

HISTORIC RESEARCH REPORT

for

671 ALAMEDA BOULEVARD, CORONADO, CA



Prepared For:

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CITY OF CORONADO
1825 Strand Way
Coronado, CA 92118

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March 2022

EXECUTIVE SUMMARY

The following Historic Research Report has been prepared by Heritage Architecture & Planning at the request of the City of Coronado. The purpose of the Historic Research Report is to provide a historic evaluation determination based upon the City of Coronado's adopted historic designation criteria and integrity requirements. The assessment of the resource, located at 671 Alameda Boulevard in the City of Coronado, involved the review of city- and applicant-provided information; historical research on occupants, owners, and known architect/builders; building development investigation and analysis; as well as visual site assessment of the property and additional field photography. The report is organized in accordance with the City's Guidelines and includes the following sections: Building Development Information; Ownership and Occupant Information; Maps, Drawings, and Photographs; Determination Criteria Analysis; and Bibliography. The investigative team includes Secretary of the Interior's Qualified Architectural Historians, Historians, Architects, and Historic Architects from Heritage Architecture & Planning.

This Historic Research Report has identified the residence at 671 Alameda Boulevard in Coronado, as significant for listing in the City of Coronado's list of designated historic resources. Per the City's Historic Preservation Ordinance, a property must be significant under two criteria in order to be determined historic.

Historical research and site assessment did not reveal any information relevant to Criterion A and E. Research did reveal that the residence was associated with Lieut. Comdr. Harold J. Brow, a USN officer who owned the residence from 1933-1948, but only resided at the property from 1939-1940. The USN officer was recognized for his piloting skills and was recorded as the fastest flyer in the world in 1923, an achievement that entitled him the Diplome de Record issued by the Fereation Aeronautique Internationale in Paris, France. Although noteworthy, the event took place prior to his acquisition of and occupancy of the Alameda site.

Historical research also noted that the property was owned by Charles A. and Maxine A. Free from 1954-1972. Charles Free was a WWII veteran who was awarded the Distinguished Service Cross, a Silver Star, a Purple Heart, and a Prisoner of War (POW) medal for his service during WWII. It was after the war that the Frees moved to Coronado and open their store. The Frees were local grocers who owned and operated Free Bros. Market at the corner of Orange and 10th Avenues from 1946-1972 (no longer extant). The store was highly visible and became a Coronado institution that lasted almost three decades. Along with owning the grocery store, the Frees were highly active in local civic affairs. Charles held several positions and was on various committees including President of both the Chamber of Commerce and the Lion's Club. He served on the Civil Service Commission, was a Rotary Club member, Masonic Lodge No. 144 member, two-year director for the Red Cross, treasurer for Citizens for Sound School, board of directors of the Coronado Hospital, and finance chair for Coronado Volunteers for Good Government. While civically engaged, Free advocated for increased taxes for school funds,

monitoring distribution of water for Coronado during a drought, and acting as chair for the building committee for an addition to the Coronado Hospital in 1957. Maxine was also involved in the Parent Teacher Association and the United Church Women of Coronado and served as chair of the Women's Club.

Although the Frees were involved in several committees and the Chamber of Commerce, research did not reveal if any of their actions spearheaded significant programs that would substantially improve local commerce or influence local policies for the benefit of the City of Coronado. Further, Free's military significance occurred prior to his ownership and occupancy of the Alameda property.

Thus, based upon the information disclosed, the Alameda residence is not significant under Criterion B.

The 671 Alameda Boulevard residence appears to qualify under Criterion C. The resource is a good example of Spanish Eclectic style architecture that continues to retain many of its character-defining features associated with its 1933 construction. The building maintains its asymmetrical plan; low pitched, multi-leveled tiled roofs with low overhanging eaves and decorative curved rafter tails; distinctive turret entry, recessed entry door, and stained glass porthole window above; wood framed fixed, and divided lite casement and double hung windows throughout; restored decorative stenciled surround at the west facade picture window and entry door; wrought iron grilles at selected primary façade windows; stucco clad chimney; and curved stucco clad corbels beneath the cantilevered second floor at the east facade.

Although the east terraced patio was enclosed in 1975, its location at the rear of the property is not visible from the public right of way. The former exterior fireplace has been retained within the interior of the now enclosed porch. Additional changes are minor including a replacement aluminum kitchen window that is not visible from the public right of way and the replacement paneled entry door which is installed within the original frame of the door and does not detract from the overall feel and association of the Spanish styled residence.

The detached garage, although a secondary resource, also retains many of its original architectural features including flat roof with parapet; wood window; slab door; and wood garage door.

Therefore, the resource continues to retain its qualifications for Criterion C.

Under Criterion D, the subject dwelling's design is attributed to San Diego designer Virgil W. Cash, FAIBD. Many of his notable residential buildings constructed during this period were built in the same Spanish Eclectic style, a sought after style during that era. The resource remains a good example of Mr. Cash's body of work during the early phase of his career from the 1929-1939. The Spanish character-defining features and workmanship that are credited to Cash's work remain intact. Comparatively, the Alameda Boulevard property is one of three known Coronado

projects accredited to Cash. The Spanish Eclectic style McCarson Residence at 323 J Avenue is a locally designated property also significant for its association with Virgil Cash and for its architectural style. The 1939 E.F. Koerner residence at 737 Margarita Avenue is an English Cottage style residence. This property at Alameda is reflective of Virgil Cash's high standards and design acumen that have attributed to his notable architectural works even in his early career. The property also continues retains a high degree of its overall architectural integrity.

Further, the resource is also a Coronado representation of the work of the J.W. Gernandt Construction Company. Although the San Diego based company only lasted 10 years, the firm completed nearly 14 known projects throughout the County, the 1111 Flora Avenue residence is a designated landmark in the City of Coronado and two are designated in the City of San Diego. As a general contracting firm, the Alameda property attests to the quality of work in which the firm produced nearly 90 years ago.

Collaboratively, their work on the Alameda property demonstrates the architectural aesthetic employed in Coronado by two known professionals in the local construction industry. For its representation of Virgil W. Cash, FAIBD's early design repertoire and noted work of builder J.W. Gernandt Construction Company, the subject dwelling appears eligible for designation under Criterion D.

Therefore, the 671 Alameda residence is considered eligible as a historic resource in the City of Coronado having qualified under both Criterion C and D.



CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
HISTORIC PRESERVATION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7328 / (619) 522-2418 (FAX)
www.coronado.ca.us/preservation

HANDOUT
800
October 2020

DETERMINATION OF HISTORIC SIGNIFICANCE

PURPOSE: To determine whether a building, structure, object, or site is a Historic Resource.

AUTHORITY: Coronado Municipal Code Title 84, Historic Preservation, Chapter 84.10

SUBMITTAL INSTRUCTIONS:

1. Applications packages must include the following in order to be considered complete:
 - ☐ **Current Grant Deed showing property ownership.** If the property is held in a Trust, Corporation or LLC, the documentation identifying the individuals authorized to act on behalf of the ownership entity is required.
 - ☐ **Residential Building Record.** This document is obtained from the San Diego County Assessor/Recorders Office, 1600 Pacific Highway, San Diego; or by emailing them at arcc.fgg@sdcounty.ca.gov. Note that the property owner must obtain this document, and there may be a fee payable to the County for obtaining the document.
 - ☐ **Current color photographs.** Provide current color photographs of each exterior elevation (each side) of all structures on the property. The photos must be provided as jpg files.
 - ☐ **Site Plan.** Show the property lines, footprint of each structure on the site, and identify areas of known additions. Aerial photographs may be used, if property lines and area of additions are noted and the property is not obscured by foliage.
 - ☐ **Additional information.** Provide any known history of the property as an attachment to this application. Examples include names of and information about previous owners and occupants, information on known modifications to the property, etc.
 - ☐ **Determination of Historic Significance Fee.** Refer to current Planning Fee Schedule at www.coronado.ca.us/planning
2. Application packages should be submitted to the City of Coronado Community Development Department via online file sharing. Contact tolsen@coronado.ca.us to request access to a shared drive to upload your application documents. The original signed version of this handout must be submitted to the Community Development Department via postal mail to the address at the top of this handout. Complete applications will be routed to the City's third-party consultant for additional research and preparation of a Historic Research Report. Once the City receives the historic research report from the consultant, the application will be docketed for the earliest available public hearing of the Historic Resource Commission.

APPLICANT DATA:

Address of Property: 671 Alameda Coronado, Ca 92118 Assessor Parcel No.: 536 431 10

Owner: Porter Family Trust Applicant: Story R. Vogel

Mailing Address: 671 Alameda Mailing Address: P.O. Box 1066, Pine Valley, Ca

Phone #: 619-365-4288 Phone #: 619-865-4901

Email: portera@coronado.ca.gov Email: story.vogel@aol.com

Signature: John A. Porter, Ruth M. Porter Signature: Story R. Vogel

By signing this application, I acknowledge that I have reviewed the City's Historic Preservation Program Guidebook available at www.coronado.ca.us/preservation and I understand that designation as a Historic Resource does not guarantee approval of a Mills Act Agreement.

CITY STAFF USE:

Case #: _____ Date Received: _____ Date Application Complete: _____ Hearing Date: _____

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EXECUTIVE SUMMARY

DETERMINATION OF HISTORIC SIGNIFICANCE

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A. BUILDING DEVELOPMENT INFORMATION

1. Historic Overview

The peninsula of Coronado was first viewed by western eyes when explorer Juan Rodriguez Cabrillo sailed into the San Diego Bay and claimed it for Spain in 1542. This area of land remained relatively undisturbed until the early 19th century, when whalers began using Coronado as a safe harbor. During the Mexican Period in California, Governor Pio Pico issued a land grant to Don Pedro Carrillo which included “the island or peninsula in the Port of San Diego.” Within seven months the land was sold for \$1000 in silver to Bezer Simmons, an American trading ship captain. During the next 39 years, the peninsula changed hands several more times before being purchased in 1885 by Elisha S. Babcock, Jr., Hampton L. Story, and Jacob Gruendike for \$110,000. These men, plus Herber Ingle (Babcock’s brother-in-law) and Josephus Collett, a railroad stockholder, became the founding fathers of the Coronado Beach Company on April 7, 1886.¹ The name Coronado, came from the peninsula’s neighboring island named in 1601.

The work to turn Coronado into a resort community began immediately. Laborers flooded in to create the necessary infrastructure, which included subdividing and landscaping plots of land, implementing railroad and ferry service, and constructing a water and irrigation system. On November 13, 1886, an auction of 350 lots was held by the Coronado Beach Company. Bidders purchased 350 parcels ranging in price from \$500 to \$1600. The total monies received by the Company for the land was \$110,000, an amount equal to what they had paid for the entire peninsula. With a new community of residents and businesses rapidly emerging, the Company began building the Hotel del Coronado, which officially opened to the public on February 19, 1888.² At the same time, early Sanborn Maps show very few residential structures on the peninsula, primarily concentrated in the northeast portion of the city, close to the ferry house.

In July of 1889, John D. Spreckels, son of San Francisco “sugar king” Clause Spreckels, became an investor in the Coronado Beach Company. Starting with the purchase of Hampton L. Story’s one-third interest, Spreckels became sole proprietor of the Hotel del Coronado within three years. He built a grand mansion on Glorietta Boulevard and oversaw the establishment of Tent City, plus the sale of North Island to the U.S. government.

Along with a desirable climate, the establishment of many community organizations and institutions beginning in 1887 lured many visitors from central and eastern parts of the country to settle permanently in Coronado around the turn of the century. Coronado was an established party town. Prior to World War I, the social scene surrounding the Hotel del Coronado and other social organizations and clubs like the Boating Club and the Riding Club, created a permanent playground for the local elite.

¹ Museum of History and Art, *Promenade Through the Past*. (Coronado, CA: Coronado Historical Association, ca. 2004), p.1.

² Museum of History and Art, p.2.

By the late 1880s, the United States government was focused on establishing military and naval stations on the Pacific coast and had their eyes set on North Island. In 1890, a bill went to the Senate Committee on Military Affairs to acquire title of not more than 1,000 acres on North Island to build quarters for a twelve company military post. By the end of 1890, the U.S. Government surveyed the area near Zuniga Shoal. By 1893, 18.05 acres at the southwest tip of North Island was acquired.³

Coronado continued to grow under the Spreckel's ownership and soon became a playground for the upper class during the turn of the 20th century. While the Hotel del Coronado became one of California's most beloved destinations, the resort community increased its visitors with the rise of Tent City. Vacationers flocked to the makeshift city at the foot of the Hotel Del for summer fun. There were swimming facilities, carnival booths, a Ferris wheel, a children's bull fight, aquaplaning, sailing, and numerous activities for the entire family. Tent City remains a fond memory for many residents of Coronado and vacationers from around the world who visited the peninsula between 1900 and 1939.⁴

Many of the families that had spent their winters on the peninsula during the early part of the 1900s eventually moved into more permanent homes on Coronado. As a result, residential development increased, as revealed in the 1906 Sanborn Map. This occurred mostly along the southeast portion of the peninsula and ran from the ferry dock along the northern section to the Hotel Del Coronado at the southern end. "Coronado itself reaped praise as a thriving little town full of beautiful homes and exquisite gardens....In fact, private enterprise flourished and building permits doubled during 1912 over the previous year. The Coronado real estate market was booming, some were led by investment companies such as the Hakes Investment Company of San Diego which had negotiated not only a number of home sales, but also offered developable land."⁵ By 1920, development continued to rise and spread through the western portion of the peninsula. The decade also brought on the paving of many of the streets. Subdivided lots of land began to have primarily single-family homes constructed although there were still large amounts of open land available.

By 1937 and 1938, building permits soared in Coronado as the population reached an all-time high of 8,000 primarily due to the influx of U.S. Navy personnel. Rentals also began to reflect the rise in prosperity.⁶ By February 1938, permit activity would double that of the same period of the previous year.⁷ Further, during the impetus of World War II in 1940-1941, Coronado's population would, again, increase to over 15,000 which would soar to 25,000 by the peak of the war.⁸

³ Katherine Eitzen Carlin and Ray Brandes, *Coronado: The Enchanted Island*. (Coronado, CA: Coronado Historical Association, 1998), p. 68.

⁴ Ibid, p.2-3.

⁵ Ibid, p.117.

⁶ Carlin and Brandes, p. 195. Also, "Building Permits Issued Average More Than \$2,000 Every Day." *Coronado Citizen*, March 24, 1938.

⁷ "New Home Building Revival Seen as Permits Sour: February Activity Boosts Total to Double that of Same Period Last Year." *Coronado Journal*, March 10, 1938.

⁸ Carlin and Brandes, p. 233.

Following the war, vacant land became a premium, particularly in light of its close proximity to the neighboring Naval Air Station and the Amphibious Base. The filling of the Spanish Bight by 1944, which combined the land areas into a single body, created more room for development to ease congestion of the limited land within the island. Despite this, by 1950, the census recorded only 12,700 people, a considerable drop from the mid-1940s.⁹ Land, space, and tidelands was a continuous issue to local citizens as large areas of vacant land had been filled. Between 1953 through 1964, one of the last of the residential development between four and a half blocks west of Alameda Boulevard was filled. This was the area prior to entering the Naval Air Station North Island. In 1964, the Hotel del Coronado Company received approval to build high-rise apartments on the beach just south of the hotel where Tent City once stood.

By 1966, construction was underway for a new bridge. For years, the issue of transportation to and from Coronado had been frequently addressed. In 1958, discussions for either a tunnel or bridge to cross the bay was protested by many residents. “While some people argued that a crossing was needed for the economic well-being of the community, residents knew that a highway tunnel or bridge would bring dramatic change to the peninsula since it would become so easily accessible.”¹⁰ In 1969, the opening of the San Diego-Coronado Bridge measuring 2.12 miles long with a 90-degree arc, provided an ease of access into the peninsula to both residents, tourists, and daily commuters. The sheer size of the bridge “seemed beyond description to peninsula residents, who realized their small-town beach community was at the end of an era.”¹¹ Despite this, Coronado continued to experience relatively little housing growth due to the limited space and land availability. Population recorded in 2010 was relatively close to the census recording in 1945 at 25,382.¹²

2. Property History Overview

Records indicate that the undeveloped parcel was first owned by J. Wiseman McDonald, which was deeded to Harold J. Brow and Marion K. Brow in 1933. Lieut. Comdr. Brow was born in Fall River, RI and served in the Rhode Island National Guard from 1913-1914. He enlisted in the Navy in April 1917 and attended ground school training at Massachusetts Institute of Technology (MIT). He later reported to the Pensacola Naval Air Station in January 1918 for flight training.¹³ By 1923, he was noted as the fastest flyer in the world; Brow established a world outright airspeed record at Mitchel Field, Long Island in a Curtiss racing plane.¹⁴ This accomplishment entitled him the Diplome de Record issued by the Federation Aeronautique Internationale in

⁹ Ibid, p. 219.

¹⁰ Leslie Hubbard Crawford, *Images of America: Coronado*. (Charleston, South Carolina: Arcadia Publishing, 2010), p.112-113.

¹¹ Ibid.

¹² Carlin and Brandes, p. 219. Also, United States Census Bureau, “Coronado city, California.” Accessed June 30, 2020. www.census.gov. The US Census Bureau listed Coronado’s population at 24,701.

¹³ “Harold James Brow (1894-1982) – Find a Grave Memorial.” Accessed February 6, 2022.

https://www.findagrave.com/memorial/52135838/harold-james-brow_1/

¹⁴ “Commander Harold J. Brow, USN.” Rhode Island Aviation Hall of Fame. Accessed February 6, 2022. <https://riahof.org/field-of-accomplishment/military/us-navy/commander-harold-j-brow-usn>

Paris.¹⁵ In 1931, the *Coronado Eagle and Journal* reported that newlyweds Harold Brow and Marian Ethel Knight Brow moved to Coronado and resided at 1022 Olive Avenue. They later moved to 316 9th Street in 1933 prior to acquiring the parcel on Alameda Boulevard. Upon purchase, the Brows hired Virgil W. Cash to design their home.¹⁶ Gernandt Construction Company was the contractor who completed the work on January 22, 1934, per the Notice of Completion. The Brows moved in on February 1st according to the local paper.^{17,18}

Later that year, Lieut. Comdr. Brow received orders for a tour of duty in the Pacific and was shortly assigned to command Reeves Field in Terminal Island, Los Angeles in 1934. Local directory information did not record occupants for the address for the years 1934-1938. It was not until 1939-1940 that the Brows were documented as occupying the property. This was short-lived, however, as Brow was reassigned in December 31, 1940 to a newly established air station in Rhode Island. At that time, Brow became the first commanding officer for the still-under-construction Quonset Point Naval Air Station and “made the first landing on a crude runway that was part of the base-in-the-making.”¹⁹ During his duties in Rhode Island, the Brows retained their Coronado property and acquired tenants during their military led absence. Recorded tenants include: Lt. Col. Francis P. Mulcahy and his wife who occupied the home with their housekeeper, Hilda Hoppis, in 1941;²⁰ Ms. Florence Foote and Mildred D. Smotherman, housekeeper, occupied the residence from 1942-1943, although they were only formally recorded in the San Diego Directory for the year 1942;²¹ Barbara B. Crutchfield resided at the address from 1943-1944;²² and Charles P. Holmes of the USN and his wife Beverly M. Holmes moved into the home and resided there from 1944-1945. The Holmes were accompanied by Charles N. Butler and his wife in 1945. Charles W. Cushman of the USN and his wife Beverly M. Cushman leased the property from 1947-1948.

In 1947, Comdr. Brow retired from the U.S. Navy and settled in Pensacola, FL. The Brows then sold their Coronado property to Albert Watson II and Anne B. Watson in 1948. Though the Watsons purchased the property in January, they did not live there until late 1948 as the

¹⁵ “Harold James Brow (1894-1982) – Find a Grave Memorial.” Accessed February 6, 2022.

https://www.findagrave.com/memorial/52135838/harold-james-brow_1/

¹⁶ Virgil W. Cash, “Residence for Lt. Comr. Harold J. Brow & Marian Brow, Coronado, Calif. to be built on Lots 36, 37, 38, Blk 96, Coronado Beach.” August 17, 1933.

¹⁷ Chain of Title for 671 Alameda Boulevard.

¹⁸ “Personal Items.” *Coronado Eagle and Journal*. Vol. 22, No. 5, February 1, 1934. San Diego City and County Directories did not reveal the Brow’s occupancy of the Alameda property until 1939.

¹⁹ “Commander Harold J. Brow, USN.” Rhode Island Aviation Hall of Fame. Accessed February 6, 2022. <https://riahof.org/field-of-accomplishment/military/us-navy/commander-harold-j-brow-usn>

²⁰ “Personals.” *Coronado Eagle and Journal*. Vol. 4, No. 36. July 4, 1941. Only Ms. Hoppis is listed in the directory.

²¹ “Mrs. O. C. Foote Returns Home.” *Coronado Eagle and Journal*. Vol 31, No. 10. March 11, 1943.

²² “Two Southlanders listed as casualties.” *Daily News (Los Angeles)*. August 3, 1943. Ms. Crutchfield was not listed at this address in the City Directories.

Watsons were still serving in Japan.²³ In their short absence, Charles and Beverly Cushman continued their lease.

While not much is known of the Watsons, a brief period of their early life at the Alameda residence was recorded in the biography, *Helga: A Memoir of Privilege, War and Family*. In this account, Helga Hofmeier, a German immigrant living in Japan during World War II, was befriended by the Watson family and offered a paid passage to the United States. Helga eventually took up their offer and was employed by the Watsons as a domestic help for a brief period in order to pay back the cost of the sponsored trip.²⁴ Helga described Coronado and the Watson's home in her memoirs:

The mornings are glorious and there is always sunshine. Coronado is a small island. There is a ferry to San Diego every five minutes---night and day. It's about a 20 minute walk from here to the ferry.²⁵

The...Watsons have purchased this lovely house, right across the street from a golf course. There are two bedrooms and one bath upstairs and another two bedrooms and bath downstairs. There is a large living room and dining room and a large and practical kitchen. There is a separate room for the clothes washer and dryer, with a door leading to the outside. My room is next to that and I have a view of the back yard....I have my own bathroom with shower and toilet.²⁶

The Watsons were involved in the local Red Cross, as well as assisted in the Coronado Flower Show. By 1950, the property's Title was transferred to S. F. and Wilma D. Zimet. During the Zimet's ownership from 1950-1954, there were no listed occupants recorded in the San Diego City/County Directory. Further, historical research failed to provide any information on the Zimets of Coronado during this period.

In 1954, the Title was deeded to Charles A. Free and Maxine A. Free. The Frees occupied the residence from 1958 until the early 1972. They were joined by their two sons, Paul E. Free and Charles A. Free, Jr. Originally from Calexico, Charles A. Free was a WWII veteran who served in the first division in Europe. During the war, Charles was captured by the Germans at the Battle of the Bulge, held in a prison camp until the end of the war and was later awarded the Distinguished Service Cross, a Silver Star, a Purple Heart, and a Prisoner of War (POW) medal.²⁷ Following the War, Charles and Maxine moved to Coronado and opened the Free Bros. Market along with Charles' brothers, James and Melvin. The Free Bros. Market was located at the corner

²³ Sheridan Hill, *Helga: A Memoir of Privilege, War and Family*. (Montreat, NC: Real Life Stories, LLC and Jane Edmonds Lang, 2013). In this biography of Helga Hofmeier Edmonds, the author records Helga's journey to the United States from Japan by way of Col. and Mrs. Albert Watson.

²⁴ Helga Hofmeier works as a domestic help in the Watson's residence to pay off expenses that incurred for her transfer to the United States.

²⁵ Hill, *Helga*, p. 232.

²⁶ Hill, *Helga*, p. 231.

²⁷ "Obituaries." *Coronado Eagle and Journal*. Vol 79, No. 6. February 9, 1989.

of Orange and 10th Avenues beginning in 1946 and expanded to the cities of El Cajon and Oceanside in the following years. The Free Bros. Market became a Coronado institution that lasted almost three decades.

While living in Coronado, both Charles and Maxine were active in public affairs. Charles held several positions and was on various committees including President of the Chamber of Commerce²⁸ and President of the Lion's Club,²⁹ the Civic Service Commission, Rotary Club member, two-year director for the Red Cross,³⁰ treasurer for Citizens for Sound Schools,³¹ and finance chair for Coronado Volunteers for Good Government.^{32,33} Notable actions while civically engaged, Free advocated for increased taxes for school funds,³⁴ monitored the distribution of water for Coronado during a drought,³⁵ and acted as chairman in 1957 building committee for Coronado Hospital's additions.³⁶ He also assisted in various community events such as cooking shows and Coronado's anniversary fairs.³⁷ Maxine was also locally active and participated in the Parent Teacher Association,³⁸ the United Church Women of Coronado,³⁹ and was chair of the Women's Club in Coronado.⁴⁰

After nearly 30 years of business, Free Bros. Market's lease ended in 1971 with no option to renew. The parcel was purchased and the buildings on site were razed for a new Home Federal Savings and Loan headquarters (now Chase Bank) in 1972. With the store closed, the Frees decided to sell their Coronado home and relocate.

In 1973 William C. Meyers and Freneta H. Meyers became its new owners. A short time later, the Deed was transferred from the Meyers to Thomas Glenn Boyd and Lael Jackson Boyd in 1975. During the Boyd's ownership, various renovations were completed on the property including a kitchen remodel, enclosure of the rear patio, and construction of a private swimming pool and wood deck. In 1979, the property was purchased by current owners John A Porter and Ruth M Porter.

²⁸ "Obituaries." *Coronado Eagle and Journal*. Vol 79, No. 6. February 9, 1989

²⁹ "CCC Installs at Gala Dinner." *Coronado Eagle and Journal*. Vol 54, No 50. December 14, 1967.

³⁰ "Hi Tide." *Coronado Eagle and Journal*. Vol. 50. No. 26. June 27, 1963.

³¹ "Dr. Wicarius Chairman of Citizens for Sound Schools." *Coronado Eagle and Journal*. Vol. 53, No. 16. April 21, 1966.

³² "Residents Form Volunteers for Good Government Civic Group." *Coronado Eagle and Journal*. Vol. 51, No. 9. February 27, 1964.

³³ "Obituaries." *Coronado Eagle and Journal*. Vol 79, No. 6. February 9, 1989

³⁴ "News Information: School Tax Election, November 5." *Coronado Eagle and Journal*. Vol. 50, No. 41. February 27, 1964.

³⁵ "County water supply critical, says state official." *Coronado Eagle and Journal*. Vol. 47, No. 43. October 27, 1960.

³⁶ "Hospital Wings done." *Coronado Eagle and Journal*. Vol. 44, No. 1. January 3, 1957.

³⁷ "City Birthday to Be Celebrated with Community Fair May 14." *Coronado Eagle and Journal*. Vol. 53, No. 19. May 12, 1966.

³⁸ "Haralson F. Smith Elected to Head Coronado P.T.A. for Year." *Coronado Eagle and Journal*. Vol 42, No. 35. September 1, 1955.

³⁹ "World Day of Prayer to be observed here." *Coronado Eagle and Journal*. Vol. 48, No. 6. February 9, 1961.

⁴⁰ "Gay Afternoon Promised at Woman's Club Holiday." *Coronado Eagle and Journal*. Vol. 42, No. 17. April 28, 1955.

3. Architectural Description

The subject parcel is located between 6th and 7th Streets at the east side of Alameda Boulevard in Coronado. It includes an asymmetrical, two-story Spanish Eclectic style residence. This single-family residence is set back along Alameda Boulevard and is accessed from the sidewalk via a curved colored concrete walkway leading to a corner turret featured entry.

The building is constructed of standard wood frame construction on a concrete pier foundation. The building has a textured stucco exterior finish. Fenestration typically comprises of wood framed fixed, as well as divided lite double hung and casement windows throughout. Some include wood shutters. A decorative, recessed, leaded glass porthole with metal grille is featured above the main entry. The resource includes multi-level, low pitched, gable, hip on gable, and conical tiled roofs with exposed decorative curved rafters. Set back along the roof's eave is a stucco clad chimney. Original drawings indicate more decorative features, such as half timbering, was intended in the original design. These features were not included in the final construction.

The primary southwest one-story wing includes a large, recessed, four-by-four wood casement with stuccoed surround and a tiled hood. The extended stuccoed sill with tile cap is obstructed from view due to the manicured landscaping up front. The window also includes a decorative wrought iron grille. The corner entry turret is a defining feature to the Spanish Eclectic residence that designer Virgil Cash often included in his projects. Its slightly arched recessed entry includes a replacement paneled door with a center fiberglass pane inset within the original frame. The door was changed in 2000. According to the current owner, the decorative stencil surround was repainted at that same time by a local artist. The stained-glass porthole window above is an operable hopper. A wood, divided lite casement window is also noted to the left of the entry.

A slightly arched picture window is centered at the projecting primary northwest façade. The same decorative stenciled surround as the front door is mimicked at this window location. The building's north wing includes an impressive, hipped-on-gable second floor with typical divided lite wood casement windows. The west facing first story window incorporates wood shutters.

The north façade comprises of curved rafters and a variety of original wood windows consisting of divided lite casements and double hung. It is accessed by a concrete path.

The rear east façade is a U-shaped plan facing a 1975 swimming pool, manicured garden, and wood deck. The northeast wing has circular terra cotta attic vents at the gabled ends and incorporates curved stucco clad corbels beneath the cantilevered second story. Windows mimic those found throughout the residence. An interior through-window air conditioning vent has been installed at one of the first floor double hung windows at the northeast wing. The original center terrace with an exterior brick fireplace and colored concrete pad was enclosed with a large sliding glass door in 1975. The fireplace is still extant from the interior space. A trellis porch cover has also been added. A balcony is located above the enclosed patio and has an exterior access door at the southwest corner to the adjacent turret.

The residence's southeast wing includes the dining room, kitchen, and bedroom quarters. The kitchen and dining room had interior renovations completed in 1962 and 1975. Exterior evidence of the interior renovations includes a single kitchen replacement sliding window at the south façade adjacent to the a slab access door.

An original detached garage is located at the southeast corner of the parcel and has direct access to the adjacent alley. The two car garage has a flat roof, wood garage door at the alley, slab door at the south façade, and a wood framed window along its north façade.

Landscaping includes grass lawns, mature trees, bushes, and concrete paths. Overall, the buildings and site are in good condition and the residence continues to retain a high degree of its architectural integrity. Although changes have been made to the original rear terrace, the now enclosed porch is not visible from the public right of way.

Spanish Eclectic ^{41,42}

The building demonstrates many of the features and characteristics associated with the Spanish Eclectic style. According to Virginia and Lee McAlister, the Spanish Eclectic style of architecture is most common in the southwestern states, particularly in California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. During the 1920s, many new communities in southern California were planned in the Spanish Eclectic style, and older towns sought to affect a Spanish Colonial image.

