

“At-a-Glance” Report Summary

Property Information & Applicable Criteria



Resource Address: 820 Fort Stocton Drive APN: 444-411-07-00
Resource Name (per HRB naming policy): Not Applicable

Resource Type: commercial building Will you be Submitting a Mills Act Application
Following Designation? Y N

Date of Construction: 1912 Architect/Builder: Unknown /McFadden and Buxton
Prior Resource Address (if relocated): N/A
Date of Relocation: N/A

Applicant's Name: Nexus Planning & Research Owner's Name: Affordable Development 820, LLC
Address: 2801 B Street, #100 Address: 10850 Wilshire Boulevard, Suite 1050
San Diego, CA 92102 Los Angeles, California 90024
Phone #: 619-985-9280 Phone #: _____
Email: jennifer@nexplanning.com Email: _____

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): N/A

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

HRB Criterion C as a good/excellent example of N/A.

HRB Criterion D as a notable work of N/A, a Master N/A.
 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 N/A 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

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

Department of Parks and Recreation Forms

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

Attachment A

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

Attachment B

- Y N Chain of Title
Y N Directory Search
Y N Deed from the Date of Construction

Attachment C

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

Attachment D

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

Attachment E

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

Historical Resource Research Report

January 25, 2023

Revised May 19, 2023

June 12, 2023

820 Ft. Stockton
San Diego, CA 92103

Prepared by:



Jennifer Ayala, RA, LEED AP
Principal Architect

Submitted to:

The City of San Diego
Historical Resources Board
1222 First Avenue, Fifth Floor
San Diego, California 92101

Prepared for:

Affordable Development 820, LLC.
10850 Wilshire Boulevard
Suite 1050
Los Angeles, California 90024



2801 B Street, Suite 100
San Diego, CA 92102
Tel. (619) 985-9280

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings

Review Code	Reviewer	Date
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Page 1 of 213 *Resource Name or #: 820 Fort Stockton Drive

P1. Other Identifier: n/a

*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; R ; of of Sec ; B.M.

c. Address: 820 Fort Stockton Drive City: San Diego Zip: 92103

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 444-411-07

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

820 Fort Stockton Drive (Property) is a legal lot measuring 3,999 square-feet, located on the northeastern corner of Fort Stockton Drive and Goldfinch Street in the Mission Hills Neighborhood of the Uptown Community Plan Area in the City of San Diego. The Property contains one rectangular, single-story, wood-framed commercial building measuring 1,612 square-feet. The Property's date of construction is 1912. The 1912 Property is a one-story building with rectangular and asymmetrical massing and Craftsman Bungalow characteristic features. The Property has a raised wood floor, concrete foundation, wood-frame, shiplap wood-siding, and a hipped-roof with open-faced gables, exposed eaves, and composition shingles. In general, the Property contains wood-framed doors and wood-framed windows. The Property also contains non-original sash-less windows (four glass and two plastic). The Property's wood-framed sash windows are double hung and fixed styles. The Property was initially developed as a residential duplex; with two formal porch entries. One of the porch entries faces Fort Stockton Drive and was historically addressed as 820 Fort Stockton Drive. The second front porch entry faces Goldfinch Street and was historically addressed as 4053 Goldfinch Street. Both porches are asymmetrically located on the left side of their elevations, containing open-faced gable roofs supported by columns, piers, and balustraded walls. The Property's materials are generally in poor condition with rotted wood siding,

P5a. Photograph



inoperable windows, decayed and deteriorating foundation, a rotted and collapsing front porch, and two failing chimneys.

(See Continuation Sheet for additional information and discussion.)

*P3b. Resource Attributes: (List attributes and codes)_HP2 _____

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

P5b. Description of Photo: (view, date, accession #) December 2022, view from southwest corner of site

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address: Affordable Development 820, LLC
10850 Wilshire Blvd. Ste 1050
Los Angeles, CA 90024

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP | Nexus Planning & Research

2801 B Street, #100; San Diego, CA 92102

*P9. Date Recorded: January, 2023

*P10. Survey Type: (Describe) Intensive

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

*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): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 820 Fort Stockton Drive *NRHP Status Code 5S2

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B1. Historic Name: 820 Fort Stockton Drive

B2. Common Name: 820 Fort Stockton Drive

B3. Original Use: Residential/Multi-Family

B4. Present Use: Commercial/Vacant

***B5. Architectural Style:** Craftsman Bungalow

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

Perry David Griswold (P.D. Griswold) took ownership of Lots 9, 10, 11, and 12, Block 47, Arnold & Choate's on April 21, 1908. Griswold engaged with McFadden and Buxton to erect three individual residential buildings across all four lots. The buildings were completed on September 11, 1912. P.D. Griswold maintained the Property as two separate dwellings connected by a common wall, and his wife, Olive Griswold, continued to rent the property out after his death in 1916. Olive Griswold died in 1931, and the Property was sold by her estate in 1935 to Isabel T. Ayres; Ayres continued to maintain the Property as a rental property. The Property was converted to a commercial use (pet shop) between 1945 and 1947. Alterations include: Fort Stockton front-porch was partially enclosed. New sash-less windows were installed from top of balustrade to bottom of porch header on west side of porch (before 1947); Fort Stockton Drive front-porch door was removed, relocated, and reconfigured (before 1947); Fort Stockton Drive front-porch wood plank floor was removed and replaced with plywood (between 1949 and 1964); rear courtyard was infilled: floor, roof, and wall with plastic windows and vertical wood security bars (before 1921); southeast corner rear porch enclosed (before 1921); dwelling unit facing Fort Stockton converted from residential duplex to commercial shop. (1945); kitchens and devising walls removed (1959); and wood security grills added to (14) windows: (1) Goldfinch Street front porch; (11) at east elevation; and (2) at north elevation.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** Yes ***B8. Related Features:** N/A **B9a. Architect:**

Unknown **b. Builder:** McFadden and Buxton ***B10. Significance:** N/A **Area:** N/A **Period of Significance:** 1912 **Property Type:** Single-Family **Applicable Criteria:** 820 Fort Stockton Drive was assessed under *The Historical Resources Guidelines of the City of San Diego's Land Development Manual's* Criteria for its potential historical significance. The Property does not represent its historic context through the HRB Criteria: The Property does not exemplify or reflect *special elements* of any aspect of the City's, community's or neighborhood's development under Criterion A: Community Development. "Special elements" under that criterion are "resources that are distinct among others of their kind or that surpass the usual in significance." The Property is not significant under Criterion B: *Person or Event*, as no persons or events of importance were found to be associated with the Property. 820 Fort Stockton Drive's 1912 representation of the Craftsman architectural style is no longer intact due to significant alterations and deterioration resulting in a lack of Materials, Design, and Workmanship. Therefore, the Property no longer embodies the characteristics of a style, type, period, or method of construction at a level necessary for significance under Criterion C: Architecture. The Property's architect may be Master Architect William H. Wheeler; however, historical evidence does not confirm this as fact. The Property's builder (McFadden and Buxton) is not currently considered or eligible for consideration as a Master Builder. Therefore, Criterion D: Work of a Master, does not apply. Neither Criteria E nor F apply to the Property. See continuation sheets for Integrity.

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

***B12. References:** Published authorities on Vernacular Architecture; City Building Records; County Assessor's records; City Water and Sewer Records; San Diego City Directories; the Union Tribune archives, and others, see continuation sheets.

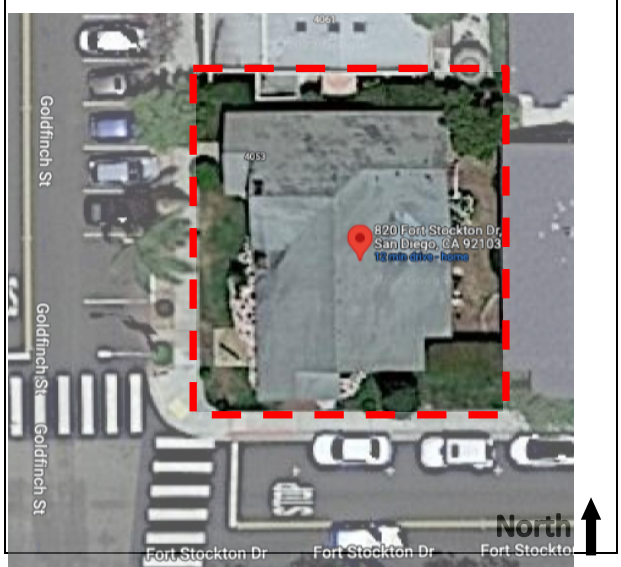
B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Goldfinch Street and Fort Stockton Drive

***B14. Evaluator:** Nexus Planning & Research: J Ayala, RA, LEED AP

***Date of Evaluation:** January, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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Property Name: 820 Fort Stockton Drive

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P3.A Building Description

820 Fort Stockton Drive (Property) is a legal lot measuring 3,999 square-feet, located on the northeastern corner of Fort Stockton Drive and Goldfinch Street in the Mission Hills Neighborhood of the Uptown Community Plan Area in the City of San Diego.

The Property contains one rectangular, single-story, wood-framed commercial building measuring 1,612 square-feet. According to a County of San Diego recorded Notice of Completion, the Property was constructed in 1912 by McFadden & Buxton for P. D. Griswold. According to a San Diego County Lot Block Book Page, the Property was first assessed with improvements in 1912. Therefore, for the purposes of this Historical Resources Research Report (Report), the Property's date of construction is 1912.

The 1912 Property is a one-story building with rectangular and asymmetrical massing and Craftsman Bungalow characteristic features. The Property has a raised wood floor, concrete foundation, wood-frame, shiplap wood-siding, and a hipped-roof with open-faced gables, exposed eaves, and composition shingles. In general, the Property contains wood-framed doors and wood-framed windows. The Property also contains non-original sash-less windows (four glass and two plastic). The Property's wood-framed sash windows are double hung and fixed styles.

The Property was initially developed as two separate dwellings connected by a common wall with two formal porch entries. (Historical research reveals that the Property was called a "duplex" for the first time in 1945. See Pages 37-39 for discussion regarding the history of attached single-family dwellings in San Diego.) One of the Property's porch entries faces Fort Stockton Drive and was historically addressed as 820 Fort Stockton Drive. The second front porch entry faces Goldfinch Street and was historically addressed as 4053 Goldfinch Street. Both porches are asymmetrically located on the left side of their elevations, containing open-faced gable roofs supported by columns, piers, and balustraded walls.

South Elevation

The Property's south elevation faces Fort Stockton Drive. It contains a gable-roofed wood-floor porch projecting from the Property's main rectangular form. The south elevation's open-faced gable is finished with horizontal wood siding and a wood lattice attic vent within the gable eave. The partially enclosed front porch is framed by balustraded walls finished with horizontal wood siding and a plywood floor. Two square wood posts with square capitals support the porch's gable-front roof. The posts are sitting on battered piers finished with wood siding. The elevation contains a grouped French door with a frame-less fixed style side-lite (within the porch) and three (3) double-hung sash windows. The far eastern side of the south elevation contains a recessed rear entry with a solid wood door accessed from a concrete stoop. A failing wood outrigger supports the east side's extended roof eave. The south elevation's materials are generally in poor condition with rotted wood siding, inoperable windows, decayed and deteriorating foundation, and a rotted and collapsing front porch.

West Elevation

The Property's west elevation faces Goldfinch Street. The main body of the west elevations contains an open-faced gable roof located on the north end of the elevation and a gable eave-edge along the south

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Property Name: 820 Fort Stockton Drive

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half of the roof. The elevation's front porch is partially enclosed, "L" shaped, and located at the north end of the west elevation projecting from the main open-faced gable-roof. Similar to the Fort Stockton Drive facing porch, the Goldfinch Street porch contains an open-faced gable roof with exposed wood eaves, balustraded half-walls finished with horizontal wood siding, and a wood-plank floor. The elevation's doors and windows include: a solid wood door with vertical lites (within the porch), one (1) double-hung sash window with vertical wood security grill (also within the porch), three (3) double hung sash-windows, a fixed single lite window, and three fixed, sash-less windows at the Fort Stockton Drive-facing porch. The west elevation also contains two brick chimneys. One of the chimneys is centered on the primary open-faced gable roof and the other chimney is located at the hip-roof junction. Both chimneys are finished with red brick with bricks extruding from the body of the chimney in a decorative gridded pattern. Unique to the Goldfinch front porch, the gable roof is supported by full-height battered columns finished entirely with horizontal wood siding. The west elevation's materials are generally in poor condition with rotted wood siding, inoperable windows, decayed and deteriorating foundation, a rotted and collapsing front porch, and two failing chimneys. The mortar between bricks is disintegrating causing bricks to come loose and fall.

North elevation

The Property's north elevation faces a narrow side yard. The elevation contains the primary gable-roof's eave edge and is finished with horizontal wood siding. The north elevation's windows include two (2) double-hung sash windows and a fixed single-lite window. The majority of the Property's foundation along this elevation is no longer extant.

East Elevation

The Property's east elevation faces the Property's rear yard. The east elevation's north side contains an open-faced gable roof with wood-lattice attic vent and exposed wood eaves. The gable face contains two (2) double-hung wood-sash windows with vertical wood security grills and a door with a half lite window. The east elevation's south side contains a gable eave edge with exposed wood eaves. The far southern side contains a single, plastic ribbon window with vertical wood security grill. The center of the elevation contains floor to ceiling plastic windows in fixed and jalousie styles and vertical wood security grills. The east elevation's materials are generally in poor condition with rotted wood siding, inadequate foundation and porch structural support, plastic windows, and areas of decayed and deteriorating foundation.

The Property's site contains concrete pads, concrete sidewalks, and mature landscaping.

B.6 Construction History

Construction per Assessor Building Record (See Attachment A)

<u>Dates</u>	<u>Details on Record</u>
1914	Assessor's Parcel Number 444-411-07 <i>1 Stories</i> <i>Single</i> <i>Use: Double, Pet Shop</i> <i>Standard construction</i>

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Concrete foundation
2x4, 16" on center, Frame structure
Siding: 1/2" x 6" shiplap
Double-hung wood frame windows with screens
Gable roof with 1/3 pitch and composition shingles
2 fireplaces
Convert to pet shop in 1945 (E)
845 sf unit + 767 sf unit, total of 1,612 sf
199 sf wood (2) covered porch
15 sf wood uncovered porch
9 sf stair
58 lf fence
Notes: Plumbing removed from "shop" in 1956

Entire building used for pet shop, no longer used as dwelling by 1969

Notice of Completion (Attachment A.2)

10/1/1912 Per Notice of Completion filed on October 1, 1912, P.D. (Perry David) Griswold owned Lots 9, 10, 11, and 12, of Block 47, Arnold & Choates Addition, upon which McFadden & Buxton completed the erection of three houses on September 11, 1912.

Water and Sewer (See Attachment A.3.)

City of San Diego Records Staff confirmed no water or sewer record connections are on file. November 18, 2022, contact: Dritjon Nikillari

Building Permits per Assessor's Building Record, Union Tribune Archives, and City of San Diego Records: (See Attachment A.4.)

Historical research reveals a building permit notice for a residence located at Getti (Fort Stockton today) and Goldfinch by P. D. Griswold, along with two other residences in the general vicinity. This could be a building permit for the Property; however, it should be noted that the permit describes a "Residence". The permit does not describe two separate dwellings connected by a common wall. Therefore, it is possible that this permit does not describe the Property. Regardless, it is included for reference.

Date	Permit #	Type	Scope of Work	Designer/Contractor
6/14/1912 ¹	San Diego Union Permit Notice	Building	P. D. Griswold, eight room residence, Getti and Goldfinch, \$2,750	Not noted
6/14/1944	San Diego Union Permit Notice	Building	P. D. Keeley. Per self. Repairs. 820 Ft. Stockton: \$200	Self
8/16/1954	23582	Electrical	Neon sign	Q.R.S Neon Co. Ltd.
8/16/1954	23582	Building	Neon sign	Q.R.S Neon Co. Ltd.

¹ San Diego Union. "Day's Permits Total \$60,800". Page 13.

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10/11/1954	23582	Final approval of work		
2/27/1976	Unclear	Final approval of work	Unclear	
9/2/1998	5401406.98	Sign	Gift shop sign	
5/19/1999	E502645-99	Electrical	Underground conversion	Call Doug Electric

Site Plan with Building Footprint and Additions (See Attachment A.5.)

A site plan is included in this report's Attachments.

Lot Block Book Page (See Attachment A.6.)

The County of San Diego Lot Book Page shows that the Property was first assessed with improvements for tax purposes in 1912 under P. D. Griswold's ownership.

Previous Survey Forms (See Attachment A.7.)

CHRID: The City of San Diego's online database, California Historical Resources Inventory Database (CHRID) does not include a DPR for the Property.

A historic resources survey was prepared in 1980 titled, Historic Resources Inventory for "Uptown Area, San Diego" completed by the University of San Diego, June 1981 and prepared by Dr. Ray Brandes, Project Director. The Property was not included in this survey.

A historic resources survey was prepared in 1990 - 1993 titled, "Uptown Survey". It was completed by Office of the City Architect, City of San Diego Planning Department. The Property was not included in this survey

The 2016 Uptown Community Plan Update included the Property within its list of Potential Individual Resources. Analysis of 2016 Historic Survey²

Analysis of 2016 Historic Survey, See Appendix A.6 for a copy of this form.

2016 Historic Survey	Nexus Analysis
1. "1910"	Per Nexus research, the Property was built in 1912.
2. "Minimally altered"	Per Nexus research, the Property contains significant alterations that are not consistent with the Secretary of the Interior Standards.
3. "Craftsman Bungalow"	See Analysis of Criterion C for more information about architectural style. Nexus evaluation: Craftsman Bungalow.
4. "HP02"	No, the property is not a single-family residence. The proper code is HP06 for a "1-3 stories commercial building".

² City of San Diego and Historic Uptown Community Plan Area Historic Resources Survey Report.

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Property Name: 820 Fort Stockton Drive

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5. "553"	Per Nexus research and evaluation, contained herein, the Property is not eligible for local listing or designation.
6. "One Part Commercial"	Per Nexus analysis this building type does not fit the actual building which is reminiscent of residentially scaled buildings.
7. "Not a District Contributor"	Does not apply.

Chain of Title (See Attachment B.1.)

The Property was built in 1912; property owners are listed below, from 1908 through 2023.

	Dates	Total Years	Owner
1	1908	-	Wm. M. Herbert and Genevieve A. Herbert
2	1908 – 1916	8	P. D. Griswold and Olive B Griswold
	1916 - 1935	19	Olive B Griswold
3	1935 – 1944	9	Isabel T. Ayres
4	March 1944 – July 1944	<4	Frank D. Keeley
5	1944 – 1946	2	Sidelle Pearl and Edith Pearl Abramowitz
6	1946 – 1947	1	Albert Greene
7	1947 – 1952	5	William Albert Greene
8	1952 – 1956	4	Albert Greene and Gladys Irene Greene
9	1956 – 1956	<1	James Marlow and Kathryn Marlow
10	1956 – 1971	15	Roy B. Olson and Hilda Olson
11	1971 – 2017	46	Albert J. Regis and Carol Jean Regis
12	2017 – 2018	1	Carol Jean Regis
13	2018 – 2021	3	Robert W. Regis, Surviving Trustee
14	2021 – 2023	2	Affordable Development 820, LLC

San Diego City Directory – through today (See Attachment B.2.)

The Property's list of occupants from 1926 through 2017 was compiled from directory archives hosted on the following websites: <https://www.sandiego.gov/digitalarchives/collections/city-directories> <https://www.lightboxre.com/product/edr-environmental-data-resources/> and <https://archive.org/>

Deed from Date of Construction (Attachment B.3.)

P. D. Griswold took ownership of the Property in April of 1908 and according to a Notice of Completion and the County of San Diego Lot Block Book Page, the Property was developed in 1912.

Architect: Not clear

The Property's architect may potentially be identified as Master Architect William H. Wheeler. See Criterion D discussion.

Builder: McFadden & Buxton

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According to Notice of Completion, McFadden & Buxton were responsible for construction in 1912 of three individual houses built across four parcels, Lots 9, 10, 11, and 12 on Block 47 of Arnold and Choate's Addition. The Property is located on portions of Lots 10 and 12. Therefore, for purposes of this Report, the Property's builder is assumed to be McFadden & Buxton.

Maps (Attachment C.1 and C.2.)

Copies of the 800 scale Engineering, the USGS Maps, and original Subdivision Map are included within the Attachments.

Sanborn Fire Insurance Maps (Attachment C4.)

Sanborn Fire Insurance Maps for the Property are available for the following years:

Year	Sanborn Map
1921	Property contains: <ul style="list-style-type: none">Residential building containing two "D"s (Dwellings) addressed as 4053 Goldfinch and 820 Fort Stockton DriveFront porches on Goldfinch and Fort Stockton DriveBoth porches are "L" shapedRear courtyard
1950	Changes: <ul style="list-style-type: none">Front porch at Fort Stockton Drive shows modification with chamfered corner, infillCorner unit is labeled "S" (Store)
1956	No changes
1959	No Changes
1960	No Changes
1962	No Changes
1965	No Changes
1970	No Changes

Historical Photos (See Attachment D1.)

Historical photographs were located from the following sources:

- <https://missionhillsheritage.org/>
- The San Diego History Center;
 - Filename: 13997-1 Aerial Mission Hills - 1947 OBJECTID: 13997-1 Date: 1947
 - Filename: 2007_93-859 OBJECTID: 2007_93-859 Date: 1/8/1967
- <https://www.web.edrnet.com/ordering/switchboard/login.aspx>
 - 1949 Aerial
 - 1953 Aerial
 - 1964 Aerial
 - 1966 Aerial
 - 1970 Aerial
 - 1979 Aerial
 - 1994 Aerial

Current Photographs (See Attachment D2.)

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Property Name: 820 Fort Stockton Drive

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The Property was photographed in December of 2022 for this Report.

B.6.1 Alterations

The Property contains the following alterations:

	Alteration	Date	Notes
1.	The Fort Stockton Drive front-porch was partially enclosed. New sash-less windows were installed from top of balustrade to bottom of porch header on west side of porch.	Before 1947, according to historical photographs, see appendix D.1; #1 and #2.	Original 'L' shaped, porch is now rectangular. Porch floor-area reduced. Added windows lack sashes.
2.	The Fort Stockton Drive front-porch door was removed, relocated, and reconfigured (a full-height, sash-less, side-light was added).	Before 1947, according to historical photographs, see appendix D.1; #1 and #2.	Area that was initially outdoors, is now interior space. Added sidelight lacks sashes.
3.	The Fort Stockton Drive front-porch wood plank floor was removed and replaced with plywood.	Historical research did not reveal evidence to date this alteration.	Probably, before 1947 because material change is aligned with new front door location.
4.	Rear courtyard was infilled: floor, roof, and wall with plastic windows and vertical wood security bars added.	Estimated between 1947 and 1964 based upon historical photographs. Courtyard is present in 1947 SDHC historical photograph and in 1949 historical aerial. However; it is no longer visible in 1964 historical aerial.	Infill floor does not have adequate structural posts or foundation and the exterior wall is plastic.
5.	Rear porch at southeast corner enclosed.	Before 1956, according to Assessor's Building Record and before 1921 according to Sanborn Fire Insurance Map.	Plastic window added, similar to courtyard in-fill. Roof slope creates low ceiling condition; therefore, roof was probably extended to cover area, hence the added outrigger that is currently failing. Solid wood door, accessed from concrete pad, is not original.
6.	Dwelling unit facing Fort Stockton Drive converted from two separate dwellings connected by a common wall to commercial shop.	1945, according to Assessor's Building Record.	

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Property Name: 820 Fort Stockton Drive

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- | | | |
|----|---|---|
| 7. | Dwelling unit facing Goldfinch Street converted from residential unit to commercial pet shop, by removing devising walls and kitchen. | 1959, according to Assessor's Building Record and city directory research. |
| 8. | Wood security grills added windows. (1) at Goldfinch Street front porch; (11) at east elevation); and (2) at north elevation. | Historical evidence did not reveal exact date; however, the wood grills all match and were probably installed at the same time. |

B.10 Significance

Historic Context Statement: Uptown Community

The founder of modern San Diego was Alonzo Erastus Horton, who arrived in San Diego on April 15, 1867. Upon Horton's arrival, he immediately purchased 960 acres of what is now downtown San Diego for 27.5 cents an acre. Horton advertised widely, gave to people who could develop their holdings, offered free quarter lots to those who promised to build houses, and donated land to churches. Horton saw the San Diego harbor as a great natural asset and believed that wharves would be of immense aid in the development of the new town site. His wharf at the foot of Fifth Street came to be the entrance to the city in the nineteenth century.

Soon after the purchase of Horton's Addition, San Diego experienced a real estate boom. Some 226 blocks of Horton's Addition sold with such rapidity that Horton complained of handling such a volume of money. At the end of 1870, prospects for San Diego looked bright. Assessed valuation of real estate in the city was \$2.28 million with a population of about 3,000. There were 915 occupied houses and 69 business buildings

In early 1871, it was announced that the Texas and Pacific Railroad Line would be built linking San Diego with the east via Texas. The city prepared for a glowing future. However, by 1873 the railroad still had not arrived. Depression soon settled over the city. The city's population had fallen from approximately 4,000 to 2,000, and many left San Diego to find prosperity elsewhere. Periods of booms and busts would plague San Diego for the remainder of the decade. Nevertheless, during the 1870s, the telephone, telegraph, and electricity arrived in San Diego, and the water supply was improved.

Throughout the early 1880s, San Diego experienced a massive real estate boom. During this period, San Diego real estate was being bought and sold almost as fast as maps could be drawn up. In 1886, San Diego's first electric streetlights cast their glow over newly graded streets. Trolley lines were laid down, and by 1888, the city had approximately 37 miles of trolley tracks. By 1890, San Diego's population reached 16,200. While San Diego grew in population during the boom, it also expanded physically. The creation of inter-urban transportation led to the development of the neighborhoods within the city including La Jolla, Pacific Beach, Ocean Beach, Grantville, Florence Heights, and University Heights.

CONTINUATION SHEET

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Between the Crash of 1888 and the beginning of planning for the Panama-California Exposition in 1909, San Diego continued to grow as the population increased from 16,200 in 1890 to 39,600 in 1910. In business and commerce, the city experienced solid and steady growth. Agricultural production in the county grew and became one of the mainstays of the economy. Much of the town was concerned with local businesses--wholesale, retail, and service. Major business enterprises such as electric power, streetcars and ferries were developed by John Spreckels, while other enterprises were begun by E.W. Scripps.

The area of San Diego known as Uptown is located just north of the Centre City Area on a level mesa that is dissected by heavily vegetated canyons and borders two major parks, Presidio and Balboa. Uptown contains some of the oldest neighborhoods in San Diego and exhibits a range of historic architectural types and abundant landscaping.

According to Lawrence R. Ford, author of *The Historical Evolution of the San Diego Cityscape*:

“Downtown was not the only area that experienced a building boom in Victorian times. Residential districts to the north and east thrived: Uptown, the area north of downtown and called Horton’s Addition was legally recorded in 1867 and encompassed land that had previously been an Indian reservation. The Florence Hotel was constructed in 1883 at the corner of Third and Fir, and although considered to be “in the sticks” was still the showplace of San Diego during the 1880s.”

“Fifth Avenue was graded as far north as Ivy in 1885, thus paving the way for development in the area. Date, Cedar, Elm, Third and Fourth were also graded that year. The San Diego Street Car Company, offering horse or mule drawn cars on tracks, opened a line in 1886 and the route through Uptown went up Fifth to Fir to accommodate the Florence Hotel.”

“By 1887, a route was constructed all the way to University Avenue (now Normal Street) thus allowing low density, linear development to occur as far as two miles from downtown during the boom of the late 1880s. In 1888, over one hundred new homes were built with many more people living in hotels and boarding houses.”

“During the boom of the eighties land appreciated by the hour and reached fantastic prices before the inevitable bust followed. The boom ended long before all of Uptown could be developed. Development was fairly dense south of Laurel, but there was none north of Walnut until 1894. By 1904, only 23 percent of Uptown was developed, mostly single-family houses. Sixth Avenue was not graded until the 1890s but it soon became a prestigious location.”

“Uptown was an ideal suburban, park side location during Victorian times and six San Diego mayors lived there between 1873 and 1915, along with a former governor of California. Many of the beautiful mansions of this period remain, although a great many have been torn down to make way for the new high-rise office and condominium structures now going up. Many historic sites are located in Uptown such as the Long-Waterman house, Britt Scripps house, Torrance House, and the Temple Beth Israel, one of the first synagogues in California.”

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As Mr. Ford concluded, “[a]ll in all, the landscape of Uptown makes for San Diego’s best temporal collage as remnants and relics from all of San Diego’s eras can be seen there from 1887 mansions, to 1920’s bungalows, to 1970’s condominiums.”

History of Mission Hills Neighborhood

The first wave of development in Uptown, 1885-1909, began closest to downtown and progressively moved northwards but did not quite reach the neighborhood of Mission Hills. The majority of Mission Hills’ development takes place during the historic context theme of “The Panama-California Exposition and Streetcar Suburbs: 1909-1929”. Development interest in this time period was boosted by the announcement of the 1915 Panama-California Exposition (“1915 Exposition”) which spurred a doubling of San Diego’s population. During this time development was pushed to the farthest reaches of the mesa top made possible by the expansion of transit lines. By 1925 the San Diego Electric Railway had a rail line that extended through to the farthest reaches of the Uptown Community, including Mission Hills. The rail line extended along the neighborhood’s development spine, Fort Stockton Drive, ending at Arista Street. While Craftsman style remained popular, residential design in Mission Hills was heavily influenced by the 1915 Exposition’s Spanish Colonial Revival architecture leading to the popularity of Spanish Eclectic and Mission Revival styles. By the 1930’s most of Mission Hills was completely developed.

The neighborhood of Mission Hills covers a significant portion of the northwestern area of the Uptown Community planning area. And within that boundary, it has a variety of micro-planning areas. One of the first micro-planning areas of Mission Hills to develop, an area referred to as North Florence Heights is comprised of 96 properties and dates back to 1903 when the San Diegan horticulturist, Kate Sessions purchased tracts of this subdivision. She originally used the land to grow plants and trees, establishing a nursery at the intersection of West Lewis and Stephens Streets. She later convinced John Spreckels to extend the San Diego Electric Railway streetcar into the community, enabling its residential development. Kate Sessions influenced the overall character of the neighborhood through the planting of street trees, Queen Palms, pink concrete sidewalks, and turf parkways.

The area immediately surrounding the Property contains a mix of commercial and residential uses (including single- and multi-family densities). The Arnold & Choates Addition was filed in 1872. However, historical research shows that the neighborhoods development did not take off until 1906. According to the California Historical Resources Inventory Database (CHRID) there are twenty-seven historically designated homes located in the Mission Hills neighborhood and between 1906 and 1912; and twenty-eight historically designated homes built in 1928. CHRID shows a steady pace of development from 1913 through 1921 with between eleven and thirty-nine homes being built each year. The earliest map of the area, a 1921 Sanborn Fire Insurance Map, shows that the Property’s vicinity was densely developed by 1921 with residential uses along most neighborhood streets and commercial uses located along Washington Street.³

³ Sanborn Fire Insurance Maps. 1921.

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As shown on Sanborn Fire Insurance Maps and in historical photographs, the Property's setting changed dramatically during the last half of the twentieth century as the neighborhood's demand for more residential units and commercial space grew. In response, a number of single-story residential buildings were demolished for low and mid-rise apartment buildings, including The Green Manor at 4041 Ibis Street in 1970, and a number of residential buildings located one and two blocks north and south of Washington Street were converted or redeveloped into commercial uses. New buildings tended to be at least two-stories tall and designed in Modern or Contemporary architectural styles, popular at the time

History of Property's Development

According to grant deeds, Perry David Griswold (P.D. Griswold) took ownership of Lots 9, 10, 11, and 12, Block 47, Arnold & Choate's on April 21, 1908. Griswold engaged with McFadden and Buxton to erect three houses on the lots. All three houses were completed on September 11, 1912. The Property is located on portions of Lots 10, 11, and 12.

P.D. Griswold maintained the Property as a rental with two separate dwellings, and his wife, Olive Griswold, continued the use after his death in 1916.⁴ Olive Griswold died in 1931, and the Property was sold by her estate in 1935 to Isabel T. Ayres; Ayres continued to maintain the Property as a rental with two separate dwellings throughout her ownership, eleven years, culminating with her death. The Ayers estate conveyed the Property to Frank D. Keeley in April and March of 1944. Mr. Keeley owned the Property for approximately four months, conveying it to Sidelle Pearl and Edith Pearl in July of 1944.

William Albert and Gladys Irene Greene assumed ownership of the Property from the Sidelle Pearl and Edith Abramowitz (ne' Pearl) estate in 1946. According to historical research the Property's southern half, 820 Fort Stockton Drive, was converted to a commercial use (pet shop) between 1945 and 1947. The Property's Assessor's Building Record estimates it was converted in 1945, and 1945 newspaper advertisements included the following descriptions: an "8-room duplex"; "on a commercial corner"; "centrally located for clinic doctors, dentists, shops or home and income".⁵ (The 1945 newspaper notices are the first mentions describing the Property as a "duplex".) Newspaper advertisements from 1946 and 1947, advertising the sale of the Property, identify 1947 as the year when the Property was converted. A 1947 newspaper advertisement confirms that the Property was being used as a pet shop in June of 1947, "pet skunk for sale; 820 Ft. Stockton Dr."⁶ However, according to City of San Diego directory research, 1956 was the last year the Property's northern half, 4053 Goldfinch Street, had a tenant. This coincides with the Greenes' ownership.

The Property's pet shop continued to operate after the Greenes transferred the Property in 1956.

⁴ San Diego Weekly Union. "Griswold". 6/1/1916. Page 2.

⁵ San Diego Union. 3/24/1946. 4/7/1946. 9/6/1946.

⁶ San Diego Union. 6/28/1947. Page 20.

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According to City of San Diego directory research, 4053 Goldfinch Street was converted from residential to commercial use between 1956 and 1959 and according to the Assessor's Building Record, its kitchen and devising walls were removed in 1959.

In 1996, the pet shop closed and renters, Marielle and Pascal Gai, opened *Maison en Provence* also known as, "the little French store", within the Property. The Giais retired in 2021 and the Property was vacated.

The Property remains vacant in January of 2023.

Historic Context and Historical Significance

The Property is located within the Arnold and Choate's Addition and its development took place during the community's *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context. The Uptown Community Plan, 2016, describes this context as follows;

"The next wave of development in Uptown was touched off in 1909 with the announcement of the Panama-California Exposition in 1915. Between the Exposition's inception in 1909 and its opening celebration in 1915, San Diego experienced an economic upswing and its population nearly doubled in size. Similar to previous waves of development in Uptown, new construction in the Exposition era consisted primarily of residential structures."

"Prior to the Exposition, development had been largely confined to the southernmost section of the planning area, but by 1921, the density of residential development in Hillcrest, Mission Hills and University Heights increased. Architecturally, the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman-style characteristics. In addition to individual homes, a substantial number of residential flats, rooming houses, residential hotels and apartment buildings were built. These were interspersed among several Uptown neighborhoods, particularly those neighborhoods bordering Balboa Park."

"Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building, with the majority of new construction occurring near the streetcar routes. Development in Uptown remained remarkably steady in the years following the close of the Exposition, as the city's population nearly doubled in size between the years 1920 and 1930. The influx of newcomers facilitated a wave of continuous development in the planning area, and by 1921 the number of developed parcels far exceeded the number of unimproved properties. The continuous growth of Uptown's population sparked the construction of a number of commercial districts by the early 1920s - some along the streetcar routes, and others in more outlying areas, reflecting the proliferation of the automobile after World War I. Among the most common businesses constructed in the early 1920's were automobile garages which provided residents with facilities to

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service their personal vehicles. Several gasoline and service stations were also constructed on prominent and accessible corners in the aforementioned business districts.”⁷

The Uptown Community Plan describes potential historical significance criteria for properties developed during the Panama-California Exposition and Streetcar Suburbs: 1909-1929 historic context:

“A property may be significant under this theme for its association with or representation of the development of Uptown as a streetcar suburb, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer, such as Eugene Hoffman, Frank Allen, Frank Mead, Richard Requa or Irving Gill. Extant property types are likely limited to residential buildings.”⁸

The Uptown Community Plan Area 2016 Historic Resources Survey Report describes potential historical significance criteria, under Criterion A, for properties developed during the Panama-California Exposition and Streetcar Suburbs: 1909-1929 historic context;

“Residential properties constructed between 1909 and 1929 in Uptown may be significant under HRB Criterion A as a special element of Uptown and its development as a streetcar suburb. These homes would likely be very prominent buildings that were built directly as a result of the streetcar line or influenced the development of the streetcar. Most likely, if a property represents a special element of Uptown during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.”⁹

Historic Context of the Resource

*According to the Guidelines for the Application of Historical Resources Board Designation Criteria, the significance of a historic property can be judged and explained only when it is evaluated in its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, the following things must be determined.*¹⁰

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

⁷ Uptown Community Plan. Historic Preservation. Page HP 168.

⁸ Ibid. pg. HP-168.

⁹ Uptown Community Plan Area 2016 Historic Resources Survey Report. Page A-47.

¹⁰ Guidelines, p 2.

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The Property was built in 1912. It is located north of Goldfinch's intersection with Washington Street, within a mixed-use commercial neighborhood in the Mission Hills Neighborhood of the Uptown Community Plan Area in the City of San Diego, California. Its geographical limits are defined as the Mission Hills neighborhood in the Uptown Community. The Property's development occurred during Uptown's *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context.

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

The *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context's theme is significant in the history of Uptown as it represents important trends and patterns of development in Uptown as development expanded north of downtown San Diego and before and after the 1915 Panama-California Exposition supported by the street-car system.

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

The Property includes a commercial building that was initially developed as two separate dwellings connected by a common wall with vernacular architectural characteristics common for its 1912 period of significance. Individual examples of residential development in itself are not important in illustrating this context as there are many with this description. Additionally, the Property is not a good example of a recognized architectural style popular during its historic context, Craftsman Bungalow, due to significant alterations and a lack of historical Integrity. Therefore, the Property represents a common aspect of its 1912 historic context.

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

- Under Criterion A: The Property does not exemplify or reflect special elements of any aspect of the City's, community's or neighborhood's development. "Special elements" under this criterion are "resources that are distinct among others of their kind or that surpass the usual in significance."
- Under Criterion B: is not significant under Criterion B: *Person or Event*, as no persons or events of importance were found to be associated with the Property.
- Under Criterion C: The Property possesses some Craftsman Bungalow characteristics. However, the Property is not a good representation of the Craftsman Bungalow architectural style due to significant alterations, a lack of historical Integrity, and poor condition as a result of substandard building methods and materials from its 1912 date of construction.¹¹ Therefore, the Property is not eligible for historical designation under Criterion C: Architecture.
- Under Criterion D: The Property's architect may potentially be identified as Master Architect William H. Wheeler; however, historical evidence does not confirm this as fact. See Criterion D discussion. The Property's builder, McFadden and Buxton is not currently considered a Master Builder. Therefore, the Property is not eligible for historical designation under Criterion D.

¹¹ Gates, Jim. "820 Fort Stockton Structural Evaluation". 1/20/2023. Page 1.

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- Neither Criteria E nor F apply to the Property.

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

To reflect the significance of the “Panama-California Exposition and Streetcar Suburbs: 1909-1929” the Property would need to:

- Be a prominent building that was built directly as a result of the streetcar line or influenced the development of the streetcar.
- Be a good or rare example of a popular architectural style from the period, such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles.
- Be a good or rare example of the Mission Revival or Spanish Eclectic architectural styles inspired by the 1915 Panama-California Exposition;
- Be the home of an important person in local history; or
- Reflects the notable work of a master builder, architect, or designer, such as Eugene Hoffman, Frank Allen, Frank Mead, Richard Requa, or Irving Gil.¹²

Integrity

In addition to determining the significance of a resource under local, state, and federal criteria, a resource is also assessed for integrity. Integrity is the ability of a resource to convey and maintain its significance. To retain historic integrity, a resource must possess several, and usually a majority, of the seven key aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

According to the City’s Guidelines for the application of the Historical Resources Board Designation Criteria, there are two important principles for understanding Integrity:

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

Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.¹³

¹² Uptown Community Plan. Historic Preservation. Pg. HP 168.

¹³ *Guidelines for the Application of Historical Resources Board Designation Criteria*, pages 3-4.

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Application of the seven aspects of Integrity:

1. Location: Location is the place where a resource was constructed or where an event occurred.

The Property remains in its original location. Therefore, it retains its Location Integrity for its 1912 period of construction.

2. Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

The Property was originally designed and built as a one-story residential building containing two separate dwellings connected by a common wall in 1912. Since construction, several alterations were made to the Property's design and materials have deteriorated leaving some character defining features no longer intact:

- Form alterations: Fort Stockton Drive facing front porch was partially enclosed, an original southeast wood porch was fully enclosed; an original courtyard was infilled with roof and walls;
- Plan alterations: Fort Stockton porch changed from 'L' shape to rectangular; southeast corner porch enclosed; rear courtyard infilled;
- Spatial alterations: Rear courtyard infilled;
- Structural alterations:
 - Courtyard infill structure added;
 - Significant portions of its foundation are no longer present;
 - Ridge beam cracked; and
 - Floors and eaves are not plumb;
- Style alterations:
 - Plastic windows added at enclosed rear porch and courtyard infill;
 - An original window (within the courtyard) was blocked; and
 - Fort Stockton Drive door and window removed, reconfigured, and replaced with new door; and
 - Bricks are falling out of its chimneys; wood-siding appears rotten; and window sashes are no longer operable

Due to the Property's significant alterations as well as structural and deteriorated or rotten features, as described above, the Property does not retain its Integrity of Design.

3. Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

The Property is sited in a mixed-use neighborhood on a flat site in the Mission Hills neighborhood. The Property was built at the same time, by the same contractor, and under the same ownership as the parcels immediately north and east of the Property: 4061 Goldfinch Street and 818 Fort Stockton Drive. Based upon previous historical reviews, neither 4061 Goldfinch Street and 818 Fort Stockton Drive

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retain integrity from their 1912 period of significance due to significant alterations. Therefore, all three of the buildings that were designed and built at the same time by the same builder for the same owner are no longer intact. As a result, the Integrity of Setting is no longer present for the Property.

4. Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.

A significant portion of the Property's exterior Materials were replaced, as described under Design Integrity above. Additionally, the Property lacks significant portions of its foundation; its floors and eaves are not plumb; bricks are falling out of its chimneys; large sections of wood-siding are rotten; and a number of window sashes are no longer operable. As a consequence, the Property does not retain its Integrity of Materials.

5. Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.

As described and explained under Design aspect of Integrity above, significant portions of the Property's exterior character-defining features were replaced. Additionally, similar to the discussion under Materials aspect of Integrity, the Property lacks significant portions of its foundation; its floors and eaves are not plumb; bricks are falling out of its chimneys; large sections of wood-siding are rotten; and a number of window sashes are no longer operable. As a consequence, the Property does not retain its Integrity of Workmanship.

6. Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.

As viewed from the public right-of-way, the Property retains its original massing and scale; however, the Property was significantly altered along its west, south, and east elevations, between 1945 and 1959 as it was converted from residential to commercial use (porch reconfiguration, courtyard infill, and rear porch infill). These alterations convey a false sense of history and, as a consequence, the Property no longer retains its authentic 1912 period of significance, and it does not maintain Integrity of Feeling.

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

Historical research did not indicate an important historical association between an important person or event and the Property. Consequently, the Property does not possess an associative element with a significant historical person or event in the City of San Diego and therefore does not possess an Associative aspect of Integrity.

Integrity Conclusion

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Due to significant alterations made to the Property and its immediate surroundings, the Property does not retain five aspects of Integrity: Design, Setting, Materials, Workmanship, or Feeling; and lastly, the Property does not possess the Integrity of Association.

The Property only retains one aspect of Integrity, Location.

As a result, the Property has extremely low historic Integrity.

Guidelines for the Application of Historical Resources Board Designation Criteria

According to the City of San Diego Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated as a historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following criteria:

- 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;
- Criterion B: Is identified with persons or events significant in local, state or national history;
- Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- 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 State Register of Historical Resources; or
- 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.

Criterion A: Community Development:

It exemplifies or reflects special elements of a City's, a community's or a neighborhood's *historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development*.

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Criterion A states that a resource must exemplify or reflect special elements of development. "Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance."¹⁴ For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may itself be the model for development.¹⁵

In the context of Criterion A and per the Uptown Community Plan's Historic Element: Does the Property reflect a special element of *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context and retain sufficient Integrity to convey this association? Specifically,

- Does the Property exemplify or reflect the development residential buildings designed in the Spanish Eclectic and Mission Revival styles, inspired by the 1915 Panama-California Exposition?
- Does the Property exemplify or reflect the special development of residential flats, rooming houses, residential hotels or apartment buildings built in expectation of 1915 The Panama-California Exposition?
- Was the property constructed between 1909-1929, and is it a very prominent building that was built directly as a result of the streetcar line or influenced the development of the streetcar?

1. *Historical Development shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history.*

The Property's construction occurred during Uptown's *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context. However, the Property does not exemplify or reflect a special or unique aspect of this context's historical development for the following reasons:

The Property is located within the Arnold and Choate's subdivision, mapped in 1872 before the streetcar rail extension was planned. According to the Uptown Community Plan,

"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."¹⁶

¹⁴ *Guidelines*, page 7.

¹⁵ *Guidelines*, p 8.

¹⁶ Uptown Community Plan Area. Historic Resources Survey Report. Page D-8.

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The Property is not located within one of the three subdivisions that were mapped and developed as a direct result of the rail line expansion into Mission Hills, established in 1907.¹⁷ The Uptown Community Plan states:

“[Kate] Sessions aided the eventual development of North Florence Heights by convincing John Spreckels to extend his San Diego Electric Railway streetcar line into the central Mission Hills area. The extension of transportation to the area brought a renewed interest in developing the area, and new residences soon dotted the neighborhood. Sessions also influenced the overall character of the streetscape with her trademark Queen Palm street trees, pink sidewalks, and generous turf parkways that unify the neighborhood and provide an aura of gentility.”¹⁸

The Property’s parcel was not a prominent location when it was developed. The Arnold and Choates subdivision map depicts the Property situated amidst a sprawling grid of city blocks and parcels. The Property was not located on or near one of the subdivision’s boundaries or entries.

The Property is not a large prominent home positioned along the rail line with any of the Kate Sessions designed characteristics. The Property was developed consistent with neighboring residential development and did not include any character-defining features that made it prominent (important, famous, or distinguished) in comparison with neighboring residential development.

In recent years, the Maison en Provence shop occupied the Property from 1995-2021. The proprietors maintained the Property’s exterior and landscape in a neat and inviting manner. However, these characteristics are not associated with the “Panama-California Exposition and Streetcar Suburbs: 1909 – 1929” historic context; and therefore, do not substantiate a claim that the building is “prominent” or associated with the historical development of the streetcar.

The area surrounding the Property has experienced dramatic changes since it was developed in 1912. Significant redevelopment over the past 20 years, including roadways, traffic patterns, development patterns, architectural styles, and land uses have brought about substantially different appearances between the south side and the north side of Fort Stockton Drive. These general community changes, combined with the Property’s red color, make it dissimilar among its neighbors to the south. Again, these characteristics do not support a claim that the Property is or was “prominent” (famous, important, or distinguished).

