

Historical Resources Research Report  
for 4154 Lark Street, San Diego, California  
for the City of San Diego, Historical Resources Board  
May 2018



by Tricia Olsen, AICP and Ginger Weatherford, MPS  
for Christopher and Renee Glass, Owners

**GINGER WEATHERFORD**  
*Historic Preservation Consulting*



# **“At-a-Glance” Report Summary**

## **Property Information & Applicable Criteria**



Resource Address: 4154 Lark Street, San Diego, CA 92103 APN: 443-311-03-00

Resource Name (per HRB naming policy): William Templeton Johnson House No. 2

Resource Type: Building Will you be Submitting a Mills Act Application  
Following Designation? Y ☒ N ☐

Date of Construction: 1912 Architect/Builder: William Templeton Johnson

Prior Resource Address (if relocated): N/A

Date of Relocation: N/A

Applicant's Name: Ginger Weatherford

Owner's Name: Christopher and Renee Glass

Address: 6621 Cartwright Street  
San Diego, CA 92120

Address: 467 San Fernando Street  
San Diego, CA 92106

Phone #: 619.548.8311

Phone #: 619.436.7890

Email: ginger@gingerweatherford.com

Email: reneeglass@me.com

### **The resource is being nominated for designation as a historical resource under:**

☒ HRB Criterion A as a special element of the City's, a community's or a neighborhood's

☐ historical development ☐ archaeological development ☐ cultural development

☐ social development ☐ economic development ☐ political development ☒ aesthetic development

☐ engineering development ☒ landscaping development ☒ architectural development

for the following reason(s): Resource is located within the Arnold & Choate's Addition Potential Historic District and the Kate Olivia Sessions Multiple Property Listing

☐ HRB Criterion B for its association with \_\_\_\_\_ who/which is significant in  
local, state or national history for the following reason(s): \_\_\_\_\_

☒ HRB Criterion C as a good/excellent example of Italian Renaissance Revival.

☒ HRB Criterion D as a notable work of William Templeton Johnson, a Master Architect  
☒ Previously established as a Master ☐ Proposed as a Master

☐ HRB Criterion E as a property which has been determined eligible by the National Park Service for listing on  
the National Register of Historic Places or is listed or has been determined eligible by the State Historical  
Preservation Office for listing on the State Register of Historical Resources.

☐ HRB Criterion F as a contributing resource to the \_\_\_\_\_ Historical District.

**Are interior elements/features included in the nomination and proposed for designation?** ☐ Yes ☒ No

If Yes, list elements and location: \_\_\_\_\_

# **“At-a-Glance” Report Summary** **Required Forms and Documentation**



Circle Yes or No, indicating whether or not the following required documentation has been provided:

## Report Copies

☒ N Provide one copy of the Historical Resource Research Report, double sided and stapled

## Department of Parks and Recreation Forms

☒ N Primary Record (523a)  
☒ N BSO Record (523b)  
Y ☒ Archaeological Record (523c) (if applicable)  
Y ☒ District Record (523d) (if applicable)  
Y ☒ Locational Map (523j) (if applicable)  
Y ☒ Sketch Map (523k) (if applicable)  
☒ N Continuation Sheet (523l)

## Attachment A

☒ N Assessor's Record  
Y ☒ Notice of Completion  
☒ N Water Sewer Records  
☒ N Building Permits  
☒ N Site Plan with Footprint  
☒ N County Lot & Block Book  
☒ N Previous Survey Forms

## Attachment B

☒ N Chain of Title  
☒ N Directory Search  
☒ N Deed from the Date of Construction

## Attachment C

☒ N City SD 800 Scale Eng Maps  
☒ N USGS Maps  
☒ N Original Subdivision Map  
☒ N 1886/1887 Sanborn  
☒ N 1906 Sanborn  
☒ N 1921 Sanborn  
Y ☒ 1940 Sanborn  
☒ N 1950 Sanborn  
☒ N 1956 Sanborn

## Attachment D

☒ N Historical and Transitional Photos  
☒ N Current Photos of North Elevation  
☒ N Current Photos of East Elevation  
☒ N Current Photos of South Elevation  
☒ N Current Photos of West Elevation  
Y ☒ Photos with a key floor plan  
(for interiors under consideration)

## Attachment E

☒ N Criterion A Documentation  
☒ N Criterion B Documentation  
☒ N Criterion C Documentation  
☒ N Criterion D Documentation  
Y ☒ Criterion E Documentation  
Y ☒ Criterion F Documentation



**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 10 \*Resource Name or #: (Assigned by recorder) William Templeton Johnson House No. 2

P1. Other Identifier: 4154 Lark Street

\*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 La Jolla Date 2015 T 16S ; R 3W ; ¼ of ¼ of Sec 27 ; B.M. San Bernardino

c. Address 4154 Lark Street City San Diego Zip 92103

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 483491 mE/ 3623915 mN

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

APN: 443-311-03-00, Decimal Degrees: 32.7530°N, 117.1762°W ( 32°, 45', 10.7" N; 117°, 10', 34.4" W)

Lots 13, 14, 15, 16 and 17 in Block 21 of Arnold and Choate's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 334, filed in the Office of the County Recorder of San Diego County, November 29, 1872.

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

Constructed in 1913, the subject dwelling at 4154 Lark Street was designed in the Italian Renaissance Revival style by Master Architect William Templeton Johnson. The resource is two stories, 2,791 square feet in size, with a 480-square foot basement, and is situated on a 12,500 square foot lot in the Arnold & Choate's Addition of Mission Hills. The two-story, symmetrical, rectangular plan, wood frame structure, is clad in stucco with brick below the finish floor where the basement level projects above grade. The roof is hipped, with wide, open, eaves where decorative, shaped, rafters are visible. (Continued on Page 3)

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View looking Northwest of East elevation June 14, 2017

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
1912 San Diego County Assessor Residential Building Record

\*P7. Owner and Address:

Glass Family Trust 06-07-12  
467 San Fernando Street  
San Diego, CA 92106

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

Tricia Olsen, AICP  
Ginger Weatherford, MPS  
6621 Cartwright Street  
San Diego, CA 92120

\*P9. Date Recorded: May 2018

\*P10. Survey Type: (Describe)  
City of San Diego Historical Resource Research Report

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Ginger Weatherford | Historic Preservation Consulting Historical Resource Research Report for 4154 Lark Street, San Diego, CA 92103

\*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

\*Resource Name or # (Assigned by recorder) William Templeton Johnson House No. 2  
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\*NRHP Status Code

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Italian Renaissance Revival

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

Research indicates the subject dwelling was constructed in 1912. This is supported by several sources. In April of 1912, the property was sold by Kate Sessions to William Templeton Johnson. The Chain of Title notes that the San Diego County Assessor Lot Book shows that this same year, 1912, is the first time that the property was assessed with improvements. The San Diego County Assessor's Residential Building Record lists the construction date as 1912 with yard improvements in 1955 and a kitchen remodel in 1989. No other alterations or improvements are noted in permit records, on Sanborn maps, or observed on site. It should be noted that the City of San Diego Uptown Community Plan Area 2016 Historic Resources Survey Report notes that the construction date of the dwelling is 1913.

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

Original Location:

\*B8. Related Features: Porch, Garage

B9a. Architect: William Templeton Johnson

b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture

Area Mission Hills (San Diego)

Period of Significance 1912

Property Type Single Family Residence

Applicable Criteria A, C, D

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

The subject dwelling was constructed in 1912, in the Arnold and Choate's Addition to Mission Hills. The property is identified in the Uptown Community Plan Area 2016 Historic Resources Survey Report as a contributing resource in the Arnold and Choate's Addition Potential Historic District. The survey notes that resources in this potential district enjoy historic significance under Criteria A and C. Additionally, the property is located within the area identified as the Kate Olivia Sessions Multiple Property Listing which includes the public rights of way in the vicinity of the 4100 block of Lark Street through the canyon. The survey notes that areas significant for this association enjoy historic significance under Criteria A and D. For the purposes of this nomination for designation as an individually significant resource, the dwelling is historically significant under Criterion A, as it exemplifies special elements of the City's history due to its association with the Arnold and Choate's Potential Historic District and the Kate Olivia Sessions Potential Multiple Property Listing; Criterion C, as it embodies distinctive characteristics of the Italian Renaissance style; and Criterion D, as an example of the notable work of Master Architect William Templeton Johnson. (Continued on Page 4)

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

\*B12. References: (See Page 9)

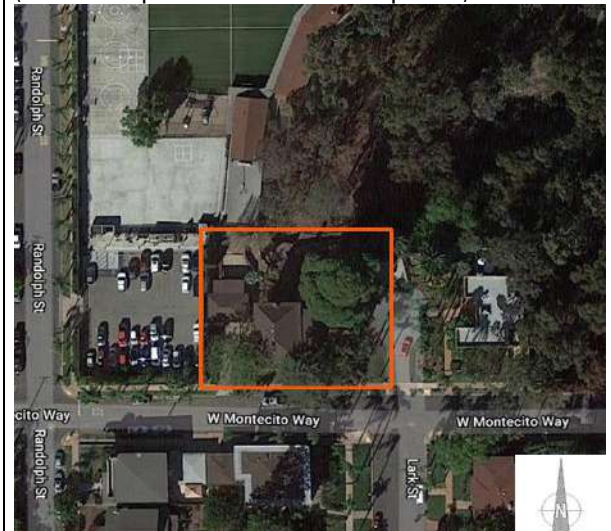
B13. Remarks:

\*B14. Evaluator: Tricia Olsen, AICP and Ginger Weatherford, MPS

\*Date of Evaluation: May 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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**\*P3a. Description:** (Continued from Page 1)

Rain gutters are present with downspouts at the corners. A double height porch is present on the front elevation and is enclosed at the second story level. Windows and doors are wood, with multi-light sashes. First floor windows are generally casement with arched fanlight transoms, while second story windows are double hung with shutters. All windows are inset, with minimal frames. A brick chimney is present on the north elevation, and second chimney projects through the roof on the south side. Landscaping is mature, and consists palm trees, shrubbery, grass, and trees. A circle driveway at the end of Lark Street is present between the subject property and the property across the street, which is addressed as 4159 Lark Street. The property is bounded by the circle drive at the East, W. Montecito Way to the South, Frances Parker School to the West and North, and the canyon at the end of Lark Street to the North. A detached garage is accessed from W. Montecito Way.

### East Elevation (Main Façade)

The East Elevation is symmetrical, and is comprised of a double height front porch, supported at the first floor by six simple columns. The second-floor level of the porch is beneath the main hipped roof of the dwelling, with no separate porch roof of its own. Like the rest of the roof line, the porch eaves are open with decorative shaped rafters visible beneath the overhang. The upper section of the porch is enclosed with wood multi-light sliding windows, and this enclosure is believed to be an original feature. Below the windows a balustrade is present, with decorative turned balusters below the railing, and the stucco of the wall is visible behind the balusters. At the entry level, a central wood entry door with an arched fanlight transom window and operable sidelights is present. A mail slot and address numbers are present to the right of the entry. On either side of the entry, wood casement windows with 8-light sashes and a fanlight transom are present. The stucco exterior finish is inset below the window, extending to the brick porch floor. This detail is typical of all first-floor windows of this type. Simple pilasters matching the porch support columns are present where the porch meets the front façade. A brick path leads from W. Montecito Way to the center of the lawn, where the path takes a left turn to toward the dwelling. A narrower brick path leads from the circle drive and joins the wider path which leads up six steps to the entry level.

### South Elevation

The South elevation of the dwelling faces W. Montecito Way. A chimney is visible projecting from the roofline, and the decorative shaped rafters are visible beneath the open eave. This elevation is largely obscured by a tall hedge, although the hedge has been trimmed to provide visibility and egress from the first-floor windows. This elevation is symmetrical and is characterized by three stacked windows at the first and second floor levels. The second-floor windows are wood double hung with 6-light upper and lower sashes, and wood shutters. A belt course is present below the windows for the length of the façade. First-floor windows are wood casement with 8-light sashes and a fanlight transom above and wood sill below.

### West Elevation (Rear Façade)

The West elevation, which is the rear of the dwelling, is the only asymmetrical elevation. At the second-floor level, three windows are equally spaced across the length of the façade. These windows, like all second story windows on the dwelling, are wood double hung with 6-light upper and lower sashes and wood shutters. A belt course is present below the windows across the length of the façade. The first-floor level features several windows and a projecting rear entry porch. At the left side, a wood casement window with 8-light sashes and a fanlight transom is present. The window is inset, with the stucco inset extending to the brick at the basement level below. In the middle of the elevation, next to the projecting porch, is a smaller casement window with 8-light sashes. Next, the rear entry porch projects from the rear façade. This porch is topped with a hipped roof, with open eaves and exposed shaped rafters, like the main roof. The porch features wood double hung windows, each with a 6-light lower sash and a 6-light arched upper sash, and a wood sill. Four steps lead up to the rear entry door, which is wood with a window in the upper panel. The windows and door are set in decorative stucco recessed arches. To the right of the projecting porch is one last window, this one a simple wood double hung window with a single light upper and lower sash.

The basement is also accessed from this side of the dwelling. Concrete steps lead down to the basement entry door, which is wood with a divided light upper panel. A wrought iron railing surrounds the basement access point.

### North Elevation

The North elevation of the dwelling faces the canyon, and Frances Parker School. This elevation is symmetrical, with the brick chimney as the central focal point. The chimney is widest at the bottom third, and steps in at 45-degree angles at two points resulting

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in a narrower top third which projects through the eave. On either side of the chimney are stacked windows. At the second-floor level, the windows are wood double hung with 6-light upper and lower sashes with shutters. A stucco belt course is present across the length of the façade below these windows. At the first floor, the windows are wood casement with 8-light sashes, and a fanlight transom. Like the first-floor windows on the other elevations, these are inset, with the stucco inset extending to the brick at the basement level below.

**\*B10. Significance:** (Continued from Page 2)

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

The subject property is located in the Arnold & Choate's Addition Potential Historic District. According to the Uptown Community Plan Area 2016 Historic Resources Survey Report prepared by The City of San Diego Planning Department, the potential historic district is eligible for designation under Criteria A and C. The document notes that the resources in the potential district "represent a range of architectural styles from 1900 through 1950" and "the various significant building types reflect patterns and changes in architectural styles and changes, as Arnold & Choate's progressed from an early to a more modern neighborhood." The dwelling is identified in the Arnold & Choate's survey as Minimally Altered, and with a status code of 5D3 (contributor to a district). The subject dwelling is an example of the early development of the Arnold & Choate's Addition, and exemplifies this special element of the City's historical, aesthetic, and architectural development.

The subject property is also included in the area identified in the Uptown Community Plan Area 2016 Historic Resources Survey Report as one of four areas that are potentially significant as part of the Kate Olivia Sessions Multiple Property Listing. The property is included in the area identified as Area 2, Lark Street, In Figure 26 of the City's planning document, which is included as an attachment. The document notes that the period of significance for Lark Street is 1902-1916, and states that:

The 4100 block of Lark Street is a significant resource to the proposed Kate Olivia Sessions MPL for two reasons. First, it was the center of Sessions' growing grounds in Mission Hills, which over time winnowed down to what is now the Mission Hills Nursery. Her grounds covered a great deal of the North Florence Heights subdivision, where stands of Eucalyptus, Grevillea and other majestic trees are still extant in the immediate area. At this location, Sessions also incubated many of her Queen Palms en masse that were destined for most of the streets in Mission Hills.

Second, Sessions herself inspired the area's notable streetscape of parkways, pink sidewalks and unusual triangulated Queen Palm plantings. She intended to set a precedent of landscape improvements, hoping they would be continued through the neighborhood. Although her far sighted example was not followed, the 4100 block of Lark Street remains a model for suburban streetscape design. To take advantage of a localized housing boom, Sessions sold her nursery lots for residential uses on a parcel-by-parcel basis beginning in 1910. By 1925, she moved her nursery operations to Pacific Beach.

The subject property was owned by Kate Sessions from 1909 through 1912, when she sold the property to William Templeton Johnson, during the time when the document notes that Sessions had begun to sell off her nursery lots. Since this property was owned by Sessions during the time her nursery was flourishing in the area, it is likely that this property was used by Sessions as part of her nursery grounds. Mature palms and other trees remain extant on the property. The subject property retains its association with Kate Sessions, and her importance to the Lark Street area, and is historically significant under Criterion A as it exemplifies this special element of the City's historical, aesthetic, and landscaping development.



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

Research performed did not indicate that the property is associated with persons or events significant in local, state or national history meriting designation under Criterion B.

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

The dwelling was designed by William Templeton Johnson in the Italian Renaissance Revival style. While less common than the Craftsman and Spanish styles that were prolific in the San Diego region during this time, the Italian Renaissance Revival style was popular nationwide during the early 20th Century. Character defining features of the Italian Renaissance Revival style include: Two story massing, a hipped roof, overhanging eaves with decorative brackets or rafters visible below, a symmetrical front façade, a belt course, second floor windows that are less elaborate than first floor windows, an entry accentuated by columns or pilasters, and arches above first floor windows and doors. Exterior finish may be brick, stone, or stucco. The subject dwelling includes all of these character defining features, as detailed in the architectural description, and remains unaltered from its historic period of significance of 1913.

To be eligible for designation under any City of San Diego Historic Resources criteria a potential historic resource must retain integrity. According to the National Park Service, the integrity of a resource is determined by “the ability of a property to convey its significance.” In order to illustrate integrity, potential resources must be evaluated under the seven aspects of integrity defined by the NPS: location, design, setting, materials, workmanship, feeling and association.

*Location: Location is defined by the National Park Service as the “place where the historic property was constructed or the place where the historic event occurred.”*

The subject dwelling was constructed on Lots 13, 14, 15, 16 and 17 in Block 21 in the Arnold & Choate’s Addition of Mission Hills. The house is situated in the same location on the lots as originally constructed in 1912, and therefore the property retains integrity of location.

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

The dwelling exhibits character defining features of the Italian Renaissance Revival style residential architecture, such as two story massing, a hipped roof, overhanging eaves with decorative brackets or rafters visible below, a symmetrical front façade, a stucco and brick exterior finish, a stucco belt course below second floor windows, second floor windows that are less elaborate than first floor windows, an entry accentuated by columns or pilasters, and arches above first floor windows and doors. No known alterations have been made to the exterior of the dwelling, and the property retains integrity of design.

*Setting: Setting is defined as the “physical environment of a historic property.”*

Current conditions are very similar to the historic setting of the property. The house remains surrounded by residential development to the south on Montecito Way, and across the circle drive extending from Lark Street; the canyon remains to the north of the property. The historic Frances Parker School, which was established in 1913 by the architect for the subject dwelling, remains in place to the north and has expanded into the property to the west of the subject dwelling. The surroundings of residences, canyon, and school property has remained unchanged; therefore, the property retains integrity of setting.

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

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The dwelling retains its original footprint and massing, its original stucco and brick exterior finish, its original wood windows and doors, and all other original details. No visible loss of materials is present and therefore the subject property retains integrity of materials.

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

The dwelling is an excellent example of the Italian Renaissance Revival style. Quality workmanship is evident in the original construction, design, fabrication and finishing details, all of which remain intact. The dwelling retains integrity of workmanship.

*Feeling: Feeling is defined as the “property’s expression of the aesthetic or historic sense of a particular period of time.”*

The subject property conveys the sense and feeling of its 1912 period of significance. The property retains its relationship to its surroundings, which largely remain unchanged. The open space to the north and residential development to the south lend to this retention in feeling, as does the retention of integrity of the architecture of the dwelling and mature landscaping on the property. The front elevation faces toward the circle drive extension of Lark Street and looks toward the same dwelling it has faced throughout its history. The property retains integrity of feeling.

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

While the subject property is not historically significant under Criterion B for association with a significant person or event, the property does retain its association with the development of the Arnold & Choate’s Addition of Mission Hills, and with the architect of the dwelling, William Templeton Johnson. The subject property meets the criteria for integrity under association.

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

The following is taken from the City of San Diego Biographies of Masters, which identifies William Templeton Johnson as a Master Architect:

William Templeton Johnson was born in 1877 in Staten Island, New York. When he was only fourteen years old, his father passed away and he became the “man of the house”, helping to support his mother, three aunts and three siblings. After high school, he immediately took a job at the Warren Chemical and Manufacturing Company, an asphalt and gravel roofing business. His job there taught him about roofing and exposed him to many types of buildings. In his job, he also traveled extensively to unique locations including Savannah, Georgia, and Monterrey, Mexico. It was in Mexico that he was more fully exposed to the construction business, as well as to Spanish Colonial architecture and Spanish culture. After the work in Mexico was completed, he returned by ship to the east coast, Quebec and Montreal, via Vera Cruz, the Yucatan Peninsula and Havana, Cuba.

In 1905, coincidental with his marriage to Clara Delafield Sturges, the daughter of a prominent Chicago banker, he embarked on a career in architecture. He worked briefly with the well-known east coast firm of Delano & Aldrich and, having been advised by William Delano to study in Paris, moved there, funded by his wife’s family, to study in the Beaux-Arts tradition at the Atelier Chifflet and the Academie des Beaux-Arts until 1911.

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After his European education and European honeymoon/travels, Mr. Johnson returned to the United States and was in New York for a year. In 1912, he and his wife relocated to San Diego, primarily due to his wife's family's interest in Coronado and San Diego. From 1912 to 1916, he established his own firm and began his individual career in earnest. In 1912, he designed the Francis Parker School "quadrangle" plan buildings and several residences in both Coronado and San Diego. When master architect Irving Gill closed his office in 1916, William Templeton Johnson became perhaps the leading architect practicing within San Diego. Although Mr. Johnson was comfortable with the architectural styles of the era, his preference for structures with "Mediterranean" character prevailed.

During the period from 1918 through 1930, he designed his most influential structures. In 1921, he designed his first major public structure, the La Jolla Public Library and Athenaeum in a combination of the Spanish Colonial Revival and Italian Renaissance styles. Between 1922 and 1925, he designed several residences, the La Jolla High School, the La Jolla High School Auditorium, the now-demolished Roosevelt Jr. High School Music Building, as well as two private research laboratories. Also during this period in 1924, he designed the Fine Arts Gallery, now the San Diego Museum of Art in Balboa Park. In 1926, he designed the first unit of a building in La Jolla called "Los Apartamentos de Seville" that would later become the La Valencia Hotel. In 1927, he designed the Southern Trust and Commerce Bank, and in 1928, the San Diego Trust & Savings Bank Building, to which he relocated his architectural office. The latter building is listed on the National Register of Historic Places. In 1929, he was selected via an architectural competition, to do the U. S. Consulate building in Seville, Spain, part of the Iberian-American Exposition there. Also in 1929, he designed the Junipero Serra Museum in Presidio Park, and the Samuel Fox building at Sixth Avenue and Broadway in the heart of downtown San Diego.