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It is not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, a more inclusive name Spanish Eclectic was adopted. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.

Identifying features include:

- Varying roof types include side-gabled, cross-gabled, combined hipped and gabled roofs, hipped roof, and flat roof with parapet walls
- Low-pitched roof, usually with little or no eave overhang

⁴¹ Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2014).

⁴² City of San Diego, *San Diego Modernism Historic Context Statement*.

- Red tile roof covering
- Typically, with one or more prominent arches placed above door or principal window, or beneath porch roof
- Wall surface usually stucco
- Façade normally asymmetrical

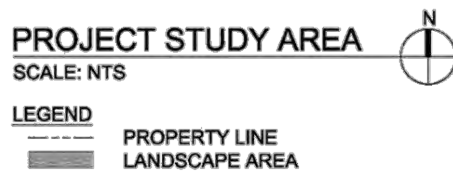
Secondary features include:

- Dramatically carved doors in high-style Spanish Eclectic house and some modest examples
- Heavy wood paneled door, sometimes arched above
- Large focal window
- Triple-arched or parabolic shaped windows.
- Decorative window grilles of wood or iron
- Balustrades on cantilevered balconies are wood or iron.
- Tiled roof
- Chimney tops
- Brick or tile vents
- Wing walls

The residence appears to retain a high degree of its original architectural features including its asymmetrical and U-shaped plan; low pitched, multi-leveled, combination gabled, hip-on-gable, and conical tiled roofs with low overhanging eaves and ornate curved rafter tails; a focal turret entry with recess door and featured stained glass porthole window with wrought iron grille; wood framed fixed, casement, and double hung windows; ornamental wrought iron features and wood shutters at some of the primary façade windows; decorative stenciled door and window surround at the primary facade; and curved corbels below the cantilevered second floor at the east facade. Although the rear terrace was enclosed in 1975, its location is not visible from the public right of way. Further, the original terrace fireplace is extant within the enclosed patio.

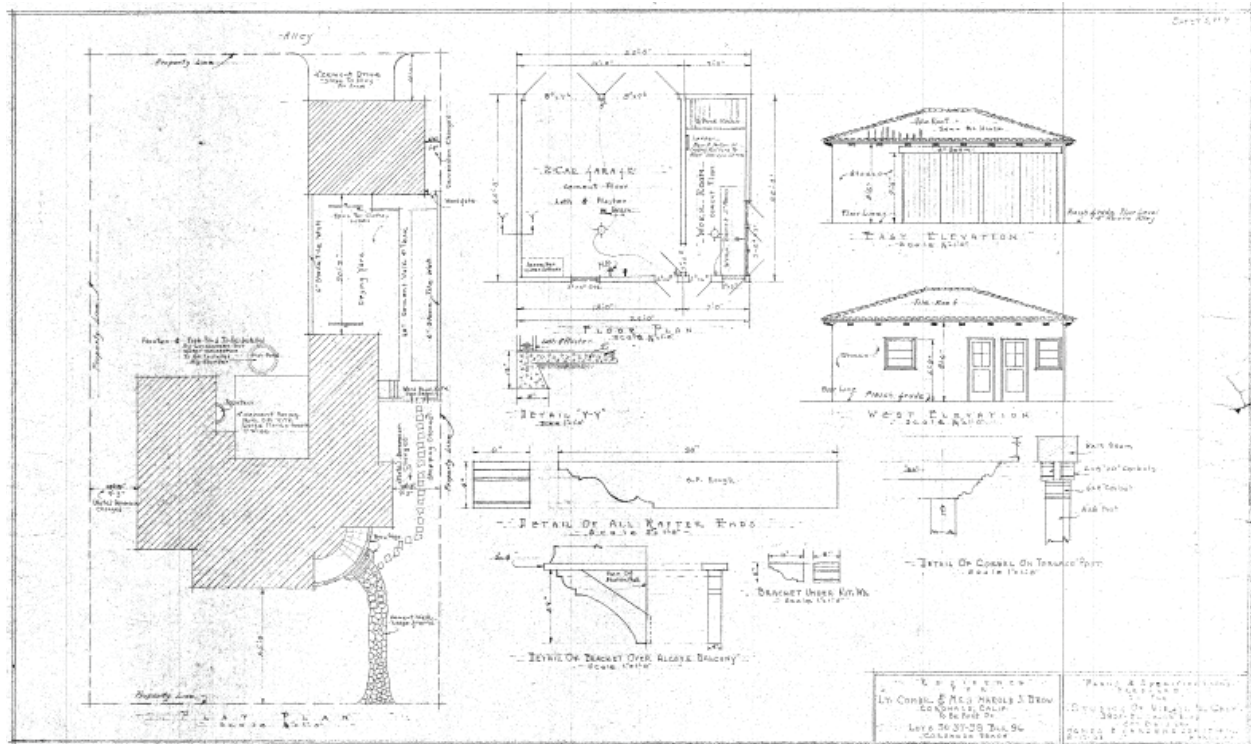
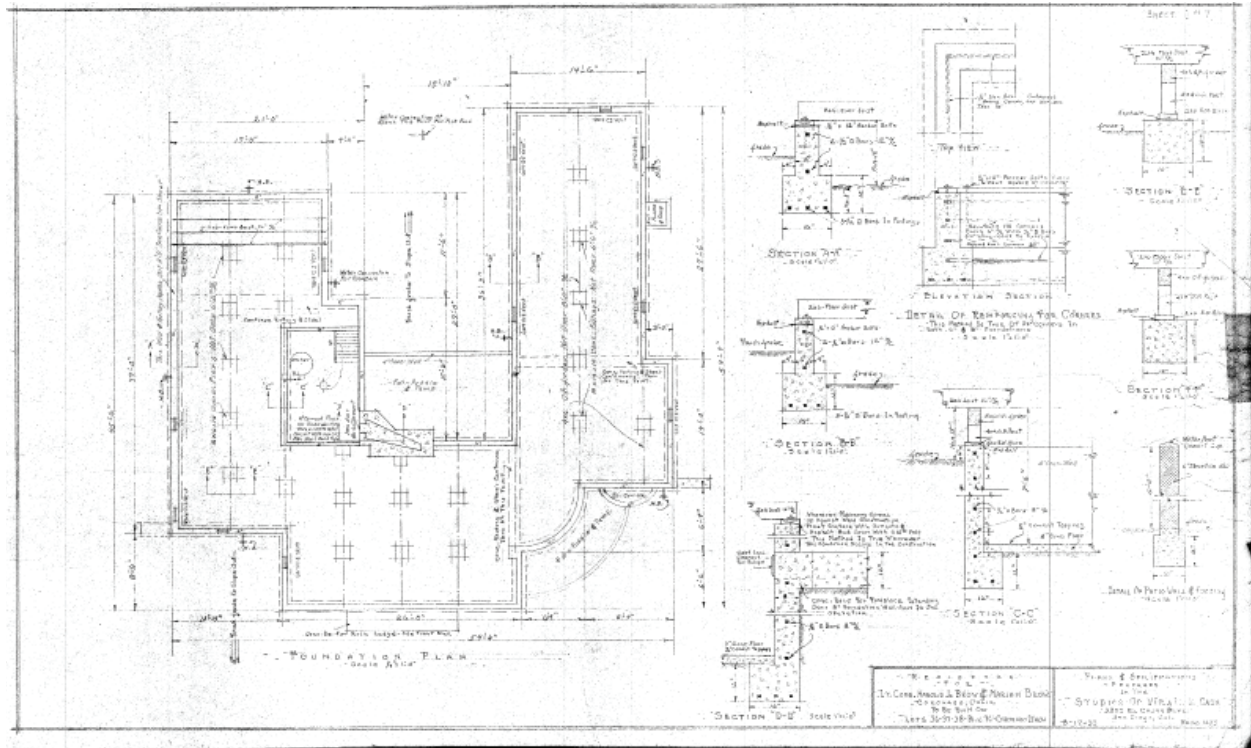
The detached garage, although a secondary resource, also retains many of its original architectural features including flat roof with parapet; north wood window; and wood garage door.

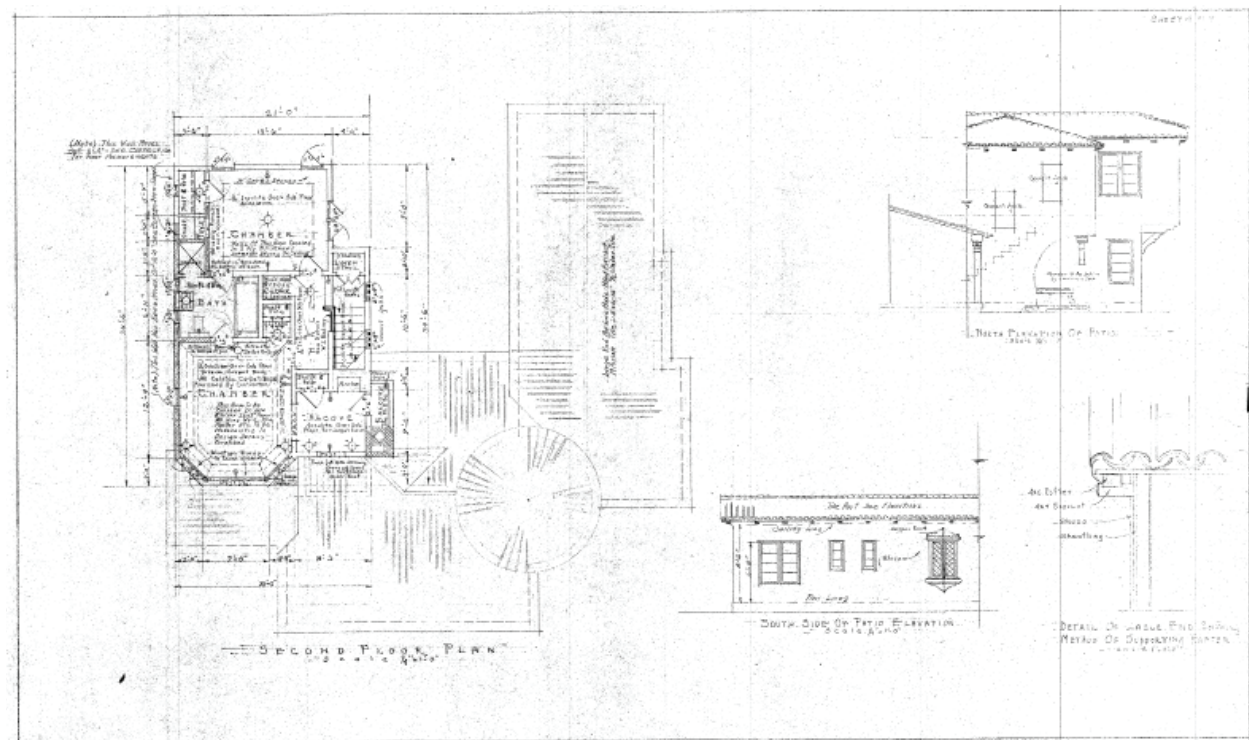
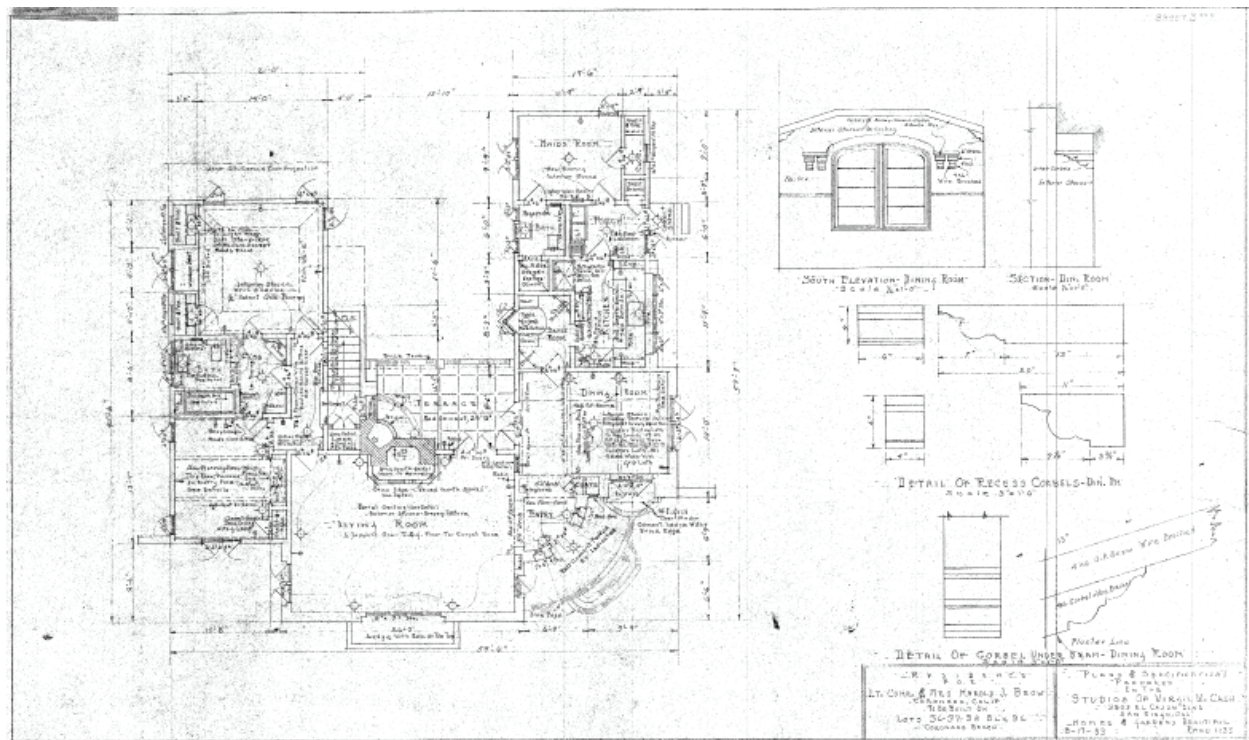
4. Site Plan

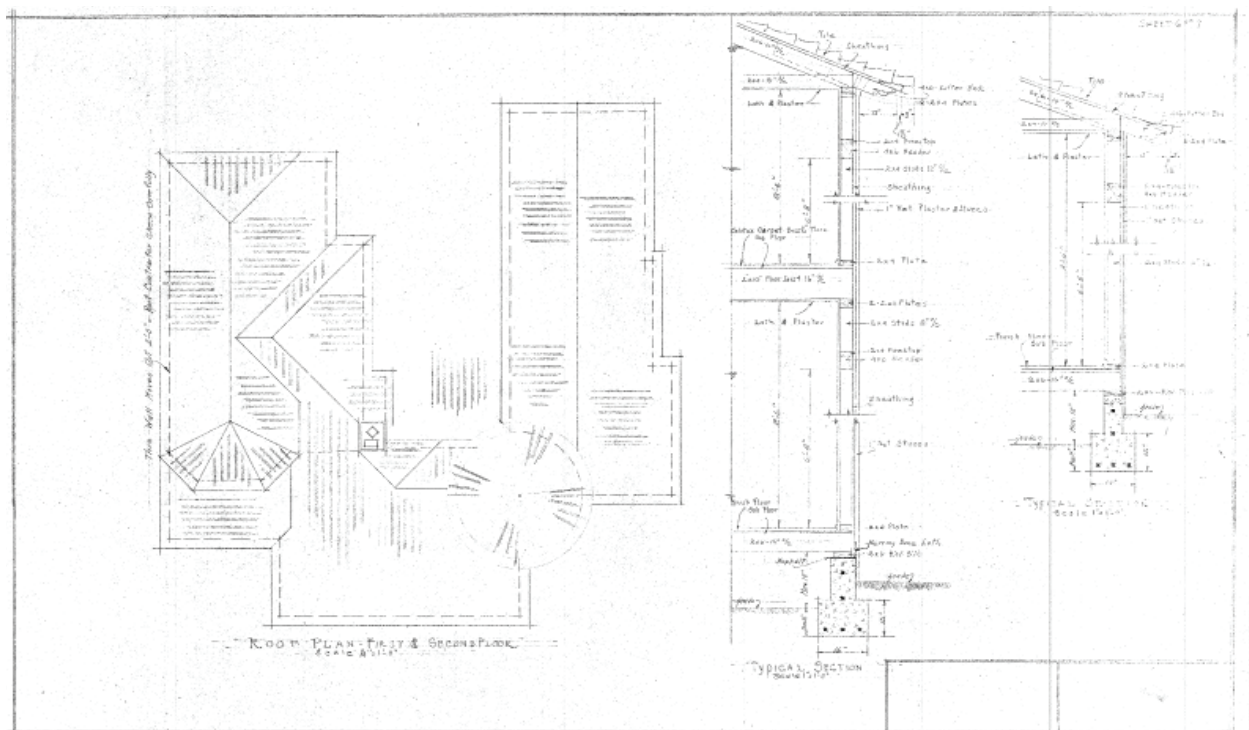
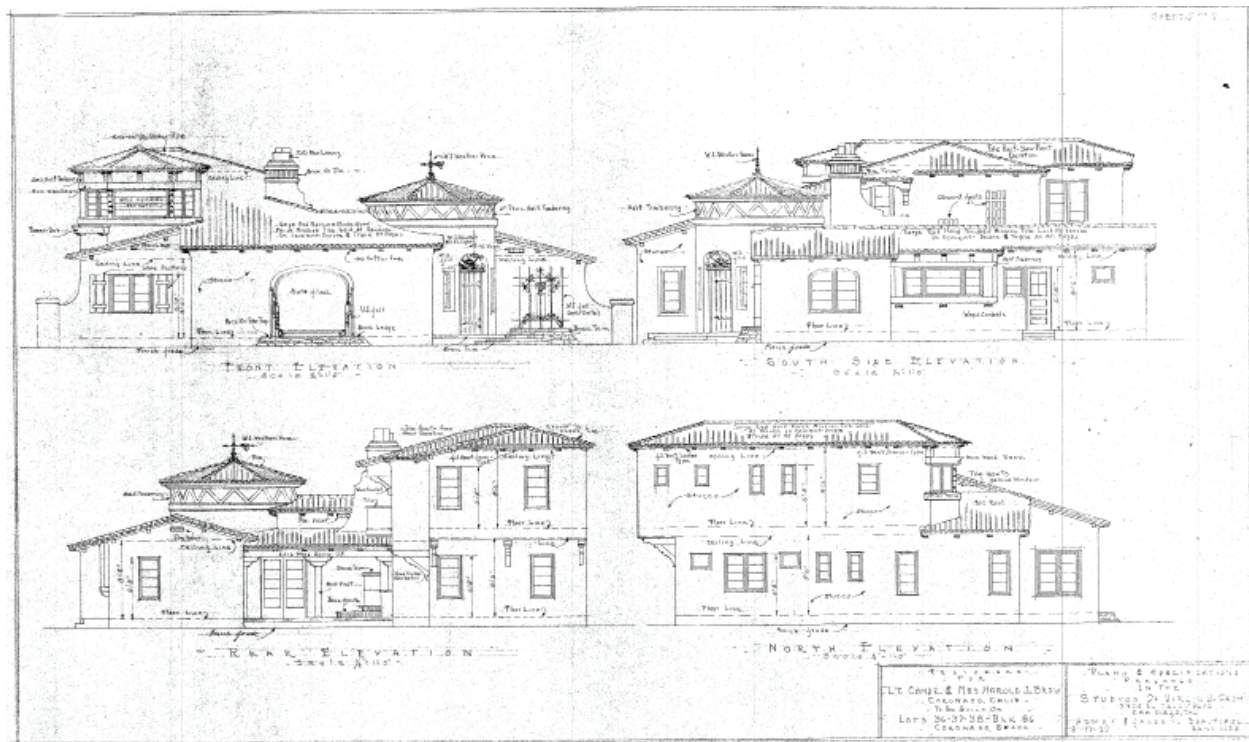


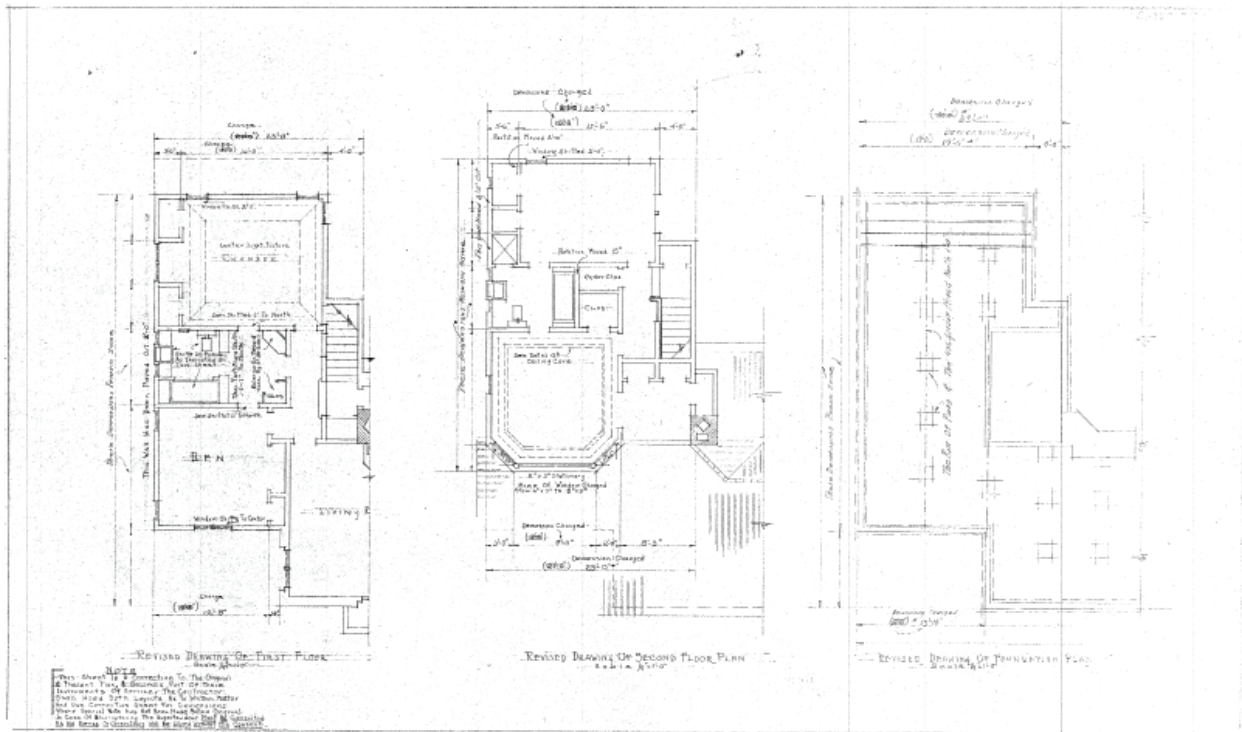
5. Construction History

a. Original Drawings









b. Notice of Completion

478

OFFICIAL RECORDS BOOK 254

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY RECORDER

That it is my intention to use and claim the said lot of land and premises above described, together with the dwelling house thereon; and its appurtenances as a homestead, and I do hereby select, declare and claim the same as a homestead.

That the actual cash value of said property I estimate to be \$5,000.00

In Witness Whereof, I have hereunto set my hand and seal, this 22nd day of January, nineteen hundred and thirty-four.

MARTHA AULINGER

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss. On this 22nd day of January, A.D. 1934, before me, Charles C. Otis, a Notary Public in and for said County and State, personally appeared Martha Aulinger, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Charles C. Otis
Notary Public in and for said County and State.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss. Charles Aulinger and Martha Aulinger, being duly sworn, depose and say that they are joint tenancy owners of the property described in the foregoing declaration of Homestead, that they have read the same and know the contents thereof, and that the matters therein stated are true of their own knowledge.

MARTHA AULINGER
CHARLES AULINGER

Subscribed and sworn to before me this 22nd day of January, 1934.

Charles C. Otis
Notary Public in and for said County and State.

Recorded at Request of Claimant Jan. 22, 1934, 2d Min. past 1 P.M.

Fee \$1.00
3128 7

COMPLETED
By Deputy N. Warfield

1/22/1934 #3139
Official Records Book 254, Page 478

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that Harold J. Brow and Marian K. Brow, whose address is 671 Alameda Ave., -- is now and was on the 30th day of September, 1933, the owner in fee of that certain real property situated in the City of Coronado, County of San Diego, California, described as follows, to-wit:

Lots 36, 37 and 38 in Block 93,
Coronado Beach, California.

That as such owners of said land said Harold J. Brow & Marian K. Brow, about the 30th day of September, 1933, entered into a contract with Gerhardt Construction Company, as contractor, for the erection and construction on said land of a certain building, to-wit:

Residence and garage

That said building has been duly constructed, and the same was actually completed on the 22nd day of January, 1934.

This notice is given pursuant to the provisions of Section 1187 of the Code of Civil Procedure of the State of California.

Dated this 22nd day of January, 1934.

HAROLD J. BROW
MARIAN K. BROW

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss. Harold J. Brow and Marian K. Brow, being first duly sworn, depose and say that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

HAROLD J. BROW
MARIAN K. BROW

Subscribed and sworn to before me this 22nd day of January, 1934.

L. W. Butler
Notary Public in and for the County of San Diego, State of California.
My commission expires August 18, 1937

c. Permits

TABLE 1: PERMIT HISTORY⁴³

Date:	Permitted Work/Site History:	Permit Issued to:
10/2/1933	Construct dwelling and garage (Permit #4549)	Owner: Lt. Cmdr. H. J. Brow Architect: Virgil Cash Contractor: Gernandt Const. Co.
10/26/1933	Sewer Connection (Permit #SP 1606)	Owner: Brow Plumbing Contractor: F. McCreery
5/25/1951	Erect 150' of 6' high redwood fence (Permit #10318)	Owner: S. F. Zimet Contractor: Self
10/10/1962	Remodel Kitchen (Permit #14631)	Owner: Chas Free Contractor: R. J. Dahlsten
3/31/1958	Repair Fire Damage (Permit #13183)	Owner: James Healy Contractor: D. J. Rent
5/14/1975	Plumbing - Water Heater (Permit #9107)	Owner: T. Boyd Contractor: Kracht Plumbing
5/21/1975	Enclose patio and remodel kitchen (Permit #19514)	Owner: Thomas G. Boyd Contractor: Owner
5/30/1975	Electrical - Outlets, sockets (Permit #11837)	Owner: Tom Boyd Contractor: Eastman Electric
6/11/1975	Plumbing - Sinks, Disposer, Dishwasher (Permit #9164)	Owner: T. Boyd Contractor: Kracht Plumbing
1/22/1976	Electrical - Outlets, sockets, switches (Permit #12029)	Owner: T. Boyd Contractor: Precision Pools
1/22/1976	Plumbing - Water Heater, Water piping (Permit #9524)	Owner: T. Boyd Contractor: Precision Pools
1/22/1976	Construct private swimming pool (Permit #19938)	Owner: T. Boyd Contractor: Precision Pools
5/31/2002	Remove wall at family room, add wall in bath and new w/c and sink and all associated plumbing and electric (Permits #0205-070 and #0206-049)	Owner: John and Ruth Porter Contractor: CVH Contracting

⁴³ City of Coronado, "Permits."

Building Permit
CITY OF CORONADO, CALIFORNIA
BUILDING DEPARTMENT

DUPLICATE

No. 4549

10 - 2 - 1933

Permission is hereby granted to H. J. Brown
Address 671-665 Alameda Ave.
To Construct Dwelling & Garage
Lot 36-37 & 38 Block 96 Tract Coronado Beach - So. Cal.
Street Address 665 Alameda Ave.
Cost of Building or Improvements \$ 8571.00
Contractor Gerhardt Const. Co. Address 9673
This permit is based upon certain plans and specifications for said work, and upon a written application duly filed in this office, all of which are hereby referred to and made a part hereof, and is subject to all the rules and regulations set forth in the ordinances of the City of Coronado in regard to such work, and all amendments thereto.

FORM 7

N. W. Reed Building Inspector.

Type I
Alter I
New Const. ✓
Misc.

BUILDING INSPECTION

No. 4549 Date 10-2-33
Address 665 Alameda
Lot 36-37 & 38 Block 96
Owner H. J. Brown
Contractor Gerhardt Const. Co.
Type of Building I
Use of Building Dwelling & Garage
Group 180
Cost of Building \$ 8591.00
Zone 2

CONSTRUCTION

	No.	Date
Foundation	✓	10-5-33
Frame	✓	11-13-33
Chimney	✓	11-2-33
Exterior Lathing	✓	11-11-33
Interior Lathing	✓	11-11-33
Ext. Plastering, 1st Coat	✓	11-11-33
" " 2d "	✓	12-14-33
" " 3d "	✓	1-8-33
Interior Plastering	✓	12-1-33
Roofing	✓	11-8-33
Plumbing	✓	11-2-33
Gas	✓	11-2-33
Electrical	✓	11-11-33
Sewer Connection	✓	11-2-33
Final Gas	✓	1-19-34
Certificate of Occupancy	✓	2-2-34

Building Inspector

BUILDING INSPECTION

Permit No. S.P. 1606 Date 10-26-33
Address 665 Alameda
Lot 36, 37 & 38 Block 96 Subd. C.B.S.L.
Owner H. J. Brown
Contractor E. McCreehy
Work I
Est. Value \$

INSPECTIONS

Forms _____
Foundation _____
Plumbing _____
Top-out _____
Tubs & Showers _____
Electrical _____
Service _____
Framing _____
Roof Nailing _____
Roofing _____
Ext. Lath & Plaster _____
1st Coat _____
2nd Coat _____
3rd Coat _____
Int. Lath & Plaster _____
Gas _____
Heating _____
Insulation _____
Chimney _____
Sewer Connection _____

Final Date 10-30-33

Building Inspector

Building Permit
CITY OF CORONADO, CALIFORNIA
BUILDING DEPARTMENT

No. 10318

Date May 25, 1951


Permission is hereby granted S. F. Zimet
To Erect 150' of 6' Redwood fence.
Lot 36-37-38 Block 96
Street Address 671 Alameda
Cost of Building or Improvements \$ 250.00
Contractor Self
Address Same

This permit is based upon certain plans and specifications for said work, and upon a written application duly filed in this office, all of which are hereby referred to and made a part hereof, and is subject to all the rules and regulations set forth in the ordinances of the City of Coronado in regard to such work, and all amendments thereto.

WARNING Do not proceed with any work until proper inspection has been made by Building Inspector.