The Property is not located within the Fort Stockton Line Historic District’s boundary, the Property was not located on the rail-line, and the Property does not have frontage on a wider street or parkway specifically planned to accommodate the rail line.

¹⁷ Uptown Community Plan Area. Historic Resources Survey Report. Page D-104

¹⁸ Uptown Community Plan Area. Historic Resources Survey Report. Page 52.

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Uptown contains the Fort Stockton Line Historic District, a historic district reflecting development influenced by the City's streetcar system. According to historical research and maps from the streetcar era, *Route No. 3, Fifth Street and Mission Hills Line*, of the San Diego Electric Railway Co. originated in downtown San Diego, traveled north along Fifth Avenue, jogged west along Spruce Street, ran north along First Street, turned west at Washington Street, north at Hawk Street and west along Fort Stockton Drive, terminating at Trias Street. The *Route No. 3, Fifth Street and Mission Hills Line* was established in 1907.¹⁹

According to the analysis contained within the Fort Stockton Line Historic District staff report to the Historical Resources Board, properties located within the Fort Stockton Line Historic District boundary are historically significant under Criterion A,

"... as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development reflecting the design and development of streetcar suburbs, incorporating subdivision design features which include wider streets and parkways on the main thoroughfare on which the streetcar ran; narrower side streets; and large, prominent homes in Craftsman, Prairie and Spanish Revival styles along the streetcar route. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and design of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego."²⁰

In addition, the report defined the district's proposed boundary,

"The boundaries of the district are justified in that, while the district is composed of or lies within three distinct subdivision tracts recorded in different years, the development within these boundaries occurred in unison and was triggered by the final extension of Streetcar Line No. 3 of the San Diego Electric Railway Company."²¹

The Fort Stockton Line Historic District contains 209 contributing historic resources listed on the City's register by the Historical Resources Board. The district's contributing properties are historically significant as reflecting the influence of the streetcar. These properties were developed as a direct result of the expanded streetcar system, which allowed for land located further from the San Diego core to be developed. The properties are located within three specific subdivisions that were mapped, developed, and sold as a direct result of the expanded Electric Railway. See Attachment E.1 for a copy of the Fort Stockton Line Historic District Department of Parks and Recreation District Record.

Therefore, according to the evidence provided within this HRRR, the Property is not a special element of the City's architectural development history reflecting streetcar development within the *Panama-*

¹⁹ <https://www.sdmts.com/about/history>. Web accessed May 2023.

²⁰ Saunders, Kelley. Report No. HRB-07-031. Item 8 – Fort Stockton Line Historic District. 2007. Page 2.

²¹ DPR523D -District Record for Fort Stockton Line Historic District. 2007.

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California Exposition and Streetcar Suburbs: 1909-1929 historic context. The Property did not influence the development of the streetcar; the Property was not built directly as a result of the streetcar line; the Property is not a very prominent building fronted by Queen Palm street trees, pink sidewalks, or a generous turf parkway; the Property is not located within the Fort Stockton Line Historic District's boundary; the Property is not located within one of the three subdivisions created as a result of the streetcar's expansion into Mission Hills; and the Property was not identified during the development of the Fort Stockton Line Historic District as a potential contributor to the historic district.²²

The Property was developed as an income producing residential property with two single-family attached dwellings on a parcel mapped in 1872. Development from this historic context is common throughout Uptown and reflects development previously well established in Horton's Addition. The Property is not distinct among other extant examples of this kind. According to historical evidence, the Property exemplifies a common aspect of the City's broader Historical Development and is not a special or unique aspect within the *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context.

2. Archaeological Development exemplifies subsurface deposits and features that were part of early human development on the site.

The Property is not a prehistoric or historic archaeological resource and no such deposits or features exist at the Property; therefore, the Property does not exemplify Archaeological Development.

3. Cultural Development exemplifies or reflects development that is associated with a group people linked together by shared values or beliefs, properties associated with significant achievements in the visual and fine arts, or disciplines associated with the public or private institutions of higher learning and/or academic inquiry.

Cultural Development exemplifies or reflects development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or is a property associated with significant achievements in the visual and fine arts (painting, sculpture, architecture, theater, dance, music, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines associated with the public or private institutions of higher learning and/or academic inquiry. Historical research did not identify any association with visual or fine arts, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public or private institutions of higher learning or institutions of academic inquiry. Therefore, the Property does not exemplify or reflect Cultural Development.

²² Note: In 2016, the Uptown Community Plan update identified twenty-two potential historic districts. These districts were not approved and do not exist in 2023. However, it should be noted that the Property is not located within any of the proposed historic districts. In particular, the Property was not included within the Arnold & Choate's proposed historic district boundary. (Uptown Community Plan Area. Historic Resources Survey Report. Pages 20 - 26.) See Attachment E.1 for a map of Uptown and its proposed historic districts, as well as a map of the proposed Arnold & Choate's historic district.

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4. *Social Development exemplifies or reflects development that is associated with relations or interactions with others.*

Nexus research did not identify any historical evidence which would support a finding that the Property exemplifies or reflects a special or unique aspect of the City's general Social Development (relations and interactions with others). The Property, therefore, is not significant with respect to any form of Social Development.

5. *Economic Development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor, agriculture, maritime or transportation industries.*

Nexus research did not identify any historical evidence which would support a finding that the Property exemplifies or reflects development associated with the industries that were significant in the economic development of the Mission Hills neighborhood or City of San Diego. Therefore, it does not an association with significant Economic Development.

6. *Political Development shall exemplify or reflect development associated politics or the political atmosphere or related movements.*

Nexus research did not identify any historical evidence which would support a finding that the Property exemplifies or reflects development associated with politics or the political atmosphere, including political organizations that were significant in the Mission Hills Neighborhood or City of San Diego. Therefore, it does not an association with significant Political Development.

7. *Aesthetic Development shall exemplify or reflect development associated with an artistic arrangement in theory or practice.*

Nexus research did not identify any historical evidence which would support a finding that the Property exemplifies or reflects development associated with artistic arrangement in theory or practice. Therefore, it does not have an association with significant Aesthetic Development.

8. *Engineering Development shall exemplify or reflect development associated with engineering. Engineering development may include professionally applied standards or design ingenuity within engineering disciplines. Engineering solutions may be applied within individual buildings, structures and objects, or be associated with large scale infrastructure development like ports, railroads, roads and freeways, dams and flood control, electrical transmission and water systems.*

The Property did not incorporate any new or significant engineering systems or means or methods of construction. Therefore, it does not exemplify or reflect any aspect or elements of Engineering Development.

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9. *Landscape Development shall exemplify or reflect development associated with garden and park design, subdivision design or ecosystem/habitat restoration.*

The Property does not exhibit any principles of landscape design related to garden, park design, subdivision, or ecosystem/habitat restoration; therefore, it does not reflect significant Landscape Development.

10. *Architectural Development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.*

Properties developed in Uptown during the *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context can exemplify or reflect the context's Architectural Development if they are representative examples of the community's interest with the Spanish Eclectic and Mission Revival architectural styles made popular by the 1915 Panama-California Exposition. The Property was not designed in either of these styles and does not exemplify or reflect this special development aspect of the Uptown Community in 1912. Therefore, the Property does not exemplify or reflect a unique aspect of Uptown's Architectural Development.

Integrity Evaluation under Criterion A: Development of the Property as representative of Streetcar Development during the Panama-California Exposition and Streetcar Suburbs: 1909-1929 historic context

According to the Uptown Community Plan Area 2016 Historic Resources Survey Report;

"A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association."²³

1. Location: Location is the place where a resource was constructed or where an event occurred.

The Property remains in its original Location.

2. Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

The Property's parcel is located within the Arnold and Choates subdivision, a subdivision mapped in 1872 as an extension Horton's addition and its regular grid pattern. According to a recorded Notice of Completion, the Property's parcel was developed along-side neighboring properties to the north and east, as three individual buildings, containing 4 dwelling units. According to Sanborn Fire Insurance

²³ Uptown Community Plan Area 2016 Historic Resources Survey Report. Page A-47.

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Maps and historical photographs, the Property's development type and density of development was consistent with its surrounding parcels. During the 1940's and 1950's, some residential properties were redeveloped with commercial uses, particularly along Washington Street, including the block immediately south and southwest of the Property. [The conversion of the Property's south facing dwelling unit into a commercial use in 1945-47 and conversion of the Property's west facing dwelling unit in 1956-1959 mirrored this trend.] The 1960's and 1970's saw the removal of the streetcar line and construction of the I-5 with little mitigation for the impact of traffic patterns on the Uptown neighborhoods. A general decline in Uptown's and Mission Hills' business district was the result.²⁴ Renewed interest in the Uptown communities began in the 1990's and a pattern of redevelopment with larger and denser mixed-use buildings along the Washington Street, University Avenue, and Fort Stockton Drive have revitalized the area. Given the area's significant redevelopment and removal of the streetcar, the Property does not retain its Integrity of Setting from the *Panama-California Exposition and Streetcar Suburbs: 1909-1929* historic context.

3. Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

The Property was originally designed and built as a one-story residential building containing two separate dwellings connected by a common wall in 1912. Since construction, several alterations were made to the Property's design:

- Form alterations: Fort Stockton Drive facing front porch was partially enclosed, an original southeast wood porch was fully enclosed; an original courtyard was infilled with roof and walls;
- Plan alterations: Fort Stockton porch changed from 'L' shape to rectangular; southeast corner porch enclosed; rear courtyard infilled;
- Spatial alterations: Rear courtyard infilled;
- Structural alterations: Courtyard infill structure added;
- Style alterations:
 - Plastic windows added at enclosed rear porch and courtyard infill;
 - An original window (within the courtyard) was blocked; and
 - Fort Stockton Drive door and window removed, reconfigured, and replaced with new door.

Due to the Property's significant alterations, as described above, the Property does not retain its Integrity of Design.

4. Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.

²⁴ 2016 historic Resources Survey Report. Page 1-68.

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The Property was originally designed and built as a one-story residential building containing two separate dwellings connected by a common wall in 1912. The Property no longer conveys its original historic time and place Feeling due to alterations summarized under Design above.

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

Historical research did not reveal a historically significant association between the electric street car rail that was established in Mission Hills and the Property under Criterion A. Therefore, the Property does not possess an Associative element of integrity with Uptown's Streetcar Development.

Integrity Conclusion

Of the five aspects of integrity, that are important, under Criterion A, the Property retains only one, Location.

Conclusion: Criterion A: Community Development

The Property does not merit local designation under the City's Criterion A in that it does not exemplify or reflect any aspect of development as defined in that Criterion.

Criterion B: Persons or Events:

According to the San Diego Register, under Criterion B, the Resource is identified with persons or events significant in local, state, or national history, and:²⁵

- For a property to qualify for designation under Criterion B for identification with a person significant in local, state or national history, the person must have made demonstrable achievements and contributions to the history of San Diego, the state or the nation.
- For a property to qualify for designation under Criterion B for identification with an event significant in local, state or national history, the event must be significant in the history of San Diego, the state or the nation.
- To be significant under Criterion B, the resource must be associated with the person during the period that the person's significant achievement and contributions occurred. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation.²⁶

²⁵ Guidelines for the Application of Historical Resources Board Designation Criteria, Pg. 15.

²⁶ Guidelines. Page 16.

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In the context of Criterion B was the Property the home of an important person in local history?²⁷

Consistent with prior Historical Resource Research Reports (accepted by City of San Diego Historic Plan Review), research is prepared for owners or occupants who are associated with a property for five or more years but not for owners or occupants who are associated with a property within the past 45 years.

Consistent with prior HRRR (accepted by City of San Diego Historic Plan Review), research is prepared for owners or occupants who are associated with a property for five or more years but not for owners or occupants who are associated with a property within the past 45 years.

Owner #1: Perry David Griswold (1908 – 1916) and Olive B. Griswold (1908 – 1931)

Perry David Griswold was born in 1841 and is a native of Illinois.²⁸ According to the US Census, the Griswolds were living in Poway, California in 1900 and Mr. Griswold was working as a farmer. Their children (Herbert, Lucy, Walter, Nellie, and Frederick) were living with them. The children were either in school or working (Walter, as a laborer and Alice and Herbert as teachers). The Griswolds moved to Mission Hills shortly thereafter, building a home at the intersection of Goldfinch and Washington Streets. According to the 1908 City Directory their residence was located at 4001 Goldfinch Street;²⁹ it is no longer extant.

According to her obituary in April of 1931, Olive B. Griswold was a native of Kalamazoo, Michigan and born in 1844. She relocated with her family to Petaluma, California, via a train of ox teams in the summer of 1857. In 1882 she moved to Poway with her husband, Perry Griswold. Olive Griswold was active in the Women's Christian Temperance Union and considered to have many friends.³⁰

Historical research did not reveal a significant association between the Griswolds and the City of San Diego in association with their ownership of the Property. Therefore, the Property does not have historical significance for its association with the Griswolds.

Owner #2: Isabel T. Ayres (1935 – 1944)

According to her obituary, Isabel T. Ayres was a native of Ohio, born in 1877, and she died in her home located at 4435 Trias Street in January of 1944 at the age of 67. Isabel T. Ayres, ne Anderson, married Henry Ayres in 1932, when she was 56 years-old.³¹ Her husband, Henry C. Ayres survived her.³² According to the 1940 U.S. Census, Mrs. Ayres lived with her husband, Henry Ayres, at 4435 Trias Street.

²⁷Consistent with prior Historical Resource Research Reports and Historical Resource Technical Reports (accepted by City of San Diego Historic Plan Review), research is prepared for owners or occupants who are associated with a property for five or more years but not for owners or occupants who are associated with a property within the past 45 years.

²⁸ US Census. 1900.

²⁹ San Diego City Directory. 1908.

³⁰ San Diego Union. "Pioneer's Rites Set Tomorrow". 4/30/1931. Page 12.

³¹ San Diego Union. "Marriage Licenses". 6/15/1932.

³² San Diego Union. "Mrs. Isabel Ayres". 1/18/1944. Page 20.

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The 1940 U.S. Census also shows that both of the Ayres were living in San Diego in 1930; however, a search for Isabel T. Anderson did not yield results. Today, the Ayres' former home is a historical resource, the *Isabel T. Ayres House*, significant under Local Criterion F, as a member of the Fort Stockton Line Historic District.³³ Historical research does not reveal any work completed by Mrs. Ayres on the property during her ownership. Nexus research did not reveal any information regarding Isabel Ayres that would imply there might be a significant historical association between Mrs. Ayres and the history of the City of San Diego. Therefore, the Property does not have historical significance for its association with Isabel T. Ayres.

Owner #3: Frank D. Keeley (1944 – 1944)

Although Frank D. Keeley owned the Property for less than one-year, historical research reveals that he completed work on the Property in 1944 which required a building permit. The work was valued at \$200. However, Nexus' historical research did not reveal the extent of the completed work. A newspaper article from 1943 reveals that Keeley may have been a real estate broker.³⁴ Historical research did not reveal any information regarding Mr. Keeley that would imply there might be a significant historical association between Mr. Keeley and the history of the City of San Diego. Therefore, the Property does not have historical significance for its association with Frank D. Keeley.

Owner #4: Sidelle Peral and Edith Pearl (1944 – 1946)

Consistent with prior Historical Resource Research Reports prepared and accepted by City of San Diego Development Services Department Historic Planning Staff, Nexus' historical research was not prepared for Sidelle Pearl and Edith Pearl as their period of ownership was not even two years long and historical evidence did not find that they completed any significant work on the Property during their ownership.

Owner #6: Albert Greene and Gladys Irene Greene (1946 – 1956)

The Greens owned the Property for ten years. During this time, they were responsible for opening the initial pet shop in 820 Fort Stockton Drive in 1947 while they lived in 4053 Goldfinch Street. Based upon historical research, the Greens could be responsible for the Property's significant alterations. Historical research did not yield information regarding where the Greens were from, when they were born, or when they died. According to City directory research the Greens were not listed from 1940 through 1944 or in 1957 as residents of the City of San Diego. U. S. Census research did not yield records for either of the Greene's. Based upon the lack of historical evidence indicating any significance on the Greene's part in association with the history of the City of San Diego, the Property does not have historical significance for its association with either of the Greens.

Owner #7: James Marlow and Kathryn Marlow (1956 – 1956)

Consistent with prior Historical Resource Research Reports prepared and accepted by City of San Diego Development Services Department Historic Planning Staff, historical research was not prepared for the Marlows as their period of ownership was only one day long.

³³ Hager, B.; Sandel, S.; and Seyfert, V. DPR Form for APN#443-250-14, 4435 Trias Street.

³⁴ The San Diego Union. "Broker Reports Growing Interest in Well-located Residence Sites". 3/28/1943. Page 27.

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Owner #8: Roy B. Olson and Hilda Olson (1956 – 1971)

The Olsons owned the Property for fifteen years. Hilda Olson was born Hilda Messalt in 1912 to Nels and Matilda Messalt. Mrs. Olson was a native of Winger, Polk, Minnesota.³⁵ Historical research did not yield any information regarding Roy B. (Bernard) Olson. According to historical research, the Olsons are responsible for some portion of the Property's significant alterations; however, historical research did not reveal the extent of the work they are responsible for. Based upon the lack of historical evidence indicating any significance on the Olson's part in association with the history of the City of San Diego, the Property does not have historical significance for its association with either of the Olsons.

Owner #9: Albert J. Regis and Carol Jean Regis (1971 – 2018) (and surviving trustee from 2018-2021)

Albert J. Regis was born in 1925 and is a native of Michigan. Mr. Regis died in 2017 and was buried at sea. Albert was a business owner, specifically, the pet retail store located at the Property.³⁶ Mr. Regis was married to Carol Jean Regis. Mrs. Regis was born in 1931 and is a native of Illinois. Mrs. Regis was a school teacher and she died in 2018. Mrs. Regis was also buried at sea.³⁷ According to historical research, Mr. Regis was a resident of San Diego County for 35 years and Mrs. Regis was a resident of San Diego County for 60 years. Most recently, they were residents of Alpine, California.³⁸ Based upon historical research, the Regises could be responsible for a portion of the Property's significant alterations; however, historical research did not reveal the extent of their work on the Property. Based upon a lack of historical evidence indicating any significance on the Regis' part in association with the history of the City of San Diego, the Property does not have historical significance for its association with either of the Regises.

Owner #10: Affordable Development 820, LLC (2021 – Current)

Consistent with prior Historical Resource Research Reports prepared and accepted by City of San Diego Development Services Department Historic Planning Staff, historical research was not prepared for Affordable Development as their period of ownership is outside the Property's period of significance, is less than five years, and their ownership is within the past 45 years.

Occupant: The Mission Hills Pet House / Pet Shop (1947 – 1995)

The Property was occupied by a pet shop for forty-eight years. The pet shop was operated by multiple people: Albert Greene, Mrs. H. M. Layton, Mrs. Mary R. Mullican, Mr. Clifford L. Duke, Mr. Laurence and Mrs. Peggy Foster, and Albert and Carole Regis. Significant alterations were made to the Property as a result of the change of use and pet shop use. Based upon the lack of historical evidence indicating any significance on the pet shops's part in association with the history of the City of San Diego, the Property does not have historical significance for its association with its use as a pet shop.

³⁵ <https://www.geni.com/people/Hilda-Emily-Olson/6000000177161460857> web accessed. January 2023.

³⁶ County of San Diego. Certificate of Death. Albert E. Regis. 2/24/2017.

³⁷ County of San Diego. Certificate of Death. Carol Jean Regis. 6/20/2018.

³⁸ <https://www.officialusa.com/names/Carol-Regis/> web accessed January 2023.

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Occupant: Maison en Provence (1995 – 2021)

The Property was occupied by Maison en Provence for twenty-five years. Maison en Provence was operated by Marielle and Pascal Gai from 1996 until they retired back to France in 2021. According to the Gais and their shop's website,

“We opened up Maison en Provence in 1996 realizing a long-time dream of sharing all the great products and crafts from the South of France where we grew up. Over the time the shop had evolved from home and garden to a real concept store of everything French! We took great care in selecting our products: perfumes, triple milled soaps, linens, dishes, children toys as well as women accessories, scarves, jewelry, hand crafted knives or delicious jams and cookies! Most of all we loved our clients and have built up an incredible loyal clientele base.”

According to photographs contained within the Maison en Provence website and social media posts, the Gais maintained the Property throughout their occupation. They decorated the porch with merchandise and cultivated the Property's landscaping.³⁹ Their efforts provided a very attractive presence on the corner of Goldfinch Street and Fort Stockton. However, these features are not associated with historical significance under Criterion B. Additionally, evidence does not indicate any historical significance between the Gais or the Maison en Provence shop in association with the history of the City of San Diego, the Uptown Community, or the Mission Hills neighborhood; therefore, the Property does not have historical significance for its association with the Gais or Mason en Provence.

Event

In order for a property to qualify for designation under Criterion B for association with an event significant in local, state or national history, the event must be significant in the history of San Diego, the state or the nation. No such event has been identified with this Property, and therefore, the Property does not merit designation under Criterion B.

Conclusion: Criterion B: Persons or Events

Persons or events significant in local, state, or national history were not identified with the Property. Therefore, the Property is not eligible for historical designation under Criterion B.

Criterion C: Architectural Style

Embodies distinctive characteristics of a *style, type, period* or *method of construction* or is a *valuable example of the use of indigenous materials or craftsmanship*.⁴⁰

³⁹ Mason en Provence. Web accessed May 2023.

⁴⁰ Guidelines, p 20.

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“Style” means the composition, massing, scale, materials and details exhibit the essential physical features of a recognized architectural style.⁴¹

Architectural Style of the Property

The 1912 Property includes characteristics and features belonging to the Craftsman architectural style. The following includes analyses under Criterion C.

Craftsman Architectural Style

The Craftsman style architecture was a product of Southern California’s concept of sunshine, ease of living, and a desire to connect with a more natural environment. Partially a reaction to the machine age and the excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing “ultimate bungalows” for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients. The simple, naturalistic style became very popular from 1905 through the early 1930s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams are often added under the gables. Often the roof is supported by tapered square columns which often rest on solid piers of various types. The roof has a wide eave overhang and along horizontal edges the actual rafter ends are exposed or false rafter ends are added. Many times, the rafter edges are cut into decorative shapes. Triangular knee braces are also used for decorative and supportive elements. Multiple roof planes are common.

Porches are common and can be full or partial-width across the main elevation. Many times, the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping, or battered, sides. Materials used for the porch can be combined and often use stone, clapboard, brick, concrete block, and stucco. Large numbers of windows that vary in size and shape are used to continue the airy, natural feel of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

⁴¹ Guidelines, p 21.

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Evaluation of the Property's Craftsman character defining features

Feature of Characteristic	Present in 1912?	Present today?	Integrity of Design, Materials, or Workmanship? Condition?
1. <i>Asymmetrical exterior design;</i>	Yes The Property's plan was asymmetrical.	Partial The configuration of the Property's front porch on Fort Stockton Drive is not original; it was partially enclosed.	Integrity Impacted. Design, Materials and workmanship are no longer original to their 1912 period of significance.
2. <i>Multiple roof planes</i>	Yes	Partial The roof plan over the east elevation is not original after the recessed courtyard was infilled and fully enclosed.	Integrity Impacted. Design, Materials and workmanship are no longer original to their 1912 period of significance.
3. <i>Low pitched, front gable roof system with eave overhang;</i>	Yes	Yes	Condition Poor. Eaves have differential settlement due to foundation decay.
4. <i>Wood knee braces;</i>	No	No	N/A
5. <i>Exposed wood rafters;</i>	Yes	Yes	Condition Poor. Wood rot.
6. <i>Exterior brick chimney;</i>	Yes	Yes	Condition Poor. Chimney mortar failed and bricks are loose, chimney structures are unstable.
7. <i>Wood-frame windows with moulded wood trim;</i>	Partial Wood trim is flat and unmoulded	Partial Windows along rear elevation are not original	Condition Poor. Sashes are rotted and warped due to foundation differential settlement.
8. <i>Rectangular massing;</i>	Yes	Yes	Yes.
9. <i>Full or partial width porch;</i>	Yes	Yes The configuration of the Property's front porch on Fort Stockton Drive is not original; it was partially enclosed.	Integrity Impacted. Condition Poor. Design, materials, and workmanship impacted by porch plan alterations and rotten wood due to earth to wood contact.

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10. <i>Limited horizontal lines;</i>	Yes House is single-story; therefore, it is horizontal	Yes	Condition Poor. Differential settlement requires new foundation and releveling of house.
11. <i>Front gable roof system with vertical vents;</i>	Partial Historical evidence does not show vertical vents.	Partial The Property has five open-faced gables. Three are solid with no vents and two have combination horizontal and vertical latticing for ventilation openings.	N/A.
12. <i>Concrete foundation;</i>	Yes	Partial A significant portion of the Property's concrete cobble foundation is no longer extant.	Condition Poor. Foundation failure, due to decay, is imminent.
13. <i>Porch piers of brick with supporting posts that rise from the pier to support the porch roof;</i>	Partial Porch piers are wood finished solid balustrades. The posts are a combination of simple square posts and battered wood-sided columns.	Partial	Integrity Impacted. Design, Materials and workmanship are no longer original to their 1912 period of significance (820 Fort Stockton). Condition Poor. Foundation problems and earth to wood contact resulting in differential settlement and rotten wood.
14. <i>Wood clapboard siding; and</i>	Yes	Partial A significant portion of the Property's original wood siding is rotten and must be replaced.	Condition Poor. Earth to wood contact resulting in rotten wood.
15. <i>Porch materials of stone, brick or concrete block.</i>	No	No	N/A
	Total 10 of 15 Physical features	6 original, unaltered features.	Property lacks Integrity of Design, Materials, & Workmanship. Property has Poor Condition.

The Property's Condition Impacts its Historical Integrity

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During preparation of this HRRR, Nexus observed significant physical material deterioration at the Property. Most significantly, the Property lacks substantial portions of its foundation; its floors and eaves are not plumb; bricks are falling out of its chimneys; large sections of wood-siding are rotten; and a number of window sashes are no longer operable. The main cause of the Property's structural problems appears to be large sections of missing foundation where the wood structure and wood-siding were in contact with the earth. Inadequate foundation support can cause serious differential settlement (sloped interior floors and insufficiently supported roof structures). Inadequate separation between wood structure and wood-siding and earth can cause rot due to excessive moisture.

Nexus enlisted the expertise of Jim Gates, Architect with the James Gates Architectural Corporation, to conduct an evaluation of the Property's existing materials to answer the following questions:

1. What is the Property's extent of deterioration and a summary of its defects? and
2. What caused the Property's deterioration?

Mr. Gates' report, "820 Fort Stockton Structural Evaluation", dated January 20, 2023, determined that the Property contains significant structural and material deterioration due to natural decay, as a result of poor original 1912 construction means and methods, including:

- The Property's concrete foundation is no longer present along significant portions of the Property's perimeter. The Property's foundation naturally decayed due to its concrete composition, a common issue amongst foundations from the early 20th century which commonly used beach sand in the mix. Beach sand has a high alkalinity, making it prone to natural decay.⁴²
- The chimneys are unstable and falling apart due to mortar issues from the Property's 1912 date of construction.⁴³
- Significant portions of the Property's wood structure and exterior wood-siding are rotted. The wood materials rotted due to their lack of a separation from the earth during construction in 1912.⁴⁴
- The Property's finished floors and roof structure are no longer plumb. Structural issues include: sloped interior floors, sagging roof eaves, a cracked ridge beam, failing outriggers, and window sashes that no longer open. Differential settlement was caused by lack of adequate continuous foundation support.⁴⁵

Mr. Gates' evaluation determined that the Property's condition is extremely poor.

The Property's condition impacts its Integrity of Design, Materials and Workmanship. See Integrity section for additional detail.

⁴² Gates, Jim. "820 Fort Stockton Structural Evaluation". 1/20/2023. Page 1.

⁴³ Ibid.

⁴⁴ Gates, Jim. "820 Fort Stockton Structural Evaluation". 1/20/2023. Page 1 – 2.

⁴⁵ Ibid.

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Evaluation - Craftsman Architectural Style

Based upon historical evidence and a site observation, the Property appears to have included ten character-defining Craftsman features out of fifteen total character defining features related to the Craftsman style. Therefore, the Property's original design could be described as a Craftsman styled single-family attached building. Currently, the Property only retains six original unaltered Craftsman features.

Between 1945 and 1959 the Property was significantly altered: the porch facing Fort Stockton Drive was partially enclosed into the main body of the house; a rear southeast porch was enclosed, and a recessed courtyard was infilled and fully enclosed.

Additionally, per the "820 Fort Stockton Structural Evaluation", prepared by the James Gates Architectural Corporation, the Property is in extremely poor condition. The Property's poor condition includes: a foundation that is no longer intact; a structure that is no longer level; rotten and / or broken structural members (including a roof ridge board); a significant amount of rotten wood framing and siding, two unstable chimneys; and two rotten porch structures and finishes.⁴⁶ Due to the extent of deterioration, the Property no longer retains its Integrity of Design, Materials, or Workmanship.

Due to the Property's significant alterations and poor condition, the Property is not a good example of the Craftsman Bungalow architectural style.

Criterion C: Type of Building

Type of Building refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. The form and material clearly demonstrate through the presence of essential physical features a specific purpose and/or function.⁴⁷ A building is eligible as an example of its type of construction if it is an important example (within its context) of building practices of a particular time in history.⁴⁸

The Property's original building type, by function, was residential. (The Property's type was converted completely to commercial by 1959. The south facing dwelling unit was converted between 1945 and 1947 and the west facing dwelling unit was converted between 1956 and 1959.) The Property's essential residential building type character-defining features included: residentially sized entries, cooking rooms, sleeping rooms, fireplaces, living spaces, and porches. The Property's residential building type can further be described as "single-family attached" because it contained two individual dwelling units with two distinct entrances and the dwelling units were separated by a common wall. "Single-family attached" housing is defined as,

⁴⁶ G Gates, Jim. "820 Fort Stockton Structural Evaluation". 1/20/2023. Page 1 – 2.

⁴⁷ *Guidelines*, p.22.

⁴⁸ *Ibid*.

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“Single Family Attached means a housing unit connected to another housing unit, generally with a shared wall, that provides living space for one household or family. Attached houses are considered single-family houses as long as they are not divided into more than one housing unit and they have an independent outside entrance. A single-family house is contained within walls extending from the basement (or the ground floor, if there is no basement) to the roof. Townhouses, rowhouses, and duplexes are considered single-family attached housing units, as long as there is no household living above another one within the walls extending from the basement to the roof to separate the units. This includes modular homes but does not include manufactured homes.”⁴⁹

From the 1860’s through today, “single-family attached” housing has been referred to by various terms, including (and not limited to): “double bungalow”; “double-house”; “double-residence”; “two-houses”; “twin houses”; “paired houses”; and most recently, “duplex”.

According to a historic context regarding multi-family housing prepared for the City of Los Angeles, one of the earliest mentions of multi-family housing in Los Angeles appears in a Los Angeles Times article on New Year’s Day of 1895, which remarked that “the rapid extension of the city has led to a demand for flats....and this demand is rapidly being supplied. By 1899, flats were numerous enough to be recognized as a separate residential classification by the City’s Building Department...Two-family dwellings – now called duplexes – also started to appear by 1900 and came in various configurations, including the double bungalow” (a single-story structure with side-by-side units), the “double house” (a pair of adjoining, two-story units), and the “two-flat” (a two-story building with a unit on each floor).”⁵⁰

The context explains why single-family attached housing was a popular housing building type,

“Chief among them was the fact that duplexes presented even the average homeowner with the opportunity to capitalize on the concurrent population and real estate booms. Composed of two separate dwelling units, the arrangement of the typical duplex allowed the homeowner to live in one unit while renting out the other, thus enabling the construction of both a residence and income property on a single lot. Duplexes were also appealing because their size and scale resembled that of the single-family homes with which they sometimes shared the block. Todd Gish explains the various iterations of the most common duplex plans. The ‘double’ bungalow was a single-story structure divided down the middle, forming two units, side -by-side.”⁵¹

The context explains how this building type mimicked popular architectural styles and was not innovative in itself,

⁴⁹ <https://www.lawinsider.com/dictionary/single-family-attached>. web accessed. May 2023.

⁵⁰ Los Angeles Citywide Historic Context Statement. Residential Development and Suburbanization/Multi-family Residential Development, 1895-1970. Page 9.

⁵¹ Ibid. Page 24.

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"The similarity in scale and massing allowed duplexes to be designed in many of the same styles as were popular for single-family residences at the time, including the craftsman style and various period revival styles."⁵²

Historical research reveals that multi-family patterns of development similar to that of Los Angeles, a combination of flats and single-family attached (duplex) development, developed concurrently in San Diego. According to City of San Diego Sanborn Fire Insurance Maps (Sanborn Maps) from 1887, 1888, and 1906, both "flats" and "single-family attached" housing were developed in San Diego. Also similar to Los Angeles, Sanborn Maps did not differentiate between detached and attached single-family dwelling units; the Sanborn Maps labeled each half of a single-family attached building with a "D" for "dwelling". The Sanborn Maps depict "single-family attached" dwellings with a dashed line along the common wall separating the two units. See Attachment E.3 for a selection of Sanborn Maps from 1887, 1888, and 1906 containing examples of single-family attached buildings.

According to historical research, references regarding "single-family attached" housing can be found in the San Diego Union archives as far back as 1882. The Union Tribune archives contain over 700 references to "double house" from 1900 to 1910. See attachment E.3 for newspaper references mentioning: "two house dwelling"; "double cottage"; "double house"; "double residence"; and "duplex".

Alterations, completed between 1945 and 1947, converted the Property to commercial use. The Property's form and materials were altered to support this new function: its interior common wall was removed; one entry porch's configuration was altered; one entry porch's doors and windows were removed and reconfigured; and the shared rear porch was enclosed. As a result of the alterations, the Property no longer contains its most important character defining feature, its common wall separating the two units. This feature defined it as a "single-family attached" residential building type with two units, otherwise known as a duplex, today.

The Property's building type, a "single-family attached" residential building with two dwelling units is a common form of low-density residential housing found throughout the United States and the City of San Diego during the late 19th and 20th centuries.⁵³ The Property's representation of this building type (from 1912 – 1945/1947) was not innovative or a significant iteration of existing single-family attached residential housing in the City of San Diego. Additionally, with the removal of its common wall separating the building into two dwelling units, the Property no longer functions as this building type and does not have integrity for this association.

The Property is not a rare or unique type of building; therefore, it is not eligible for designation as an important example of a building type, "single-family attached housing", or a duplex, in the City of San Diego.

⁵² Ibid. Page 26.

⁵³ Ibid. Page 9.

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Criterion C: Method of Construction

Method of construction refers to the manner the procedures and techniques that are used during the construction process in order to build a building. A building is eligible as an example of a method of construction if it is a rare or an important example of building practices, construction innovations or technological advances during a specific time in history.⁵⁴

The Property's construction utilized a common wood-frame construction Method of Construction and is not a "rare or an important example of building practices, construction innovations or technological advances" in the City of San Diego.

Criterion C Conclusion: Architecture

In conclusion, due to significant alterations and building material and structural deterioration, the Property no longer embodies the essential character defining features of a recognized architectural style in order to be a representative example of the Craftsman Bungalow architectural style per the City's Guidelines. The Property is not a valuable example of a type, period, or method of construction and it did not use indigenous materials or craftsmanship. These facts preclude the Property from being a unique, notable, or unusual example of a recognized style of architecture. **The Property does not meet the criteria for significance under Criterion C: Architecture.**

Criterion D: Master Builder:

*Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*⁵⁵ According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A "master" is defined a "figure of generally recognized greatness in a field." Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Architect / Designer: Possibly William H. Wheeler (historical research does not confirm this as fact.)

William Henry Wheeler

The Property's architect may potentially be identified as Master Architect William H. Wheeler (Wheeler). Wheeler's association with the Property is possible based upon a May of 1912 Union Tribune article announcing that Wheeler was recently engaged by the McFadden & Buxton enterprise, "to have charge of the building department of the Mcfadden & Buxton real estate business, a new adjunct of the office."⁵⁶

⁵⁴ Guidelines, p.23

⁵⁵ Guidelines for the Application of Historical Resources Board Designation Criteria, page 28.

⁵⁶ Ibid.

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The article introduced Wheeler to San Diego and touted his experience and passion for Spanish Revival architecture. The article notes that Wheeler (before joining McFadden & Buxton) was responsible for the design of the Sante Fe Depot. In addition, the article noted that Wheeler was drawn to San Diego's particular beauty, "I have not seen Rio Janerio, but when Mr. Buxton took me out to Inspiration Heights the other day and I looked over San Diego and its bay and harbor, I was convinced that is none so beautiful....As for the City, let me tell you, there is nothing about a level city which can in any way compare with hills and canyons and bay. Here a 5-cent car fare will take you to the most wonderful views in the world."⁵⁷

The article concluded with a list of developments already underway by McFadden & Buxton, including the Property. However, Wheeler was not identified as the Property's designer within the article.

The Property is not an example of Spanish Revival architecture, and could have been designed before Wheeler joined the firm. Historical evidence is not clear either way.

According to historical research prepared by Legacy 106,

"After the death of his first wife, Wheeler moved to San Diego where in 1912 he became associated with Joseph McFadden and George Buxton as they were beginning their development of the Burlingame tract. In May of 1912, it was announced that Wheeler had assumed supervision of the building department for McFadden & Buxton's System Firm. One year later, when the firm moved into the newly renovated Arcade Building, Wheeler was the Supervisor of the architectural department."⁵⁸

According to the City of San Diego's Biographies of the Established Masters,

"William Henry Wheeler was born in Australia in 1878. When he was 15, he began an apprenticeship with an architect in Melbourne. When his apprenticeship ended in 1893, he moved to Vancouver, British Columbia, to pursue his architectural career. In 1900, he moved to San Francisco and began studying engineering at UC Berkely. After graduating, he moved to Arizona in 1906. He then moved to San Diego in 1913."

"Wheeler designed in a variety of styles, including Spanish Eclectic, Italian Renaissance Revival, Colonial revival, neoclassical, and Egyptian Revival. He worked with John Siebert on one of his first commissions in San Diego, Eagles Hall (HRB #189). They originally designed Eagles Hall in the Neoclassical style in 1917, but they remodeled it in 1934 in an Egyptian Revival style. In 1924, Wheeler designed the Balboa Theater (HRB #77) in the Spanish Colonial Revival style. Wheeler was interested in theatre and boxing and was involved in a variety of fraternal organizations, including the Eagles, the Masons, the Shriners and the American Legion. These connections led to several of his commissions, including numerous theatre designs, the San Diego Athletic Club, Coliseum Athletic Club and the Eagles Hall. Wheeler also

⁵⁷ San Diego Union. "Many Buildings Will Be Erected". 5/29/1912. Page 9.

⁵⁸ Legacy 106. Historical Nomination of the Lt. Earl R. and Mildred B. De Long House, 4990 Westminster Terrace. 2009. Page 80.

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served as the president of the California State Board of Architectural Examiners and the Architectural Association of San Diego.”⁵⁹

According to the San Diego biography, Wheeler’s list of notable buildings include:⁶⁰

- HRB #77– Balboa Theater (335 E Street), 1924
- HRB #159–The Klauber-Wangeheim Building (611 Island Avenue), 1911
- HRB #163– Dr. Harry & Rachel Granger Wegeforth Home (3004 Laurel Street), 1912
- HRB #189– Eagles Hall (733 8th Avenue), 1917 (Siebert and Wheeler)
- HRB #457/526-009– Whiteman House (2523 San Marcos Avenue), 1914
- HRB #526-014– Burlingame Historic District Contributor (2447 Dulzura Avenue), 1912
- HRB #526-016– Burlingame Historic District Contributor (3055 Kalmia Street), 1912
- HRB #685– San Diego Athletic Club (1250 6th Avenue), 1928 (Wheeler and Stevenson)
- HRB #766– Percy Benbough/William Wheeler House (2174 Guy Street), 1926
- HRB #1006– Lt. Earl and Mildred De Long/William H. Wheeler/A. L. and A. E. Dennstedt House (4990 Westminster Terrace), 1935

The San Diego Union includes over 1,600 mentions of Wheeler from when he first arrived in San Diego to his death in 1956. Wheeler’s first mention in a San Diego local newspaper was in May of 1912, when he joined McFadden and Buxton. One of the last articles, in 1956, includes Wheeler’s obituary. According to Wheeler’s obituary in the San Diego Union, “Wheeler came to San Diego from Arizona, where he was supervising architect for the Southern Pacific Railway. Buildings he designed included the San Diego Club, the Balboa Theater Building and the San Diego Hotel annex in San Diego, the Four Square Gospel Temple in Los Angeles and the governor’s palace in Mexicali.”⁶¹

Evaluation under Criterion D

Per the Guidelines,

*A property is not eligible under Criterion D simply because it was designed by a prominent architect, but rather must be the work of a master. Additionally, not all examples of a master’s work are eligible. Criterion D requires the resource be representative of the notable work of the Master, as demonstrated in the nomination.*⁶²

Per the Guidelines, association with a Master must be substantiated through one or more of the following;⁶³

Association

Expression in Resource

⁵⁹ City of San Diego’s Biographies of the Established Masters. 2020. Pages 61-62.

⁶⁰ Ibid. Page 59.

⁶¹ The San Diego Union. “William Wheeler, Retired Architect Succumbs at 83”. 2/1/1956. Page A-7.

⁶² Guidelines. Pages. 28-29.

⁶³ Ibid.

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|--|---|
| 1. <i>Construction drawing documentation.</i> | No. |
| 2. <i>Specific written accounts describing the individual's association and work on the property.</i> | No.
The May 1912 article does not specifically mention Wheeler as the designer of the Property. ⁶⁴ |
| 3. <i>Archival information.</i> | No. |
| 4. <i>Design and quality of detailing comparable with other works by the Master, supplemented by documented information establishing the Master's association with the property, and experts on the work of this Master agreeing that the resource in question is the work of this Master.</i> | No.
Historical research finds over 20 articles with architectural renderings, from 1912, highlighting Wheeler's designs for McFadden & Buxton. (See Attachment E.4 for twelve examples.)

The San Diego Union articles describe Wheeler's designs as: "beautiful", "handsome", "classic", "artistic", "unique", "a notable addition", "he paid special attention", "one of the finest dwellings", "triumph in architectural and builder's skills", and "architectural craftsmanship".

The articles and advertisements note that the Wheeler designed homes were located on or within areas that were considered special or prestigious. Examples: "The location is considered a most beautiful one for a home, in in the center of a lemon grove on a high elevation commanding a view extending from Point Loma on the north to Mexico on the south", ⁶⁵ "Residence will Command fine view of Ocean, Mountains, and City"; ⁶⁶ and "Residence will Occupy Commanding Site". ⁶⁷

These articles and advertisements highlight Wheeler's association with the designs and each design's particularly unique architectural details. Historical research did not find any newspaper articles referencing the Property in this manner. The Property's parcel does not occupy a prestigious location with views, and nor does the Property contain any rare or unique architectural details. In conclusion, there is no evidence that the Property was overseen or designed by Wheeler or is representative of his body of work. |

Per the Guidelines, in order to be a notable example of Wheeler's work and established significance, one or more of the following is required;⁶⁸

Significance

Original Expression

⁶⁴ San Diego Union. "Many Buildings Will Be Erected". 5/29/1912. Page 9.

⁶⁵ San Diego Union. "Dr. B.S. Gowen is Building Residence in National City". 11/24/1912. Page 55.

⁶⁶ San Diego Union. "Lookout Tower is feature of Modern Home on Heights". 8/18/1912. Page 36.

⁶⁷ San Diego Union. "Ground Is Broken for Artistic Home". 8/12/1912. Page 8.

⁶⁸ Guidelines. p 28-29.

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- | | |
|--|---|
| <p>1. <i>The scope and excellence of the Wheeler's overall body of work, as it is understood.</i></p> | <p>No
Wheeler is considered a Master Architect by the City of San Diego for his custom "high-styled" single-family residential designs and his ability to design buildings in a variety of styles; Spanish Colonial, Italian Renaissance, Colonial Revival, Neo-Classical, Egyptian Deco and several other styles.⁶⁹ The Property is not a good example of a custom designed "high styled" single-family house.</p> |
| <p>2. <i>Quality of design and detailing excellence.</i></p> | <p>No
Wheeler is known for his custom single-family residential designs with excellent detailing. The Property is not a custom single-family property and its detailing is not consistent with Wheeler's notable works.⁷⁰</p> |
| <p>3. <i>The use of new or traditional materials in a new way resulting in a special or unique design expression.</i></p> | <p>No</p> |
| <p>4. <i>Special attention to work while under construction, basing much of the design refinements on field work and experience.</i></p> | <p>No
Wheeler joined McFadden & Buxton in May of 1912 and the Property's construction was complete in September of 1912. While it is possible Wheeler was associated with the Property, historical evidence was not located to confirm this as fact. Historical evidence does not support an assertion that Wheeler paid the Property any special attention while it was under construction.</p> |
| <p>5. <i>Publication in trade journals and/or the popular press.</i></p> | <p>No
As noted above, McFadden and Buxton are highlighted in many articles throughout 1912 (See Attachment E.4 for ten examples) regarding their development of homes designed by their staff architect, Wheeler. However, historical research does not reveal a similar article regarding the Property.</p> |
| <p>6. <i>Publication in scholarly journal articles or books.</i></p> | <p>No</p> |
| <p>7. <i>Being the subject of Master's thesis or Doctoral dissertations.</i></p> | <p>No</p> |
| <p>8. <i>Acknowledgement by design peers through formal awards and citations.</i></p> | <p>No</p> |
| <p>9. <i>Acknowledgement by the general public through</i></p> | <p>No</p> |

⁶⁹ Biographies of the Masters, 2020. Page 52.

⁷⁰ Ibid.

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*formal awards, citations
and commendations.*

10. Favorable reviews by professional architectural critics. **No**

Summary of Evaluation Under Criterion D

- The 1912 Property cannot be confirmed through standard historical research, as a work of Wheeler's.
- The 1912 Property is not a good example of Wheeler's skill designing "custom "high-styled" single-family residential designs and his ability to design buildings in a variety of styles; Spanish Colonial, Italian Renaissance, Colonial Revival, Neo-Classical, Egyptian Deco and several other styles";
- The 1912 Property is not a rare or notable example of Wheeler's residential designs;
- The 1912 Property is not comparable with other Wheeler designed custom residential buildings; and therefore, it is not a notable and representative example of his body of work.

Per the Guidelines, an association between Wheeler and the 1912 Property's design cannot be substantiated through established criteria per the Guidelines. This HRRR concludes that the Property is not a unique, or notable example of Wheeler's works as a Master Architect.

Integrity under Criterion D

Per the Guidelines,

A property important as a representative example of the work of a Master must retain most of the physical features and design quality attributable to the Master. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style and identified it as the work of a Master.⁷¹

Integrity of Property under Criterion D.⁷²

Integrity under Criterion D

Evaluation

1. *Does the building retain most of the physical features and design quality attributable to the Master?*

No.
Historical evidence cannot confirm an association with Wheeler, as fact. Regardless, the Property contains

⁷¹ Guidelines. p 32.

⁷² Ibid.

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	alterations and does not retain integrity of design, materials, and workmanship.
2. Does the building retain the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation?	No. See response #1, this section.
3. Does the building retain the majority of the features that once characterized its style?	No. See response #1, this section.
4. Does the building retain the majority of the features that identified it as the work of a Master?	No. See response #1, this section.

Historical research was unable to confirm the Property as an example of Master William H. Wheeler's body of work; regardless, the Property contains significant alterations no longer passes the test of Integrity.