From 1930 through 1933, William Templeton Johnson was involved with several construction projects in Balboa Park, including the base for the statue of El Cid Campeador and the design of the Museum of Natural History. The Museum project came to Mr. Johnson as a result of his association with Joseph Sefton, Jr., who was president of the San Diego Trust & Savings Bank and the president of the Society of Natural History.

Between 1935 and 1938, Mr. Johnson designed several public structures for the Federal, City and County governments. Among these is the County Administration Building on Pacific Highway facing the harbor, done in collaboration with architects Louis Gill, Richard Requa and Sam Hamill. From 1939 until his retirement in 1955, his architectural firm designed a number of residences, at least ten school buildings, the San Diego State University Master Plan and the main branch of the San Diego Public Library. William died at his home on Jackdaw Street, at age 80, in October of 1957.

Among other awards, William Templeton Johnson was inducted as a Fellow of the American Institute of Architects in 1939. Although he is well known for his many residences, his primary impact on the City of San Diego is his design of a multitude of public structures such as museums, schools and libraries, still in use by the public today.

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Property Name: William Templeton Johnson House No. 2

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When the Johnson family moved to the San Diego region, they first lived in Coronado at 631 Ocean Boulevard, but by 1918 had moved to 4520 Trias Street in Mission Hills, where they would live until 1931. Throughout most of this time, Johnson maintained his architectural office at 861 6th Avenue in San Diego. In 1929, Johnson moved his architectural office to 530 Broadway in San Diego, where it would remain for the duration of his career. Subsequently to his residence at 4520 Trias Street, Johnson lived at 2266 Albatross, 2465 Albatross, 3255 Front Street, and 4284 Jackdaw, all in San Diego.

The City of San Diego CHRID lists the following designated Historic Resources as notable works of William Templeton Johnson:

HRB #127 – Samuel I. Fox Building (531 Broadway)

HRB #203 – County Administration Bldg. (Civic Administration Center)

HRB #228 – La Jolla Public Library (1006 Wall Street)

HRB #237 – Junipero Serra Museum (2727 Presidio Drive)

HRB #335 – San Diego Trust and Savings Bank Building (530-540 Broadway)

HRB #354 – SDG&E Station B (903 Kettner Blvd) Hoffman and W.T. Johnson

HRB #453 – Hildred R. and Marion M. Peckham House (2905 Nichols Street)

HRB #482 – Francis W. Parker School (4201 Randolph Street)

HRB #683 – San Diego City Library (820 E Street)

HRB #733 – William Templeton Johnson House (4520 Trias Street)

HRB #756 - Sarah Brock/William Templeton Johnson/Brawner & Hunter House (4451 Hermosa Way)

HRB # 764 - Marion Delafield Sturgis and Samuel Otis Dauchy/William Templeton Johnson House (4455 Hermosa Way)

HRB #797 – William Templeton Johnson Spec House #1 (4467 Ampudia Street)

HRB # 853 - Sarah Brock/William Templeton Johnson House (1603 Torrance Street)

HRB #990 - William Templeton Johnson/ Harry Brawner Rental House (4460 Trias Street)

The subject dwelling at 4154 Lark Street retains an excellent level of architectural integrity, continues to reflect the architect's original design and workmanship in the Italian Renaissance Revival style, and is historically significant under Criterion D as an example of the notable work of Master Architect William Templeton Johnson.

*Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the California Register of Historical Resources.*

Criterion E does not apply to this property.

*Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

Although, the property is located within the Arnold and Choate's Addition Potential Historic District, the property does not meet Criterion F as this district has not been designated.



## CONTINUATION SHEET

Property Name: William Templeton Johnson House No. 2

Page 9 of 10

### \*B12. References:

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## CONTINUATION SHEET

Property Name: William Templeton Johnson House No. 2  
Page 10 of 10

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# Attachment A

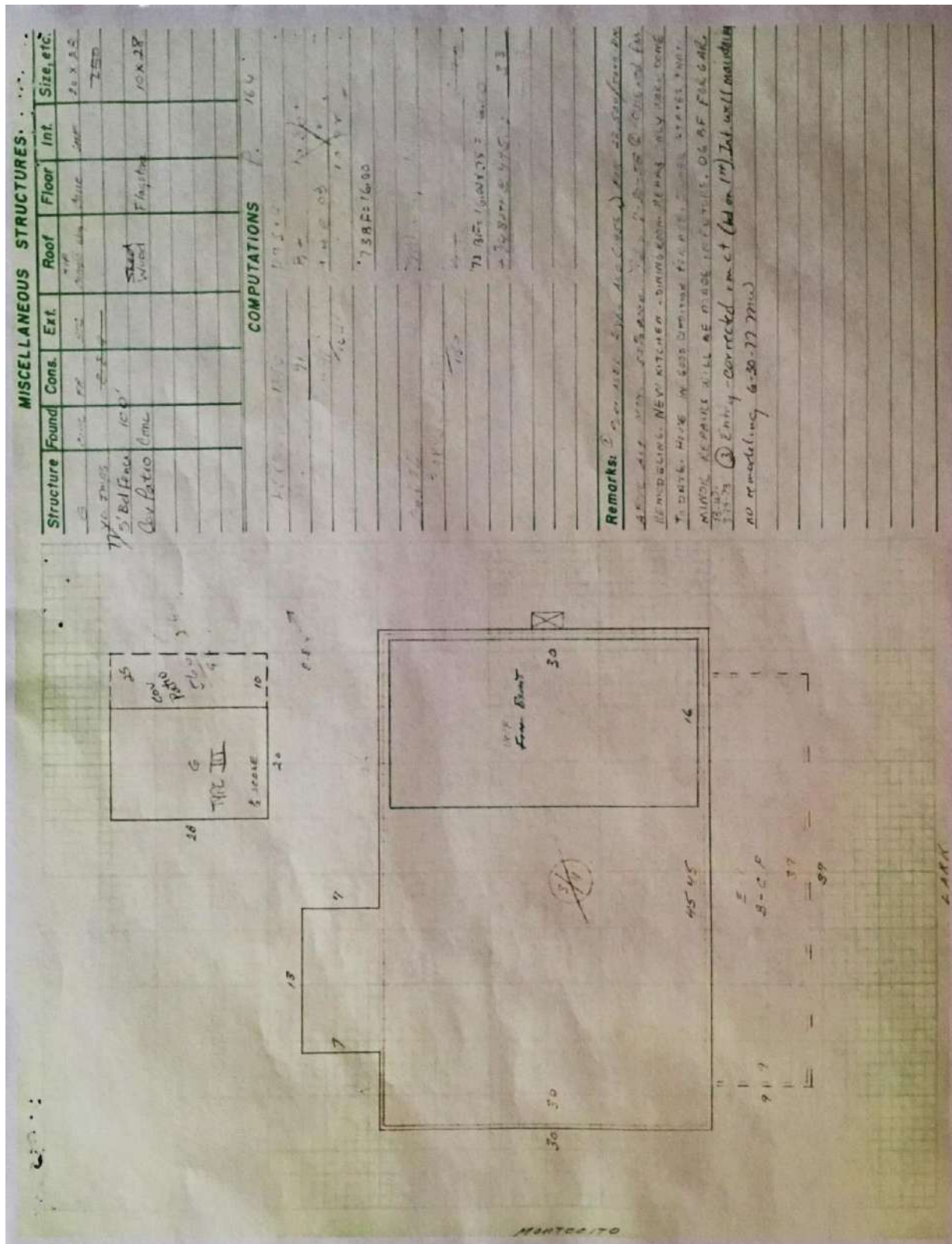
## Building Development Information

- 
- A.1 – Assessor's Building Record
  - A.2 – Notice of Completion
  - A.3 – Water/Sewer Records
  - A.4 – Building/Construction Permits
  - A.5 – Site Plan with Footprint Showing Additions
  - A.6 – County Lot and Block Book Page
  - A.7 – Previous Survey Forms

COUNTY ASSESSOR  
SAN DIEGO CO. CALIFORNIA[illegible]



## A.1 – Assessor's Building Record



## A.2 – Notice of Completion

California Lot Book was not able to locate a Notice of Completion for this property. The 1912 editions of Southwest Contractor & Manufacturer were searched through the Hathi Trust Digital Library, however, searches for 4154 Lark, Lark and West Montecito and William Templeton Johnson did not render any results.

## A.3 – Water/Sewer Records

621-520  
 61 on 5/8 W 350/526  
 621-520

OFFICE COPY (1/1/50)

INCREASE  
 CITY OF SAN DIEGO, CALIFORNIA  
 WATER DEPARTMENT

A 53595

Record Book  
 Plate Book  
 Address Book  
 Service Book

SERVICE ORDER AND RECEIPT

Date 10-10 1947

David Lester

Payment Having Been Made By  
 Of Seventy Eight Dollars (\$78.00)

Install 1" Service and 1" Meter at 4159 Park

Lot 13-14 Block 21 A and C Addition

Map Book 5 Page 465 P. C. Location Top N/2 Montecito on Park W.

The undersigned hereby subscribes to and agrees to be bound by terms of agreement printed below.

Owner [Signature] By [Signature]

Mail Water Bills 4154 Park Issued By EOR

To Address

Loc. of N. S. E. W. LOT LINE THIS SPACE FOR USE OF WATER FOREMAN ONLY

Service Location 18 Ft. E of E Line of LARK. Street on Montecito Way Street N.

Make of Meter 1" AIR. Meter No. 7755615 Meter Reading 0. Size and Kind of Pipe Used 3" 1" COPPER TUB.

Kind of Paving CONC. Date Installed 12-23-1947 Signed: F. GENTHILLI, Foreman

FOR DETAIL, See TRACING on BACK, BY Eddin.



# A.3 – Water/Sewer Records

5  
414 F-18

TRIPLICATE—To Sewer Div.

CITY OF SAN DIEGO, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

SEWER CONNECTION ORDER

*Crescent*

No 48694

Location 4154 La Jolla

Make P.P. Connection

Lot 19 Blk 21 Addn. P+5

Owner Daniel A. Lister

Issued by [Signature] Fee \$ 5.40

SERVICE TAPS MAIN  
6' Fr. N From MH in lot Line of  
in Blk 22 Street

SERVICE ENTERS PROPERTY  
Ft. From Line of  
Street

Foreman.

Form 466 26 Bks. 5-43

CO 25' W of MH

5-11-44

Date

Description of Repairs or Services  
No material

Labor

Material

Total

Geo. E. Jennings

APR 15 1944



# A.4 – Building/Construction Permits



## PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT  
1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 238-6270

☒ Combustion Permit ☐ Building Permit ☐ Electrical Permit ☐ Plumbing & Gas Permit ☐ Mechanical Permit ☐ Relocation Permit ☐ Demolition Permit ☐ Mobile Home Permit

### 1. PROJECT INFORMATION

Plan File No. **A008915-88**

ADDRESS <b>4154 LARK ST., S.D., CA</b>		BUILDING OR SUITE NO.	
LOT NO. <b>14</b>	BLOCK NO.	SUBDIVISION NAME	UNIT NO.
PARCEL NO.	PARCEL MAP NO.		ASSESSOR'S PARCEL NO.
EXISTING USE <b>SINGLE FAMILY</b>		CONDITION OF SOIL AT SITE: <input type="checkbox"/> UNDISTURBED <input type="checkbox"/> COMPACT FILL <input type="checkbox"/> LOOSE FILL	
DESCRIPTION OF WORK <b>KITCHEN REMODEL</b>		TOTAL FLOOR AREA <b>3504</b>	

### 2. APPLICANT

NAME <b>DAN MORRIS</b>	TELEPHONE NO. <b>464-3549</b>	<input checked="" type="checkbox"/> CONTRACTOR OWNER	<input checked="" type="checkbox"/> AGENT FOR CONTRACTOR AGENT FOR OWNER
ADDRESS <b>5328 CENTER DR.</b>	CITY <b>LAMARCA</b>	STATE <b>CA</b>	ZIP CODE <b>92042</b>

### 3. PROPERTY OWNER

NAME <b>MR &amp; MRS JERRY C. LUNAN JAMES</b>	TELEPHONE NO. <b>574-1524</b>	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> LESSEE OR TENANT
ADDRESS <b>4154 LARK ST., S.D., CA</b>	CITY <b>S.D.</b>	STATE <b>CA</b>	ZIP CODE

### 4. CONTRACTOR

NAME <b>RAYMOND KIRKREY, INC.</b>	TELEPHONE NO. <b>464-3549</b>
ADDRESS <b>5328 CENTER DR.</b>	CITY <b>LAMARCA</b>
STATE LICENSE NO. <b>341-539</b>	LICENSE CLASS <b>D-1</b>
CITY BUSINESS LICENSE NO. <b>SD 74048744</b>	
LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7009) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
SIGNATURE <b>[Signature]</b>	TITLE <b>OWNER</b> DATE <b>10/14/88</b>

### 5. WORKER'S COMPENSATION

<input checked="" type="checkbox"/> WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C).		
INSURANCE COMPANY <b>STATE FUND</b>	POLICY NO. <b>604870-57</b>	EXPIRATION DATE <b>4/15/89</b>
<input type="checkbox"/> CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.		
SIGNATURE <b>[Signature]</b>	DATE <b>10/14/88</b>	

### 6. OWNER-BUILDER DECLARATION

<input type="checkbox"/> I, the owner, hereby declare that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, shall also require the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant is a misdemeanor and shall be punishable by a fine of not more than five hundred dollars (\$500).	
<input type="checkbox"/> I am the owner of the property and I am exempt from the Contractor's License Law for the following reason (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does so with himself or through his own employees, provided that such improvement is not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).	
<input type="checkbox"/> I am owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor's licensed pursuant to the Contractor's License Law).	
<input type="checkbox"/> I am exempt under Section _____ BPPC for the reason _____	
SIGNATURE <b>[Signature]</b>	DATE

### 7. CONSTRUCTION LENDING AGENCY

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

### 8. APPLICANT'S SIGNATURE

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed revoked.	
SIGNATURE <b>[Signature]</b>	DATE <b>10/14/88</b>

# A.4 – Building/Construction Permits

APPROVED  
10/14/88 8915  
S.D. INSP.

**CULHAN-JAMES RESIDENCE**  
Kitchen Removal

Address: 4154 Lark St  
San Diego, CA

Phone: 574-1124

Contractor/Designer:  
DANWOOD KITCHENS  
8324 CAMDEN DR #3  
LA Mesa, CA 92042  
464-3549  
Dan Norman, Designer  
Lic # 341-839  
Circ Lic # 30-9404744  
Went Cap Ins - Since From #

**BUILDING INSPECTION DEPARTMENT**  
CITY OF SAN DIEGO

**APPROVED**

Inspector: C785-88 ABJS-88

This is a preliminary approval. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of San Diego. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of San Diego. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of San Diego.

DATE: 10/14/88 BY: [Signature]

THIS IS NOT A FINAL APPROVAL

**APPROVED**

Inspector: [Signature]

DATE: 10/14/88 BY: [Signature]

THIS IS NOT A FINAL APPROVAL

**BUILDING INSPECTION DEPARTMENT**  
PERMIT SERVICES DIVISION  
STRUCTURAL APPROVAL

DATE: 10/14/88 BY: [Signature]

THIS IS NOT A FINAL APPROVAL

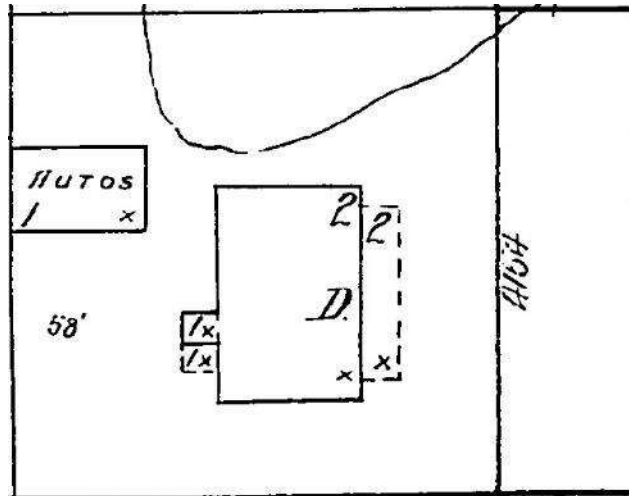
ST LARK

MONTECITO WAY

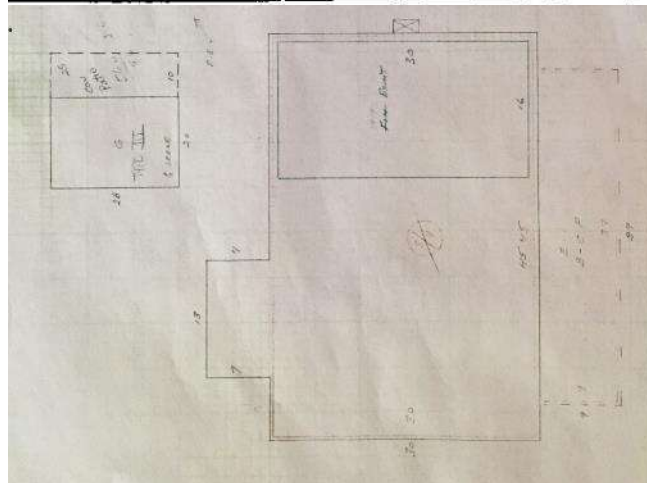


## A.5 – Site Plan with Footprint Showing Additions

1921 Sanborn Map



1977 Building Record



2018 Google Maps





# A.6 – County Lot and Block Book Page

San Diego County, California		San Map Book No.		Page No. 354	
Addition		Section		Block	
Lot		Area		Acres	
1		1.21		.00	
2		1.21		.00	
3		1.21		.00	
4		1.21		.00	
5		1.21		.00	
6		1.21		.00	
7		1.21		.00	
8		1.21		.00	
9		1.21		.00	
10		1.21		.00	
11		1.21		.00	
12		1.21		.00	
13		1.21		.00	
14		1.21		.00	
15		1.21		.00	
16		1.21		.00	
17		1.21		.00	
18		1.21		.00	
19		1.21		.00	
20		1.21		.00	
21		1.21		.00	
22		1.21		.00	
23		1.21		.00	
24		1.21		.00	
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31		1.21		.00	
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34		1.21		.00	
35		1.21		.00	
36		1.21		.00	
37		1.21		.00	
38		1.21		.00	
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45		1.21		.00	
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48		1.21		.00	
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73		1.21		.00	
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75		1.21		.00	
76		1.21		.00	
77		1.21		.00	
78		1.21		.00	
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98		1.21		.00	
99		1.21		.00	
100		1.21		.00	

## A.7 – Previous Survey Forms

The California Historical Resources Inventory Database for the City of San Diego (<http://sandiego.cfwebtools.com/search.cfm?display=search>) was searched on July 7, 2017. No previous survey forms were found.

4154 Lark Street is included in the *Uptown Community Plan Area Historic Resources Survey Report* prepared by The City of San Diego Planning Department, Final Document November 2016. The resource is listed as Status Code 5D3 - Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

Potential Historic Districts

Appendix D

ARNOLD AND CHOATE'S HISTORIC DISTRICT CONTRIBUTING AND NON-CONTRIBUTING RESOURCES							
APN	NUM	DIR	STREET	STATUS CODE	ARCHITECTURAL STYLE	DESCRIPTION	DATE
44368510	4010		Lark St	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44368511	4016		Lark St	5D3	Craftsman Bungalow	Unaltered	1920
44368405	4021		Lark St	5D3	Colonial Revival	Minimally Altered	1922
44368512	4024		Lark St	5D3	Colonial Revival	Unaltered	c.1935
44368404	4027		Lark St	5D3	Vernacular Bungalow	Minimally Altered	1922
44368513	4044		Lark St	5D3	Mission Revival	Minimally Altered	c.1920
44368110	4064		Lark St	5D3	Spanish Colonial Revival	Minimally Altered	1927
44368205	4065		Lark St	5D3	Colonial Revival	Minimally Altered	1925
44368204	4067		Lark St	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1925
44368111	4068		Lark St	5D3	Spanish Eclectic	Minimally Altered	1925
44368112	4076		Lark St	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368203	4077		Lark St	7R	Vernacular Bungalow	Heavily Altered	1921
44368113	4084		Lark St	5D3	Vernacular Bungalow	Minimally Altered	1923
44368114	4096		Lark St	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1912
44348304	4105		Lark St	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	1919
44348407	4106		Lark St	7R	No Longer Apparent	Altered Beyond Recognition	1930
44348413	4118		Lark St	5D3	Prairie	Minimally Altered	c.1920
44348303	4119		Lark St	5D3	Craftsman/Prairie	Minimally Altered	1913
44348302	4127		Lark St	5D3	Prairie	Minimally Altered	c.1920
44348411	4130		Lark St	5D3	Prairie	Minimally Altered	c.1925
44348301	4141		Lark St	5D3	Prairie	Minimally Altered	1917
44348410	4144		Lark St	5D3	Prairie	Minimally Altered	1925
44348104	4154		Lark St	5D3	Italian Renaissance Revival	Minimally Altered	1913
44348119	4159		Lark St	7R			1986
44445303	613	W	Lewis St	5D3	Minimal Traditional	Minimally Altered	1938
44442305	720	W	Lewis St	7R			c.1960
44441201	725	W	Lewis St	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44439422	906	W	Lewis St	7R			c.2005
44439403	920	W	Lewis St	5D3	Craftsman Bungalow	Minimally Altered	1925
44439402	936	W	Lewis St	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44439507	1010	W	Lewis St	7R	Craftsman Bungalow	Heavily Altered	c.1920
44439506	1028	W	Lewis St	5D3	Craftsman Bungalow	Minimally Altered	1920
44438208	1120	W	Lewis St	7R	Craftsman Bungalow	Heavily Altered	1920
44438207	1128	W	Lewis St	5D3	Craftsman Bungalow	Minimally Altered	1915
44438108	1210	W	Lewis St	5D3	Contemporary	Minimally Altered	c.1955
44438411	1211	W	Lewis St	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44438107	1218	W	Lewis St	5D3	Victorian Vernacular	Minimally Altered	c.1910
44438402	1219	W	Lewis St	5D3	Craftsman Bungalow	Minimally Altered	1910
44438106	1224	W	Lewis St	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1910
44438105	1228	W	Lewis St	7R	Victorian Vernacular	Heavily Altered	1911
44438401	1231	W	Lewis St	5D3	Vernacular Bungalow	Heavily Altered	1914

## A.7 – Previous Survey Forms

DPR forms were completed for 4154 Lark Street in January 1982 as part of the *Cultural Resource Survey of Presidio Hills, Mission Hills and Bankers Hill Areas of San Diego California* conducted by CompuShare, Inc. of California, 2725 Barnson Place, San Diego 92103, (714) 296-8619.