[Signature] Building Inspector

New Const. ☒
Alter. ☐
Miscel. ☐



BUILDING INSPECTION

No. 10318 Date May 25, 1951
Address 671 Alameda Blvd
Lot 36-37-38 Block 96
Owner S. F. Zimet
Contractor Self
Use of Imp. 150' of Redwood Fence
Cost on Pmt. \$ 250.00

CONSTRUCTION

Foundation _____
Plumbing _____
Frame _____
Chimney _____
Electrical _____
Roofing _____
Ext. Lathing _____
Int. Lathing _____
Ext. Plastering _____
1st Coat _____
2nd Coat _____
3rd Coat _____
Int. Plastering _____
Gas _____
Sewer _____
Fence 6-12-51
Alteration _____
Repair _____
Driveway _____
Sign _____
Misc. _____

[Signature]
Building Inspector

1800

Building Permit
CITY OF CORONADO, CALIFORNIA
Building Department

No. 14631

Do Not Proceed with Any Work Until Proper Inspection Has Been Made by Bldg. Inspectors

Date 10-10-62

Permission is hereby granted CHARS FREE

To TO REMODEL KITCHEN

Lot 36-37 Block 96

Street Address 671 Alameda Blvd

Cost of Building or Improvements \$ 2400.00 No. of Sq. Ft. 1962

Contractor R. J. Dahlsten

Address 671 ALAMEDA BLVD

This permit is based upon certain plans and specifications for said work, and upon a written application duly filed in this office, all of which are hereby referred to and made a part hereof, and is subject to all the rules and regulations set forth in the ordinances of the City of Coronado in regard to such work, and all amendments thereto.

[Signature] Building Inspector

New Const. _____
Alter. _____
Miscel. ☒

BUILDING INSPECTION

✓ No. 14631 Date 10-10-62
Address 671 Alameda Blvd
Lot 36-37 Block 96
Owner Charles Free
Contractor R. J. Dahlsten
Use of Imp. remodel kitchen
Cost on Pmt. \$ 2,400

INSPECTIONS

Foundation _____
Plumbing _____
Frame _____
Chimney _____
Electrical _____
Roofing _____
Ext. Lathing _____
Int. Lathing _____
Ext. Plastering _____
1st Coat _____
2nd Coat _____
3rd Coat _____
Int. Plastering _____
Gas _____
Sewer _____
Fence _____
Alteration _____
Repair _____
Driveway _____
Sign _____

Final Date _____

Building Inspector

PLUMBING-MECHANICAL PERMIT
CITY OF CORONADO, CALIFORNIA
Building Department

No 9107

Permission is hereby granted Kracht Plumbing 5-14 1975
To install at 671 Alameda Fee \$ 4.50

Toilets	Dishwasher	Furnace
Bath Tubs	Washing Machine	Air Conditioner
Showers	Water Softener	Ventilation System
Lavatories	Floor Drain	Gas Line
Sinks	Building Sewer	Surface Water Drain
Laundry Tubs	Drain Line	Other
Water Heater <u>1</u>	Water Piping	Other
Disposer	Lawn Sprinklers	Other

The work covered by this permit is subject to all the rules and regulations set forth in the ordinances of the City of Coronado

Owner T. Boyd Inspector R. Baum

BUILDING PERMIT
CITY OF CORONADO, CALIFORNIA
Building Department

No 19514

Permit \$ 32.00
Plan Check \$ 16.00
TOTAL \$ 48.00

Date 5-21-75

Permission is hereby granted Thomas G. Boyd
To Enclose patio & remodel kitchen

Lot 36, 37 & 38 Block 96 Subd. B.G.I.
Address 671 Alameda Boulevard
Valuation \$ 5000
Contractor Owner
Address _____

Work authorized by this permit is subject to requirements set forth in City ordinances. Do not cover foundations, framing, lathing, plumbing, or electrical work until approved. Inspection performed by the City is for the purpose of enforcing substantial compliance with building regulations. The Inspector is not permitted to supervise the work. Neither the City nor the Inspector accepts responsibility for the quality or quantity of work performed. Call 435-2211 for inspections.

R. Baum Building Inspector

New Const. _____
Alter. XXXXX
Miscel. _____

	NO.	DATE
BUILDING PERMIT	19514	5-21-75
ELECTRICAL PERMIT	R-11832	5-30-75
PLUMBING PERMIT	9164	6-11-75
MECHANICAL PERMIT	9107	5-14-75
SEWER PERMIT		
DRIVEWAY PERMIT		
DEMOLISH PERMIT		
OTHER		
OTHER		
PLANS FILED		

LL

BUILDING INSPECTION

Permit No. 19514 Date 5-21-75
Address 671 Alameda
36338 Lot Block 86 Subd. C851
Owner Thomas Bero
Contractor OWNER
Work Kitchen Entry, Remodel Kitchen
Est. Value \$ 5000

INSPECTIONS

Forms
Foundation 5/30/75 S (STOOP)
Plumbing 6-19-75 BAUM
Top-out
Tubs & Showers
Electrical 6-13-75 BAUM
Service
Framing
Roof Nailing
Roofing
Ext. Lath & Plaster
1st Coat
2nd Coat
3rd Coat
Int. Lath & Plaster 6-19-75 BAUM
Gas 6-12-75 BAUM
Heating
Insulation 6-19-75 BAUM
Chimney
Sewer Connection

Final Date 19 JAN 26
Don C. Eibert
Building Inspector

(over)

ELECTRICAL PERMIT
CITY OF CORONADO, CALIFORNIA
Building Department


No 11837

Permission is hereby granted 5-30 1975
EASTMAN ELECTRIC
To Install at 671 ALAMEDA BLVD Fee \$ 6.50

Outlets } <u>14</u>	Temporary Power Pole
Sockets }	Ceiling Heat
Service Entrance	Motors:
Range	Under 1 H.P.
Dryer	1 H.P. to 5 H.P.
Heater	Over 5 H.P.
Signs	Other
Other	Other

The work covered by this permit is subject to all the rules and regulations set forth in the ordinances of the City of Coronado

Owner Tom Boyd Inspector R. D. Dine



PLUMBING-MECHANICAL PERMIT
CITY OF CORONADO, CALIFORNIA
Building Department

No 9164


Supplement
TO P-9107

Permission is hereby granted 6-11 1975
KRAUTH Plumbing
To Install at 671 Alameda Fee \$ 6.50

Toilets	Dishwasher	Furnace
Bath Tubs	Washing Machine	Air Conditioner
Showers	Water Softener	Ventilation System
Lavatories	Floor Drain	Gas Line
Sinks	Building Sewer	Surface Water Drain
Laundry Tubs	Drain Line	Other
Water Heater	Water Piping	Other
Disposer	Lawn Sprinklers	Other

The work covered by this permit is subject to all the rules and regulations set forth in the ordinances of the City of Coronado

Owner T. Boyd Inspector R. Baum



BUILDING PERMIT
CITY OF CORONADO, CALIFORNIA
Building Department

Permit \$ 20.00
Plan Check \$ _____
TOTAL \$ 20.00

No 19938

Date 1-22-76

Permission is hereby granted THOS. BOYD
To CONSTRUCT PRIVATE SWIMMING POOL

Lot 36-37 Block 96 Subd. CBSI
Address 671 ALAMEDA BLVD
Valuation \$ 9500
Contractor PRECISION POOLS
Address 11336 EL NOPAL, LAKESIDE
449-7977

Work authorized by this permit is subject to requirements set forth in City ordinances. Do not cover foundations, framing, lathing, plumbing, or electrical work until approved. Inspection performed by the City is for the purpose of enforcing substantial compliance with building regulations. The inspector is not permitted to supervise the work. Neither the City nor the inspector accepts responsibility for the quality or quantity of work performed. Call 435-2211 for inspections.

New Const ☒
Alter _____
Miscel. _____

R. O. Duina Building Inspector

BUILDING INSPECTION


Permit No. 19938 Date 1-22-76
Address 671 ALAMEDA
Lot 36-38 Block 96
Subd. _____
Owner THOS. BOYD
Contractor PRECISION POOLS
Work PRIVATE SWIMMING POOL Value 9500

INSPECTIONS

Setbacks _____
Forms _____
Foundation _____
U. G. Plumbing _____
Plumbing Top-out _____
Tub & Showers _____
U. G. Electrical 29 JAN 76
Rough Electrical 19 FEB 76
Electrical Service NEW 100A-
Framing _____
Roof _____
Ext. Lath & Plaster _____
Int. Lath & Plaster _____
Gas Line 23 JAN 76
Heating System _____
Insulation _____
Fireplace & Chimney _____
Sewer Connection _____
Other STEE / 4 BOND 26 JAN 76
Other _____
Other _____
Final 24 SEPTEMBER 1976
Don L. Eibert
(over) Building Inspector

	NO.	DATE
CHURCH STREET	19938	22 JAN 76
CLINTON STREET	12029	1-22-76
1ST	9524	1-22-76
2ND		
3RD		
4TH		
5TH		
6TH		
7TH		
8TH		
9TH		
10TH		
11TH		
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91ST		
92ND		
93RD		
94TH		
95TH		
96TH		
97TH		
98TH		
99TH		
100TH		

POOL

		CITY OF CORONADO BUILDING PERMIT		1815 Strad Way Coronado, CA 92118 (619) 522-7336 Fax No. (619) 435-6009	
				DEPARTMENT OF COMMUNITY DEVELOPMENT	
PERMIT NUMBER	0205-070	DATE	5/31/2002	TYPE OF PERMIT	COMBO
ADDRESS	671 ALAMEDA BLVD		APN	536-431-10-00	VALUATION \$2,500.00
PROPOSED USE OR OCCUPANCY	R-3	USE OF PERMIT	T.I.		
PROJECT DESCRIPTION: REMOVE WALL AT FAMILY ROOM, ADD WALL IN BATH AND NEW W/C AND SINK AND ALL ASSOCIATED PLUMBING AND ELEC.					
CONSTRUCTION AND FEE DESCRIPTION					
CONTRACT AMOUNT		2,500.00			
ESTIMATED COST OF CONSTRUCTION		\$2,500.00			
CONSTRUCTION FEE	100-4300			\$74.75	
ELECTRICAL FEE	100-4120			\$29.60	
MICRO COMPONENT (REPL U	100-5425			\$4.00	
PLAN CHECK	100-5415			\$48.59	
PLUMBING FEE	100-4310			\$56.75	
SEISMIC FEE - RESIDENTIAL	100-4305			\$0.50	
SUB-TOTAL CONSTRUCTION AND PLAN CHECK				\$214.19	
Payments Received					
TOTAL PAYMENTS RECEIVED				\$0.00	
TOTAL BALANCE DUE				\$214.19	
PLAN LOCATION:	FOLD				
PERMIT ISSUED BY					
This permit will become null and void if work is suspended or abandoned. The City will consider work to be suspended or abandoned if commencement of work does not occur within ONE HUNDRED EIGHTY (180) days of the issuance of this permit, or if an inspection does not occur during any ONE HUNDRED EIGHTY (180) day period after the commencement of work.					
DISTRIBUTION: WHITE - BUILDING CANARY - PLAN CHECK PINK - ASSESSOR GOLD - APPLICANT					

CITY OF CORONADO
PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT

1825 Strand Way Coronado, CA 92118 (619) 522-7326
Fax No. (619) 435-6009

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of the Health and Safety Code. the additional costs of printing and permit application processing caused by these requirements can only be passed on to the applicant as they are not recoverable from the state.

BUILDING PROJECT IDENTIFICATION	
APPLICATION/PERMIT NUMBER	0205-070
PROJECT STREET ADDRESS	671 ALAMEDA BLVD
APN	536-431-10-00
DESCRIPTION OF WORK	REMOVE WALL AT FAMILY ROOM, ADD WALL IN BATH AND NEW W/C AND SINK AND ALL ASSOCIATED PLUMBING AND ELEC.
PROPOSED USE OR OCCUPANCY	T.I. R-3
VALUATION OF PROJECT	\$2,500.00
OWNER	PORTER JOHN A & RUTH M 671 ALAMEDA BLVD CORONADO CA 92118
PHONE	FAX
CONTRACTOR	OWNER
PHONE	FAX
STATE LIC. NO.	CITY BUS. LIC. NO.
DESIGNER	
PHONE	FAX
ENGINEER	
PHONE	FAX
APPLICANT	PORTER JOHN A & RUTH M 671 ALAMEDA BLVD CORONADO CA 92118
PHONE	FAX
I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE SHOWN INFORMATION IS CORRECT, AND THAT I AM THE OWNER OR DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH ALL CITY AND STATE LAWS RELATING TO BUILDING CONSTRUCTION. I HEREBY AUTHORIZE REPRESENTATIVES OF THE CITY OF CORONADO TO ENTER THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES. IF, AFTER MAKING THIS CERTIFICATE OF CONSTRUCTION, YOU SHOULD BECOME SUBJECT TO WORK COMMISSION PROVISIONS OF THE LABOR CODE, YOU MUST FURTHER COMPLY WITH SUCH PROVISIONS OF THIS PERMIT SHALL BE DEEMED REVOKED.	
SIGNATURE	<i>John A Porter</i>
DATE	5-31-02
<input type="checkbox"/> OWNER	<input type="checkbox"/> CONTRACTOR
<input type="checkbox"/> AGENT FOR OWNER	<input type="checkbox"/> AGENT FOR CONTRACTOR
PLANS SUBMITTED BY	DATE 5/31/2002
PLAN CHECK DEPOSIT #1005415	214.19 RECEIPT

--- LICENSED CONTRACTOR DECLARATION ---
I hereby affirm under the penalty of perjury 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.
License # _____ License Class _____ Expiration Date _____
Contractor _____ Date _____

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

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. 7014, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not build or improve for the purpose of sale).

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

I am exempt under Sec. _____ Business and Professions Code for this reason _____

Owner *John A Porter* Date 5-31-02

--- WORKERS' COMPENSATION DECLARATION ---
I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued.

I have and will maintain workers' compensation insurance, 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: (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

Carrier _____ Policy Number _____ Expiration Date _____

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.

Applicant *John A Porter* Date 5-31-02

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 FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

--- CONSTRUCTION LENDER ---
Applicant affirms under the penalty of perjury that there is a construction lending agency for the performance of the work for which the permit is issued (Section 3097, Civ. C)
Lender's Name _____ Address _____
Applicant affirms under the penalty of perjury that there is no construction lending agency for the performance of the work for which the permit is issued (Section 3097, Civ. C)

--- IMPORTANT ---
Application is hereby made to the Director of Community Development for a permit subject to the condition and restrictions set forth on this application, and all applicable city and state laws and ordinances.
1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall, indemnify and hold harmless the City of Coronado, its officers, agents and employees in accordance with the provisions of Section 7038.010 of the Coronado Municipal Code and all applicable city and state laws and ordinances.
2. Any Plan Review becomes null and void after ONE HUNDRED EIGHTY (180) days from the date of this application.

DIST: WHITE - BLDG CANARY - PLAN CHECK PINK - OWNER/APPLICANT


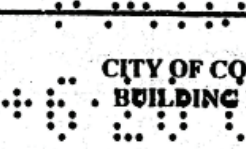
Rev. NOV 1999



CITY OF CORONADO
BUILDING PERMIT FIELD INSPECTION RECORD
(619) 522-7326

PERMIT NO. 0205-070		PROJECT ADDRESS 671 ALAMEDA BLVD		DATE 5/31/2002	
OWNER PORTER JOHN A & RUTH M.		WORK DESCRIPTION REMOVE WALL AT FAMILY ROOM, ADD WALL IN BATH AND NEW W/C AND SINK AND ALL ASSOCIATED PLUMBING AND ELEC.			
CONTR. OWNER					
FIELD INSPECTION APPROVALS				INSP. DATE & SIGN.	
UNDERGROUND AND FOUNDATION					
1. DEMO	2. TEMP FOWER	3. U/G PLUMBING	4. U/G GAS		
5. BLDG SEWER	6. U/G ELECTRICAL	7. YARD & SETBACKS	8. FOUNDATION		
9. UFER	10. GRADE BEAMS	11. SLAB ON GRADE	12. GROUT		
13. POOL STEEL AND BOND	14. ACCESS	15. POOL HYDROSTATIC VALVE	16. OTHER		
MECHANICAL AND ELECTRICAL ROUGH-IN STRUCTURAL FRAMING					
20. U.F. FRAME	21. U.F. MECHANICAL	22. U.F. PLUMBING 10/21	23. TOP OUT PLUMBING 10/21	10/21/02 [Signature]	
24. WATER PIPING 10/21	25. GAS PIPE PRESS. TEST	26. ELECTRIC CIRCUITS 10/21	27. SMOKE DETECTORS		
28. ELEC. SERV. & PANELS UNITS	29. H.V.A.C.	30. HTG. VENTS & DUCTS 10/21	31. VENT FAN SYSTEM 10/21		
32. ROOF NAILING	33. SHEAR PANELS	34. HOLD DOWNS	35. FIREPLACE & CHIMNEY		
36. FRAME 10/21	37. ACCESS	38. ELEC. BOND	39. OTHER		
ENERGY CONSERVATION					
40. ROOF CEILING	41. EXT. WALLS	42. UNDER FLOOR	43. EXT. DOORS		
44. WINDOWS GLAZING	45. SOUND INSULATION	46. INSUL. CERTIFICATES	47. OTHER		
48. MANDATORY CHECK LIST					
SURFACE COVERING					
50. EXT. LATH	51. GYPSUM DRYWALL	52. INTERIOR LATH	53. POOL PRE-PLASTER		
54. OTHER					
FINAL INSPECTION					
60. WTR HTR & PIPE INSUL.	61. FINAL HTG VENT A/C	62. DUCT DAMPERS	63. FINAL GAS TEST		
64. FINAL PLUMBING	65. SMOKE DETECTOR	66. SERVICE/ PANELS	67. FINAL ELECTRIC		
68. HANDRAILS	69. GRDRAILS	70. STAIRS	71. POOL EPUP.		
72. FIRE	73. ACCESS	74. OTHER			
FINAL INSPECTIONS					
80. PUBLIC SRVCS	81. ENGR. DEPT.	82. FIRE DEPT.	83. ACCESS		
84. PLANNING	85. HAZMAT	86. BUILDING	87. POOL BARRIERS		
DATE PERMIT REVOKED EXPIRED REINSTATED TEMP. OCCUPANCY ISSUED					
DATE PROJECT FINAL SIGN-OFF 3/6/05 [Signature] OCCUPANCY PERMIT ISSUED ON					

UP 2 OUTLETS @ SINK / COVER
CHANGE SIDE WALL OUT LET TO GFI.

				CITY OF CORONADO BUILDING PERMIT		1825 Strand Way Coronado, CA 92118 (619) 522-7326 Fax No. (619) 435-6009	
				DEPARTMENT OF COMMUNITY DEVELOPMENT			
PERMIT NUMBER	0206-049	DATE	6/20/2002	TYPE OF PERMIT	CHANGE		
ADDRESS	671 ALAMEDA BLVD			APN	536-431-10-00	VALUATION	\$0.00
PROPOSED USE OR OCCUPANCY	USE OF PERMIT CONTRACTOR CHANGE						
PROJECT DESCRIPTION: CONTRACTOR CHANGE FROM OWNER TO CVII SEE PERMIT #0205-070							
CONSTRUCTION AND FEE DESCRIPTION							
ESTIMATED COST OF CONSTRUCTION				\$0.00			
CONTRACTOR CHANGE 100-4300				\$20.00			
SUB-TOTAL CONSTRUCTION AND PLAN CHECK				\$20.00			
Payments Received				\$0.00			
TOTAL PAYMENTS RECEIVED				\$0.00			
TOTAL BALANCE DUE				\$20.00			
PLAN LOCATION:							
PERMIT ISSUED BY							
This permit will become null and void if work is suspended or abandoned. The City will consider work to be suspended or abandoned if commencement of work does not occur within ONE HUNDRED EIGHTY (180) days of the issuance of this permit, or if an inspection does not occur during any ONE HUNDRED EIGHTY (180) day period after the commencement of work.							
DISTRIBUTION: WHITE - BUILDING CANARY - PLAN CHECK PINK - ASSESSOR GOLD - APPLICANT Rev. FEB 1997							

CITY OF CORONADO
PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT

1825 Strand Way Coronado, CA 92118 (619) 522-7326
Fax No. (619) 435-6009

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of the Health and Safety Code. The additional costs of printing and permit application processing caused by these requirements can only be passed on to the applicant as they are not recoverable from the State.

BUILDING PROJECT IDENTIFICATION	
APPLICATION/PERMIT NUMBER	0206-049
PROJECT STREET ADDRESS	671 ALAMEDA BLVD
APN	536-431-10-00
DESCRIPTION OF WORK	CONTRACTOR CHANGE FROM OWNER TO CVH SEE PERMIT #0205-070
PROPOSED USE OR OCCUPANCY	CONTRACTOR CHANGE
VALUATION OF PROJECT	
OWNER	PORTER JOHN A & RUTH M 671 ALAMEDA BLVD CORONADO CA 92118
PHONE	FAX
CONTRACTOR	CVH CONTRACTING 4917 TWAIN AVE SAN DIEGO CA 92120 (619) 261-7744 FAX 619
PHONE	FAX
STATE LIC. NO.	
CITY BUS. LIC. NO.	
DESIGNER	
PHONE	FAX
ENGINEER	
PHONE	FAX
APPLICANT	CVH CONTRACTING 4917 TWAIN AVE SAN DIEGO CA 92120 (619) 261-7744 FAX 619
PHONE	FAX
I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE SHOWN INFORMATION IS CORRECT, AND THAT I AM THE OWNER OR DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH ALL CITY AND STATE LAWS RELATING TO BUILDING CONSTRUCTION. I HEREBY AUTHORIZE REPRESENTATIVES OF THE CITY OF CORONADO TO ENTER THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES. IF, AFTER MAKING THIS CERTIFICATE OF CONSTRUCTION, YOU SHOULD BECOME SUBJECT TO WORK COMMISSION PROVISIONS OF THE LABOR CODE, YOU MUST FURTHER COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.	
SIGNATURE _____ DATE _____	
<input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> AGENT FOR OWNER <input type="checkbox"/> AGENT FOR CONTRACTOR	
PLANS SUBMITTED BY	DATE 6/20/2002
PLAN CHECK DEPOSIT #1005415	20.00 RECEIPT

--- LICENSED CONTRACTOR DECLARATION ---
I hereby affirm under the penalty of perjury 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.

License # C:789053 License Class B Expiration Date
Contractor Date 6-20-02

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

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 Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not build or improve for the purpose of sale.

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

I am exempt under Sec. _____ Business and Professions Code for this reason _____

Owner _____ Date _____

--- WORKERS' COMPENSATION DECLARATION ---
I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued.

I have and will maintain workers' compensation insurance, 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: (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

Carrier Policy Number Expiration Date

NO EMPLOYEES

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.

Applicant Date 6-20-02

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 FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

--- CONSTRUCTION LENDER ---
Applicant affirms under the penalty of perjury that there is a construction lending agency for the performance of the work for which the permit is issued (Section 3097, Civ. C)

Lender's Name Address
Applicant affirms under the penalty of perjury that there is no construction lending agency for the performance of the work for which the permit is issued (Section 3097, Civ. C)

--- IMPORTANT ---
Application is hereby made to the Director of Community Development for a permit subject to the condition and restrictions set forth on this application, and all applicable city and state laws and ordinances.
1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall, indemnify and hold harmless the City of Coronado, its officers, agents and employees in accordance with the provisions of Section 70.38.010 of the Coronado Municipal Code and all applicable city and state laws and ordinances.
2. Any Plan Review becomes null and void after ONE HUNDRED EIGHTY (180) days from the date of this application.

CIRCUIT CARD AND LOAD SUMMARY

THIS CARD MUST BE FILLED OUT AND AVAILABLE AT THE SERVICE EQUIPMENT FOR THE ROUGH INSPECTION

ADDRESS	671 ALAMEDA	PERMIT #	0205-070
OWNER	John + Ruth Porter	PHONE	619 435 6978
CONTRACTOR	CVH CONTRACTING	CENSUS TRACT #	
		PHONE	619 261 7744
		AREA IN SQ. FT.	

Circuit 1 Rooms	T	C	B	R	S	Circuit 2 Rooms	T	C	B	R	S
POWDER RM		1			2	BATH RM		1	①	③	1
DR. ROOM		②		⑤							
Circuit 3 Rooms	T	C	B	R	S	Circuit 4 Rooms	T	C	B	R	S
BATH RM											
Circuit 5 Rooms	T	C	B	R	S	Circuit 6 Rooms	T	C	B	R	S
Circuit 7 Rooms	T	C	B	R	S	Circuit 8 Rooms	T	C	B	R	S
Circuit 9 Rooms	T	C	B	R	S	Circuit 10 Rooms	T	C	B	R	S
Circuit 11 Rooms	T	C	B	R	S	Circuit 12 Rooms	T	C	B	R	S

T = tail C = ceiling light B = wall bracket light
 R = convenience recept outlet S = switch

Fill in applicable items below for new and existing. Use remarks as necessary to describe work.

[illegible]

REMARKS _____

COMPUTED SERVICE LOAD _____ AMPS

See Calculation Worksheet on back for S.F.D. only

SYSTEM VOLTAGE _____

GFCI LOCATIONS

SERVICE GROUND BOND

(a) Size: No. CU _____ AL _____

(b) Location of clamp(s) _____

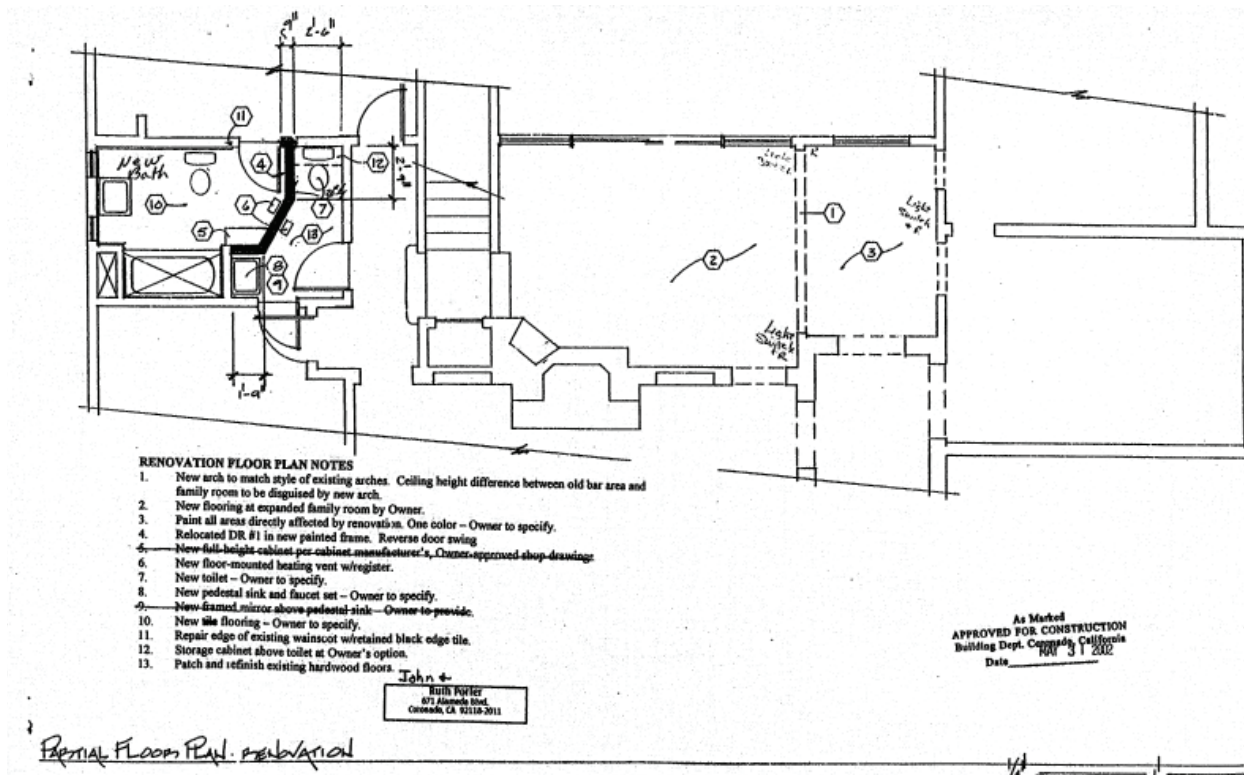
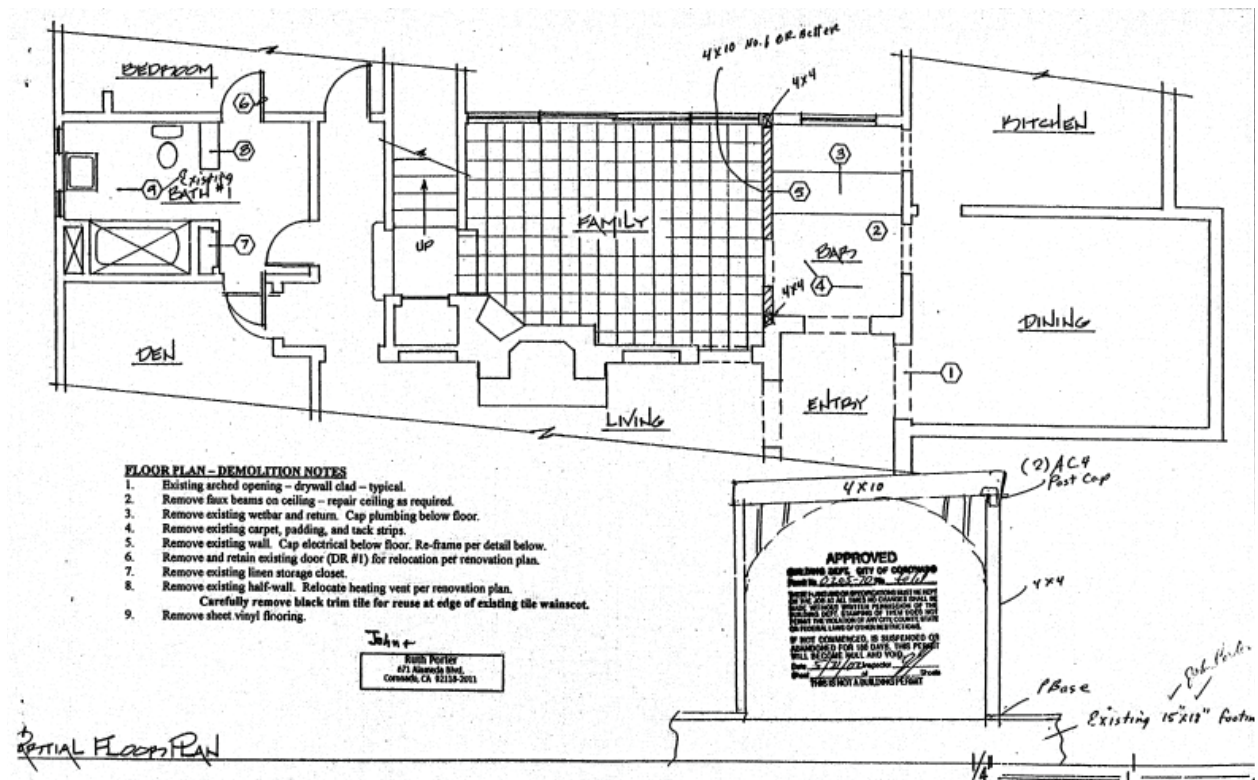
(c) Connected YES () NO ()

I certify that all terminations have been torqued in accordance with manufacturer's instructions and that the work shown on this circuit card represents the full extent of the work performed under this permit.