In Conclusion: The Property is not representative as a notable work of Master Architect William H. Wheeler and does not retain Integrity as it relates to its original 1912 design; therefore, the 1912 Property does not meet the criteria for significance under Criterion D: Master Architect.

Builder (Contractor): McFadden & Buxton

The Property's contractor, McFadden & Buxton was substantiated through a newspaper article and a Notice of Completion filed with the County of San Diego.

As of 2023, McFadden & Buxton has not been evaluated or identified as a Master Builder within the City of San Diego. Based upon research prepared by Nexus, nothing implies there might be a significant historical association between McFadden & Buxton's skills as a builder and the history of the City of San Diego in association with their construction of the Property. Future study of one of McFadden & Buxton's built projects may yield more information regarding their potential significance as a builder in San Diego.

Criterion D (San Diego Register) Conclusion:

In conclusion, the Property does not meet the criteria for significance under Criterion D: Master Architect or Master Builder.

Conclusion: Criterion D: Master Architect or Builder:

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The Property was evaluated as a notable example of William H. Wheeler's body of work according to the Guidelines. This HRRR's evaluation finds the Property is not a notable example of Wheeler's body of work according to the Guidelines. Additionally, the Property's builder, McFadden & Buxton is not currently considered a Master Builder. **Therefore, the Property cannot be significant as representative of the work of a Master Architect or Builder and is not eligible for designation under Criterion D.**

Criterion E: National Register

Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or

The Property is not listed on either the National Register of Historic Places or the California Register of Historical Resources, and it has not been determined to be eligible for listing on either register by the National Park Service or the State Historical Preservation Office. **The property does not qualify under HRB Criterion E (National or California Register Eligible).**

Conclusion: Criterion E: National Register or California Register

The Property is not currently listed on the National Register of Historic Places. Therefore, it does not qualify under HRB Criterion E: *National Register*.

Criterion F: Historic District

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.

Conclusion: Criterion F: Historic District

The Property is not located within an existing historic district. Therefore, it does not qualify under HRB Criterion F: *Historic District*.

Significance Conclusion: City of San Diego Historical Designation Criteria

The Property, a one-story commercial building, located at 820 Fort Stockton Drive, built in 1912, contains significant alterations. The Property lacks Integrity of Design, Materials, and Workmanship due to its significant alterations. The Property's Integrity of Setting and Feeling are also impacted. Additionally, the Property contains significant deterioration at its foundation, structural frame, brick chimneys, exterior finish, and window frames. Therefore, the Property is not eligible for the San Diego Historical Resources Register under any of the established criteria.

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B.12 References

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12. City of San Diego. Land Development Code, *Historical Resources Guidelines*. Adopted September 28, 1999, Amended June 6, 2000 & April 30, 2001.
13. City of San Diego, Sewer and Water Connection Records.
14. County of San Diego County Assessors' Office, Residential Building Record. APN 444-411-07-00
15. San Diego Historical Center Research and Photographic Archives.
16. San Diego Union Tribune newspaper Archives.
17. Urbana Preservation & Planning, LLC. Historical Resources Research Report for 820 Fort Stockton Drive, San Diego, CA 92103, published in July 2022.
18. Uptown Community Plan. 2019.

ATTACHMENT A

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Attachment A

Building Development Information

A.1 San Diego County Assessor's Building Record

A.2 Notice of Completion

A.3 Water/Sewer Connection Records

A.4 Building Construction Permits

A.5 Site Plan with Footprint Showing Additions

A.6 County Lot and Block Book Page

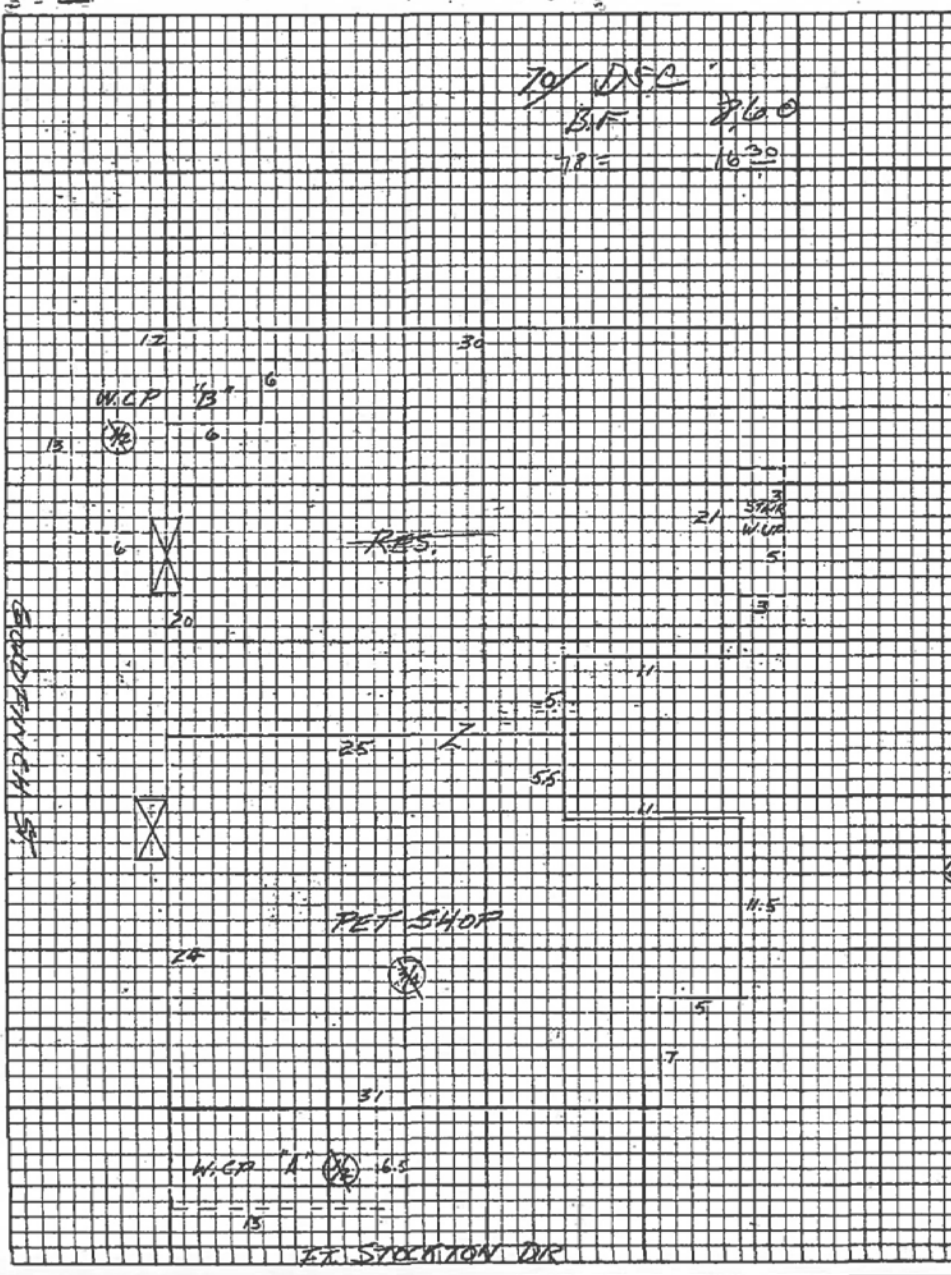
A.7 Previous Survey Forms

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
FENCE	3'	LINK	CHAIN				58 LF.
FLAT		CONC.					50 NV.

PET SHOP: (See 211) COMPUTATIONS
 $31 \times 7 = 217$ WUP
 $36 \times 11.5 = 414$ $3 \times 5 = 15$
 $25 \times 5.5 = 138$
769 STAIR
RES: $3 \times 3 = 9$
 $25 \times 5 = 125$
 $36 \times 15 = 540$
 $30 \times 6 = 180$ Base B.F. 777
845 DM1 7×93
WCP "A" - AREA FOR PAD: 1614 22×707 807 7×70 494.9
 $13 \times 6.5 = 85$ 1965 DWELL 109 B.F. 750
WCP "B"
 $6 \times 13 = 78$ + SCORING 24
 $6 \times 6 = 36$ + HDW 0.00
199 7.74

Remarks: 1. PLUMB. REMOVED FROM SHOP. E.A.H. 8/11/76
2. Raised F.P. & Pet Shop cost factor - 5-10-50 Piping
3. ENTIRE DWELL USED FOR PET SHOP & STG. FOR SAME.
NOT USED AS A DWELL. PLAC. SWITCHES REMOVED FROM FRONT PORTION OF DWELL. TAKEN AS ONE DWELL.
4. NO ENTRY. JFD 8/11/77



ATTACHMENT A

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A.2 Notice of Completion

39/417

Photographed by P. C. SHELLEY, Deputy Recorder

in any manner but that such maritime lien shall be held to attach thereto and to continue until said price is fully paid. It is also agreed that the Launch "Imperial" will be used for carrying passengers in the immediate vicinity of San Diego, and that the total proceeds received from this source shall be remitted daily to the Hatfield Machinery Company less her necessary running expenses, such as fuel, and wages of operator, the intent of this contract being that every effort will be made to complete payment for engine at the earliest date possible.

It is further agreed that the Launch "Imperial" will be given preference of runs, over either the Launch "McKinley" or "McKinley Jr." and that the Hatfield Machinery Company may, should it so desire, during the life of this agreement, name the operator of said Launch "Imperial".

I acknowledge receipt of a copy of this agreement. Reside at San Diego, California.

Signature:

Clara L. Smith

Witness:

J. N. Huntberger

State of California,

County of Los Angeles. On this 26th day of September, in the year nineteen hundred and twelve, A.D. before me, F. G. Fyresell, a Notary Public in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Clara L. Smith personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Frank G. Fyresell, Notary Public in and for Los Angeles County, State of California.

Recorded at request of F. R. Hatfield, Sep. 30, 1912, at 52 min. past 1 o'clock P.M.

Fee \$1.60

Johan H. Ferry, County Recorder. By Harold Angiers, Deputy Recorder.

COMPARED: E. A. Woodward, DEPUTY COUNTY RECORDER

San Diego, California, Oct. 1, 1912.

To Whom it May Concern:

This is to certify that J. P. G. Griswold, am the owner of Lots 9, 10, 11, and 12, Block 47, Arnold & Choates Addition on which McFadden & Burston have completed the erection for me of three houses, this, the 11th day of September 1912.

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

Page 53 of 213

A.2 Notice of Completion

Photographed By P. C. SHELLEY Deputy Recorder

P. D. Grunwald
Owner

State of California }
County of San Diego } ss.

In this 2nd day of October Nineteen Hundred Twelve, before me, Constance Leitch, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared P. D. Grunwald, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in San Diego, County of San Diego, State of California, the day and year in this Certificate first above written.



Constance Leitch
Notary Public in and for the County of San Diego
California

Recorded at request of H. J. Scannell, Oct 2, 1912 at 10 min past 4 o'clock P. M.
Fee \$ 1.00

COMPARED:
John H. Ferry County Recorder
By Harold Augier Deputy Recorder
J. H. Ferry
COUNTY RECORDER

Owner's Notice of Completion
Of Building, Improvement Addition or Reparation Thereof.
C. C. P. Sec 1187.

Please take notice that R. O. Young, the owner of the real property situated in the city of Coronado County of San Diego, State of California, described as follows, to-wit:
Easterly 1/2 of Lots 11 and 12 in Blk. 45.

That the nature of his title is (a) fee simple (b) October 2nd, 1912
R. O. Young.

State of California }
County of San Diego } ss.

R. O. Young, being sworn, says: that he is the owner of the above described real property. That he has read this notice and knows the contents thereof and it is true.

Dated this 2nd day of Oct. A. D. 1912.
R. O. Young.

Subscribed and sworn to before me
this 2nd day of October A. D. 1912



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


Recorded at request of Alfred Anderson Oct 3, 1912 at 41 min.

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

Page 54 of 213

A.3. Water and Sewer Connection Records:

ISSUED		ASSIGNED	
BY <u>Mendoza</u>		TO _____	
DATE <u>2-5-58</u>		DATE _____	
1. Account Number <u>6653</u>	2. Tap Number <u>38989</u>	3. Meter Identification <u>MTR#2283743</u>	
4. Service Address <u>4053 Goldfinch</u>		5. Map Book & Page <u>F-19-B</u>	
6. Legal Description <u>NB 5</u>			
7. Present Location <u>61' N.W. of Fort Stockton on Goldfinch E.</u>			
8. New Location <u>56' N.W. of Fort Stockton on Goldfinch E.</u>			
9. Field Rep.	10. Location Approval (Signature - Property Owner)		
			
11. New Location - As Installed			
12. Remarks <u>Renewed + moved service</u>			

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

Page 55 of 213

A.3. Sewer Connection Records

OFFICE OF THE DEPARTMENT OF SEWERS No 9138

SEWER PERMIT NO. 9138

San Diego, Calif., Oct-16 1912

In consideration of the sum of \$2.50 for this permit and the sum of \$ 25.00
 for the construction of a sewer lateral from the main city sewer on Goldsmith
 Street, between Selle and Lewis Streets,
 to the property line of Lot 19x20, Block 46,
 Addition, paid to this Department by E. G. Meachon Owner, the
 receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect
 to said lateral, in accordance with the provisions of Ordinance No. 4280.

DEPARTMENT OF SEWERS,
 A. E. Dodson, Supt. Sewers
 SUPERINTENDENT

BY Harper

C. B. CO. 12 BKS. 9-16-12.

OFFICE OF THE DEPARTMENT OF SEWERS No 9142

SEWER PERMIT NO.

San Diego, Calif., Oct 16 1912

In consideration of the sum of \$2.50 for this permit and the sum of \$ 2.50
 for the construction of a sewer lateral from the main city sewer on Saloon
 Street, between Lewis and Selle Streets,
 to the property line of Lot _____, Block 47,
 Addition, paid to this Department by _____ Owner, the
 receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect
 to said lateral, in accordance with the provisions of Ordinance No. 4280.

DEPARTMENT OF SEWERS,
 A. E. Dodson, Supt. Sewers
 SUPERINTENDENT

BY Mason

C. B. CO. 12 BKS. 9-16-12.

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.3. Water and Sewer Connection Records

Water Connection Records

Request submitted to Development Services Department Records: 11/18/2022

Point of contact: Dritjon Nikillari

Records: No water or sewer connection records found

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.4 Building Permits -

San_Diego_Union_1944-06-14_15

San_Diego_Union_1912-06-14_13

PERMITS

BUILDING—CITY

Carl Nelson, per J. P. Learke, sun porch add., 4077 Winona; \$200.
 H. S. Marks, per self, addn. and alterations to bldg. moved in, 4548 37th; \$700.
 John H. McMahon, per self, repair garage, 4525 47th; \$350.
 Thos. G. Cox, per E. S. Lewis, int. repairs, 4329 46th; \$100.
 J. R. Cerny, per self, fence, 3327 41st; \$50.
 Henry Schurr, per self, add to res., 2865 C; \$150.
 L. D. Briggs, per self, remodel, 3704 Park, lot 15-16, blk. 241, U.H.; \$430.
 J. Gerouse, per self, foundation, 4230 Nordica; \$150.
 F. H. Thurman, per self, alter res., 2752 Imperial; \$50.
 J. L. Vick, per self, fence, 4255 Pepper; \$30.
 A. Moreno, per self, garage, 347 28th; \$90.
 W. A. Bolinger, per self, add to res., 1605 Diamond, Pacific Beach; \$516.
 E. M. Olson, per self, shed, 722 62nd; \$100.
 L. M. Uberg, per self, fence, 4245 Central; \$50.
 P. D. Keeley, per self, repairs, 820 Ft. Stockton; \$200.
 John Vanstone, per self, porch, 721 E.

DAY'S PERMITS TOTAL \$60,800

Issue One for \$25,000 Apartments on Third; Another for \$10,000 Structure.

Permits for new buildings valued at more than \$60,000 were issued yesterday, bringing the total to \$3,650,692, which shows a gain of more than 90 per cent over the figures of the corresponding period last year.

Among yesterday's permits were two for apartment houses. One of these is a three-story structure with cement plaster exterior to be built for D. S. Lamar on Thorn street, between Third and Fourth, at a cost of \$25,000. It will cover a ground area of 57x90 feet, being a little more than half of the building for which plans have been prepared to occupy the corner 100x100 feet. The other half of the building will be erected at a later date.

The other apartment house for which a permit was issued is a three-story structure to be built by W. T. Stewart on E street, between Twenty-eighth and Twenty-ninth, at a cost of \$10,000. This building will be completed.

P. D. Griswold, five-room residence, Goldfinch, between Getti and Lewis, \$1500.
P. D. Griswold, five-room residence, Getti, between Goldfinch and Falcon, \$1750.
P. D. Griswold, eight-room residence, Getti and Goldfinch, \$2750.
Total value of permits issued from January 1 to date, \$3,650,692.

James A. Whitener, board chapel, Herbert and University, \$500.
 George Burnham, 12-room residence, three stories, Chatsworth boulevard, Loma Portal, Point Loma, \$8000.
 Thomas Hooker, three-room board house, Pacific avenue, Pacific Beach, \$200.
 D. S. Lamar, apartment house, Thorn, between Third and Fourth, \$25,000.
 DeWitt Williams, six-room residence, Fourth, between Walnut and Brooks, \$3000.
 W. T. Stewart, apartment house, E, between Twenty-eighth and Twenty-ninth, \$10,000.

P. D. Griswold, five-room residence, Goldfinch, between Getti and Lewis, \$1500.
P. D. Griswold, five-room residence, Getti, between Goldfinch and Falcon, \$1750.
P. D. Griswold, eight-room residence, Getti and Goldfinch, \$2750.
Total value of permits issued from January 1 to date, \$3,650,692.

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.4 Building Permits -

APPLICATION FOR ELECTRICAL PERMIT

1. STREET ADDRESS OF JOB: **820 Fort Stockton Dr.**

INSPECTION DEPARTMENT CITY OF SAN DIEGO No. **23582**

2. NAME OF OWNER: **C. Duke**

3. NAME OF ELECTRICAL CONTRACTOR: **Q.R.S. near Court St.**

4. SERVICE EQUIPMENT

SIZE	LIGHT	HEAT	POWER	NO.	H.P. OR K.W.	NO.	H.P. OR K.W.	TYPE	NO.	FEE
SWITCH								OUTLETS		\$
CONDUCTORS								LAMP HOLDERS		\$
CONDUIT								MOTORS, ETC.		\$

5. MOTORS, TRANSF., ETC.

6. PERMIT FEE

HEATERS		\$
RANGE		\$
WORN TRANSF.	1	150
NEW SERVICE		\$
TEMP. SERVICE		\$
CHANGE OF ADDRESS		\$
MISCELLANEOUS		\$
TOTAL FEE		\$
PERMIT FEE BY SDI		\$

7. TYPE OF SERVICE: NEW C.O.

8. BUILDING AREA AND TYPE: AREA _____ NO. FF. _____

9. DATE CITY INSPECTIONS ARE REQUESTED

ROUGH INSPECTION _____ 10% FINAL INSPECTION _____ 10%

I hereby certify that to the best of my knowledge and belief the above application is correct and that this work will comply with all laws, and that in the doing of the work authorized thereby, I will not employ any person in violation of the Code of the State of California relating to workmen's compensation insurance.

10. SIGNATURE OF ELECTRICAL CONTRACTOR: **J.H. Barker**

PAID
AUG 16 1954
INSPECTION DEPARTMENT

FORM 204 (REV. 1/13/54)

PAID STAMP **PAID**
AUG 16 1954
INSPECTION DEPARTMENT

23582

16-11-54 Jensen

INSPECTION	DATE OF APPROVAL	INSPECTOR'S SIGNATURE
1. ALL SETBACKS		
2. EXCAVATION & FOUND.		
3. CONCRETE		
4. REINFORCED STEEL		
5. GROUT BLOCKS		
6. BOND BEAM		
7. FRAME		
8. ROOFING		
9. ROOM VENTILATION		
10. KITCHEN VENT		
11. BATHROOM VENT		
12. FOUNDATION VENT		
13. " ACCESS HOLE		
14. ATTIC "		
15. SQUARE FIREPROOFING		
16. FIREPLACE		
17. HEATER VENTS		
18. LATH		
19.		
20.		
21.		
22.		
23.		
24.		
25. FINAL		

REPORT OF SPECIAL OR UNUSUAL CONDITIONS

8-16-54 H. L. Jensen

Dee C. Jensen

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.4 Building Permits -

23582


JOB ADDRESS		PLAN FILE NO.	
HOUSE NO. 820	REET FT. STOCKTON	NO PLAN FILE NO. <input checked="" type="checkbox"/>	
APPLICATION FOR BUILDING PERMIT BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO			
APPLICANT: PRINT WITHIN HEAVY LINES ONLY			
COMPLETE LEGAL DESCRIPTION OF PROPERTY			
LOT		BLOCK	
ADDITION OR SUBDIVISION			
TYPE OF BUILDING TO BE CONSTRUCTED			
DWELLING <input type="checkbox"/>	OTHER		
GARAGE <input type="checkbox"/>	Sign (Neon)		
NUMBER OF FAMILIES	IS THERE AN EXISTING BUILDING NOW ON THIS SITE?		
	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
NUMBER OF STORIES	IF "YES" IS IT		
	RESIDENTIAL <input type="checkbox"/>		
	COMMERCIAL <input checked="" type="checkbox"/>		
	OTHER <input type="checkbox"/>		
CLASS OF WORK		FLOOR SPACE IN SQ. FT.	VALUATION OF JOB
NEW <input type="checkbox"/>	REPAIR <input type="checkbox"/>		200 ⁰⁰
ADDITION <input type="checkbox"/>	MOVE <input type="checkbox"/>		
ALTERATION <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>		
OWNER	NAME AND MAILING ADDRESS		
	820 Ft. Stockton Dr - Barker Mission Hills Pet House		
CONTRACTOR	NAME AND ADDRESS		
	Q.R.S. Neon Co		
	STATE LICENSE NO. 27902	TEL. NO. City 60538	
		TEL. NO. City 1184	
I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT, THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE.			
SIGNATURE OF APPLICANT		DATE	
J.V. Barker		8/16	
FOR PLANNING COMMISSION USE ONLY			
BLD CODE	CENSUBTRACT	USE ZONE R C M P	BY DATE
36		1 2 4 a b c	2005 8/16/04
FOR BUILDING INSPECTION DEPARTMENT USE ONLY			
TYPE OF CONSTRUCTION		VALUATION OF JOB	
I II III (IV) V		\$ 200 ⁰⁰	
FIRE RESISTANCE (1) (2) (3) (4)			
OCCUPANCY GROUP			
A . B C D E F G H I (J)			
DIVISION 1 2 3 4			
FIRE ZONE	DATE	BY	
2 2 (3)	8/16/04	Bennett	

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.4 Building Permits -



City of San Diego
Permit Services Division
 Development Services Department
 Permit Center • 1222 First Ave. • MS-301
 San Diego, CA 92101
 (619) 238-6270

Permit Application

LC 213-1717
 5401406-98 CV-3 5401407-98 5401408-98

1. Permit Type: <input type="checkbox"/> Combination <input type="checkbox"/> Building <input type="checkbox"/> Mobile Home <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Signs			
2. Project Address: Include Building or Suite No. 820 FORT STOCKTON DRIVE			Plan File No. For City Use Only A107782-98
Lot No.	Block No. PORTION OF 47	Subdivision Name	Unit No.
Parcel No.	Parcel Map No.	Assessor's Parcel No. 334	
Existing Use GIFT SHOP		Condition of Soil at Site: <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill	
Description of Work SIGN			Total Floor Area
3. Designer name N/A			
City _____ State _____ Zip Code _____ Telephone _____ License Number _____			
4. Applicant Name Please check one <input type="checkbox"/> Contractor <input type="checkbox"/> Agent for Contractor <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner PASCAL GIAI			
Address 820 FORT STOCKTON DR. SAN DIEGO CA 92103 Telephone 619 291 5311			
5. Property Owner/Lessee/Tenant Name Please check one <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Lessee or Tenant PASCAL GIAI			
Address 820 FORT STOCKTON DR. SAN DIEGO CA 92103 Telephone 619 291 5311			
6. Contractor Name N/A			
Address _____ City _____ State _____ Zip Code _____ Telephone _____			
State License No.		License Class	City Business Tax No.
Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.			
Signature _____		Title _____	Date _____
7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Insurance Company _____ Policy No. _____ Expiration Date _____ <small>(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)</small> <input checked="" type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Signature _____ Date 09 02 98 Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.			
8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)]: TEENANT <input checked="" type="checkbox"/> I, as owner of the property, or my employee with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contract(s) licensed pursuant to the Contractor's License Law). <input type="checkbox"/> I am exempt under Section _____ B.P.C. for the reason: Signature _____ Date 09 02 98			
9. 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. 8057, Civ. C.). Lender's Name _____ Lender's Address _____			
10. 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 Workers' 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 Workers' Compensation Law, this permit shall be deemed revoked. Signature _____ Date 09 02 98			

This information is available in alternative formats for persons with disabilities.
 To request this information in alternative format, call (619) 238-7708 or (619) 238-6270 (TDD)
 08-3032 (Rev. 1-98)



City of San Diego
Development Services
1222 First Ave. • MS-301
San Diego, CA 92101-4154
(619) 236-6270

Linda Taylor
4620426
\$4000 Permit Application

ES02645-99

1. Permit Type: Combination Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition/Relocation/Removal Building Signs
2. Project Address: Include Building or Suite No. **820 Fort Stockton Drive** Plan File No. For City Use Only

Lot No. Block No. Subdivision Name Unit No. Map No.

Parcel No. Parcel Map No. Assessor's Parcel No.

Existing Use Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work **Underground Conversion** Total Floor Area

3. Designer name Address

City State Zip Code Telephone License Number

4. Applicant Name Please check one: Contractor Agent for Contractor Owner Agent for Owner

Address **Call Doug Electric**

City State Zip Code Telephone **4401 Morena Blvd. San Diego CA 92117 (619) 277-2315**

5. Property Owner/Leasee/Agent Name Please check one: Owner Lessee or Tenant

Address **Albert Regis/Maison Provence** City State Zip Code Telephone **820 Fort Stockton Drive San Diego CA 92103 (619) 249-5318**

Contractor Name

Address **Call Doug Electric**

City State Zip Code Telephone **4401 Morena Blvd. San Diego CA 92117 (619) 277-2315**

State License No. 529224 License Class C-510 City Business Tax No. 76020450

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature *[Signature]* Title *Owner* Date *5/19/99*

7. Working Conditions Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the purpose of the work for which the permit is issued.
 b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued. My workers' compensation insurance carrier and policy number are: **LEG-07 Insurance Company Policy No. WC 20530062 Expiration Date 01/00**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 c. I certify that in the performance of the work for which the permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that all employees shall be subject to the workers' compensation provisions of Section 3700 of the Labor Code, shall comply with those provisions.

Warning: Failure to seek, obtain, and maintain a valid and valid subject to general penalties set forth in one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.
Signature *[Signature]* Date *5/19/99*

8. Owner-Builders Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Spec. 7001.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, other than a building, also requires the applicant for such permit to be a registered professional engineer, architect, or other person who 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 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).]

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

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Spec. 7004, Business and Professions Code. The Contractor's License Law does not apply) to an owner of property who builds or improves structure, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Section _____ § 47 C, for this reason:
Signature _____ Date _____

9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which the permit is issued (Spec. 2007, Cx. C).
Lender's Name _____ Lender's Address _____

10. 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 that the City and State seal relating to building construction, I hereby authorize representatives of the City of San Diego to enter upon the above-referenced property for the purpose of inspecting, measuring, or otherwise determining compliance with the provisions of the City of San Diego's Building Ordinance (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 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). In the event I do not comply with the Workers' Compensation Law, the permit shall be deemed revoked.
Signature _____ Date *5/19/99*

This information is available in alternative formats for persons with disabilities.
To request this information in alternative format, call (619) 236-7703 or (600) 735-2828 (TT)
DS-3032 (Rev. 12-96)

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.4 Building Permits -



City of San Diego
 Information and Application Services Division
 Development Services Center
 1222 First Avenue, MS 301
 San Diego, CA 92101 - 4153
 (619) 236-6270

**Owner - Builder
 Verification**

PROJECT ADDRESS: 820 Fort Stockton Dr PLAN FILE NO. A 107782-98

Attention: Property Owner

An owner-builder permit application bearing your name and your signature your agent's signature has been filed for Building Electrical Plumbing/Gas Heating/Air Conditioning Sign construction work at the above address.

Please review the accompanying OWNER-BUILDER INFORMATION LETTER pertaining to your responsibilities as an owner-builder before providing the information requested below. Return this completed form as soon as possible. The permit will not be issued until this verification is completed and received in this office.

PROPERTY OWNER: PLEASE PROVIDE INFORMATION REQUESTED BELOW

1. I have have not signed an application for a Building Electrical Plumbing/Gas Heating/Air Conditioning Sign permit.
2. I intend to personally perform ALL of the labor for this project: YES NO
 (If Yes, proceed to Item 6; If No, answer Item 3 or 4 below.)
3. I will personally perform part of the work, but have hired the following person(s) or firm(s) to supervise and/or provide the work indicated in Item 5 below.
4. I have hired the following person(s) or firm(s) to perform ALL of the proposed work indicated in Item 5 below.
5. The person(s) and/or firm(s) listed have been hired to perform the work indicated:

NAME OF PERSON(S) OR FIRM(S) HIRED FOR THIS PART OF WORK	ADDRESS OF PERSON / FIRM TELEPHONE NO. / CONTR. LICENSE NO.	DESCRIBE TYPE & EXTENT OF WORK TO BE DONE BY THIS PERSON/FIRM
	/	
	/	
	/	
	/	

6. Property Owner
 Signature [Signature]
 Print Your Name PASCAL [unclear]

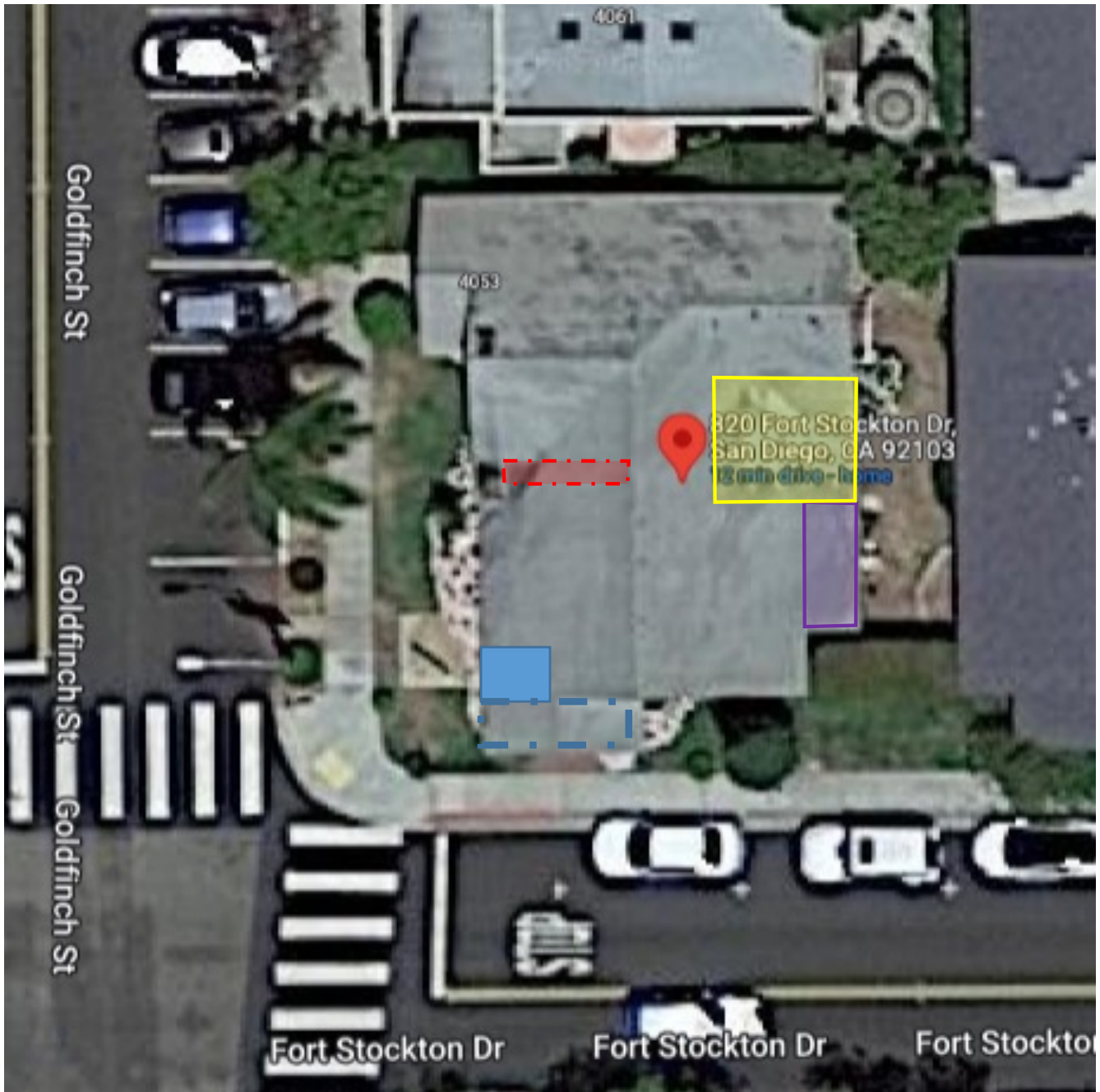
FOR DEV. SERVICES DEPT. USE ONLY
 Building Permit # _____

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.5. Site plan with Alterations



Rear porch infill with roof extension (before 1921)



Interior dividing walls removed (c.1959)



"L" shaped porch reconfigured and front door relocated with new glazing and door (c.1947)



Courtyard infill (between 1949 and 1964)

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.6. San Diego County Assessor Lot Block Book Page

198 Index to Property in		Arnold & Choate's Add.		Addition		City of San Diego, California.		Arnold & Choate's Add.	
The Last Name Given is the One to Whom Property is Assessed		The Last Name Given is the One to Whom Property is Assessed		The Last Name Given is the One to Whom Property is Assessed		The Last Name Given is the One to Whom Property is Assessed		The Last Name Given is the One to Whom Property is Assessed	
Lot	Area	NAME OF OWNER, At Home on First Day in January, 1914	NAME OF OWNER, At Home on First Day in January, 1914	NAME OF OWNER, At Home on First Day in January, 1914	NAME OF OWNER, At Home on First Day in January, 1914	Assessed Value 1914	Assessed Value 1915	Assessed Value 1916	Assessed Value 1917
1	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
2	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
3	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
4	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
5	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
6	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
7	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
8	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
9	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
10	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
11	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
12	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
13	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
14	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
15	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
16	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
17	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
18	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
19	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
20	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
21	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
22	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
23	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100
24	1.00	Emma Jensen	Emma Jensen	Emma Jensen	Emma Jensen	100	100	100	100

ATTACHMENT A

Property Name: 820 Fort Stockton Drive

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A.7 Previous Survey Forms

Potential Individual Resources

Appendix C

POTENTIAL INDIVIDUAL RESOURCES									
APN	NUM	DIR	STREET	STATUS CODE	MPL	ARCHITECTURAL STYLE	DESCRIPTION	TYPE	DATE
444410600	818		Fort Stockton Dr	5S3		Craftsman Bungalow	Minimally Altered	1912	HP02
4444110700	820		Fort Stockton Dr	5S3		Craftsman Bungalow	Minimally Altered	1910	HP02
4444041000	1011		Fort Stockton Dr	5S3		Art Moderne	Minimally Altered	1925	HP06
4444051400	1111		Fort Stockton Dr	5S3		Minimal Traditional	Heavily Altered	1935	HP06
4444050100	1129		Fort Stockton Dr	5S3	Victorian	Victorian Vernacular	Minimally Altered	1912	HP02
4436830100	1225		Fort Stockton Dr	5S3	Victorian	Victorian Vernacular	Minimally Altered	1912	HP03
4436830100	1227		Fort Stockton Dr	5S3	Victorian	Victorian Vernacular/Transitional Craftsman Bungalow	Heavily Altered	1912	HP03
4436820600	1330		Fort Stockton Dr	5S3	Victorian	Victorian Vernacular/Transitional Craftsman Bungalow	Minimally Altered	1912	HP02
4436630700	1525		Fort Stockton Dr	5B		Craftsman	Heavily Altered	1910	HP06
4436630800	1525		Fort Stockton Dr	5B		Craftsman	Heavily Altered	1910	HP06
4436610500	1602		Fort Stockton Dr	5S3		Contemporary	Minimally Altered	1950	HP03
43808009	1149		Franciscan Way	5S3		Contemporary	Minimally Altered	1950	HP02
4380800300	1250		Franciscan Way	5S3		Ranch	Minimally Altered	1954	HP02
4380800100	1404		Franciscan Way	5S3		Contemporary	Minimally Altered	1960	HP02
5332520300	1939		Front St	5B		Mission Revival	Heavily Altered	1909	HP03
5332510300	1946		Front St	5S3		Craftsman Bungalow W/Classical Elements	Minimally Altered	1908	HP02
5332520200	1951		Front St	5S3		Contemporary	Minimally Altered	1957	HP03
5332520100	1967		Front St	5B	Victorian	Queen Anne Free Classic	Minimally Altered	1915	HP03
5331760500	2011		Front St	5S3		Spanish Colonial Revival	Heavily Altered	1916	HP03
5331631000	2048		Front St	5S3	Victorian	Queen Anne	Minimally Altered	1885	HP02
5331631100	2060		Front St	5S3	Victorian	Queen Anne Free Classic	Minimally Altered	1907	HP02
5331631200	2068		Front St	5S3	Victorian	Queen Anne	Minimally Altered	1896	HP02
5331620800	2104		Front St	5B		Prairie	Heavily Altered	1911	HP03
5331710600	2117		Front St	5B		Spanish Colonial Revival	Minimally Altered	1929	HP03
5331621100	2140		Front St	5B	Victorian	Queen Anne Free Classic	Minimally Altered	1890	HP03
5331710300	2149		Front St	5B		Monterey Revival	Minimally Altered	1946	HP03
5331621200	2172		Front St	5B		Neoclassical	Minimally Altered	1912	HP03
5331860500	2215		Front St	5S3		Minimal Traditional	Minimally Altered	1937	HP03
5331540800	2220		Front St	5B	Victorian	Queen Anne Free Classic	Minimally Altered	1906	HP02
5331860100	2265		Front St	5B	Victorian	Queen Anne Free Classic	Minimally Altered	1903	HP03
5331810200	2343		Front St	5S3	Victorian	Queen Anne	Heavily Altered	1900	HP02
5331810100	2363		Front St	5S3		Tudor Revival W/False Thatch Roof	Minimally Altered	1916	HP03
5330840600	2426		Front St	5S3	Victorian	Queen Anne Free Classic	Heavily Altered	1900	HP03
5330830400	2431		Front St	5S3		Art Moderne	Minimally Altered	1927	HP03
5330840800	2452		Front St	5S3	Victorian	Queen Anne	Heavily Altered	1900	HP03
5330820500	2515		Front St	5S3		Craftsman Bungalow	Minimally Altered	1910	HP02
5330810700	2528		Front St	5S3		Spanish Colonial Revival	Minimally Altered	1925	HP02
5330810800	2542		Front St	5S3		Mission Revival	Minimally Altered	1925	HP02
5330810900	2554		Front St	5S3		Mission Revival	Minimally Altered	1925	HP02
5330811000	2564		Front St	5S3		Spanish Colonial Revival	Minimally Altered	1925	HP03
4527071800	2600		Front St	5S3		Spanish Colonial Revival	Minimally Altered	1925	HP03
4527072000	2646		Front St	5S3	Victorian	Victorian Vernacular/Transitional Craftsman	Minimally Altered	1905	HP02
4526580500	2926		Front St	5S3		Minimal Traditional	Minimally Altered	1943	HP02
4525372300	3312		Front St	5S3		Ranch	Minimally Altered	1953	HP02
4525381400	3355		Front St	5S3	Victorian	Victorian Vernacular/Transitional Craftsman Bungalow	Minimally Altered	1893	HP02

2016 Uptown Community Plan Update Historic Resource Survey Database

Appendix G

4444221100	4195	Falcon St	HP02	7R	1923	Spanish Colonial Revival		Minimally Altered		N	110303-32	
4442730300	4204	Falcon St		7R	1980					N	N/A	
4442730200	4242	Falcon St		7R	1982					N	N/A	
4440922400	4304	Falcon St		7R	1975					N	N/A	
4440922300	4308	Falcon St		7R	1977					N	N/A	
4440922200	4312	Falcon St		7R	1964					N	N/A	
4440922100	4316	Falcon St		7R	1964					N	N/A	
4440922000	4320	Falcon St		7R	1963					N	N/A	
4440921900	4322	Falcon St		7R	1963					N	N/A	
4440921800	4326	Falcon St		7R	1963					N	N/A	
5332530200	101	Fir St	HP03	5S3	1955	Contemporary		Minimally Altered		N	061505-42	
5332531000	123	Fir St	HP03	5S3	1912	Mission Revival/Prairie		Minimally Altered		N	061505-41	
5332520600	126	Fir St		7R	1980				John Sherman	N	N/A	
5332520602	126	Fir St		7R	2001				John Sherman	N	N/A	
5332520601	130 W	Fir St		7R	2001				John Sherman	N	N/A	
5332520500	136	Fir St	HP02	5S1	1887	Queen Anne		Minimally Altered	John Sherman, Victorian MPL	Y	061505-30	104
5332530700	143	Fir St	HP02	7R	1920	Unknown		Unknown		N	061505-43	
5332831400	201	Fir St		7R	1965					N	N/A	
5332820500	202	Fir St	HP03	7R	1952	Contemporary		Minimally Altered		N	092105-10	
5332920700	424	Fir St		7R	1986					N	N/A	
5332930600	590	Fir St		7R	1965					N	N/A	
4444120800	704	Fort Stockton Dr	HP02	5D3	1914	Craftsman Bungalow		Unaltered	Arnold & Choate's	Y	011705-41	
4444120700	710	Fort Stockton Dr	HP03	5S3	1914	Victorian Vernacular/transitional Craftsman Bungalow		Minimally Altered	Arnold & Choate's, Victorian MPL	Y	011705-40	
4444111500	808	Fort Stockton Dr		7R	1971					N	N/A	
4444110600	810	Fort Stockton Dr	HP02	5S3	1910	Craftsman Bungalow		Minimally Altered		N	110303-50	
4444110700	820	Fort Stockton Dr	HP02	5S3	1910	Craftsman Bungalow		Minimally Altered		N	110303-51	
4444031200	925	Fort Stockton Dr		7R	1981					N	N/A	

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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Attachment B

Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.1 Chain of Title Page 1 of 5

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

Chain of Title Report

Nexus Planning & Research
2801 B St., Suite 100
San Diego, CA 92102
Attn: Jennifer Ayala

CTS Reference No.: 1122586

Title Search Through: November 13, 2022

Property Address: 820 Fort Stockton Drive
San Diego, CA 92103

Assessor's Parcel No.: 444-411-07-00

Assessed Value: \$1,350,000

Exemption: None

Property Characteristics

Use: Commercial Lot

Improvements: 1,955 square feet

Legal Description

THE WEST 61.09 FEET OF LOTS 10, 11 AND 12, EXCEPTING THE NORTH 9.66 FEET OF LOT 10 IN BLOCK 47 OF ARNOLD & CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 29, 1872.

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.1 Chain of Title Page 2 of 5

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1122586

Chain of Title
(April 21, 1908 through November 13, 2022)

1. Grant Deed

Grantor: Wm. M. Herbert and Genevieve A. Herbert
Grantee: P. D. Griswold
Recorded: April 21, 1908, No. 5507, Deed Book 438, Page 212

2. Notice of Completion

Recorded: October 2, 1912, No. 25545, Miscellaneous Book 39,
Page 417

3. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1913.