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

RESOURCES INVENTORY

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

1. IDENTIFICATION:  
COMMON NAME: ..... General's House.....  
HISTORIC NAME: ..... Ostrander House.....  
ADDRESS: ..... 4154 Lark Street..... CITY: San Diego.....  
COUNTY: San Diego. ZIP: 92103 4. PARCEL #: 443-451-04..  
PRESENT OWNER: ..... David E. General's.....  
ADDRESS: 4154 Lark Street..... CITY: San Diego.....  
ZIP: 92103. OWNERSHIP IS: PUBLIC: ..... PRIVATE: ..... X.....  
PRESENT USE: ..... Residence.....  
ORIGINAL USE: ..... Residence.....

2. DESCRIPTION:  
A. ARCHITECTURAL STYLE: ..... Southern Colonial Revival.....  
B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.  
Description: Lots 13-17, Block 21, Arnold & Chaotes, Pueblo lot B.  
A large two story stucco house features a hipped roof overhanging bracketed eaves. The upper story consists of arched multi-paned windows, and forms the roof of the floor open, columned veranda which runs the width of the house. The upper floor has a stick balustrade, and the porch may be an addition. The entryway is approached by a set of steps. The centered door is topped by a semi-circular pediment and is flanked by multi-paned glass panels. The side facade windows are multi-paned and are also topped by semi-circular windows.

3. CONDITION: EXCELL. X. GOOD... FAIR... DETERIORATED.....  
NO LONGER IN EXISTENCE.....  
14. ALTERATIONS: ..... None apparent.....  
15. SURROUNDINGS: (CHK MORE THAN ONE IF NECESSARY)  
OPEN LAND... SCATTERED BLDGS... DENSELY BUILT-UP... X...  
RESID. X... INDUST... COM'L... OTHER.....  
16. THREAT TO SITE: NONE KNOWN. X... PVT DEVEL... ZONING.....  
VANDALISM... PUBLIC WORK PROJECT... OTHER.....  
17. IS STRUCT. ON ITS ORIG SITE? X. MOVED? ..... UNKNOWN?.....  
18. RELATED FEATURES: ..... Garage.....  
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE (INCLUDE DATES, EVENTS, AND PERSON ASSOC. WITH THE SITE.)  
James Trembath, a carpenter, sold this property in 1909 to Kate Sessions, a San Diego pioneer, who planted Balboa Park and many San Diego canyons. Sessions sold the property to William Templeton Johnson, a famous San Diego architect, who designed the Serra Museum and the Museum of Natural History. Johnson held the property from 1912 to 1923, and may have built the house. Johnson sold to Mae Lincoln Clarke Bogan, who sold in 1925 to Katherine Ostrander. Ostrander sold in 1942 to Eugene and Louise Coloman. He was a mechanic at Consolidated Aircraft Corp.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IF MORE THAN ONE, IS CHKD, NUMBER IN ORDER OF IMPORTANCE.)  
ARCHITECT. X. ARTS & LEISURE...  
ECONOMIC/INDUSTRIAL.....  
EXPLORATION/SETTLEMENT.....  
GOVT... MILITARY... RELIG...  
SOCIAL/EDUCATION.....  
21. SOURCES (LIST BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).  
San Diego Recorder's Office  
City Directories

22. DATE FORM PREPARED: Jan '82...  
BY (NAME): CompuShare, Inc....  
ORGANIZATION: of Calif.....  
ADDRESS: 2725 Barnson Pl.....  
CITY: San Diego... ZIP: 92103...  
PHONE: (714) 296-8619.....

LOCATIONAL SKETCH MAP  
(DRAW AND LABEL SITE AND SURROUNDING STREETS, ROADS, AND PROMINENT LANDMARKS):



---

# Attachment B

## Ownership and Occupant Information

---

B.1 – Chain of Title

B.2 – Directory Search of Occupants

B.3 – Deed from the Date of Construction

## B.1 – Chain of Title

### 1. Grant Deed

Grantor: James Trembath and Adelaide B. Trembath  
Grantee: Kate O. Sessions  
Recorded: July 22, 1909, #1080, Deed Book 465, Page 412  
Relates to: Lots 13, 14 and 15

### 2. Grant Deed

Grantor: Mary J. Hill  
Grantee: Kate O. Sessions  
Recorded: June 13, 1911, #1831, Deed Book 527, Page 74  
Relates to: Lots 16 and 17

3. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1912.

### 4. Grant Deed

Grantor: Kate O. Sessions  
Grantee: W. Templeton Johnson  
Recorded: April 23, 1912, #10758, Deed Book 562, Page 44

### 5. Grant Deed

Grantor: W. Templeton Johnson, aka William Templeton Johnson  
Grantee: Mae Lincoln Clarke Bogan  
Recorded: November 2, 1923, #40705, Deed Book 947, Page 458

### 6. Grant Deed

Grantor: Mae Lincoln Clarke Bogan  
Grantee: Katherine B. Ostrander  
Recorded: May 6, 1925, #21658, Deed Book 1070, Page 323

### 7. Grant Deed

Grantor: Katherine B. Ostrander  
Grantee: Eugene Coloman and Louise DL Coloman  
Recorded: January 12, 1943, #1567, Deed Book 1436, Page 498

### 8. Grant Deed

Grantor: Eugene Coloman  
Grantee: Louise DL Coloman  
Recorded: November 17, 1943, #75504, Official Records Book 1596, Page 53

### 9. Grant Deed

Grantor: Louise DL Coloman  
Grantee: David W. Lester and Mary G. Lester  
Recorded: November 17, 1943, #75505, Official Records Book 1577, Page 499

## B.1 – Chain of Title

### 10. Grant Deed

Grantor: David W. Lester and Mary G. Lester  
Grantee: J. B. Henn and Marjorie J. Henn  
Recorded: June 6, 1956, #77495, Official Records Book 6129, Page 71

### 11. Grant Deed

Grantor: J. B. Henn and Marjorie J. Henn  
Grantee: Martin L. Pedigo and Frances Anne Pedigo  
Recorded: November 18, 1968, Records File No. 201505

### 12. Quitclaim Deed

Grantor: Martin L. Pedigo  
Grantee: Frances Anne Pedigo  
Recorded: December 11, 1970, Records File No. 228090

### 13. Grant Deed

Grantor: Frances Ann Griffin, who acquired title as Frances Anne Pedigo  
Grantee: David E. Generas and N. Teresa Generas  
Recorded: August 25, 1972, Records File No. 226342

### 14. Community Proper

Estate of: David Edward Generas  
Passes to: Teresa Generas  
Recorded: February 19, 1985, Records File No. 85-054635

### 15. Grant Deed

Grantor: N. Teresa Generas, aka Teresa Generas  
Grantee: Calvin Cullinan-James and Jane Cullinan-James  
Recorded: November 25, 1986, Records File No. 86-545535

### 16. Individual Quitclaim Deed

Grantor: Calvin Cullinan-James and Jane Cullinan-James  
Grantee: Calvin Cullinan-James and Jane Cullinan-James, Co-Trustees  
Recorded: May 7, 1987, Records File No. 1987-251481

### 17. Individual Grant Deed

Grantor: Calvin Cullinan-James and Jane Cullinan-James, Co-Trustees  
Grantee: Christopher Glass and Renee Fitzmorris Glass  
Recorded: August 17, 1993, Records File No. 1993-0536570

### 18. Quitclaim Deed

Grantor: Christopher Glass and Renee Fitzmorris Glass  
Grantee: Christopher Kevin Glass, aka C. K. Glass and Renee Fitzmorris Glass, aka R. F. Glass  
Recorded: June 11, 2012, Records File No. 2012-0339025

## B.1 – Chain of Title

### 19. Quitclaim Deed

Grantor:	Christopher Kevin Glass, aka C. K. Glass and Renee Fitzmorris Glass, aka R. F. Glass
Grantee:	C. K. Glass and R. F. Glass, Trustees
Recorded:	June 14, 2012, Records File No. 2012-0347633

## B.2 – Directory Search of Occupants

Year	4154 Lark Street
1912	Address not in directory
1913	Address not in directory
1914	Address not in directory
1915	Clark Rex B (Grace) office 861, 6th room 823 home 4154 Lark Becker Ella maid 4154 Lark Pappert Leona A maid 4154 Lark
1916	Clark Rex B (Grace) office 823 Timken Building 861 6th home 4154 Lark Brewer Anna cook 4154 Lark
1917	Address not in directory
1918	Blackman John E (Ada B) president Lower California Chemical Company home 4154 Lark McCall Elizabeth Mrs residence 4154 Lark McCall Rose residence 4154 Lark
1919	Blackman John E (Ada B) home 4154 Lark Fry Edward residence 4154 Lark Powleson Charles E (Opel) accountant residence 4154 Lark
1920	Blackman John E (Ada B) home 4154 Lark
1921	Jewett Scoville (Grace) home 4154 Lark
1922	Jewett Thomas S (Grace) USN home 4154 Lark
1923	Address not in directory
1924	Bogan Samuel W (Mae L C) major USMC home 4154 Lark
1926	Ostrander Katherine (widow F S) home 4154 Lark
1927	Ostrander Katherine B Mrs home 4154 Lark
1928	Ostrander Katherine B (widow Sidney) home 4154 Lark
1929-1931	Ostrander Katherine B (widow Frank) home 4154 Lark
1932	Ostrander Katherine B (widow Felix) home 4154 Lark
1933-1934	Ostrander Kate B Mrs home 4154 Lark
1935	Ostrander Katherine B (widow F S) home 4154 Lark
1936	Ostrander Katherine B (widow F S) home 4154 Lark Thompson Robert R (Lucille) Lieutenant Commander USN home 4154 Lark
1937-1939	Ostrander Katherine B (widow F S) home 4154 Lark
1940	Hubbard Wesley R physician USN home 4154 Lark
1941	Hubbard Wesley R USN home 4154 Lark
1942	Bostrander Katherine Mrs home 4154 Lark
1943-1945	Address not in directory
1947-1948	Lester David W (Mary G) physician 233, A R307 home 4154 Lark
1950	Lester David, MD (Mary G) Psychiatry and Neurology, 525 Hawthorn, Tel Franklin 5379, home 4154 Lark, Tel Woodcrest 5380
1952	Lester David (Mary G) physician 525 Hawthorn home 4154 Lark
1953-1954	Lester David W (Mary E) physician 2740 1st Avenue home 4154 Lark
1955	Lester David W (Mary G) psychiatrist 2740 1st Avenue home 4154 Lark
1956	Lester David W (Mary) physician 2740 1st Avenue Lester Mary G Mrs home 4154 Lark
1957-1958	Henn Jacob B (Marjorie J) engineer Convair home 4154 Lark

## B.2 – Directory Search of Occupants

Year	4154 Lark Street
1960	Henn Jacob B (Marjorie J) engineer Convair home 4154 Lark Henn Jack student residence 4154 Lark Henn Jill student residence 4154 Lark
1961	Henn Jacob B (Marjorie J) engineer Convair home 4154 Lark Henn Jack T student residence 4154 Lark
1962	Henn Jacob B (Marjorie J) chief engineer Convair home 4154 Lark Henn Jack T clerk Dottie's Donut House residence 4154 Lark Henn John T student residence 4154 Lark
1963-1964	Henn Jacob B (Marjorie J) chief engineer Convair home 4154 Lark Henn John T student residence 4154 Lark
1966	Henn Jacob B (Marjorie J) engineer home 4154 Lark
1967	Henn Jacob B (Marjorie J) engineer General Dynamic home 4154 Lark
1968	Henn Jacob B (Marjorie J) engineer General Dynamic home 4154 Lark Henn Jane residence 4154 Lark Henn Jenifer student residence 4154 Lark
1969-1970	Goodman Ethel B (widow John K) retired home 4154 Lark
1971	Pedigo Frances Mrs clerk Bahia Motor Motel home 4154 Lark Pedigo Martin L employee San Diego Unified School District residence 4154 Lark
1972	Pedigo Frances Mrs clerk Bahia Motor Motel home 4154 Lark
1973-1975	Generas David E (N Teresa) civil engineer G L Cory Inc home 4154 Lark
1976-1980	Generas David E and N Teresa civil engineer G L Cory Inc home 4154 Lark
1982-1983	Generas David
1984	Generas David E and Teresa N civil engineer G L Cory Inc home 4154 Lark
1985	Generas David
1986	Generas David Generas Teresa
1987-2000	XXXX
2001-2012	Glass Christopher
2013-2016	XXXX



## B.3 – Deed from the Date of Construction

DEPUTY COUNTY RECORDER

.....#1177#77#7.....

4/23/1912 #10758  
Deed Book 562, Page 44

Edo O. Sessions, unmarried, for and in consideration of Ten Dollars (\$10.00) do hereby grant to W. Templeton Johnson, all that real property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots Thirteen (13) Fourteen (14) and Fifteen (15) and the east seventy-five feet (N. 75 ft.) of Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) in Block Twenty-one (21) of Arnold and Cheate's Addition in the City of San Diego, according to the map thereof No. 334 filed in the office of the Recorder of said County of San Diego.

PROVIDED, however, that this conveyance is made and accepted on each of the following conditions, which are hereby made covenants running with the land which shall apply to and be binding upon the Grantees, their heirs, devisees, executors, administrators and assigns namely;

FIRST: That said premises shall be used for residence purposes only; that no apartment house, double house, flat, lodging house, hotel, store, or any building other than a private residence, with the customary out-buildings, including a private stable shall be erected, placed or permitted on said lot or lots hereby conveyed, or any part thereof, and that said private residence, customary out-buildings, and stable shall cost and be fairly worth not less than Four Thousand Dollars (\$4000.00) and that said buildings shall be erected in accordance with plans

## B.3 – Deed from the Date of Construction

and elevations to be submitted to and approved by the grantor before the work is commenced, and such approval by the grantor shall be deemed and considered to be a full compliance with this provision both as to value and character of the improvements to be made, if said plans so approved are substantially complied with.

THIRD: That upon the breach of any of the foregoing conditions and restrictions prior to the first day of April, 1922, the title to said premises shall immediately revert to said Kate O. Sessions, her executors, administrators or assigns, and the said Kate O. Sessions, her executors, administrators or assigns, shall be entitled to immediate possession, but such reversion shall not affect the lien of any mortgage which in good faith may be then existing upon said property.

Each of said above conditions and restrictions shall, however, in all respects terminate and be of no further effect from and after said first day of April, 1922.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee, his heirs and assigns forever.

WITNESS my hand and seal this fifth day of April, 1912.

Kate O. Sessions (SRL)

State of California, )  
County of San Diego, ) ss.

On this fifth day of April, A.D., Nineteen hundred and twelve, before me Earl E. Emery, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Kate O. Sessions, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged that she executed the same.

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



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

Received at request of Bank of Com. & Tr. Co. (Jennings) Apr. 23, 1912,  
at 10 min. past 10 o'clock A.M.

Fee \$1.00

CONFIRMED  
*Harold I. Angier*  
DEPUTY COUNTY RECORDER

John T. Ferry, County Recorder.  
By W. Howard Ferry, Deputy Recorder.

.....#14.28'5'.....

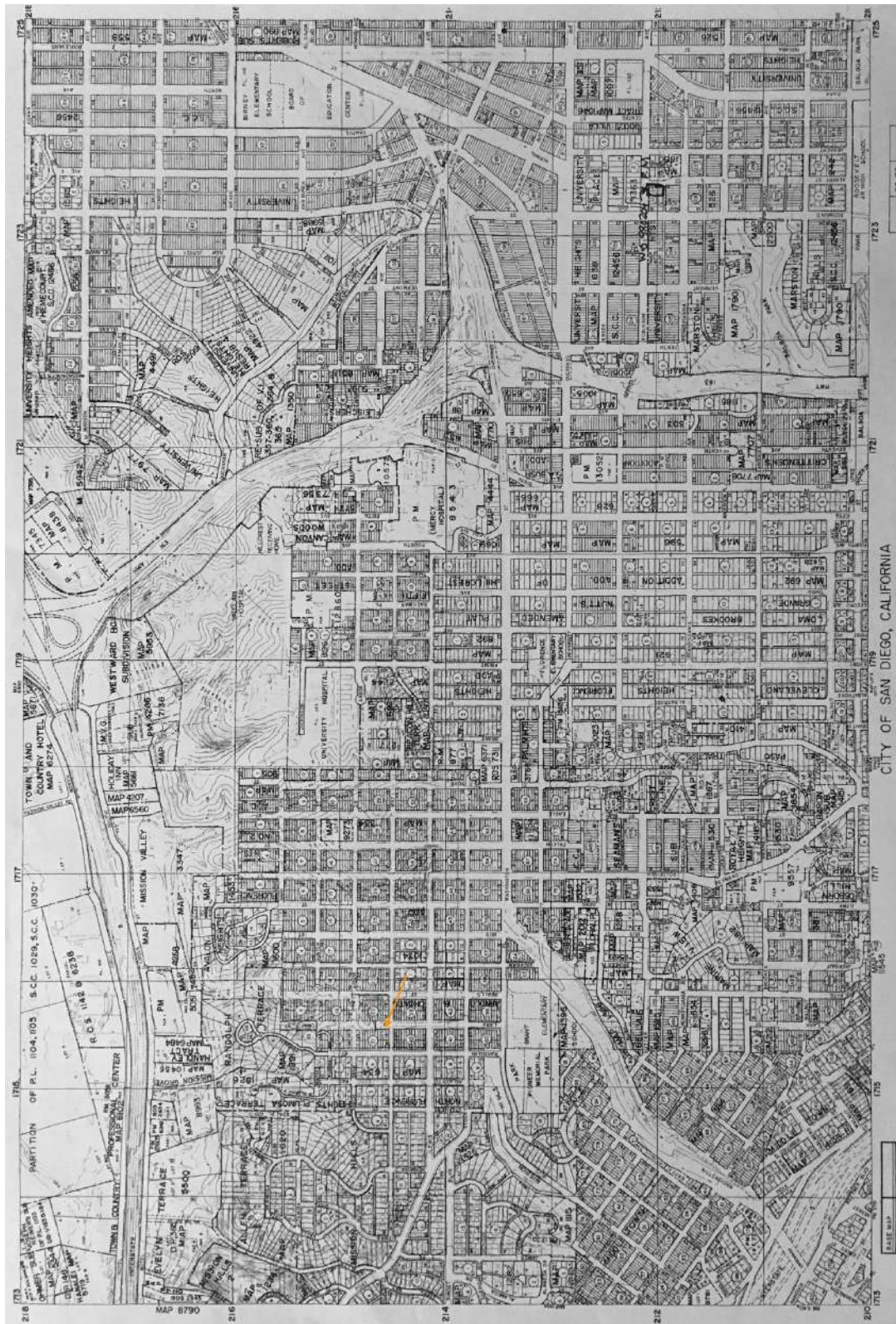
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# Attachment C

## Maps

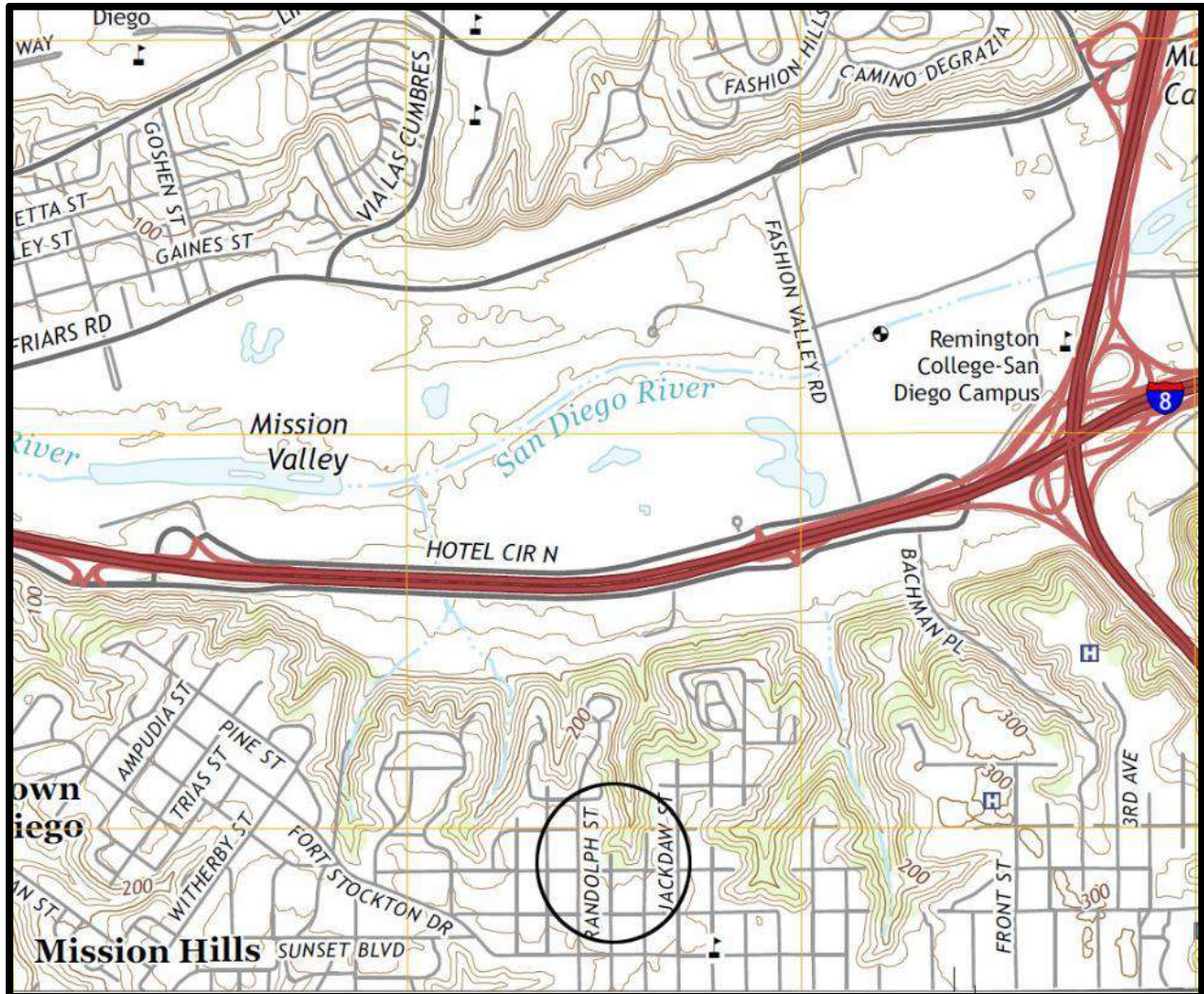
- 
- C.1 – City of San Diego 800 Scale  
Engineering Map
  - C.2 – Current and Historical USGS Maps
  - C.3 – Original Subdivision Map
  - C.4 – Sanborn Maps
    - 1886/1887
    - 1906
    - 1921
    - 1940
    - 1950
    - 1956