OWNER/CONTRACTOR

SIGNED Lin

DATE 10-21-02



RESIDENTIAL BUILDING RECORD

[illegible]

7. Architect/Builder/Developer Information

Designer: Virgil W. Cash, FAIBD
Builder: Gernandt Construction Company
Original Drawings: August 17, 1933
Construction Date: January 22, 1934 (Notice of Completion)

Virgil W. Cash, FAIBD

The residence at 671 Alameda Boulevard was designed by Virgil W. Cash of San Diego County in 1933. Virgil Ward Cash was born on July 27, 1903, in Farlington, KS to Elmer E. and Mollie F. Cash. He was the eldest of two sons and grew up in Kansas. Historical research revealed that Virgil Cash arrived in San Diego as early as 1923 while attending San Diego State College in which he was also a member of Eta Omega Delta.⁴⁴ He graduated in 1928 and began his career initially as a drafter and later as an architectural designer involved in both residential and commercial properties throughout the County of San Diego.

Cash's design career spans over 30 years. His most active years were from the 1929 through the 1950s in which he primarily designed residential properties in varying styles that were popular during that period. Firms in which he was associated with include "Loring & Cash" listed under "Architects-Uncertified" in the local directory and in 1930 he was listed with John S. Siebert Company, a San Diego-based architectural firm. In 1933, Cash ventured on his own and established his studios on El Cajon Boulevard. The following year, he is officially listed as "Virgil W. Cash, Architectural Drafting, Designing, & Improvements Studios." Original 1933 drawings from the Brow Residence at 671 Alameda Boulevard in Coronado records his work in the title block as, "Plans & Specifications Prepared in the Studios of Virgil W. Cash." This was later changed to 'Virgil W. Cash & Associates' which was initially noted in a 1939 full page *Coronado Eagle and Journal* article for the E.F. Koerner residence at 737 Margarita Avenue in Coronado.⁴⁵

His earliest known work expressed a partiality for the Spanish Eclectic style, as evident in his illustrative design advertisements in the *San Diego Union* from 1932-1933, in his projects at 323 J Avenue and 671 Alameda Boulevard in Coronado, as well as his 'Casa Sevillana' design, a 1933 model home project for the College Park tract by Bell-Lloyd Investment Company.⁴⁶ Cash's later works adopted more popular Modernist influences. One property, 323 J Avenue, was locally designated in the City of Coronado under Criterion C for its architecture and under Criterion D for its association with the work of both Virgil Cash, its designer, and Alfred Liang, its builder.

⁴⁴ Ancestry.com. *U.S., School Yearbooks, 1900-1999*. <https://www.ancestry.com/discoveryui-content/view/290005078:1265> (Lehi, UT, USA: Ancestry.com Operations, Inc., 2010). Accessed February 28, 2022.

⁴⁵ Advertisement: "A Beautiful Coronado Home Built by H.Q. Smith, Coronado Builder." *Coronado Eagle and Journal*. Vol. 2, No. 35, June 29, 1939.

⁴⁶ "Model Home for College Park." *San Diego Union*. September 9, 1933.

**TABLE 2: CITY OF CORONADO
VIRGIL W. CASH DESIGNATED PROPERTIES**

Project No.	Address	Year	Criterion C: Style	Criterion D: Professional	Criteria
HR 2015-01	323 J Ave	1932	Spanish Eclectic	Architect: Virgil Cash Builder: Alfred Liang Landscape Architect: Milton P. Sessions	C, D

TABLE 3: KNOWN VIRGIL W. CASH PROJECTS

Address/Location	Year	Style	Contractor	Owner/Developer
2860 Ivy St	1932	Spanish Eclectic		
671 Alameda Blvd, Coronado	1933	Spanish Eclectic	Gernandt Construction Company	Comdr. and Mrs. Harold J. Brow
737 Margarita Ave, Coronado	1939	English Cottage	H.Q. Smith	E.F. Koerner
313 National Ave, National City	1940	Streamline Moderne	Thatcher and King	National City News & Vergason Printing Company
9250 Virginia Lane La Mesa	1947	Custom Ranch		
10039 Fuerte Dr Mt. Helix	1949	Modern		Design-Build for Mr. & Mrs. Ralph A. Peterson
9898 Edgelake Drive Mt. Helix	1949- 1950	Modern		Mr. & Mrs. Irvin Powers
3525 5 th Ave San Diego	1950	Streamline Moderne		Virgil W. Cash & Assoc (offices)
Mt. Helix Suburbs	1951 (permit)			Addition to existing Charles E. Burch residence
4820 Helix Dr. Mt. Helix	1952	Custom Ranch		Mr. & Mrs. Sidney Almgren
Lemon Grove	1952 (permit)			Addition and alteration to existing Ralph E. Miller residence
14 th & K Streets San Diego	1953	Contemporary		Whiting-Mead Store
3605 Fenelon St	1956	Custom Ranch		Mr. & Mrs. Lloyd Baldridge
3671 4 th Ave	1967	Modern		San Diego Mental Health Association Headquarters (rendering)

A shift occurred midway through Cash's career where he focused more on community work serving on several design and planning boards in the east San Diego region of Spring Valley, Grossmont, Mt. Helix, and La Mesa. In 1938, Cash, along with East County developer Ed Fletcher, Jr. of the Fletcher Company; Fred Heilbron, plumbing contractor; John Steen, DDS; and Andrew Smith, MD, founded the Grossmont-Mt. Helix Improvement Association (GMIA). GMIA was formed as a result of community concern for the lack of adequate land use planning and zoning type requirements.⁴⁷ In 1947, he committed to the newly established architectural committee of the GMIA and in 1953, he served as Chair of the newly formed Federated Sanitation Committee in Spring Valley.^{48,49}

Expanding beyond San Diego, Cash became the San Diego representative on the board of the American Institute of Building Design (AIBD) in 1958. The AIBD was the successor organization of the Architectural Draftsmen's Guild and since 1950, it provided building designers with educational resources and developed nationwide design standards and code of ethics for the building design profession. It initiated with two state chapters in Arizona and California and later expanded to 48 states, throughout Canada, Europe, Asia, Australia, and the Bahamas.^{50,51} By 1960, Cash was elected as National Secretary and member of the newly formed national board. In 1962, he served as Vice President for the AIBD and in 1963, he was elected as the national President of the AIBD and served consecutively until 1966.⁵² In 1964, he was one of the first to receive the distinguished and newly established AIBD College of Fellows.⁵³ Not much is recorded between 1964 and 1968. By 1968, Mr. Cash sold the two-story office building he designed and finally retire. Mr. Cash passed away in 1986.

⁴⁷ In 1938, there was no zoning regulations in the County of San Diego. "A Brief History of the Mt. Helix Area and GMIA." *GMIA Viewpoints*. Vol. 38, Issue 4. Spring 2008.

⁴⁸ "Committee Appointed." *San Diego Union*. December 3, 1947.

⁴⁹ "Facts Promised for Taxpayers in Spring Valley." *San Diego Union*. April 10, 1953. Also, "Spring Valley Still Has Sewer Problem." *San Diego Union*. October 8, 1953.

⁵⁰ "Eight Delegates." *San Diego Union*. July 25, 1959.

⁵¹ "History of the AIBD." *American Institute of Building Design*. Accessed February 20, 2022. www.aibd.org/history

⁵² "San Diego Elected." *San Diego Union*. August 4, 1963.

⁵³ *San Diego Evening Tribune*. August 6, 1964.



The Unusual in a Home

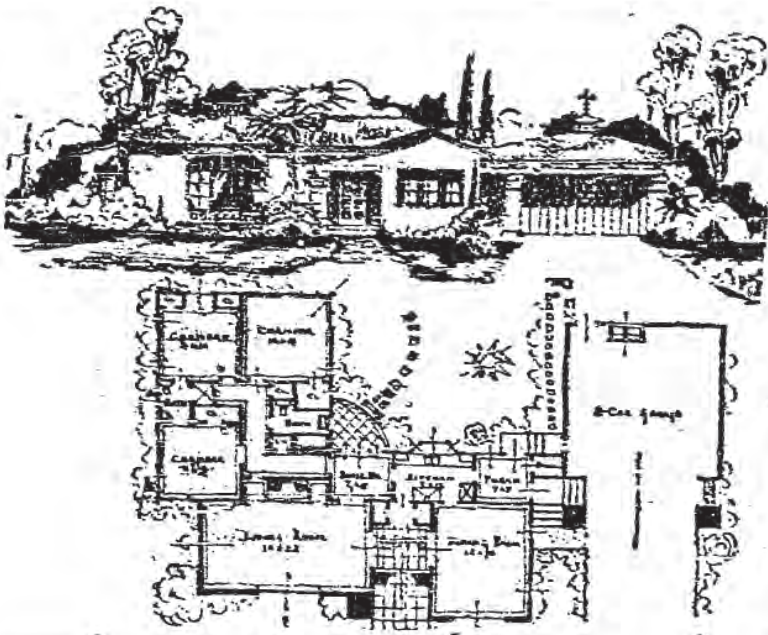
Beautiful five-room, two-story Spanish home. Exceptionally large rooms for a home of this size. It embodies all that one has dreamed of in a five-room home of moderate size, including a full tile roof, tile floor in bath and all standard fixtures. Beautiful large studio window in living room. In addition there is a real fireplace that will actually heat and not smoke. Eight behind and facing out on a garden is the dining room with an unusual feature in it, a corner window without the ordinary cumbersome support, giving one an unobstructed view through it. Between the dining room and living room we find our stairway with a W. I. railing of rich design. This leads us to the second floor and two large bedrooms, bath and a delightful balcony porch. Each bedroom has at least two slides with windows in them, assuring perfect cross ventilation. In addition to this the balcony porch is so arranged that it is possible to place it in and thereby adding a sleeping porch or a guest bed chamber. This home has hardwood floors, interior stucco and beautifully decorated inside and out.

Plans and specifications are being prepared in the studios of Virgil W. Cash, 4903 El Cajon Blvd.

Total cost of this home is to be \$2500 and is being financed 100% by the studios of Virgil W. Cash. For information concerning this home or any other which you are dreaming of please call the Studios of Virgil W. Cash, Hannaford 2123 or visit the Studios at 3905 31 Cajon Blvd.

Model Home for College Park

This new home, called the "Casa Sevillana," is being erected for use as a model home on the College Park tract by the Bell-Lloyd Investment company. The distinguishing note is the enclosed patio. Virgil Cash is the designer.



OPEN TO THE PUBLIC

VIRGIL W. CASH announces

A PREVIEW SHOWING

OF THE HOME RECENTLY COMPLETED AT 2477 MARILUISE WAY

An Example of Spanish Style Frame and Stucco, Full Tile Roof, Four Bedrooms, Three Baths, Including Butler's Pantry

GEORGE L. BARNEY—EXCLUSIVE AGENTS FOR THIS HIGH GRADE PROPERTY

OPEN 1 TO 5 P. M.—AUGUST 4 TO AUGUST 11

The Site for This Beautiful Home Is One of the Many Choice Presidio Hills Homesites Developed by

GEORGE W. MARSTON

Primarily to provide a beautiful entrance to Presidio Park which Mr. Marston has developed and donated to the city. This, together with the scenic homesites he has developed has been the greatest contribution to a city beautiful by this pioneer in the promotion of artistically located and ideally lovely homesites. ALL IMPROVEMENTS—TELEPHONE, LIGHTS, ETC. ARE UNDERGROUND. NO UNSIGHTLY POLES.

This home was designed by Studios of Virgil W. Cash, 4533 North Ave.

Directions—Go out Fort Stockton to end of car line. Turn two blocks left and two blocks right to 2477 Marilouise. The builders, architect and general contractor appreciate the cooperation of the following firms who have contributed to the accomplishment of this work.

Figure 1: Various firmadver tisements.Source:(l-r) San Diego Union, September 25, 1932; San Diego Union, September 10, 1933; (bottom) San Diego Union, August 4, 1935.

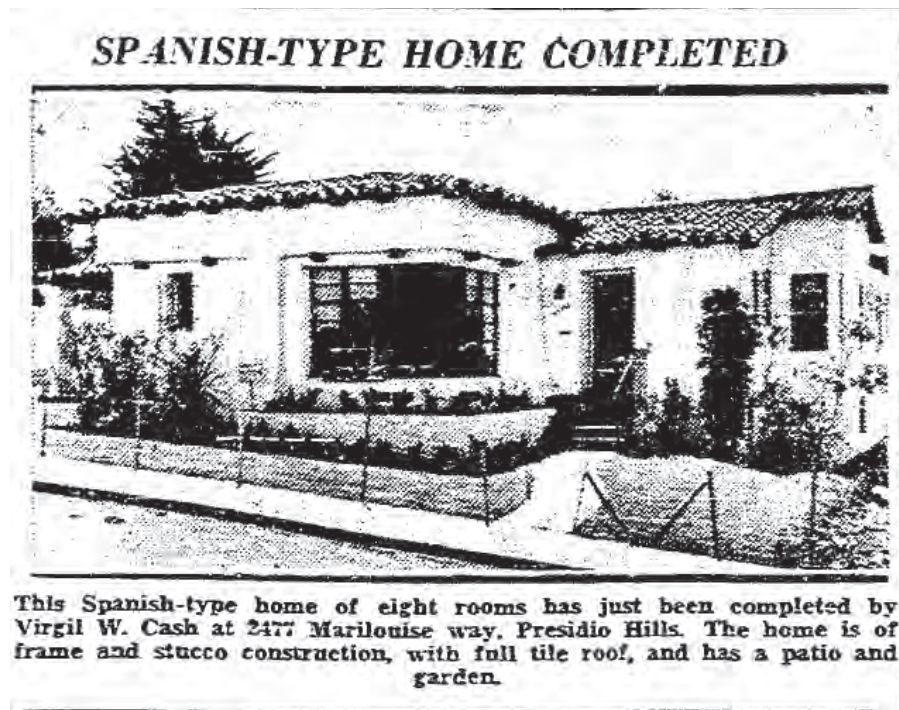


Figure 2: Advertisement of completed work on Marilouise Way. Source: *San Diego Union*, August 11, 1935.

New Home of the National City News and Vurgason Printing Company at 313 National Avenue

This new building was designed by Virgil W. Cash and Associates of San Diego and was built by Thatcher and King, National City Contractors. It has a frontage of 125 feet on National Avenue and provides 7,200 feet of floor space now occupied by the National City News, and the Vurgason Printing company. Fire-proof construction, up-to-date design and fluorescent lighting are features of the building.




Figure 3: Newly completed commercial building in National City. Source: (l-r) *National City Star News*, August 30, 1940.

A Beautiful Coronado Home

Built by H. Q. Smith, Coronado Builder

BUILT FOR
E. F. KOERNER
Coronado City Building
Inspector

At
737 MARGARITA
In the Glorietta
Section



DESIGNED BY
**VIRGIL W. CASH
& ASSOCIATES**
2548 FIFTH AVENUE
San Diego
Phone Main 4761

English Cottage Architectural Design Proves Ideal For Coronado

EVIDENCING the possibilities for charm and livability which may be achieved through adaptation of the English cottage style of architecture, the recently completed two-story residence built for City Building Inspector E. F. Koerner at 737 Margarita is a tribute both to the designer and to the builders.

One of the important features of the room arrangement is the provision for subsequent conversion of upstairs rooms into bedrooms and extra baths, thus making this moderately priced home a five-bedroom, four-bathroom dwelling.

Exterior finish of this new home is a combination of stucco with redwood panelling and siding, a happy choice of materials which will blend beautifully with landscaping plans.

Three bedrooms and three baths are provided on the ground floor, the master bedroom being located at the right as you enter the house. It is a delightfully planned room with an attractive bay window at the front.

The dining room and kitchen are arranged conveniently and with careful regard for the carrying out of the general style of the English design.

The two-car garage is located at the left end of the house and above it is a large room which will be finished at a later date, and which serves now as a playroom and storage space. Finishing connections already are in place for use when the upstairs improvements are desired.

Continuation of this strikingly planned home was begun in March and work was completed this month, approximately 90 days being required for the entire construction period.

The living room is impressive in its proportions and the spaciousness of its dimensions. It measures 14x28 feet and extends across the central portion of the house so that it looks out both on the street in front and to the garden at the rear, where French doors open into the yard. An attractive brick fireplace with tile hearth adds comfort to the living room arrangement.

PLUMBING BY
J. R. ALLEN PLUMBING CO.
Plumbing and Heating Contractors
918 Orange Avenue (Rear)
24 HOUR SERVICE
Phone Coronado 367 Estimates Given

TILE WORK DONE BY
A. B. C. TILE CO.
A. B. CASHNER
Best Materials Plus Fine Workmanship
WE CARRY A COMPLETE LINE OF TILE NOVELTIES AND POTTERY
1888 Fourth Avenue San Diego

Another Outstanding Painting and Decorating Job By
JOE GALLUCCI
General Painting Contractor in Coronado For 15 Years
534 E Avenue Phone Coronado 781

WALKER & NORTON
PLASTERING CONTRACTORS
4351 56th STREET SAN DIEGO PHONE RANDOLPH 8755
This is another example of plastering work by one of San Diego County's leading plastering contractors.

H. Q. SMITH
GENERAL CONTRACTOR
455 Alameda Boulevard, Coronado Phone Coronado 1985

Another Coronado Home Built with Material Furnished by
CORONADO BUILDING MATERIAL AND FINANCE CO.
Lumber, Hardware, Paint, Millwork, Cement, Plaster, Lathing, Floorware
181 ORANGE AVENUE PHONE CORONADO 1818

WIGGINS ELECTRIC SERVICE
821 N AVENUE PHONE CORONADO 1348
Electric Wiring and Installation of Electric Fixtures
WIGGINS IS AS NEAR AS YOUR TELEPHONE

Heating Installations and Sheet Metal Work by
THOS. P. BLAIR
Sheet Metal and Heating
809 ORANGE AVENUE PHONE CORONADO 0446

All Floors in This New Home are of Pecan Wood Laid by
WORDEN FLOOR CO.
S. M. WORDEN, 634 I AVENUE PHONE CORONADO 877
SEE US FOR
Dura Seal, the Lifetime Finish

Figure 4: Full page advertisement for the Koerner residence in Coronado. Source: *Coronado Citizen*, June 29, 1939.

THE SAN DIEGO UNION
Sun, Oct. 1, 1950

Curving, terraced path, walled with a fence from work and cement block, offers entry to the angular new Mt. Helix residence of Mr. and Mrs. Irvin Powers.

Helix Home Keyed To Pleasant Living

By CLYDE SMITH

Take a choice location on a view, build a house cleverly designed, add extra features that contribute both to beauty and daily convenience, and don't forget to take advantage of Southern California's popular outdoor life.

There you have the formula for pleasant living in the new home of Mr. and Mrs. Irvin Powers, of 5028 Edgelys Dr., in the shadows of Mt. Helix.

The Powers' residence is an example of easy, colorful modernism that demonstrates the possibilities of practical comfort. The house is fit for the formula and does not have to be large. The Powers' dwelling has approximately 1200 square feet built in this space are two bedrooms, a bath, two full bathrooms, a living room and the usual living room, dining area and kitchen.

ANGLES AND CURVES

There are angles in this house, also curves, that give it refreshing architectural interest. The angles are in walls, corners, nooks and alcoves.

A circular white fence, topped by a pergola, frames the corner, fenced circular patio and hides the area from public view. The patio adjoins a front lawn surrounded with a partly circular retaining wall, laid with sweeping joints and painted a light green to match the exterior stone color of the house.

For contrast, an attached single building and carport are natural redwood. The trim on both house and carport is white and the house is topped by a white rock roof, extending into wide, hand waves.

CIRCULAR SHOWERS

The dwelling, built by Virgil W. Cash and Associates, members of the San Diego Chapter, Building Contractors Association of California, contains one of the Cash trademarks—a fully-lined circular shower stall in one of the bedrooms.

From the combination living room and dining area, walls of plate glass face the patio and lawn and overlook Mt. Helix Lake directly below the house. Mr. and Mrs. Powers feel particularly fortunate in having a Southern California home near fresh water, for they come from Idaho where they were accustomed to water in rivers and creeks.

CANADIAN CEDAR WALLS

One of the interesting features of the living room is an open dining nook, under a dropped ceiling, where the ladies have paneled the walls and ceiling in beautifully-grained Canadian cedar, providing a warm, natural contrast to the light green plaster of other walls. Mrs. Powers has temporarily converted this nook into a music corner—family dining in the breakfast room.

Another wall section paneled with Canadian cedar, solely for decorative effect, is above the mantel of a corner fireplace. Built-in bookshelves, across from the dining nook, also are Canadian cedar. The fireplace has a rustic, angular hearth.

An open grouping of modern design, with shelves for ornaments, flowers and potted plants, forms a partial partition between the living room and entry. This framework, together with the angular cut wall of the living room, creates a triangular-shaped entry hall.

Mrs. Powers has draped her picture windows with beige curtain and floral figured draperies, red and chocolate on a green background. The floor is carpeted wall-to-wall in a rose beige hue.

ANGULAR WING

Two large bedrooms and the third master bathroom, linked by a short hallway, are grouped in the angular wing wing of the residence. The bathroom, however, is not a step from the living room.

The second bath, opening off the den, is in the kitchen wing. The den, incidentally, easily could be converted into a third bedroom; in fact, it is now furnished with a studio couch.

McNUTT BROS.
4230 El Cajon Blvd. T-5520

Beer Shop and Water Meter Extra

Windowed walls overlook patio and also Helix Lake directly below. Cedar paneled walls of music corner, under dropped ceiling, offer interesting contrast to light green plaster-finished walls in remainder of room.

Flagstone fireplace, topped by wall panel of Canadian cedar, adds interest to angular living room.

Angular effect also is carried out in kitchen and adjoining breakfast nook with arrangement that saves steps from refrigerator to range to sink.

MODEL HOME
1020 Devonshire, Sunset Cliffs
OPEN FOR INSPECTION DAILY
ATTRACTIVE 3-BEDROOM
CONVENTIONAL DESIGN
1125 sq. ft. Floor Area—20'x20' Detached Garage
Can be duplicated on your level lot for
\$9950.

McNUTT BROS.
4230 El Cajon Blvd. T-5520

Planning of landscaping and facilities for outdoor living were as much a part of the design for this home as the interior room arrangement.

Housing Provided In New L.A. Units

LOS ANGELES, Sept. 29 (AP)—Housing for more than 25,000 persons will be provided by privately financed residential construction for which permits were issued in Los Angeles County during the first 8 months of the year, the Los Angeles Chamber of Commerce reported today.

Building activity last month alone included permits for enough dwelling units to house more than 2,000 persons, according to Chairman S. B. Barnes.

Construction in the county placed the 700-million-dollar mark as 45 cities and the unincorporated area issued permits totaling \$102,622,868 in valuations.

PAINTING THE TOWN

A few people are wide awake to the possibilities of modern color schemes for the home. Many others are striving to achieve their color consciousness. But there is a drastic segment of the population which still dwells in drab, gloomy caves, or in colorless oases in the traditions of the Plaster Age, with ivory or cream woodwork, buff walls, and flat brown-colored drapes.

A good healthy terrine is not a good healthy home, but a terrine is uninvited and keeps home in total darkness. It is a sponge for every stain and discoloration very well.

Colors are important to color.

ROOFING NEW OR RECOVER

• Gable • Mansard • Flat • Shingles • Tiles • Slate • Metal • Rubber • Concrete • Bitumastic • Asphalt • Clay • Terrazzo • L. H. CLAWSON CO. 312 University Ave. 5-1713

Home Owners UNDERGROUND SPECIALS

WATER UP TO \$49.50
SEWER UP TO \$49.50
LIFTING SYSTEM
FIRST FATHOM IN DAYS
FIVE TO SIX IN ONE DAY
PLUMB DISTRIBUTORS 3000 N. St. 5-0425

MONEY AVAILABLE

\$5000 and up for mortgage loans on good residential properties up to over 15 years of age in choice communities.
Covarr, Dunn & Horsey
Fidelity W. M. M. Manager
Loan Department
Telephone F-8259
410 The Plaza Tower • Avenue 40th

Finetraft VENETIAN BLINDS

add more beauty to your home... last longer! ... stay color-looking!

Call for Free Estimate—No Obligation!

GERMAN'S EMERALAWN

BRASS 5550
Exquisite and a lot of money in your pocket. You can have it all in one place. Give you a permanent finish. No more repainting. No more sanding. No more staining. No more peeling. No more cracking. No more fading. No more discoloring. No more staining. No more peeling. No more cracking. No more fading. No more discoloring.

VENETIAN BLIND AND AWNING CO.

2911 NORMAL ST. 5-4605 or 5-4719

Finetraft VENETIAN BLINDS

add more beauty to your home... last longer! ... stay color-looking!

Call for Free Estimate—No Obligation!

GERMAN'S EMERALAWN

BRASS 5550
Exquisite and a lot of money in your pocket. You can have it all in one place. Give you a permanent finish. No more repainting. No more sanding. No more staining. No more peeling. No more cracking. No more fading. No more discoloring.

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BRASS 5550
Exquisite and a lot of money in your pocket. You can have it all in one place. Give you a permanent finish. No more repainting. No more sanding. No more staining. No more peeling. No more cracking. No more fading. No more discoloring.

Figure 5: Irwin Powers residence in Mt. Helix featured modern amenities. Source: San Diego Union, October 1, 1950.

Swimming pool is summer-time center of interest in outdoor room of Mr. and Mrs. Sidney Almgren's new Mt. Helix home. Wide, covered terrace, floored with flagstone, is equipped for dining and lounging.

Glass walls introduce spacious, modern central living area to outdoor terrace. Living and dining rooms are divided by half-wall of flagstone, with planter box. Sofa is custom-built to fit the room.

The furniture is custom built into a separate dressing room to fit the room. The most out and bath, has an outside entry, leading place is a sectional island is windowed on the view and foot sofa that extends along the patio sides.

Another interesting room is the billiard room, paneled floor to ceiling with dark mahogany. The master bedroom suite, equipped with special lighting, is closed entirely from the rest of the house. It is a king-size bed, with a desk, and also is a room, equipped with change-linked with the patio through the long and wing (style) it is windowed walls and door.

Even the mahogany-paneled billiard room is linked with a glass wall to the play area outdoors.

Outdoor Room Vital To California Living

By CLYDE SMITH

Spring is here and ideas for Almgren, at 4820 Helix Dr., a favored site just under the crest of Mt. Helix and overlooking the valley of Escondido, the farmstead of most home covered groves below. A background of mountain ranges frames the terrace.

This is a large, elaborate house, with stucco on luxury the view of the valley. The glass is protected from the sun by the kitchen and breakfast room, the living room, the billiard room, the master bedroom suite, the terrace is walled with glass, admitting not only the sun, but the view of the valley. The big living room in this interesting house combines the use of four materials in an attractive, modern manner. One wall is paneled floor to ceiling with dark mahogany. The wall facing the outdoor terrace is glass, an end wall is green plaster, and the long fireplace wall is flagstone. Another half-wall of flagstone, at least 15 feet long, divides the living from the dining area. It is topped by a planter. The fireplace head is in the Almgren outdoor room. Because of the hillside perch, no wall is necessary for privacy. A well would hide part of the spectacular view spreading below. Main summer-time attraction is the swimming pool, which is a locker room, with a shower, and a changing room. The pool is equipped with a diving board and a ladder. The pool is surrounded by a terrace, which is a part of the outdoor room. The house was designed by the architect, who is a member of the San Diego Building Contractors Association.

The big feature in design is the outdoor room. It is a double entrance to the main living area, the home covers approximately 4000 square feet. Interior dimensions are 40 feet by 40 feet, and 8 1/2 feet deep. The house is designed by the architect, who is a member of the San Diego Building Contractors Association.

Some wag once observed the trend for outdoor living in California has grown so impelling that it is the outdoor room. The house was designed by the architect, who is a member of the San Diego Building Contractors Association.

One such residence is the new home of Mr. and Mrs. Sidney Almgren.

FRASER

Want a Home All Your Own? \$3790

Here's a one-bedroom beauty you can save money on by doing some of the light painting, we do all of the hard part for you. Total cost only \$3790. Terms Less Than Rent. Install New Roof!

Figure 6: Almgren Residence in Mt. Helix. Source: *San Diego Union*, March 23, 1952.

Virgil Cash Wins National Office

Virgil W. Cash has been elected national secretary and member of the national board of directors of the American Institute of Building Design.

Cash was president of the local AIBD chapter last year and has been a state director for two years.



VIRGIL W. CASH
National officer.

VIRGIL CASH

San Diegan New NIBD Secretary

Virgil W. Cash of San Diego was elected national secretary of the American Institute of Building Design at the annual convention of the organization, held last week in Santa Monica.

The San Diegan also was named to the institute's national board of directors.

Cash was president last year of the San Diego Chapter, AIBD, and has been a state director for two years.

The designers have organized chapters of the institute from coast to coast and in Canada. The latest chapter, chartered at last week's convention, is in Reno.

San Diegan Elected

Virgil Cash of San Diego was elected president of the American Institute of Build-



VIRGIL CASH

ing Design as the institute met in convention at Long Beach last week.

Institute members from all over the U.S. attended the Convention, which was climaxed by the Annual Installation Dinner Dance at which Virgil Cash and the other new officers were installed.

In addition to Cash, the institute's new executive committee includes: Peter L. Ayers, San Jose, first vice president; Jack Hamer San Fernando, second vice president; Robert Ellinwood, Monterey, secretary; Glendon L. Bowman, San Gabriel, treasurer; Ray Hall, San Francisco, and Robert L. Ewing, Long Beach, directors on the executive committee.

Figure 8: Cash as elected national President of the AIBD. Source: *San Diego Union*, August 4, 1963.

Figure 7: Cash as elected national Secretary of the AIBD. Source: *San Diego Evening Tribune*, July 29, 1960 (above) *San Diego Union*, July 24, 1960 (below).



Figure 9: 323 J Avenue, Coronado.



Figure 10: 737 Margarita Avenue, Coronado.



Figure 11: 2860 Ivy Street, San Diego.



Figure 12: 3605 Fenelon Street, Point Loma.

Figure 13: 2477 Marilouise Way, San Diego.
(Second story recently added.)



Figure 14: 317 National City Boulevard, National City.



Figure 15: 4820 Mt. Helix Drive, Mt. Helix.