4. Order Confirming Sale of Real Estate

Estate of: Olive B. Griswold
Confirmed to: Isabel T. Ayres
Recorded: September 13, 1935, No. 49786, Official Records Book 424,
Page 449

5. Executor's Deed

Grantor: Hubert C. Griswold, Executor of the Estate of Olive B.
Griswold
Grantee: Isabel T. Ayres
Recorded: September 20, 1935, No. 52250, Official Records Book 427,
Page 425

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

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.1 Chain of Title Page 3 of 5

6. Order Confirming Sales and Directing Conveyances

Estate of: Isabel T. Ayres
Grantee: Frank D. Keeley
Recorded: March 28, 1944, No. 22476, Official Records Book 1653,
Page 159

7. Grant Deed

Grantor: H. C. Ayers, es Executor of the Last Will of Isabel T. Ayres
Grantee: Frank D. Keeley
Recorded: April 18, 1944, No. 27380, Official Records Book 1656,
Page 333

8. Grant Deed

Grantor: Frank D. Keeley
Grantee: Sidelle Pearl and Edith Pearl
Recorded: July 18, 1944, No. 52184, Official Records Book 1710,
Page 245

9. Grant Deed

Grantor: Sidelle Pearl and Edith Pearl Abramovitz, who acquired title
Edith Pearl
Grantee: Albert Greene
Recorded: September 13, 1946, No. 98458, Official Records Book 2202,
Page 499

10. Quitclaim Deed

Grantor: Albert Greene
Grantee: William Albert Greene
Recorded: June 3, 1947, No. 57396, Official Records Book 2422,
Page 44
Note: Subject to Life Estate retained by Albert Greene

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

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.1 Chain of Title Page 4 of 5

11. Grant Deed

Grantor: Albert Greene and Gladys Irene Greene
Grantee: Albert Greene and Gladys Irene Greene
Recorded: June 6, 1952, No. 68860, Official Records Book 4488,
Page 439

12. Grant Deed

Grantor: Gladys Irene Greene and Albert Greene
Grantee: James Marlow and Kathryn Marlow
Recorded: March 14, 1956, No. 34843, Official Records Book 6016,
Page 82

13. Grant Deed

Grantor: James Marlow and Kathryn Marlow
Grantee: Roy B. Olson and Hilda Olson
Recorded: March 14, 1956, No. 34844, Official Records Book 6016,
Page 83

14. Grant Deed

Grantor: Roy B. Olson and Hilda Olson
Grantee: Albert J. Regis and Carol Jean Regis
Recorded: November 18, 1971, Recorders File No. 269037

15. Affidavit - Death of Joint Tenant

Decedent: Albert Joseph Regis
Recorded: April 12, 2017, Recorders File No. 2017-0165274

16. Quitclaim Deed

Grantor: Carol J. Regis
Grantee: Carol J. Regis and Robert W. Regis, Trustees
Recorded: April 12, 2017, Recorders File No. 2017-0165275

17. Affidavit - Death of Trustee

Decedent: Carole Jean Regis, aka Carol Jean Regis
Recorded: July 19, 2018, Recorders File No. 2018-0294748

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

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.1 Chain of Title Page 4 of 5

18. Grant Deed

Grantor:	Robert W. Regis, Surviving Trustee
Grantee:	Affordable Development 820, LLC
Recorded:	October 15, 2021, Recordors File No. 2021-0720190

– End of Report –

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

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.2 Directory Listing of Occupants – 820 Ft. Stockton Drive

Year	Occupant/Occupation	Year	Occupant/Occupation
2020	No Information	1967 - 1969	No Information
2019	No Information	1966	Mission Hills Pet House
2018	No Information	1962 - 1965	No Information
2017	MAISON EN PROVENCE	1961	Mission Hills Pet House
2016	No Information	1960	Mission Hills Pet House
2015	No Information	1959	No Information
2014	MAISON EN PROVENCE	1958	Mission Hills Pet House
2013	No Information	1957	Mission Hills Pet House
2012	No Information	1956	Mission Hills Pet House
2011	No Information	1955	Mission Hills Pet House
2010	No Information	1953-1954	Mission Hills Pet House
2009	MAISON EN PROVENCE	1952	Mission Hills Pet House
2008	No Information	1951	Mission Hills Pet House
2007	No Information	1950	Layton H M Mrs Pet shop
2006	MAISON EN PROVENCE	1949	No Information
2005	No Information	1948	Greene A A
2004	MAISON EN PROVENCE	1947	Greene A A
2003	No Information	1946	No Information
2002	No Information	1944-1945	Jack Pearl
2001	No Information	1943	Miller H E, welder
2000	MAISON EN PROVENCE	1942	Miller H E, welder
1999	MAISON EN PROVENCE	1941	Miller H E, welder
1998	No Information	1940	Miller H E, welder
1997	No Information	1939	Miller H E, welder
1996	No Information	1938	A Davis A A Mrs
1995	No Information	1937	Stevens D C, building contractor
1994	Mission Hills Pet House	1936	Stevens D C, building contractor
1993	No Information	1935	Stevens D C, building contractor
1992	Mission Hills Pet House Regis Ben and Hilda, Albert J	1934	Thom L P, musician
1991	No Information	1933	Walsh Tresa Mrs.
1990	No Information	1932	Walsh Tresa Mrs.
1989	Mission Hills Pet House Regis Albert J	1931	Walsh Tresa Mrs.
1988	No Information	1930	John Walsh
1987	No Information	1929	No information
1986	No Information	1928	Lewis C T
1985	No Information	1927	Lewis C T
1984	Mission Hills Pet House	1926	Lewis C T, foreman for Pacific Tele
1983	No Information	1925	Lewis C T, foreman or Pacific Tele
1982	No Information	1924	Lewis C T, foreman for Pacific Tele
1981	No Information	1923	Lewis C T, foreman for Pacific Tele
1980	Mission Hills Pet House	1922	Lewis C T, cable slicer for Pacific Tele
1979	No Information	1921	Lewis C T, cable slicer for Pacific Tele
1978	No Information	1920	Louis W. & Bertha H. Cutting, County Assessor
1977	No Information	1919	Joseph L. & Goldie R. Myers
1976	No Information	1918	Joseph L. & Goldie R. Myers
1975	Mission Hills Pet House	1917	Edwin R. & Myrna Forsburg, fireman
1971 -1974	No Information	1916	Edwin R. & Myrna Forsburg, horseman
1970	Mission Hills Pet House	1915	Mrs. Amy H Webster
		1914	Leah R. Cheeley
		1913	No listing

Property becomes a pet shop in 1947

ATTACHMENT B

Property Name: 820 Fort Stockton Drive

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B.2 Directory Listing of Occupants – 4053 Goldfinch Street

Year	Occupant/Occupation
1959 – 2020	<i>Not Listed</i>
1958	No Return
1957	Vacant
1956	Foster Laurence
1955	<i>No Information</i>
1953-1954	No listing
1952	No listing
1951	No listing
1950	Layton J W , US Navy
1949	<i>No Information</i>
1948	Green Albt
1947	Green Albt Property becomes a pet shop in 1947
1946	<i>No Information</i>
1944-1945	Not Listed
1943	Not Listed
1942	Not Listed
1941	Miller S R, laborer
1940	Miller S R, laborer
1939	Vacant
1938	Davis A A Mrs
1937	Davis A A Mrs
1936	Davis A A Mrs
1935	Adams W N,
1934	Vacant
1933	Kierstead J W, restaurant
1932	Kierstead J W, restaurant
1931	Kilpatrick J D, radio mechanic
1930	Boulay O W, bookkeeper
1929	Boulay O W, bookkeeper
1928	Boulay O W, bookkeeper
1927	Boulay O W, bookkeeper
1926	Holcomb Mary Mrs.
1925	Holcomb Mary Mrs.
1924	Holcomb Mary Mrs.
1923	Gay & Edna M Crum, purchasing agent; motor hardware & equipment company
1922	No listing
1921	Harold R. Baranov, Myers & Baranov
1920	Harold R. Baranov, Myers & Baranov
1919	Harold R. Baranov, Myers & Baranov
1918	Harold R. Baranov, Myers & Baranov
1917	Harold R. Baranov, Myers & Baranov
1916	Mrs. Lottie L. Hanlin
1915	Cedric E. & Elva Hoskins, Order clerk SDG&E
1914	Mrs. Martha L. Young

ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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Attachment C

Maps

C.1 City of San Diego 800 Scale Engineering Map

C.2 USGS Map (Current)

C.3 Original Subdivision map

C.4 San Diego County Assessor's Parcel Map

C.5 Sanborn Fire Insurance Maps

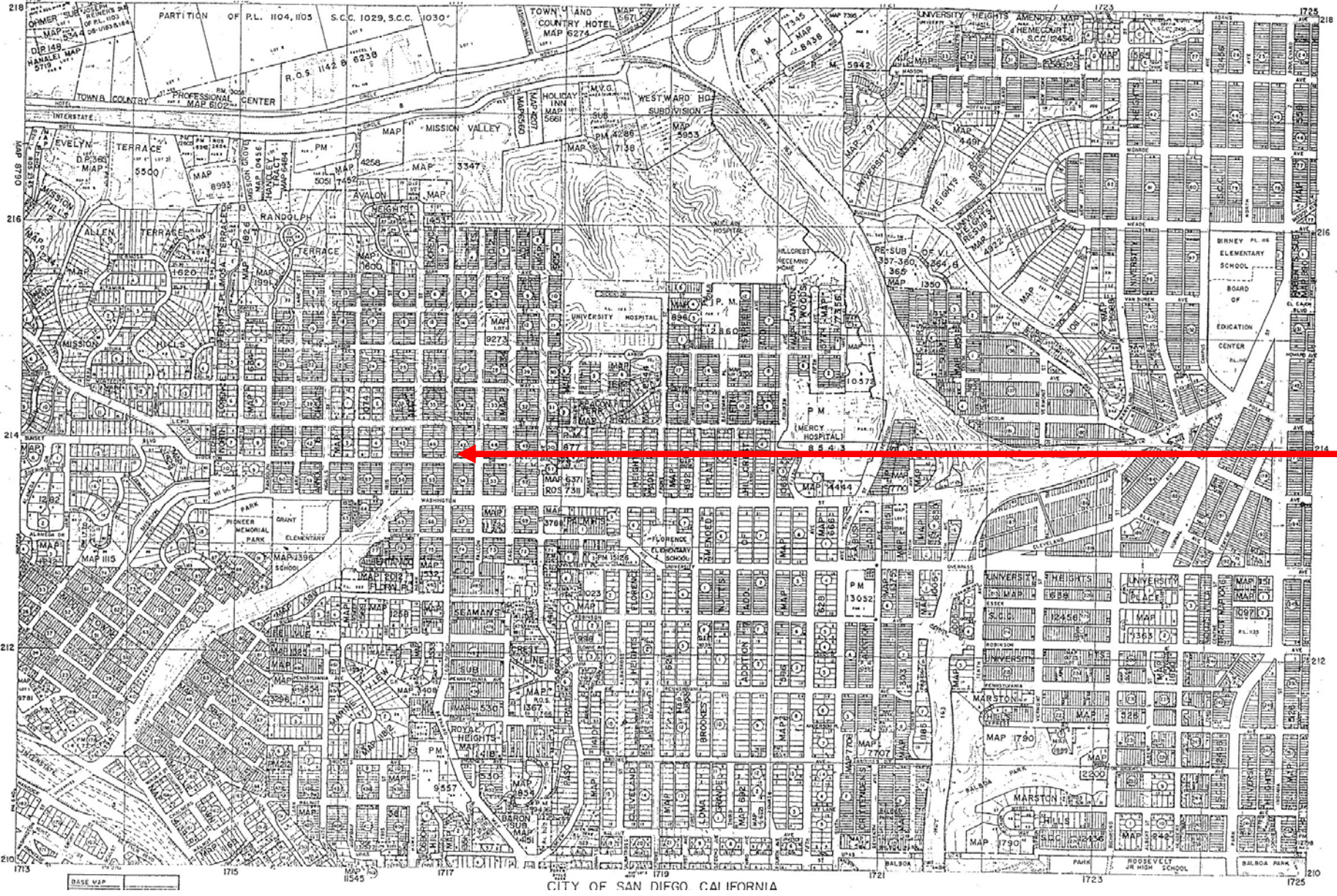
ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.1 City of San Diego 800 Scale Engineering Map

820 Ft. Stockton



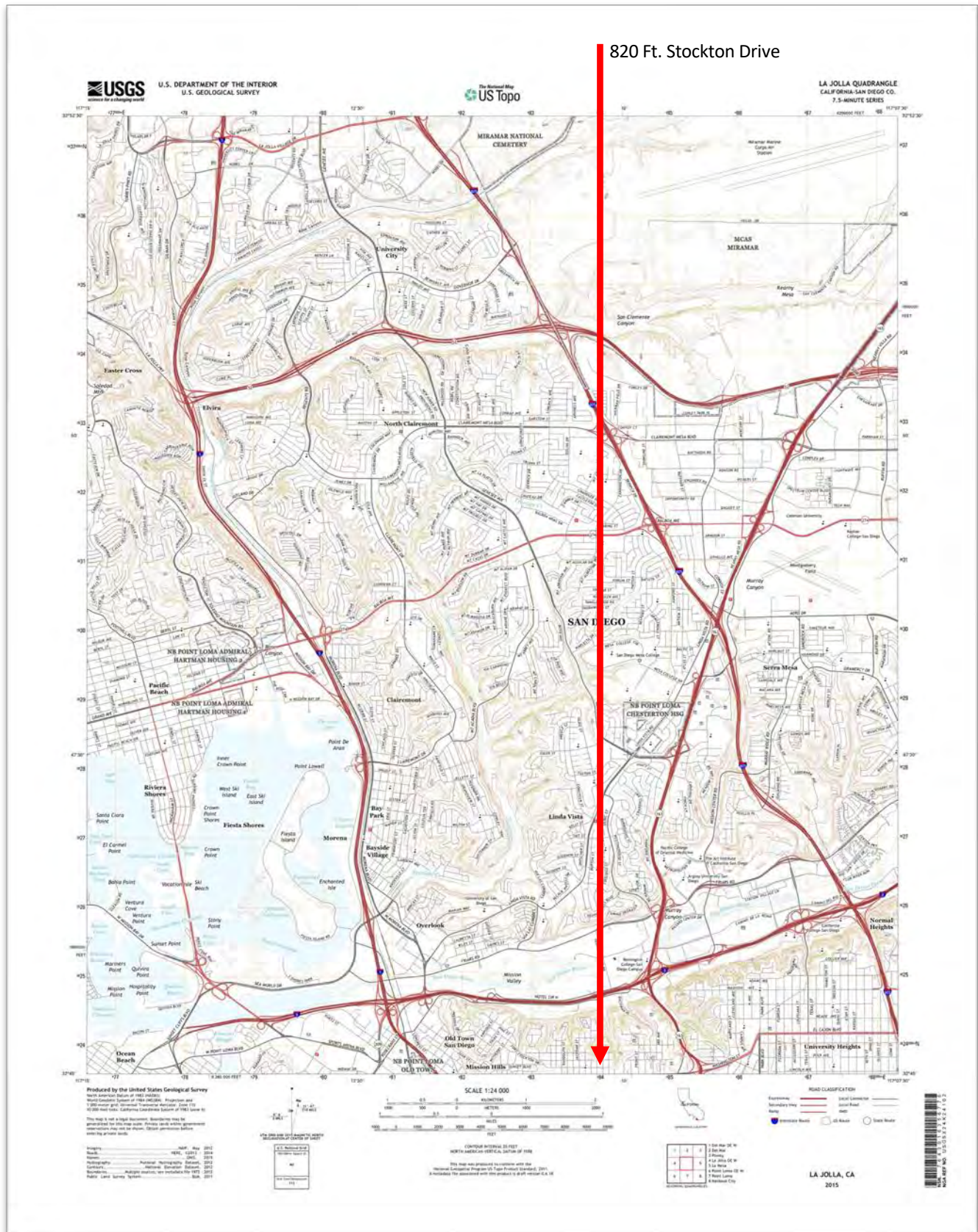
CITY OF SAN DIEGO CALIFORNIA

ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.2 USGS Map – 2015 La Jolla Quadrangle, 7.5 Minute

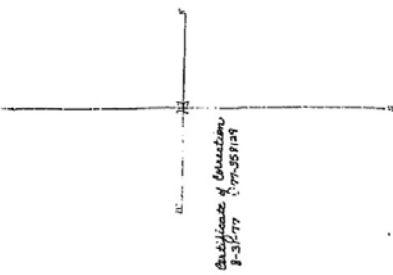


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.3 Original Subdivision map



ARNOLD & CHOATES
 PUEBLO LOT'S
 ADDITION
 T.O.
SAN DIEGO.

N. C. WHEELER, CO. SURVEYOR

*Handy copy of this to be
 on record for the purpose
 of the file in the County
 Recorder's Office
 Henry J. Jones
 11-2-77*

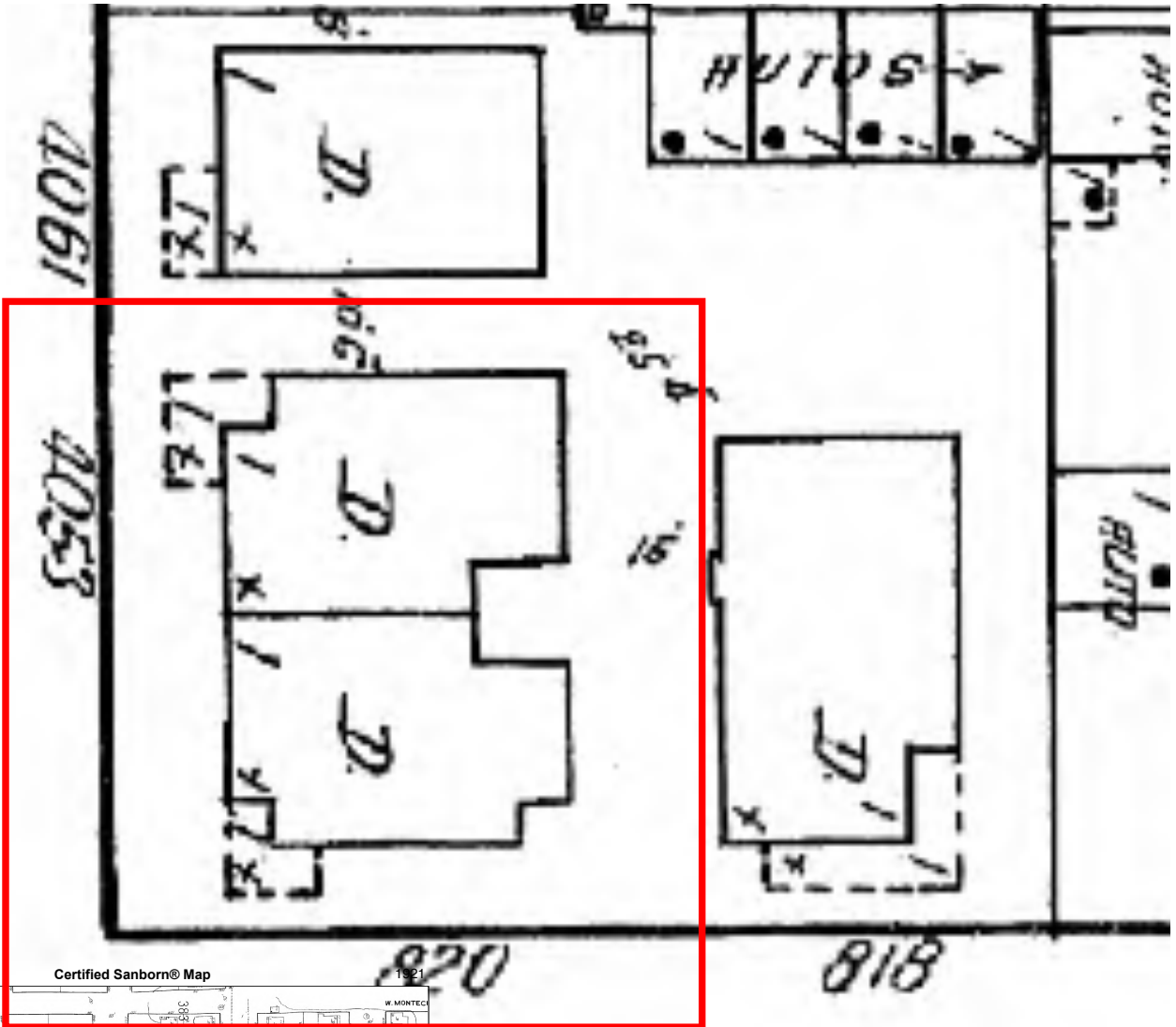


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1921



FORT ST

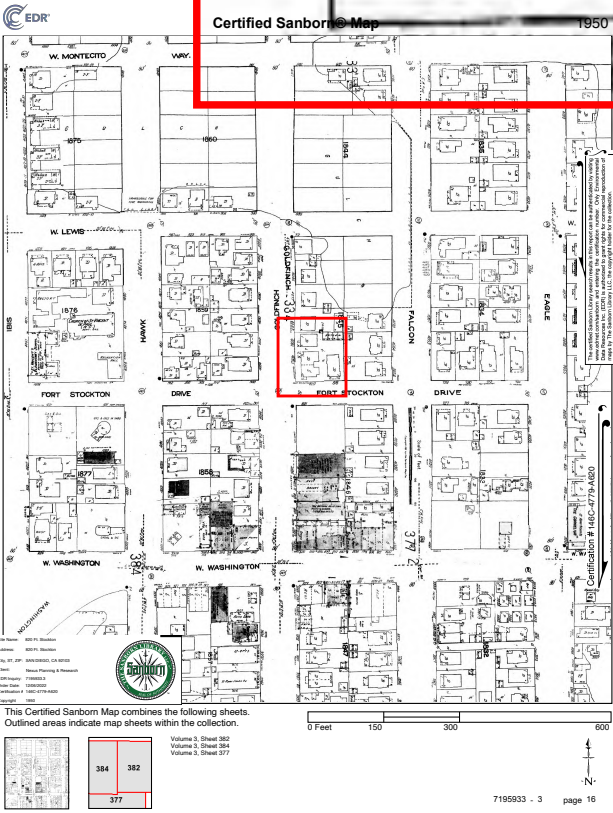
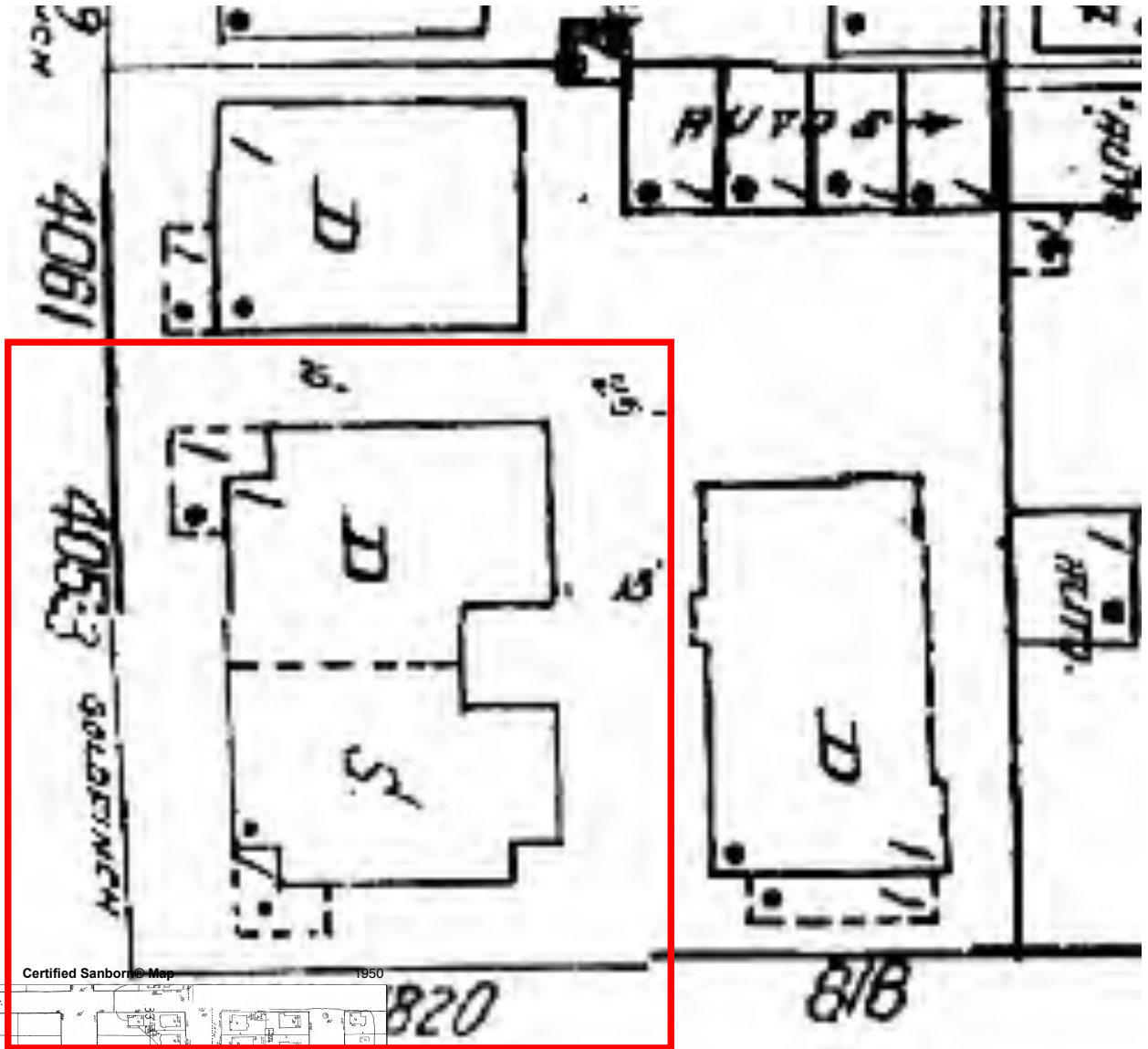


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1950



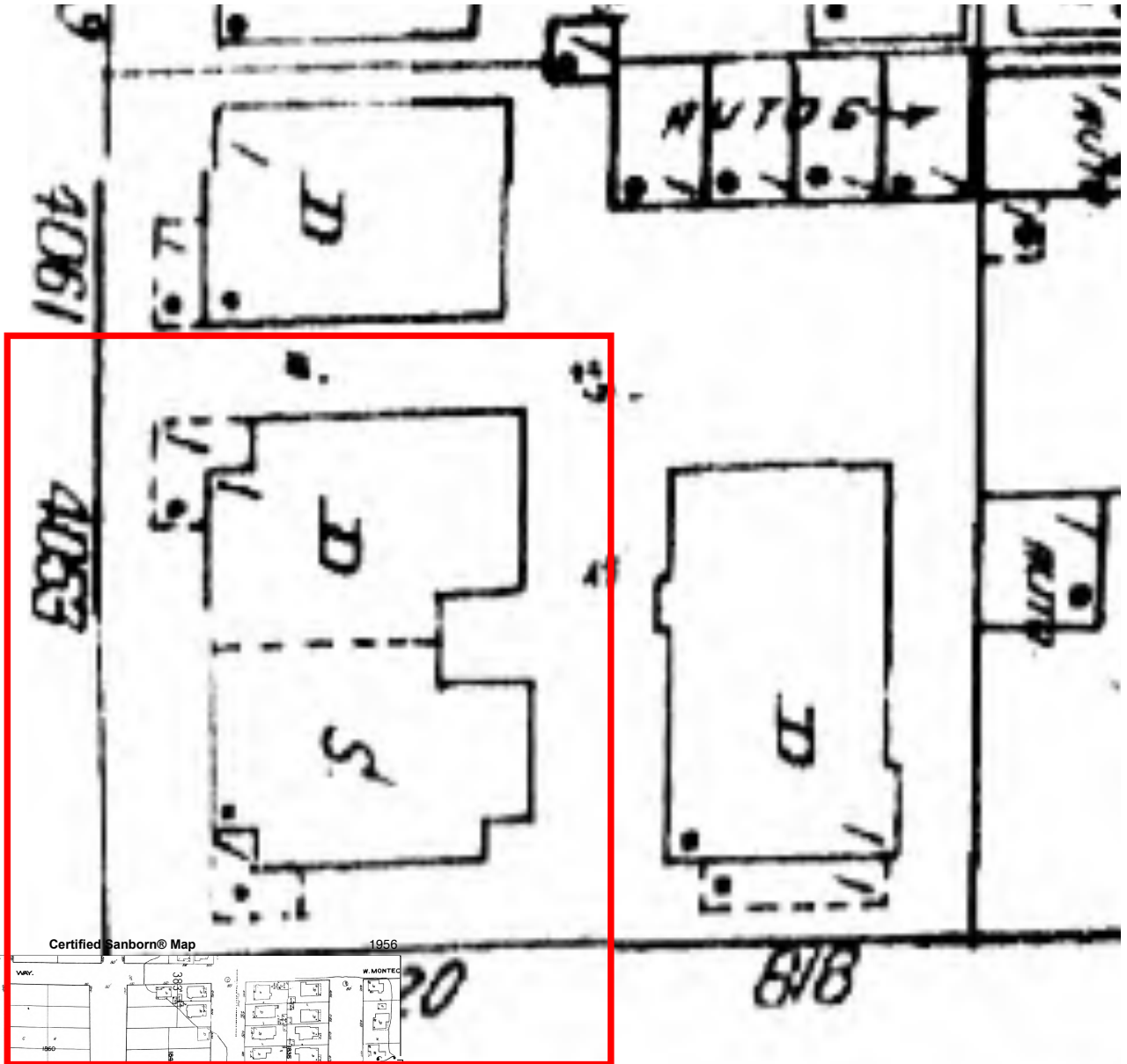
FORT ST

ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1956



EDR

Certified Sanborn® Map 1956

W. MONTECITO
W. LEWIS
W. WASHINGTON
FALCON
EMBLE
M.C.
A.C.
HAWK
MAY
SAGE
CROW
EAGLE

Fort Stockton Drive

0 Feet 150 300 600

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

377	382
384	382

Volume 3, Sheet 377
Volume 3, Sheet 384
Volume 3, Sheet 382

7195933 - 3 page 15

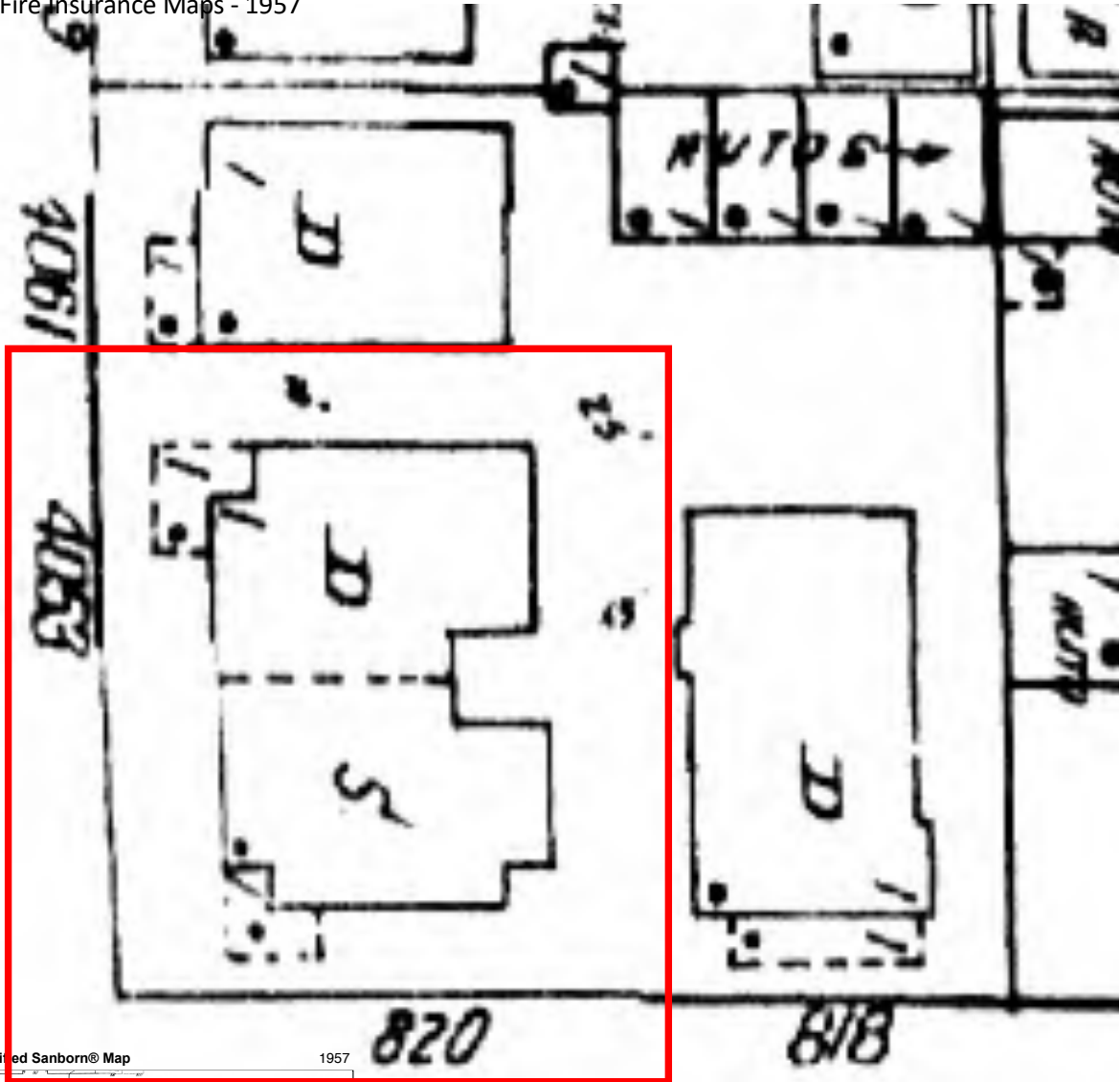
FORT STOCKTON

ATTACHMENT C

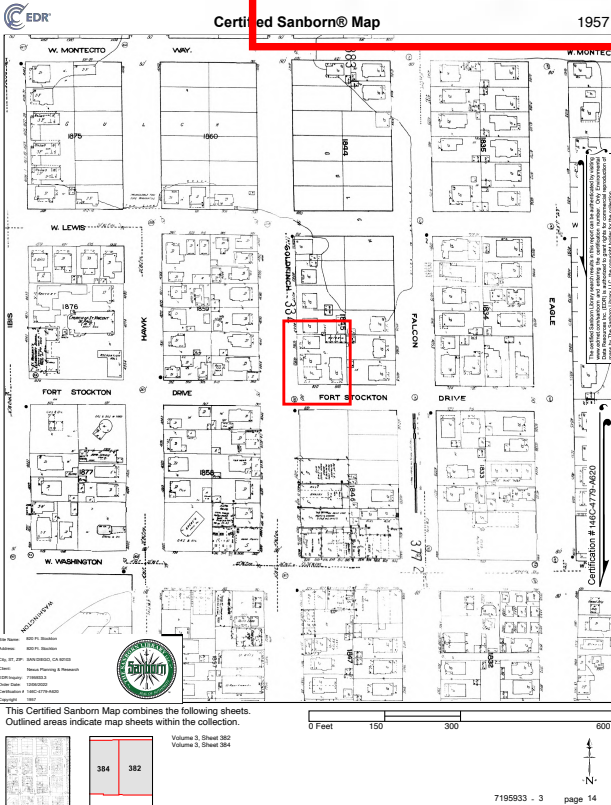
Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1957



FORT ST

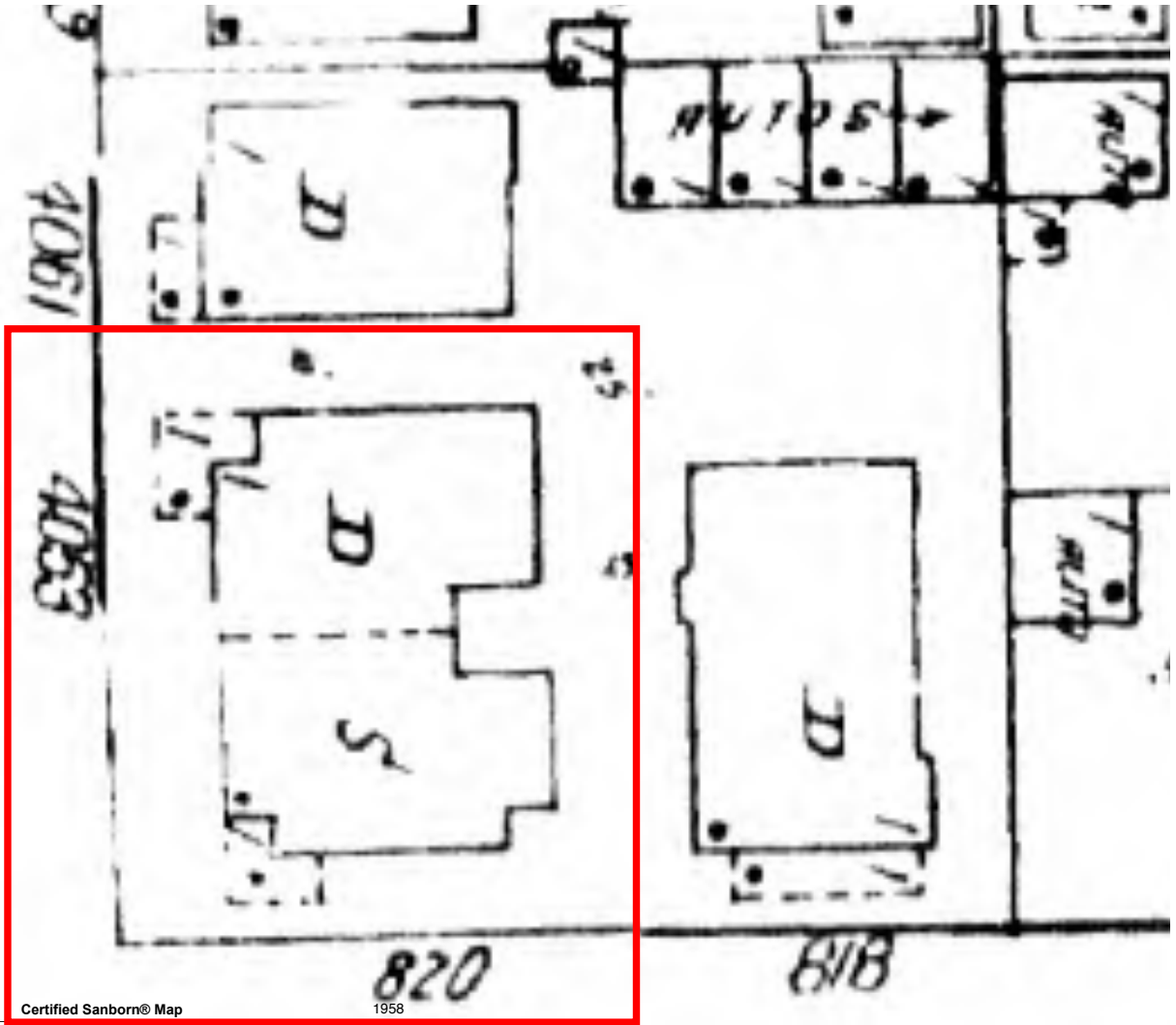


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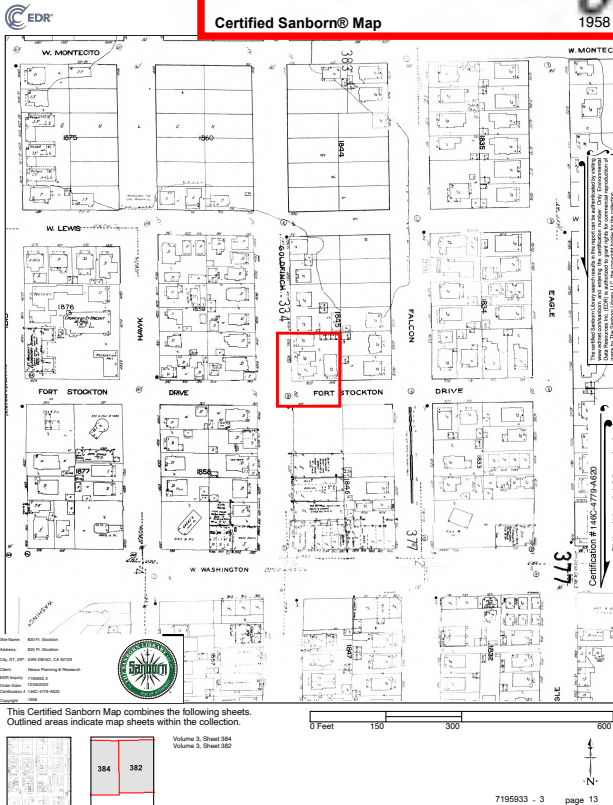
Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1958



FORT STOCKTON DRIVE

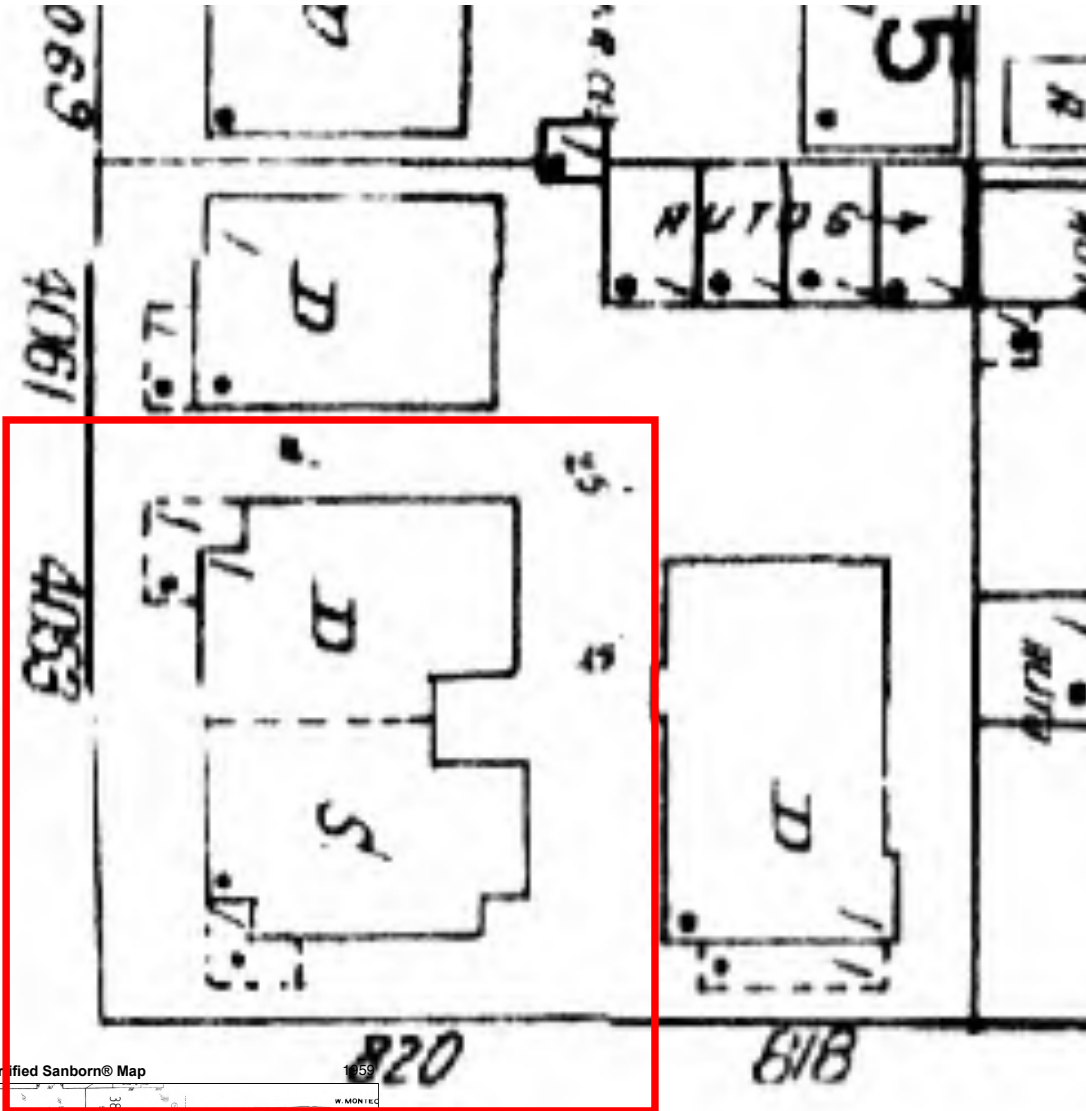


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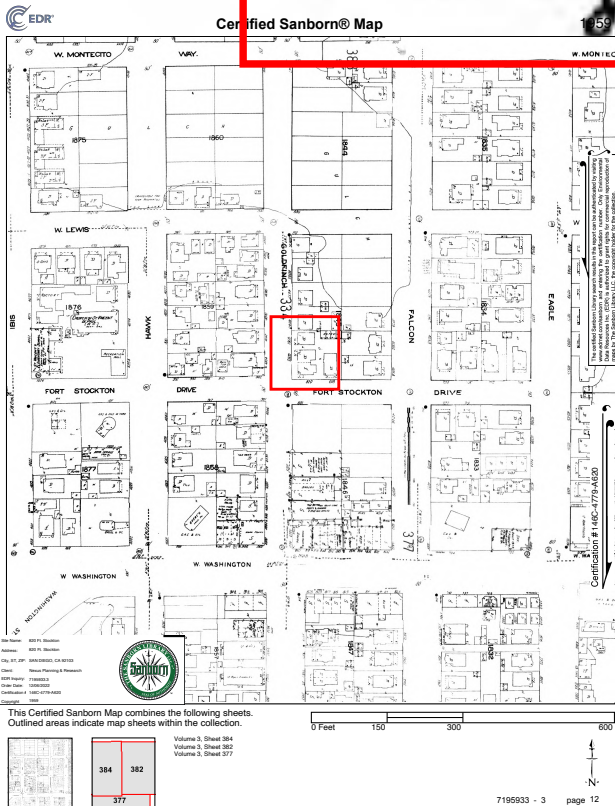
Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1959



FORT ST

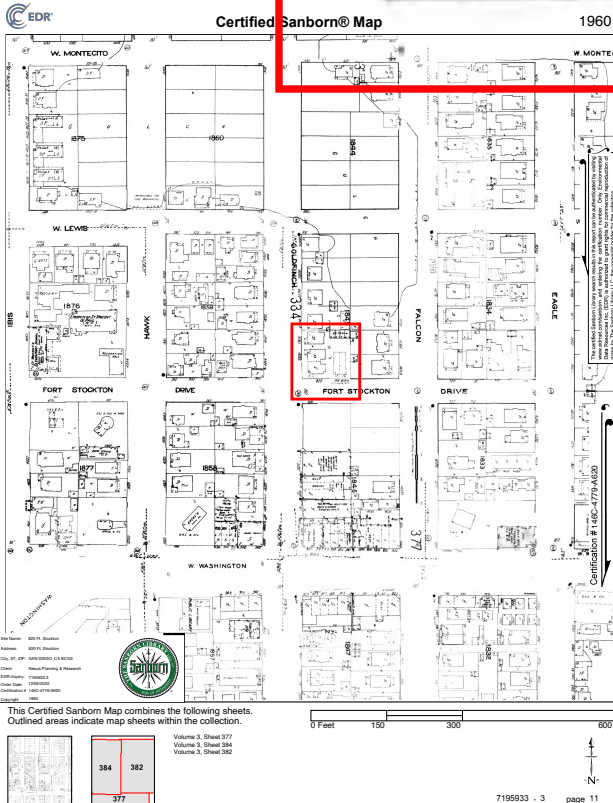
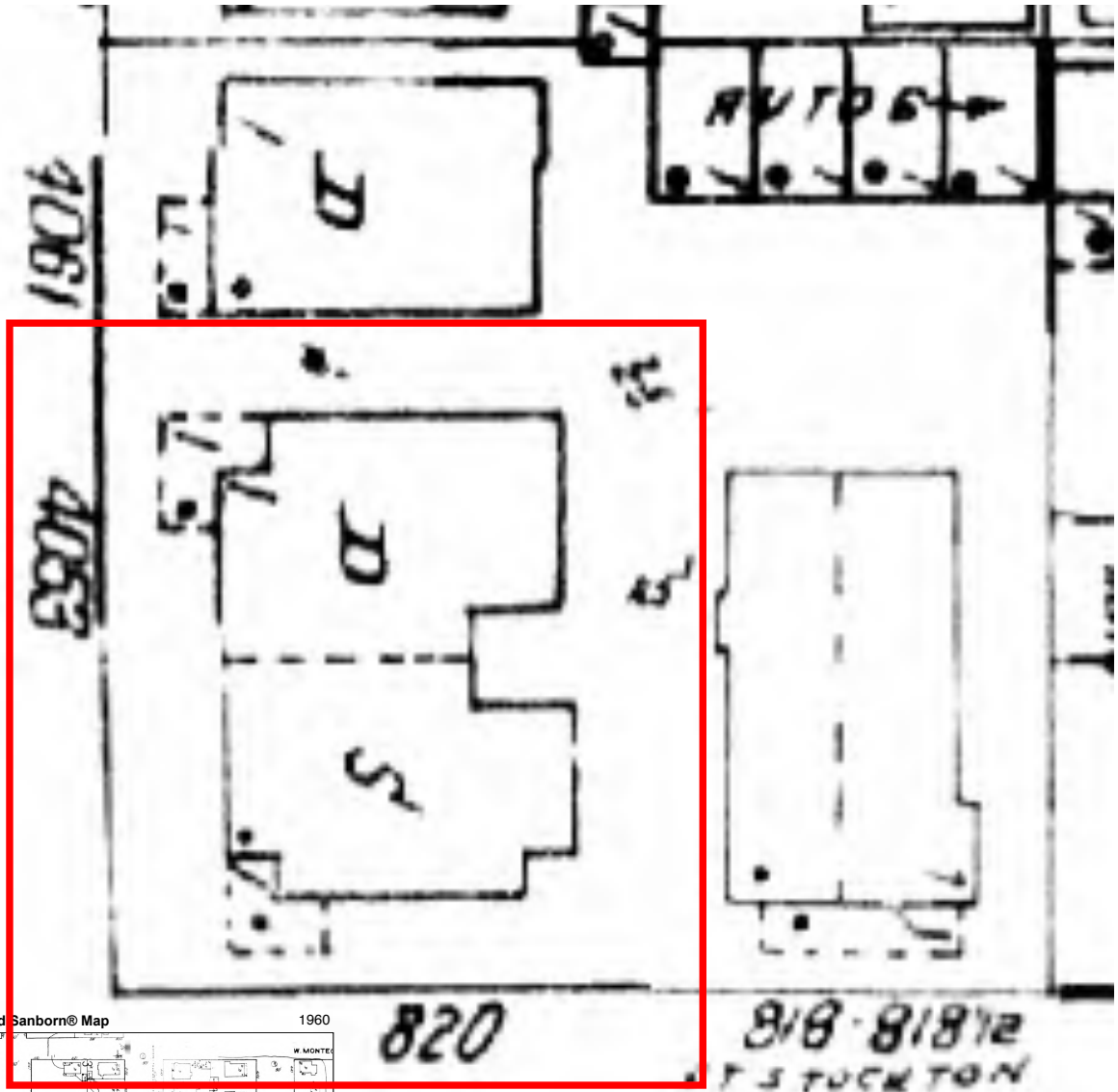


