

<p>1. LOCATION DESCRIPTION Street No. 625 Broadway Legal Description Other Identification Southeast corner of Sixth Avenue and Broadway.</p>	<p>2. NAME OF SITE <u>John D. Spreckels Building</u> (Bank Of America, Home Federal Bldg.)</p>																
<p>4. FACTUAL DETAILS Original Use Commercial/Offices/Bank Present Use Commercial/Offices/Bank Architect John Parkinson & Donald B. Parkinson (L.A.) Builder Edwards, Wildey, & Dixon (L.A.) Date or Period 1925-1927 Other Under current renovation by: Woodford & Bernard, Architect Illig Construction Company, contractor</p>	<p>3. OWNERSHIP DATA Original John D. Spreckels Present Address Home Federal Savings and Loan Assn. 625 Broadway San Diego, California 92101</p>																
<p>6. OTHER COMMENTS <i>Grade 1</i></p>	<p>5. PHYSICAL DETAILS Style Florentine Renaissance Influence No. of Stories Thirteen Wall Construction Reinforced Concrete, brick facing Condition Excellent</p> <p style="text-align: center;">Exterior Cornice, Interior Decorative Terra cotta, Arched windows, 1st level.</p>																
<p>7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES The John D. Spreckels Building is significant for its architectural quality and integrity; as a stylistic and representative example of commercial architecture in San Diego during the period 1925-27, its design by a prominent California architectural firm, John Parkinson and Donald B. Parkinson; for the quality of its construction by the Los Angeles firm of Edwards, Wildey and Dixon at an estimated cost of \$3,000,000; its association with one of San Diego's leading industrialists—shipping, sugar, and railway magnate—John D. Spreckels, and two important financial institutions, Bank of America and Home Federal Savings and Loan; and for its historical importance as San Diego's first high rise office building and one time largest commercial building.</p>																	
<p>8. LOCATION MAP (Optional)</p>	<p>9. PHOTOGRAPH</p>																
<p>10. TRANSMITTAL RECORD</p> <table style="width:100%; border: none;"> <tr> <td style="width:30%;"></td> <td style="width:30%; text-align: center;">Date</td> <td style="width:30%;"></td> <td style="width:30%; text-align: center;">Date</td> </tr> <tr> <td>Bldg. Insp.</td> <td></td> <td>Site Owner</td> <td></td> </tr> <tr> <td>Community Dev.</td> <td></td> <td>Fire Dept.</td> <td></td> </tr> <tr> <td>Engineering</td> <td></td> <td>Prks. & Pub. Bldg. Planning</td> <td></td> </tr> </table>		Date		Date	Bldg. Insp.		Site Owner		Community Dev.		Fire Dept.		Engineering		Prks. & Pub. Bldg. Planning		<p>11. NAME AND ADDRESS OF RECORD OWNER</p>
	Date		Date														
Bldg. Insp.		Site Owner															
Community Dev.		Fire Dept.															
Engineering		Prks. & Pub. Bldg. Planning															

John D. Spreckels Building-Bank Of America Building

Prepared by:

Roger G. Hatheway & Associates
Richard Starzak-Historical Research
1633 Westwood Boulevard, Suite 203
Los Angeles, California 90024

Consulting Architects:

Woodford & Bernard
645 Ash, Suite 101
San Diego, California 92101

The John D. Spreckels-Bank of America Building is located at 625 Broadway, at the Southeast corner of the intersection of Sixth Avenue and Broadway.

The structure was originally owned at the start of construction by John D. Spreckels. Mr. Spreckels died in 1926, before construction was completed. Subsequently the property was purchased by the Bank of Italy. By 1930, the Bank of Italy became known as the Bank of America. The Bank of America retained ownership until the property was purchased in April, 1979 by Home Federal Savings and Loan Association.

The structure was originally built as a commercial office building, serving a banking institution at the street level. The structure is presently used in the same capacity. The structure was designed by the prominent Los Angeles architect John Parkinson in association with his son, Donald B. Parkinson. Construction of the edifice was undertaken by the major Los Angeles concern of Edwards, Wildey & Dixon for an estimated cost of \$3,000,000.

The John D. Spreckels-Bank of America Building is significant for its architectural quality and integrity; as a stylistic and representative example of commercial architecture in San Diego during the period 1925-27; its design by a prominent California architectural firm, that of John Parkinson and his son, Donald B. Parkinson; for the quality of its construction by the Los Angeles firm of Edwards, Wildey & Dixon at an estimated cost of \$3,000,000; its association with one of San Diego's leading industrialists-shiping, sugar, and railway magnate-John D. Spreckels; for its association with two important financial institutions as owners and tenants-the Bank of America and Home Federal Savings and Loan Association; and for its historical importance as San Diego's first high rise office building and one time largest commercial building.