Figure 16: 9250 Virginian Lane, Mt. Helix.

Gernandt Construction Company

Founded by John William Gernandt, the Gernandt Construction Company, also known as the J. W. Gernandt Construction Company, was an active general building contracting firm in San Diego from 1928-1937. Originally from Nebraska, John Gernandt was the son of prominent architect William F. Gernandt known for his designs of institutional and municipal buildings throughout Nebraska and in surrounding states between 1903-1923.⁵⁴ John was employed by his architect father in Omaha, Nebraska from 1914-1915 where he initially observed and gained experience in the design-build profession.⁵⁵ Historical research revealed that John Gernandt relocated to San Diego around 1923 initially listing himself in the local directory as an architect, although he had no known formal training. He later changed his occupation title due to stringent legal issues.⁵⁶

Gernandt was employed as a construction superintendent with Pacific Ready Cut Homes in 1924, which later emerged into the A M Southard Company. A year later, Gernandt would officially begin his tenure at Southard.⁵⁷ Southard was a full service real estate development firm that integrated design, engineering, construction, and finance, providing a “one-stop real estate service” for those who had already purchased or owned a vacant lot.⁵⁸ While employed at A M Southard Company, Gernandt also worked as a superintendent. He was also responsible for design with the firm. Three known homes associated with Gernandt while at Southard include: 3599 Mississippi (his own residence), 5002 Canterbury Drive, and the Wells’ residence at 4990 Canterbury Drive.⁵⁹ Gernandt was eventually promoted to General Manager of A M Southard Company from 1926-1927.^{60,61}

By 1928, Gernandt ventured on his own listing himself as an independent building contractor with offices at 3166 5th Avenue in San Diego. The newly established J. W. Gernandt Construction Company did not hesitate to begin advertising for design-build residential projects in the *San Diego Union* and featured sought-after Spanish Eclectic style buildings. The firm was introduced in an article in the *Coronado Eagle and Journal* in 1929 with a design-build project of the two-story Mediterranean style Bregurlia residence at 941 J Avenue.⁶² Other residential projects followed throughout San Diego mostly in the Spanish Eclectic style with his signature turrets with

⁵⁴ “William F. Gernandt (1872-1943), Architect. Accessed February 20, 2022.

[http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_\(1872-1943\),_Architect](http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_(1872-1943),_Architect)

⁵⁵ “William F. Gernandt (1872-1943), Architect. Accessed February 20, 2022.

[http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_\(1872-1943\),_Architect](http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_(1872-1943),_Architect)

⁵⁶ City and County Directory. The local directory listings differentiated the architectural profession between “Certified” and “Uncertified” practicing architects and designers as questions regarding corporations practicing architecture were legal issues in California during this period.

⁵⁷ The A M Southard Company evolved from Pacific Ready Cut. Priscilla Ann Berge, PhD., “Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116.” August 2003.

⁵⁸ Scott Moomjian, Diane Kane, PhD, and Seonaid MacArthur, PhD, “Addendum to the Historical Research Report for the Charlotte Gary Barnum House, 5805 Camino de la Costa, La Jolla.” March 21, 2017.

⁵⁹ Priscilla Ann Berge, PhD., “Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116.” August 2003. The 5002 Canterbury Drive was later the residence of Gernandt’s parents when they relocated to San Diego.

⁶⁰ City and County Directory.

⁶¹ Ron V. May, “William F. and Leta B. Gernandt House by the AM Southard Company, 5002 Canterbury Drive, Kensington.” 2006.

⁶² “The Noteworthy Features of New Residence Here: Two-Story Example of the Popular Mediterranean Type of Home.” *Coronado Eagle and Journal*. Vol. 17, No. 25. June 19, 1929.

weathervanes incorporated. Other trendy styles began to emerge, such as Streamline Moderne style as evident in his design of the Lambert residence in La Jolla in 1935.

By 1937, an article in the *San Diego Union* noted that the company was purchased by Foster Wilmurt and Gernandt ceased to be listed in the local directories.⁶³ Research revealed that he later relocated to the Los Angeles area where began collaborating with acclaimed Southern California theater architect, S. Charles Lee.⁶⁴

**TABLE 4: GERNANDT CONSTRUCTION COMPANY
DESIGNATED PROPERTIES**

City of Coronado					
Project No.	Address	Year	Criterion C: Style	Criterion D: Professional	Criteria
HR 21-05	1111 Flora Ave	1931	Italianate	Gernandt Construction Co.	A, B, C

City of San Diego					
HRB No.	Address	Year	Criterion C: Style	Builder	Criteria
619	4990 Canterbury Dr San Diego 92116	1927	Spanish Eclectic	Gernandt Construction Co.	C
474	4440 Braeburn Rd, San Diego 92116	1930	Spanish Eclectic	Gernandt Construction Co.	B, C, F

TABLE 5: KNOWN J W GERNANDT CONSTRUCTION COMPANY PROJECTS

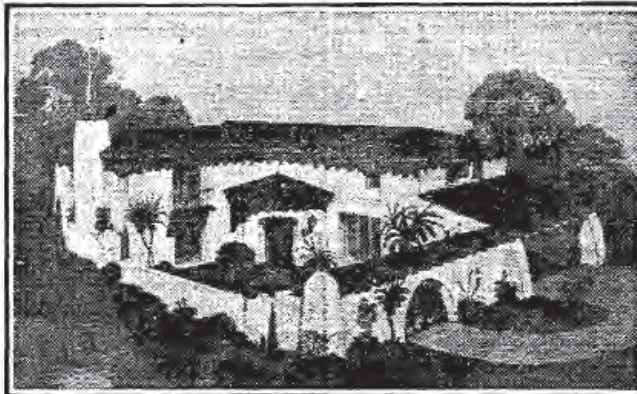
Address/Location	Year	Style	Builder	Owner/Developer
3955 Mississippi St San Diego		No longer extant	A M Southard Company (J W Gernandt, designer)	J W Gernandt Residence
5002 Canterbury Dr San Diego	1926	Spanish Eclectic	A M Southard Company (J W Gernandt, supervisor)	William F. and Leta B. Gernandt, architect/owner
4990 Canterbury Dr San Diego	1927	Spanish Eclectic	A M Southard Company (J W Gernandt, designer)	Cora M. and Cora Lee Wells
766 G Ave Coronado	1928	Spanish Eclectic	(re-roof)	
941 J Ave Coronado	1929	Mediterranean	J W Gernandt Construction Company	
3636 Curtis St Point Loma	1930	Spanish Eclectic	J W Gernandt Construction Company	

⁶³ "Three Striking View of a Modernistic Home." *San Diego Union*. August 29, 1948.

⁶⁴ Priscilla Ann Berge, PhD., "Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116." August 2003.

Address/Location	Year	Style	Builder	Owner/Developer
831 Adella Ave Coronado	1931	(Permit for garden wall)	J W Gernandt Construction Company	
881 Adella Ave Coronado	1931	No longer extant	J W Gernandt Construction Company	
671 Alameda Blvd Coronado	1933	Spanish Eclectic	J W Gernandt Construction Company	Lieut. Comdr. & Mrs. Harold J. Brow
4435 Trias St San Diego	1933	Spanish Eclectic	J W Gernandt Construction Company	
1949 Hypatia Way La Jolla	1935	Renovated	J W Gernandt Construction Company	Mrs. L. P. Rasmussen
334 J Ave Coronado	1935	Streamline Moderne	J W Gernandt Construction Company	Lt. & Mrs. H.C. Rust
3646 Elliott St San Diego	1935	Renovated	J W Gernandt Construction Company	

San Diego, Cal., Wednesday, April 4



Price Complete on Your Lot \$8400

This house will go on an inside 50-foot lot without sacrificing exposures or is ideal for a corner or canyon lot. Three bedrooms and two baths on upper floor, two bedrooms have twin closets. Bathrooms have colored tile walls and floors. The entry hall and stair are circular and very spacious looking without sacrificing floor space. High-grade plumbing and all that goes with this type of home to make it complete. Ask to see this plan at our office.

Quality construction and architectural service combined with LOW PRICE

Financing Arranged to Suit

A visit to our office will prove a revelation and inspiration to those seeking new ideas.

Beautiful perspectives — *Carefully laid out floor plans*
New suggestions

The Architectural merit of this work will convince you of our ability to please.
All drawings placed for your convenience in a separate display room.

Large and small homes given equal consideration and study.

It costs no more to build artistically, so why pay more?

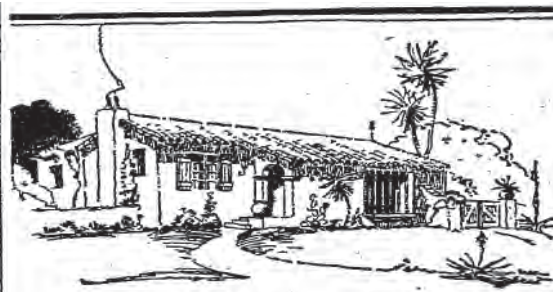
Bring in your rough sketches or tell us your ideas and we will sketch them for you . . . The results will surprise you.

Watch Our Window Displays

J. W. Gernandt Construction Co.

3166 Fifth Avenue
Phone Hillcrest 8479

Figure 17: Early 1928 Advertisement for the J.W. Gernandt Construction Company. Source: *San Diego Evening Tribune*. April 4, 1928.



This Attractive Three Bedroom Home

Can be built for approximately

\$5000

The floor plan arrangement is unusually convenient and fits perfectly on a 50-foot lot.

PLANs for the above home and hundreds of others kept on display for your convenience.

If you are thinking of building a new home you cannot afford to miss this opportunity. Many large and small homes under construction will convince you of the quality of our work and reasonable prices.

Bring in your rough sketches or tell us your ideas and we will sketch them for you without obligation.

Financing Arranged to Suit



THE EVENING TRIBUNE

San Diego, Cal., Wednesday, Aug. 22

The Evening Tribune Building Page

This is one of the many homes now under construction by the J. W. Gernandt Construction Company at 3166 5th Ave. The home entirely surrounds a patio which is provided with an interesting outside stairway leading to a room over the garage. An attractive rock pool and covered terrace are also features of the patio. The interior arrangement and the connection of the rooms with the patio provides a very livable and homelike adaptation. Electric refrigeration, tile bath, separate shower, service pantry and many other interesting features are provided.

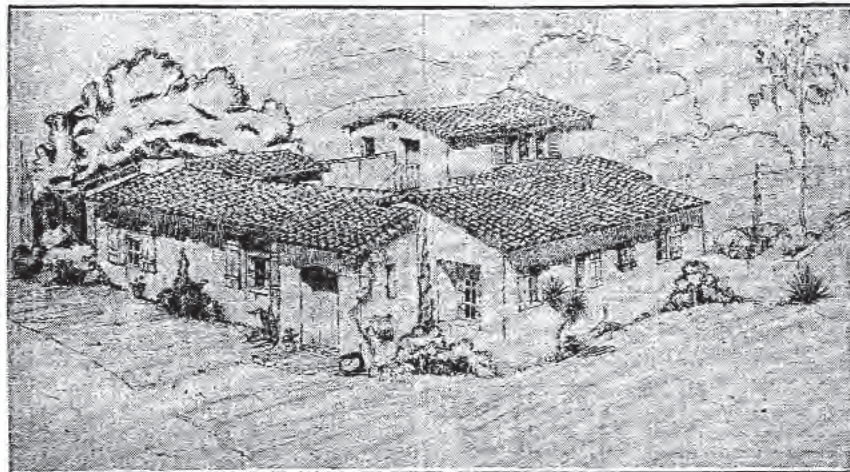


Figure 18: 1928 advertisements in the *San Diego Evening Tribune*. Source: *San Diego Evening Tribune*. August 22, 1928.

THE NOTEWORTHY FEATURES OF NEW RESIDENCE HERE

TWO-STORY EXAMPLE OF THE
POPULAR MEDITERRANEAN
TYPE OF HOME

Among the recent residential improvements throughout our city, the home of Mr. and Mrs. Charles Bregaglia, 941 J avenue, is one of the most notable. The location being among many other fine homes, makes this improvement a distinct and outstanding development in this community. It is of the two-story Mediterranean type stucco with full tile roof. The most noteworthy feature of the home is the entrance hall, which is partly circular on the outside as well as the inside. Entrance to the house is made through a massive curved front door, the curved door being a very unusual feature to be found in a home. The staircase is circular, with hand wrought iron balusters and rails combined with decorative tile to form a very pleasing unit. The massiveness of the stair hall is emphasized by being two stories in height, which makes the upper hall seem more like a mezzanine floor in effect.

The combination of textured walls to be found in the hall as well as throughout the house, combined with beamed ceilings and antiqued woodwork gives one a feeling of completeness and a rich background for a Spanish interior. The floors in the living room and dining room are laid out in various widths in the plank effect combined with walnut dowels and stained dark, which forms a pleasing contrast with the light colored textured walls. Colorful effects are produced throughout the entire interior by the use of color stencils on the doors, beams and arches. The home is comprised of a living room, dining room, breakfast room, kitchen, three main bedrooms combined with two tiled-in-baths, and a maid's room with separate bath on the lower floor.

The exterior of the home has a feeling of massiveness produced by the use of heavy timbers, thick walls and a heavy eave overhang. Variety and contrast are secured through the use of dark timbers combined with light walls, tile and wrought iron grilles. Further development of the landscaping will do much to enhance the beauty of this type of architecture. The home has been completed about two months and was built and designed by the J. W. Gernandt Construction Company, 3166 5th Avenue, San Diego.

Figure 19: Article on the Bregaglia residence in Coronado. Source: *Coronado Eagle and Journal*, June 19, 1929.

MODERN CLASSIC ARCHITECTURE IN NEW TYPE HOME

The new home of Lt. and Mrs. H. C. Rust at 334 J ave., Coronado, is an unusually interesting example of modern classical architecture, combining efficiency in home planning with the simplicity of the new type home, reports the Better Housing program.

Four sides of the central patio are used for the house, on two sides of which the building is two stories high. A central flat-roofed terrace of tile gives entrance to a small circular hallway which curves gracefully back into the front line of the lower floor. The roof of this is extended over the corner window and around the right side of the house in a two-foot horizontal escarpment, breaking the elevation of the sheer stucco walls. Windows, lighting rooms on the front of that house, have wide horizontal panes, featuring the popular corner fenestration allowing light from two directions.

A unique feature of the living room, 15 by 21 feet, is the Venetian blind which separates this from the dining room and which, when raised, combines the two rooms into a salon running the full length of the house. French doors give access from this room into the patio and a curved entry connects to the rear hallway. This hallway extends around the third side of the house, off which is the lower bath, linen closets and first-floor bedroom.

Of particular interest is the second floor, featuring a wide, wall-protected sun-deck over the lower living room and a ship-railed balcony over the patio in the rear. A smaller rear sun deck, separated from the first by a high wall, allows privacy for sun-bathing. Further unusual features are built-in beds, chlorobes and vanities in the two upper bedrooms, giving neatness, convenience and ease in cleaning. The tiled bath has most modern lighting features and a new corner bath with the diagonal tub. An automatic furnace is in the basement.

The central tiled patio has a large palm tree extending in height over the second story, while flowers and shrubs will be planted around the sides next the house. Ample equipment for entertainment and utmost livability are the outstanding features of the home, designed and built by the Gernandt Construction Co. Building materials are from the Peterson Lumber & Finance Co., heating by National Heating Co., and tile from the A. B. C. Tile Co.

Figure 20: Article on the Streamline Moderne style residence in Coronado. Source: *San Diego Union*, November 10, 1935.

MISSION HILLS GETS NEW \$6000 HOME

A beautiful new home of modern classical architecture, costing about \$6000, is now under construction for Miss Maude A. Castle at 4391 Hermosa way in the heart of Mission Hills, the better housing program reports.

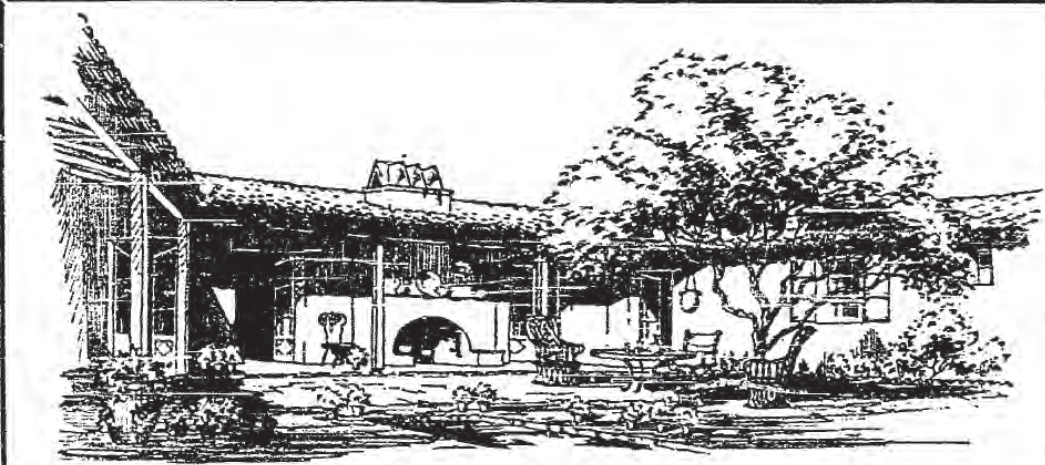
The outside, to be of stucco, will conform in general lines to the staid modernity in treatment of mass and space of the new style in domestic construction. One feature of this is the window lighting in some of the rooms which will have the corner fenestration with horizontal panes. Another is the flat horizontal eave, extending out over the front of the home in a two-foot overhang.

A two-car garage with decorative paneled doors extends out to the street-line on the left, while the dwelling sets back, permitting a generous front yard in which have been left large sized trees and a full-grown hedge. The front hallway is entered from a tiled stoop and leads to the long living-room which extends the full length of the house. In this is a huge fireplace for logs and a central heater. French doors will lead out of the living room onto a walled sun-deck at the rear of the house high over a canyon, viewing Mission Valley through the trees. Modern electro lanterniers will illuminate this for night entertainment.

Off the livingroom on the right are two sunny bedrooms, facing the canyon and a hallway leads to a tiled bath and front bedroom. On the left are a kitchen and dining room, also facing the canyon, and a service porch which gives an enclosed entrance into the garage. As the lot slopes steeply down the canyon, provision has been made for four rooms to be built in the future below the front level of the home. One of these will be a "rumpus" or recreation room in which will be a large fireplace under the one in the livingroom. This home embodies the modern and livable features in the literal sense of "better housing."

Designing and construction is by the Gernandt Construction Co., and building materials from the Peterson Lumber and Finance Co.

Figure 21: Article on the Castle residence in Mission Hills. Source: *San Diego Evening Tribune*, November 20, 1935.




THE PATIO in one of our recently planned homes, showing the possibilities of combining the interior rooms with the gardens, giving beautiful vistas from every window.

Our service includes plans, construction, expert supervision and the highest type of workmanship, combined with economical methods. Tell us your ideas and we will do the rest. Many of our clients have been away from the city while their new homes were under construction, and were more than pleased with the results. We invite comparison and a thorough inspection of our work.

Gernandt Construction Company
3166 Fifth Avenue Phone Hillcrest 8479

At the present time we are preparing a number of new and original plans for homes. Call at our office or phone and arrange an appointment at your convenience without obligation.

Figure 22: 1933 advertisement. Rear patio is similar to 671 Alameda Boulevard with exterior fireplace. Source: *San Diego Union*. August 13, 1933.



A pleasing exterior combined with an unusually fine floor plan which will fit a 50 foot lot, leaving room for driveway and enclosed garden or patio. Includes four bedrooms, two baths, breakfast room, dining room, living room, entrance hall and laundry. Construction cost between \$6500 and \$7000 depending on specifications.

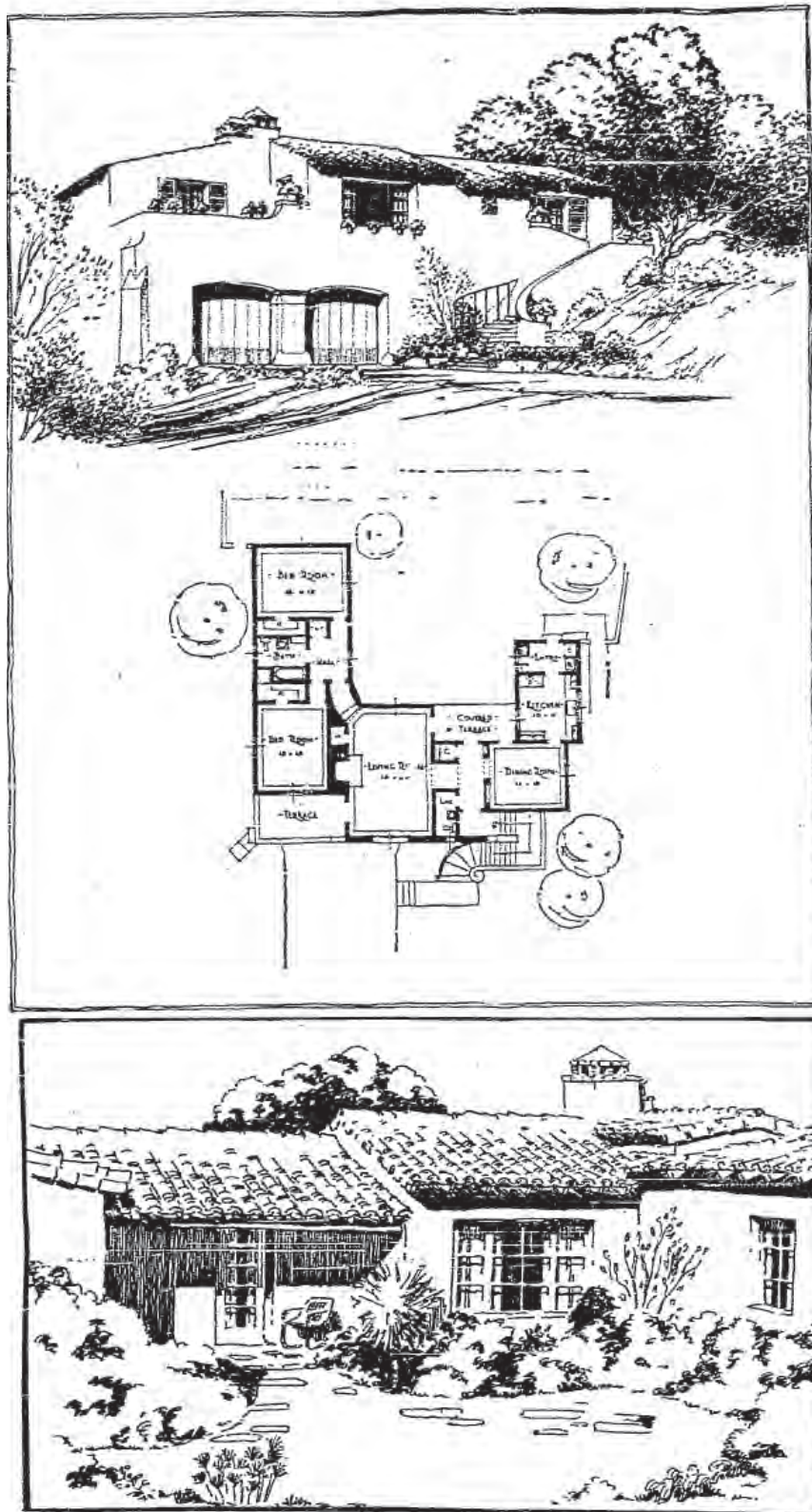
Investigate our system of financing and other facilities for quality building construction.

Phone Franklin 7331 for an appointment. No obligation

Gernandt Construction Co.
Phone Franklin 7331 947 Eighth Avenue

Figure 23: 1935 advertisement. Source: *San Diego Union*. September 22, 1935.

PATIO WITH ROCK POOL FEATURE OF LA JOLLA HOME



This six-room hillside home overlooking La Jolla Shores and the ocean was constructed for Mrs. L. P. Rasmussen at 1949 Hypatia way by the Gerhardt Construction Co. All the rooms are around a stone-paved patio, and in the patio is a rock pool. Top—A view from La Jolla Shores. Lower—A scene in the patio.

Figure 24: Advertisement of the Rasmussen residence in La Jolla.
Source: *San Diego Union*, August 25, 1935.

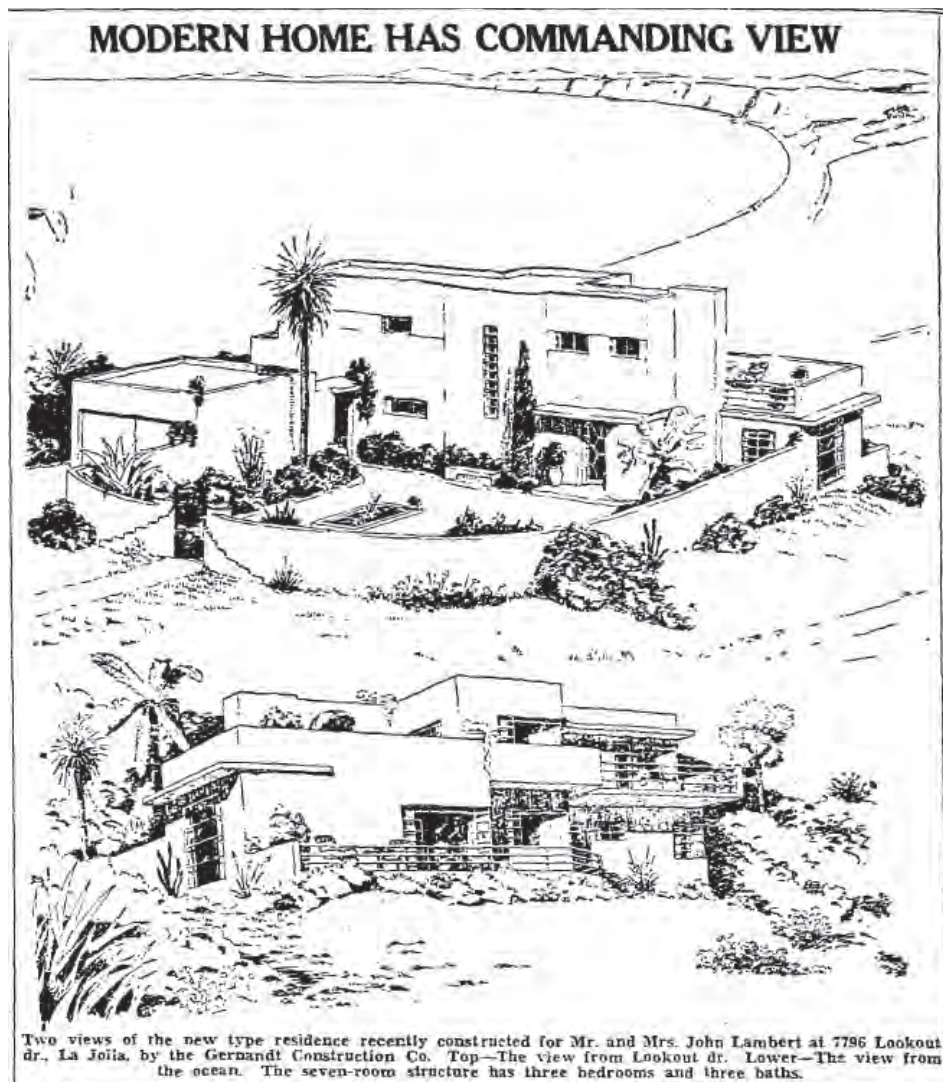


Figure 25: Advertisement of the Streamline Moderne property in La Jolla.
Source: *San Diego Evening Tribune*, August 21, 1935.



Figure 26: 941 J Avenue, Coronado.



Figure 27: 766 G Avenue, Coronado.



Figure 28: 334 J Avenue, Coronado.



Figure 29: 968 E Avenue, Coronado.

B. OWNERSHIP AND OCCUPANT INFORMATION

1. Timeline of Ownership and Occupant Since Construction

a. Occupant Information

TABLE 6: DIRECTORY LISTING⁶⁵

Directory Year:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)	
1933-38	No Listing		
1939	Brow Harold J	h	(Marian K) USN
1940	Brow Harold W	h	(Marian) USN
1941	Hilda M Hoppis		maid
1942	Foote Florence	h	(wid O C)
	Smotherman Mildred D		Maid
1943	No Listing		
1944-45	Holmes Chas P	h	(Rene) USN
1947-48	Cushman Chas W	h	(Beverly M) USN
1950	Watson Albt	h	(Anne B) USA
1952	No Listing		
1955	Free Chas A	h	(Maxine) Free Bros Mkt
1956	Free Chas A	h	(Maxine) Free Bros Mkt
1957	No listing		
1958	Free Chas A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
1959	Free Chas A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
1960	Free Chas A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
1964	Free Chas A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
	Free Chas S	r	student
1965	Free Chas A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
	Free Chas S	r	student
1967	Free Charles A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
1969	Free Charles A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt

⁶⁵ San Diego City and County Directories. San Diego, CA: San Diego Directory Co.