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1960



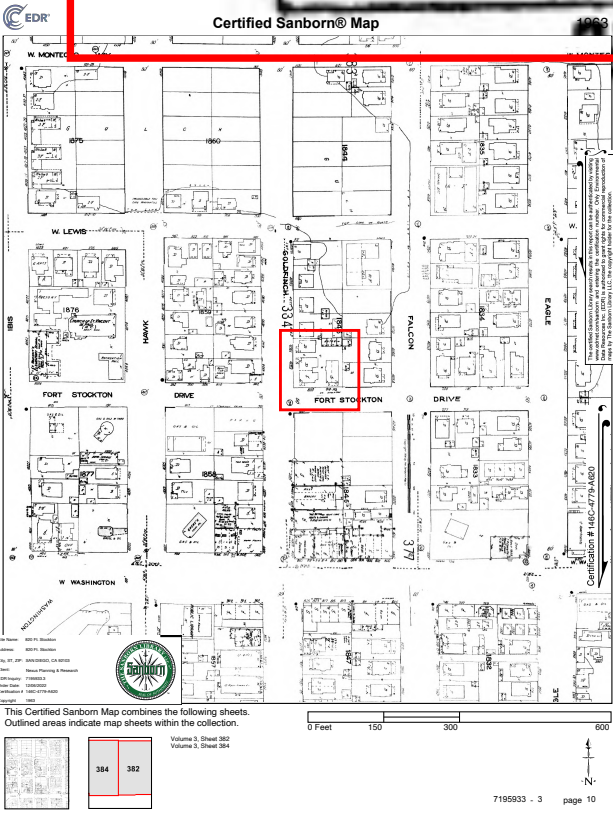
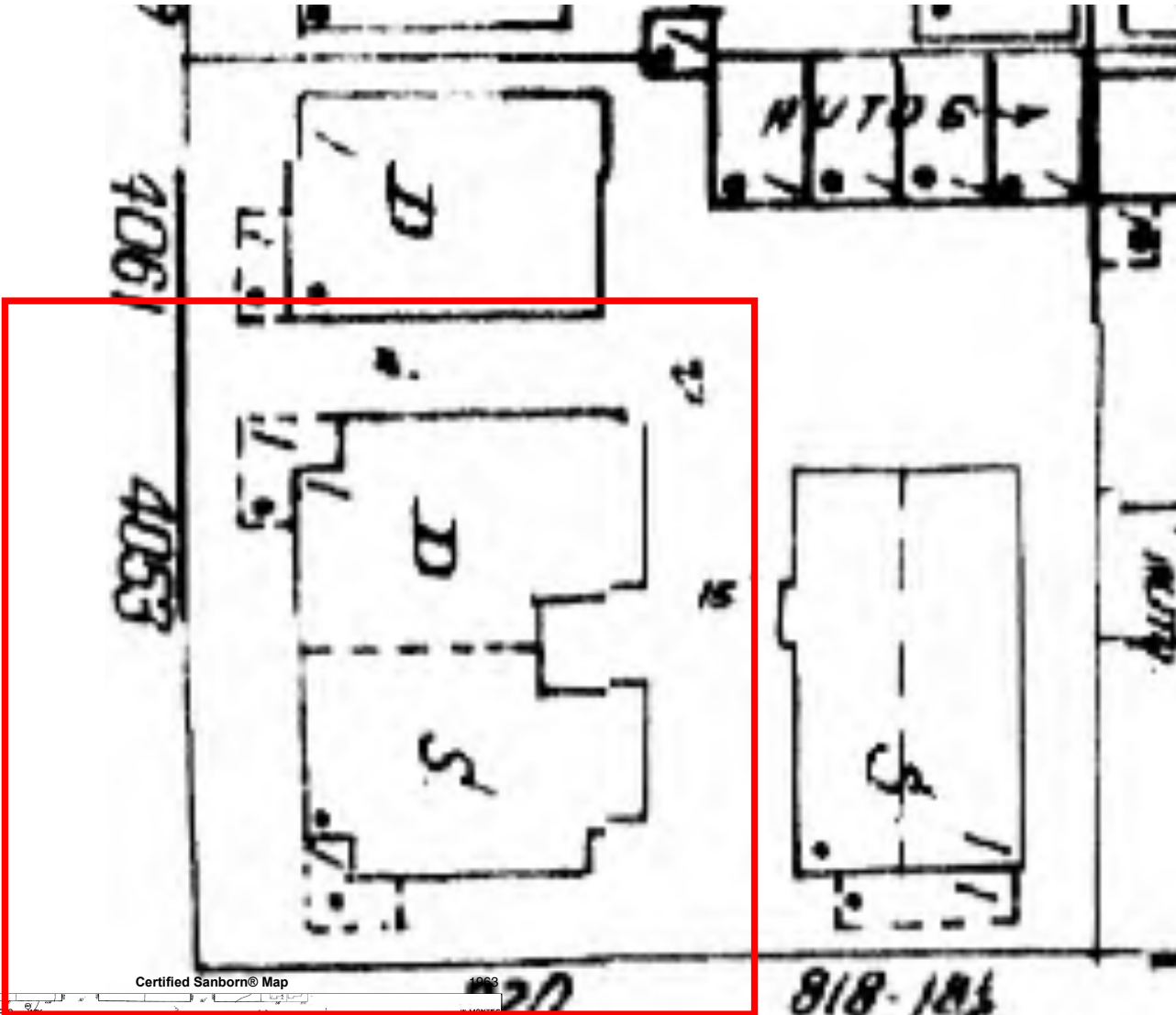
FORT S

ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1963



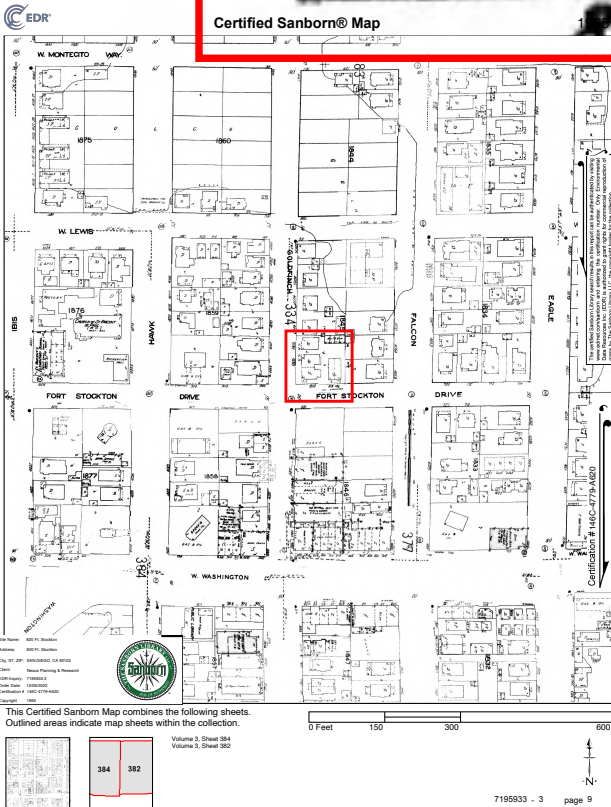
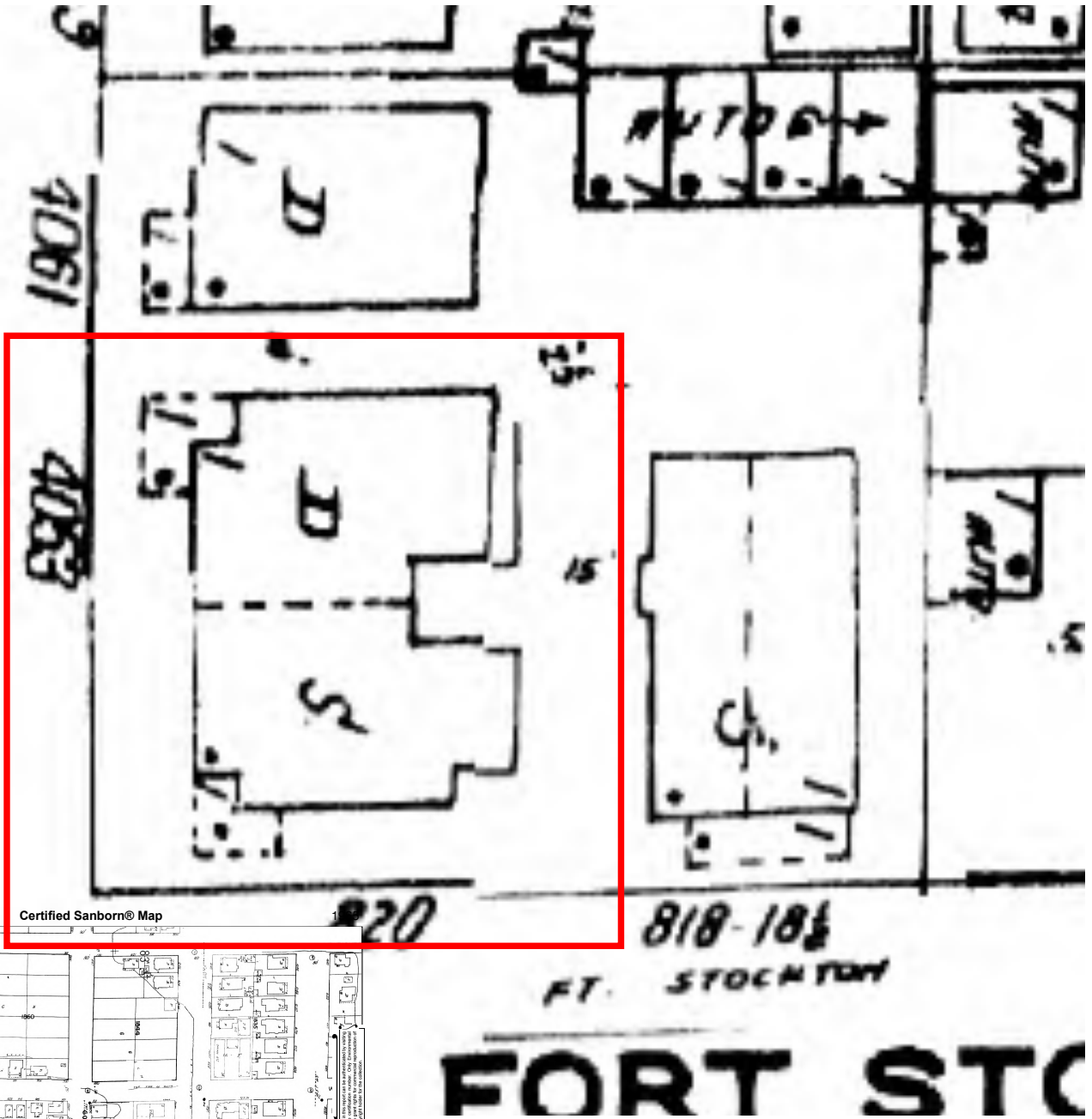
818-18 1/2
FT. STOCKTON
FORT S

ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1965

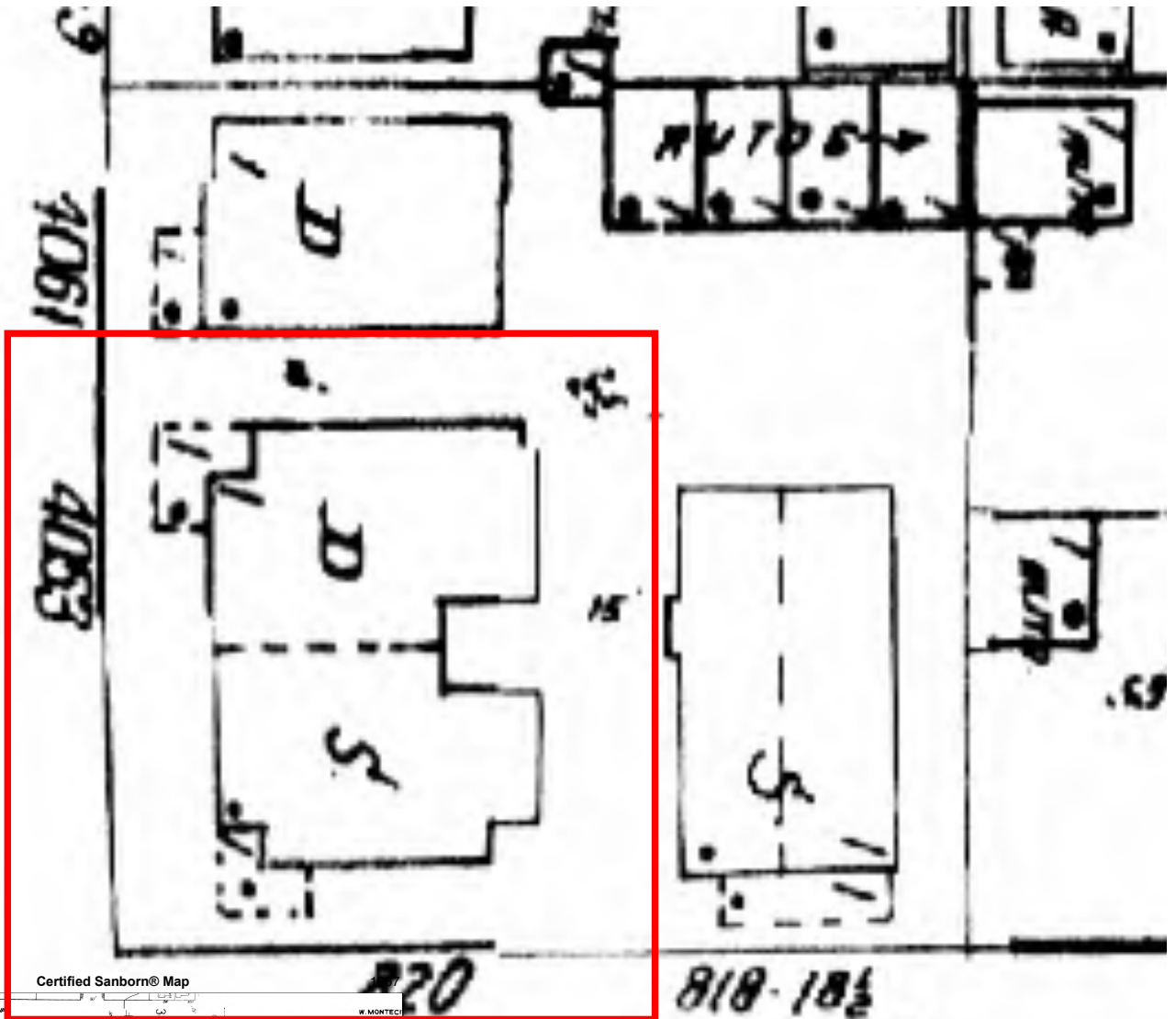


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

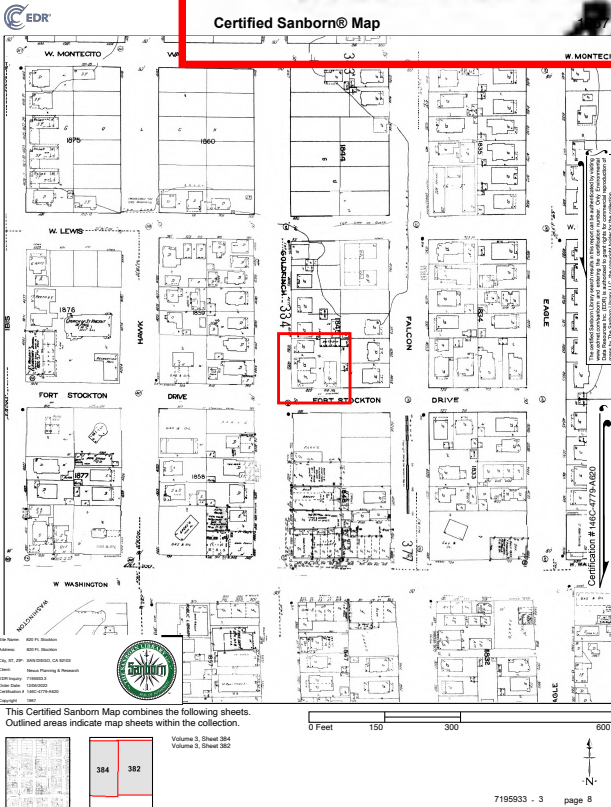
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C.5 Sanborn Fire Insurance Maps - 1967



Certified Sanborn® Map

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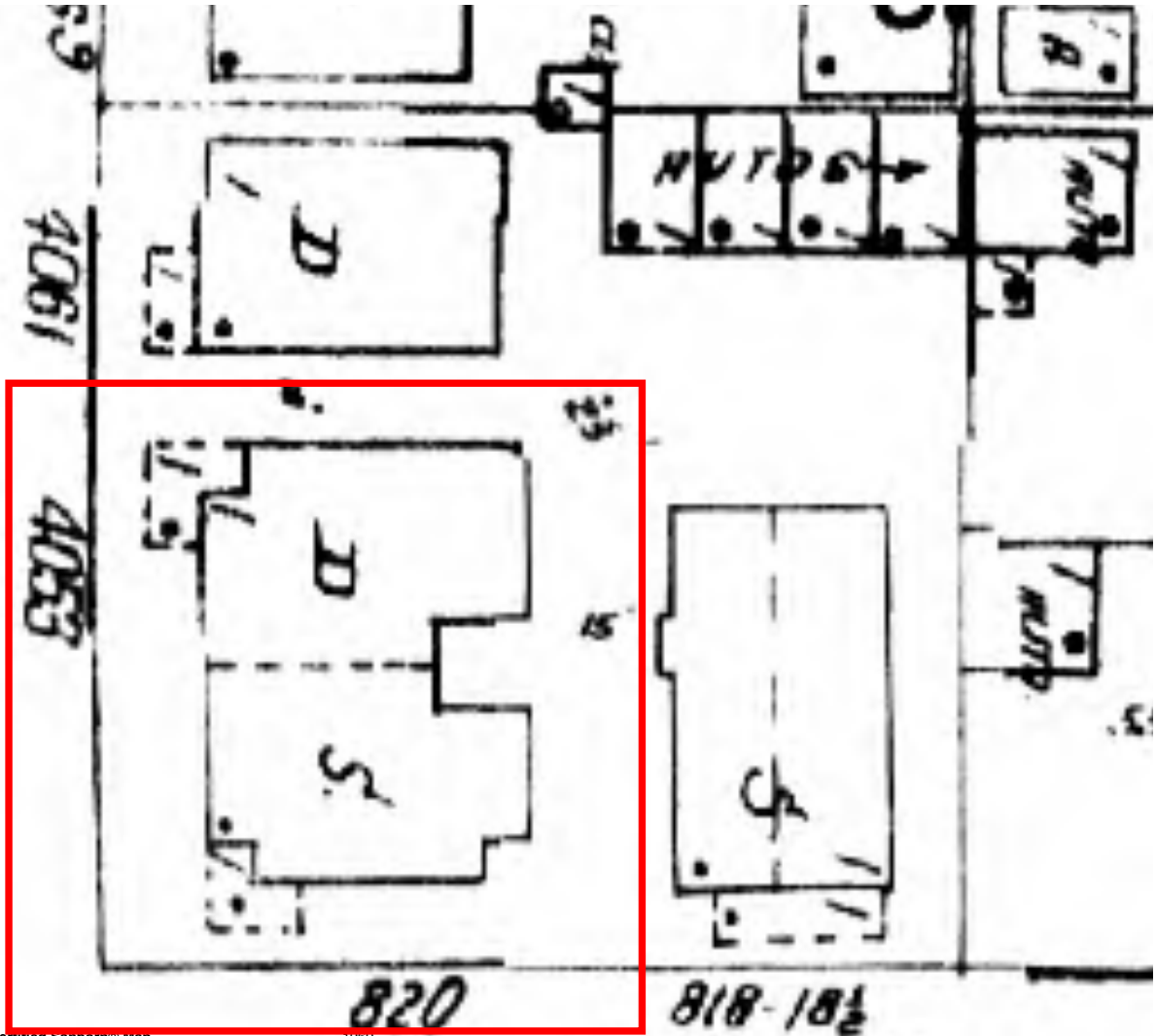


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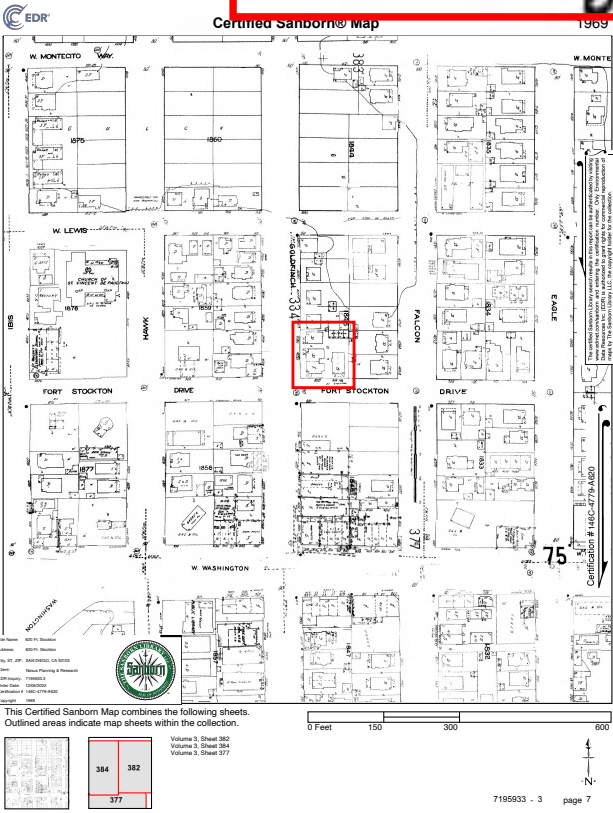
Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1969



FT STOCKTON
FORT STOCK

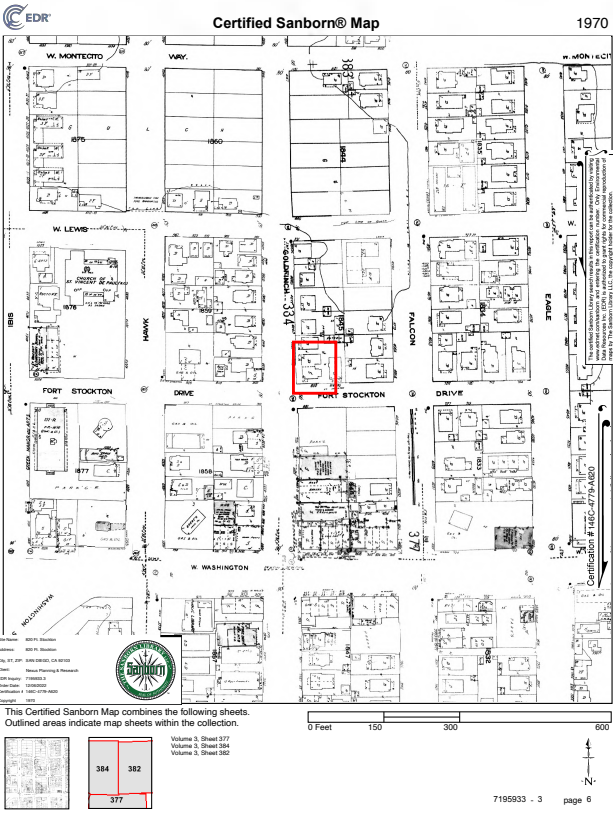
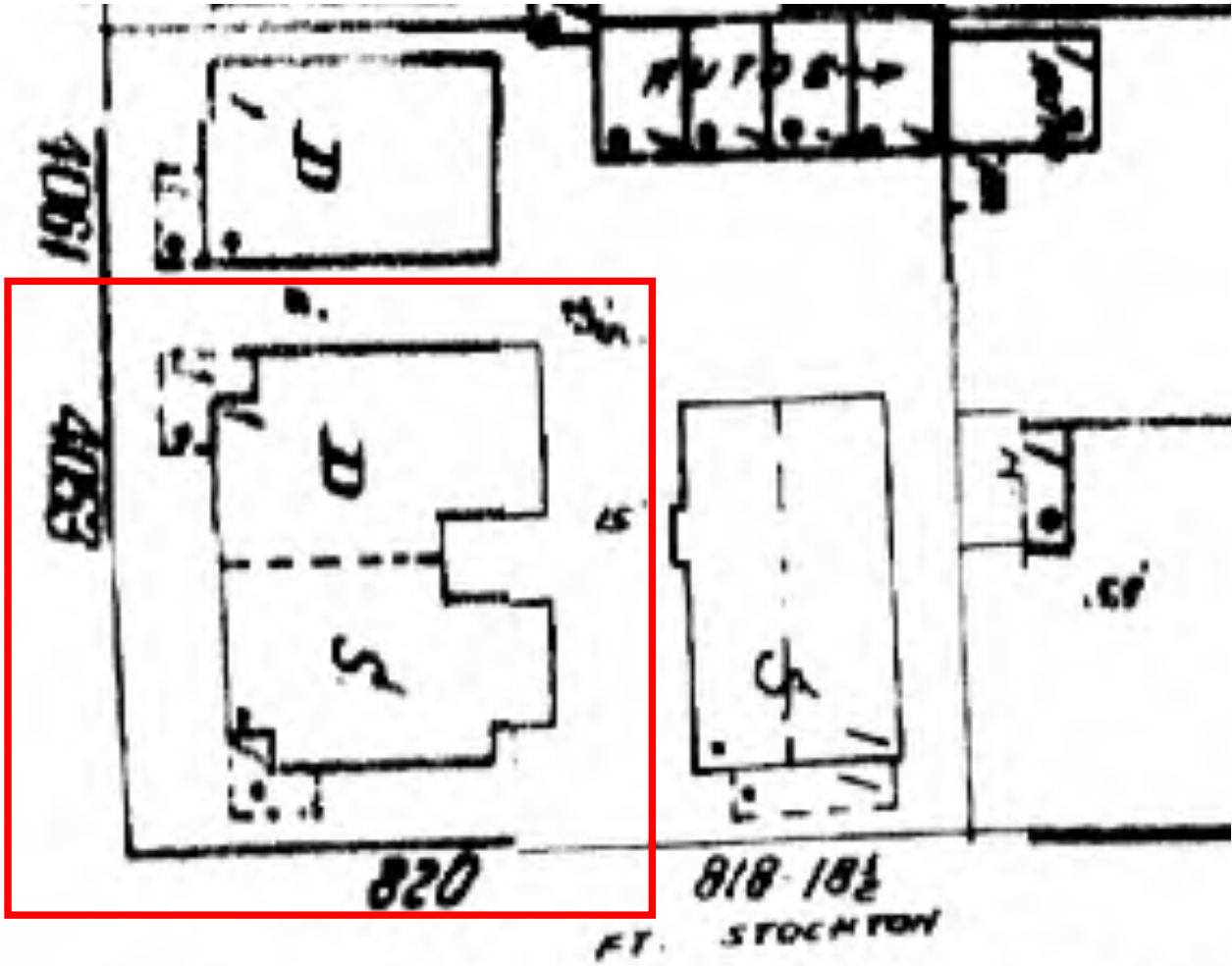


ATTACHMENT C

Property Name: 820 Fort Stockton Drive

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C.5 Sanborn Fire Insurance Maps - 1970



FORT STOCK

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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Attachment D

Photographs

D.1 Historical Photographs

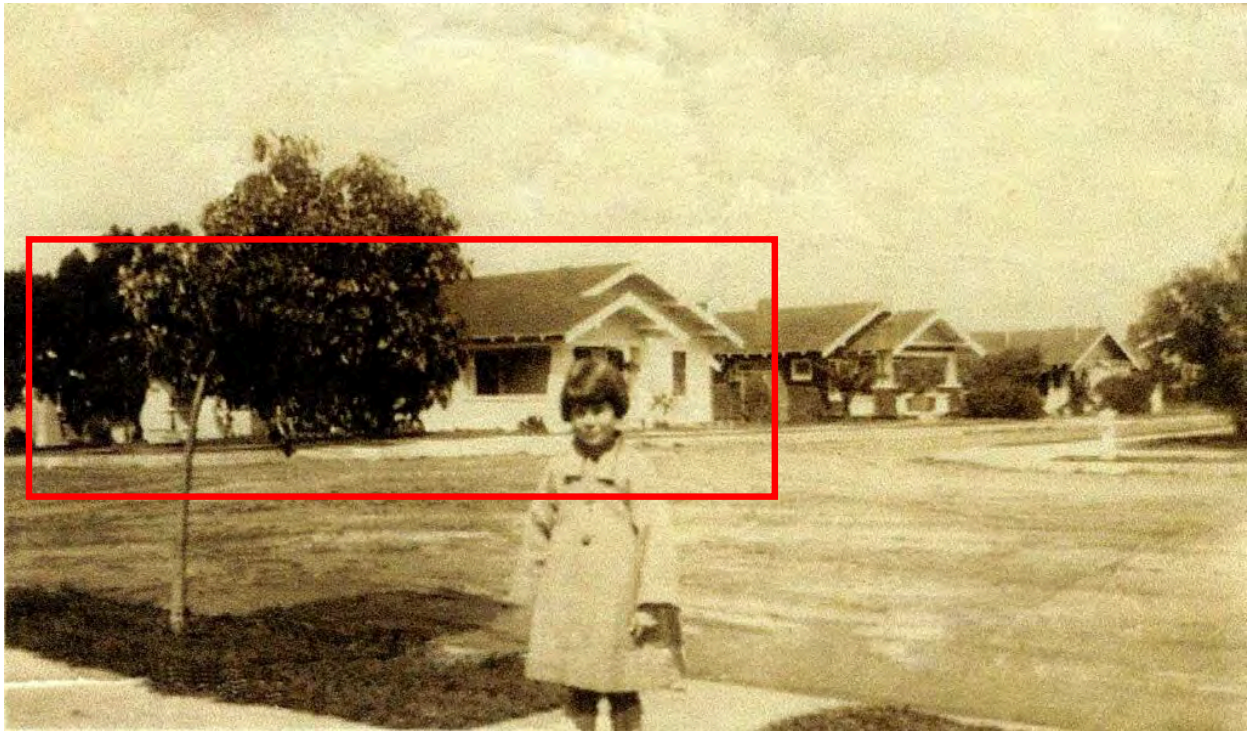
D.2 Current (December 2022)

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #1: Courtesy Mission Hills Heritage, estimated between 1912 and 1947

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #2: Courtesy Mission Hills Heritage between 1947 and 1975

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



*Photograph #3: Courtesy San Diego History Center, Filename: 13997-1 Aerial Mission Hills - 1947
OBJECTID: 13997-1 Date: 1947*

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #49: Courtesy San Diego History Center, Filename: 2007_93-859 OBJECTID: 2007_93-859
Date: 1/8/1967

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #5: Courtesy EDR.net; 1949

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #6: Courtesy EDR.net; 1953

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #7: Courtesy EDR.net; 1964

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #8: Courtesy EDR.net; 1966

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #9: Courtesy EDR.net; 1970

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



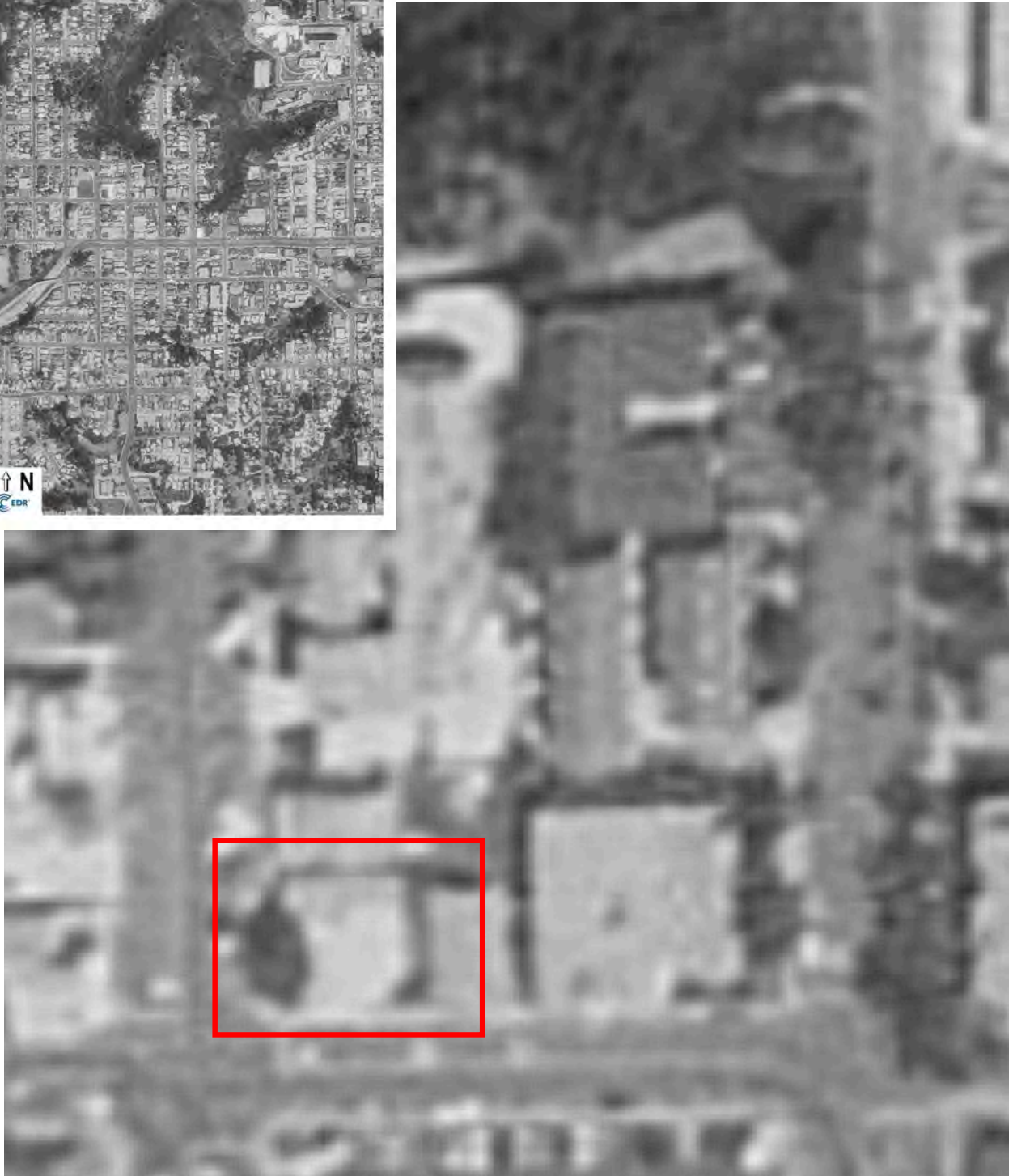
Photograph #10: Courtesy EDR.net; 1979

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photograph #11: Courtesy EDR.net; 1994

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Photo undated, according to posting the photo includes:
Jacqueline and Dorothy Griswold's grand parents Olive and Perry D Griswold are here in front sitting on the chairs. On the left is Nellie Griswold.

<https://maisonenprovincesandiego.wordpress.com/category/the-shop-through-the-years/>

ATTACHMENT D

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D.1 Historical Photographs



Undated, "Harold and Wilma on Fort Stockton Drive"

<https://maisonenprovincesandiego.wordpress.com/category/the-shop-through-the-years/>

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



1963, "Petshop"

<https://maisonenprovincesandiego.wordpress.com/category/the-shop-through-the-years/>

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



Undated, "Petshop"

<https://maisonenprovencesandiego.wordpress.com/category/the-shop-through-the-years/>

D.1 Historical Photographs

Good Bye Dear Friends!



Carol and Al Regis - saying good-bye after 34 years

Another quaint, independently owned business in Mission Hills has gone, having closed its doors for business on December 31 of last year.

Many folk will miss the Mission Hills Pet Shop, located on the corner of Fort Stockton and Goldfinch.

"It was a hard decision to come to," said Carol Regis, owner of the Pet Shop. Carol and Al Regis have owned the small Mission Hills business since 1960 and have worked there themselves during the last 34 years.

The Regis' bought the business, that has apparently been in the same location since the 1920's or 30's, when they moved to San Diego from Milwaukee. Now they can look forward to enjoying a well deserved retirement, having worked six days a week in their business for so long.

Changes are inevitable, especially with big corporations and companies making it more and more difficult for independent shop owners to compete and stay in business. And, once again, the development of shopping malls has slowly but surely changed small neighborhoods as

(something that's not quite the same at the chain stores).

Carol and Al were even known to deliver items to their customer's homes, always ready to give a more personal and friendly service. And they always had time for a neighborly chat when visiting their store.

And even though the decision to finally close the doors was a difficult one, Carol and Al Regis will be able to direct their boundless energy in another direction. A vacation, perhaps?

The red building which housed the Pet Shop is owned by the couple. "What's going to happen, are you going to sell?" "We're going to take one thing at a time," Carol said.

Well Carol and Al, Mission Hills wishes you the very best - just as you have given your very best to us for 34 years! ■

**Mission Hills wishes you the
VERY BEST - JUST AS YOU HAVE GIVEN
YOUR VERY BEST TO US FOR 34 YEARS!**

people travel out of the area to do their shopping. It's getting harder for small business owners in local neighborhoods to keep above water.

But the neighborhood will miss the Regises' friendly smiles and helpful service

D.1 Historical Photographs



It's over: Al Regis reflects among the empty shelves as his wife, Carol, in the background attends to one of their last customers. Their business has been at the Mission Hills site for almost 35 years.

Venerable pet shop departs

By PAT FLYNN
Staff Writer

After today, it's going to be a little bit harder for residents of Mission Hills and neighboring areas to get someone to look after their pet birds while they are on vacation, or free home delivery of animal food if they are too ill to shop.

That's because a minor landmark, the Mission Hills Pet House on the corner of Fort Stockton Drive and Goldfinch Street, is going out of business.

And when owners Carol and Al Regis lock the doors for the last time and drive away, one more bit of small-town life and old-fashioned service will go with them.

"It's going to be a great loss to the neighborhood," said Dorothy Chaffin, 76, a customer of the Regises for at least 20 of the 34½ years they've been in business in the heart of the San Diego neighborhood.

"I'm very unhappy with the way things have gone in Mission Hills," Chaffin said. "All the (merchants) now, they've just kind of got this 'Go to hell, take it or leave it' attitude."

Chaffin said the Regises have helped her care for a variety of pets over the years.

"When I was sick and had surgery, they came over and delivered dog food," she said. "You just don't get service like that anymore. They're more than shop owners. They're friends. They

bring me stuff from their garden, orchids that I've planted."

Carol Regis is equally fond of her customers.

"People have been good to us. We've had the best customers, loyal customers," she said. "But you have to face facts. It's not the era of small business anymore."

The Regises, who are in their 60s, said the large chain stores with their buying power and aggressive pricing have made it difficult for individual owners to compete.

"You have price-cutting on dog food and cat food. But it's not just the pet industry," Carol Regis said, noting that small businesses in many fields have been squeezed by chains.

The Regises, who own the red, Craftsman-style bungalow in which they do business, said it has housed a pet shop since the 1920s or 1930s. The current owners moved to San Diego from Milwaukee and bought the shop in 1960 from a couple named Duke.

"We didn't have any of the big discount places back then," Al Regis said. "There's more big ones coming in all the time. Conglomerates are scooping everything up."

Not only has the building been a pet shop for a long time, Al Regis said, it apparently has been red for a long time.

"I scraped it a couple times and did some painting. I never found another color," he said.

The couple said they listed the business for sale, but found little interest in an enterprise that they said grosses less than \$50,000 annually.

Except for a brief experiment with part-time help years ago, the Regises have never had employees. Six days a week, week after week, they have driven in from Alpine, where they have lived since 1964. "The highway ended at El Cajon back then," Al Regis said.

In the last 20 years, the couple say, they have closed the business for no more than five days other than their normal Sundays off.

"When you've got your own little business, you can't call in sick," Al Regis said.

"People say 'vacation,'" Carol Regis said. "I say, 'What's that?'"

Across the street from the pet store, Tom Jones has operated Mission Hills Electric since 1958. The all-purpose fix-it man knows too well the struggles of independent shop owners.

"Big business has kind of ground the little man out of business," he said. "There've been a lot of changes in Mission Hills."

"I can remember," he said, pointing to the intersection of Fort Stockton and Goldfinch, "when you could put a cot out there and sleep and if someone came along, they would drive around you. Now they honk at you if you're walking across the crosswalk."

"It's a shame," Jones said of the Regises' departure. "But it's kind of a sign of the times. I'll miss them."

Billie Riddle, a College Area resident, and her late husband began doing business with the Regises close to 20 years ago.

"We enjoyed their business and their personal friendship very, very much. They're just always there for you," Riddle said.

Riddle and her husband used to leave their birds with the Regises when they went on vacation.

"I really hate to see small, individual people go out of business. It's happening so much," Riddle said.

The couple have made no decision about whether to sell the building or lease it, Carol Regis said. "One thing at a time," she said.

And while they are looking forward to retirement in some ways, the Regises are not sure how they will handle it.

"It's a tremendous adjustment," Carol Regis said. "To retire is one of the biggest decisions you make in your life. When you work for someone else, it's 20, 25 years, and that's it. It's retirement time."

"But with your own business. You put your heart and soul into it. We have so many good customers. We know them so well. It's hard to go."

December 1994

<https://maisonenprovencesandiego.wordpress.com/category/the-shop-through-the-years/>

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D.1 Historical Photographs



Undated, "Petshop"

<https://maisonenprovincesandiego.wordpress.com/category/the-shop-through-the-years/>

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Historical Photographs



1995, Marielle and Pascal Gai owners of Maison en Provence AKA " the little French store
<https://maisonenprovencesandiego.wordpress.com/a-propos/>

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #1: Southwest corner at Fort Stockton Drive and Goldfinch Street



Photograph #2: South elevation, Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #3: West elevation, Goldfinch Street



Photograph #4: West elevation, Goldfinch Street

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D.1 Current Photographs – December 2022



Photograph #5: West elevation, chimney

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D.1 Current Photographs – December 2022



Photograph #6: West elevation, Goldfinch Street, front porch



Photograph #7: West elevation, Goldfinch Street, front porch

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D.1 Current Photographs – December 2022



Photograph #8: West elevation, Goldfinch Street, front porch



Photograph #9: West elevation, Goldfinch Street, front porch

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D.1 Current Photographs – December 2022



Photograph #10: South elevation, Fort Stockton Drive, front porch



Photograph #11: South elevation, Fort Stockton Drive, front porch

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D.1 Current Photographs – December 2022



Photograph #12: South elevation, Fort Stockton Drive



Photograph #13: South elevation, enclosed rear porch door stoop

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D.1 Current Photographs – December 2022



Photograph #14: East elevation, enclosed rear porch

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D.1 Current Photographs – December 2022



Photograph #15: Southeast elevation, enclosed rear porch door

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D.1 Current Photographs – December 2022



Photograph #16: South elevation, enclosed rear porch roof edge



Photograph #17: East elevation, rear yard with enclosed porch and recess

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D.1 Current Photographs – December 2022



Photograph #18: East elevation, enclosed rear recess



Photograph #19: East elevation, porch infill

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D.1 Current Photographs – December 2022



Photograph #20: East elevation



Photograph #21: North elevation

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #15: Southeast elevation, enclosed rear porch door

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #22: East elevation, roof extension intersection



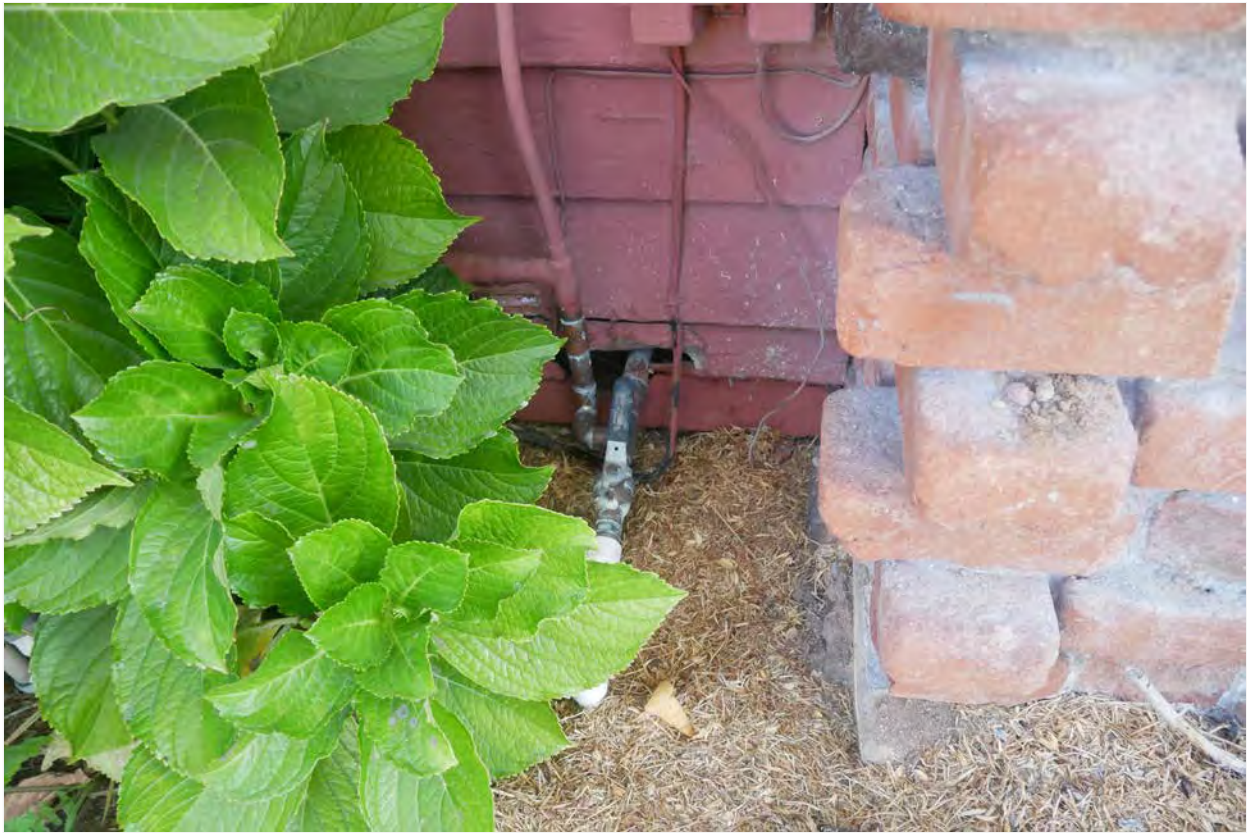
Photograph #23: West elevation, chimney roof intersection

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #24: West elevation, chimney deterioration



Photograph #25: North elevation, foundation crumbled away

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D.1 Current Photographs – December 2022



Photograph #26: North elevation, foundation crumbled away



Photograph #27: North elevation, foundation crumbled away

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #28: South elevation, wood rot



Photograph #29: South elevation, wood rot

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #30: Enclosed rear porch with plastic windows, from interior looking east

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D.1 Current Photographs – December 2022



Photograph #31: Enclosed rear porch with plastic windows, from interior looking north

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D.1 Current Photographs – December 2022



Photograph #32: Rear yard, recess infill, looking north



Photograph #33: Rear yard, recess infill, looking north

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D.1 Current Photographs – December 2022



Photograph #34: Rear yard, recess infill, looking northeast

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D.1 Current Photographs – December 2022



Photograph #35: Rear yard, recess infill, roof infill



Photograph #36: Rear yard, recess infill, looking southeast

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D.1 Current Photographs – December 2022



Photograph #37: Rear yard, recess infill, looking south into enclosed rear porch

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D.1 Current Photographs – December 2022



Photograph #38: Rear yard, recess infill, looking west



Photograph #39: Rear yard, recess infill, looking southwest

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #40: Rear yard, recess infill, looking at roof



Photograph #41: Rear yard, recess infill, looking east

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #42: Interior, walls removed at former porch recess



Photograph #43: Interior, walls removed between units

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #44: Interior, walls removed at former porch recess



Photograph #45: Interior, walls removed at former porch recess

ATTACHMENT D

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D.1 Current Photographs – December 2022



Photograph #46: Interior, walls removed between units and into bedrooms

ATTACHMENT D

Property Name: 820 Fort Stockton Drive

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D.1 Current Photographs – December 2022



Photograph #47: Interior, porch window into exterior recess blocked in

ATTACHMENT E

Property Name: 820 Fort Stockton Drive

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Attachment E

Supplemental Documentation

- E.1 Criterion A – Community Development
- E.2 Criterion B – Owners and Occupants
- E.3 Criterion C – Fort Stockton Structural Evaluation, James
Gates Architectural Corporation
- E.4 Criterion D – William Henry Wheeler
- E.5 Criterion E – N/A
- E.6 Criterion F - N/A

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

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E.1 Criterion A – Community Development

State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary #: _____

HRI #: _____

*NRHP Status Code: _____

*Resource Name or #: _____ Survey Title: _____

D1. **Historic Name:** Fort Stockton Line Historic District D2. **Common Name:** _____

*D3. Detailed Description:

The Fort Stockton Line Historical District (the "District") is historically significant as a historical district for its development and layout as an early twentieth-century "streetcar suburb" using Progressive-Era planning philosophies, and for its architecture. The period of significance for the District is 1910 to 1939, the time period between the planning of the development and its build-out. The District is significant under Historical Resources Board (HRB) Criterion A, as it exemplifies or reflects special elements of the City's and the Mission Hills neighborhood's historical, cultural, landscaping and architectural development. The District is also significant under HRB Criterion C, as it embodies distinctive characteristics of certain styles, types and period of construction, namely Craftsman and Prairie-style, and Spanish and Mission Revival architectural styles during San Diego's development of Streetcar Suburbs during the early 20th Century. The contributing resources are historically significant under HRB Criterion F as a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value and which represent architectural periods or styles in the history and development of the City.