## C.1 – City of San Diego 800 Scale Engineering Map





## C.2 – Current USGS Map

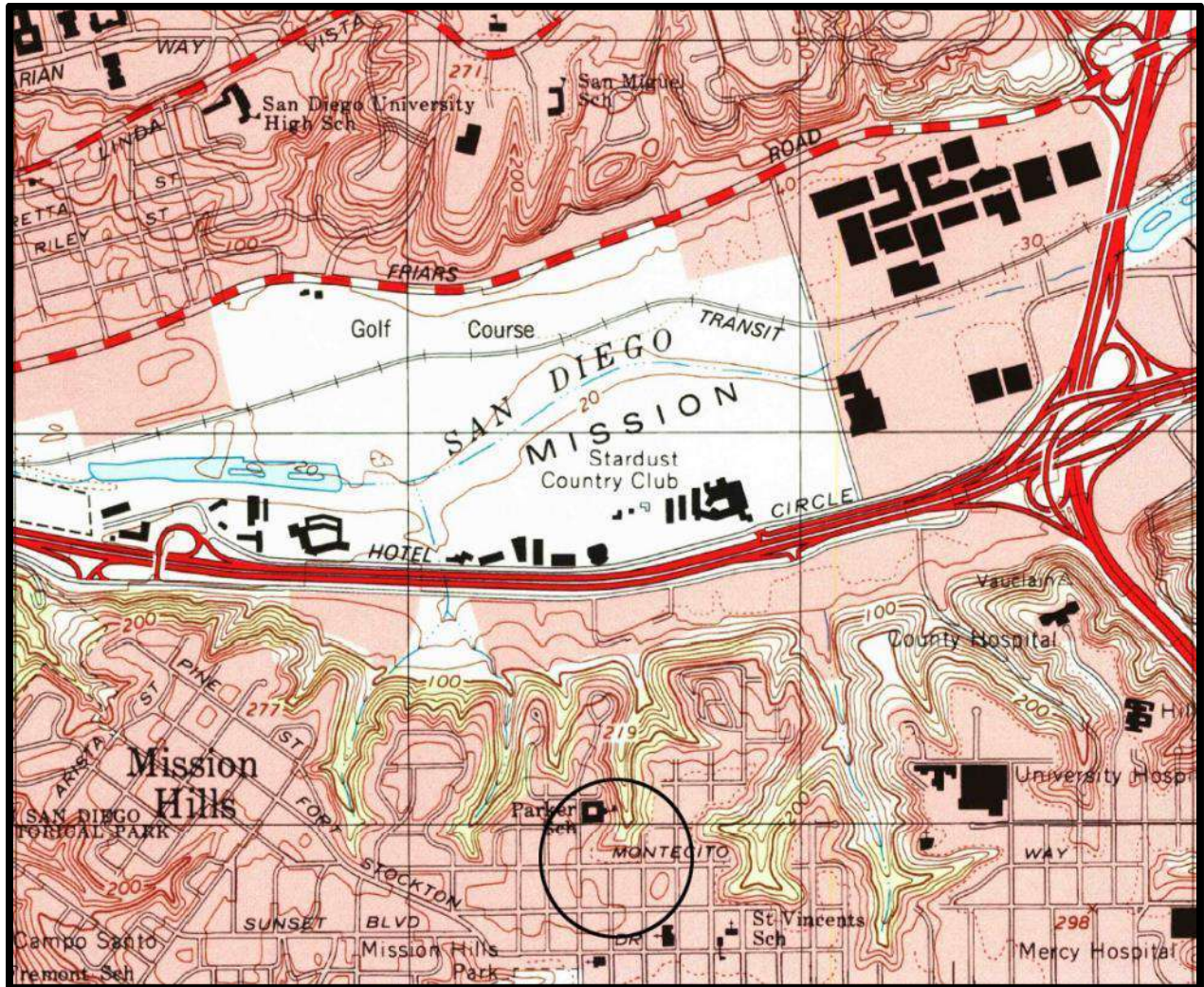


Portion of USGS La Jolla Quadrangle, 7.5 minute, 2015





## C.2 – Historical USGS Maps

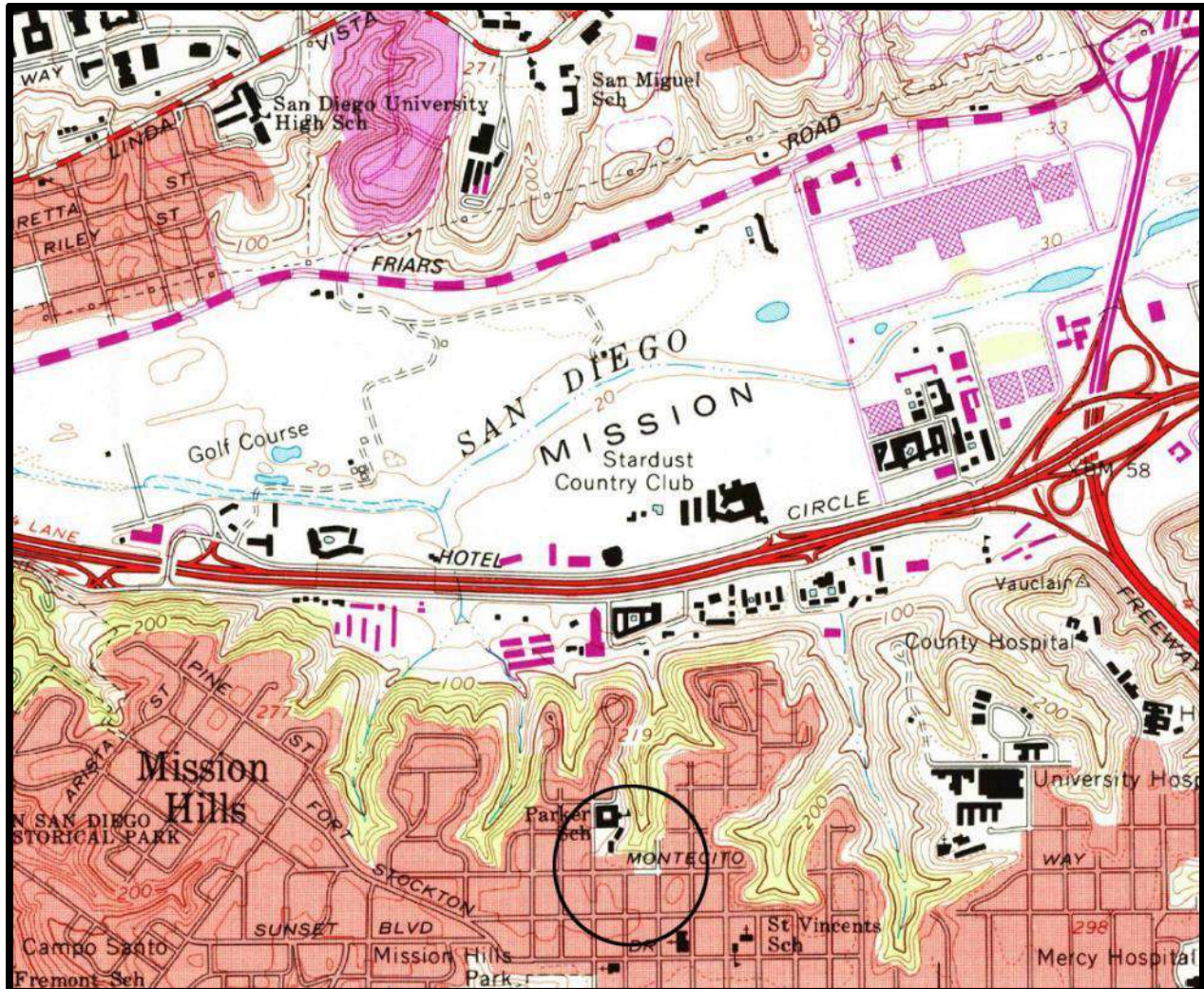


Portion of USGS La Jolla Quadrangle, 7.5 minute, 1996





## C.2 – Historical USGS Maps

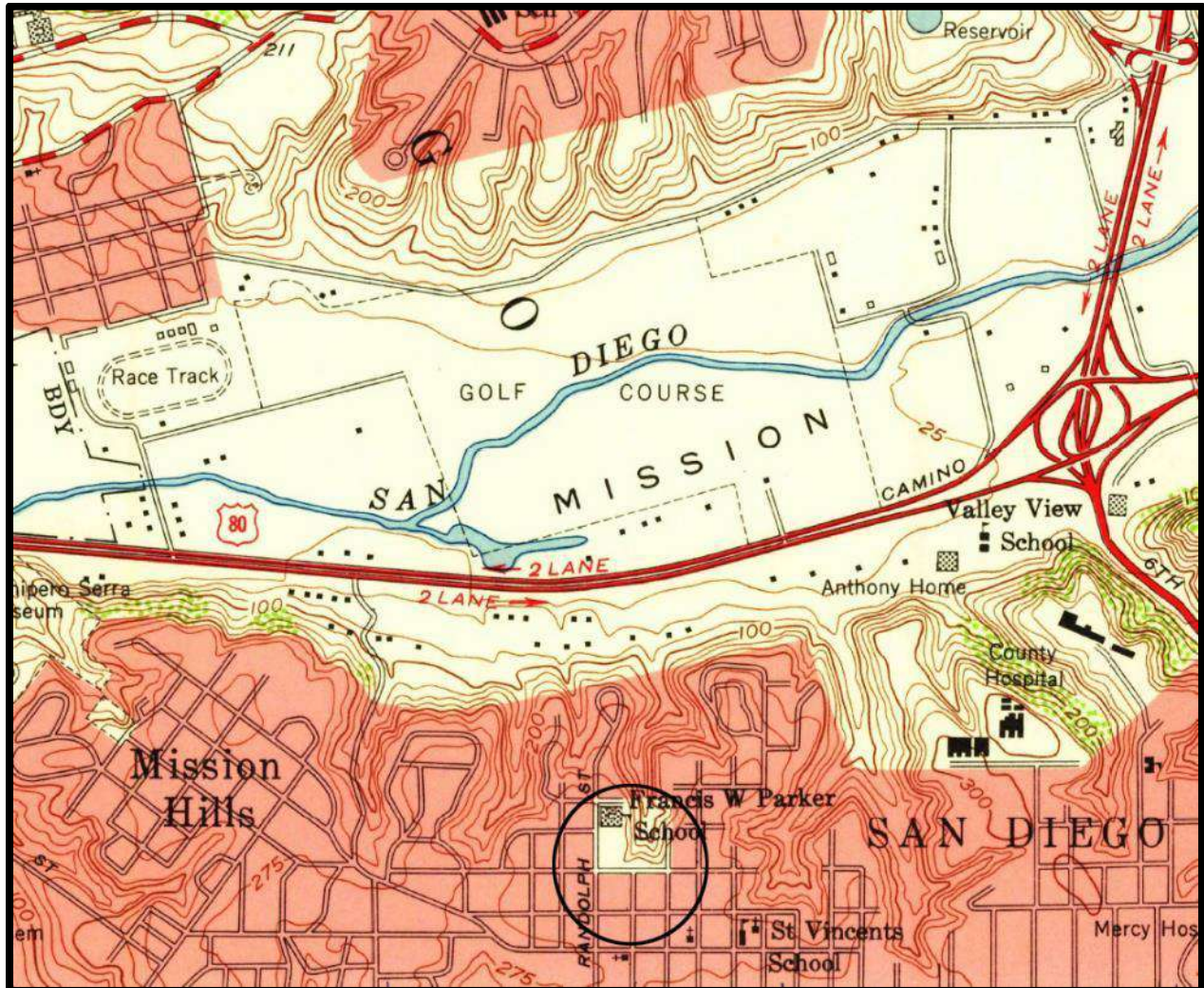


Portion of USGS La Jolla Quadrangle, 7.5 minute, 1967





## C.2 – Historical USGS Maps

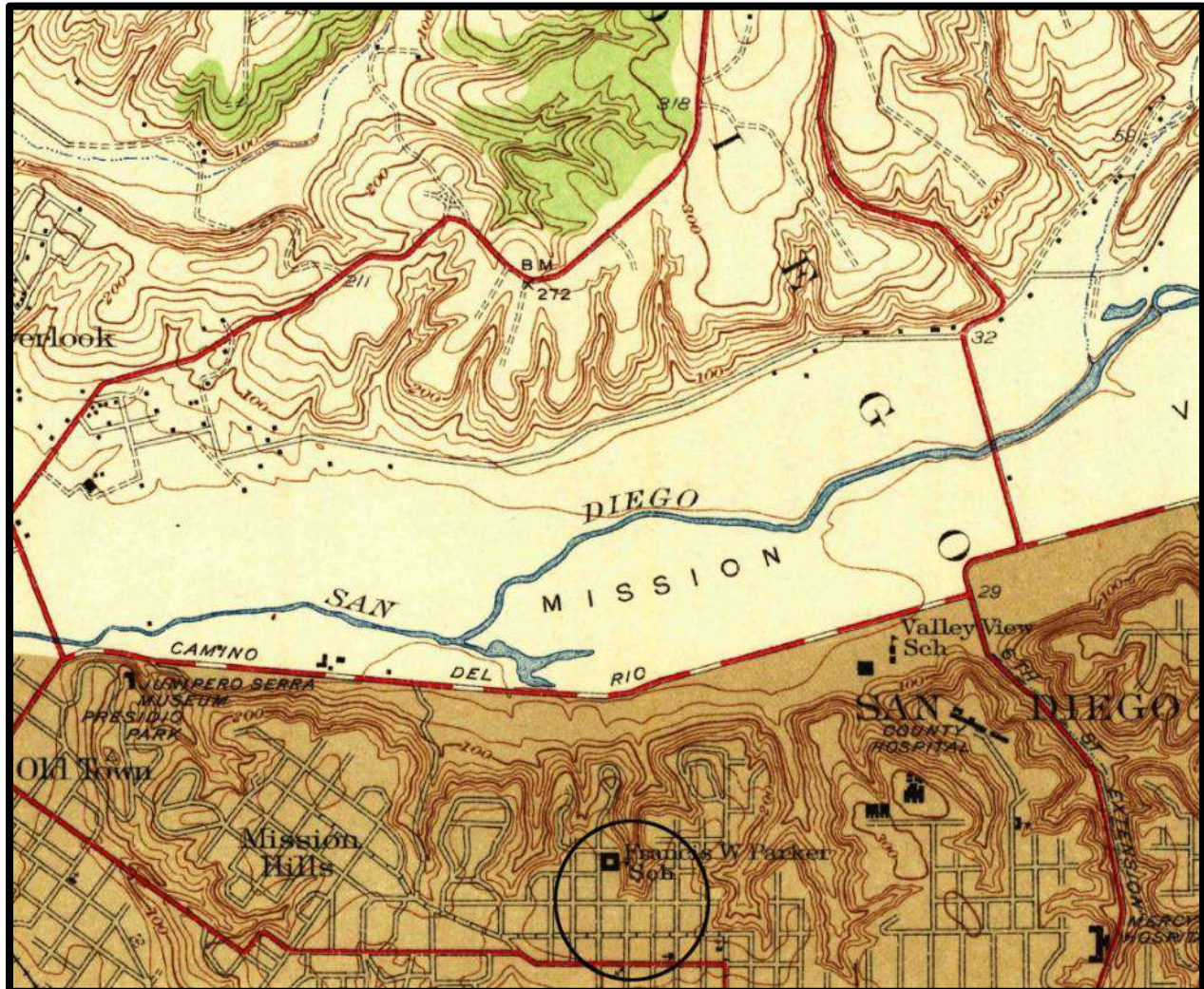


Portion of USGS La Jolla Quadrangle, 7.5 minute, 1953





## C.2 – Historical USGS Maps

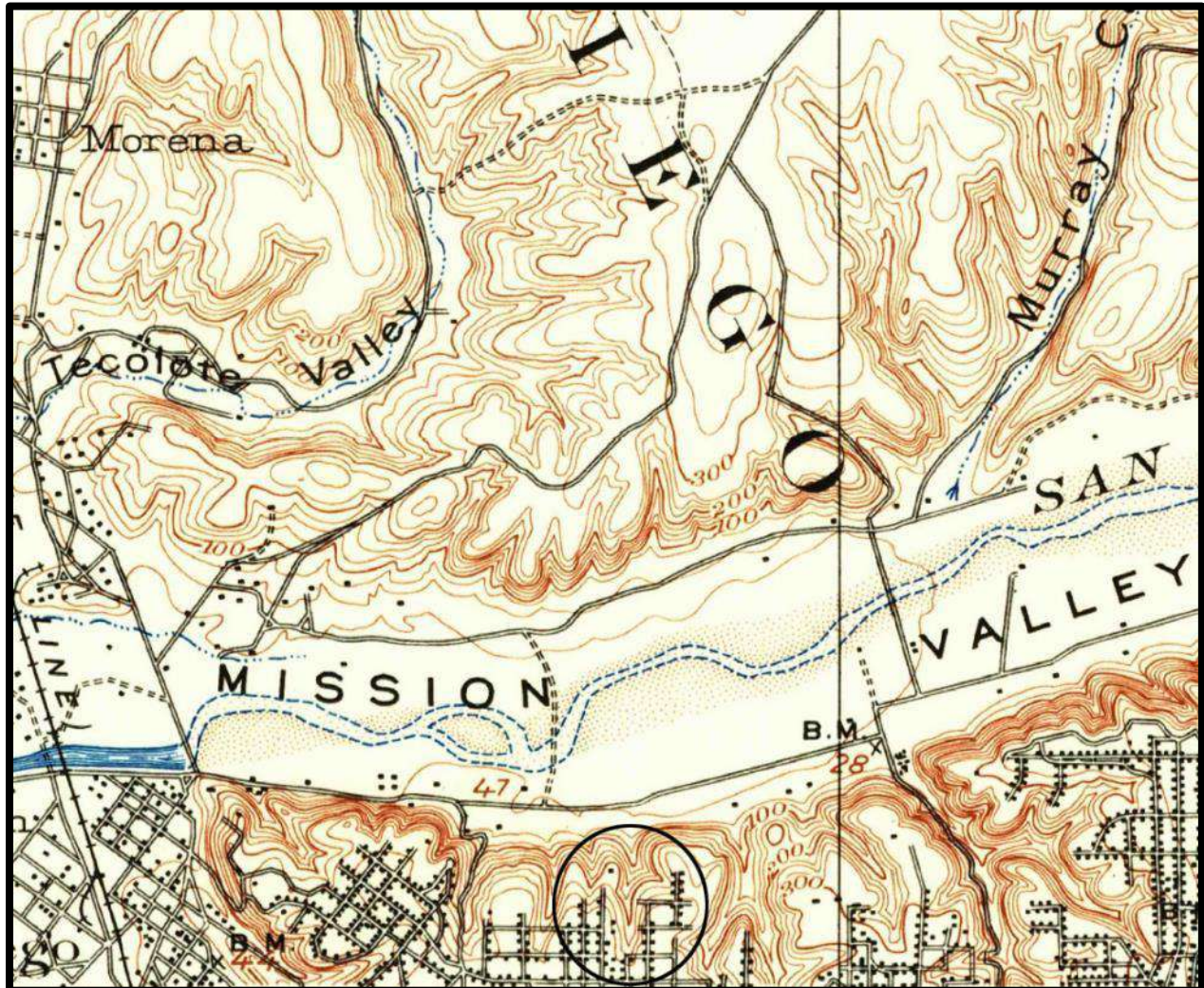


Portion of USGS La Jolla Quadrangle, 7.5 minute, 1943





## C.2 – Historical USGS Maps

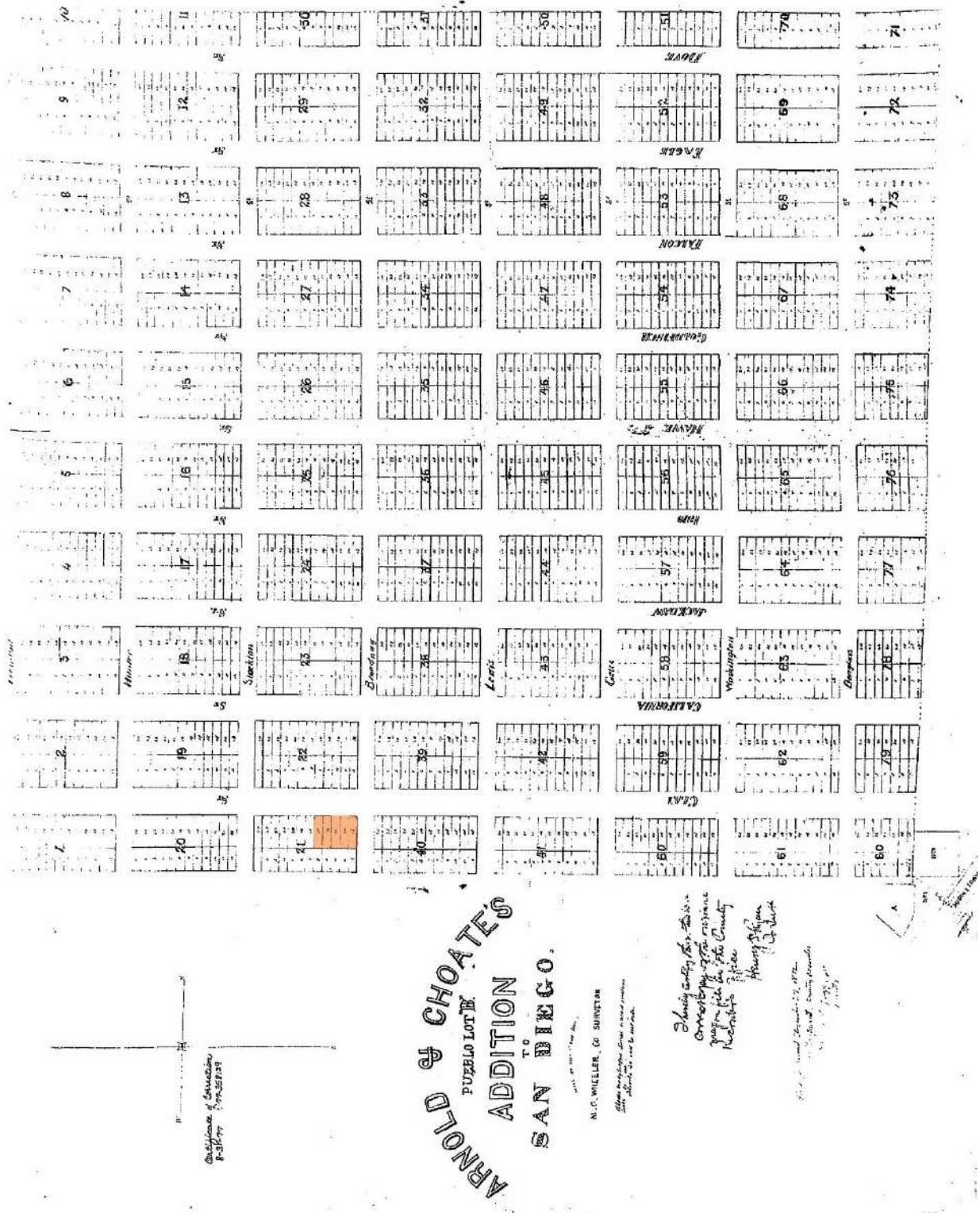


Portion of USGS La Jolla Quadrangle, 7.5 minute, 1930

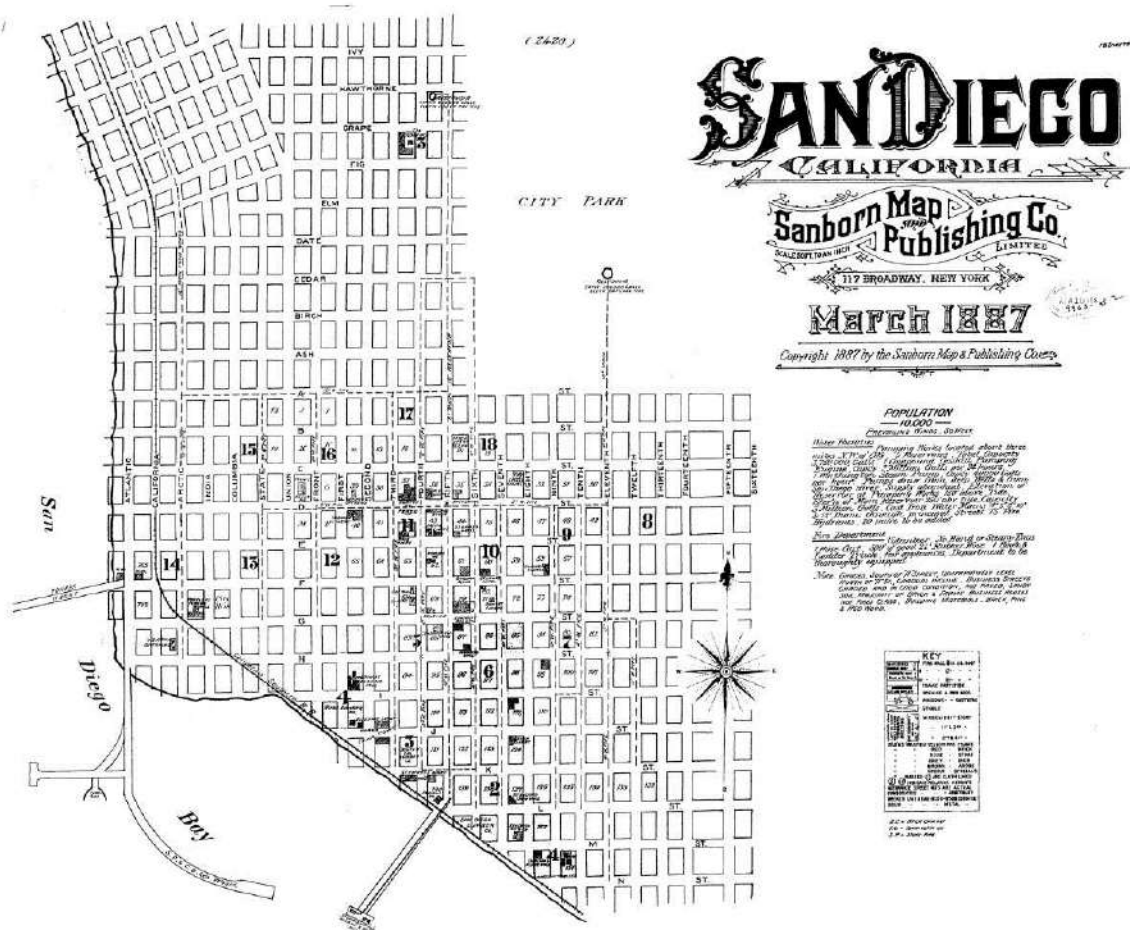