Directory Year:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)	
1970	Free Charles A	h	(Maxine) Free Bros Mkt
	Free Maxine A Mrs	r	ofc wkr Free Bros Mkt
	Free Paul E	r	student
1976	XXXX		
1982	Porter John A		
1992-93	Porter John A		
1996-97	Porter John A		
2001	Porter John A		
2006	Porter John A		
2010	Porter John A		
2015	XXXX		

b. Ownership Information

Chain of Title
(June 22, 1933 through January 6, 2022)

1. Grant Deed

Grantor: J. Wiseman McDonald
 Grantee: Harold J. Brow and Marion K. Brow
 Recorded: June 22, 1933, No.29729, Official Records Book 229,
 Page 73

2. Grant Deed - Torrens Register Certificate of Title

Grantor: J. Wiseman McDonald
 Grantee: Harold J. Brow and Marion K. Brow
 Filed: June 22, 1933, No. 10968, Torrens Vol. 16, No.4500,

3. Notice of Completion

Recorded: January 22, 1934, No. 3139, Official Records Book 254,
 Page 478

4. Grant Deed

Grantor: Harold J. Brow and Marion K. Brow
 Grantee: Harold J. Brow and Marion K. Brow
 Recorded: June 16, 1945, No. 48637, Official Records Book 1879,
 Page 472

5. Quitclaim Deed

Grantor: Harold J. Brow
 Grantee: Marion K. Brow
 Recorded: November 2, 1946, No. 118311, Official Records Book 2275,
 Page 138

6. Grant Deed - Torrens Register Certificate of Title

Grantor: Marion K. Brow
 Grantee: Albert Watson II and Anne B. Watson
 Filed: January 12, 1948, No. 23785, Torrens Vol. 25, No. 9785

**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 - Torrens Register Certificate of Title

Grantor: Albert Watson II and Anne B. Watson

Grantee: S. F. Zimet and Wilma D. Zimet

Filed: September 29, 1950, No. 27294, Torrens Vol. 27, No. 10792

8. Grant Deed - Torrens Register Certificate of Title

Grantor: S. F. Zimet and Wilma D. Zimet

Grantee: Union Title Insurance and Trust Company

Filed: October 20, 1950, No. 27370, Torrens Vol. 27, No. 10819

9. Grant Deed - Torrens Register Certificate of Title

Grantor: Union Title Insurance and Trust Company

Grantee: Stanford Frederick Zimet and Wilma Davey Zimet

Filed: October 20, 1950, No. 27371, Torrens Vol. 27, No. 10820

10. Grant Deed - Torrens Register Certificate of Title

Grantor: Stanford Frederick Zimet and Wilma Davey Zimet

Grantee: Charles A. Free and Maxine A. Free

Filed: April 2, 1954, No. 31647, Torrens Vol. 30, No. 12004

11. Trustee's Deed

Grantor: Associated Escrow Company, Trustee

Grantee: San Diego Wholesale Credit Men's Association

Recorded: July 22, 1957, No. 109079, Official Records Book 6672,
Page 514

12. Corporation Quitclaim Deed

Grantor: San Diego Wholesale Credit Men's Association

Grantee: Charles A. Free and Maxine A. Free

Recorded: January 24, 1958, No. 13186, Official Records Book 6923,
Page 54

13. Grant Deed

Grantor: Charles A. Free and Maxine A. Free

Grantee: William C. Meyers and Freneta H. Myers

Recorded: August 24, 1973, Recorders File No. 239468

**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. Joint Tenancy Grant Deed

Grantor: William C. Meyers and Ferneta H. Myers
Grantee: Thomas Glenn Boyd and Lael Jackson Boyd
Recorded: April 3, 1975, Records File No. 75-075585

15. Quitclaim Deed

Grantor: Thomas Glenn Boyd
Grantee: Lael Jackson Boyd
Recorded: April 25, 1977, Records File No. 77-153138

16. Grant Deed

Grantor: Lael Jackson Boyd
Grantee: John A. Porter and Ruth M. Porter
Recorded: September 5, 1979, Records File No. 79-371042

17. Quitclaim Deed

Grantor: John A. Porter and Ruth M. Porter
Grantee: John A. Porter and Ruth M. Porter
Recorded: March 6, 1990, Records File No. 90-120412

18. Grant Deed

Grantor: John A. Porter and Ruth M. Porter
Grantee: John Acree Porter and Ruth Mae Porter, Trustees
Recorded: September 17, 2001, Records File No. 2001-0667089

— End of Report —

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.

c. Summary of Owner/Occupant

TABLE 7: OWNER/OCCUPANT RESEARCHED INFORMATION

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
1933-1948	HAROLD J BROW & MARION K BROW		OWNERS
8/26/1931	Harold J Brow	Coronado Eagle and Journal	Newlyweds move to 1022 Olive Ave
1933	Harold Brow	Directory	Resides at 315 9th, Coronado, CA
6/29/1933	Harold J Brow	Coronado Eagle and Journal	6/9/1933 Deed purchased by Brow from Macdonald
11/30/1933	Marion K Brow	Coronado Eagle and Journal	Coronado Yacht Club, Chair of the entertainment committee
9/21/1933	Brow	Coronado Eagle and Journal	Resides at 315 9th, Coronado, CA
9/21/1933	Brow	Coronado Eagle and Journal	Hosts farewell party, 315 9th Street
11/23/1933	Brow	Coronado Eagle and Journal	"Informal Buffet Luncheon" - entertained their service friends
12/28/1933	Marion K Brow	Coronado Eagle and Journal	Hosted christmas party
1934	Harold Brow	US Voter Registration (ancestry.com)	Resides at 671 Alameda
1/4/1934	Harold Brow	Coronado Eagle and Journal	attends New Years Eve party
2/1/1934	Harold J Brow	Coronado Eagle and Journal	Moved into their new home at 671 Alameda
3/15/1934	Brow	Coronado Eagle and Journal	Host St. Patricks Day social at "beautiful Mediterranean residence recently completed at 671 Alameda Boulevard."
3/16/1934	Harold J Brow	San Pedro News Pilot, Vol. 7 No. 10	Naval orders posted as CO, VT qdn 4F on 6/1/1934
7/12/1934	Brow	Coronado Eagle and Journal	Farewell Dinner Dance Honors Navy Couple- Lieut Comdr & Mrs. Harold J Brow
4/19/1937	Harold Brow	Coronado Eagle and Journal	Comdr. And Mrs. return from vacation
6/4/1937	Harold J Brow	San Pedro News Pilot, Vol.10 No. 78	Naval orders
7/20/1937	Harold J Brow	San Pedro News Pilot	Naval orders
10/28/1937	Brow	Coronado Eagle and Journal	Host navy Halloween party in their home
1/8/1938	Harold J Brow	San Pedro News Pilot	Liet Comdr Brow command of Reeves Field
2/16/1938	Harold J Brow	San Pedro News Pilot	Liet Comdr Brow command of Reeves Field; Fund for Reeves Field buildings
5/2/1938	Harold J Brow	San Pedro News Pilot	Liet Comdr Brow command of Reeves Field
7/28/1938	Harold J Brow	San Pedro News Pilot	Liet Comdr Brow command of Reeves Field; Congressman Tours Reeves Field
7/28/1938	Harold Brow	Coronado Eagle and Journal	Mrs. returns from trip
12/29/1938	Harold J Brow	Coronado Eagle and Journal	Brow promoted to Commander
7/29/1939	Harold J Brow	San Pedro News Pilot	Naval orders
10/26/1939	Harold Brow	Coronado Citizen	Committee (incl. Mrs. H Brow) sponsors speaker

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
3/22/1940	Harold J Brow	Madera Daily Tribune & Madera Mercury, "Washington Merry-Go Round" by Drew Pearson and Robert S. Allen	Commanding officer for NAS Alameda, CA
4/4/1940	Harold J Brow	San Pedro News Pilot	Naval orders
6/27/1940	Marion K Brow	Coronado Citizen	Contributes to Red Cross donations
7/4/1941	Lt. Col. And Mrs. Francis P. Mulcahy	Coronado Citizen	hosted dinner at home
7/4/1941	Francis P Mulcahy	Coronado Citizen	Francis hosts burthday party for 5 year old son
3/11/1943	O. C. Foote	Coronado Eagle and Journal	Returned home to 671 Alameda after trip
8/3/1943	Barbara B Crutchfield	Daily News (Los Angeles)	Husband of owner reported missing in navy
9/28/1944	G. T. Mehaffey	Coronado Eagle and Journal	Graham Mehaffey and Mr. and Mrs. G T Mehaffey mentioned as occupying 671 Alameda
10/5/1944	G. T. Mehaffey	Coronado Eagle and Journal	Mr and mrs move from 671 Alameda to LA
11/30/1944	Barbara B Crutchfield	Coronado Eagle and Journal	Lieut. Jack R Crutchfield posthumously awarded God Star, widow resides at 671 Alameda
1/11/1945	Graham Mehaffey	Coronado Eagle and Journal	enlists for naval reserves, mr and mrs listed as previous occupants before moving
2/15/1945	Charles N Butler	Coronado Eagle and Journal	Mr. and Mrs. Butler referenced as occupants, has visitor
10/25/1945	Dix Knight Brow,AAF	Coronado Eagle and Journal	Barbara Guild Betrothed to Dix Knight Brow
1948-1950	ALBERT WATSON II & ANNE B WATSON		OWNERS
1/26/1950	Albert Watson	Coronado Eagle and Journal	Committee (incl. Mrs.) Plans Coronado Flower Show
3/2/1950	Albert Watson	Coronado Eagle and Journal	Mrs. helps with Red Cross Drive
4/13/1950	Albert Watson	Coronado Eagle and Journal	House among precinct winners of home front contest
4/20/1950	Albert Watson	Coronado Eagle and Journal	Mrs. among winners of Coronado Flower Show
1950-1954	STANFORD & WILMA ZIMET		OWNERS
3/1/1951	Stanford Zimet	Coronado Eagle and Journal	Mrs. assissted with red cross
1954-1958	SAN DIEGO WHOLESALE CREDIT MEN'S ASSOCIATION		OWNER
1958-1973	CHARLES & MAXINE FREE		OWNERS
4/29/1905	Charles and Maxine Free	Coronado Historical Association	B/W photo of Charles and Maxine Free
11/20/1958	Charles A Free	Coronado Eagle and Journal	attended party and supper following play
4/28/1960	Charles A Free	Coronado Eagle and Journal	Mrs invoved in book sale for Coronado Hospital Auxiliary
5/12/1960	Charles A Free	Coronado Eagle and Journal	photo of mrs helping at book sale
9/26/1960	Charles A Free	Coronado Eagle and Journal	referenced as chairman of town meeting on water disprtription
10/4/1960	Charles A Free	Coronado Eagle and Journal	referenced as a Block chairman for Fall Dollar Days
10/27/1960	Charles A Free	Coronado Eagle and Journal	referenced as head of chamber of commerce water committee during drought

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
1/26/1961	Charles A Free	Coronado Eagle and Journal	mrs helps organize 2nd annual book sale
2/2/1961	Charles A Free	Coronado Eagle and Journal	referenced as organizer for Coronado Floral Association event
2/9/1961	Charles A Free	Coronado Eagle and Journal	in charge of soliciting new members for coronado chamber of commerce
2/9/1961	Charles A Free	Coronado Eagle and Journal	mrs part of United Church Women of Coronado helping in world day of prayer event
4/5/1961	Charles A Free	Coronado Eagle and Journal	mrs assists with Hospital Auxiliary Fair book sale
4/20/1961	Charles A Free	Coronado Eagle and Journal	Maxine Free referenced as panel member of united council of churchwomen of coronado
5/4/1961	Charles A Free	Coronado Eagle and Journal	mrs in "Responsibilities of the Churches to the Community" panel
8/24/1961	Charles A Free	Coronado Eagle and Journal	(pic) mr and mrs free celebrated 25 year anniversary with house party
10/26/1961	Charles A Free	Coronado Eagle and Journal	Charles Free jr. loses and finds his pet skunk, father and son also go on hunting trip
11/2/1961	Charles A Free	Coronado Eagle and Journal	selected as Nominee for new director of Chamber of Commerce
11/16/1961	Charles A Free	Coronado Eagle and Journal	announced as one of the new directors of Chamber of Commerce
12/14/1961	Charles A Free	Coronado Eagle and Journal	referenced as one of new directors at chamber of commerce meeting
2/8/1962	Charles A Free	Coronado Eagle and Journal	mrs referenced as part of Hospital Auxiliary tea committee
2/22/1962	Charles A Free	Coronado Eagle and Journal	Added as member to Rotary
7/29/1962	Charles A Free	Calexico Chronicle	Mrs. Charles Free part of committee for calexico annual picnic
9/20/1962	Charles A Free	Coronado Eagle and Journal	(pic) mrs assists with Coronado Hospital Book Sale Flea Mart
10/25/1962	Charles A Free	Coronado Eagle and Journal	is part of Mighty Coronado Hunters Club
11/22/1962	Charles A Free	Coronado Eagle and Journal	once again member of new board of directors for Coronado Chamber of Commerce
12/13/1962	Charles A Free	Calexico Chronicle	Referenced as co-chairman for calexico class reunion
1/10/1963	Charles A Free	Coronado Eagle and Journal	referenced as part of Coronado Unified School District who set citizens school tax rate
1/10/1963	Charles A Free	Coronado Eagle and Journal	mr and mrs assist with Floral Association annual dinner
2/14/1963	Charles A Free	Coronado Eagle and Journal	referenced as cochairman for Calixico class reunion
4/4/1963	Charles A Free	Coronado Eagle and Journal	(pic) Part of Citizens Committee working with school board
6/27/1963	Charles A Free	Coronado Eagle and Journal	referenced as part of Red Cross as a 2 year director

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
7/18/1963	Charles A Free	Coronado Eagle and Journal	mrs mentioned as part of Ways and Means Committee
9/19/1963	Charles A Free	Coronado Eagle and Journal	Charles Free family tours Europe battlefields
9/26/1963	Charles A Free	Coronado Eagle and Journal	Charles takes family to locations in Europe Charles was in during WWII
10/3/1963	Charles A Free	Coronado Eagle and Journal	more details on Free in WWII
10/17/1963	Charles A Free	Coronado Eagle and Journal	referenced as part of board for school tax elections
10/24/1963	Charles A Free	Coronado Eagle and Journal	referenced a member of Citizens Committee helping with school tax elections
11/21/1963	Charles A Free	Coronado Eagle and Journal	mrs acts as hostess for Coronado Jr High first dance
2/27/1964	Charles A Free	Coronado Eagle and Journal	Listed as finance chairman for new Coronado Volunteers for Good Government
3/5/1964	Charles A Free	Coronado Eagle and Journal	endorses Bob McKenney for city council
3/5/1964	Charles A Free	Coronado Eagle and Journal	sponsors Coronado judge reelection
3/19/1964	Charles A Free	Coronado Eagle and Journal	conducted auction after Coronado Floral Association show
4/16/1964	Charles A Free	Coronado Eagle and Journal	hosts a flower auction
8/6/1964	Charles A Free	Coronado Eagle and Journal	Attended picnic for former El Centroans living in Coronado
9/17/1964	Charles A Free	Coronado Eagle and Journal	Named chairman for commerce and industry of Coronado United Community Services
9/24/1964	Charles A Free	Coronado Eagle and Journal	photo: includes Charles Free and other chairmen for United Community Services
10/1/1964	Charles A Free	Coronado Eagle and Journal	United Community Services incl. Free's financial campaign goes well
12/17/1964	Charles A Free	Coronado Eagle and Journal	referenced as new board member of Coronado Chamber of Commerce
1/7/1965	Charles A Free	Coronado Eagle and Journal	referenced as a director of Coronado Chamber of Commerce
3/11/1965	Charles A Free	Coronado Eagle and Journal	referenced as 2 year director of Rotary Club
4/15/1965	Charles A Free	Coronado Eagle and Journal	Named chairman of new Merchants Committee in Coronado Chamber of Commerce
4/22/1965	Charles A Free	Coronado Eagle and Journal	Runs auction at annual Flower Show
7/8/1965	Charles A Free	Coronado Eagle and Journal	referenced as 1 year director of rotary club
9/2/1965	Charles A Free	Coronado Eagle and Journal	Hosts GOP garden luncheon at 671 Alameda
9/2/1965	Charles A Free	Coronado Eagle and Journal	Mrs financially contributes to last dance at "Y" Teen Center
10/14/1965	Charles A Free	Coronado Eagle and Journal	Acts as judge in surfing competition
12/23/1965	Charles A Free	Coronado Eagle and Journal	Assists with Calexico Union High class reunion

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
1/20/1966	Charles A Free	Coronado Eagle and Journal	reappointed as merchants chairman of Coronado Chamber of Commerce
1/20/1966	Charles A Free	Coronado Eagle and Journal	organized meeting for Coronado's 75th Anniversary
1/20/1966	Charles A Free	Coronado Eagle and Journal	mrs attends lunch and fashion show
4/21/1966	Charles A Free	Coronado Eagle and Journal	referenced as treasurer of committee for Citizens for Sound Schools
5/12/1966	Charles A Free	Coronado Eagle and Journal	hosts bbq at City's 75th anniversary fair
5/19/1966	Charles A Free	Coronado Eagle and Journal	Mrs attends benefit luncheon
6/23/1966	Charles A Free	Coronado Eagle and Journal	referenced as part of comitte to plan community center
7/7/1966	Charles A Free	Coronado Eagle and Journal	referenced as part of committee to plan community center
8/4/1966	Charles A Free	Coronado Eagle and Journal	argues that community center should be privately administered
12/22/1966	Charles A Free	Coronado Eagle and Journal	Mrs referenced as part of Coronado Hospital planning committee
1/12/1967	Charles A Free	Coronado Eagle and Journal	referenced as boardmember of Chamber of Commerce under new president
2/9/1967	Charles A Free	Coronado Eagle and Journal	Referenced as Rotary Club Treasurer and picture
4/6/1967	Charles A Free	Coronado Eagle and Journal	appointed by CoC as co-chairman for planning a cooking school
6/29/1967	Charles A Free	Coronado Eagle and Journal	Referenced as co-chairman for navy league event
7/6/1967	Charles A Free	Coronado Eagle and Journal	mrs contributes to Creative Stitchery Show
10/12/1967	Charles A Free	Coronado Eagle and Journal	(photo) referenced as director of the board for Chamber of Commerce
12/14/1967	Charles A Free	Coronado Eagle and Journal	(photo) referenced as 1st vice president for Coronado Chamber of Commerce for 1968
12/14/1967	Charles A Free	Coronado Eagle and Journal	installed as 1st vice president for CoC at gala dinner
5/21/1968	Charles A Free	Coronado Historical Association	B/W photo of a 1968 pancake breakfast event in Coronado sponsored by the Rotary Club of Cornado.
1/18/1968	Charles A Free	Coronado Eagle and Journal	Writes letter in newspaper to urge for voting for new school
4/30/1968	Charles A Free	Coronado Eagle and Journal	(photo) was in charge of CoC patio bbq
6/6/1968	Charles A Free	Coronado Eagle and Journal	(photo) referenced as vice president of CoC
8/8/1968	Charles A Free	Coronado Eagle and Journal	referenced as owner of Free Bros mkt and chef at navy league bbq event
8/22/1968	Charles A Free	Coronado Eagle and Journal	referenced as chef at bbq event and includes photo of owner and his brother in 1915
9/26/1968	Charles A Free	Coronado Eagle and Journal	hosts cooking program event "Cooking Coronado Style"
10/10/1968	Charles A Free	Coronado Eagle and Journal	hosts cooking program event run by CoC
10/17/1968	Charles A Free	Coronado Eagle and Journal	photo of Free from mentioned cooking event
12/12/1968	Charles A Free	Coronado Eagle and Journal	(photo) named Coronado man of the Year

DATE	OCCUPANT/OWNER	SOURCE	RELEVANT NOTES
10/15/1970	Charles A Free	Coronado Eagle and Journal	acted as auctioneer at CoC event
12/29/1988	Charles & Maxine Free	Coronado Historical Association	B/W photo of Charles Free receiving a medal. Referse reads "Former Army 1st Lt. Charles Free, left, was awarded a POW Medal along with three of [sic] Coronadans. Free, 77, was honored at a special ceremony at the Coronado Convalescent Home."
N.D.	Maxine Free	Coronado Historical Association	Color photo of Maxine Free
7/3/2012	Maxine Free	Coronado Eagle and Journal	Maxine Free turns 99, Founder of Free Bros Market
1/4/2013	Maxine Free	"Patch"	Maxine Free Dies at 99
1/4/2013	Maxine Free	The Coronado Times	Obituary
1973-1975	WILLIAM C & FERNETA MYERS		OWNERS
1975-CURRENT	THOMAS & LAEL BOYD		OWNERS
6/14/1979		Coronado Eagle and Journal	Listing of adress for sale by M and M Realty, includes description
6/21/1979		Coronado Eagle and Journal	Listing of adress for sale by M and M Realty, includes description
11/9/1994	John Porter	Coronado Eagle and Journal	Among financial supporters for Marine Corps Optimist Club
10/22/2008	John Porter	Coronado Eagle and Journal	Endorses coronado mayor candidate
5/20/2009	John Porter	Coronado Eagle and Journal	acts as speaker for Coronado Roundtable presentation

d. Owner/Occupant Additional Information



Figure 30: Harold J. Brow in the cockpit of a plane on board the USS Saratoga, May 31, 1934. Source: University of West Florida Collections.



Figure 31: Harold J. Brow exiting a Grumman Amphibian plane while talking with a colleague. Dated December 24, 1940. Presumably taken at the Quonset Point Naval Air Station, RI. Source: University of West Florida Collections.



Figure 32: Photo and caption of Harold J. Brow piloting a JF-1 Grumman Amphibian plane into the Quonset Point Naval Air Station on December 24, 1940. Source: University of West Florida.



Figure 33: Maxine and Charles Free, 1946. Source: Coronado Historical Association.



NEW FRONT. After 22 years as an open front store on Orange avenue, the building occupied by Free Bros. Market has just been re-done as a modern showcase. Structure was built in 1932 by contractor Alfred Laing Sr. for a chain store, occupied as such for 10 years, then as a standby plant for Consolidated Aircraft from 1942 to 1946 and, for the last 8½ years as an open front establishment operated by Free Bros. The new job also was done by Alfred Laing Sr., picking up where he left off 22 years ago.

PHOTO BY TOMMY LARK, HOTEL DEL CORONADO STUDIO

Figure 34: Free Bros Market building at the corners of 10th Street, Isabella and Orange Avenues which started in 1945. Source: *Coronado Eagle and Journal*, September 30, 1954.



Figure 35: Charles Free (second on left) volunteering at the Rotary Club of Coronado sponsored Pancake Breakfast, 1968. Source: Coronado Historical Association.



Figure 36: Charles Free served as the Vice President of the Coronado Chamber of Commerce in 1968. Source: *Coronado Journal and Eagle*, June 6, 1968.



Local Brownies, Cub Scouts and one Boy Scout participated in Arbor Day tree plantings April 25. One of the trees they planted was a Sycamore at 671 Alameda Boulevard. Pictured: Scotty Williams, Ben Mowry, Dean Matzko, Michael Cervantes, homeowner Ruth Porter, Nicholas Tobia, Matthew Beauchamp, Christopher Cervantes, Isabel Tobia and Jane Matzko.

Figure 37: The property participated in the local Brownies, Cub Scout, and Boy Scout Arbor Day tree planing event. The resource pictured here with homeowner, Ruth Porter in 2009. Source: *Coronado Eagle and Journal*, May 20, 2009.

2. Current Grant Deed

RECORDER REQUESTED BY:)
John A. & Ruth Porter)
WHEN RECORDED MAIL TO:)
John A. & Ruth Porter)
671 Alameda Blvd.)
Coronado, CA 92118)
A.P.N. 536-431-10-00)

DOC # 2001-0667089
SEP 17, 2001 2:28 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 11.00
OC: 00

7526

2001-0667089

Plg
2P
1 Com

GRANT DEED

The undersigned declare that the documentary transfer tax is \$0.00. This conveyance transfers the grantors' interest into their revocable living trust, R&T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John A. Porter and Ruth M. Porter, husband and wife as community property, do hereby grant to John Acree Porter and Ruth Mae Porter, Trustees or Successor Trustees of the Porter Family Trust (created by Revocable Trust Agreement dated 9/12/2001), the following described real property in the County of San Diego, State of California:

Lots 36, 37 and 38, Block 96 of CORONADO BEACH SOUTH ISLAND, in the City of Coronado, County of San Diego, State of California according to Map thereof No. 376 filed in the Office of the County Recorder of said San Diego County on November 12, 1886.

Dated: September 12, 2001

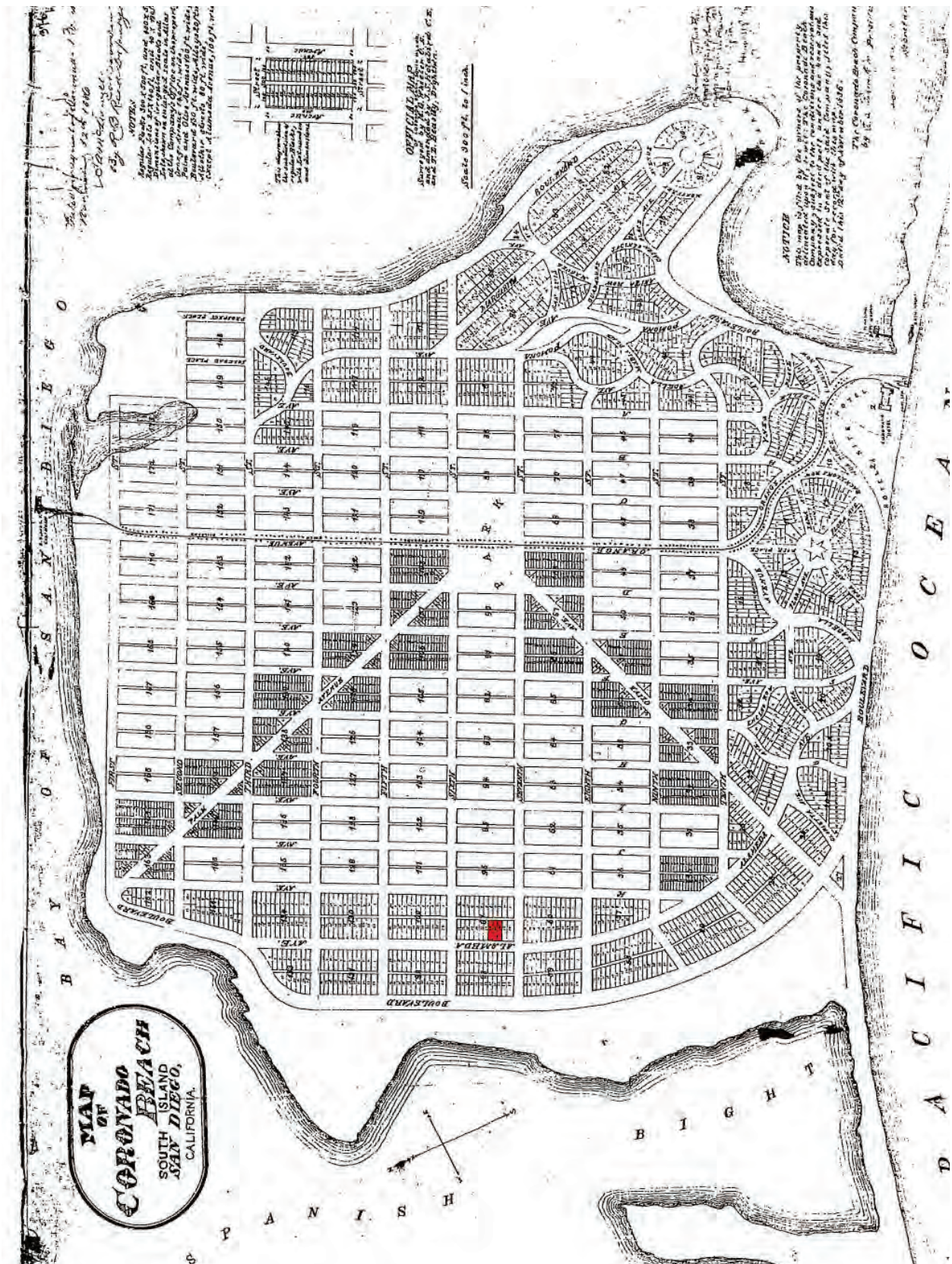
John A. Porter
JOHN A. PORTER
Ruth M. Porter
RUTH M. PORTER

Dated: September 12, 2001

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Same as above.

C. MAPS, DRAWINGS, AND PHOTOGRAPHS



Map 1: Original Coronado Beach South Island subdivision map showing location of parcel.



Map 2: 1921 Sanborn Fire Insurance Map.



Map 3: 1949 Sanborn Fire Insurance Map.



Map 4: 1988 Sanborn Fire Insurance Map.



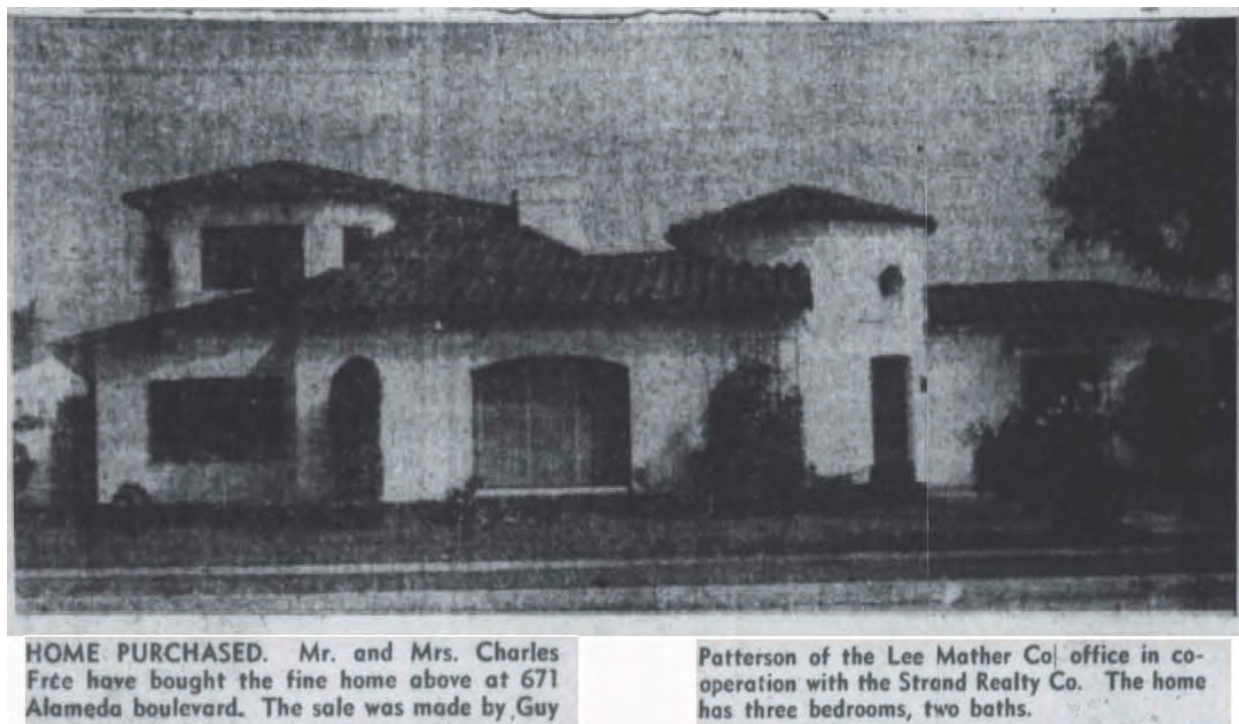
Historic Photo 1: 671 Alameda Boulevard primary facade, 1947. Source: *Helga*.



Historic Photo 2: 671 Alameda Boulevard of the southwest facade, 1947. Source: *Helga*.



Historic Photo 3: 1947 photo of Helga Hofmeier at the back yard during her stay with the Watson family.
Source: *Helga*.



Historic Photo 4: News article featuring 671 Alameda Boulevard. Source: *Coronado Eagle and Journal*, April 1, 1954.



Historic Photo 5: The property was featured as part of the Coronado Woman's Club 13th Annual Home Tour, April 1979 . Source: "Homes on 'Tour' Reflect Distinctive Architecture." *Coronado Eagle and Journal*, April 19, 1979.



Historic Photo 7: The Alameda property in 1998. Source: Coronado Historical Association.