*D4. Boundary Description:

Various addresses within the intensive survey area boundaries, defined by the properties fronting on West Lewis Street transitioning to Fort Stockton Drive between Stephens Street and Trias Street (including 4244 and 4247 Saint James Place, 4250 and 4251 Sierra Vista, 4249 Arden Way, 4390 and 4430 Witherby Street, and 4391, 4405 and 4435 Trias Street), as well as the properties on the southwest side of Pine Street between Witherby and Trias Streets; individual site designation at 1760 West Lewis Street, Uptown Community, Council District 2

*D5. Boundary Justification:

The boundaries of the District are justified in that, while the District is composed of or lies within three distinct subdivision tracts recorded in different years, the development within these boundaries occurred in unison and was triggered by the final extension of Streetcar Line No. 3 of the San Diego Electric Railway Company.

D6. **Significance: Theme:** "streetcar suburb" **Area:** Mission Hills

Period of Significance: 1910-1939

Applicable Criteria:

HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development: 1) reflecting the design and development of streetcar suburbs, incorporating subdivision design features which include wider streets and parkways on the main thoroughfare on which the streetcar ran; narrower side streets; and large, prominent homes in Craftsman, Prairie and Spanish Revival styles along the streetcar route. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and design of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego, 2) reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists, and 3) reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction reflecting the evolution and development of architectural styles and trends in San Diego from the Craftsman and Prairie style (and to some extent the Mission Revival style) of the 1910's, to the Spanish Revival architecture of the 1920s and 1930s. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including: Requa and Jackson, Nathan Rigdon, Martin Melhorn, Alexander Schreiber, and Henry Lang

*D7. References:

*D8. **Evaluator:** _____ **Date of Evaluation:** _____

Affiliation and Address: _____

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

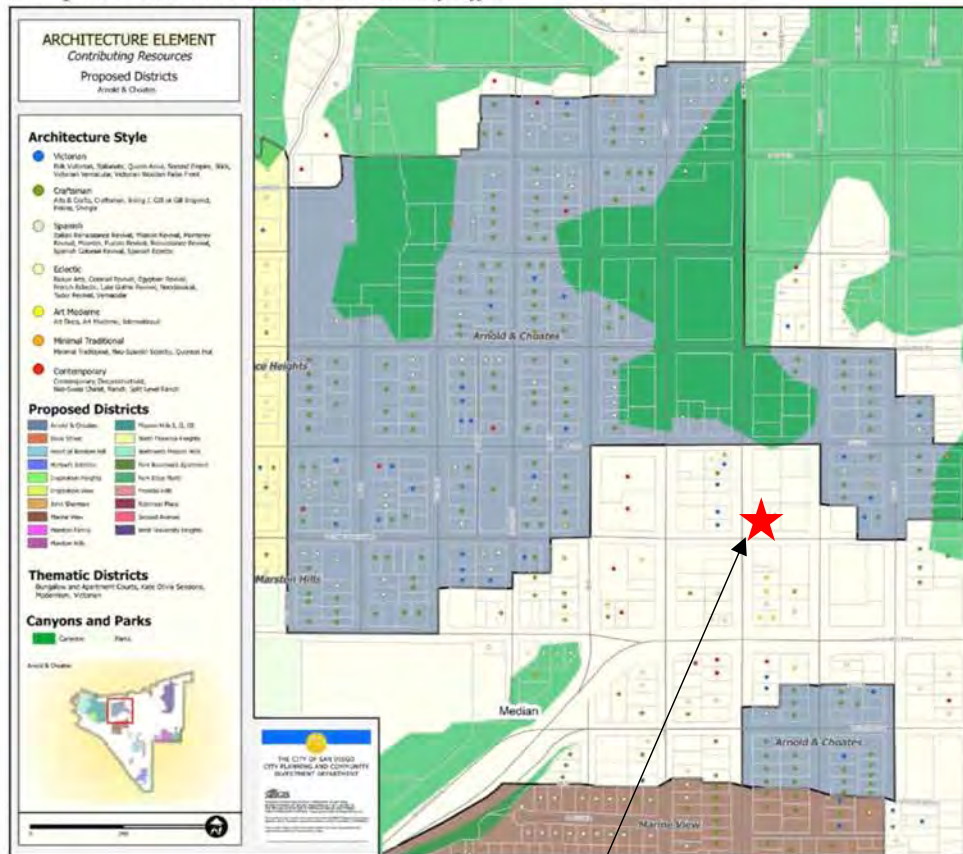
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E.1 Criterion A – Community Development

Potential Historic Districts

Appendix D

Figure D-3: Map of Arnold & Choate's Historic District*
**Graphic Dates to the 2004-2006 Survey Effort*



The Property is not located within the proposed Arnold and Choates historic district.

E.1 Criterion B - Owners and Occupants

Evening Tribune_1912-05-29_9

MANY BUILDINGS WILL BE ERECTED

Noted Architect Takes Charge of New Department Established by McFadden & Buxton and Thousands of Dollars Worth of Homes Have Been Ordered

W. H. Wheeler, recently depot architect for the Southern Pacific railway in Arizona, New Mexico and on the Mexican coast line, has been engaged to have charge of the building department of the McFadden & Buxton real estate business, a new adjunct of the office.

In designing depots for the railway company in Mexico, Mr. Wheeler was sent by the company on a long tour of the country with orders to plan his buildings to conform with the architecture of the localities where they would be built. As a consequence, he took many photographs and drawings of the old Spanish buildings and Mexican structures, which he declares will prove a revelation to architects and artists who have never seen the interior of that ancient country, now infested with revolutionists and bandits.

The style of architecture, he declares, to be as marvelous as that of old Spain and quite a little more amazing in departure from the commonplace than modern architects who are drawing purported imitations, imagine.

But all this will be shown for itself at an early date when the trunks of photographs and drawings arrive here. The big display will be placed on exhibition at the McFadden & Buxton office in the Union building. The firm will begin immediately to have constructed in their office a mezzanine floor, which is to be used exclusively by the building department and its displays. Architect Wheeler is a graduate in his profession in Australia from whence he came to the employ of the Southern Pacific and in his display will be many pictures of the architecture of that continent.

Before deciding to accept the offer of the local firm, Wheeler made an extended tour of the cities of the Pacific coast and the middle west. Denver alone, outside of San Diego appealed to him but the possibilities and beauties of San Diego brought him here.

"The harbor of Sidney, Australia, is said to be one of the few most beautiful in the world. I have not seen Rio Janeiro, but when Mr. Buxton took me out to Inspiration heights the other day and I looked over San Diego and its bay and harbor, I was convinced that there is none so beautiful.

"And in all the cities I have visited, I have found none with such a street as is D street, coming from the Santa Fe depot. I speak as an artist and I say this street with its plaza and U. S. Grant hotel is a dreamland. I have sent scores of picture post-cards

of it to my friends urging them to come and see if dreamland is not an appropriate description.

"As for the city, let me tell you, there is nothing about a level city which can in any way compare with hills and canyons and bay. Here a 5-cent car fare will take you to the most wonderful views in the world."

While Mr. Wheeler may be wrapt up in the artistic elements of the city he has also been busy during his brief stay and has made plans for more than \$40,000 worth of building for his firm.

The firm is ready to build for W. H. Howden on Point Loma Heights a \$4,000 residence for J. M. McCrady, a \$4500 residence on Point Loma Heights and a \$5,000 residence on Point Loma Heights for Charles A. Richardson, plans for which were prepared by Quayle Bros. & Cressey. Also a \$4,000 residence for W. C. Whitman on lot 4, block 1, Burlingame, four houses for Mary L. Rhinehart at \$5,000 each on lots 2, 3, 4 and 5, block D in Burlingame, and three flat buildings to cost \$9,000 for P. D. Griswold at Ghetti and Goldfinch streets, on the northeast corner. They have in addition \$19,000 worth of work on the tables.

DAY'S PERMITS TOTAL \$60,800

Issue One for \$25,000 Apartments on Third; Another for \$10,000 Structure.

Permits for new buildings valued at more than \$60,000 were issued yesterday, bringing the total to \$3,650,692, which shows a gain of more than 90 per cent over the figures of the corresponding period last year.

Among yesterday's permits were two for apartment houses. One of these is a three-story structure with cement plaster exterior to be built for D. S. Lamar on Thorn street, between Third and Fourth, at a cost of \$25,000. It will cover a ground area of 57x90 feet, being a little more than half of the building for which plans have been prepared to occupy the corner 100x100 feet. The other half of the building will be erected at a later date.

The other apartment house for which a permit was issued is a three-story structure to be built by W. T. Stewart on B street, between Twenty-eighth and Twenty-ninth, at a cost of \$10,000. This building will be constructed of hollow tile with walls and foundation of sufficient strength to carry two additional stories.

The Carter Construction company filed plans yesterday with the building inspector for the Williams' apartments to be built on the southeast corner of Twenty-seventh and B streets, and the permit will be issued within the next few days. The building will cost about \$11,000.

Yesterday's permits follow:

C. Comparet, foundation and repairs, Fourth and Bech, \$150.

Carter Construction company, six-room brick store building, northwest corner Fourth and E, \$6750.

W. O. Harden, platform, Lewis and Stephens, \$40.

F. Peano, tile studio and foundry, two stories, three rooms, 651 Seventh, \$1000.

E. D. Morrison, addition, 2097 Lincoln avenue, \$112.

James A. Whiteher, board chapel, Herbert and University, \$500.

George Burnham, 12-room residence, three stories, Chatsworth boulevard, Loma Portal, Point Loma, \$8000.

Thomas Hooker, three-room board house, Pacific avenue, Pacific Beach, \$300.

D. S. Lamar, apartment house, Thorn, between Third and Fourth, \$25,000.

DeWitt Williams, six-room residence, Fourth, between Walnut and Brooks, \$3000.

W. T. Stewart, apartment house, B, between Twenty-eighth and Twenty-ninth, \$10,000.

P. D. Griswold, five-room residence, Goldfinch, between Getti and Lewis, \$1500.

P. D. Griswold, five-room residence, Getti, between Goldfinch and Falcon, \$1750.

P. D. Griswold, eight-room residence, Getti and Goldfinch, \$2750.

Total value of permits issued from January 1 to date, \$3,650,692.

E.1 Criterion B – Owners and Occupants

Evening_Tribune_1940-04-17_4

Motorcyclist Injured; Pursuit by Dog Blamed

Thrown from his motorcycle on Reynard Way late yesterday when a barking dog pursued him, Edward H. Miller, 24, of 820 Ft. Stockton dr., suffered multiple abrasions of the arms, legs and body, police reported.

The dog, which caused the accident, was struck by the front wheel of Miller's motorcycle and injured, police said. Bart G. Baron, 3534 Reynard Way, owner of the dog, took the animal to a veterinarian hospital.

San_Diego_Union_1934-01-01_2

Woman Injured

Frances Tanner, 25, Ocean Beach, was injured critically, three others were shaken and bruised and two escaped injury last night when the car in which they were riding down Reynard way got beyond control of the driver on a curve and overturned three times.

Sgt Paul A. Agar, stationary at the marine base, was driving according to Frank Merritt, motorcycle officer. Agar, Miss Tanner, Chester Donnelly, 28, Admiral hotel, and Dora Jones, 49, 4053 Goldfinch street, were taken to Mercy hospital in the police ambulance.

Two others in the car, Elizabeth Jones and L. A. Murphy, are uninjured, Merritt reported. Miss Tanner, the hospital reported, was not expected to live.

San_Diego_Union_1921-02-16_9

Card Party Given At Baranov Home

Mr. and Mrs. H. R. Baranov were hostesses at a delightful card party given at their home, 4053 Goldfinch avenue, last Saturday evening. The guests included Mr. and Mrs. C. Silverman, Mr. and Mrs. J. Baranov, Mr. and Mrs. C. E. Owens, Mr. and Mrs. C. ~~Baranov~~, Mr. Soron and Mr. Green.

San_Diego_Union_1935-08-04_27

WONDERFUL BARGAIN

Income property, always rented. MISSION HILLS: under priced to close an estate: splendid, well-built, 4 bungalows, corner of Goldfinch and Ft. Stockton drive: also 6-room bungalow on Falcon st., near Washington. Do not disturb tenants. See H. C. Griswold, 4053 Goldfinch st., executor of estate.

San_Diego_Union_1937-09-03_6

S. D. GIRL'S DEATH DUE TO FALL, NOT PARALYSIS, CLAIM

Juanita J. Davis, 12, 4053 Goldfinch st., who died at County hospital Aug. 30, died from infection resulting from an accidental fall at a summer camp July 27 and not from infantile paralysis as has been rumored, A. E. Gallagher, deputy coroner, reported yesterday.

Gallagher said the girl complained of illness on Aug. 1 at the camp and was taken to the hospital. Two tests taken showed that she was not suffering from infantile paralysis, Gallagher said.

San_Diego_Union_1931-12-06_43

KALAKE. ADULTS. 3500 Ocean View Blvd.
MISSION HILLS—6-room house: newly decorated: 2 bedrooms and sun room.
820 Ft. Stockton Hill. 1610-R.

\$35.00—6 ROOMS. 3 bedrooms 3040 2nd

E.1 Criterion B – Owners and Occupants

San_Diego_Union_1931-04-30_12

PIONEER'S RITES SET TOMORROW

Mrs. Olive B. Griswold, Active in Many Club and Social Circles, dies at 86.

Funeral services for Mrs. Olive B. Griswold, pioneer resident of San Diego, will be held at 2 o'clock tomorrow afternoon in Little Church of the Roses in Glen Abbey Memorial park. The Rev. Isaac McRae will officiate. Burial will be in Glen Abbey Memorial park.

Mrs. Griswold was born in Kalamazoo, Mich., in 1844. She crossed the plains in a train of ox teams in the summer of 1857 and settled with her parents at Petaluma, Calif. For several years she lived in various other states of the Union and returned to California in 1892, and moved to Poway, Calif. Soon after she moved with her husband to San Diego and was among the first to build a residence in Mission Hills. She and her husband, Perry D. Griswold, who died in 1916, built the first home on the corner of Washington and Goldfinch streets when that location was considered to be almost in the country. Since then they acquired considerable property in that district.

Mrs. Griswold was active in many social circles, especially the W. C. T. U., and her social activities made her many friends in this community, and she was loved and respected by all who knew her.

Mrs. Griswold died at the age of 86 at the home of her daughter, Mrs. Eubie Redmond, at Ramona, last Sunday. She went to Ramona about a year ago for her health.

Besides Mrs. Redmond, Mrs. Griswold is survived by two other daughters, Mrs. Emma F. Hallett of San Diego and Mrs. Nellie B. Mendenhall of Escondido, and three sons, Edgar G. Griswold, Rossville, Kan., Herbert C. Griswold, Redlands, and Frederick A. Griswold of Chula Vista. Also 32 grandchildren and 28 great-grandchildren.

Mourned By Many

Mrs. Olive B. Griswold, a resident of San Diego and vicinity since 1892, died Sunday, aged 86 years. She was active in many club and social circles.



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E.1 Criterion B – Owners and Occupants

San_Diego_Union_1942-05-22_34

Wk. for 2; prefer couple; kitchen use; day worker; 1 blk No. 3 car. 4053 Goldfinch J-6871 after 4 p.m.

San_Diego_Union_1944-09-26_18

GIRLS--Lovely room with kitchen and laundry priviledges; near carline and shopping district. 4053 Goldfinch. ROOM. kitchen priviledges; couple; wife

San_Diego_Union_1943-03-07_29

Purchase of Sites Advised by Broker
Purchase of home sites for future building is advised by F. D. Keeley, broker in charge of Paradise Hills lots.
"What is more important than the home you are going to build?" he said. "The war has stopped home building almost entirely. Today the country needs millions of homes--and you can imagine the flood of building that will be released when the war ends.
"Smart people are buying their home sites now in Paradise Hills, preparing plans and getting ready for the day when construction can start. Lots in Paradise Hills are generous in size, streets are con- creted and taxes are low.
"To reach Paradise Hills, go to National City and turn east on Eighteenth st. two miles to Para- dise Hills."

San_Diego_Union_1945-09-27_22

SERVICE couple to share apt. with service wife. 820 Ft. Stockton dr. 2 bedrooms apt must buy furniture 230

San_Diego_Union_1946-03-24_37

MISSION HILLS business cor. 61855 820 Ft. Stockton dr. cor. of Goldfinch Duplex on 12 S rooms Centrally located for clinic, doctors, dentists, shops or home and income. Price \$15,000. Terms. Mr. Bruce 5-1561. GREAT HARRY 411 500

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E.1 Criterion B – Owners and Occupants

San_Diego_Union_1946-04-07_40

\$15,000—NETS 10%
 4 stucco units, furnished including elec. refrig.; 4 garages; excellent condition; annual income \$1986; leaving; sell this week \$15,000. Owner, X-9119, 5-3615.
MISSION HILLS business cor. 61x65. 820 Ft. Stockton dr. cor. of Goldfinch Duplex on it. 8 rooms
 Centrally located for clinic doctors dentists, shops or home and income \$12,500. \$5000 down. Mr. Bruce, B-4567

San_Diego_Union_1946-09-16_15

BUSINESS corner in Mission Hills for rent or lease. 820 Ft. Stockton, Mon., M-1739. Mr. Green.

San_Diego_Union_1947-06-28_20

PET SKUNK FOR SALE
820 FT. STOCKTON DR.
 BREDDED German Shepherd females

San_Diego_Union_1947-10-24_34

10th Ave. F-2073.
FOR SALE—Greyhound, to good home only Mission Hills Pet House, 820 Ft. Stockton Open 1/2 day Sun.
 ENGLISH Sotters a wks from registered

San_Diego_Union_1931-12-04_18

CLOSING ESTATE BY EXECUTOR
MISSION HILLS INCOME
 Valuable corner with 4 rentals: 2 bungalows and one duplex on 100 feet square with garages; also 6-room house and garage on 50x100 ft.; all clear.
 Call Hill 1610-R.
820 Ft. Stockton Dr.
TALMADGE HOME, \$4250; beautiful stucco

San_Diego_Union_1921-01-20_2

ROGERS—At the residence, No. 820 Ft. Stockton drive, Jan. 12, 1921, Harriett Mary Rogers, sister of James A. Rogers of San Francisco, Mrs. M. R. Haymes of Cleveland, Ohio, Dr. A. E. Easby of Medina, Pa., and Miss Annie Rogers of Detroit, Mich.; a native of England, aged 65 years 6 months 29 days.

San_Diego_Union_1955-08-16_13

Duke's Parents Sued In Pet Shop Deal

Lawrence L. Foster of El Paso, Tex., yesterday filed a suit which asks Superior Court to compel Mr. and Mrs. C. L. Duke Sr. to complete the sale of a pet shop to him or to pay \$5,000 damages.

Murry Luftig, attorney for Foster, identified the defendants as the parents of Clifford L. Duke Jr., San Diego attorney who is one of three men on trial in Federal Court on bird smuggling and conspiracy charges.

Foster said in his suit that the Dukes made an agreement with him July 9 to sell the Mission Hills Pet Shop, 820 Fort Stockton Dr., for \$11,990. Foster said he deposited \$2,490 in escrow and was to pay the \$9,500 balance in installments after delivery of the shop to him.

The complaint alleges the Dukes failed to turn over the business to Foster July 29, the scheduled date.

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Property Name: 820 Fort Stockton Drive

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E.2 Criterion B – Owners and Occupants

☒ **Helen F Layton Marina, 84**

Helen F. Layton

Monterey County Herald, The (CA) - Thursday, March 1, 2007

Marina CA United States

Helen F. Layton April 27, 1922 ~ February 23, 2007 MARINA ☒ Helen F. Layton, 84, passed away on Friday, February 23, 2007. Helen was preceded in death by her husband, John W. Layton in 1975; a brother, Robert Porta; and a sister, Lois Oakland. She is survived by three daughters, Virginia (Wayne) McMillan of Watsonville, CA, Lois (Bill) Squires of Gambrills, MD, and Denise Layton of Castroville, CA; a son, John (Lynn) Layton of Winton, CA; two sisters, Leona Dean and Barbara Shigley; a close family friend, Jerry Evans; nine grandchildren and eight great-grandchildren. Funeral services are private. Committal will be at Mission Memorial Park, Seaside, CA. Arrangements are under the direction of Mission Memorial Park Funeral Home.

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

James Gates Architectural Corporation

Architecture + Planning
816 West Montecito Way
San Diego, CA 92103

619.823.4083
jim@jfgarchitect.com
James Gates, Principal

February 02, 2023

Attn: Jennifer Ayala
Nexus Planning and Research
2801 B street, Suite 100
San Diego, CA 92102

Subject: 820 Fort Stockton structural evaluation;

Per your request, I have undertaken a preliminary structural investigation of the subject property to develop an outline of work required to rehabilitate the building per the Secretary of the Interior Standards for the Treatment of Historic Properties. The following report is based upon interior and exterior visual investigations of readily observable portions of the building's structure, including the crawl space and attic, undertaken between Nov 15, 2022 and Dec 15, 2022. The Historical Resource Research Report prepared by Urban Preservation (July 2022) and permit history was also reviewed. No destructive removal of finishes was undertaken to view in-accessible portions of the property. No structural pest investigation was performed.

Existing Building:

The existing building is a one-story wood framed duplex constructed in 1912 in the craftsman bungalow style. The building is currently vacant with the most current use being a home goods store. The building's exterior has original lapped wood siding, exposed rafter tails and beams, two exterior wood floored porches, two clinker brick chimneys and wood double-hung windows. A former courtyard, located at the building's rear was filled in at some point in the past. The building has typical 1912-era raised foundations with interior piers, wood joists over girder floor construction, wood stud walls and wood framed roof. The roof surface is asphalt shingles over one layer of wood shingles over spaced 1x sheathing. The building's interior was extensively modified with removal of walls and original detailing presumably when the building was converted to commercial use circa 1947.

Current conditions: The building has 3 critically deteriorated components that must be corrected in order to make the building safe to re-occupy.

1. **FOUNDATION.** The entire building is experiencing differential settlement of the walls and roof line due to a failed foundation system. Major sections of the perimeter foundation are missing due to the deterioration of the existing concrete which is endangering the stability of the structure above. (This deterioration is attributed to the beach sand commonly used in the concrete mix designs from the early 20th century and can only be remedied with a complete replacement of the foundation. The deterioration of the building is exacerbated by poor site drainage and the wood to earth contact inherent in the original detailing of the building's South and West exposures. Both of these conditions need to be remedied in order to eliminate the re-occurrence of this issue.
2. **FIREPLACES:** Both brick chimneys are unstable. The mortar has deteriorated to the point that the bricks are readily movable by hand and, in some case displaced or missing altogether. Both fire boxes of the chimneys show a similar loss of mortar integrity and should not be used. This deterioration extends throughout the brick work and cannot be addressed through re-pointing of the exterior mortar joints. The chimneys will need to be re-constructed or removed to render the building safe.
3. **ENTRY PORCH STRUCTURE:** Both porch floor structures and steps are failing due to rot. The siding at the columns has rotted and become detached from the structure allowing water intrusion with decayed wood observable beyond that is endangering the stability of the porch roofs above.

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James Gates, Principal

Separate and apart from the above conditions, The building has 6 building envelope issues that must be corrected before the building may be re-occupied.

1. **SIDING.** This issue is most apparent at the building's South and West facades and entry porches. The wood siding on the South and West facades is in poor condition with areas of splitting, detachment and rot. This is allowing water intrusion into the building and must be corrected to avoid ongoing structural damage to the building. The siding damage is greatest at the bottom of the wall where there is not the proper amount of earth to wood separation. There is readily observable damage to the sills and lower framing. The balance of the siding is roughly patched and painted with additional areas of detachment and splitting observed on the upper portion of the south walls. It is expected that the structure beyond is damaged due to water intrusion and will need to be repaired and or replaced once this siding is removed. It is my opinion that all of the siding on the South elevation will not be able to be salvageable due to the extent of the damage.
2. **WINDOWS.** The (17) wood double hung windows are in place but are in-operable. The sash weights have been cut and the windows are painted shut. Localize damage to the sills and sashes can be repaired. Three West facing and two South facing upper and lower sashes will need to be replaced in-kind due to their condition.
3. **ROOF AND EAVES.** The eave line is also showing differential settlement, primarily due to foundation conditions but also from the loss of support due to water damage and rot of the porch columns and outriggers. The rafter tails, soffits and outriggers are locally damaged by water and wood rot and are generally roughly painted and patched. The roof outrigger located at the South East corner has failed at the wall connection and is visibly displaced. The asphalt shingles are at the end of their service life. The eastern roof exposure has buckling of the shingles in the valleys and extensive patching that indicates additional structural/ water damage concerns.
4. **ELECTRICAL SERVICE AND PLUMBING SYSTEM.** The structure is served by two 30amp non-standard electrical services with a mix of Romex and knob and tube wiring. The electric system should be considered obsolete with a new service and system wiring installed. The plumbing system is a combination of cast iron, ABS and galvanized piping and should also be replaced with a modern system. It would be more economical to replace both of these systems while the house is raised during the foundation replacement.
5. **INTERIOR.** The interior of the structure has been modified to accommodate the change in use with the removal of dividing walls and the original kitchens. The wall and ceiling plaster is cracked and detached in areas due to settling. Window and door openings are also displaced out of plumb. It should be expected that additional damage will occur if the foundation is repaired and the framing re-leveled.
6. **COURTYARD.** The courtyard at the rear of the property has been infilled at some point with a non-structural wood slat wall at the exterior. The floor system in this area has grossly undersized framing and needs to be re-structured for safe use.

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The building's current condition requires stabilization and rehabilitation before continued use. Due to the extent of deterioration, some of the building's existing materials cannot be rehabilitated, therefore, these materials must be replaced in-kind. In other cases, such as the bottom of wall condition modification of the original detailing and appearance is necessary to protect the rehabilitated building from continued rot. In the case of the brick chimneys, the California historical building code (CHBC) requires life safety hazards to be brought to a safe condition. The CHBC provides structural values for and allows the use of archaic materials when rebuilding historic features that can be incorporated into the permit drawings for the work.

Required Rehabilitation Scope of Work in rough order of operations.

1. Raise house on temporary supports in order to access the foundations.
2. Disassemble the two brick chimneys, save bricks for possible reuse as a veneer.
3. Remove the first 2'-3' of siding to gain access to the sill and rim joists.
4. Remove porch floor structure and adjacent walls and columns, support with temporary bracing
5. Remove and replace the perimeter footings and interior pads and posts.
6. Provide new concrete stem walls with current code required detailing to maintain the required wood to earth separation in order to prevent the repeat of the current failure.
7. Re-grade South and West underfloor areas to maintain a minimum 18" crawl space.
8. Replace deteriorated sill plates and damaged rim boards. Bolt the structure to the new foundation.
9. Level the building's structure to the extent practical.
10. Re-construct two new chimneys. If the fire places are to be functional, they will need a code compliant fire box and flue extended to 3' above the roof and capped with a spark arrestor. This may alter the exact dimensions and appearance of the chimneys. Clad the exterior with salvaged brick.
11. Repair the damaged floor and wall framing at porches and South façade.
12. Replace siding with new material milled to match the existing profile where removed or damaged.
13. Replace rear porch flooring, return exterior to previous condition.
14. Repair broken ridge board, replace rotted roof outrigger, address open gable vents for water intrusion.
15. Remove asphalt and wood shingle layers, install plywood sheathing, re-roof.
16. Repair window and door openings to plumb condition. Re-set doors and windows so they operate.
17. Replace (5) rotted sashes, repair damaged sills, re-hang window weights and re-set trim.
18. Repair plaster finishes damaged by previous settling and building re-leveling.
19. Replace finished flooring at damaged areas or areas removed to gain access for repairs.
20. Inspect, patch, repair, repaint exterior.
21. Provide a new single code compliant electrical service and meter on the exterior of the building
22. Provide an ADA compliant entry ramp in at least one location

23. Voluntary: Provide new code compliant outlets, switches and lighting.
24. Voluntary: Rebuild walls and doorways previously removed.
25. Voluntary: Replace missing or dilapidated plumbing fixtures.
26. Voluntary: Provide heating and ventilation prescribed by the building code for the intended use.
27. Voluntary: Provide a weather barrier and insulation to walls and roof.
28. Voluntary: Provide a seismic retrofit to enhance the survivability of the building in an earthquake.

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James Gates, Principal

Conclusion:

The above recommendations are based on a visual inspection of the structure and our experience with similar projects in San Diego to identify the minimum scope of work required to stabilize the structure and rehabilitate it according to the Secretary of the Interior's Standards for the Treatment of Historic Properties so that the building may be placed back into service. Additional structural issues may become apparent once the rehabilitation is underway. A licensed general contractor who is familiar with this type of historic building should be engaged to further evaluate the exact scope of work required to complete the project.

The above work will require a building permit issued by the City of San Diego. It is recommended that a licensed architect evaluate the owner's program and identify any code requirements and recommended upgrades that effect the final scope of work based on the owner's intended re-use of the project.

Sincerely,
James Gates, Architect



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

820 Fort Stockton existing conditions photos



Failing foundation must be replaced



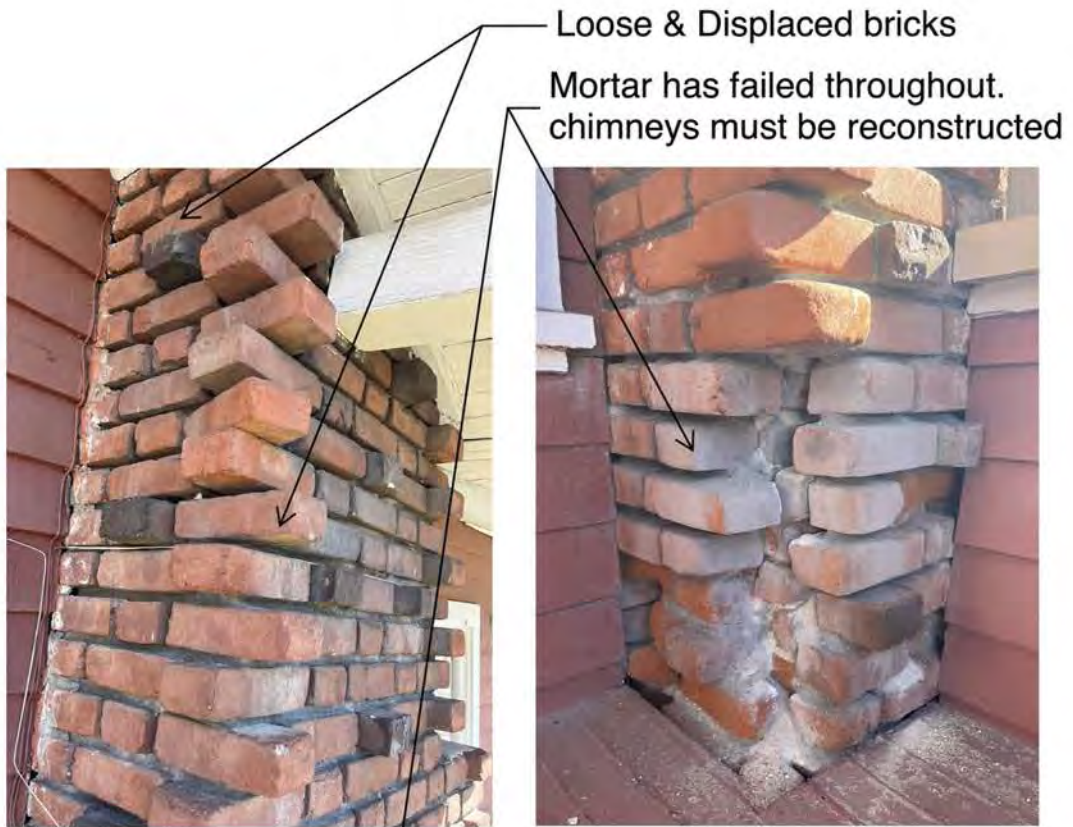
Complete loss of support.
Foundation must be replaced

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Loose & Displaced bricks. Fireboxes must be reconstructed

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Wood to earth contact. Siding must be removed and replaced with a 6" concrete stem



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Rotted floor and framing. Porch must be reconstructed

Wood to earth contact. Siding must be removed and replaced with a 6" concrete stem



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Differential settlement. Foundation must be replaced and framing re-leveled



Rotten siding. Balustrade must be reconstructed

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Rotten porch structure. Porch must be reconstructed

Differential settlement. Foundation must be replaced and balustrade reconstructed



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Split, displaced, rotten siding. Siding must be removed, a 6" concrete stem installed , framing repaired and siding replaced in-kind

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Typical wood condition.
Siding must be replaced
in-kind. Sills must be
repaired

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Roof Outrigger failure. Siding must be removed, framing repaired and outrigger replaced in kind



Rot at eave edges. Starter boards must be replaced in-kind, rafeter tails repaired

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Displaced siding at gable end. Siding must be removed, framing repaired, roof to wall flashing installed and siding replaced in-kind



Displaced fascia at valley. Remove fascia, correct water intrusion source and replace fascia in-kind

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Broken ridge board. Remove and replace ridge during roof reconstruction



Displaced siding at gable end. Remove siding, correct water intrusion source, replace siding in-kind

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Property Name: 820 Fort Stockton Drive

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Buckled shingles. Remove shingles, repair damaged framing, re roof.

Patching indicates long term issue, not adequately addressed

In-fill slat wall



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Inadequate floor structure.
Replace or reinforce framing.



Inadequate floor structure.
Replace or reinforce framing.

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Differential settlement and brittle finishes.
Additional damage will occur when the building is re-leveled during hte foundation replacement



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Two electrical services serving one lease space is potentially dangerous. 30 amps is inadequate to provide current code required electric loads.

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation



Archaic plumbing system. It would be more economical to address at time of foundation replacement



Deteriorated wood and concrete at wood to earth contact. Replace foundation, provide 6" min. stem to separate wood from earth

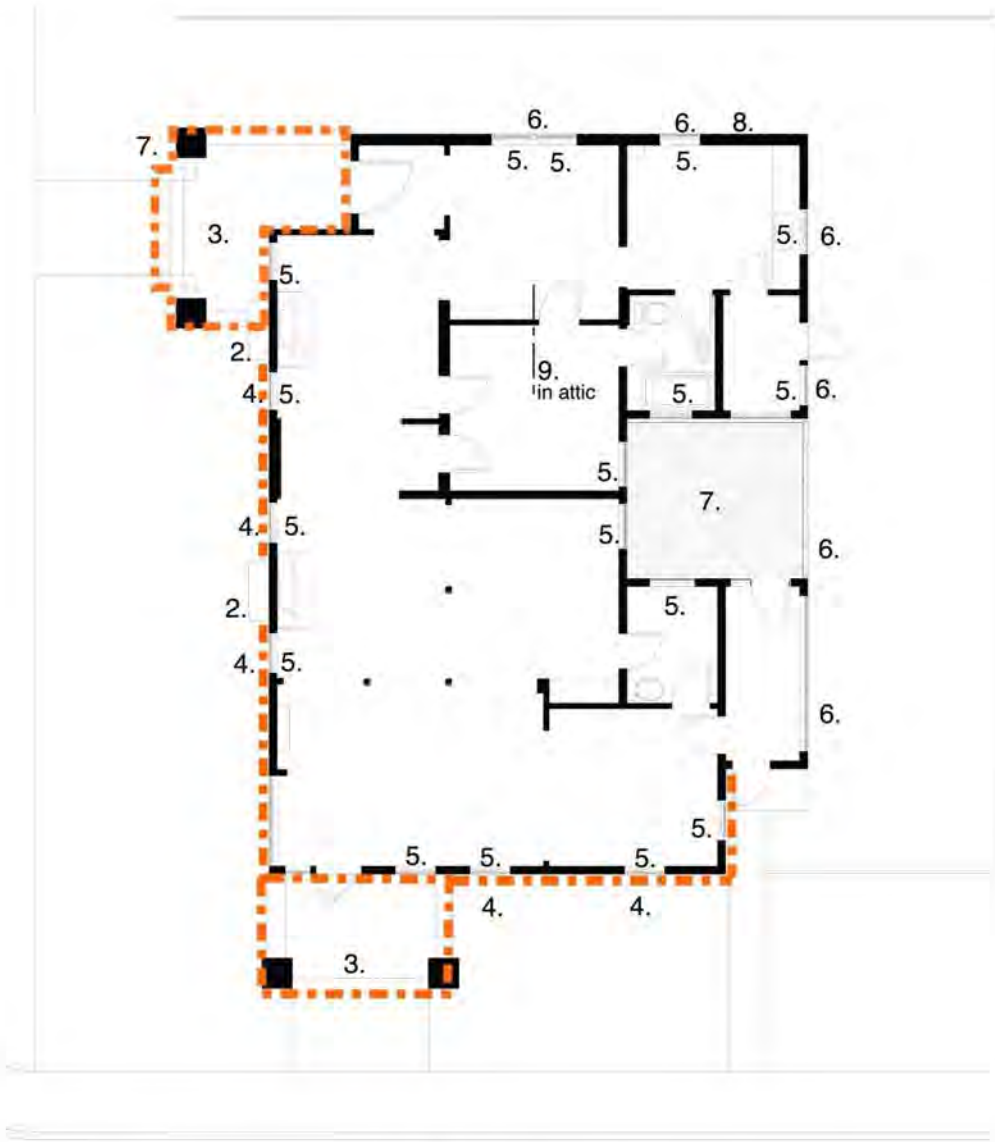
ATTACHMENT F

Property Name: 820 Fort Stockton Drive

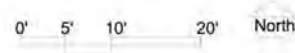
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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

Goldfinch Ave.



Fort Stockton Dr.



- 1. Siding replaced in-kind with new material milled to match existing profile.
- 2. Recreated brick chimney (s) with salvaged brick veneer.
- 3. Replace in-kind porch floor framing and finish. Provide new weatherproof steps and flooring with proper ground to wood separation.
- 4. Replace (5) window sashes in-kind
- 5. Replace (17) sash pulleys and cords, replace any missing weights, Re-set trim
- 6. Remove wood security grills
- 7. Restructure existing floor framing and exterior wall
- 8. Remove surface mounted electrical and relocate new electrical service and meter to NE corner
- 9. Remove and replace broken ridge board

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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

Goldfinch Elevation



1. Siding replaced in-kind with new material milled to match existing profile.
2. Recreated brick chimney (s) with salvaged brick veneer.
3. Replace in-kind porch floor framing and finish. Provide new weatherproof steps and flooring with proper ground to wood separation.
4. Replace (3) window sashes in-kind



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

Fort Stockton Elevation



1. Siding replaced in-kind with new material milled to match existing profile.
3. Replace in-kind porch floor framing and finish. Provide new weatherproof steps and flooring with proper ground to wood separation.
4. Replace (2) window sashes in-kind



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

Rear Elevation



- 1. Siding replaced in-kind with new material milled to match existing profile.
- 5. Re-structure in fill wall and floor
- 6. Remove wood security grills



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E.3 Criterion C – Fort Stockton Structural Evaluation, James Gates Architectural Corporation

North Elevation



1. Siding replaced in-kind with new material milled to match existing profile.
6. Remove wood security grills
8. Remove surface mounted electrical and relocate new electric service and meter to the NE corner of the building

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Property Name: 820 Fort Stockton Drive

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E.3 Criterion C - "Two-dwelling houses"; "double house"; "double cottage"; "double bungalow"

Sun_1882-05-13_1

Four carloads of wood were received over the Cal. Southern last evening.... Two dwelling houses will be commenced in the northern part of the city this weekThe schooner "Howard" finished unloading her cargo and dropped down to San Diego this afternoon to take on ballast.

Sun_1882-04-15_4

Jackson the baker, is erecting two dwelling houses of 6 rooms each on Seventeenth street.

Frank Kimball has commenced

Daily_San_Diegan_1888-01-07_4

Two dwelling houses, lot 100x100, Seventh street between A and Ash. A splendid buy at \$18,000.

San_Diego_Union_1890-09-04_1

MR. AND MRS. WILLIAM P. HAY.

Something About Two of the Drowned Party.

Captain and Mrs. Hay resided in the north half of a double house, 543 Twelfth street, which is owned by Captain Sherman. Mrs. Hay was 29 years old, a daughter of Mrs. Vesta Ripley of Lynn, Mass. Mr. Ripley is supposed to be at present in Alameda county, this State, as he is a sufferer from asthma.

San_Diego_Union_1892-11-20_7

DOUBLE HOUSE FOR \$5,000.

Attractive and Commodious - Eight Rooms and a Bath on Each Side.

San_Diego_Union_1902-09-20_8

WANTED - THREE TO SIX ROOM FURNISHED cottage with yard close to school. Either detached, or would except half of a double house provided occupants of the other half were acceptable. Address the undersigned at general delivery. C. J. Maddux.

San_Diego_Union_1903-05-27_8

\$5,000 - Good corner south and east front, streets graded and sidewalked. 5 houses all rented, choice location near in pays good on investment.

\$6,500 - Double house, well located and rented, \$90 per month rental, good tenants.

\$7,000 - Four flats, near in all rented pays 6 per cent net.

\$8,500 - Four flats, good corner, finest of locations, rental \$80 per month.

\$1,500 - Entire block on Florence heights big bargain.

GORDON & GOODWIN, 1502 Fourth Street.

Evening_Tribune_1905-07-07_6

\$900 CASH. \$1500 LONG TIME. BUYS A double house; 6 rooms each side; 2 baths, toilet etc.; elegant marine view. This is a close-in Middletown snap, as owner must sell. D-94, Tribune

San_Diego_Union_1906-06-17_9

J. L. Huestis, residence, double house, Franklin avenue, between Twenty-sixth and Twenty-seventh streets, \$2000.

San_Diego_Union_1910-10-30_31

HEADQUARTERS FOR HOMES AND INVESTMENTS

\$3750 - New, 5-room cottage; all modern; hardwood floors, tinted walls, beamed ceilings; fine view. Part cash, balance to suit.

\$2600 - Fine, new, modern home, 50x140-foot lot; best location in city; south front; 6-room, double house; 3 rooms each side; rent \$12 each. \$1000 cash, balance like rent.

\$3000 - 5-room house, all modern, 40x100-foot lot; east front; good view location. \$500 cash, balance to suit.

\$3200 - New, 5-room house; north front; 1 block from car; strictly modern; hardwood floors, fire place, sun room, etc. \$1000 cash, balance to suit.

Watch for This Ad. We Change It Every Week.

WILCOX & SON

855 Second St.

Both Phones.

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

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E.3 Criterion C – “Two-dwelling houses”; “double house”; “double cottage”; “double bungalow”

San_Diego_Union_1905-05-11_3

The property sold is 100x100 feet in extent and is accounted one of the most choice corners in the city. There is a small double cottage on the property, but this, it is expected, will be torn down in the near future and more modern improvements erected.

San_Diego_Union_1911-08-03_8

nearby completion.

Mrs. Howard, one of the recent purchasers in Villa Tract, has completed and is now living in her residence. She also is erecting a double bungalow on the property.

San_Diego_Union_1912-12-04_12

Building Permits

H. E. Scott, garage, 3527 Kansas street; \$50.

Owan Traener, three-room frame house, 346 Beardsley; \$100.

Mrs. Mable Lundenboom, 2120 Monroe street, six-room double bungalow; \$500.