# C.3 – Original Subdivision Map



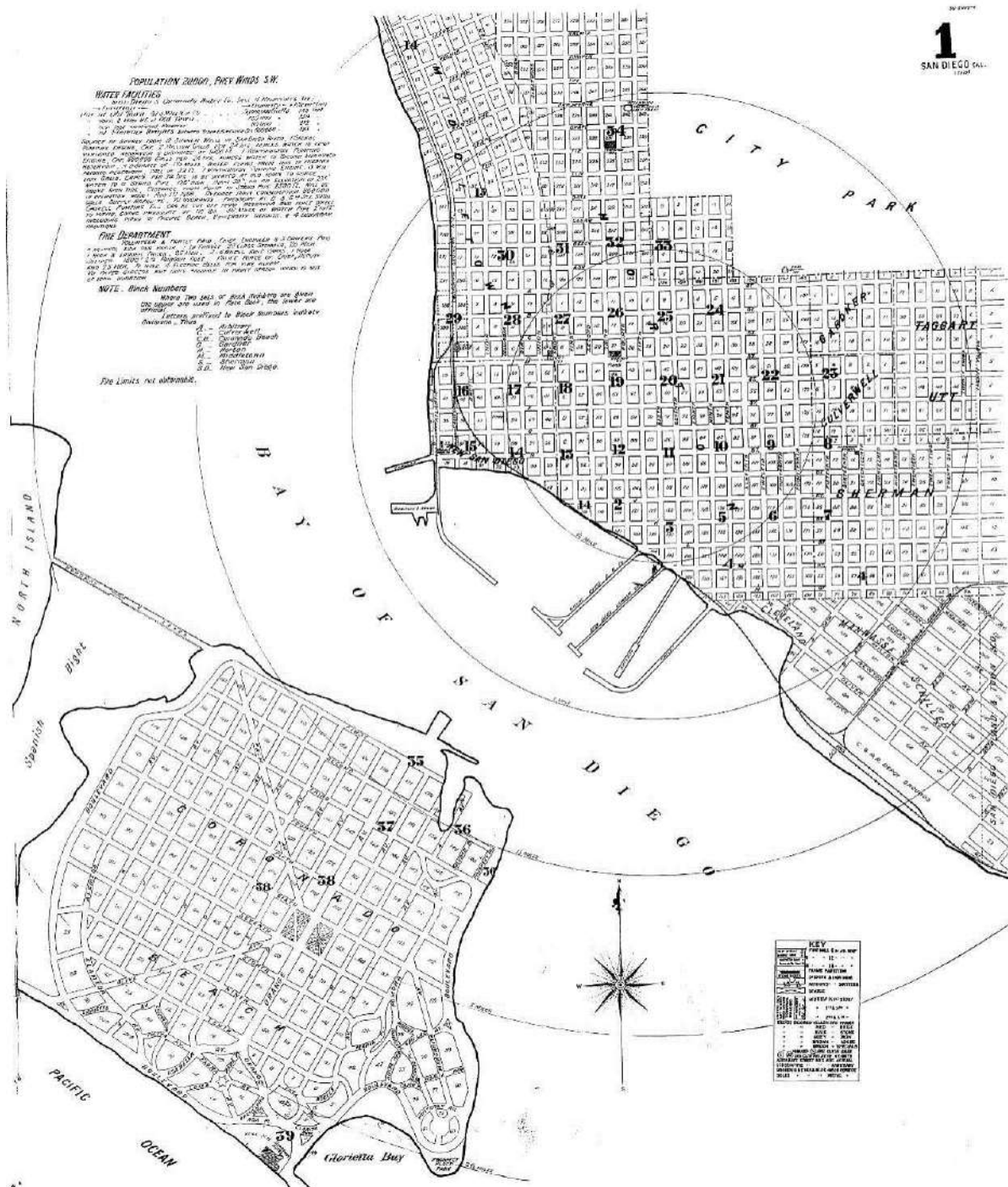
1887



## Lark Street Not Mapped



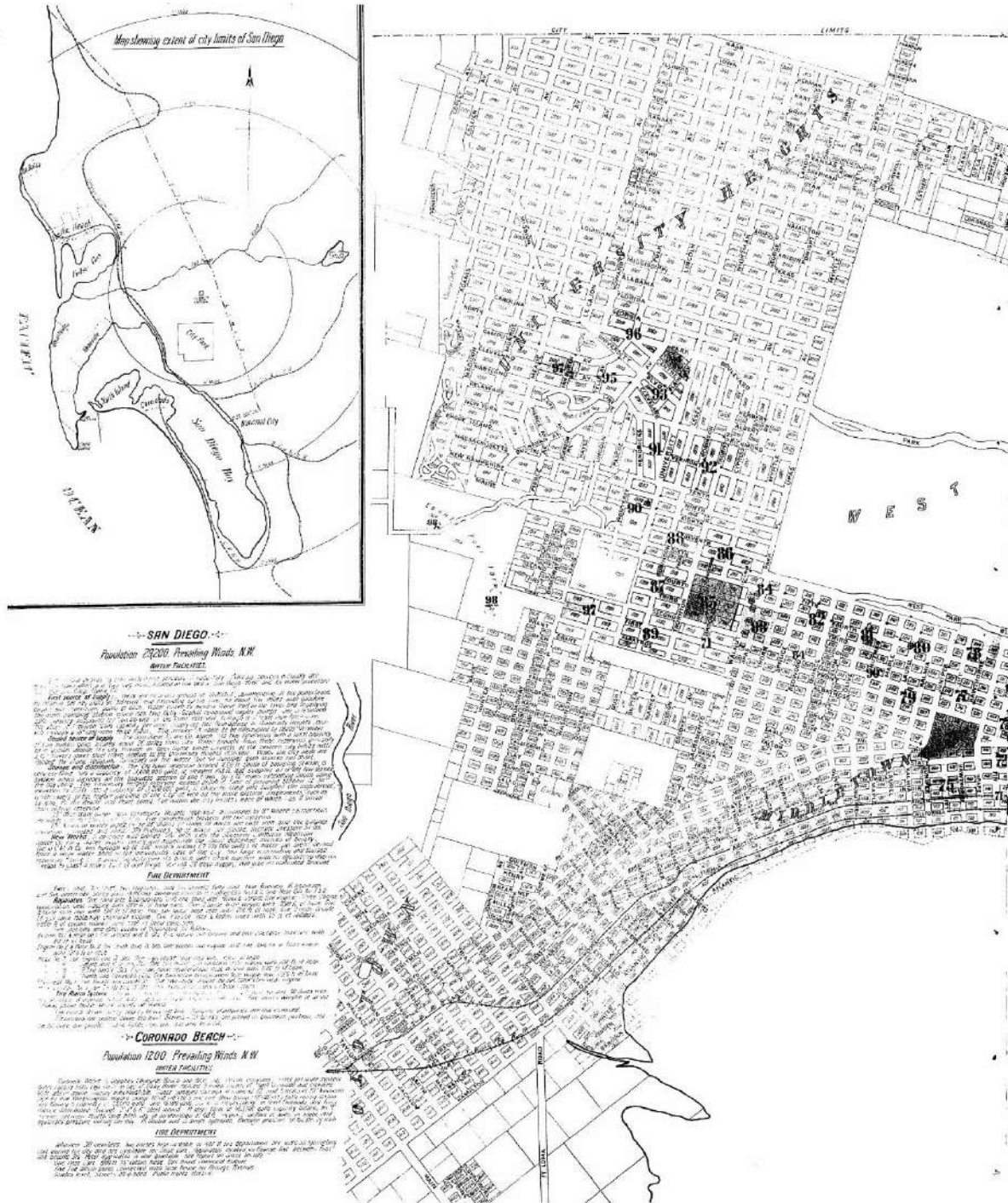
1888



## Lark Street Not Mapped

# C.4 – Sanborn Maps

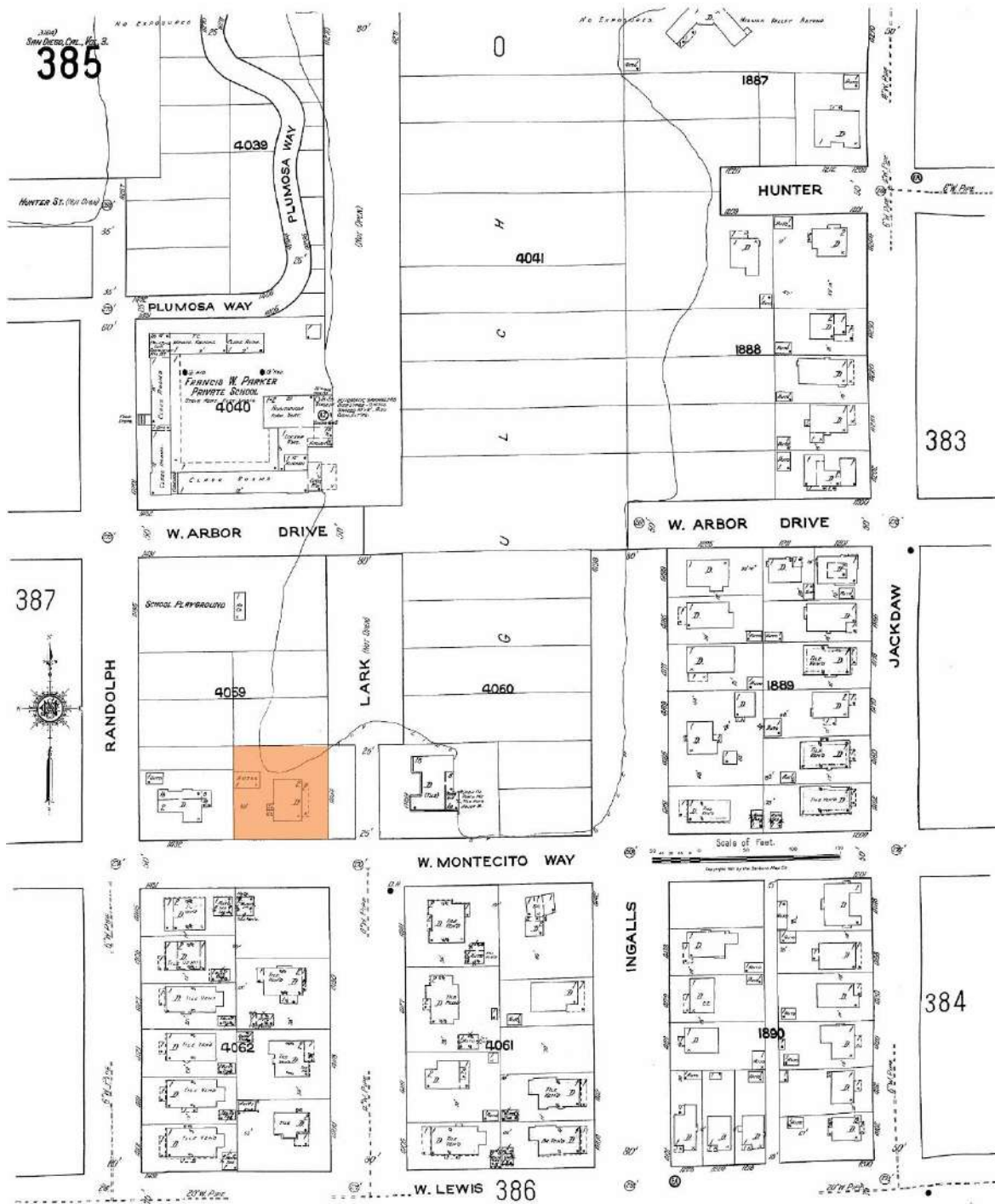
1906



Lark Street Not Mapped

## C.4 – Sanborn Maps

1921



4154 Lark Street Highlighted

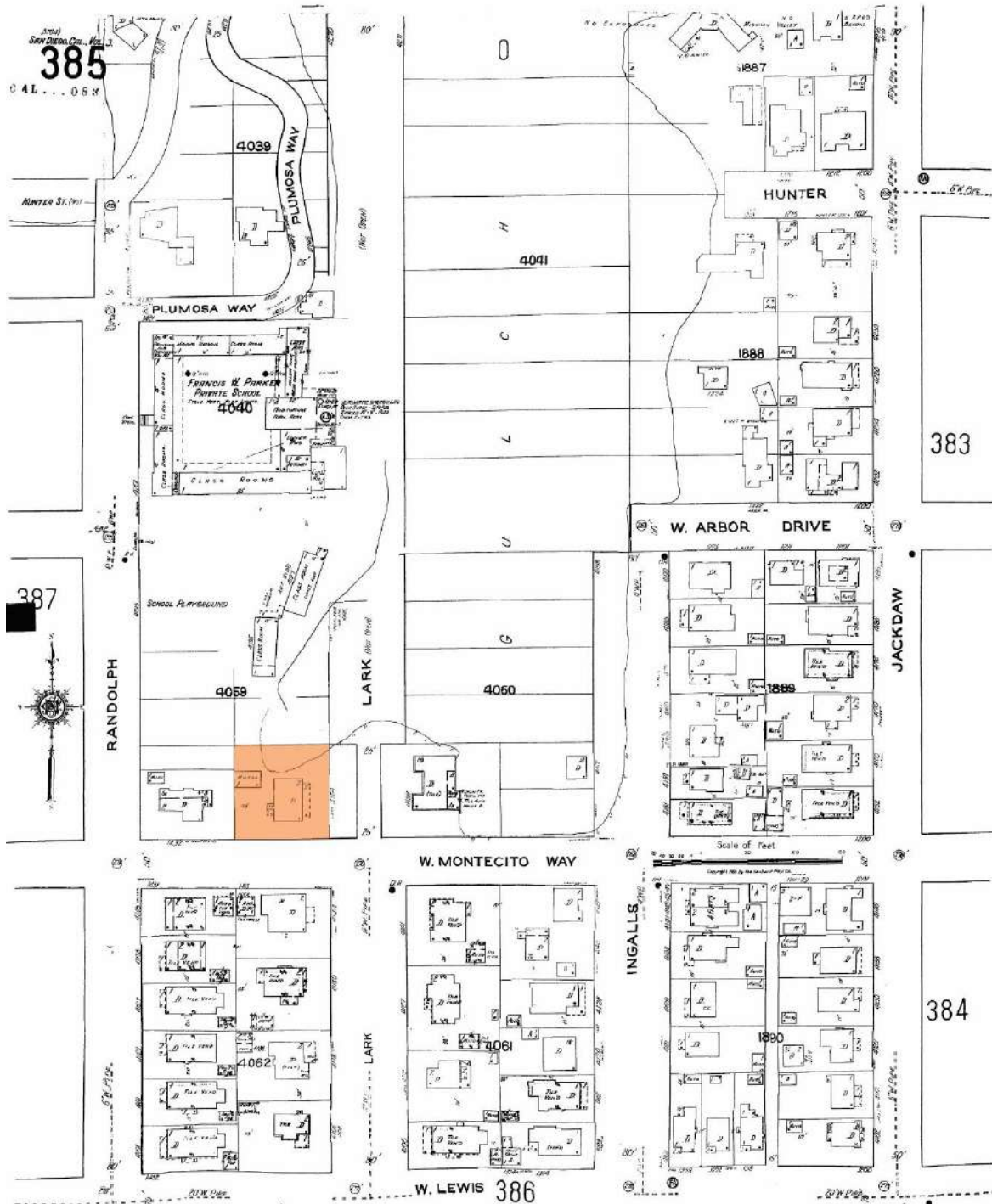
## C.4 – Sanborn Maps

1940

Not Available

## C.4 – Sanborn Maps

1950

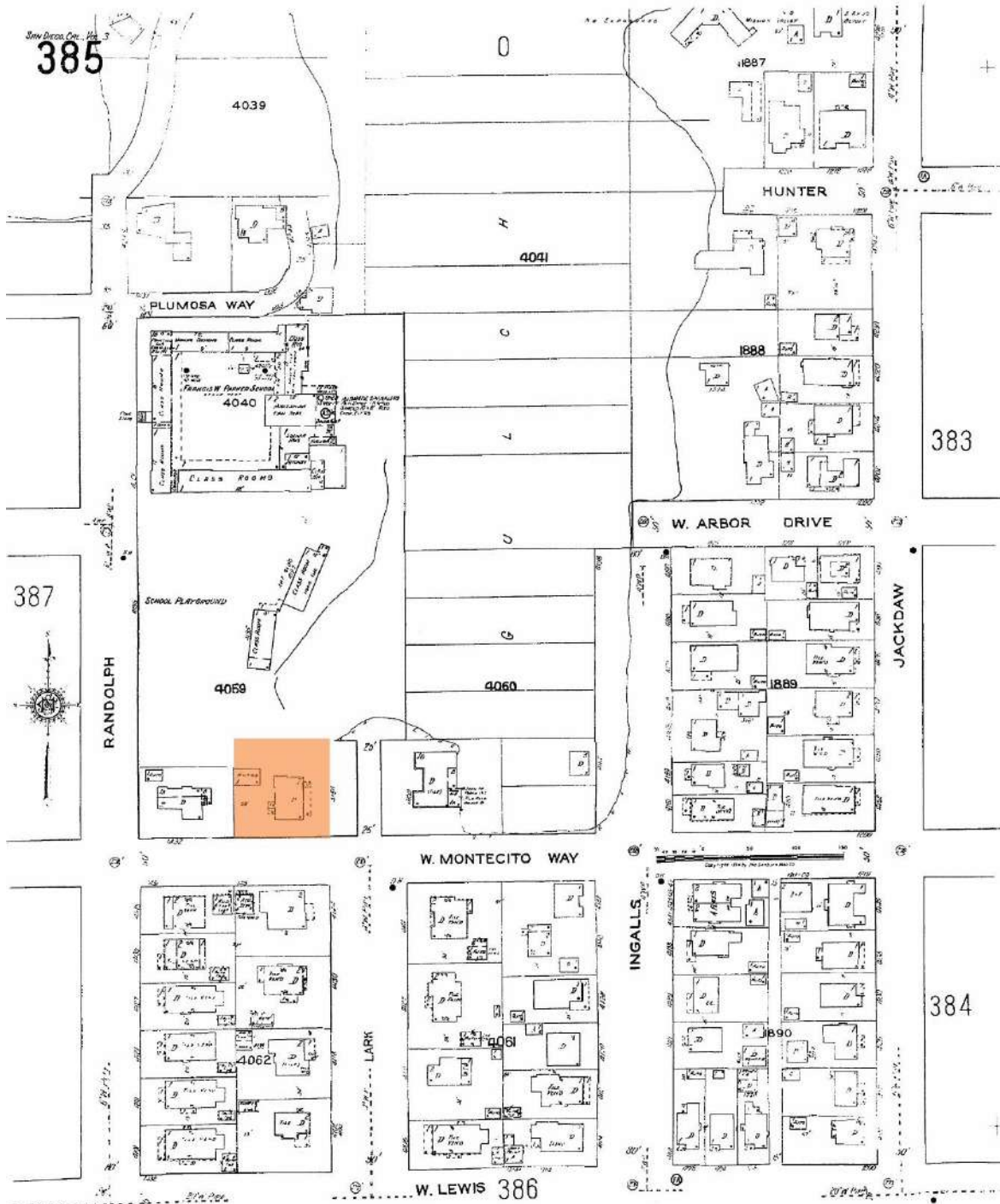


4154 Lark Street Highlighted



## C.4 – Sanborn Maps

1956



4154 Lark Street Highlighted



---

# Attachment D

## Photographs

- 
- D.1 – Historical Photographs
  - D.2 – Current Photographs

## D.1 – Historical Photographs



Photograph Courtesy of San Diego History Center, 1928

## D.1 – Historical Photographs



Closeup of Photograph Courtesy of San Diego History Center, 1928



## D.2 – Current Photographs



East Elevation (Main Façade)