Photo 1: Aerial of the resource. Source: Google Maps.



Photo 1: Looking east at the primary west facade.



Photo 3: The tiled roof turret corner entry features a recessed entry door with ornamental stencil surround. The entry door is a heavy wood paneled door which replaced the original door in ca. 2000. A recessed porthole stained glass hopper with metal grille is located above.



Photo 4: A large four-by-four lite casement window with stucco surround, tiled roof, and decorative wrought iron grille at the southwest facade.



Photo 5: Looking east at the one- and two-story northwest facade. Note the arched picture window with stencil detail.



Photo 6: View of the two-story northwest facade. Note the wood, divided lite fixed and casement windows throughout. The tiled roof includes low overhanging eaves and curved rafters.



Photo 7: Looking east at portions of the north facade.



Photo 8: Looking west at the north facade.



Photo 9: View of the east facade and rear yard. The pool was installed in 1976.



Photo 10: Detail of small casement window at the northeast facade showing through-window air conditioning vent at the lower panel. Note the curved stucco corbels beneath the catelivered second floor.



Photo 11: Detail of the curved corner corbels at the northeast facade. Source: John Porter, Home Owner.



Photo 12: Detail of the enclosed porch with full width sliding glass door. The original exterior fireplace is evident from within. The trellised porched cover was a later addition.



Photo 13: Stuccoed chimney detail.
Source: John Porter, Home Owner.



Photo 14: Original interior fireplace.
Source: John Porter, Home Owner.



Photo 15: Exterior access door to the upper turret from the roof deck. Source: John Porter, Home Owner.



Photo 16: Looking southwest at portions of the south deck at the left and the southeast gabled wing.



Photo 17: View of portions of the south and east facade of the south wing. Note the fenestration consists of one over one double hung wood windows.



Photo 18: The slab kitchen door with concrete stoop at the south facade. Note the adjacent replacement aluminum sliding kitchen window with stuccoed sill.



Photo 19: A large divided lite fixed window at the southwest facade.



Photo 20: View from the alley at the flat roofed, detached garage located at the east end of the parcel lot.



Photo 21: Looking east at portions of the garage's south and west facade.



Photo 22: Looking east at the south deck and corner trellis structure. The detached garage's west facade is screened behind the vertical wood fence.



Photo 23: Looking south at the detach garage's north facade with window.

D. DESIGNATION CRITERIA ANALYSIS

1. Previous City of Coronado Survey (SourcePoint)

IDENTIFICATION

1. COMMON NAME: Porter Residence
2. HISTORIC NAME: H. J. Brow Residence
3. ADDRESS: 671 Alameda Boulevard CITY: Coronado
ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 536-431-10
5. PRESENT OWNER: John A. and Ruth B. Porter
ADDRESS: 671 Alameda Boulevard CITY: Coronado
ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

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

Legal Description: Coronado Beach South Island, Block 96, Lots 36 through 38.

This Spanish stucco villa is one story and has a multi-level red tile roof. The main entry is a round tower with a conical roof. There is a porthole window above the entry which has a hopper sash operation. The large windows are single and double paned; all have decorative inlaid Spanish tile around the periphery. Rafter ends are visible in the eaves.



8. CONST. DATE:
EST: FACT: 1933
9. ARCHITECT:
unknown
10. BUILDER:
Germandt Construction Co.
11. APPROX. PROP. SIZE (FT):
FRONT. 70 DEPTH. 140
OR APPROX. ACREAGE
12. DATE OF PHOTO: 1985

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

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

On October 2, 1933, H. J. Brow employed the Germandt Construction Company to build the house and garage for \$8,511.

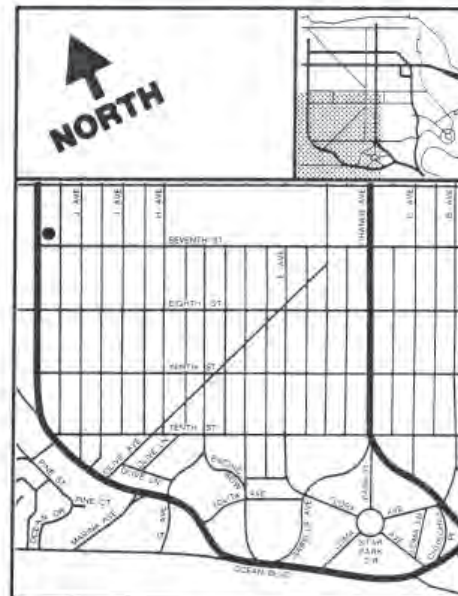
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture ☒ Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

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

County Assessors and Records Offices
City of Coronado Building Permits

22. DATE FORM PREPARED: March 1986
BY: Dr. Ray Brandes
ORGANIZATION: SourcePoint
ADDRESS: 1200 Third Ave., Suite 524
CITY: San Diego ZIP: 92101
PHONE: (619) 236-5300

LOCATIONAL SKETCH MAP



2. Designation Evaluation

The City of Coronado's Historic Designation program provides protection for buildings, structures, objects, and sites that are at least 75 years old, or have achieved historic significance within the past 75 years, and meets two or more of the following criteria:

Criterion A – It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.

Criterion A encompasses resources that are historically significant because they exemplify or reflect special elements of local history. It is important to note that Criterion A states that a resource must exemplify or reflect *special elements* of local history. It is not enough for a resource to simply exemplify or reflect local history in general, as all building, structures, and objects do. A *special element* of history refers to an element of history that is distinct among others of its kind or that surpasses the usual in significance.

Historical research has failed to reveal the residence's ability to reflect the City of Coronado's special elements in terms of military, cultural, social, economic, political, aesthetic, engineering, or architectural history. Therefore, the resource does not qualify under Criterion A.

Criterion B – It is identified with a person(s) or an event(s) significant in local, State, or national history.

Person – Resources associated with individuals whose significant contributions to history can be identified and documented may be eligible for designation under Criterion B. For local designation, contributions to history may be significant at the local, State, or National level.

Event- Resources associated with events, which have significance that can be identified and documented, may be eligible under Criterion B. For local designation, the event may be significant within the context of local, State, or National history.

Historical research did not identify any specific information or yield documentation that would substantiate a significant event associated with the building. No significant recorded events at the resource were discovered through the research process.

Research did disclose that this resource was associated with then Lieut. Comdr. Harold J. Brow. The USN officer was recognized for his piloting skills and was recorded as the fastest flyer in the world in 1923, which entitled him the Diplome de Record issued by the Fereation Aeronautique Internationale in Paris, France. Although noteworthy, the event took place prior to his acquiring and residing at the Alameda property.

Historical research also noted that the property was owned by Charles A. and Maxine A. Free from 1954-1972. Charles Free was a WWII veteran who was awarded the Distinguished Service Cross, a Silver Star, a Purpose Heart, and a Prisoner of War (POW) medal for his service during WWII. It was after the war that the Frees moved to Coronado and opened their store. The Frees were local grocers who owned and operated Free Bros. Market at the corner of Orange and 10th

Avenues from 1946-1972 (no longer extant). The store was highly visible and became a Coronado institution that lasted almost three decades. Along with owning the grocery store, the Frees were highly active in local civic affairs. Charles held several positions and was on various committees including President of the Chamber of Commerce and President of the Lion's Club, the Civil Service Commission, Rotary Club member, Masonic Lodge No. 144 member, two-year director for the Red Cross, treasurer for Citizens for Sound School, board of directors of the Coronado Hospital, and finance chair for Coronado Volunteers for Good Government. While in office, Free advocated for increased taxes for school funds, monitoring distribution of water for Coronado during a drought, and acting as chair for the building committee for an addition to the Coronado Hospital in 1957. Maxine was also involved in the Parent Teacher Association and the United Church Women of Coronado and served as chair of the Women's Club.

Although the Frees were involved in several committees and the Chamber of Commerce, research did not reveal if any of their actions spearheaded significant programs that would substantially improve local commerce or influence local policies for the benefit of the City of Coronado. Further, Free's military significance occurred prior to his ownership and occupancy of the Alameda property.

Based upon the information disclosed, the Alameda residence is not significant under Criterion B.

Criterion C – It possesses distinctive characteristics of an architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered.

Criterion C applies to resources that are significant for their physical design or construction, including architecture, landscape architecture, or engineering. Resources significant under Criterion C must possess "distinct characteristics" of an architectural style, and be valuable for the study of a type, period, or method of construction. "Distinctive characteristics" are physical features or traits that are frequently present in architectural styles, types, periods, or methods of construction. Type, period, and method are separate aspects of construction that refer to the function of a resource (type), the date of construction (period), or building materials and technology used (construction).

The 671 Alameda Boulevard residence appears to qualify under Criterion C. The resource is a good example of Spanish Eclectic style architecture that continues to retain many of its character-defining features associated with its 1933 construction. The building maintains its asymmetrical plan; low pitched, multi-leveled tiled roofs with low overhanging eaves and decorative curved rafter tails; distinctive turret entry, recessed entry door, and stained glass porthole window above; wood framed fixed, and divided lite casement and double hung windows throughout; decorative stenciled surround at the west facade picture window and entry door; wrought iron grilles at selected primary facade windows; stucco clad chimney; and curved stucco clad corbels beneath the cantilevered second floor at the east facade.

Although the east terraced patio was enclosed in 1975, its location at the rear of the property is not visible from the public right of way. The former exterior fireplace has been retained within the interior of the now enclosed porch. Additional changes are minor including a replacement

aluminum kitchen window that is not visible from the public right of way and the replacement paneled entry door which is installed within the original frame of the door and does not detract from the overall feel and association of the Spanish styled residence.

The detached garage, although a secondary resource, also retains many of its original architectural features including flat roof with parapet; wood window; slab door; and wood garage door.

Therefore, the resource continues to retain its qualifications for Criterion C.

Resource Integrity

Integrity is the ability of a resource to convey its significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to historic significance. To retain historic integrity, a resource will possess several, and usually most, of the following seven aspects of integrity.

- *Setting* – The residential building retains its setting within a residential neighborhood. Although the original Country Club across the road has been replaced in later years with residential development the overall residential setting is still evident.
- *Location* – The location of the resource has remained the same since its construction in 1933 on Alameda Boulevard. Therefore, the property has retained its location integrity.
- *Design* – The overall design integrity of the building has been retained including its U-shaped plan; stuccoed exterior cladding; low pitched, tiled roofs with low overhanging eaves, and decorative curved rafters; corner turret entry with recessed entry door and stained glass porthole window above with wrought iron grille; wood framed fixed and divided lite casement and double hung windows; ornamental wrought iron and wood shutter details at some of the windows along the primary façade; decorative stenciled door and window surrounds at the west façade; curved stucco clad corbels beneath the cantilevered second floor at the east façade; and stucco clad chimney. Modifications appear to be minimal as they are located in areas that are not visible from the public right of way including the 1975 terrace patio enclosure and replacement aluminum frame kitchen window. Therefore, the resource design integrity has been minimally impacted.
- *Workmanship* – The vast majority of the building's workmanship that has gone into the construction of the residence is retained. Remaining elements include its low pitched, tiled roofs with low overhanging eaves and decorative curved rafters; turret entry with recessed entry door; wood framed fixed and divided lite casement and double hung windows; ornamental wrought iron and wood shutter details at some windows along the primary facade; stenciled decorative door and window surrounds at the west façade; curved corbels below the cantilevered second floor at the east façade, and stucco clad chimney. Therefore, the building's workmanship element for integrity purposes is intact.

- *Materials* – The resource’s materials have minimal changes over time. The materials illustrate the choices, combinations, and availability and technologies of the time. Materials that have been modified are minimal and include the replacement paneled entry door and an aluminum replacement kitchen window. Therefore, the building’s materials integrity has been moderately changed.
- *Feeling* – The residential building, in its current condition, imparts an aesthetic or historic sense of a modest architectural style home. Therefore, the feeling integrity has been retained.
- *Association* – The resource continues to embody its association with the overall residential development along Alameda Boulevard in Coronado. Therefore, the building retains its association aspect of integrity.

Therefore, the resource continues to qualify under Criterion C.

Criterion D – It is representative of the notable work of a builder, designer, architect, artisan, or landscape professional.

Criterion D applies to those resources that are significant for their representation of the notable work of a builder, designer, architect, artisan, or landscape professional. It is important to note that this does not require that the professional be notable, or a master in their field; rather, the resource should represent the *notable work* of a builder, designer, architect, artisan, or landscape professional, when viewed within the context of their body of work.

The subject dwelling’s design is attributed to San Diego designer Virgil W. Cash, FAIBD. Many of his notable residential buildings constructed during this period were built in the same Spanish Eclectic style, a style popular during that era. The resource remains a good example of Mr. Cash’s body of work during the early phase of his career from the 1929-1939. The Spanish character-defining features and workmanship that are credited to Cash’s work remain intact.

Comparatively, the Alameda Boulevard property is one of three known Coronado projects accredited to Cash. The Spanish Eclectic style McCarson Residence at 323 J Avenue is a locally designated property also significant for its association with Virgil Cash and for its architectural style. The 1939 E.F. Koerner residence at 737 Margarita Avenue is an English Cottage style residence. This property at Alameda is reflective of Virgil Cash’s high standards and design acumen that have attributed to his notable architectural works even in his early career. The property also continues retains a high degree of its overall architectural integrity.

Further, the resource is also a Coronado representation of the work of the J.W. Gernandt Construction Company. Although the San Diego based company only lasted 10 years, the firm completed nearly 14 known projects throughout the County, one of which is designated in the City of Coronado at 1111 Flora Avenue and two are designated in the City of San Diego. The Alameda property attests to the quality of work in which this general contracting firm produced nearly 90 years ago.

Collaboratively, both of their work on the Alameda property demonstrates the architectural aesthetic produced in Coronado by two known professionals in the local construction industry. For its representation of Virgil W. Cash, FAIBD's early design repertoire and noted work of builder J.W. Gernandt Construction Company, the subject dwelling appears eligible for designation under Criterion D.

Criterion E – It has been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time).

The resource has not been formally determined eligible for the California Register; therefore, the property does not meet Criterion E.

Conclusion

The City of Coronado requires that a resource meet at least two or more of the City's designation criteria. Based on the evaluation noted above, 671 Alameda Boulevard dwelling appears to be significant having retained a high degree of its architectural integrity to meet Criterion C as a good example of the Spanish Eclectic architectural style. This includes its stucco clad exterior; low pitched, multi-leveled tiled roofs with low overhanging eaves, and decorative curved rafters; a distinctive turret with recessed entry and stained glass porthole above; decorative stenciled surround at the entry door and picture window along the primary facade; ornamental wrought iron grilles and wood shutters at some of the windows along the west facade; wood framed fixed, and divided lite casement and double hung windows; curved corbel features beneath the cantilevered second floor at the east facade; and stucco clad chimney. The resource is also significant under Criterion D for its association with designer Virgil W. Cash, FAIB and builder J.W. Gernandt Construction Company who were both prolific and highly respectable in the construction industry during this period. The property is a good example of their representative work in Coronado, having retained a high degree of its integrity throughout its nearly 90 years of existence.

Having achieved significance for two local criteria, C and D, per the City's Historic Preservation Ordinance, the dwelling at 671 Alameda Boulevard, therefore, qualifies for historic designation to the local register.

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F. APPENDIX – DPR 523

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 17 *Resource Name or #: (Assigned by recorder)

P1. Other Identifier:

*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 ; ¼ of ; ¼ of Sec ; M.D. B.M.

c. Address: 671 Alameda Boulevard City: Coronado Zip: 92118

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

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

APN: 5370711800

Lots 36, 37, and 39 Block 96 of Coronado Beach South Island, in the City of Coronado, County of San Diego, State of California according to Map thereof No. 376 filed in the Office of the County Recorder of said San Diego County on November 12, 1886.

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

The subject parcel is located between 6th and 7th Streets at the east side of Alameda Boulevard in Coronado. It includes an asymmetrical, two-story Spanish Eclectic style residence. This single-family residence is set back along Alameda Boulevard and is accessed from the sidewalk via a curved colored concrete walkway leading to a corner turret featured entry.

The building is constructed of standard wood frame construction on a concrete pier foundation. The building has a textured stucco exterior finish. Fenestration typically comprises of wood framed fixed, as well as divided lite double hung and casement windows throughout. Some include wood shutters. A decorative, recessed, leaded glass porthole with metal grille is featured above the main entry. The resource includes multi-level, low pitched, gable, hip on gable, and conical tiled roofs with exposed decorative curved rafters. Set back along the roof's eave is a stucco clad chimney. Original drawings indicate more decorative features, such as half timbering, was intended in the original design. These features were not included in the final construction.

(Refer to Continuation Sheet)

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*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 east at portions of the primary west facade.

*P6. **Date Constructed/Age and Sources:**
1933

☒ Historic ☐ Both
☐ Prehistoric

*P7. **Owner and Address:**

Porter Family Trust
671 Alameda Blvd
Coronado, CA 92118

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

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

*P9. **Date Recorded:** March 2022

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

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

Historic Research Report for 671 Alameda Boulevard, Coronado, California, March 2022

*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)

B1. Historic Name: Lieut. Comdr. Harold J. Brow and Marion K. Brow Residence

B2. Common Name: 671 Alameda Boulevard

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Spanish Eclectic

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

- 1933 – Permit #4549 construction of dwelling and garage.
- 1934 – Construction completed (Notice of Completion)
- 1962 – Permit #14631 Kitchen remodel
- 1975 – Permit #19514 Enclose patio and remodel kitchen
- 1976 – Permit #19938 Swimming pool
- 2002 – Permit #0205-070 Interior renovation

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: Original Location:

*B8. Related Features: Detached garage

*B10. Significance: Theme: Residential Development

Area: Coronado, CA

B9a. Architect: Virgil W. Cash, FAIBD, Designer

b. Builder: Gernandt Construction Company

Period of Significance: 1933

Property Type: Single Family Residence Applicable Criteria: C & D

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

671 Alameda Boulevard dwelling appears to be significant having retained a high degree of its architectural integrity to meet Criterion C as a good example of the Spanish Eclectic architectural style. This includes its stucco clad exterior; low pitched, multi-leveled tiled roofs with low overhanging eaves, and decorative curved rafters; a distinctive turret with recessed entry and stained glass porthole above; decorative stenciled surround at the entry door and picture window along the primary facade; ornamental wrought iron grilles and wood shutters at some of the windows along the west façade; wood framed fixed, and divided lite casement and double hung windows; curved corbel features beneath the cantilevered second floor at the east façade; and stucco clad chimney. The resource is also significant under Criterion D for its association with designer Virgil W. Cash, FAIB and builder J.W. Gernandt Construction Company who were both prolific and highly respectable in the construction industry during this period. The property is a good example of their representative work in Coronado, having retained a high degree of its integrity throughout its nearly 90 years of existence.

Having achieved significance for two local criteria, C and D, per the City's Historic Preservation Ordinance, the dwelling at 671 Alameda Boulevard, therefore, qualifies for historic designation to the local register.

(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: March 2022



(This space reserved for official comments.)

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*Resource Name or # (Assigned by recorder) 671 Alameda Boulevard, Coronado

*Recorded by: Heritage Architecture & Planning *Date March 2022 ☒ Continuation ☐ Update

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

The primary southwest one-story wing includes a large, recessed, four-by-four wood casement with stuccoed surround and a tiled hood. The extended stuccoed sill with tile cap is obstructed from view due to the manicured landscaping up front. The window also includes a decorative wrought iron grille. The corner entry turret is a defining feature to the Spanish Eclectic residence that designer Virgil Cash often included in his projects. Its slightly arched recessed entry includes a replacement paneled door with a center fiberglass pane inset within the original frame. The door was changed in 2000. According to the current owner, the decorative stencil surround was repainted at that same time by a local artist. The stained-glass porthole window above is an operable hopper. A wood, divided lite casement window is also noted to the left of the entry.

A slightly arched picture window is centered at the projecting primary northwest façade. The same decorative stenciled surround as the front door is mimicked at this window location. The building's north wing includes an impressive, hipped-on-gable second floor with typical divided lite wood casement windows. The west facing first story window incorporates wood shutters.

The north façade comprises of curved rafters and a variety of original wood windows consisting of divided lite casements and double hung. It is accessed by a concrete path.

The rear east façade is a U-shaped plan facing a 1975 swimming pool, manicured garden, and wood deck. The northeast wing has circular terra cotta attic vents at the gabled ends and incorporates curved stucco clad corbels beneath the cantilevered second story. Windows mimic those found throughout the residence. An interior through-window air conditioning vent has been installed at one of the first floor double hung windows at the northeast wing. The original center terrace with an exterior brick fireplace and colored concrete pad was enclosed with a large sliding glass door in 1975. The fireplace is still extant from the interior space. A trellis porch cover has also been added. A balcony is located above the enclosed patio and has an exterior access door at the southwest corner to the adjacent turret.

The residence's southeast wing includes the dining room, kitchen, and bedroom quarters. The kitchen and dining room had interior renovations completed in 1962 and 1975. Exterior evidence of the interior renovations includes a single kitchen replacement sliding window at the south façade adjacent to the a slab access door.

An original detached garage is located at the southeast corner of the parcel and has direct access to the adjacent alley. The two car garage has a flat roof, wood garage door at the alley, slab door at the south façade, and a wood framed window along its north façade.

Landscaping includes grass lawns, mature trees, bushes, and concrete paths. Overall, the buildings and site are in good condition and the residence continues to retain a high degree of its architectural integrity. Although changes have been made to the original rear terrace, the now enclosed porch is not visible from the public right of way.

Spanish Eclectic^{1,2}

The building demonstrates many of the features and characteristics associated with the Spanish Eclectic style. According to Virginia and Lee McAlister, the Spanish Eclectic style of architecture is most common in the southwestern states, particularly in California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. During the 1920s, many new communities in southern California were planned in the Spanish Eclectic style, and older towns sought to affect a Spanish Colonial image.

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It is not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish

¹ Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2014).

² City of San Diego, *San Diego Modernism Historic Context Statement*.

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*Resource Name or # (Assigned by recorder) 671 Alameda Boulevard, Coronado

*Recorded by: Heritage Architecture & Planning *Date March 2022 ☒ Continuation ☐ Update

prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, a more inclusive name Spanish Eclectic was adopted. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.

Identifying features include:

- Varying roof types include side-gabled, cross-gabled, combined hipped and gabled roofs, hipped roof, and flat roof with parapet walls
- Low-pitched roof, usually with little or no eave overhang
- Red tile roof covering
- Typically, with one or more prominent arches placed above door or principal window, or beneath porch roof
- Wall surface usually stucco
- Façade normally asymmetrical

Secondary features include:

- Dramatically carved doors in high-style Spanish Eclectic house and some modest examples
- Heavy wood paneled door, sometimes arched above
- Large focal window
- Triple-arched or parabolic shaped windows.
- Decorative window grilles of wood or iron
- Balustrades on cantilevered balconies are wood or iron.
- Tiled roof
- Chimney tops
- Brick or tile vents
- Wing walls

The residence appears to retain a high degree of its original architectural features including its asymmetrical and U-shaped plan; low pitched, multi-leveled, combination gabled, hip-on-gable, and conical tiled roofs with low overhanging eaves and ornate curved rafter tails; a focal turret entry with recess door and featured stained glass porthole window with wrought iron grille; wood framed fixed, casement, and double hung windows; ornamental wrought iron features and wood shutters at some of the primary façade windows; decorative stenciled door and window surround at the primary facade; and curved corbels below the cantilevered second floor at the east facade. Although the rear terrace was enclosed in 1975, its location is not visible from the public right of way. Further, the original terrace fireplace is extant within the enclosed patio.

The detached garage, although a secondary resource, also retains many of its original architectural features including flat roof with parapet; north wood window; and wood garage door.

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

Historic Overview

The peninsula of Coronado was first viewed by western eyes when explorer Juan Rodriguez Cabrillo sailed into the San Diego Bay and claimed it for Spain in 1542. This area of land remained relatively undisturbed until the early 19th century, when whalers began using Coronado as a safe harbor. During the Mexican Period in California, Governor Pio Pico issued a land grant to Don Pedro Carrillo which included "the island or peninsula in the Port of San Diego." Within seven months the land was sold for \$1000 in silver to Bezer Simmons, an American trading ship captain. During the next 39 years, the

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peninsula changed hands several more times before being purchased in 1885 by Elisha S. Babcock, Jr., Hampton L. Story, and Jacob Gruendike for \$110,000. These men, plus Herber Ingle (Babcock's brother-in-law) and Josephus Collett, a railroad stockholder, became the founding fathers of the Coronado Beach Company on April 7, 1886.³ The name Coronado, came from the peninsula's neighboring island named in 1601.

The work to turn Coronado into a resort community began immediately. Laborers flooded in to create the necessary infrastructure, which included subdividing and landscaping plots of land, implementing railroad and ferry service, and constructing a water and irrigation system. On November 13, 1886, an auction of 350 lots was held by the Coronado Beach Company. Bidders purchased 350 parcels ranging in price from \$500 to \$1600. The total monies received by the Company for the land was \$110,000, an amount equal to what they had paid for the entire peninsula. With a new community of residents and businesses rapidly emerging, the Company began building the Hotel del Coronado, which officially opened to the public on February 19, 1888.⁴ At the same time, early Sanborn Maps show very few residential structures on the peninsula, primarily concentrated in the northeast portion of the city, close to the ferry house.

In July of 1889, John D. Spreckels, son of San Francisco "sugar king" Clause Spreckels, became an investor in the Coronado Beach Company. Starting with the purchase of Hampton L. Story's one-third interest, Spreckels became sole proprietor of the Hotel del Coronado within three years. He built a grand mansion on Glorietta Boulevard and oversaw the establishment of Tent City, plus the sale of North Island to the U.S. government.

Along with a desirable climate, the establishment of many community organizations and institutions beginning in 1887 lured many visitors from central and eastern parts of the country to settle permanently in Coronado around the turn of the century. Coronado was an established party town. Prior to World War I, the social scene surrounding the Hotel del Coronado and other social organizations and clubs like the Boating Club and the Riding Club, created a permanent playground for the local elite.

By the late 1880s, the United States government was focused on establishing military and naval stations on the Pacific coast and had their eyes set on North Island. In 1890, a bill went to the Senate Committee on Military Affairs to acquire title of not more than 1,000 acres on North Island to build quarters for a twelve company military post. By the end of 1890, the U.S. Government surveyed the area near Zuniga Shoal. By 1893, 18.05 acres at the southwest tip of North Island was acquired.⁵

Coronado continued to grow under the Spreckel's ownership and soon became a playground for the upper class during the turn of the 20th century. While the Hotel del Coronado became one of California's most beloved destinations, the resort community increased its visitors with the rise of Tent City. Vacationers flocked to the makeshift city at the foot of the Hotel Del for summer fun. There were swimming facilities, carnival booths, a Ferris wheel, a children's bull fight, aquaplaning, sailing, and numerous activities for the entire family. Tent City remains a fond memory for many residents of Coronado and vacationers from around the world who visited the peninsula between 1900 and 1939.⁶

Many of the families that had spent their winters on the peninsula during the early part of the 1900s eventually moved into more permanent homes on Coronado. As a result, residential development increased, as revealed in the 1906 Sanborn Map. This occurred mostly along the southeast portion of the peninsula and ran from the ferry dock along the northern section to the Hotel Del Coronado at the southern end. "Coronado itself reaped praise as a thriving little town full of beautiful homes and exquisite gardens....In fact, private enterprise flourished and building permits doubled during 1912 over the previous year. The Coronado real estate market was booming, some were led by investment companies such as the Hakes Investment Company of San Diego which had negotiated not only a number of home sales, but also offered developable

³ Museum of History and Art, *Promenade Through the Past*. (Coronado, CA: Coronado Historical Association, ca. 2004), p.1.

⁴ Museum of History and Art, p.2.

⁵ Katherine Eitzen Carlin and Ray Brandes, *Coronado: The Enchanted Island*. (Coronado, CA: Coronado Historical Association, 1998), p. 68.

⁶ Ibid, p.2-3.

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land.”⁷ By 1920, development continued to rise and spread through the western portion of the peninsula. The decade also brought on the paving of many of the streets. Subdivided lots of land began to have primarily single-family homes constructed although there were still large amounts of open land available.

By 1937 and 1938, building permits soared in Coronado as the population reached an all-time high of 8,000 primarily due to the influx of U.S. Navy personnel. Rentals also began to reflect the rise in prosperity.⁸ By February 1938, permit activity would double that of the same period of the previous year.⁹ Further, during the impetus of World War II in 1940-1941, Coronado’s population would, again, increase to over 15,000 which would soar to 25,000 by the peak of the war.¹⁰

Following the war, vacant land became a premium, particularly in light of its close proximity to the neighboring Naval Air Station and the Amphibious Base. The filling of the Spanish Bight by 1944, which combined the land areas into a single body, created more room for development to ease congestion of the limited land within the island. Despite this, by 1950, the census recorded only 12,700 people, a considerable drop from the mid-1940s.¹¹ Land, space, and tidelands was a continuous issue to local citizens as large areas of vacant land had been filled. Between 1953 through 1964, one of the last of the residential development between four and a half blocks west of Alameda Boulevard was filled. This was the area prior to entering the Naval Air Station North Island. In 1964, the Hotel del Coronado Company received approval to build high-rise apartments on the beach just south of the hotel where Tent City once stood.

By 1966, construction was underway for a new bridge. For years, the issue of transportation to and from Coronado had been frequently addressed. In 1958, discussions for either a tunnel or bridge to cross the bay was protested by many residents. “While some people argued that a crossing was needed for the economic well-being of the community, residents knew that a highway tunnel or bridge would bring dramatic change to the peninsula since it would become so easily accessible.”¹² In 1969, the opening of the San Diego-Coronado Bridge measuring 2.12 miles long with a 90-degree arc, provided an ease of access into the peninsula to both residents, tourists, and daily commuters. The sheer size of the bridge “seemed beyond description to peninsula residents, who realized their small-town beach community was at the end of an era.”¹³ Despite this, Coronado continued to experience relatively little housing growth due to the limited space and land availability. Population recorded in 2010 was relatively close to the census recording in 1945 at 25,382.¹⁴

Property History Overview

Records indicate that the undeveloped parcel was first owned by J. Wiseman McDonald, which was deeded to Harold J. Brow and Marion K. Brow in 1933. Lieut. Comdr. Brow was born in Fall River, RI and served in the Rhode Island National Guard from 1913-1914. He enlisted in the Navy in April 1917 and attended ground school training at Massachusetts Institute of Technology (MIT). He later reported to the Pensacola Naval Air Station in January 1918 for flight training.¹⁵ By 1923, he was noted as the fastest flyer in the world; Brow established a world outright airspeed record at Mitchel Field, Long Island in a Curtiss racing plane.¹⁶ This accomplishment entitled him the Diplome de Record issued by the Federation

⁷ Ibid, p.117.