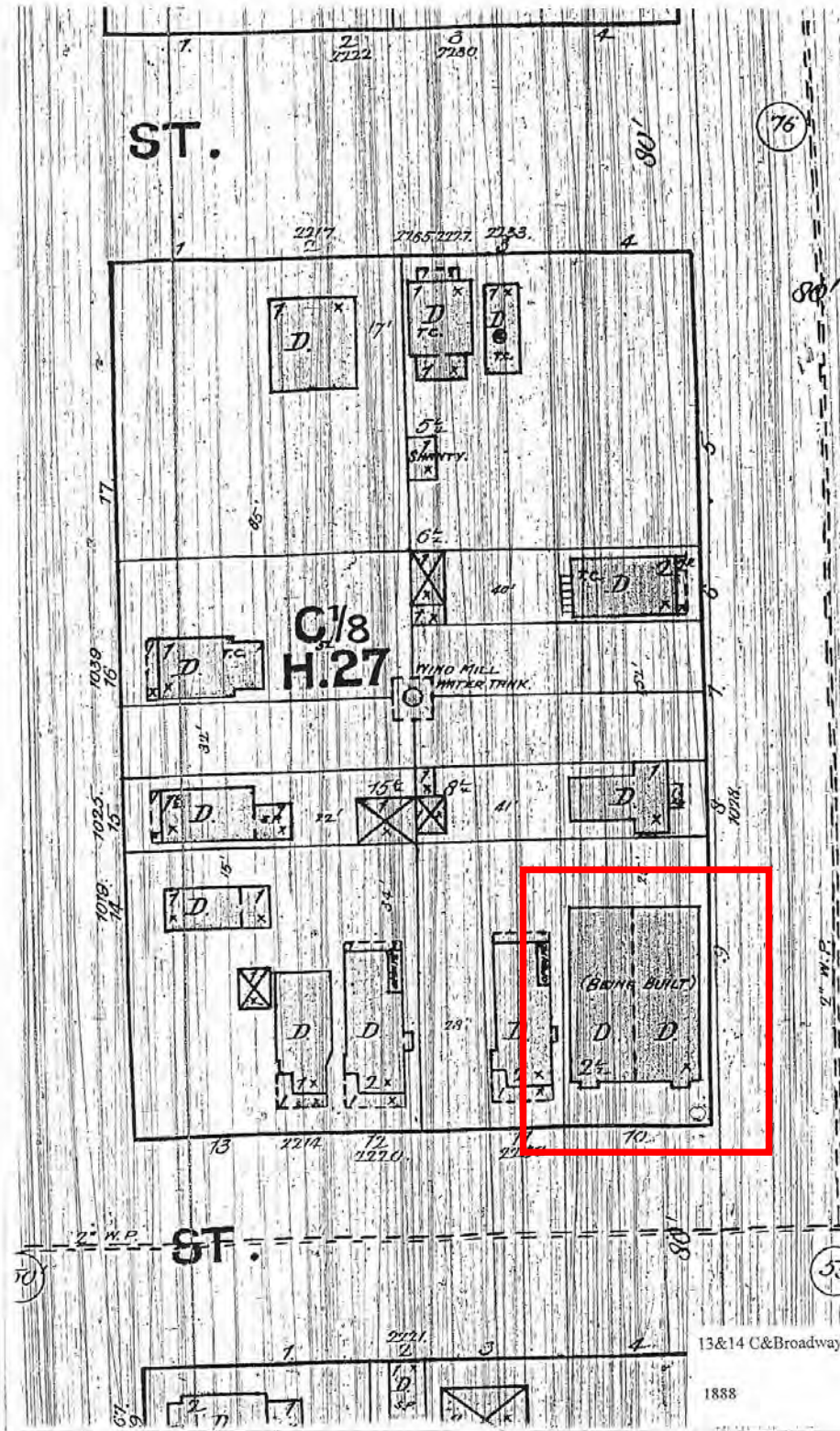
Thomas M. Smith, two-story, Woolman

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

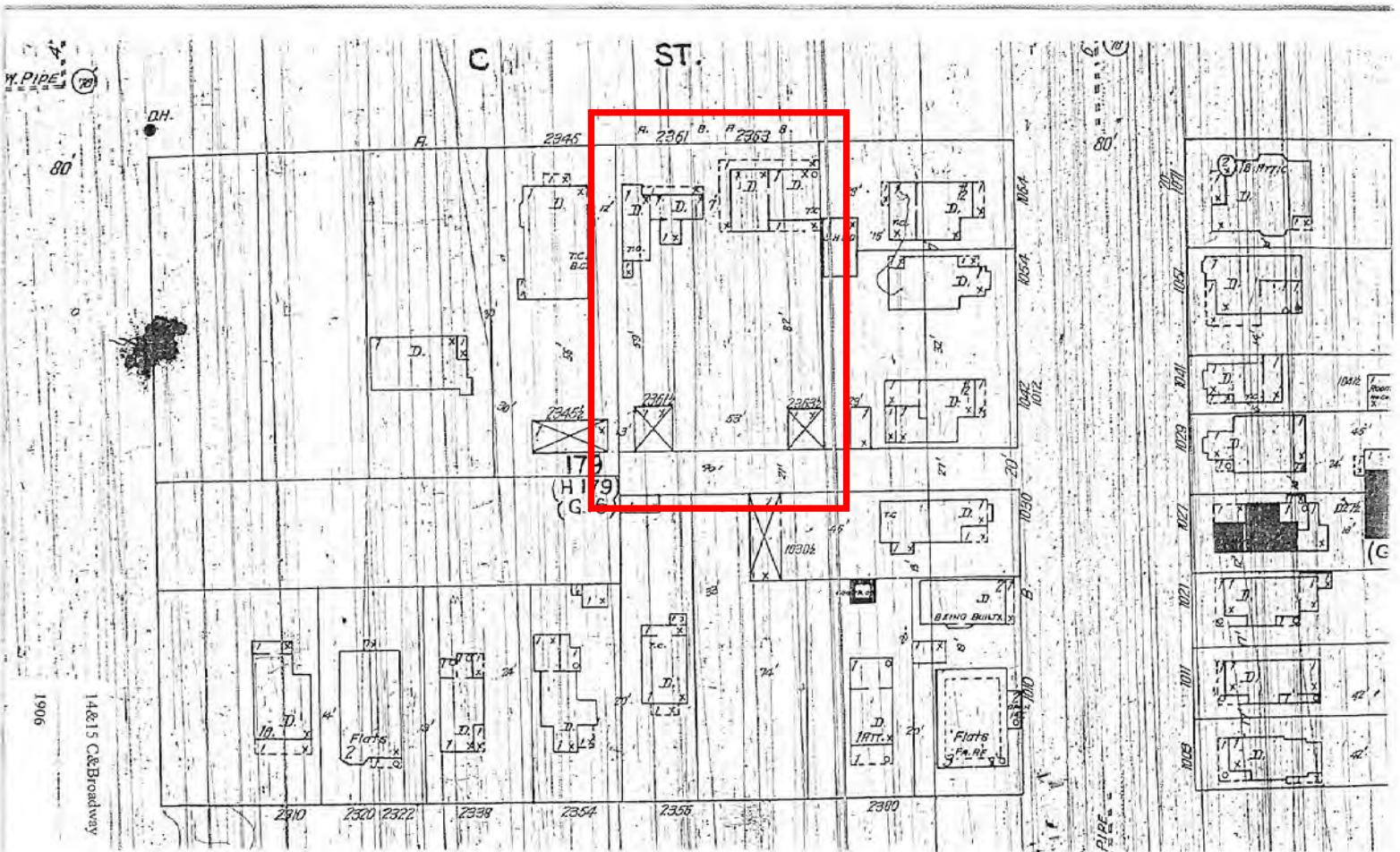


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

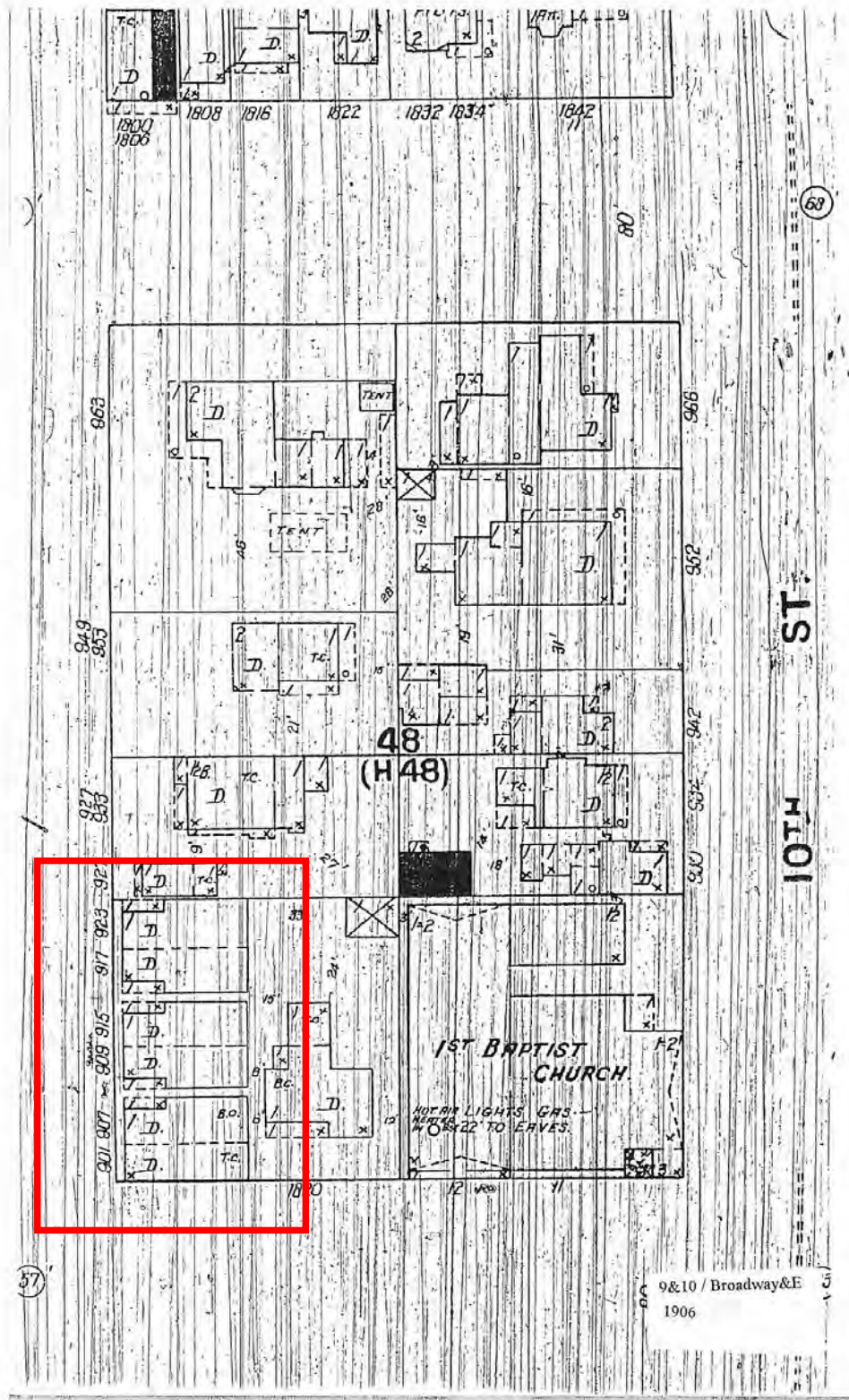


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

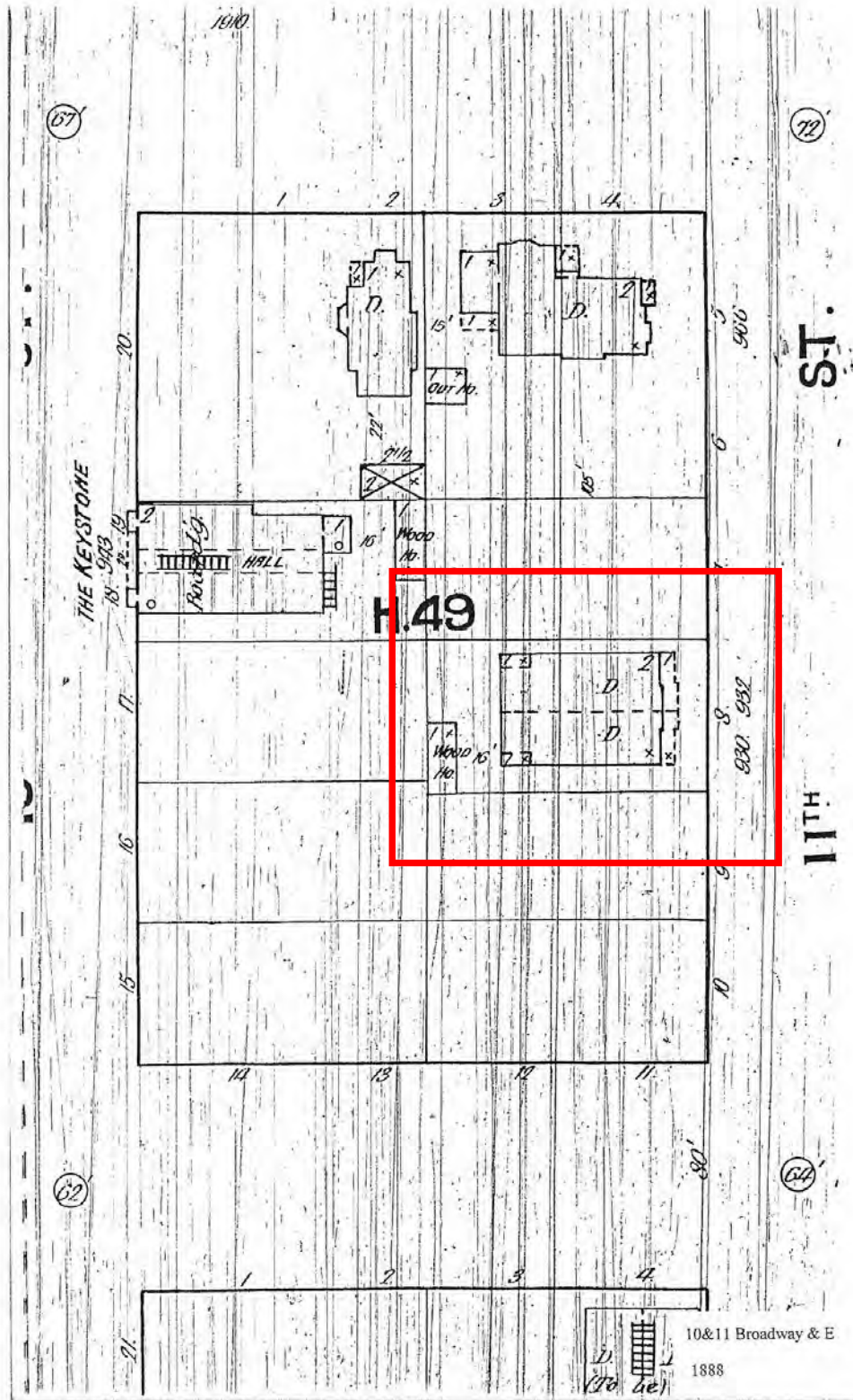


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

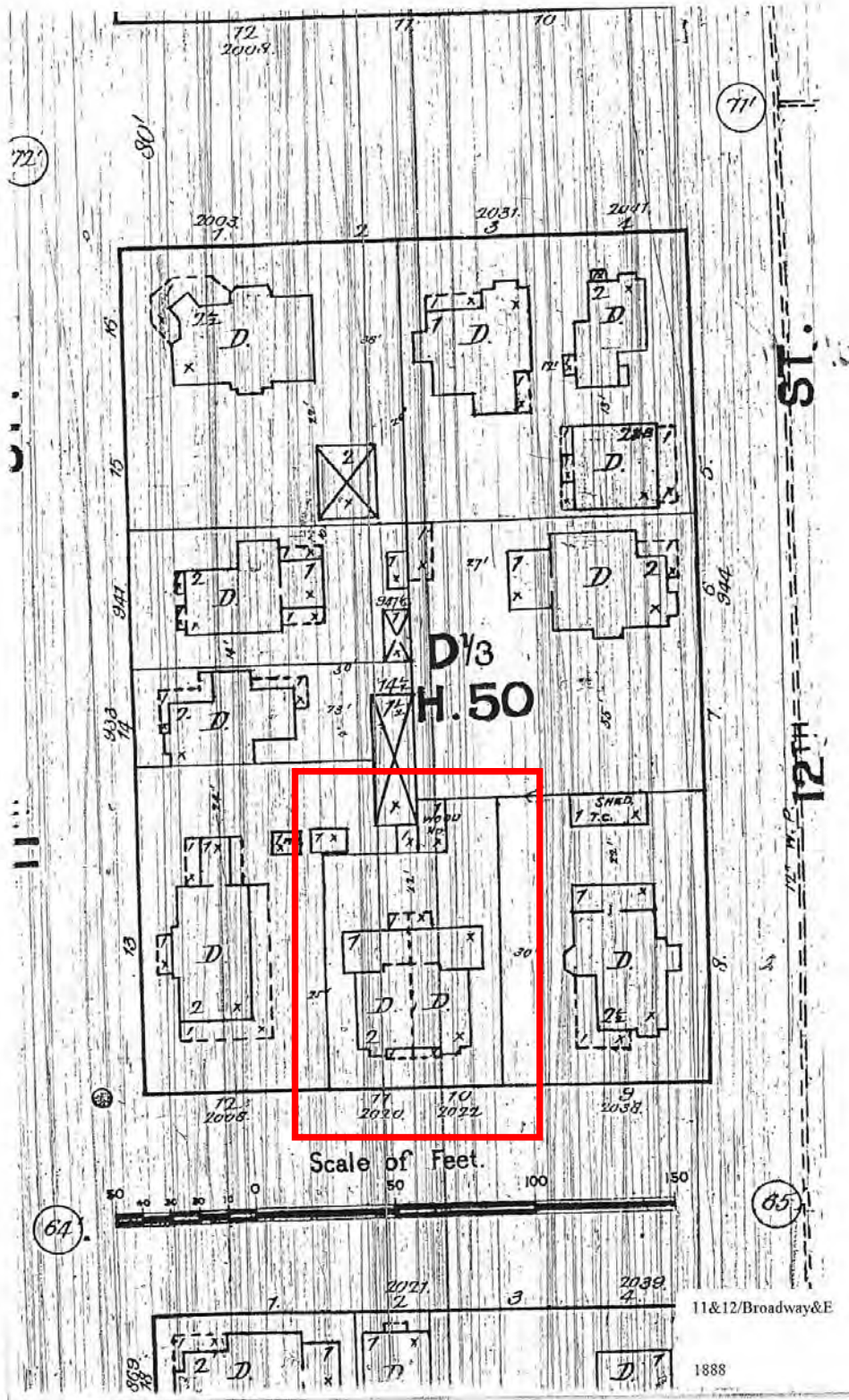


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

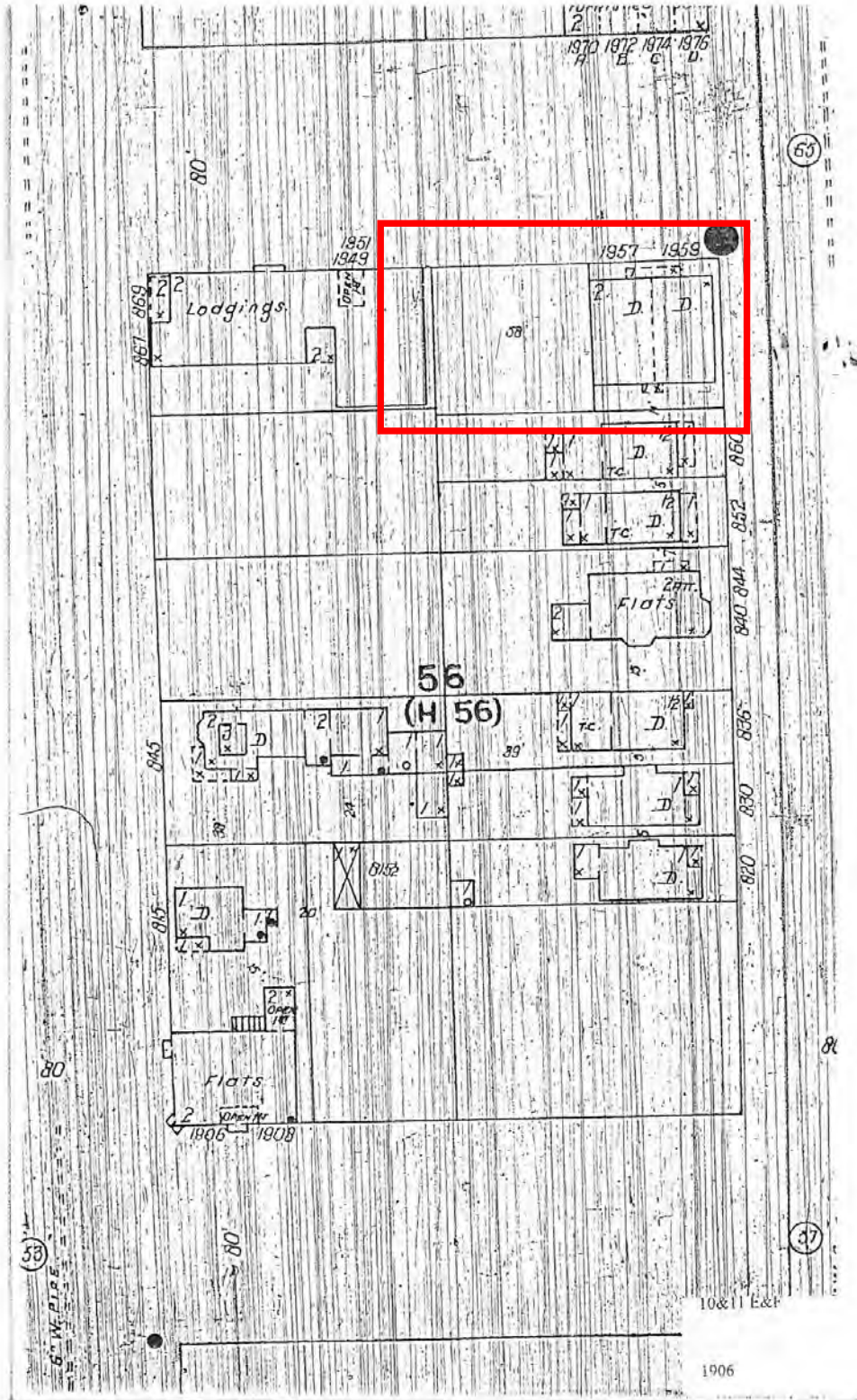


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

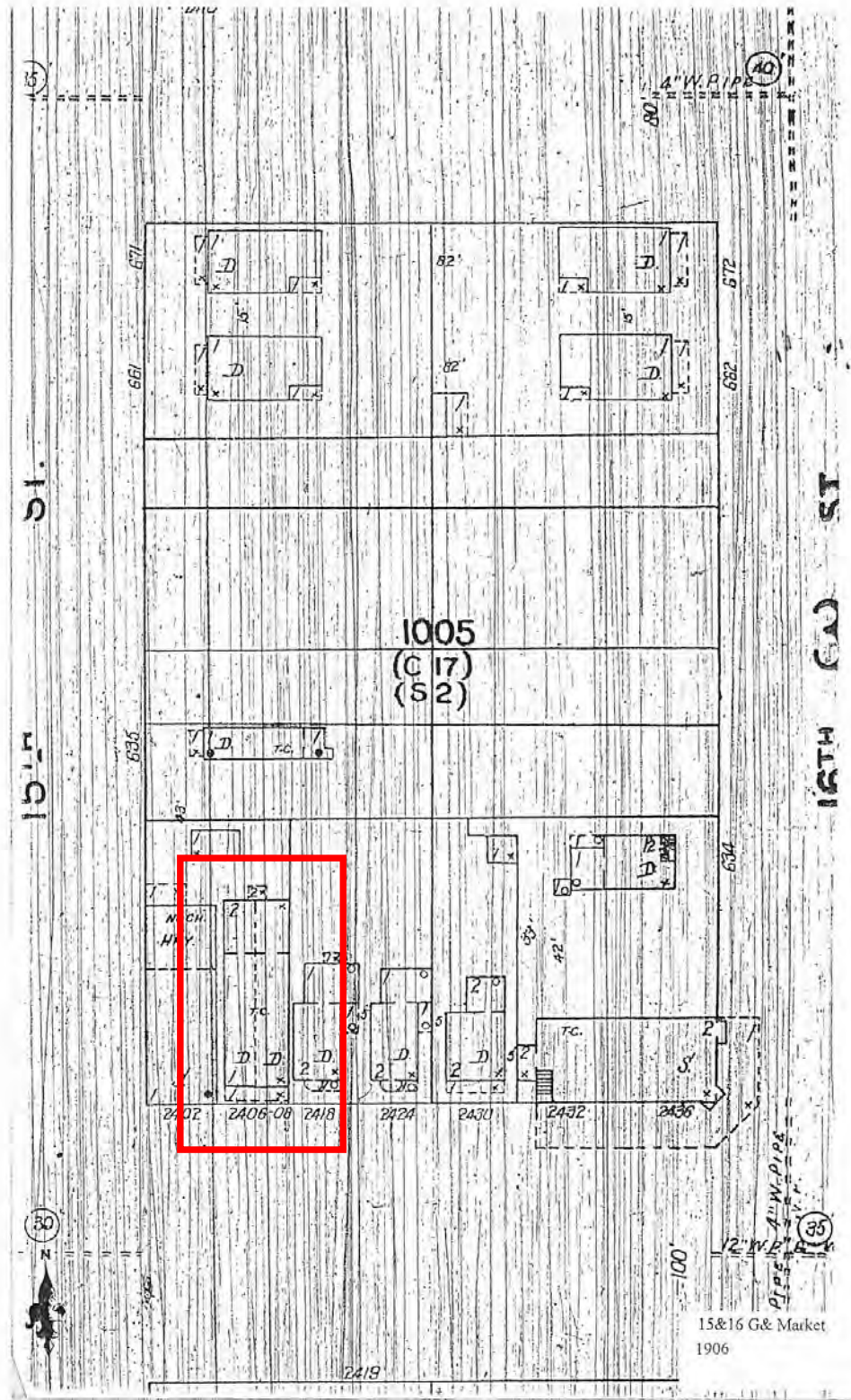


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

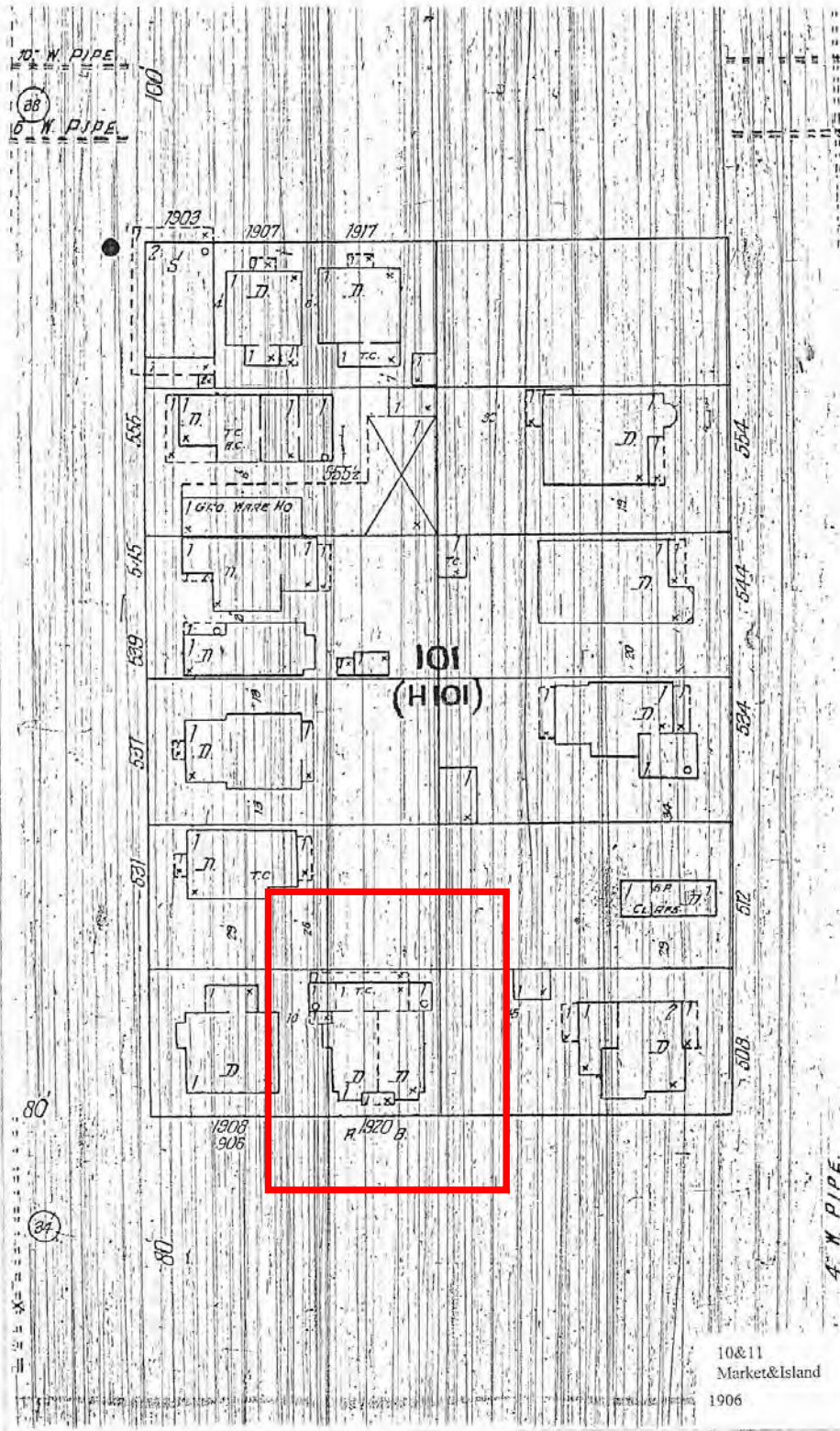


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

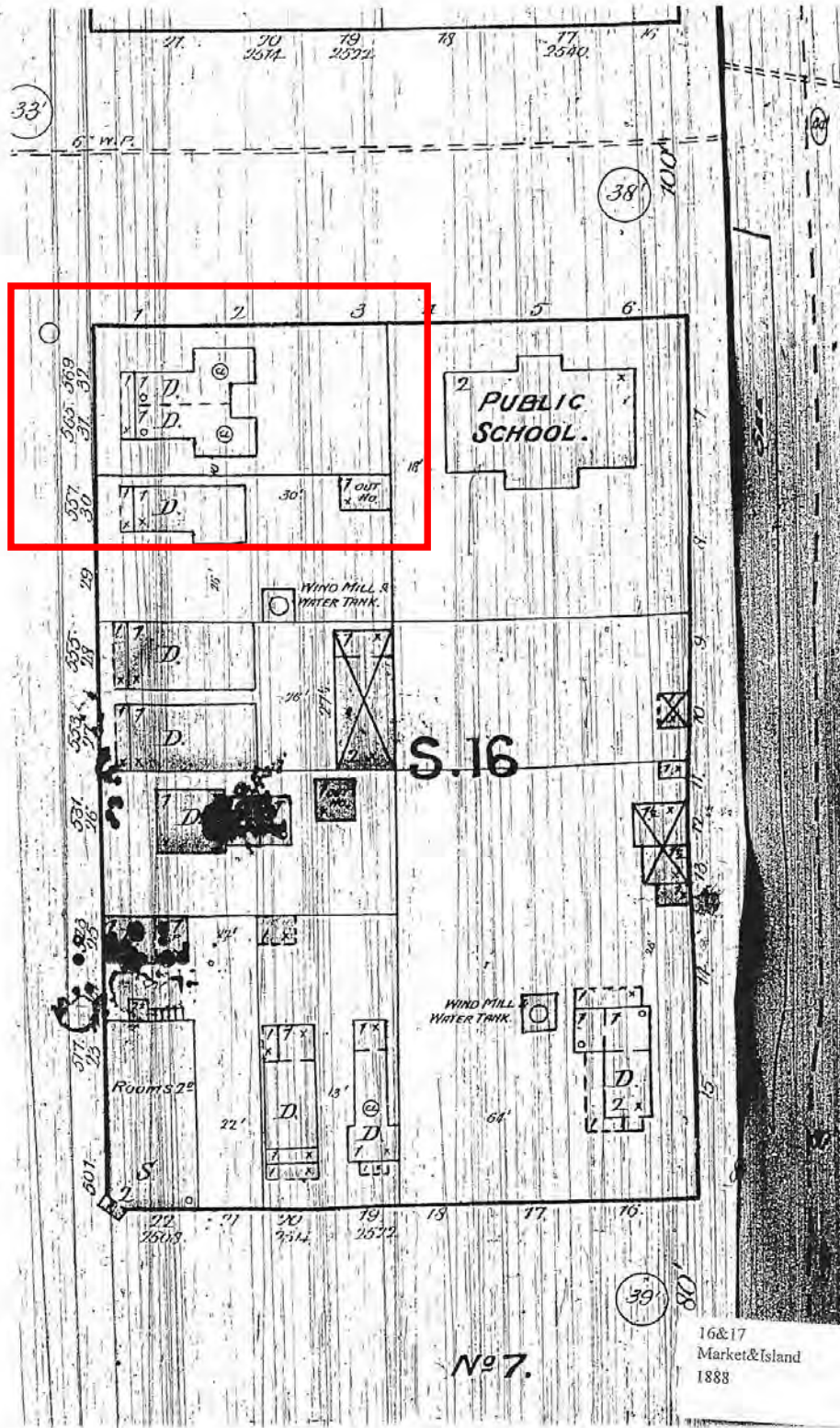


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

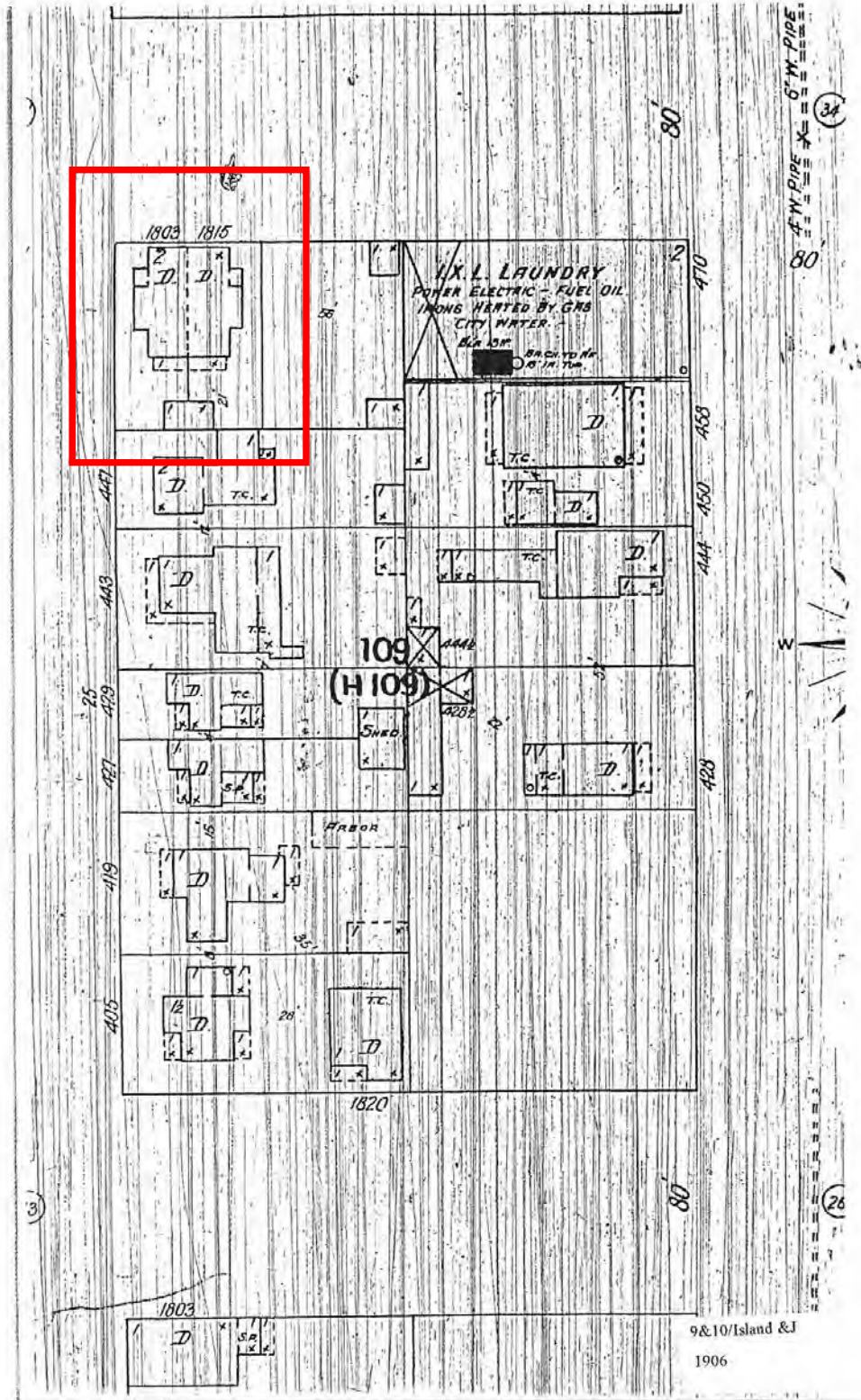


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

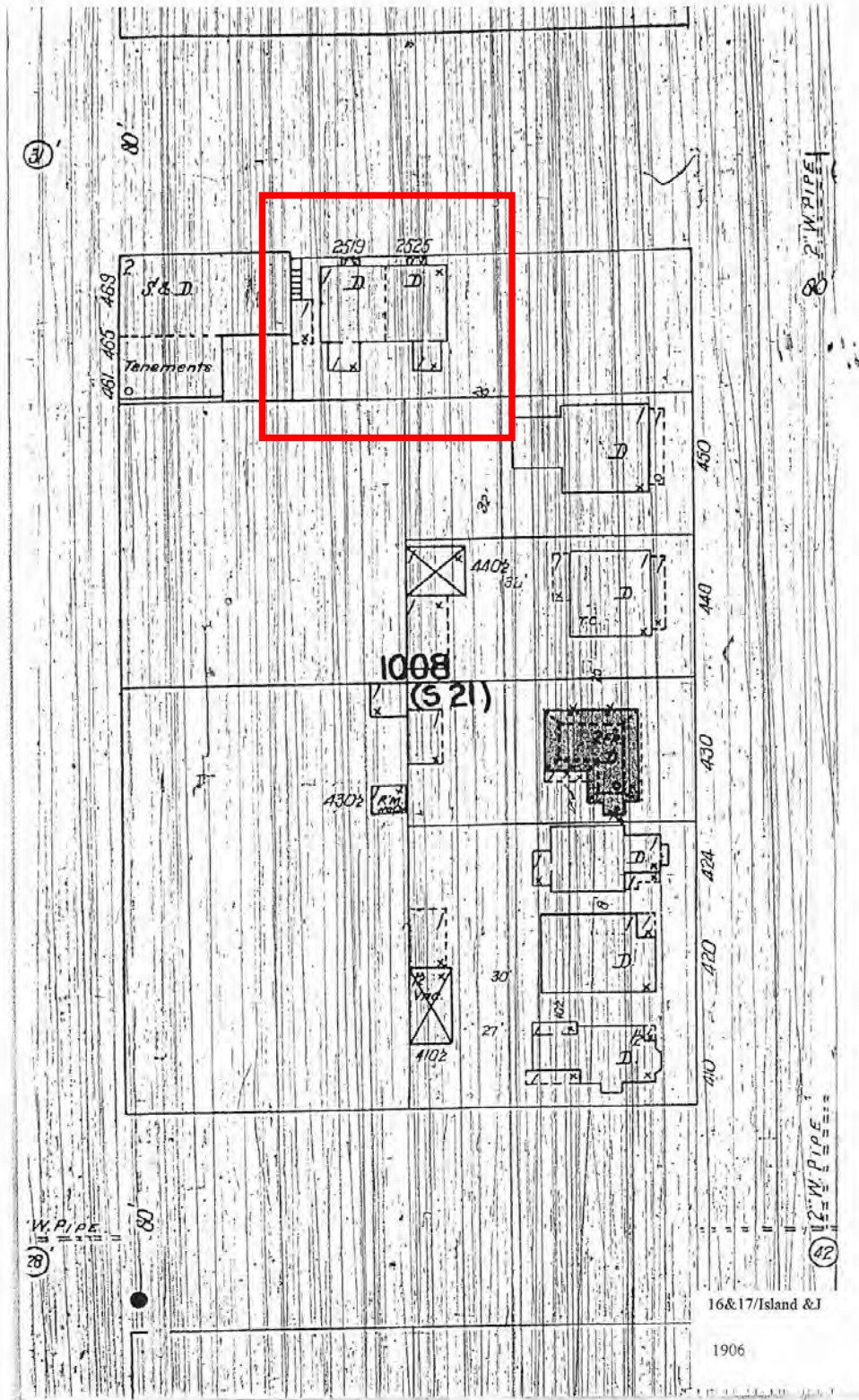


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

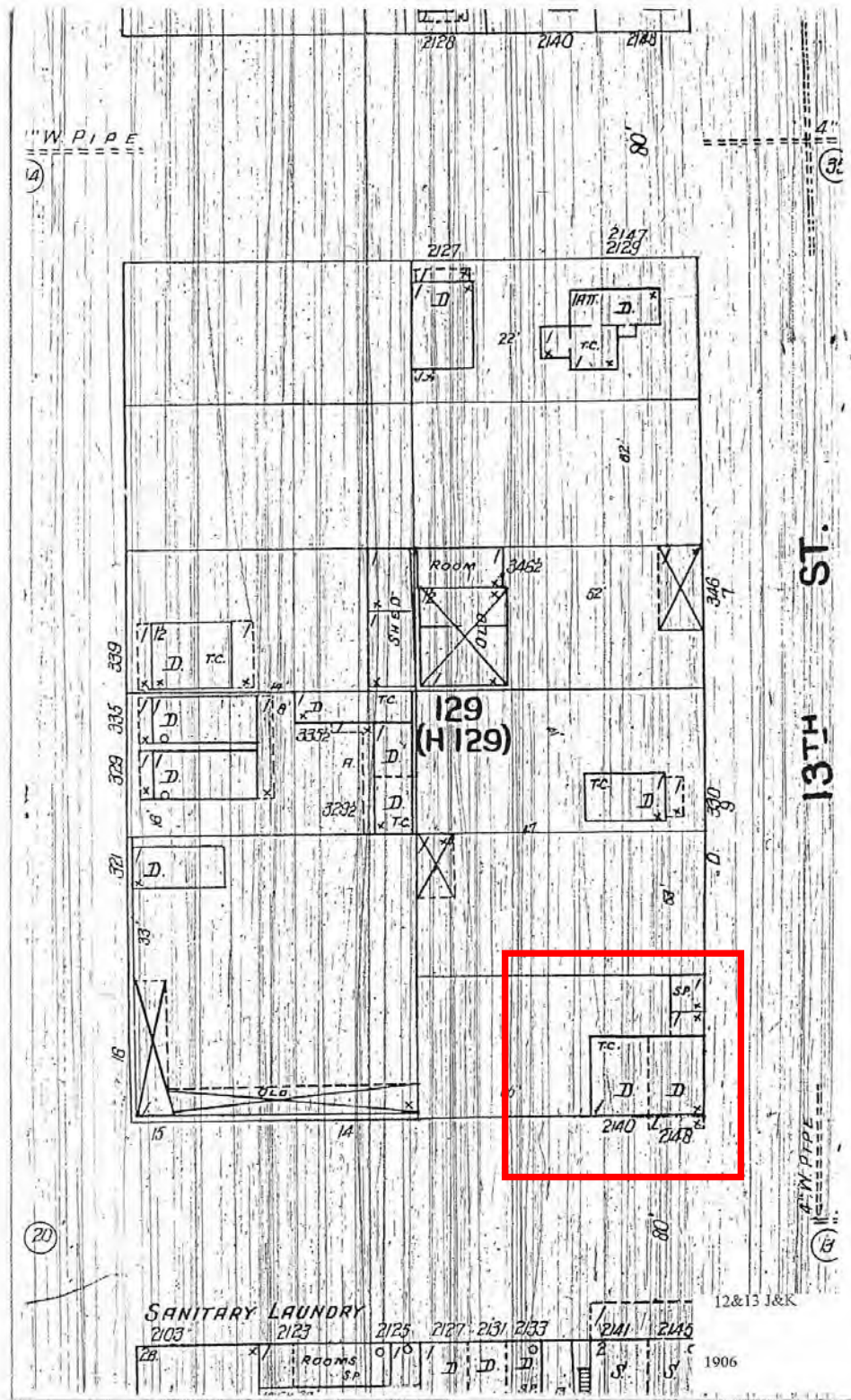


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

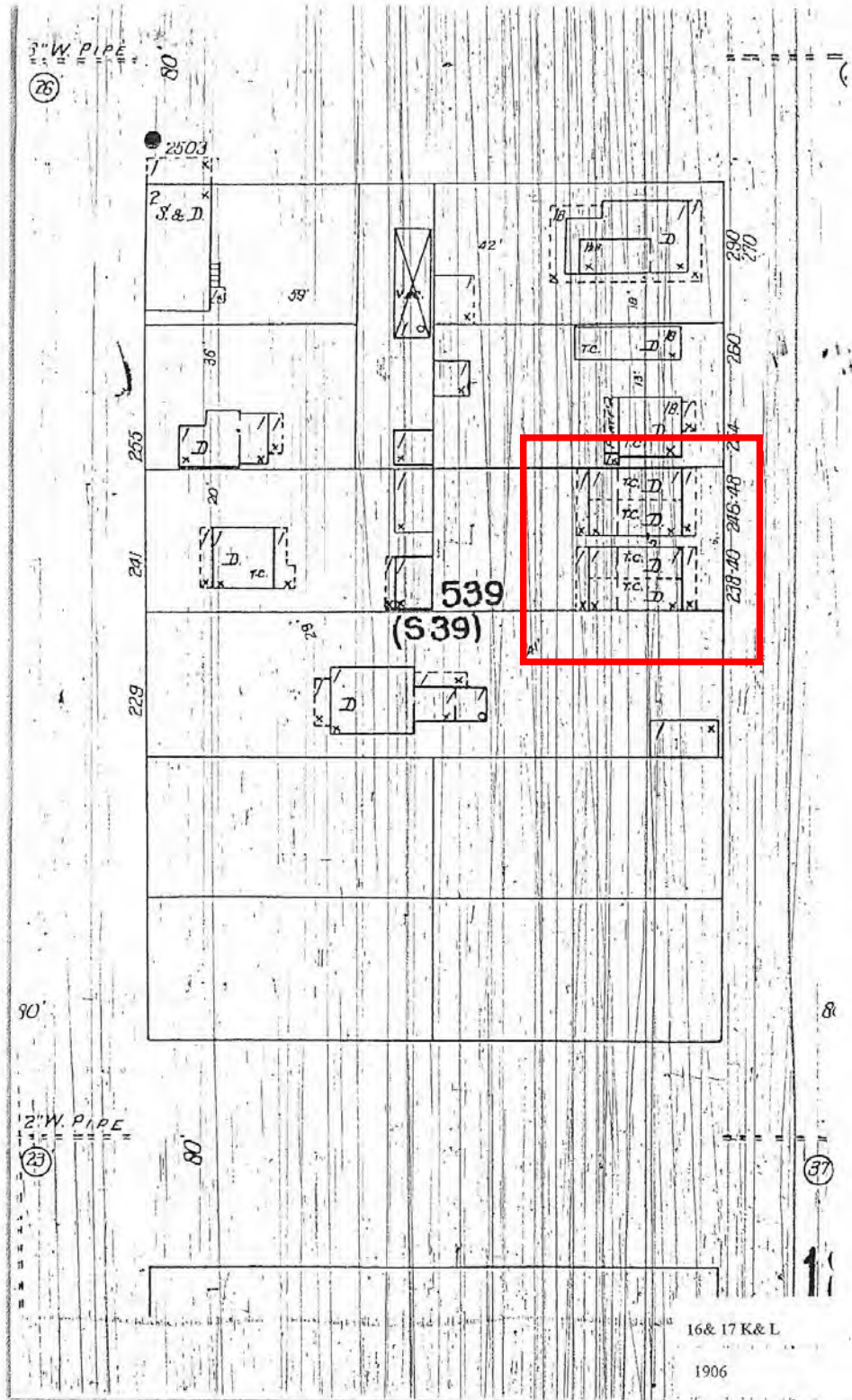


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

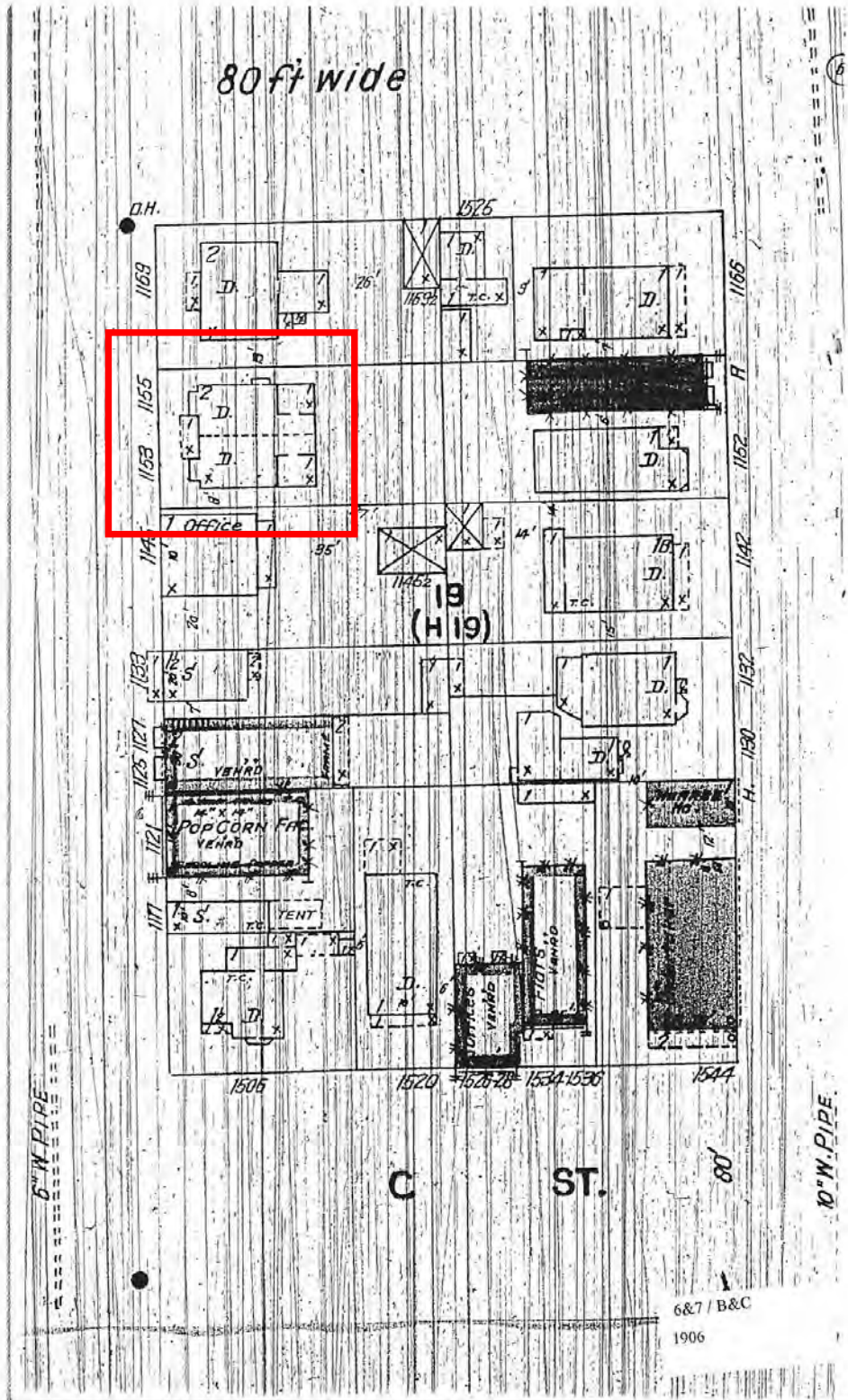


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps

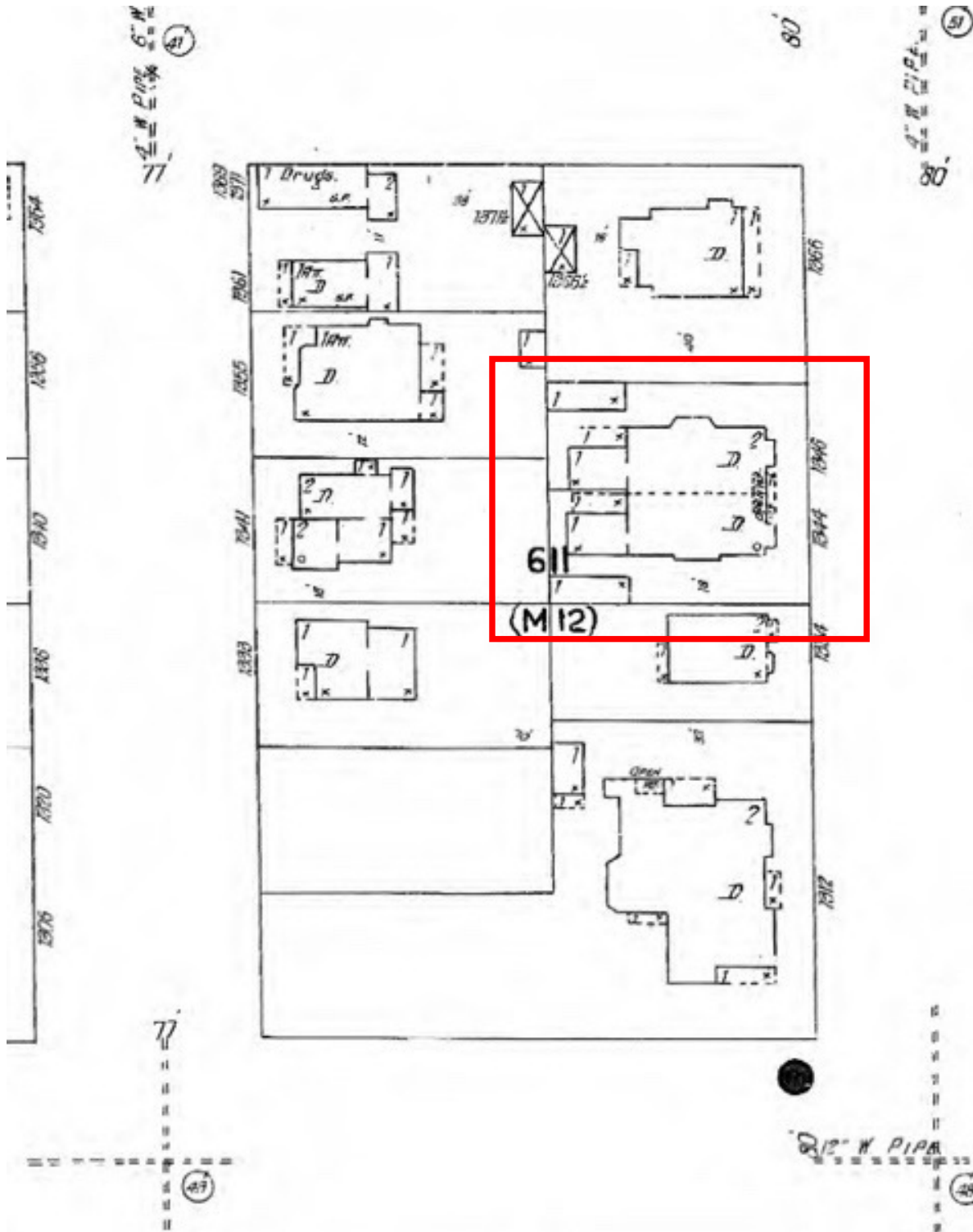


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E.3 Criterion C – “Two-dwelling houses”: examples in San Diego per Sanborn Fire Insurance Maps



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E.4 Criterion D – Master Architect / Master Builder

William Wheeler (1878–1956)

William Henry Wheeler was born in Australia in 1878. When he was 15, he began an apprenticeship with an architect in Melbourne. When his apprenticeship ended in 1893, he moved to Vancouver, British Columbia, to pursue his architectural career. In 1900, he moved to San Francisco and began studying engineering at UC Berkeley. After graduating, he moved to Arizona in 1906. He then moved to San Diego in 1913.

Wheeler designed in a variety of styles, including Spanish Eclectic, Italian Renaissance Revival, Colonial Revival, Neoclassical, and Egyptian Revival. He worked with John Siebert on one of his first commissions in San Diego, Eagles Hall (HRB #189). They originally designed Eagles Hall in the Neoclassical style in 1917, but they remodeled it in 1934 in an Egyptian Revival style. In 1924, Wheeler designed the Balboa Theater (HRB #77) in the Spanish Colonial Revival style.

Wheeler was interested in theatre and boxing and was involved in a variety of fraternal organizations, including the Eagles, the Masons, the Shriners and the American Legion. These connections led to several of his commissions, including numerous theatre designs, the San Diego Athletic Club, Coliseum Athletic Club and the Eagles Hall. Wheeler also served as the president of the California State Board of Architectural Examiners and the Architectural Association of San Diego.

Wheeler was the father of Richard Wheeler, another well-known San Diego architect.

Partial List of Notable Works:

- HRB #77– Balboa Theater (335 E Street), 1924
- HRB #159–The Klauber-Wangeheim Building (611 Island Avenue), 1911
- HRB #163– Dr. Harry & Rachel Granger Wegeforth Home (3004 Laurel Street), 1912
- HRB #189– Eagles Hall (733 8th Avenue), 1917 (Siebert and Wheeler)
- HRB #457/526-009– Whiteman House (2523 San Marcos Avenue), 1914
- HRB #526-014– Burlingame Historic District Contributor (2447 Dulzura Avenue), 1912
- HRB #526-016– Burlingame Historic District Contributor (3055 Kalmia Street), 1912
- HRB #685– San Diego Athletic Club (1250 6th Avenue), 1928 (Wheeler and Stevenson)
- HRB #766– Percy Benbough/William Wheeler House (2174 Guy Street), 1926
- HRB #1006– Lt. Earl and Mildred De Long/William H. Wheeler/A. L. and A. E. Dennstedt House (4990 Westminster Terrace), 1935

Designation Summary:

At least 10 of Wheeler's works have been designated as historical resources by the City of San Diego Historical Resources Board. They include Balboa Theater (HRB #307), Eagles Hall (HRB #189), and the Percy Benbough/William Wheeler House (HRB #766).

Carleton Winslow, Sr. (1876–1946)

Carleton Winslow, Sr., was born in Maine in 1876. He studied architecture at the Art Institute of Chicago and the École des Beaux-Arts in Paris. He began his career in 1910, working for the architectural firm of Cram, Goodhue and Ferguson. Bertram Goodhue was the lead architect of the 1915 Panama-California Exposition, and Winslow was assigned to be the supervising architect on site in San Diego. He is credited with choosing the Spanish Colonial Revival style of architecture that

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1956-02-03_29

THE SAN DIEGO UNION

Wed., Feb. 1, 1956
SAN DIEGO, CALIFORNIA

a-7

SAN DIEGO OBITUARIES

William Wheeler, Retired Architect, Succumbs At 83

William Henry Wheeler, 83, a retired architect who designed many buildings here, died Monday at his home, 2151 Guy St. He had lived here since 1912.

Wheeler, a former actor, had played in vaudeville with the late Jack Dodge. A native of Melbourne, Australia, he was on the operatic stage three years and was a captain in the Army Corps of Engineers in World War I.

Wheeler came to San Diego from Arizona, where he was supervising architect for the Southern Pacific Railway. Buildings he designed included the San Diego Club, the Balboa Theater Building and the San Diego Hotel Annex in San Diego, the Four Square Gospel Temple in Los Angeles and the governor's palace in Mexico.

Funeral services will be at 9 a.m. Friday in Benbough Mortuary. Private graveside services will be conducted at Ft. Rosecrans National Cemetery.

He is survived by his widow, Mary K.; three sons, Richard, George and Henry L., and a daughter, Mrs. Ethel H. Turpin, all of San Diego.

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Property Name: 820 Fort Stockton Drive

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E.4 State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HRI # _____

CONTINUATION SHEET

Trinomial: _____

*Resource Name or #: Perry D. and Olive B. Griswold Rental Property 2

*Recorded by: Urbana Preservation & Planning, LLC

*Date: July 2022

Continuation

Update

McFadden & Buxton Real Estate and Building Firm

Commissioned by Mr. Griswold, the property's original builder was McFadden & Buxton, a real estate and building firm established in October 1911 when Joseph McFadden and George Buxton consolidated their real estate agencies to form their partnership.⁷ The company operated from 1100 D Street, and later, Fourth Street between B and C Streets. By the fall of 1913 the firm had dissolved; however, for its brief duration, the firm represented and constructed several notable subdivision projects including the North Park Addition (east of Arnold & Choates Addition), West End, Hollywood Park, Hector Square, South Orchard Tract, and Burlingame. In December 1911, McFadden & Buxton reported completion of 72 houses in the West End tract sited east and north of Balboa Park. The company is specifically cited as the builder of the homes; the article additionally credits the firm for negotiating "a large number of real estate deals."⁸ In 1912 the firm begin to develop the Burlingame Subdivision wherein they utilized a team of specialists to develop, market, and construct the community including consulting architect William Henry Wheeler who served as the firm's Principal Architect and head of its building department.

The company pioneered the concept of specialization rather than generalization of different work expertise. The company's "system" consisted of twenty-four employees who each commanded a specialty in some aspect of real estate investment and development. Included within the "system" were land developers, architects, builders, sales managers, investment brokers, and insurance underwriters. While the McFadden and Buxton Company existed for only two years, 1911-1913, it proved to be one of the most innovative and enterprising real estate development firms experimenting in the concept of modern housing tract development.⁹

McFadden & Buxton's three-year run corresponds to local anticipation of the Panama-California Exposition. Search of the *San Diego Union* and *Evening Tribune* newspapers published between 1911 and 1914 located references to hundreds of building permit and construction notices for McFadden & Buxton-built projects, primarily via the West End and Burlingame tracts. The firm's new construction projects appear to have tapered off into early 1913. Its Pacific Beach tent cottages were regularly advertised for rent and the firm continued to represent real estate transactions. In the Spring of 1913, the firm moved to its new location in the "McFadden & Buxton Arcade" building located between B and C and Fourth and Fifth Streets, coinciding with the initial construction activities in its North Park Addition. By August of 1913 McFadden & Buxton sought out a real estate partner in Arizona. By October of 1913 local newspapers advertised the dissolution of McFadden & Buxton, with each man publishing notice of his new separate entity.

William Henry Wheeler appears to have produced or supervised the designs for all buildings from May 1912 through the firm's dissolution in October 1913.¹⁰ A native of Australia, Wheeler was born in the state of Victoria on January 9, 1874. He received his architectural education and training in Melbourne prior to emigrating to Vancouver, Canada in 1893. Mr. Wheeler practiced from Vancouver through circa 1897 at which time he ceased to be listed in British Columbia Directories. By 1900 he had relocated to the United States, first settling in San Francisco, California (1900-1906), then Tucson, Arizona where he served as the Supervising Architect for the Southern Pacific Railway (1907-1912), then San Diego where he continued his private architectural practice while simultaneously serving as the Principal Architect and Building Department Head for McFadden & Buxton.¹¹ Wheeler continued to practice architecture long after the dissolution of McFadden & Buxton. He is recognized as a Master Architect by the City of San Diego with eleven known works included in the City's California Historical Resources Inventory Database (CHRID). Many of these properties are designated under Local Register Criterion C and D for their architectural qualities and for representing the work of a master.¹²

*B10. Significance (Continued from Page 2):

⁷ "Advertisement - McFadden & Buxton" *The San Diego Union*, Monday October 30, 1911 (14: 2).

⁸ "Firm Builds 72 Houses in Year" *The San Diego Union*, Sunday December 31, 1911 (10: 3).

⁹ City of San Diego, *Burlingame Historic District: The Tract of Character* (2010).

¹⁰ "Many Buildings Will Be Erected" *Evening Tribune*, Wednesday, May 29, 1912 (9:2).

¹¹ "Wheeler, William Henry" Biographical Dictionary of Architects in Canada. <http://dictionaryofarchitectsincanada.org/node/2271>. Accessed October 2021.

¹² City of San Diego, California Historical Resources Inventory Database. Search "Architect: William Wheeler". <https://sandiego.cfwebtools.com/>. Accessed October 2021.

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Property Name: 820 Fort Stockton Drive

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E.4 **State of California - The Resources Agency**
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial: _____

*Resource Name or #: Perry D. and Olive B. Griswold Rental Property 2

*Recorded by: Urbana Preservation & Planning, LLC

*Date: July 2022

Continuation

Update

styles such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. The 4061 Goldfinch Street property no longer embodies the distinctive characteristics of Craftsman Bungalow construction, having been identified as "Heavily Altered in the 2016 Survey Report. While it may have once reflected one the most prominent styles of architecture within the district, Craftsman, the property no longer retains the original design elements common to Craftsman style single-family properties. Per the 2016 Uptown Historical Resources Survey, heavily altered properties mean that the

...inventoried resource appears to no longer be close to its original configuration, or alterations have occurred that are not easily reversible, or several alterations have occurred that cumulatively obscure the resource beyond its original design intent. However, the overall original massing is discernible. Typical alterations include additions that do not match stylistically the original resource, or alterations that create a different style, and window replacements that do not coincide with the original openings.¹⁴

The property does not exhibit any character-defining features of the Craftsman style including wide unenclosed eave overhangs, decorative beams or braces under the gables, columns or column bases that continue to the ground level without interruption at porch floor, exposed roof rafters, or a full-or-partial-width porch. Due to the lack of any remaining significant Craftsman style character defining features that are distinctive of a typical Craftsman Bungalow, the building is not individually significant under Criterion C.

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

4061 Goldfinch Street is one of three homes constructed in 1912 by McFadden & Buxton on Lots 9-12 Block 47 of Arnold & Choates Addition. The subject building is sited on Lots 9-10. McFadden & Buxton was a real estate and building firm in existence from 1911 to 1913, led by Joseph McFadden and George Buxton, who each worked as real estate agents prior to forming the partnership. The quality of their builds and subdivision projects, including the West End tract (in 1911), Burlingame (in 1912), and North Park (in 1913) give cause to consider the firm as Master Builders. The duo hired William Henry Wheeler, a recognized Master Architect in the City of San Diego, to serve as the Principal Architect and Head of their company's building department. For this reason, Mr. Wheeler is assumed to be the architect of the 4061 Goldfinch Street property, however, supporting evidence via architectural drawings, permit records, newspaper articles, published histories, etc. was not found during historical research. A May 29, 1912, *Evening Tribune* article states that McFadden & Buxton were ready to build three flat buildings for P.D. Griswold. The same article announces Wheeler as the architect and department supervisor for McFadden & Buxton. P.D. Griswold obtained permits to construct the three flats, including the subject property in June of 1912. However, the building no longer conveys the original design intent of McFadden & Buxton due to extensive alterations since 1912, most notably in the mid-1970s. Therefore, the subject property at 4061 Goldfinch Street is no longer eligible as an example of a Craftsman Bungalow constructed by McFadden & Buxton. As such the property is not eligible under Criterion D.

Local Register 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 State Register of Historical Resources.

The 4061 Goldfinch Street property is not currently listed on the NRHP, and it has not been determined eligible for listing as part of a previous intensive level study or project review process undertaken by a local, state, or federal agency. Similarly, the building is not listed on, nor has it been officially determined eligible for listing on the CRHR. The property is not eligible under Local Register Criterion E.

Local Register 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

¹⁴ San Diego. *Uptown Survey*, 9.

San_Diego_Union_1912-05-26_11

ARCHITECT OF ESPEE IS ENGAGED BY FIRM

W. H. Wheeler From Mexico
Takes Charge of Company's
Building Department.

William H. Wheeler, a certificated architect, who for five years was supervising architect for the Southern Pacific railroad in Mexico, has been engaged by McFadden & Buxton to take charge of their building department, which is being substantially enlarged to meet the growing activities in local building operations.

The firm now is having plans completed for the construction of a mezzanine floor in their quarters in the Union building, which will increase the floor space by 50 per cent. Work will be commenced on this improvement the first of this week. The woodwork will be finished in mahogany to correspond with the finish of the rest of the office fixtures. The entire mezzanine floor will be occupied by the building department, with architect's office and drafting rooms.

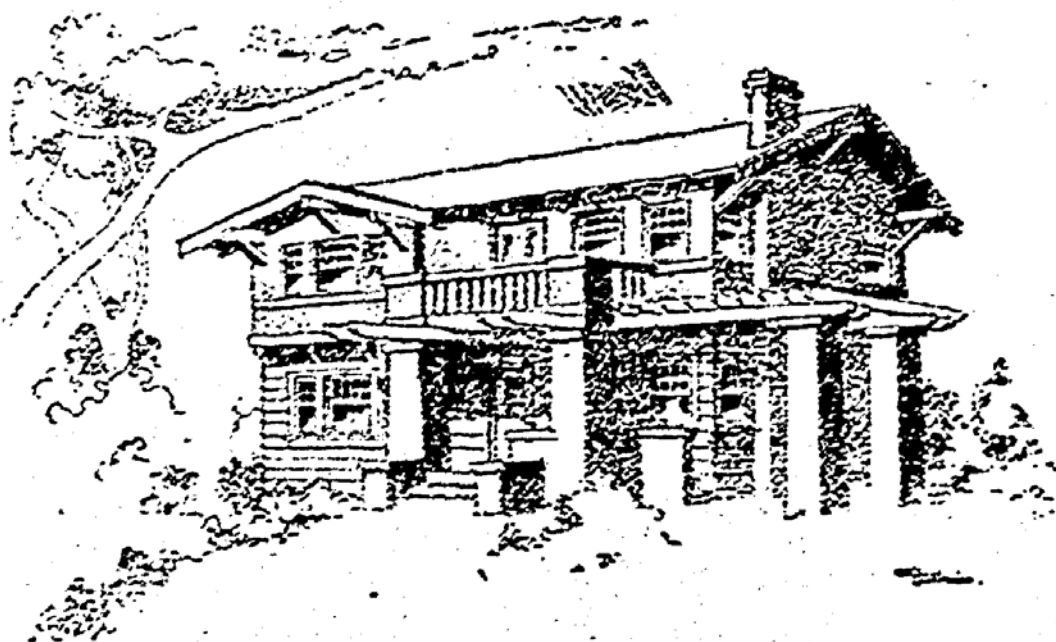
During his service in Mexico Mr. Wheeler had charge of all architectural work and the supervision of all building construction on the Southern Pacific line. Prior to that time he practiced in Berkeley and in the office of the chief engineer of the Southern Pacific. Grove E. Hermann will act as assistant to Mr. Wheeler in the building department.

WRIGHT TO BECOME

San_Diego_Union_1912-06-23_18

WORK IS COMMENCED ON BEAUTIFUL HOME

Perspective of the First of Four Residences to Be Constructed in Burlingame for Mrs. Mary S. Rhinehart, From Plans by Architect William H. Wheeler.



First of Four Dwellings to Be Erected For Mrs Rhinehart In Burlingame

Work has been commenced on the construction of a beautiful two-story residence in Burlingame for Mrs. S. Rhinehart. William H. Wheeler, architect for McFadden & Buxton, contractors, paid particular attention to surrounding conditions in designing this house and when completed it will be one of the finest dwellings in the tract of Burlingame.

The exterior is to be in clap boarding to the second story, and plaster above, giving it a rustic and unique appearance. There will be a porte cochere, with columns of rough clinker bricks, and a heavy beam pergola leading to the garage.

The dwelling will contain nine rooms, having a spacious reception hall, a large living room, adjoining which will be the music room. The remainder of the first floor will contain the dining room, kitchen, breakfast room, laundry and porch. On the second floor there will be four large bedrooms, a large bath room and a balcony, from which can be obtained a magnificent view of the surrounding country.

This is the first of four handsome dwellings which are being designed by Architect Wheeler for Mrs. Rhinehart in Burlingame, and which are to be built by the McFadden & Buxton company.

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

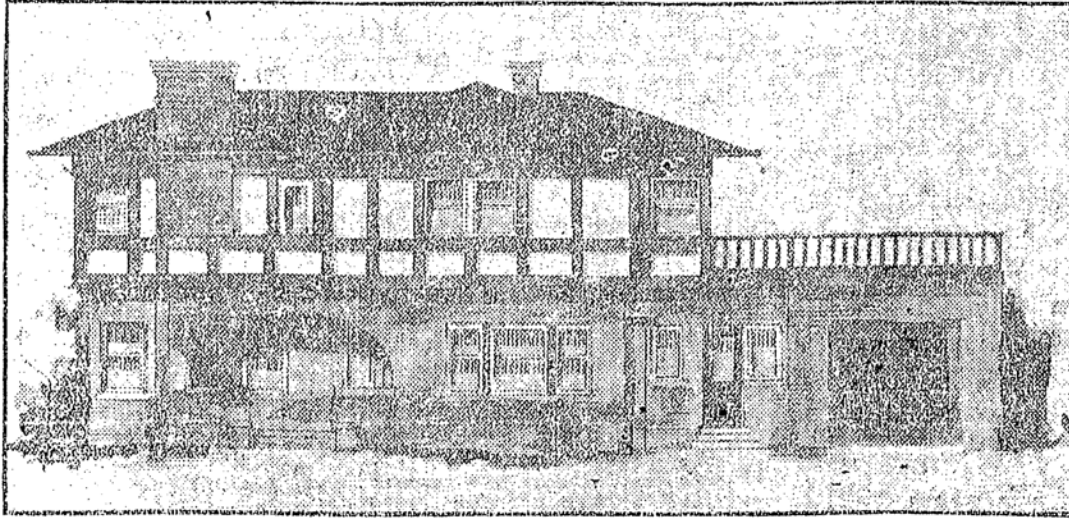
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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-07-11_7

PLANS BEING COMPLETED FOR HANDSOME BURLINGAME HOME

Design of \$5000 Residence for Dr. John L. Taylor to Be Erected at Dulzara and Laurel Streets, Burlingame Tract, From Plans by Architect W. H. Wheeler.