John D. Spreckels (1853-1926) was the son of Claus Spreckels, prominent tycoon of the sugar refining and planting industry. In 1880, after several years of working in association with his father, he founded the J.D. Spreckels & Brothers Company, shipping and commission merchants. The shipping concern was one of the earliest to operate regularly between San Francisco and Hawaii, and subsequently to Australia and New Zealand. John D. Spreckels arrived in San Diego in 1887 and took a great deal of interest in the development of that city. He purchased the San Diego Street Railway System, and replaced the horse drawn cars with electrically powered models in 1892. He was associated with the Southern California Mountain Water Company, suppliers of pure water to the City of San Diego. He erected the Hotel Coronado, the Union Building in 1908, and the Spreckels Theater Building in 1910. The Spreckels Building, the subject of this report, under construction at the time of his death, was perhaps his crowning architectural achievement. In addition to his vast interests in the shipping, sugar refining, and railway industries, John D. Spreckels was a philanthropist of the first order. He supported the Panama-California Exposition of 1915-16 which achieved great popularity. The public long enjoyed his gift of an organ in Balboa Park. He also charitably supported many social and religious organizations.

The eminent architect John Parkinson (1861-1935) was responsible for the design of many of the most prominent commercial and governmental buildings in the American West, particularly Southern California. Parkinson

began his architectural career in Seattle in association with Evers from 1890-94. Moving to Los Angeles in 1895, Parkinson designed structures to fulfill the needs of that growing city in every conceivable fashion. He became associated with Edwin Bergstrom from 1904-1915, and later with his son Donald B. Parkinson, after 1919. Mr. Parkinson designed Los Angeles first Class "A" office building, the Homer Laughlin Building (1898), now used as the Grand Central Market. Los Angeles Central Business District is dominated by commercial designs created by this architect, including: The Washington Building (1912); The Southern California Gas Company Building (1923-25); The Tile Insurance Building (1927); The Southern California Telephone Company (1929); and the Title Guarantee and Trust Company (1930). He designed many of Los Angeles most important Hotels: The Alexandria (1905) and addition (1910); The Rosslyn (1912-13) and Annex (1923); and the King Edward. He designed major department stores such as Bullock's, the Broadway, and Blackstone's. The heart of the University of Southern California campus was designed by Parkinson, including the Administration, Science, Bridge Hall, and Student Union Buildings. He designed the original California Club and Los Angeles Athletic Club. In collaboration with A.C. Martin and John Austin, Parkinson designed the Los Angeles City Hall, and the Los Angeles Union Terminal Buildings. The Los Angeles Coliseum represents the enduring quality of John Parkinson's work, having been the site for the 1932 Olympics, and the intended site for the return of the Games in 1984. John Parkinson's architectural achievements extended outside the Los Angeles area. In Seattle, his designs include the Pacific and Eppler Buildings and the Butler Hotel. In Salt Lake City: Kearns Building; the Utah Hotel; and the Union Railroad Station. He also designed the Southern Hotel in Dallas in 1906.

The Edwards, Wildey, and Dixon Company was one of the most important construction concerns in Los Angeles during the 1920's. Their work is represented in many notable office buildings in the Central Business District of Los Angeles including: The National City Bank Building, 810 S. Spring St. (1923-24); The Standard Holding Company Building, 122 E. 7th St. (1923-24); The Edwards-Wildey Building, 609 S. Grand Ave. (1924-25); and the Edwards-Wildey Building Garage, 612 W. 6th St. (1926). Otto G. Wildey, president of the firm, was also president of a major storage company, the Edwards-Wildey Fireproof Building Co. Also associated with the construction firm were Godfrey Edwards, and the chief engineer, L.E. Dixon.

The Bank of America, formerly the Bank of Italy, has been one of the most influential financial institutions in the Western United States.

Home Federal Savings and Loan Association is currently the largest financial institution in San Diego.

The John D. Spreckels-Bank of America Building is currently owned by the Home Federal Savings and Loan Association, 625 Broadway, San Diego, California, 92101. Home Federal has commissioned the architectural firm of Woodford & Bernard, scion of the Parkinson firm, to conduct the current restoration of the building. The Illig Construction Company of Los Angeles was selected to undertake the actual remodeling.

BIBLIOGRAPHY

Adams, H. Austin

1924 The Man: John D. Spreckels, San Diego: Press of Frye & Smith.

Hunt, Rockwell D., Ed.

1926 California And Californians Vols. IV & V, Chicago: The Lewis Publishing Company, pp. 91, 92, and pp. 3,4.

Shapes Of Clay

1927 Periodical published by Gladding, McBean & Co., Terra Cotta Manufacturers, December issue.

Who's Who In Los Angeles

1927-28, Chas J. Lang, Pub., p. 36.