East and North Elevations



## D.2 – Current Photographs



North and West Elevations



West Elevation (Rear Façade)



## D.2 – Current Photographs



West and South Elevations



South Elevation



## D.2 – Current Photographs



South and East Elevations



East Elevation Front Stairs and Porch Columns



## D.2 – Current Photographs



East Elevation Brick Walkway and Stairs



East Elevation First Floor South Window



## D.2 – Current Photographs



East Elevation Front Door



East Elevation Front Door Knocker

## D.2 – Current Photographs



East Elevation Front Door Handle



East Elevation First Floor North Windows

## D.2 – Current Photographs



East Elevation Front Porch



East Elevation Second Floor Windows



## D.2 – Current Photographs



East Elevation Second Floor Windows



East and North Elevations Brick Foundation and Skirting



## D.2 – Current Photographs



North Elevation Basement Window and Vent



North Elevation Chimney Base



## D.2 – Current Photographs



North Elevation Basement Window



North Elevation First Floor East Window

## D.2 – Current Photographs



North Elevation Chimney



North Elevation First Floor West Window



## D.2 – Current Photographs



North Elevation Second Floor Window



North Elevation Second Floor East Window



## D.2 – Current Photographs



North Elevation Second Floor West Window



West Elevation Basement North Window

## D.2 – Current Photographs



West Elevation Basement Door



West Elevation Basement Stairs



## D.2 – Current Photographs



West Elevation Basement Vent and Coal Chute



West Elevation Rear Entry



## D.2 – Current Photographs



West Elevation First Floor North Window



West Elevation First Floor Window and North Elevation First Floor Wall

## D.2 – Current Photographs



West Elevation First Floor Rear Entry Window



West Elevation Back Entry Door



## D.2 – Current Photographs



West Elevation Rear Entry Doorbell



South Elevation Rear Entry Window



## D.2 – Current Photographs



West Elevation First Floor South Window



West Elevation Second Floor North Window



## D.2 – Current Photographs



West Elevation Second Floor Center Window and South Window



South Elevation First Floor West Window



## D.2 – Current Photographs



South Elevation First Floor Center Window



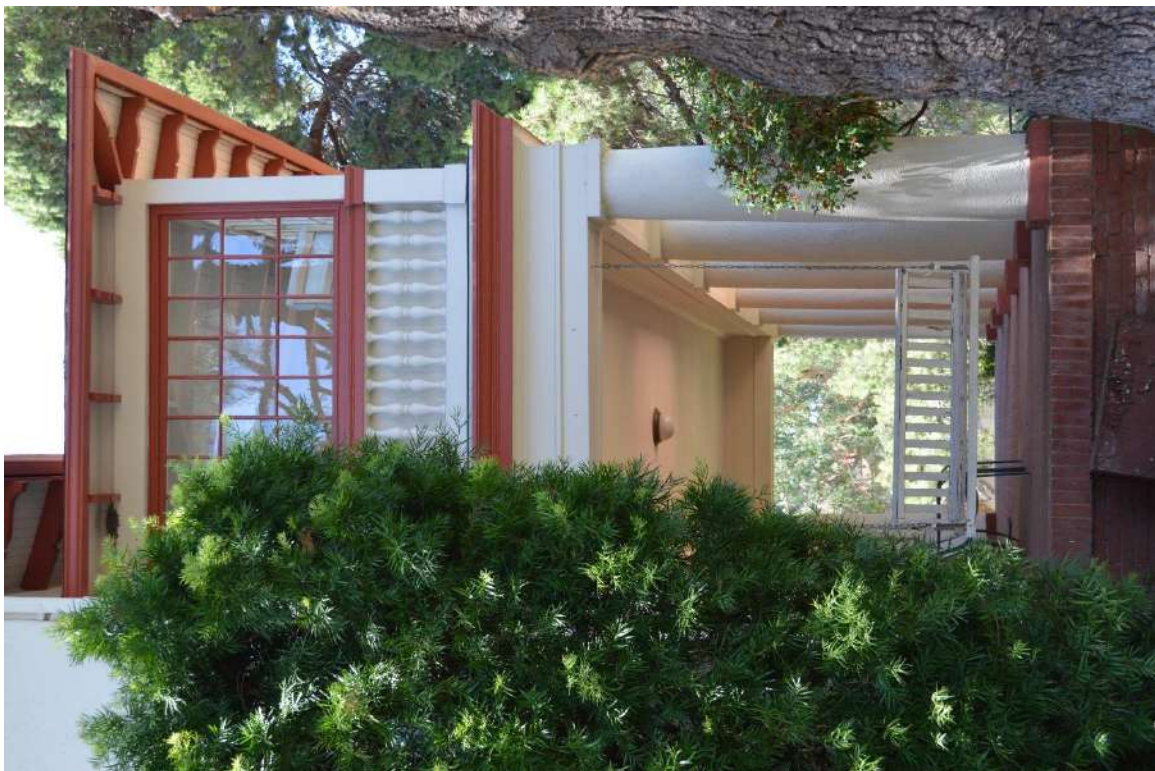
South Elevation First Floor East Window



## D.2 – Current Photographs



South Elevation Chimney and Second Floor Windows



South Elevation Front Porch



## D.2 – Current Photographs



South Elevation Second Floor Window



Second Floor Porch Interior Looking Southeast

## D.2 – Current Photographs



Garage South Elevation



Garage South and East Elevations



## D.2 – Current Photographs



Garage North Elevation



Garage East Elevation Window

## D.2 – Current Photographs



Garage East Elevation North Window



Garage North Elevation Window and Door

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# Attachment E

## HRB Criteria

### Supplemental Documentation

- 
- E.1 – Criterion A
  - E.2 – Criterion B
  - E.3 – Criterion C
  - E.4 – Criterion D
  - E.5 – Criterion E
  - E.6 – Criterion F



## E.1 – Criterion A

### *Arnold & Choate's Potential Historic District*

The Arnold & Choate's Historic District is comprised of 313 properties (255 contributing and 58 non-contributing) and is bounded roughly by Barr Street, Dove Street, University Avenue and Randolph Street. Eligible under San Diego Criteria A and C, the resources evident in the proposed Arnold and Choate's Historic District represent a range of architectural styles from 1900 through 1950. The majority of resources in Arnold & Choate's are either Craftsman or Vernacular examples. Additionally, there are strong concentrations of Queen Anne style and Mediterranean influenced buildings. The various significant building types reflect patterns and changes in architectural styles and changes, as Arnold & Choate's progressed from an early to a more modern neighborhood. The proposed district has a period of significance of 1890 to 1951 and is significant under the themes of *"The Railroad Boom and Early Residential Development: 1885-1909;" "The Panama-California Exposition and Streetcar Suburbs: 1909-1929;" "Great Depression and World War II: 1929-1948;"* and *"Postwar Development, Suburbanization, the Automobile and Modernism: 1948-1970."*

Representative district contributors:



4033 Ingalls Street



4234 Hawk Street

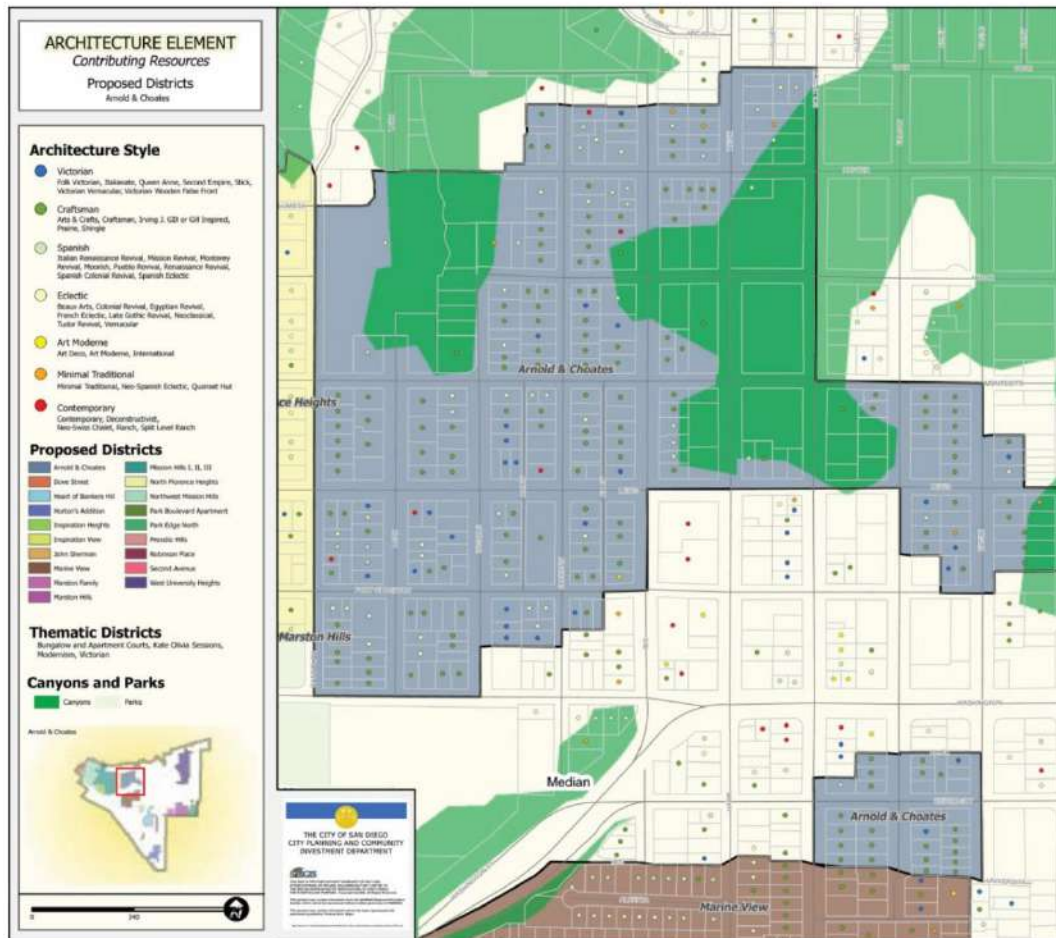


931 Hunter Street

## E.1 – Criterion A

**Figure 4. Arnold & Choate's Potential Historic District\***

*\*Graphic Dates to the 2004-2006 Survey Effort*



# E.1 – Criterion A

## 2.2 Arnold & Choate's Historic District

### Boundaries – Overall

*See Figure D-3 for further information and specific boundaries.*

- North of the theoretical continuation of University Avenue.
- South of Barr.
- West of Dove Street.
- East of Randolph Street and Pioneer Park.

### Resources

- Total Structures: 313
- Potential Contributing Resources: 255
- Potential Non-Contributing Resources: 58
- Percentage of Potential Contributing Resources: 81%

**Applicable Designation Criteria:** HRB Criteria A & C

**Period of Significance:** 1890-1951

### History and Significance

Cyrus Arnold, an attorney and real estate developer, and Daniel Choate, a dry goods merchant, purchased and subdivided the Arnold and Choate's subdivision in 1872. Their land was originally bounded by University Avenue to the south, Randolph Street on the west, Curlew Street to the east, and Arbor Drive on the north. Although the subdivision has an early date, building did not occur immediately. The neighborhood's period of significance, consequently, does not begin until 1890, when the earliest resources that retain integrity today were initially constructed.

Arnold and Choate's, unlike other neighborhoods in Mission Hills, has a rectilinear layout. Clearly, this is a reflection of the age of the subdivision, which predated many of the ideas espoused by the City Beautiful Movement and the Nolen Plan, responsible for producing the curvilinear streets found elsewhere throughout Mission Hills. The rectilinear gridiron pattern used by Arnold and Choate's was the most profitable means to develop and sell land for residential use. Furthermore, it was a logical extension of the grid pattern established in Horton's Addition and Middletown.

By 1906, horticulturalist Kate Sessions was a major land owner in the young subdivision. Sessions purchased a large portion of North Florence Heights as well as adjacent blocks in the Arnold and Choate's subdivision for a nursery site and attendant growing grounds. Development in Arnold and Choate's was spurred by the extension of the streetcar system in 1908. The line ran east- west along Washington, then north-south on Hawk Street and east-west on Lewis



## E.1 – Criterion A

Street. This connection made it possible for residents to reach destinations downtown, and made the area appealing for middle and upper class families. Interest in the area was also kindled by the scenic beauty of the neighborhood. The rectilinear form of the neighborhood was interrupted on the northern and eastern boundaries by deep ravines and canyons. This creates a picturesque and scenic setting that enhances the visual narrative of the area.

The resources evident in the Proposed Arnold and Choate's Historic District represent a range of architectural styles from 1900 through 1950. The majority of resources in Arnold and Choates are either Craftsman or Vernacular examples. Additionally, there are strong concentrations of Queen Anne style and Mediterranean influenced buildings. The various significant building types reflect patterns and changes in architectural styles and changes, as Arnold and Choate's progressed from an early to a more modern neighborhood.

The proposed Arnold and Choate's Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community's development history, as one of the earliest subdivision in the area to later become the community of Mission Hills and the cultural landscape of its adjacent urban canyon, that provides a distinctive community character with its dramatic natural landscape, native vegetation and distant views, and HRB Criterion C for the distinctive architectural styles of Victorian Vernacular/transitional Craftsman, Craftsman, Mission Revival, Spanish Colonial Revival and Prairie resources.

### Resource Styles

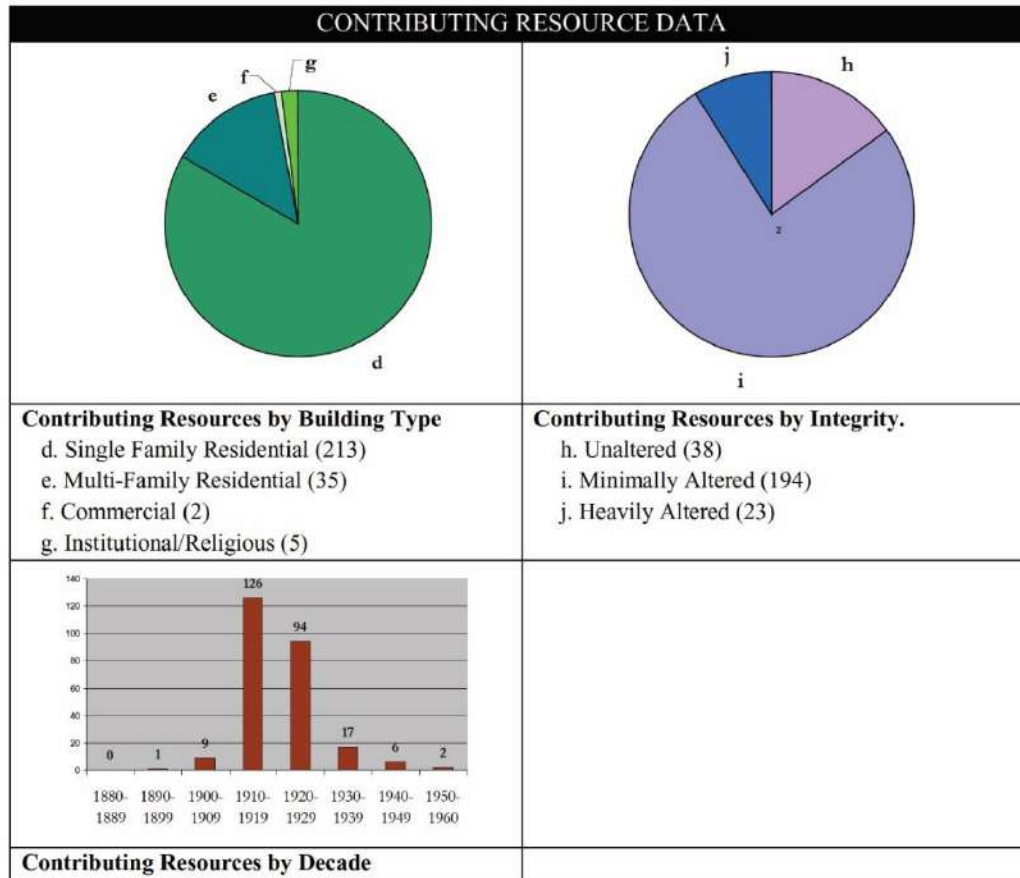
(number of contributing resources)

- |                                   |  |
|-----------------------------------|--|
| • Art Moderne (1)                 | • Queen Anne Free Classic/transitional Craftsman (2) |
| • Colonial Revival (12)           | • Ranch (1)  |
| • Craftsman (149)                 | • Spanish Colonial Revival (14)                      |
| • Italian Renaissance Revival (2) | • Spanish Eclectic (2)                               |
| • Minimal Traditional (6)         | • Tudor Revival (1)                                  |
| • Mission Revival (8)             | • Vernacular (16)                                    |
| • Monterey Revival (1)            | • Victorian Vernacular (5)                           |
| • Prairie (13)                    | • Victorian Vernacular/transitional Craftsman (16)   |
| • Queen Anne (1)                  |  |
| • Queen Anne Free Classic (5)     |  |

### Landscape/Hardscape Resources

- |                       |                 |
|-----------------------|-----------------|
| • Street trees        | • Urban canyons |
| • Mature horticulture |                 |

## E.1 – Criterion A



## E.1 – Criterion A

### *Kate Olivia Sessions Multiple Property Listing*

The Kate Olivia Sessions Multiple Property Listing is a discontinuous grouping of four (4) geographic areas located throughout the Uptown survey area, - Sixth Avenue/Balboa Park Urban Edge, Lark Street, the Kate Sessions Mission Hills Nursery Site, and the Kate Sessions Balboa Park Nursery Site. Eligible under San Diego Criteria A and D, this potential multiple property listing (MPL) reflects special elements of the Uptown Community's landscape design and horticultural history, and is significant as the work of noted horticulturalist Kate Olivia Sessions.

Sixth Avenue/Balboa Park Urban Edge area is a century-old Kate Sessions planted streetscape along the western boundary of Balboa Park is a distinctive feature of Uptown's cosmopolitan character. Sixth Avenue adjacent to Balboa Park is San Diego's testimonial to the City Beautiful movement, perhaps intended to be a precedent for a future city boulevard system, later mentioned in John Nolan's 1908 City Plan for San Diego. The area also has direct physical and historic ties to the western urban edge development of Balboa Park during the late Victorian 'Picturesque' park planning era.

The Lark Street area was the center of Sessions' growing grounds in Mission Hills, where stands of Eucalyptus, Grevillea and other majestic trees are still extant in the immediate area. At this location, Sessions also incubated many of her Queen Palms en masse that were destined for most of the streets in Mission Hills. Sessions herself inspired the area's notable streetscape of parkways, pink sidewalks and unusual triangulated Queen Palm plantings. The site remains a model for suburban streetscape design.

The Kate Sessions Mission Hills Nursery Site, also called the San Diego Nursery, sprawled over most of the North Florence Heights subdivision. Lastly, the Kate Sessions Balboa Park Nursery Site, contains some of the most mature extant horticultural remnants of Sessions' Balboa Park nursery, where she grew exotic trees and shrubs to 'forest' the 1400 acre City Park and adjacent city street rights-of-way. (For the purposes of this MPL, recognition of the two nursery sites would be commemorative only.)

The MPL has a period of significance of 1900-1915 and is significant under the themes of "*The Railroad Boom and Early Residential Development: 1885-1909*" and "*The Panama-California Exposition and Streetcar Suburbs: 1909-1929*." (For a complete list of properties included in the potential multiple property listing, see Appendix E.)

Representative resources:



Sixth Avenue  
Balboa Park Urban Edge



Lark Street

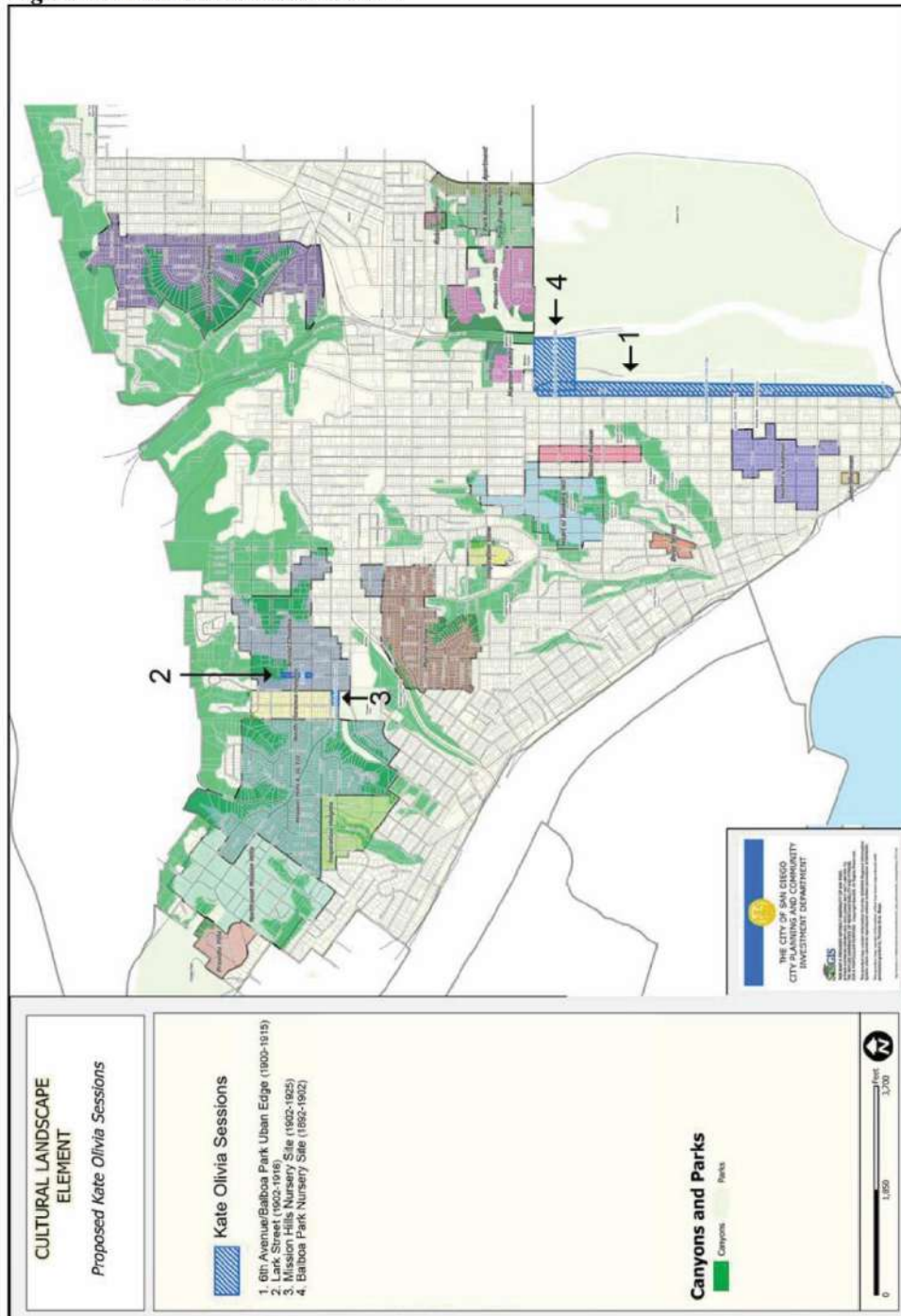


Mission Hills Nursery Site



## E.1 – Criterion A

Figure 26. Kate Olivia Sessions MPL



## E.1 – Criterion A

### 2.2 Proposed Kate Olivia Sessions Multiple Property Listing

#### Geographic Areas:

*See Figure E-3 for locations*

- **Sixth Avenue/Balboa Park Urban Edge:** City Right of Way between Upas and Elm Streets, West boundary of Balboa Park.
- **Lark Street:** City Right of Way from Montecito Way to the canyon past Lewis Street.
- **Kate Sessions Mission Hills Nursery Site:** 1525 Fort Stockton Drive.
- **Kate Sessions Balboa Park Nursery Site:** Northwest quadrant of Balboa Park at Upas Street and Sixth Avenue.