Dr. John L. Taylor to Erect Modern Residence at Cost of \$5000.

Plans are being finished for a beautiful two-story residence to be erected in Burlingame by Dr. John L. Taylor. The house, which will cost about \$5000, will front east and north at Dulzara and Laurel streets.

On the exterior the first story will be veneered with red brick. Between this and the roof the building will be finished in half timber work and rough plaster. The roof will be shingled.

A garage will adjoin the main structure in the rear. It will have a flat roof designed for use as an observation balcony and roof garden.

The first floor plan includes a spacious entrance porch, reception hall, living room, dining room, kitchen, pass pantry, screen porch and servants' room. On the second floor will be three bedrooms, sleeping porch, balcony and bath.

The hall, living and dining rooms will be finished in redwood left natural. Oak floors will be laid downstairs and maple above. The hall and dining room will be wainscoted and in the living room will be a massive fireplace.

The entire house will be complete with built-in fixtures and will be modernly equipped throughout. The plans are being prepared by William H. Wheeler, architect for the building department of McPadden & Buxton.

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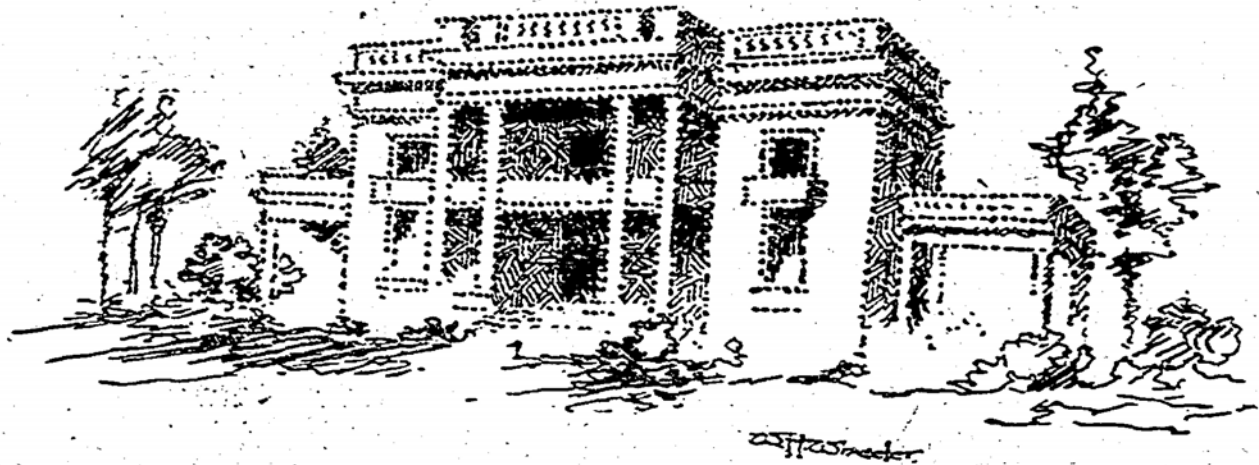
E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-07-28_31

SAN DIEGO, CALIFORNIA, SUNDAY MORNING, JUL

CLASSIC DESIGN IS CHOSEN FOR HOME IN BURLINGAME

Perspective of \$5500 Residence of the Ionic Type of Architecture to Be Erected in Burlingame for Mrs. Mary S. Rhinehart From Plans by Architect William H. Wheeler.



Ionic Type of Architecture to Be Distinctive Feature Of Residence.

The contract has been awarded to McFadden & Buxton for a \$5500 residence to be erected in Burlingame for Mrs. Mary S. Rhinehart from plans by Architect William H. Wheeler. The building will be a two-story structure designed in a rather severe classic of the Ionic order. The plans provide for a seven-room house to be finished on the interior in keeping with the exterior style of architecture.

The exterior will be finished in cement plaster with balconies and balconettes for sleeping porches adjoining all the bedrooms on the second floor. A feature will be a specially designed solarium off the living room.

The entire house will be completed with all modern conveniences and it is said will be one of the most artistic types of buildings yet built in Burlingame.

BUILD READY FOR OCCUPANCY

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-08-18_36

LOOKOUT TOWER IS FEATURE OF MODERN HOME ON HEIGHTS

Perspective of Dwelling Being Erected in Burlingame by McIntyre & Sons, from Plans by Architect W. H. Wheeler



Residence Will Command Fine View of Ocean, Mountains and City.

Among the homes under construction in Burlingame is a two-story dwelling being erected by W. A. McIntyre & Sons for McFadden & Buxton from plans by Architect W. H. Wheeler.

The house consists of eight rooms and two baths. In the living room will be a mantel of special design, modeled on the ground by a sculptor. The dwelling will be complete with every modern convenience, including a vacuum cleaning system.

One of the main features will be a large deck or lookout leading from the tower, which will command a grand view of the mountains to the east and the city and ocean to the west.

The exterior will be finished in roughcast cement plaster and the roof in Mission tile.

The house is one of ten now being erected in Burlingame by McIntyre & Sons.

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-08-12_8

GROUND IS BROKEN FOR ARTISTIC HOME

Residence Will Occupy Commanding Site

Perspective of Residence to Be Erected at Thirtieth and B Streets for Mrs. Goldie Eastman, From Plans by Architect William H. Wheeler.



Attractive Design Is Chosen For Residence at Thirtieth and B.

Ground was broken last week by McFadden & Buxton for a handsome dwelling to be erected on the southeast corner of Thirtieth and B streets for Mrs. Goldie Eastman, from plans by William H. Wheeler, architect.

The elevations show a story and a half structure, containing six rooms and bath on the first floor and two rooms and bath on the second floor.

The first floor embraces a living room, dining room and breakfast room, finished in select slash grain Oregon pine, with proper wall decorations to match. Oak floors will be laid throughout.

The second floor is to be finished in white enamel, with selected wall fabric and decorated frieze.

The exterior of the building is to be plastered on combination laths, and is to have a shingle roof. An open sleeping porch over the front veranda will make a most unique design, and will be consistent with the superb elevation of the site.

ATTACHMENT F

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-09-29_25

Another Palatial Home for Group of Attractive Buildings in Burlingame

Design of \$6000 Residence Being Erected in Burlingame by McFadden & Buxton for Dr. Harry M. Wegeforth From Plans by Architect William H. Wheeler.



New Dwelling Now Being Built For Dr. Wegeforth to Be Modernly Beautiful.

A notable addition to the large group of homes under construction in Burlingame is a palatial residence to be erected at Thirtieth and Laurel streets from plans prepared by Architect William H. Wheeler. It will be built for Dr. Harry M. Wegeforth by McFadden & Buxton. Work was commenced on the improvement last week.

The dwelling will contain a large entrance hall, living room, music room, dining room, pantry, breakfast room and kitchen on the first floor and two bedrooms with dressing room and sleeping porch, adjoining each, bath room, shower room and deck porches on the second floor.

The interior will be elaborately finished in selected hardwoods throughout. A vacuum gas heating system will be installed. Special attention will be paid to garden features on the grounds surrounding the house. The site has a frontage of 90 feet. The contract price on the house is \$6000.

MILLER TAKEN NORTH

ATTACHMENT F

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-10-27_54

MISSION ARCHITECTURE IS USED FOR ATTRACTIVE LOMA PORTAL RESIDENCE

Perspective of \$6500 Residence to Be Erected in Loma Portal, Point Loma, for George W. Lawrence and Bob Blankenship From Plans by Architect William H. Wheeler.



Promenade Deck Will Afford Good View of City and Coronado.

Plans have been completed by William H. Wheeler, architect for McFadden & Buxton, for a handsome dwelling to be erected for Bob Blankenship and George W. Lawrence, local clothing men. The building will be located on Villa lot 56, fronting Chatsworth Terrace in Loma Portal on Point Loma.

Architectural craftsmanship in San Diego is constantly being subjected to a severe test in order to cope with the high standard of dwellings demanded by the numerous home builders in this city. The new Point Loma home will present a severe treatment of Mission architecture, the elevation being dominated by a large central arch.

Among the salient features of the dwelling is a large promenade deck commanding a view of San Diego and Coronado. The plans provide for a large living room twenty-eight feet in length, a dining room, kitchen, two bedrooms and bathroom, all of which are to be completely equipped, conveniently arranged and handsomely finished.

The interior finish will be in oak throughout, including the floors. The house will have a basement and will be heated by the hot air furnace system. In the rear will be a garage with laundry attached and apartments for the maid. The improvement will cost about \$6500.

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-11-10_23

MISSION STYLE RESIDENCE IS BEING BUILT FOR H. A. JEPSON

Perspective of \$5000 Residence Being Erected on Clay Street, Between Twenty-ninth and Thirtieth, for H. A. Jepson From Plans Prepared by Architect William H. Wheeler.



House Will Be Fully Modern With Hardwood Floors and Sleeping Porch.

Work was commenced last week by McFadden & Buxton on the construction of an attractive mission style residence for H. A. Jepson of the New England creamery. The site consists of lots 4 and 5 and part of lot 6, in block 323, Reed & Daley's addition, fronting north on Clay street between Twenty-ninth and Thirtieth. The improvement will cost about \$5000.

On the ground floor will be a large porch in front, while the interior will contain a music room, living room, dining room, pantry, kitchen and a bath. On the second floor will be three bedrooms, a large sleeping porch, bath and a spacious balcony or promenade over the front porch.

The house will have a plastered exterior. The inside will be finished in birch throughout and hardwood floors will be laid in every room. Numerous built-in fixtures of attractive design will be provided in the kitchen and principal rooms. The plans were prepared by Architect Wm. H. Wheeler.

ATTACHMENT F

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-11-24_55

DR. B. S. GOWEN IS BUILDING RESIDENCE IN NATIONAL CITY

Design of Residence Being Erected in National City For Dr. B. S. Gowen, Superintendent of National City Schools,
From Plans Prepared by William H. Wheeler.



New Home Will Contain Seven Rooms, Two Sleeping Porches and Bath.

Work has been commenced on the construction of a two-story house for Dr. B. S. Gowen, superintendent of the National City schools and principal of the high school of that place. The site is described as lot 9 in the Thelin addition to National City. The house is being built by Contractor John McInnis from plans prepared by William H. Wheeler of the McFadden & Buxton building department.

This pretty home will contain seven rooms, two large sleeping porches and bath. The exterior of the first floor will be finished with resawed rustic and the second story exterior and roof will be shingled.

The living room, dining room and study on the lower floor will have wainscoting and beams of selected Oregon pine. Electric fixtures and hardware of special design will add materially to the interior decorations. Hardwood floors will be laid throughout.

The location is considered a most beautiful one for a home, being in the center of a lemon grove on a high elevation commanding a view extending from Point Loma on the north to Mexico on the south.

The summer girl has resigned in favor of the cuddlesome girl.

ATTACHMENT F

Property Name: 820 Fort Stockton Drive

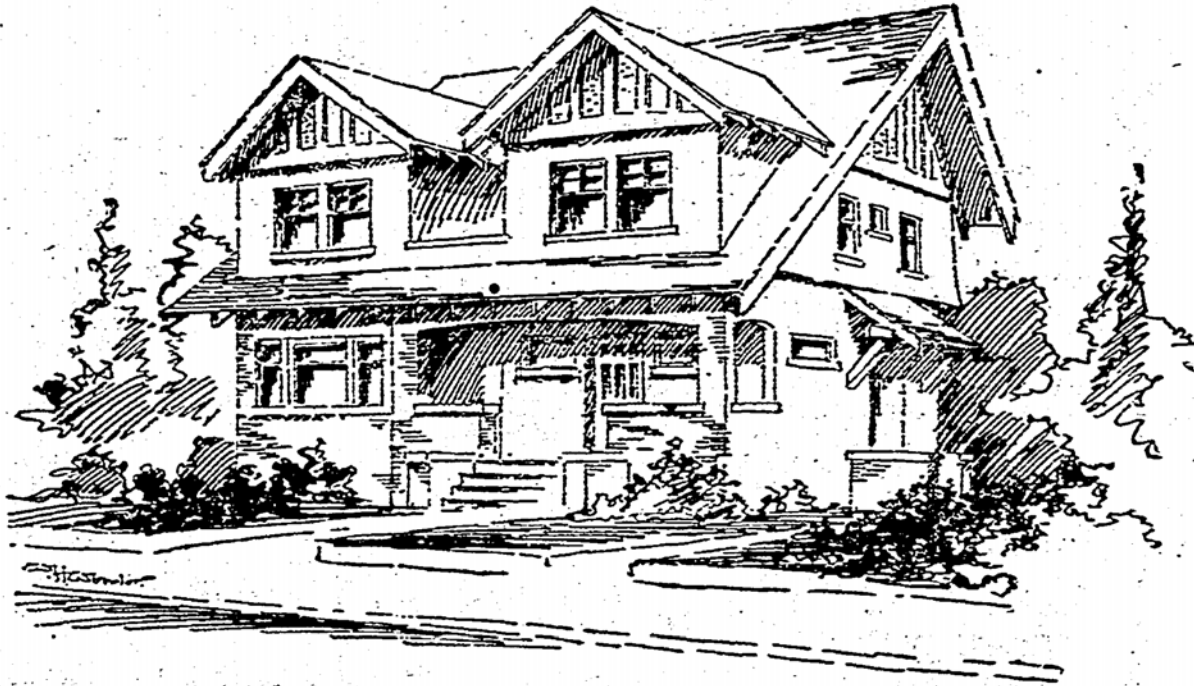
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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-12-08_55

BURLINGAME RESIDENCE PLANNED Design Will Be Quaint Old English Effect

Architect's Design of Old English Style Residence to Be Erected in Burlingame by McFadden & Buxton From Plans by William H. Wheeler.



McFadden & Buxton to Erect Attractive 8-Room Dwelling.

Plans have been completed for a beautiful two-story residence to be erected by McFadden & Buxton on lot 6 in block A of Burlingame. The architecture of the dwelling is a decided departure from that of the many attractive homes already built in Burlingame. The design is worked out in an old English effect.

The house will contain eight rooms with a large sleeping porch in the rear. The gables will be finished in hardwood timber. The first story will be constructed of veneer brick, while the second floor walls will be shingled with rough cast plaster between half timber work. The reception hall will be exceptionally large and beautifully decorated. This room together with the dining and living rooms will have beam ceilings. The wainscoting throughout is to be finished in hardwood and the floors in oak and maple.

The owners expect to have the house ready for occupancy in about ninety days. It was designed by William H. Wheeler. H. C. Sparks is the contractor.

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E.4 Criterion D – Master Architect / Master Builder

Evening_Tribune_1912-09-04_9

\$12,500 BEING EXPENDED FOR 3 BUNGALOWS

Departure in Architectural Design Embodied in New Home Of Mrs. Charlotte Martin in Burlingame

A departure in architectural design for San Diego homes has been embodied in a residence in Burlingame for Mrs. Charlotte Martin planned by Architect W. H. Wheeler of the McFadden & Buxton company and to be built by that company. The house will be built on lot 15, block 7, Burlingame facing Captain avenue between Kalmia and Laurel streets. The lot was purchased for \$2200 and the home will cost \$4500.

The building is to be of two stories, a heavy beam of 12x12 inches to form a band at the top of the first story. The second story will contain three screened bed rooms in open-air arrangement but will be provided with Pullman car windows to be raised in case of stormy weather. This second story will be set back so as to provide for a veranda around the entire house.

Special designed shakes will be used on the exterior of the house. The foundation will be of brick and the porch piers and chimney will be of clinker brick. The bath room will be 12x13 feet with a tile floor, walls and ceiling and will be equipped with showers. There are to be hardwood floors throughout the remainder of the rooms. The living room will have hardwood finishing and the dining and breakfast rooms polished redwood panels and woodwork. Other rooms will have oiled finish walls.

McFadden & Buxton also sold to J. E. Dufon for a consideration of \$1850 lot 12 in block D, Burlingame on which they will build for him a \$4000 bungalow on plans drawn by Architect Wheeler.

J. F. Conroy of the Union Title & Trust company has purchased the six-room bungalow just completed by the company on Thirtieth street between Upsa and Myrtle streets for \$3750.

Down in the c...

QUALITY ASSURED

ATTACHMENT F

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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-09-15_41

SAN DIEGO, CALIFOR

NATURAL REDWOOD FINISH GIVES RUSTIC TOUCH TO HILLSIDE HOME

Perspective of Handsome Country Residence Being Completed in El Cajon Valley for J. Gaylord Martin of Pasadena From Plans by Architect W. H. Wheeler, With McFadden & Buxton.



Attractive and Unique Bungalow Occupies Site in El Cajon Valley.

Construction practically is completed on a handsome bungalow in El Cajon valley for J. Gaylord Martin of Pasadena, erected from plans prepared by Architect W. H. Wheeler, head of the building department of McFadden & Buxton.

The dwelling occupies a unique location on the highest point of the hillside among orange and lemon trees. From the promenade in front is obtained an unsurpassed view of the surrounding country.

The living room is 15x21 and is finished with 4x4 redwood studding and 1x5 V-jointed redwood rustic showing on the interior, all being finished natural. The fireplace in this room is 8 feet in width and is especially designed in rough clinker bricks.

The dining room finish is in redwood and is acid stained, producing a sea-drift finish. The buffet extends completely across the dining room, a distance of thirteen feet, and consists of especially-designed columns.

The dwelling consists of six rooms on the main floor, while the basement is divided into billiard room, garage and workroom. The home will cost over \$4000.

ATTACHMENT F

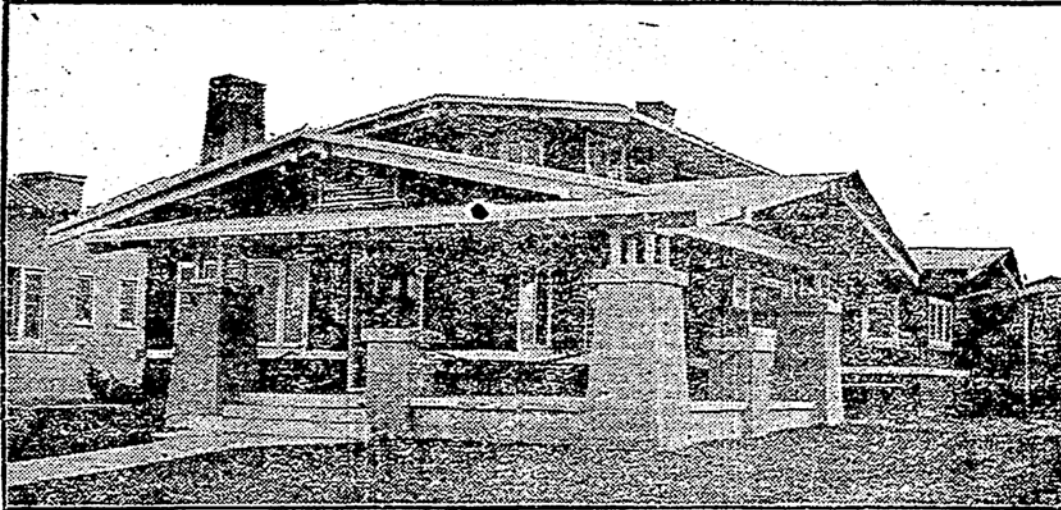
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E.4 Criterion D – Master Architect / Master Builder

San_Diego_Union_1912-10-06_9

A Triumph In Architectural and Builder's Skill



W. H. Wheeler, Architect

McFadden & Buxton, Builders

Exceedingly arduous is the writer's task to properly present this very latest creation of the builders' world, an eight-room Swiss Chalet in Burlingame. The architect may be justly proud of his work and San Diego consider herself fortunate in having builders who plan and erect modern houses with the idea of meeting the demands of the most exacting.

Mentioned below are only a few of the most striking features of this chalet, which should command the attention of the most fastidious buyer.

Grounds already planted to lawn, flowers and shrubs.

Living room and dining room are wainscoted and completely trimmed, cased, beamed and moulded with the finest grade of curly birch hardwood, all of which is left in the natural color and finished with six-coat work and rubbed with pumice stone and oil. The walls are glue sized and given a coat of flat oil, on which are hand-painted soft-tone cloudy scenes running into the frieze in a soft gray. The ceilings are marble white. Heavy beveled plate glass windows.

The massive fireplace is a feature in itself, and is provided with a gas device.

Buffet in the dining room has a window in the center, giving a view into the yard on the south. Two more windows at either end provide fifteen feet of plate glass exposure. Heavy beveled plate glass windows.

The breakfast room has a south, east and west exposure, being a sun room all day, fully protected with copper screen windows, and is tinted in oils. The frieze and ceiling are decorated with hand-painted flower design.

The kitchen is provided with every conceivable modern built-in feature and convenience.

The bedroom opening off the living room is finished in baby blue, frieze and ceiling being ivory-tinted. The east bedroom is finished in a light olive green, with cream frieze and ceiling. This room has four double-casement windows opening to the east and north.

The bath room is especially designed with a view to conveniences and sanitation. A built-in dressing table, provided with commodious drawers, is a feature of this room.

One of the two upstairs bedrooms is equipped with an Anderson oscillating bed. The east bedroom is finished in old rose with ivory ceiling, and the southeast bedroom in light brown with cream ceiling, trim of both rooms being white enamel and all tints in oil. Each room has an exposure on three sides to sun and air, and are provided with five large casement windows, copper screened. The closets to all bedrooms are exceptionally large and well lighted.

The halls, both upper and lower, and the stairway are finished to match the decorating scheme carried throughout the dwelling. In the lower hall a linen closet of unusual size is located.

The lighting features are especially beautiful and unique.

Nickel-plated plumbing throughout the house.

The outside of this dwelling conforms with the interior in its massive porches, entrance, outside trim, chimney and roof.

Everything used in the construction of this beautiful place is the best obtainable on the market. Price \$7500. A payment of \$2000 will take this beautiful home. Easy terms on balance.

McFADDEN & BUXTON

Home 4453

1111 D STREET—UNION BUILDING

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