⁸ Carlin and Brandes, p. 195. Also, “Building Permits Issued Average More Than \$2,000 Every Day.” *Coronado Citizen*, March 24, 1938.

⁹ “New Home Building Revival Seen as Permits Sour: February Activity Boosts Total to Double that of Same Period Last Year.” *Coronado Journal*, March 10, 1938.

¹⁰ Carlin and Brandes, p. 233.

¹¹ Ibid, p. 219.

¹² Leslie Hubbard Crawford, *Images of America: Coronado*. (Charleston, South Carolina: Arcadia Publishing, 2010), p.112-113.

¹³ Ibid.

¹⁴ Carlin and Brandes, p. 219. Also, United States Census Bureau, “Coronado city, California.” Accessed June 30, 2020. www.census.gov. The US Census Bureau listed Coronado’s population at 24,701.

¹⁵ “Harold James Brow (1894-1982) – Find a Grave Memorial.” Accessed February 6, 2022.

https://www.findagrave.com/memorial/52135838/harold-james-brow_1/

¹⁶ “Commander Harold J. Brow, USN.” Rhode Island Aviation Hall of Fame. Accessed February 6, 2022. <https://riahof.org/field-of-accomplishment/military/us-navy/commander-harold-j-brow-usn>

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Aeronautique Internationale in Paris.¹⁷ In 1931, the *Coronado Eagle and Journal* reported that newlyweds Harold Brow and Marian Ethel Knight Brow moved to Coronado and resided at 1022 Olive Avenue. They later moved to 316 9th Street in 1933 prior to acquiring the parcel on Alameda Boulevard. Upon purchase, the Brows hired Virgil W. Cash to design their home.¹⁸ Gernandt Construction Company was the contractor who completed the work on January 22, 1934, per the Notice of Completion. The Brows moved in on February 1st according to the local paper.^{19,20}

Later that year, Lieut. Comdr. Brow received orders for a tour of duty in the Pacific and was shortly assigned to command Reeves Field in Terminal Island, Los Angeles in 1934. Local directory information did not record occupants for the address for the years 1934-1938. It was not until 1939-1940 that the Brows were documented as occupying the property. This was short-lived, however, as Brow was reassigned in December 31, 1940 to a newly established air station in Rhode Island. At that time, Brow became the first commanding officer for the still-under-construction Quonset Point Naval Air Station and "made the first landing on a crude runway that was part of the base-in-the-making."²¹ During his duties in Rhode Island, the Brows retained their Coronado property and acquired tenants during their military led absence. Recorded tenants include: Lt. Col. Francis P. Mulcahy and his wife who occupied the home with their housekeeper, Hilda Hoppis, in 1941;²² Ms. Florence Foote and Mildred D. Smotherman, housekeeper, occupied the residence from 1942-1943, although they were only formally recorded in the San Diego Directory for the year 1942;²³ Barbara B. Crutchfield resided at the address from 1943-1944;²⁴ and Charles P. Holmes of the USN and his wife Beverly M. Holmes moved into the home and resided there from 1944-1945. The Holmes were accompanied by Charles N. Butler and his wife in 1945. Charles W. Cushman of the USN and his wife Beverly M. Cushman leased the property from 1947-1948.

In 1947, Comdr. Brow retired from the U.S. Navy and settled in Pensacola, FL. The Brows then sold their Coronado property to Albert Watson II and Anne B. Watson in 1948. Though the Watsons purchased the property in January, they did not live there until late 1948 as the Watsons were still serving in Japan.²⁵ In their short absence, Charles and Beverly Cushman continued their lease.

While not much is known of the Watsons, a brief period of their early life at the Alameda residence was recorded in the biography, *Helga: A Memoir of Privilege, War and Family*. In this account, Helga Hofmeier, a German immigrant living in Japan during World War II, was befriended by the Watson family and offered a paid passage to the United States. Helga eventually took up their offer and was employed by the Watsons as a domestic help for a brief period in order to pay back the cost of the sponsored trip.²⁶ Helga described Coronado and the Watson's home in her memoirs:

¹⁷ "Harold James Brow (1894-1982) – Find a Grave Memorial." Accessed February 6, 2022.

https://www.findagrave.com/memorial/52135838/harold-james-brow_1/

¹⁸ Virgil W. Cash, "Residence for Lt. Comr. Harold J. Brow & Marian Brow, Coronado, Calif. to be built on Lots 36, 37, 38, Blk 96, Coronado Beach." August 17, 1933.

¹⁹ Chain of Title for 671 Alameda Boulevard.

²⁰ "Personal Items." *Coronado Eagle and Journal*. Vol. 22, No. 5, February 1, 1934. San Diego City and County Directories did not reveal the Brow's occupancy of the Alameda property until 1939.

²¹ "Commander Harold J. Brow, USN." Rhode Island Aviation Hall of Fame. Accessed February 6, 2022. <https://riahof.org/field-of-accomplishment/military/us-navy/commander-harold-j-brow-usn>

²² "Personals." *Coronado Eagle and Journal*. Vol. 4, No. 36. July 4, 1941. Only Ms. Hoppis is listed in the directory.

²³ "Mrs. O. C. Foote Returns Home." *Coronado Eagle and Journal*. Vol 31, No. 10. March 11, 1943.

²⁴ "Two Southlanders listed as casualties." *Daily News (Los Angeles)*. August 3, 1943. Ms. Crutchfield was not listed at this address in the City Directories.

²⁵ Sheridan Hill, *Helga: A Memoir of Privilege, War and Family*. (Montreat, NC: Real Life Stories, LLC and Jane Edmonds Lang, 2013). In this biography of Helga Hofmeier Edmonds, the author records Helga's journey to the United States from Japan by way of Col. and Mrs. Albert Watson.

²⁶ Helga Hofmeier works as a domestic help in the Watson's residence to pay off expenses that incurred for her transfer to the United States.

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The mornings are glorious and there is always sunshine. Coronado is a small island. There is a ferry to San Diego every five minutes---night and day. It's about a 20 minute walk from here to the ferry.²⁷

The...Watsons have purchased this lovely house, right across the street from a golf course. There are two bedrooms and one bath upstairs and another two bedrooms and bath downstairs. There is a large living room and dining room and a large and practical kitchen. There is a separate room for the clothes washer and dryer, with a door leading to the outside. My room is next to that and I have a view of the back yard....I have my own bathroom with shower and toilet.²⁸

The Watsons were involved in the local Red Cross, as well as assisted in the Coronado Flower Show. By 1950, the property's Title was transferred to S. F. and Wilma D. Zimet. During the Zimet's ownership from 1950-1954, there were no listed occupants recorded in the San Diego City/County Directory. Further, historical research failed to provide any information on the Zimets of Coronado during this period.

In 1954, the Title was deeded to Charles A. Free and Maxine A. Free. The Frees occupied the residence from 1958 until the early 1972. They were joined by their two sons, Paul E. Free and Charles A. Free, Jr. Originally from Calexico, Charles A. Free was a WWII veteran who served in the first division in Europe. During the war, Charles was captured by the Germans at the Battle of the Bulge, held in a prison camp until the end of the war and was later awarded the Distinguished Service Cross, a Silver Star, a Purple Heart, and a Prisoner of War (POW) medal.²⁹ Following the War, Charles and Maxine moved to Coronado and opened the Free Bros. Market along with Charles' brothers, James and Melvin. The Free Bros. Market was located at the corner of Orange and 10th Avenues beginning in 1946 and expanded to the cities of El Cajon and Oceanside in the following years. The Free Bros. Market became a Coronado institution that lasted almost three decades.

While living in Coronado, both Charles and Maxine were active in public affairs. Charles held several positions and was on various committees including President of the Chamber of Commerce³⁰ and President of the Lion's Club,³¹ the Civic Service Commission, Rotary Club member, two-year director for the Red Cross,³² treasurer for Citizens for Sound Schools,³³ and finance chair for Coronado Volunteers for Good Government.^{34,35} Notable actions while civically engaged, Free advocated for increased taxes for school funds,³⁶ monitored the distribution of water for Coronado during a drought,³⁷ and acted as chairman in 1957 building committee for Coronado Hospital's additions.³⁸ He also assisted in various community events such as cooking shows and Coronado's anniversary fairs.³⁹ Maxine was also locally active and participated in the Parent Teacher Association,⁴⁰ the United Church Women of Coronado,⁴¹ and was chair of the Women's Club in Coronado.⁴²

²⁷ Hill, *Helga*, p. 232.

²⁸ Hill, *Helga*, p. 231.

²⁹ "Obituaries." *Coronado Eagle and Journal*. Vol 79, No. 6. February 9, 1989.

³⁰ "Obituaries." *Coronado Eagle and Journal*. Vol 79, No. 6. February 9, 1989

³¹ "CCC Installs at Gala Dinner." *Coronado Eagle and Journal*. Vol 54, No 50. December 14, 1967.

³² "Hi Tide." *Coronado Eagle and Journal*. Vol. 50. No. 26. June 27, 1963.

³³ "Dr. Wicarius Chairman of Citizens for Sound Schools." *Coronado Eagle and Journal*. Vol. 53, No. 16. April 21, 1966.

³⁴ "Residents Form Volunteers for Good Government Civic Group." *Coronado Eagle and Journal*. Vol. 51, No. 9. February 27, 1964.

³⁵ "Obituaries." *Coronado Eagle and Journal*. Col 79, No. 6. February 9, 1989

³⁶ "News Information: School Tax Election, November 5." *Coronado Eagle and Journal*. Vol. 50, No. 41. February 27, 1964.

³⁷ "County water supply critical, says state official." *Coronado Eagle and Journal*. Vol. 47, No. 43. October 27, 1960.

³⁸ "Hospital Wings done." *Coronado Eagle and Journal*. Vol. 44, No. 1. January 3, 1957.

³⁹ "City Birthday to Be Celebrated with Community Fair May 14." *Coronado Eagle and Journal*. Vol. 53, No. 19. May 12, 1966.

⁴⁰ "Haralson F. Smith Elected to Head Coronado P.T.A. for Year." *Coronado Eagle and Journal*. Vol 42, No. 35. September 1, 1955.

⁴¹ "World Day of Prayer to be observed here." *Coronado Eagle and Journal*. Vol. 48, No. 6. February 9, 1961.

⁴² "Gay Afternoon Promised at Woman's Club Holiday." *Coronado Eagle and Journal*. Vol. 42, No. 17. April 28, 1955.

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After nearly 30 years of business, Free Bros. Market's lease ended in 1971 with no option to renew. The parcel was purchased and the buildings on site were razed for a new Home Federal Savings and Loan headquarters (now Chase Bank) in 1972. With the store closed, the Frees decided to sell their Coronado home and relocate.

In 1973 William C. Meyers and Freneta H. Meyers became its new owners. A short time later, the Deed was transferred from the Meyers to Thomas Glenn Boyd and Lael Jackson Boyd in 1975. During the Boyd's ownership, various renovations were completed on the property including a kitchen remodel, enclosure of the rear patio, and construction of a private swimming pool and wood deck. In 1979, the property was purchased by current owners John A Porter and Ruth M Porter.

Architect/Builder/Developer Information

Designer: Virgil W. Cash, FAIBD

Builder: Gernandt Construction Company

Original Drawings: August 17, 1933

Construction Date: January 22, 1934 (Notice of Completion)

Virgil W. Cash, FAIBD

The residence at 671 Alameda Boulevard was designed by Virgil W. Cash of San Diego County in 1933. Virgil Ward Cash was born on July 27, 1903, in Farlington, KS to Elmer E. and Mollie F. Cash. He was the eldest of two sons and grew up in Kansas. Historical research revealed that Virgil Cash arrived in San Diego as early as 1923 while attending San Diego State College in which he was also a member of Eta Omega Delta.⁴³ He graduated in 1928 and began his career initially as a drafter and later as an architectural designer involved in both residential and commercial properties throughout the County of San Diego.

Cash's design career spans over 30 years. His most active years were from the 1929 through the 1950s in which he primarily designed residential properties in varying styles that were popular during that period. Firms in which he was associated with include "Loring & Cash" listed under "Architects-Uncertified" in the local directory and in 1930 he was listed with John S. Siebert Company, a San Diego-based architectural firm. In 1933, Cash ventured on his own and established his studios on El Cajon Boulevard. The following year, he is officially listed as "Virgil W. Cash, Architectural Drafting, Designing, & Improvements Studios." Original 1933 drawings from the Brow Residence at 671 Alameda Boulevard in Coronado records his work in the title block as, "Plans & Specifications Prepared in the Studios of Virgil W. Cash." This was later changed to 'Virgil W. Cash & Associates' which was initially noted in a 1939 full page *Coronado Eagle and Journal* article for the E.F. Koerner residence at 737 Margarita Avenue in Coronado.⁴⁴

His earliest known work expressed a partiality for the Spanish Eclectic style, as evident in his illustrative design advertisements in the *San Diego Union* from 1932-1933, in his projects at 323 J Avenue and 671 Alameda Boulevard in Coronado, as well as his 'Casa Sevillana' design, a 1933 model home project for the College Park tract by Bell-Lloyd Investment Company.⁴⁵ Cash's later works adopted more popular Modernist influences. One property, 323 J Avenue, was locally designated in the City of Coronado under Criterion C for its architecture and under Criterion D for its association with the work of both Virgil Cash, its designer, and Alfred Liang, its builder.

A shift occurred midway through Cash's career where he focused more on community work serving on several design and planning boards in the east San Diego region of Spring Valley, Grossmont, Mt. Helix, and La Mesa. In 1938, Cash, along with East County developer Ed Fletcher, Jr. of the Fletcher Company; Fred Heilbron, plumbing contractor; John Steen, DDS; and Andrew Smith, MD, founded the Grossmont-Mt. Helix Improvement Association (GMIA). GMIA was formed as a result of community concern for the lack of adequate land use planning and zoning type requirements.⁴⁶ In 1947, he committed to

⁴³ Ancestry.com. *U.S., School Yearbooks, 1900-1999*. <https://www.ancestry.com/discoveryui-content/view/290005078:1265> (Lehi, UT, USA: Ancestry.com Operations, Inc., 2010). Accessed February 28, 2022.

⁴⁴ Advertisement: "A Beautiful Coronado Home Built by H.Q. Smith, Coronado Builder." *Coronado Eagle and Journal*. Vol. 2, No. 35, June 29, 1939.

⁴⁵ "Model Home for College Park." *San Diego Union*. September 9, 1933.

⁴⁶ In 1938, there was no zoning regulations in the County of San Diego. "A Brief History of the Mt. Helix Area and GMIA." *GMIA Viewpoints*. Vol.

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the newly established architectural committee of the GMIA and in 1953, he served as Chair of the newly formed Federated Sanitation Committee in Spring Valley.^{47,48}

Expanding beyond San Diego, Cash became the San Diego representative on the board of the American Institute of Building Design (AIBD) in 1958. The AIBD was the successor organization of the Architectural Draftsmen's Guild and since 1950, it provided building designers with educational resources and developed nationwide design standards and code of ethics for the building design profession. It initiated with two state chapters in Arizona and California and later expanded to 48 states, throughout Canada, Europe, Asia, Australia, and the Bahamas.^{49,50} By 1960, Cash was elected as National Secretary and member of the newly formed national board. In 1962, he served as Vice President for the AIBD and in 1963, he was elected as the national President of the AIBD and served consecutively until 1966.⁵¹ In 1964, he was one of the first to receive the distinguished and newly established AIBD College of Fellows.⁵² Not much is recorded between 1964 and 1968. By 1968, Mr. Cash sold the two-story office building he designed and finally retire. Mr. Cash passed away in 1986.

Gernandt Construction Company

Founded by John William Gernandt, the Gernandt Construction Company, also known as the J. W. Gernandt Construction Company, was an active general building contracting firm in San Diego from 1928-1937. Originally from Nebraska, John Gernandt was the son of prominent architect William F. Gernandt known for his designs of institutional and municipal buildings throughout Nebraska and in surrounding states between 1903-1923.⁵³ John was employed by his architect father in Omaha, Nebraska from 1914-1915 where he initially observed and gained experience in the design-build profession.⁵⁴ Historical research revealed that John Gernandt relocated to San Diego around 1923 initially listing himself in the local directory as an architect, although he had no known formal training. He later changed his occupation title due to stringent legal issues.⁵⁵

Gernandt was employed as a construction superintendent with Pacific Ready Cut Homes in 1924, which later emerged into the A M Southard Company. A year later, Gernandt would officially began his tenure at Southard.⁵⁶ Southard was a full service real estate development firm that integrated design, engineering, construction, and finance, providing a "one-stop real estate service" for those who had already purchased or owned a vacant lot.⁵⁷ While employed at A M Southard Company, Gernandt also worked as a superintendent. He was also responsible for design with the firm. Three known homes associated with Gernandt while at Southard include: 3599 Mississippi (his own residence), 5002 Canterbury Drive, and the Wells' residence at 4990 Canterbury Drive.⁵⁸ Gernandt was eventually promoted to General Manager of A M Southard

38, Issue 4. Spring 2008.

⁴⁷ "Committee Appointed." *San Diego Union*. December 3, 1947.

⁴⁸ "Facts Promised for Taxpayers in Spring Valley." *San Diego Union*. April 10, 1953. Also, "Spring Valley Still Has Sewer Problem." *San Diego Union*. October 8, 1953.

⁴⁹ "Eight Delegates." *San Diego Union*. July 25, 1959.

⁵⁰ "History of the AIBD." *American Institute of Building Design*. Accessed February 20, 2022. www.aibd.org/history

⁵¹ "San Diego Elected." *San Diego Union*. August 4, 1963.

⁵² *San Diego Evening Tribune*. August 6, 1964.

⁵³ "William F. Gernandt (1872-1943), Architect. Accessed February 20, 2022.

[http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_\(1872-1943\),_Architect](http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_(1872-1943),_Architect)

⁵⁴ "William F. Gernandt (1872-1943), Architect. Accessed February 20, 2022.

[http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_\(1872-1943\),_Architect](http://www.e-nebraskahistory.org/index.php?title=William_F._Gernandt_(1872-1943),_Architect)

⁵⁵ City and County Directory. The local directory listings differentiated the architectural profession between "Certified" and "Uncertified" practicing architects and designers as questions regarding corporations practicing architecture were legal issues in California during this period.

⁵⁶ The A M Southard Company evolved from Pacific Ready Cut. Priscilla Ann Berge, PhD., "Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116." August 2003.

⁵⁷ Scott Moomjian, Diane Kane, PhD, and Seonid MacArthur, PhD, "Addendum to the Historical Research Report for the Charlotte Gary Barnum House, 5805 Camino de la Costa, La Jolla." March 21, 2017.

⁵⁸ Priscilla Ann Berge, PhD., "Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116." August 2003. The 5002 Canterbury Drive was later the residence of Gernandt's parents when they relocated to San Diego.

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Company from 1926-1927.^{59,60}

By 1928, Gernandt ventured on his own listing himself as an independent building contractor with offices at 3166 5th Avenue in San Diego. The newly established J. W. Gernandt Construction Company did not hesitate to begin advertising for design-build residential projects in the *San Diego Union* and featured sought-after Spanish Eclectic style buildings. The firm was introduced in an article in the *Coronado Eagle and Journal* in 1929 with a design-build project of the two-story Mediterranean style Bregurlia residence at 941 J Avenue.⁶¹ Other residential projects followed throughout San Diego mostly in the Spanish Eclectic style with his signature turrets with weathervanes incorporated. Other trendy styles began to emerge, such as Streamline Moderne style as evident in his design of the Lambert residence in La Jolla in 1935.

By 1937, an article in the *San Diego Union* noted that the company was purchased by Foster Wilmurt and Gernandt ceased to be listed in the local directories.⁶² Research revealed that he later relocated to the Los Angeles area where began collaborating with acclaimed Southern California theater architect, S. Charles Lee.⁶³

DESIGNATION EVALUATION

The City of Coronado's Historic Designation program provides protection for buildings, structures, objects, and sites that are at least 75 years old, or have achieved historic significance within the past 75 years, and meets two or more of the following criteria:

Criterion A – It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.

Criterion A encompasses resources that are historically significant because they exemplify or reflect special elements of local history. It is important to note that Criterion A states that a resource must exemplify or reflect *special elements* of local history. It is not enough for a resource to simply exemplify or reflect local history in general, as all building, structures, and objects do. A *special element* of history refers to an element of history that is distinct among others of its kind or that surpasses the usual in significance.

Historical research has failed to reveal the residence's ability to reflect the City of Coronado's special elements in terms of military, cultural, social, economic, political, aesthetic, engineering, or architectural history. Therefore, the resource does not qualify under Criterion A.

Criterion B – It is identified with a person(s) or an event(s) significant in local, State, or national history.

Person – Resources associated with individuals whose significant contributions to history can be identified and documented may be eligible for designation under Criterion B. For local designation, contributions to history may be significant at the local, State, or National level.

Event- Resources associated with events, which have significance that can be identified and documented, may be eligible under Criterion B. For local designation, the event may be significant within the context of local, State, or National history.

Historical research did not identify any specific information or yield documentation that would substantiate a significant event associated with the building. No significant recorded events at the resource were discovered through the research process.

⁵⁹ City and County Directory.

⁶⁰ Ron V. May, "William F. and Leta B. Gernandt House by the AM Southard Company, 5002 Canterbury Drive, Kensington." 2006.

⁶¹ "The Noteworthy Features of New Residence Here: Two-Story Example of the Popular Mediterranean Type of Home." *Coronado Eagle and Journal*. Vol. 17, No. 25. June 19, 1929.

⁶² "Three Striking View of a Modernistic Home." *San Diego Union*. August 29, 1948.

⁶³ Priscilla Ann Berge, PhD., "Historic Site Nomination for the Cora M. and Cora Lee Wells House, 4990 Canterbury Drive, San Diego, California 92116." August 2003.

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Research did disclose that this resource was associated with then Lieut. Comdr. Harold J. Brow. The USN officer was recognized for his piloting skills and was recorded as the fastest flyer in the world in 1923, which entitled him the Diplome de Record issued by the Fereation Aeronautique Internationale in Paris, France. Although noteworthy, the event took place prior to his acquiring and residing at the Alameda property.

Historical research also noted that the property was owned by Charles A. and Maxine A. Free from 1954-1972. Charles Free was a WWII veteran who was awarded the Distinguished Service Cross, a Silver Star, a Purpose Heart, and a Prisoner of War (POW) medal for his service during WWII. It was after the war that the Frees moved to Coronado and opened their store. The Frees were local grocers who owned and operated Free Bros. Market at the corner of Orange and 10th Avenues from 1946-1972 (no longer extant). The store was highly visible and became a Coronado institution that lasted almost three decades. Along with owning the grocery store, the Frees were highly active in local civic affairs. Charles held several positions and was on various committees including President of the Chamber of Commerce and President of the Lion's Club, the Civil Service Commission, Rotary Club member, Masonic Lodge No. 144 member, two-year director for the Red Cross, treasurer for Citizens for Sound School, board of directors of the Coronado Hospital, and finance chair for Coronado Volunteers for Good Government. While in office, Free advocated for increased taxes for school funds, monitoring distribution of water for Coronado during a drought, and acting as chair for the building committee for an addition to the Coronado Hospital in 1957. Maxine was also involved in the Parent Teacher Association and the United Church Women of Coronado and served as chair of the Women's Club.

Although the Frees were involved in several committees and the Chamber of Commerce, research did not reveal if any of their actions spearheaded significant programs that would substantially improve local commerce or influence local policies for the benefit of the City of Coronado. Further, Free's military significance occurred prior to his ownership and occupancy of the Alameda property.

Based upon the information disclosed, the Alameda residence is not significant under Criterion B.

Criterion C – It possesses distinctive characteristics of an architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered.

Criterion C applies to resources that are significant for their physical design or construction, including architecture, landscape architecture, or engineering. Resources significant under Criterion C must possess "distinct characteristics" of an architectural style, and be valuable for the study of a type, period, or method of construction. "Distinctive characteristics" are physical features or traits that are frequently present in architectural styles, types, periods, or methods of construction. Type, period, and method are separate aspects of construction that refer to the function of a resource (type), the date of construction (period), or building materials and technology used (construction).

The 671 Alameda Boulevard residence appears to qualify under Criterion C. The resource is a good example of Spanish Eclectic style architecture that continues to retain many of its character-defining features associated with its 1933 construction. The building maintains its asymmetrical plan; low pitched, multi-leveled tiled roofs with low overhanging eaves and decorative curved rafter tails; distinctive turret entry, recessed entry door, and stained glass porthole window above; wood framed fixed, and divided lite casement and double hung windows throughout; decorative stenciled surround at the west facade picture window and entry door; wrought iron grilles at selected primary façade windows; stucco clad chimney; and curved stucco clad corbels beneath the cantilevered second floor at the east facade.

Although the east terraced patio was enclosed in 1975, its location at the rear of the property is not visible from the public right of way. The former exterior fireplace has been retained within the interior of the now enclosed porch. Additional changes are minor including a replacement aluminum kitchen window that is not visible from the public right of way and the replacement paneled entry door which is installed within the original frame of the door and does not detract from the overall feel and association of the Spanish styled residence.

The detached garage, although a secondary resource, also retains many of its original architectural features including flat

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roof with parapet; wood window; slab door; and wood garage door.

Therefore, the resource continues to retain its qualifications for Criterion C.

Resource Integrity

Integrity is the ability of a resource to convey its significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to historic significance. To retain historic integrity, a resource will possess several, and usually most, of the following seven aspects of integrity.

- *Setting* – The residential building retains its setting within a residential neighborhood. Although the original Country Club across the road has been replaced in later years with residential development the overall residential setting is still evident.
- *Location* – The location of the resource has remained the same since its construction in 1933 on Alameda Boulevard. Therefore, the property has retained its location integrity.
- *Design* – The overall design integrity of the building has been retained including its U-shaped plan; stuccoed exterior cladding; low pitched, tiled roofs with low overhanging eaves, and decorative curved rafters; corner turret entry with recessed entry door and stained glass porthole window above with wrought iron grille; wood framed fixed and divided lite casement and double hung windows; ornamental wrought iron and wood shutter details at some of the windows along the primary façade; decorative stenciled door and window surrounds at the west façade; curved stucco clad corbels beneath the cantilevered second floor at the east façade; and stucco clad chimney. Modifications appear to be minimal as they are located in areas that are not visible from the public right of way including the 1975 terrace patio enclosure and replacement aluminum frame kitchen window. Therefore, the resource design integrity has been minimally impacted.
- *Workmanship* – The vast majority of the building's workmanship that has gone into the construction of the residence is retained. Remaining elements include its low pitched, tiled roofs with low overhanging eaves and decorative curved rafters; turret entry with recessed entry door; wood framed fixed and divided lite casement and double hung windows; ornamental wrought iron and wood shutter details at some windows along the primary facade; stenciled decorative door and window surrounds at the west façade; curved corbels below the cantilevered second floor at the east façade, and stucco clad chimney. Therefore, the building's workmanship element for integrity purposes is intact.
- *Materials* – The resource's materials have minimal changes over time. The materials illustrate the choices, combinations, and availability and technologies of the time. Materials that have been modified are minimal and include the replacement paneled entry door and an aluminum replacement kitchen window. Therefore, the building's materials integrity has been moderately changed.
- *Feeling* – The residential building, in its current condition, imparts an aesthetic or historic sense of a modest architectural style home. Therefore, the feeling integrity has been retained.
- *Association* – The resource continues to embody its association with the overall residential development along Alameda Boulevard in Coronado. Therefore, the building retains its association aspect of integrity.

Therefore, the resource continues to qualify under Criterion C.

Criterion D – It is representative of the notable work of a builder, designer, architect, artisan, or landscape professional.

Criterion D applies to those resources that are significant for their representation of the notable work of a builder, designer, architect, artisan, or landscape professional. It is important to note that this does not require that the professional be notable, or a master in their field; rather, the resource should represent the *notable work* of a builder, designer, architect,

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artisan, or landscape professional, when viewed within the context of their body of work.

The subject dwelling's design is attributed to San Diego designer Virgil W. Cash, FAIBD. Many of his notable residential buildings constructed during this period were built in the same Spanish Eclectic style, a style popular during that era. The resource remains a good example of Mr. Cash's body of work during the early phase of his career from the 1929-1939. The Spanish character-defining features and workmanship that are credited to Cash's work remain intact. Comparatively, the Alameda Boulevard property is one of three known Coronado projects accredited to Cash. The Spanish Eclectic style McCarron Residence at 323 J Avenue is a locally designated property also significant for its association with Virgil Cash and for its architectural style. The 1939 E.F. Koerner residence at 737 Margarita Avenue is an English Cottage style residence. This property at Alameda is reflective of Virgil Cash's high standards and design acumen that have attributed to his notable architectural works even in his early career. The property also continues retains a high degree of its overall architectural integrity.

Further, the resource is also a Coronado representation of the work of the J.W. Gernandt Construction Company. Although the San Diego based company only lasted 10 years, the firm completed nearly 14 known projects throughout the County, one of which is designated in the City of Coronado at 1111 Flora Avenue and two are designated in the City of San Diego. The Alameda property attests to the quality of work in which this general contracting firm produced nearly 90 years ago.

Collaboratively, both of their work on the Alameda property demonstrates the architectural aesthetic produced in Coronado by two known professionals in the local construction industry. For its representation of Virgil W. Cash, FAIBD's early design repertoire and noted work of builder J.W. Gernandt Construction Company, the subject dwelling appears eligible for designation under Criterion D.

Criterion E – It has been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time).

The resource has not been formally determined eligible for the California Register; therefore, the property does not meet Criterion E.

Conclusion

The City of Coronado requires that a resource meet at least two or more of the City's designation criteria. Based on the evaluation noted above, 671 Alameda Boulevard dwelling appears to be significant having retained a high degree of its architectural integrity to meet Criterion C as a good example of the Spanish Eclectic architectural style. This includes its stucco clad exterior; low pitched, multi-leveled tiled roofs with low overhanging eaves, and decorative curved rafters; a distinctive turret with recessed entry and stained glass porthole above; decorative stenciled surround at the entry door and picture window along the primary facade; ornamental wrought iron grilles and wood shutters at some of the windows along the west facade; wood framed fixed, and divided lite casement and double hung windows; curved corbel features beneath the cantilevered second floor at the east facade; and stucco clad chimney. The resource is also significant under Criterion D for its association with designer Virgil W. Cash, FAIB and builder J.W. Gernandt Construction Company who were both prolific and highly respectable in the construction industry during this period. The property is a good example of their representative work in Coronado, having retained a high degree of its integrity throughout its nearly 90 years of existence.

Having achieved significance for two local criteria, C and D, per the City's Historic Preservation Ordinance, the dwelling at 671 Alameda Boulevard, therefore, qualifies for historic designation to the local register.

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