**Period of Significance:** 1892-1925

**Applicable HRB Designation Criteria:** A and D

#### History and Significance:

The Kate Olivia Sessions Uptown Multiple Property Listing qualifies for historic designation under HRB Criterion A, reflecting special elements of the Uptown Community's landscape design and horticultural history, and Criterion D as the work of noted horticulturalist Kate Olivia Sessions.

#### Sixth Avenue/Balboa Park Urban Edge

##### Boundaries

- Western Balboa Park boundary.
- North of Elm Street.
- South of Upas Street.
- Both West and East Right of Ways along Sixth Avenue.

**Period of Significance:** 1900-1915

#### History and Significance:

The Sixth Avenue/Balboa Park Urban Edge is a significant resource to the proposed Kate O. Sessions MPL. This century-old Kate Sessions planted streetscape along the western boundary of Balboa Park is a distinctive feature of Uptown's cosmopolitan character. It reflects planner's visions of a genteel urban interface between the incipient city park and future residential development along Uptown's major transportation arteries, following in the tradition of urban boulevards inspired by Hausmann's mid-19<sup>th</sup> century work in Paris. Wide, tree-lined boulevards were also championed by City Beautiful proponent Frederick Law Olmsted as a way to extend

## E.1 – Criterion A

park space into the city to increase property values. Under Olmsted's guidance, boulevard systems linking large urban parks began to appear in cities all over America during the last quarter of the 19<sup>th</sup> century. Sixth Avenue adjacent to Balboa Park is San Diego's testimonial to this national phenomenon, perhaps intended to be a precedent for a future city boulevard system, later mentioned in John Nolan's 1908 City Plan for San Diego.

Sixth Avenue from Upas to Elm Streets also has direct physical and historic ties to the western urban edge development of Balboa Park during the late Victorian 'Picturesque' park planning era. It is inextricably associated with this part of Balboa Park as the first regional planned city park in San Diego and one that predates the 1915 Panama-California Exposition. Consequently, the Sixth Avenue/Balboa Park Urban Edge is a major contributor to a potential Balboa Park cultural landscape district as well.

### **Landscape/Hardscape Resources**

- Paired Queen Palm plantings, ca. 1900, on both sides of Sixth Avenue from Upas to Elm Streets.
- Wider than normal parkways on both sides of Sixth Avenue.
- Open space views of the Park from West Park neighborhood.

### **Lark Street**

#### **Boundaries**

- City Right of Way, 4100 Block of Lark Street from Montecito Way to the canyon past Lewis Street.

**Period of Significance:** 1902-1916

#### **History and Significance:**

The 4100 block of Lark Street is a significant resource to the proposed Kate Olivia Sessions MPL for two reasons. First, it was the center of Sessions' growing grounds in Mission Hills, which over time winnowed down to what is now the Mission Hills Nursery. Her grounds covered a great deal of the North Florence Heights subdivision, where stands of Eucalyptus, Grevillea and other majestic trees are still extant in the immediate area. At this location, Sessions also incubated many of her Queen Palms *en masse* that were destined for most of the streets in Mission Hills.

Second, Sessions herself inspired the area's notable streetscape of parkways, pink sidewalks and unusual triangulated Queen Palm plantings. She intended to set a precedent of landscape improvements, hoping they would be continued through the neighborhood. Although her far-



## E.1 – Criterion A

sighted example was not followed, the 4100 block of Lark Street remains a model for suburban streetscape design. To take advantage of a localized housing boom, Sessions sold her nursery lots for residential uses on a parcel-by-parcel basis beginning in 1910. By 1925, she moved her nursery operations to Pacific Beach.

### **Landscape/Hardscape Resources**

- Includes large parkway (approximately 15') exclusive to this block.
- Queen Palms, in double row of triangulated planting.
- Kate Sessions' signature pink sidewalks.
- Remnant plantings from Kate Sessions' growing grounds.

### **Kate Sessions Mission Hills Nursery Site**

#### **Boundaries**

- Currently the Mission Hills Nursery bounded by Fort Stockton, Randolph, Stephens, and Washington Streets.

**Period of Significance:** 1902-1925

#### **History and Significance:**

The current Mission Hills Nursery site is a significant resource to a potential Kate O. Sessions MPL. Kate Sessions' Mission Hills Nursery, also called the San Diego Nursery, sprawled over most of the North Florence Heights subdivision, with access from Stephens, Lewis, and Randolph Streets. Sessions transitioned her growing grounds to 'rural' Pacific Beach by 1925, following the construction of an electric railway corridor and subsequent robust housing boom in that sector of the city. What remains of her Mission Hills operation is contained within the block of Fort Stockton, Randolph, Stephens, and Washington Streets. Recognition of the site would be a commemorative designation only.

### **Landscape/Hardscape Resources**

- Nursery operations.

### **Kate Session Balboa Park Nursery Site**

#### **Boundaries**

- Northwest quadrant of Balboa Park at Upas Street and Sixth Avenue.

**Period of Significance:** 1892-1902

## E.1 – Criterion A

### **History and Significance:**


Sessions' thirty acre nursery site at Upas Street and Sixth Avenue is located just outside the survey boundaries in the northwest quadrant of Balboa Park, adjacent to the Marston House and gardens. Some of the most mature horticultural remnants of Sessions' Balboa Park nursery are still extant at this location, where she grew exotic trees and shrubs to 'forest' the 1400 acre City Park and adjacent city street rights-of-way. As precedent species of the park's historical tree palette, they reflect master landscape architect Samuel Parsons, Jr.'s horticultural vision for the park, developed under Sessions' advisement. For the purposes of this MPL, recognition of the site would be a commemorative designation only.

### **Landscape/Hardscape Resources**

- Mature horticultural specimen trees (to be determined\*).

*\*Because this site is also a contributor to a proposed Balboa Park Cultural Landscape Historic District, additional research leading to designation of the park and/or adoption of a landscape treatment plan for the park will identify specific horticultural contributors in the future.*

## E.2 – Criterion B

In FamilySearch Family Tree <span></span>	
<b>Katherine Ostrander (born Burnham)</b>	
	
Gender:	Female
Birth:	Oct 1 1889 <span></span> San Diego, California, United States
Residence:	1900 <span></span> San Diego city Ward 4, San Diego, California, United States
Residence:	1910 <span></span> San Diego Ward 1, San Diego, California, United States
Residence:	1920 <span></span> San Francisco Assembly District 31, San Francisco, California, United States
Residence:	1930 <span></span> San Diego, San Diego, California, United States
Residence:	1935 <span></span> Same Place
Residence:	1940 <span></span> Councilmanic District 2, San Diego, San Diego Judicial Township, San Diego, California, United States
Death:	Feb 14 1990 <span></span> La Jolla, San Diego, California, United States
Death:	Feb 14 1990 <span></span> San Diego, California, United States
Death:	Feb 14 1990 <span></span> California, United States
Parents:	Frederick Robinson Burnham Lilla G. Burnham (born Marston)
Husband:	Frank Sidney Ostrander
Children:	Theda Wilder Ostrander Marcella Ostrander Gilman M Ostrander
Siblings:	Theda A. Boynton (born Burnham) Marston Burnham Lilla Marston Barney (born Burnham)
Source:	<a href="#">Click here to view record on FamilySearch</a>



## E.2 – Criterion B

Wednesday, February 14, 1970

The San Diego Union A-19

Obituaries

# Katherine Ostrander, 100; was active in social life, philanthropies

Katherine Ostrander, a member of the Marston and Burnham families, and prominent in the social and philanthropic life of the area, died Monday in the La Jolla Convalescent Hospital at the age of 100.

She was born Oct. 10, 1889, in San Diego. Her mother was Lilla Marston Burnham, sister of the late George Marston, one of the city's early leaders and benefactors.

Her father, Dr. Frederick Burnham, was a "horse-and-buggy doctor who charged \$25 to see a woman through pregnancy, childbirth and care until the child was 1 year old," said Mrs. Ostrander's daughter, Theda Henle of Arlington, Va.

The family home was at Seventh Avenue and Upas Street, adjacent to Balboa Park and next door to the Marston home, which was willed to the San Diego Historical Society by the Marston family.

The Burnham home was sold after the death of Mrs. Burnham about 20 years ago.

Mrs. Ostrander studied two years at Wellesley College. In 1912, she went to Germany to study voice in Dresden and Munich. She was forced to leave Europe and return to the United States in 1914 because of the outbreak of World War I. The contralto sang in many churches here after her return.

Her husband, Frank Ostrander, was killed in an automobile accident in 1925. She never married again and lived in the family home until she and other remaining family members decided to sell it. She moved to Casa de Mañana in La Jolla about eight years ago.

She was an active member of the Congregational Church in Mission Hills and, more recently, in the La Jolla Congregational Church.

Mrs. Ostrander was active in numerous organizations, including Junior League and ZLAC Rowing Club. She had worked as a volunteer for various philanthropic facilities and organizations.

In addition to her daughter, survivors include eight grandchildren and seven great-grandchildren.

Graveside services will be at 2 p.m. Friday in Mount Hope Cemetery under direction of Greenwood Mortuary.

Memorial contributions in Mrs. Ostrander's name may be sent to Lung Association of San Diego and Imperial Counties, P.O. Box 3879, San Diego, Calif. 92103.

SD Tribune 2-14-70

Obituaries

### Katherine Ostrander; member of Marston, Burnham families

Katherine Ostrander, a native San Diegan and a member of the Marston and Burnham families, died Monday in a convalescent home in La Jolla, where she was well-known in social and philanthropic circles. She was 100.

Mrs. Ostrander's father, Dr. Frederick Burnham, had been a local doctor, and her mother, Lilla Marston Burnham, was among the city's first leaders and benefactors.

The Marston family home at Seventh Avenue and Upas Street was willed to the San Diego Historical Society to be maintained in conjunction with Balboa Park.

Mrs. Ostrander attended Wellesley College in Massachusetts for two years before going to Germany to study music in 1912. With the outbreak of World War I, she returned to the United States in 1914 and sang for numerous local churches.

Having traveled extensively, Mrs. Ostrander was in Spain in 1935 when the Spanish Civil War began and was at Pearl Harbor when the Japanese attacked in 1941. "She wanted to go to Russia," her daughter said, "but we told her that with her record of being present for disasters, we did not want her to go near Russia. It was a family joke."

Mrs. Ostrander's husband, Frank Ostrander, was killed in an automobile accident in 1925. She never remarried and lived in the family home at Seventh Avenue and Upas Street, next door to the Marston home, until she and remaining family members decided to sell it about eight years ago.

She was a member of ZLAC Rowing Club, the La Jolla Congregational Church and the Junior League, and had volunteered for several philanthropic organizations.

Graveside services will be at 2 p.m. Friday in Mount Hope Cemetery, with Greenwood Mortuary in charge.

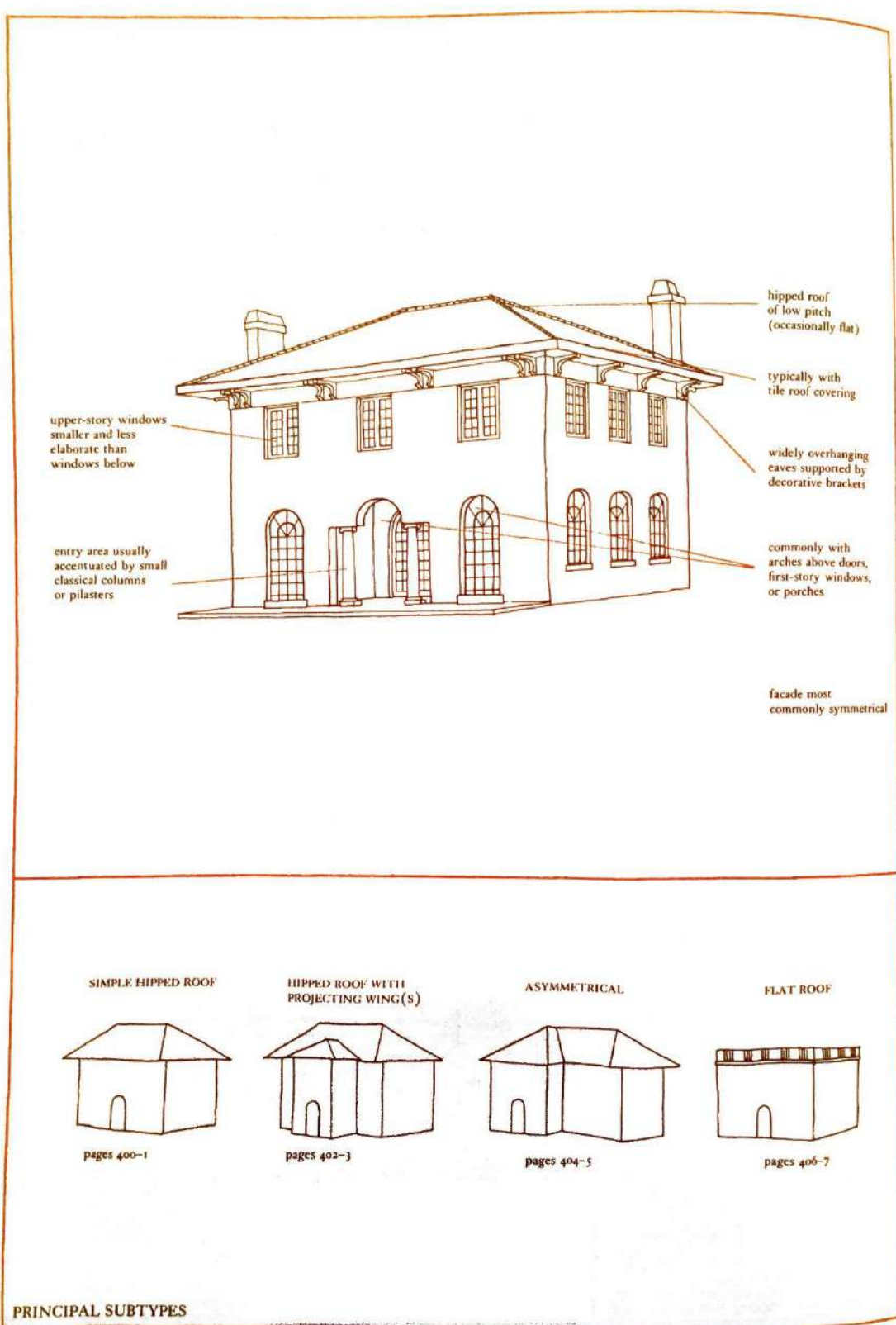
Survivors include a daughter, Theda Henle of Virginia, eight grandchildren and seven great-grandchildren. The family suggested donations to the Lung Association of San Diego and Imperial Counties, P.O. Box 3879, San Diego 92103.

## E.2 – Criterion B

**OSTRANDER—Katherine B.**, age 100, born Oct. 1, 1889 in San Diego, died Feb. 12, 1990 at La Jolla Convalescent Hospital. Preceded in death by her husband Frank (1925), Son Gilman and daughter Marcella (both in 1986). She is survived by her daughter Theda O. Henle of Arlington, Va., 8 Grandchildren & 7 great Grandchildren. Graveside Ceremony 2 P.M. Friday Feb. 16th, Mt. Hope Cemetery.

GREENWOOD MORTUARY

## E.3 – Criterion C





## E.3 – Criterion C

ECLECTIC HOUSES
<b>Italian Renaissance</b>
1890–1935

### IDENTIFYING FEATURES

Low-pitched hipped roof (flat in some examples); roof typically covered by ceramic tiles; upper-story windows smaller and less elaborate than windows below; commonly with arches above doors, first-story windows, or porches; entrance area usually accented by small classical columns or pilasters; facade most commonly symmetrical.

### PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

**SIMPLE HIPPED ROOF**—Over half of Italian Renaissance houses have a simple hipped roof with a flat, symmetrical front facade. Full-width porches, often with massive square piers as porch supports, are frequent in examples built before 1920.

**HIPPED ROOF WITH PROJECTING WING(S)**—Many Italian Renaissance houses have either a small central wing projecting forward from the front facade, or two small wings at either end of the facade with a recessed central block in between.

**ASYMMETRICAL**—A relatively small proportion of Italian Renaissance houses have unbalanced, asymmetrical facades. Usually the asymmetry involves only door and window placement on an otherwise symmetrical building of simple square or rectangular plan. Less commonly L plans or more complex shapes are used.

**FLAT ROOF**—Many high-style Italian Renaissance houses have flat roofs, usually with a prominent, dentiled cornice and roof-line balustrade. Typically the first story is rusticated (finished as exaggerated stonework courses), while the floors above have smooth wall finishes. Facades are symmetrical. These are almost always architect-designed landmarks built of stone; they are closely related to flat-roofed, Beaux Arts style houses, which are similar but add more elaborate facade detailing.

### VARIANTS AND DETAILS

Details are borrowed more or less directly from the Italian originals. Among the most characteristic are recessed entry porches and full-length first-story windows with arches above. The roof, except when flat, commonly has broadly overhanging, boxed eaves; normally the eaves have decorative brackets beneath. These features of the roof-wall junction are helpful in distinguishing Italian Renaissance houses from related Mediterranean styles with tiled roofs. Mission houses usually have wide eave overhangs, but

## E.3 – Criterion C

### *Eclectic Houses: Italian Renaissance*

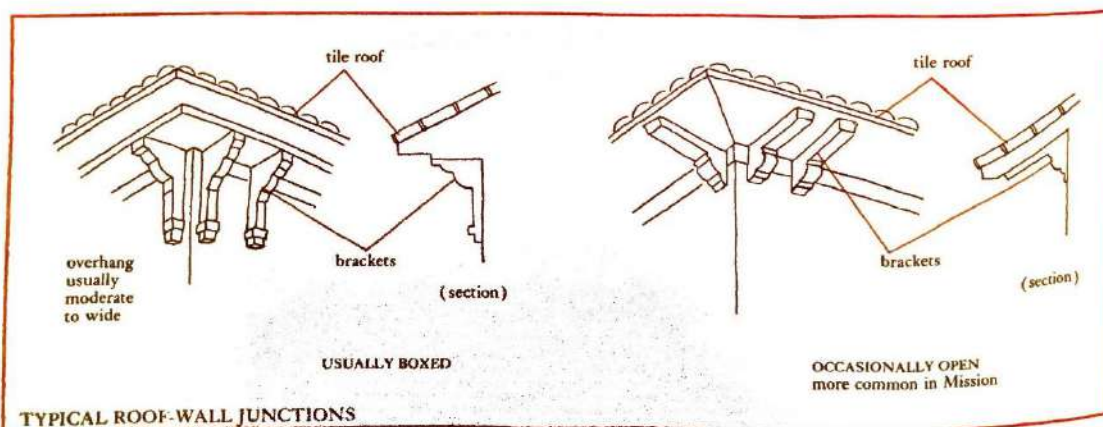
these are commonly open rather than boxed-in. Spanish Eclectic houses normally have little or no eave overhang. Eave brackets are rare on both Mission and Spanish Eclectic houses. Common decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses. Stucco, masonry, or masonry-veneered walls are universal; wooden wall claddings are never used. Note that similar details appear in several earlier styles with Renaissance roots, particularly the Georgian, Adam, and Italianate. Because of these similarities, Italian Renaissance houses sometimes resemble Georgian- or Adam-inspired examples of the contemporaneous Colonial Revival.

### OCCURRENCE

The Italian Renaissance style is found in early 20th-century houses throughout the country but is considerably less common than the contemporary Craftsman, Tudor, or Colonial Revival styles. Primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the perfection of masonry veneering techniques; most of these date from the 1920s. The style steadily declined in popularity through the 1930s, and post-1940 examples are rare.

