History Center.



Figure 2-3: Richard O'Neill. Source: Orange County Registry.

## **RESOURCE SIGNIFICANCE EVALUATION**

### **NATIONAL REGISTER AND CALIFORNIA REGISTER**

#### *National Register Criterion A / California Register Criterion 1*

Research failed to disclose any information regarding the Union Street's nor the Newton Street's association with significant events that have contributed to the broad pattern of history both at the local, state, or national levels. The Cassidy property was primarily used as a residence then later as offices and the Newton Street property is as a vacant lot utilized for parking. Therefore, both properties not qualify under National Register Criterion A and California Register Criterion 1.

#### *National Register Criterion B / California Register Criterion 2*

Research revealed that the Andrew Cassidy Home is identified with two San Diego County's pioneers: Andrew Cassidy and Richard O'Neill. The resource was also home to Eugene Daney, an early local attorney. Although the property is associated with these individuals, neither Cassidy nor O'Neill occupied the residence utilizing it only for income purposes. Further, they

<sup>9</sup> Legal Aid Society of San Diego, "Legal Aid Society of San Diego – Legacy of a Dream." Accessed September 6, 2021. <https://www.lassd.org/about/history>

<sup>10</sup> Rancho Mission Viejo. "Ranch History." Accessed September 6, 2021. <http://corp.ranchomissionviejo.com/ranch-past-present/ranch-history/>

<sup>11</sup> Ibid.

<sup>12</sup> Lynne Newell Christenson and Ellen L. Sweet, *Ranchos of San Diego County*. (San Francisco: Arcadia Publishing, 2008), 82.

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acquired the property in their later years and not during their more informative and significant period of their lives as ranchers and ranch owners.

Moreover, although attorney Eugene Daney was elected as the first President of the Bar Association of San Diego and served for the following three years, no other research information elaborated on the extent of his decision-making process nor how those decisions may have changed or influenced the future policy or judicial rulings. Further, his work would most likely be associated with his office, rather than his residence, where most of the work would have taken place. Finally, Daney's appointment as Superior Judge and later as general counsel for the Panama California Exposition occurred after his occupancy of the resource.

There are no built resources on the Newton property that are associated with any persons that would have contributed to the broad pattern of history both at the local, state, or national levels.

Therefore, these properties do not qualify under National Register Criterion B and California Register Criterion 2 at the local, state, or national levels of significance.

#### *National Register Criterion C / California Register 3*

The Andrew Cassidy Home, located at 1620 Union Street in San Diego, is associated with the early residential development of Middletown, and specifically, Little Italy. It is one of several surviving Queen Anne buildings within the community. In its current condition, it retains a high degree of architectural integrity. Although the resource retains many of its Queen Anne character-defining features, there are many resources both in the city and county of San Diego that are better representatives of the style, such as the Hotel del Coronado (California Historical Landmark No. 844, California Register of Historical Resources, National Historic Landmark, and National Register of Historic Places), the George Keating Residence (HRB #198) at 2331 2<sup>nd</sup> Avenue, and the Long-Waterman House (HRB #37, NR 1976-06-14) at 2408 1<sup>st</sup> Avenue. Further, there are no built resources associated with the Newton Avenue property. Therefore, both parcels do not meet eligibility for individual listing in the National Register under Criterion C and the California Register under Criterion 3 at the local level of significance.

#### *National Register Criterion D / California Register Criterion 4*

Both resources in San Diego are not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

### **CITY OF SAN DIEGO REGISTER**

Constructed in 1899, Andrew Cassidy Home is locally designated under the City of San Diego Register of Historical Resources as HRB #283 under Criterion C for its Queen Anne architectural style. According to the nomination, "the building is an example of the type of residences constructed to accommodate the influx of people during the later 1880s boom period following the completion of the transcontinental railroad connection and is significant because it reflects Victorian era craftsmanship ornamentation and is part of a larger collection of significant Victorian homes." The building has retained the majority of its Queen Anne features. Its period of significance is 1899 encompassing the year of construction.

### **RESOURCE INTEGRITY**

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Andrew Cassidy Home.

#### Setting is the physical environment of a historic property.

The Andrew Cassidy Home's setting within the Little Italy community of Middletown in San Diego. The building is now surrounded by a mixture of period Victorians and more contemporary multifamily residences and high rises within the block. Therefore, the Andrew Cassidy Home no longer retains its setting integrity.