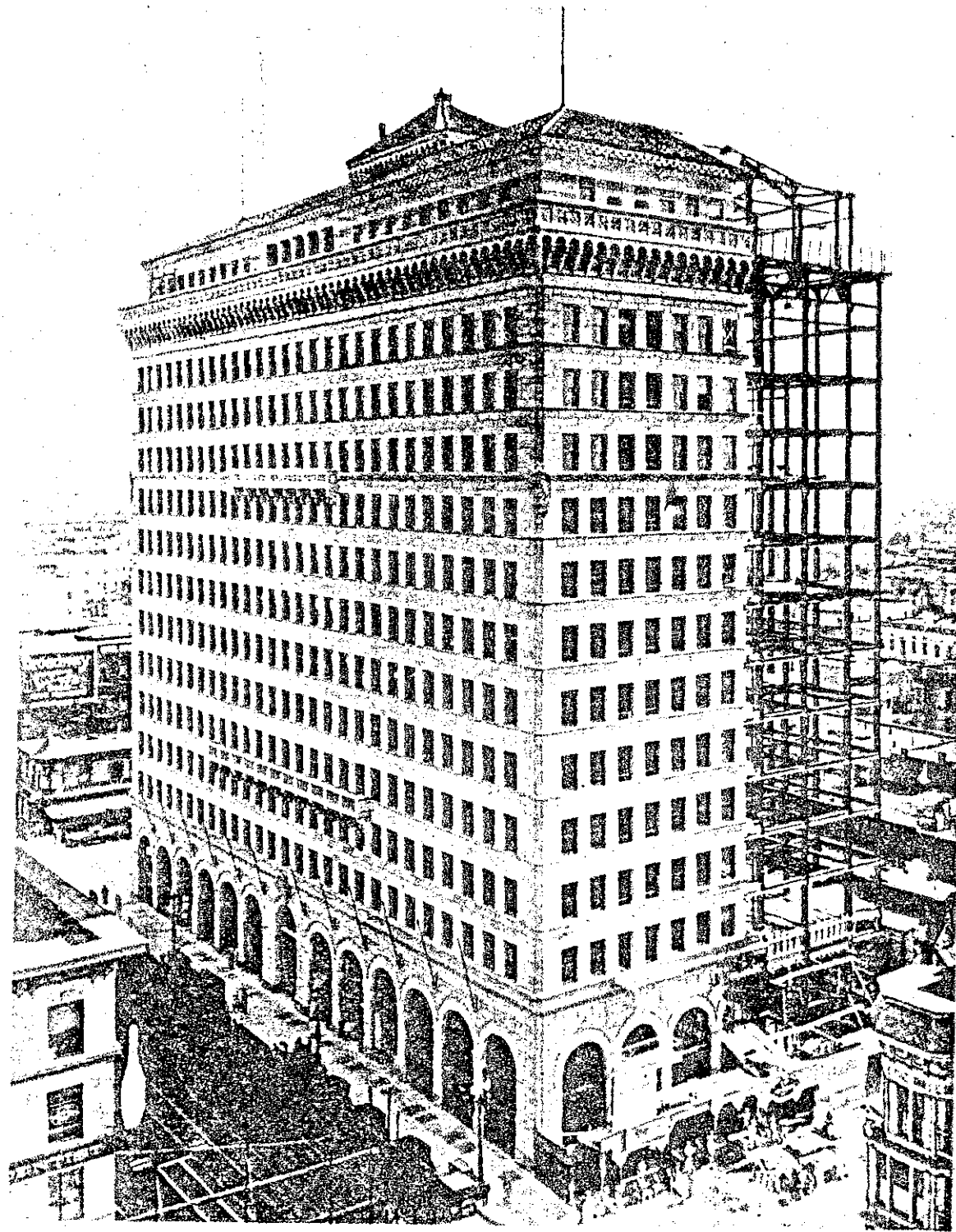
Withey, Henry F. and Elsie Rathburn

1970 Biographical Dictionary Of American Architects (Deceased), Los Angeles: Hennessey & Ingalls, Inc., pp. 455, 456.

THE JOHN D. SPRECKELS - BANK OF AMERICA BUILDING

JANUARY 1983





A building that was intended to be a personal monument was rising on Broadway between Sixth and Seventh streets in San Diego. It was named the John D. Spreckels Building. Before it was completed, Spreckels died. For nearly forty years he had dominated a community that he had decided must become one of the great cities of the Pacific Coast. After his death, the Spreckels empire in San Diego was broken up. One of the first properties to be sold was the John D. Spreckels Building.

THE JOHN D. SPRECKELS - BANK OF AMERICA BUILDING

SOON AFTER COMPLETION 1927