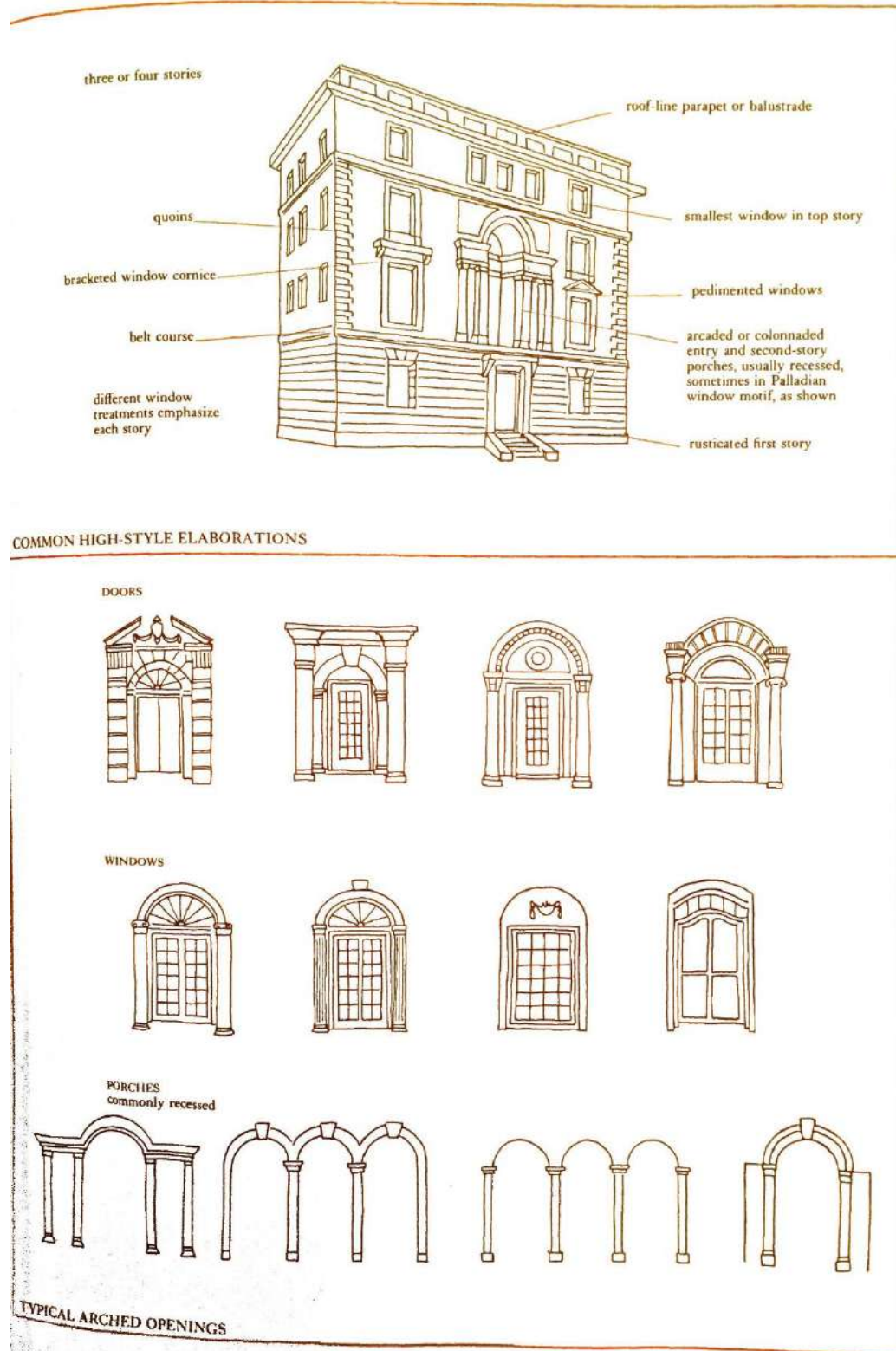
### COMMENTS

The latest revival of interest in Italian Renaissance domestic models began with the landmark Villard Houses in New York (McKim, Mead & White, 1883). Other fashionable architects used the style in the late 1880s and '90s as a dramatic contrast to the Gothic-inspired Shingle or Queen Anne styles. These Second Renaissance Revival houses tended to mimic more closely their Italian predecessors than did the free interpretations of the preceding Italianate style. There are several reasons for this increased authenticity. By the late 19th century a great many American architects, and their clients, had visited Italy and thus had some first-hand familiarity with the original models. Furthermore, improved printing technology provided ready access to excellent photographic documentation of these models. The earlier Italianate style, in contrast, was usually based on pattern book drawings by professionals with no first-hand knowledge of Italian buildings. In addition, many houses of the earlier Italianate style had wooden wall cladding, whereas later examples invariably mimic the stuccoed or masonry walls of their original Italian prototypes. The perfection of masonry veneering techniques after World War I made this possible in even the most modest examples of the style.





## E.3 – Criterion C





## E.4 – Criterion D

*road as shown on the 1916 map - but the house was not built around 1920.*

PRELIMINARY LISTING:

*may refer to the 1916 map - but the house was not built around 1920.*

THE ARCHITECTURAL WORKS OF  
WILLIAM TEMPLETON JOHNSON

(This listing is reasonably complete, though there are some leads to other buildings and some dates need further verification. It will serve as a basis for further historical research.)

- 1911 May have designed a residence in Scarsdale, N.Y.
- c. 1913 May have designed a bank in Chicago, Ill. (but see American Architecture, LXXXIV (8-5-28), 177-82.) *Cor xxxiv 7*
- 1913 Residence: Wm. T. & Clara S. Johnson, 631 Ocean Blvd., Coronado, Calif. (later divided into two houses, #s 625 and 631)
- " Residence: Capt. Frank C. McCrary, 1105 G St., Coronado
- " A bungalow: 1111 G St., Coronado
- " A bungalow: 1117 G St., Coronado
- " Residence: Mr. & Mrs. Arthur DuBois, 1236 Alameda Blvd., Coronado
- " A bungalow: 1218 Alameda Blvd., Coronado
- 1913-15 Francis W. Parker School, 4201 Randolph St., San Diego, Calif.
  - 1920 addition of Auditorium and Cafeteria
  - 1924 addition of last classroom units
- 1915 Residence: Dr. Howard Bard, 4161 Lark St., San Diego
- " Residence: 4154 Lark St., San Diego
- 1917 Residence: Dent H. Robert, 1000 Glorietta Blvd., Coronado
- 1918 Residence: Wm. T. & Clara S. Johnson, 4520 Trias St., San Diego
- 1918 Assistant Town Planner, U. S. Shipping Board, undertaking community planning for the Emergency Fleet Corporation, near war-time shipyards, Philadelphia, Pa.
- 1918 Residence: James Churchill, M.D. 3264 Curlew St., San Diego
- 1920 Residence: Miss Sarah Brock, 4451 Hermosa Way, San Diego
- " Heinrich-Knapp Garage, B St., San Diego (no longer extant)
- " Residence: Raymond P. Low, 338 W. Thorn St., San Diego
- 1921 La Jolla Public Library, 1006 Wall St., La Jolla
- c. " Residence (built for sale), 4460 Trias St., San Diego
- c. 1922 (possibly built La Jolla Jr. High School, but this is open to question)

## E.4 – Criterion D

William Templeton Johnson - Residence and Office History

1913-1917

Residence: 631 Ocean Boulevard, Coronado

Office: 861 6<sup>th</sup> Avenue, San Diego

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1913 > San Diego, California, City Directory, 1913  
Johnson Wm T, h Ocean blvd nr G King  
av. De  
Johnson W Grant, pres Cabrillo Athl. Club, h 430, 3d, C

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1913 > San Diego, California, City Directory, 1913  
Johnson Wm M A, h 4197 H.  
Johnson Wm T, archt 861, 6th rm 508, r Coronado.  
Johnson W Grant, pres Cabrillo Athletic Club, h 430, 3d, C

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1914 > San Diego, California, City Directory, 1914  
Johnson Wm T, archt Public Sch.  
Johnson Wm T (Clara), h Ocean  
blvd nr G av.

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1914 > San Diego, California, City Directory, 1914  
Johnson Wm H, r 1860 Kearney av.  
Johnson Wm T (Clara S), archt 861, 6th rm 508, r Coronado.  
Johnson W Grant, pres Southwestern Clay Products Co, r Coronado.

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1915 > San Diego, California, City Directory, 1915  
Johnson Wm T (Clara), h Ocean  
blvd ne cor Alameda.

U.S. City Directories, 1822-1995 for William T Johnson  
California > San Diego > 1915 > San Diego, California, City Directory, 1915  
Johnson Wm T (Clara S), archt 861, 6th rm 508, r Coronado.  
Johnson W Grant, pres Southwestern Clay Products Co, r Coronado.

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1916 > San Diego, California, City Directory, 1916  
JOHNSON WM J (Ada), medical supt Paradise Valley Sanitarium.  
JOHNSON WM TEMPLETON (Clara S), architect 508 Timken  
Bldg 861, 6th, r Coronado.  
Johnson W Burt, (Loretta P), archt h 4140 Monrovia av, RFD 4

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1917 > San Diego, California, City Directory, 1917  
Johnson Wm M (Finkie), instr, h rear 2232 L.  
JOHNSON WM TEMPLETON (Clara S), architect 508 Timken Bldg  
861, 6th, r Coronado.  
Johnson W Burt, (Loretta P), archt h 4140 Monrovia av, RFD 4

## E.4 – Criterion D

### William Templeton Johnson - Residence and Office History

1918-1928

Residence: 4520 Trias, San Diego

Office: 861 6<sup>th</sup> Avenue, San Diego

California, Voter Registrations, 1900-1968 for William Templeton Johnson

San Diego County > 1918 > Roll 005

**Johnson, William Templeton—Architect, 4520 Trias. Dem.**

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1921 > San Diego, California, City Directory, 1921

Johnson Wm J (Emma), U S A, h 4520 Trias  
**JOHNSON WM TEMPLETON (Clara S) Architect Suite 502 Timken Bldg**  
861, 6th. Tel Main 1310, h 4520 Trias. Tel Hillcrest 3527.

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1922 > San Diego, California, City Directory, 1922

**JOHNSON WM TEMPLETON (Clara S) Architect, Suite 502 Timken**  
Bldg 861 6th, Tel Main 1310, h 4520 Trias, Tel Hillcrest 3527

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1923 > San Diego, California, City Directory, 1923

**JOHNSON WM TEMPLETON (Clara S) Architect, Suite 502 Electric Bldg.**  
861 6th, Tel Main 1310, h 4520 Trias, Tel Hillcrest 3527

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1924 > San Diego, California, City Directory, 1924

**JOHNSON WM TEMPLETON (Clara S) Architect, Suite 502 Electric Bldg**  
861 6th, Tel Main 1310, h 4520 Trias, Tel Hillcrest 3527

bert  
Johnston 1  
r 945 21  
Johnston 1  
ing Dept

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1925 > San Diego, California, City Directory, 1925

**Johnson Wm Templeton (Johnson & Snyder) h4520 Trias**

13th  
Johnston Ja

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1927 > San Diego, California, City Directory, 1927

**JOHNSON WM TEMPLETON (Clara S) Archi-**  
tect 502 Electric Bldg, 861 6th, Phone  
Main 1310, h 4520 Trias

Beta

v Co r

U.S. City Directories, 1822-1995 for William Templeton Johnson

California > San Diego > 1928 > San Diego, California, City Directory, 1928

**JOHNSON WM TEMPLETON (Clara S) Archi-**  
tect, 502 Electric Bldg, 861 6th, Phone  
Main 1310, h 4520 Trias

BUILD



## E.4 – Criterion D

### William Templeton Johnson - Residence and Office History

1929-1931

Residence: 4520 Trias Street, San Diego

Office: 530 Broadway, San Diego

U.S. City Directories, 1822-1995 for William Templeton Johnson		
California > San Diego > 1929 > San Diego, California, City Directory, 1929		
	Bldg, 625 Broadway, Tel Main 2525	
	JOHNSON WM TEMPLETON, 1400 San Diego	PHONE N
	Trust & Savings Bldg, 530 Broadway, Tel	916
	Main 1310	

U.S. City Directories, 1822-1995 for William Templeton Johnson		
California > San Diego > 1930 > San Diego, California, City Directory, 1930		
	JOHNSON WM TEMPLETON (Clara S) Arch-	BUI
	itect, 1400 San Diego Trust & Savings	MAT
	Bldg, 530 Broadway, Tel Main 1310, h	
	4520 Trias, Tel Hillcrest 3527	

U.S. City Directories, 1822-1995 for William Templeton Johnson		
California > San Diego > 1931 > San Diego, California, City Directory, 1931		
	JOHNSON WM TEMPLETON (Clara S) Arch-	Johnston
	itect, 1400 San Diego Trust & Savings	70
	Bldg, 530 Broadway, Tel Main 1310, h 4520	" Emei
	Trias, Tel Hillcrest 3527	JOHNS-
		El

1932

Residence: 2266 Albatross, San Diego

Office: 530 Broadway, San Diego

U.S. City Directories, 1822-1995 for William Templeton Architect Johnson		
California > San Diego > 1932 > San Diego, California, City Directory, 1932		
	h4567 E Talmadge dr	" Lola (wid
	JOHNSON WM TEMPLETON, Architect 1400	" Rita E h90
	San Diego Trust & Savings Bldg, 530	Joice Viola r
	Broadway, Tel Main 1310, h2266 Albatross,	Jolley Fredk
	Tel Franklin 2374	Jolliff Alf T e

1933-1935

Residence: 2465 Albatross, San Diego

Office: 530 Broadway, San Diego

U.S. City Directories, 1822-1995 for William T Johnson-Cont		
California > San Diego > 1933 > San Diego, California, City Directory, 1933		
	h4567 E Talmadge dr	Ed E C
	" Wm T archt 530 Bway R 1400 h2465 Albatross	blvd
	" Wm T (Clara S) archt h4520 Trias	" Geo R

U.S. City Directories, 1822-1995 for William Templeton Architect Johnson		
California > San Diego > 1935 > San Diego, California, City Directory, 1935		
	h4567 E Talmadge dr	ruoy maid i
	JOHNSON WM TEMPLETON, Architect, 1400	" Tom W print
	San Diego Trust & Savings Bldg, 530	49th
	Broadway, Tel Main 1310, h2465 Albatross,	" Violet bkpr J
	Tel Franklin 2374	" Voyne elev o
		" Wallace (Ka

## E.4 – Criterion D

William Templeton Johnson - Residence and Office History

1937-1940

Residence: 3255 Front Street, San Diego

Office: 530 Broadway, San Diego

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1937 > San Diego, California, City Directory, 1937  
av h4567 E Fairmudge dr  
JOHNSON WM TEMPLETON (Helen G), Architect, 1400 San Diego Trust & Savings Bldg, 530 Broadway, Tel Main 1310, h3255 Front, Tel Hillcrest 4278-J  
" Wm W (Anschelle) USN h4190 Rochester rd

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1938 > San Diego, California, City Directory, 1938  
JOHNSON WM TEMPLETON (Helen G), Architect, 1400 San Diego Trust & Savings Bldg, 530 Broadway, Tel Main 1310, h3255 Front, Tel Hillcrest 4278-J  
" Wm W USN h391 Milbrae

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1940 > San Diego, California, City Directory, 1940  
JOHNSON WM TEMPLETON (Helen G) Architect, 1400 San Diego Trust & Savings Bldg, 530 Broadway, Tel Main 1310, h3255 Front, Tel Jackson 4256  
Wm W h3652 Columbia

1942-1950

Residence: 4284 Jackdaw, San Diego

Office: 530 Broadway, San Diego

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1942 > San Diego, California, City Directory, 1942  
Wm R (Rosalee) USN h2442 Craven  
JOHNSON WM TEMPLETON (Helen G) Architect, 1400 San Diego Trust & Savings Bldg, 530 Broadway, Tel Main 1310, h4284 Jackdaw, Tel Jackson 5077  
" Wm W (Anschelle) h4190 Rochester rd

U.S. City Directories, 1822-1995 for William Templeton Johnson  
California > San Diego > 1947 > San Diego, California, City Directory, 1947  
Sessions ct  
JOHNSON WM TEMPLETON (Helen G) Architect, 1400 San Diego Trust & Savings Bldg, 530 Broadway, Tel Main 1310, h4284 Jackdaw, Tel Jackson 5077

U.S. City Directories, 1822-1995  
California > San Diego > 1950 > San Diego, California, City Directory, 1950  
Wm T (Virginia) USN h4190 Craven  
" Wm Templeton (Helen G) (Johnson-Hatch & Wulff) h4284 Jackdaw  
" Wm W (Mahal A) mach h391 Milbrae

## E.4 – Criterion D

### William Templeton Johnson - Residence and Office History

1920 United States Federal Census for William T Johnson

California > San Diego > San Diego > District 0267

Serial	House No.	Dwelling	Household	Relation	Marriage	Sex	Age	Marital St.	Year born	Naturalized	Civil Status	Can Write	Birthplace	Tongue	Birthplace	Tongue	Birthplace	Occupation	Industry	Employment
1	4212114			Son		M	17	W	1893				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
2				Daughter		F	15	W	1905				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
3				Son		M	13	W	1907				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
4				Son		M	11	W	1909				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
5				Son		M	9	W	1911				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
6				Son		M	7	W	1913				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
7				Son		M	5	W	1915				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
8				Son		M	3	W	1917				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
9				Son		M	1	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
10				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
11				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
12				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
13				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
14				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
15				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
16				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
17				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
18				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
19				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
20				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
21				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
22				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
23				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
24				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
25				Son		M	1919	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None

1930 United States Federal Census for W Templeton Johnson

California > San Diego > San Diego > District 0090

Serial	House No.	Dwelling	Household	Relation	Home Value	Radio	Age	Sex	Marital St.	Year born	Naturalized	Civil Status	Can Write	Birthplace	Tongue	Birthplace	Tongue	Birthplace	Occupation	Industry	Employment
1	4212114			Son			17	W	W	1893				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
2				Daughter			15	W	W	1905				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
3				Son			13	W	W	1907				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
4				Son			11	W	W	1909				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
5				Son			9	W	W	1911				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
6				Son			7	W	W	1913				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
7				Son			5	W	W	1915				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
8				Son			3	W	W	1917				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
9				Son			1	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
10				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
11				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
12				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
13				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
14				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
15				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
16				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
17				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
18				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
19				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
20				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
21				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
22				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
23				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
24				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
25				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None

1940 United States Federal Census for William T Johnson

California > San Diego > San Diego > District 4337

Serial	House No.	Dwelling	Household	Relation	Home Value	Radio	Age	Sex	Marital St.	Year born	Naturalized	Civil Status	Can Write	Birthplace	Tongue	Birthplace	Tongue	Birthplace	Occupation	Industry	Employment
1	4212114			Son			17	W	W	1893				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
2				Daughter			15	W	W	1905				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
3				Son			13	W	W	1907				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
4				Son			11	W	W	1909				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
5				Son			9	W	W	1911				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
6				Son			7	W	W	1913				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
7				Son			5	W	W	1915				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
8				Son			3	W	W	1917				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
9				Son			1	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
10				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
11				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
12				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
13				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
14				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
15				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
16				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
17				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
18				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
19				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
20				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
21				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
22				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
23				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
24				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None
25				Son			1919	W	W	1919				San Diego, California	English	San Diego, California	English	San Diego, California	None	None	None



## E.4 – Criterion D

### William Templeton Johnson - Residence and Office History

U.S., World War I Draft Registration Cards, 1917-1918 for William Templeton Johnson  
California - San Diego City - 1 - Draft Card 1

*6322 Bennett St, San Diego, Calif.*  
**REGISTRATION CARD - C**

SERIAL NUMBER **3240** *1751*

1. *William Templeton Johnson*  
2. *4520 Duane St. San Diego, Cal.*  
3. *41* *August 31* *1877*  
4. *White*  
5. *U. S. CITIZEN*  
6. *Yes*  
7. *None*  
8. *None*  
9. *None*  
10. *None*  
11. *None*  
12. *None*  
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92. *None*  
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96. *None*  
97. *None*  
98. *None*  
99. *None*  
100. *None*

**REGISTRAR'S REPORT 44-31. C**

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF SKIN		COLOR OF HAIR	
Tall	Medium	Short	Slim	Medium	Stout	Light	Dark	Light	Dark
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29. Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify)

*No*

30. I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:

*W. B. Johnson*  
Date of Registration *Sept 7, 1918*

LOCAL BOARD FOR DIVISION  
1. CITY OF SAN DIEGO  
2. COUNTY OF CALIFORNIA, 2ND  
3. LOCAL BUILDING SAN  
4. BOARD OF LUMBERMEN

(The name of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)

U.S., World War II Draft Registration Cards, 1942 for William Templeton Johnson  
California - El Paso, El Paso County - (El Paso, Texas) - 1

**REGISTRATION CARD**—(Must have on or after April 28, 1947 and on or before February 16, 1950)

SERIAL NUMBER **197** *1751* ORDER NUMBER

1. *William Templeton Johnson*  
2. *4520 Duane St. San Diego, Calif.*  
3. *41* *August 31* *1877*  
4. *White*  
5. *U. S. CITIZEN*  
6. *Yes*  
7. *None*  
8. *None*  
9. *None*  
10. *None*  
11. *None*  
12. *None*  
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96. *None*  
97. *None*  
98. *None*  
99. *None*  
100. *None*

### William Templeton Johnson

In the U.S., Find A Grave Index, 1600s-Current

Name: William Templeton Johnson

Birth Date: 31 Aug 1877

Birth Place: Staten Island, Richmond County (Staten Island), New York, United States of America

Death Date: 14 Oct 1957

Death Place: Mission Hills, San Diego County, California, United States of America

Cemetery: Greenwood Memorial Park

Burial or Cremation Place: San Diego, San Diego County, California, United States of America

Has Bio?: Y

Spouse: Helen Johnson

URL: <https://www.findagrave.com/memorial/197>

#### Sug

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## E.4 – Criterion D

# Architect Johnson Succumbs at 80

## Cultural Leader Fostered Spanish Mission Style Here

William Templeton Johnson, 80, architect and designer of many of San Diego's important buildings, died yesterday in his home at 4284 Jackdaw St., Mission Hills.

He was a former president of the San Diego Fine Arts Society and had been a cultural leader here since 1913.

Private services were held today in Bonham Brothers Mortuary. Cremation followed.

Mr. Johnson fostered an adaptation of the Spanish mission architectural style to buildings here as a means of making San Diego distinctive in appearance.

He designed the Serra Museum, Fine Arts Gallery, Civic Center, San Diego Post office, Fox Theater Building, the General Administration Building at Convair, La Jolla Public Library, San Diego Public Library, La Jolla High School, and other buildings in the city.

### High Honors Won

After a national competition in 1928, he was chosen to design the American Consulate Building in Seville, Spain. He also designed the Bridges Music Hall at Claremont College.

In 1939, he was made a fellow of the American Institute of Architects, one of the highest honors to be conferred on an American architect.

### Member Of Clubs

Mr. Johnson had served on the City Planning Commission and San Diego Park Commission, and was a former president of San Diego Chapter, American Institute of Architects.

He had been active in work to improve the city's educational, civic and cultural programs.

He was a member of the University Club, Cuyamaca Club and the Century Association of New York.

Mr. Johnson was born in Staten Island and worked as a roofer at 12 after his father.

He worked in many states and in Mexico before he returned to New York City to study architecture.



WILLIAM T. JOHNSON  
Cultural leader

He attended Columbia University, Ateller-Chiffot and Beaux Arts Academy in Paris. He also studied in England and Germany.

### Three Sons Survive

In his early years he was a crack tennis player. He and his sister, Mrs. William Tidball, were once runners-up in the U.S. mixed doubles championships.

Survivors are his widow, Helen Gleason Johnson; three sons, Winthrop, a Los Angeles attorney; Arthur D., a Convair engineer, and Alan, dean of men at San Francisco University; a daughter, Mrs. Katherine Parker, San Diego, and a sister, Mrs. William Tidball, Wallingford, Pa.

## E.5 – Criterion E

Not Applicable



## E.6 – Criterion F

Please see Attachment E.1 – Criterion A for more information.