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

The location of the resource has remained the same since its construction in 1899, in Little Italy. Therefore, the property has retained its location integrity.

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

There have been no major alterations or changes to the resource that have significantly impacted or diminished the building's form, plan, space, structure, or style. While there have been changes to the building outside of its period of significance, many of these changes occur at the rear of the property and would be considered small or negligible when considering the property as a whole and the extant character-defining features, which reflect its form, plan, space, structure, and style. Changes include

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the addition of the rear roof deck, accessibility ramp, window replacements, and porch repairs.

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

The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability and technologies of the time. The retention of the exterior wood cladding, spindlework detail, decorative carved brackets, diamond shaped wood shingles at the roof and gabled ends, and period entry door, comprise the choice and configuration of building materials. Thus, the resource retains its materials integrity.

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

The workmanship that has gone into the construction of the residence is original including its Queen Anne style details: exterior wood cladding, spindlework detail, decorative carved brackets, diamond shaped wood shingles at the roof and gabled ends, and period entry door. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

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

Together with other Victorian residences along Union Street, the Andrew Cassidy Home no longer retains its feeling aspect of integrity as an early residential development in Little Italy. Hence, the resource's integrity of feeling has been compromised.

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

The resource continues to embody its association as an early residential resource within the Middletown San Diego area. Therefore, the property retains its association integrity.

In summary, the Andrew Cassidy Home appears to retain sufficient integrity to convey its historical significance. The residence retains its integrity of location, design, materials, workmanship, and association.

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## F. PREPARERS QUALIFICATIONS

**Eileen Magno, MA**, is a Principal with Heritage Architecture & Planning. Eileen's role is primary investigator and writer. She is a qualified Historian and Architectural Historian under the *Secretary of the Interior's Qualifications Standards*. Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona, Nevada, and Washington. Her experience covers a wide venue of historic preservation and planning reports including, but not limited to, historic structure reports, Historic American Building Survey documentation, Determination of Eligibility evaluations, preservation plans, feasibility studies, historic surveys, context statements, design guidelines, architectural conservation assessments, adaptive reuse studies, and master plans. Technical reports for the built environment have been completed in compliance with Section 106/110 of the National Historic Preservation Act and CEQA/NEPA. In addition, she has successfully prepared local, state, and national register nominations. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching. She is a past member of the Mira Mesa Community Planning Group for the City of San Diego.

**Thomas Saunders, NCARB** is a licensed Architect with Heritage Architecture & Planning whose role included architectural investigation and recordation of the resource. Under the *Secretary of the Interior's Qualification Standards*, Mr. Saunders meets the qualifications for both Architect and Historic Architect. Mr. Saunders has been with Heritage Architecture & Planning since 2007 starting as an entry level draftsman. Since then, Mr. Saunders has been involved in many phases of architectural projects including field research, drawing development, Agency submittal process, and construction observation services. Mr. Saunders is currently working as project architect on several projects. Mr. Saunders has been involved in a variety of different projects that have contributed to his growth over the years including interior remodel and tenant improvement, rehabilitation, conditions assessment, noise mitigation for the Quieter Home Program, and building relocation. He has been involved at various stages in a number of historical documentation projects involving Historic American Building Survey (HABS), Historic Structure Reports (HSR), Condition Assessment Reports, and historical research for Determination of Eligibility documents.

**David Marshall, AIA, NCARB** is a Senior Principal Architect with Heritage Architecture & Planning. David's role included investigator and overall quality assurance and control over the project. Mr. Marshall holds a Bachelor of Architecture degree from Cal Poly Pomona. As an architect, he has been involved in the restoration and reconstruction of many of Balboa Park's exposition buildings, including the House of Hospitality, Spreckels Organ Pavilion, and Museum of Man. David is a past member of the San Diego Historical Resources Board and served as Chair of the Design Assistance Subcommittee. He chairs the Preservation Committee of the American Institute of Architects San Diego Chapter and is also a board member of the Forever Balboa Park. He previously served as the former President and Board Member of the California Preservation Foundation and former president of the Save Our Heritage Organisation (SOHO).

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