

APPENDIX G

Historic Resources Technical Report

**Historical Resources Technical Report for
the Property Located at:**

**4061 Fairmont Avenue
San Diego CA 92105**

Project Number 661800

Submitted to:

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1. EXECUTIVE SUMMARY

Wakeland Housing & Development Corporation (Wakeland) proposes to redevelop 4061 Fairmont Avenue (APN 471-461-04) with a 100% affordable housing project, with a focus on housing for families and youth. The objective of Wakeland with this project is to provide high-quality, affordable generously-sized two, three- and four-bedroom family housing units for City Heights' residents. The need for quality family housing in City Heights is great and Wakeland's work meets that need. The proposed project, described as the 4th Corner, will construct 74 income restricted dwelling units and one manager's unit within approximately 131,998 gross square feet of new construction with residential amenities, including approximately 5,000 square feet of outdoor community recreation open space on the podium deck, approximately 1,818 square foot community room for use by the public, a residents' kitchen, laundry room and lounge. Vehicular parking for 67 vehicles, storage and bicycle parking will be provided in a secured garage on the street level. The 4th Corner project will be four stories of residential wood construction, over a parking structure at-grade. The elevator lobby, entrance and manager's office/ lounge will be located off Fairmont Avenue. Development of the 4th Corner project will require a Site Development Permit for the Substantial Alteration of a Designated Historical Resource under SDMC Section 126.0504(i) because it will remove the existing DeWitt C. Mitchell Memorial American Legion Hall Post 201 (San Diego Historical Landmark #525) building from this site which adversely impacts the historical association of the site.

The historical name for the building is the DeWitt C. Mitchell Memorial American Legion Hall Post 201. It was designated as a San Diego Historical Landmark #525 on June 27, 2002.

The Property was used for the American Legion, Post 201 purposes from 1931 through the 1980s, is currently occupied, and has retained limited design characteristics of Spanish Colonial Revival the style of architecture

The Property is currently owned by City Heights Realty LLC, Price Charities is the sole member of this LLC. It is rented by a local community group, the East African Community & Cultural and the United Women of East Africa. The Property is defined in the Legal Description as Assessor's Parcel Number 471-461-04, South half of Lot 8 and all of Lots 9 and 10, Block 1 of City Heights Annex 1 in the City of San Diego.

This Historical Resources Technical Report ("Report") for the meeting hall building located at 4061 Fairmont Avenue in the Mid-City, City Heights area of San Diego, California ("Property") was prepared at the request of the Plan-Historic Staff of the City of San Diego Development Services Department. The purpose of the Report is to determine the potential historical and/or architectural significance of this one and two-story building, identify project impacts per the California Environmental Quality Act (CEQA), and outline mitigation measures that will bring the level of impact below significance.

The Property is herein assessed in accordance with the National Register Criteria and the California Register Criteria as required by the City's Historical Resource Technical Report Guidelines and Requirements, Appendix E, Part 1.2, and this Report's form and content are consistent with those Guidelines.

2. INTRODUCTION

A. Report Organization

This Historical Resources Technical Report was prepared in order to determine the potential historical and/or architectural significance of this meeting hall building located at 4061 Fairmont Avenue in what is now referred to as the Teralta East neighborhood of the City Heights Community Planning Area in San Diego, California. This local historical resource was built in 1931.

Structures that are at least 45 years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), this Property was researched and evaluated as a potential historic resource in 2002, when it was determined eligible for the local Historical Register on the basis of the *Historical Nomination of the De Witt C. Mitchell Memorial American Legion Hall Post 201* by Ronald V. May, RPA. The subject property was determined, by that study, to be locally historically significant.

This Historical Resources Technical Report includes the following: Title Page; Table of Contents; Executive Summary; Introduction (Report Organization, Project Area and Project Personnel); Project Setting (Physical Project Setting, Project Area and Vicinity); Historical Overview of the City Heights community); Methods and Results (Archival Research, Field Survey and Description of The Property with photographs); Significance Evaluations; Findings and Conclusions (Impacts Discussion, Location of Research Facilities, Discussion of any consultation with local historical societies, planning agencies, interested individuals, and interviews with knowledgeable individuals); Field Survey (Dates conducted, Participants, Methods used, DPR Forms completed); Description of Surveyed Resources (Narrative description, character defining features, architectural style, other important features, contemporary color and black and white photographs of all elevations in the 4" x 6" size, historic photographs, any original drawings, and references for historic documentation); Significance Evaluations; Findings and Conclusions (Impacts Discussion, Mitigation Measures and Conclusion); Bibliography and Appendices.

The Appendices consist of specific Building Development Information, Ownership and Occupant Information, Maps, DPR Form and Preparer's Qualifications.

B. Project Area

The Property is located in the City Heights Community Planning Area at 4061 Fairmont Avenue. The Property's Legal Description is as follows: Assessor's Parcel Number 471-461-04, South half of Lot 8 and all of Lots 9 and 10, Block 1 of City Heights Annex 1 in the City of San Diego.

The proposed 4th Corner project's scope of work includes a 75-unit apartment building, new construction, located at 4021, 4035, 4037 and 4061 Fairmont Avenue in the City Heights Community of San Diego, California. The 4th Corner project proposes to demolish The DeWitt C. Mitchell Memorial American Legion Hall Post 201, HRB #525

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through a Site Development Permit per SDMC Section 126.0504 (i) - Proposed Demolition of Historic Structure. The proposed residential project will provide 74 affordable dwelling units for Low Income residents and 1 Manager's Unit for a total of 75 dwelling units.

The proposed residential project will include approximately 131,998 gross square feet of new construction with residential amenities, including approx. 5,000 square feet of outdoor community recreation open space on the podium deck, approximately. 1,818 square feet community room for use by the public, a residents' kitchen, laundry room and lounge. Vehicular parking, storage and bicycle parking will be provided in a secured garage on the street level. The building will be four stories of residential - wood construction, over a parking structure at-grade. The elevator lobby, entrance and manager's office/ lounge will be located off Fairmount Avenue.

C. Project Personnel

Project personnel included Historic Property Consultant Marie Burke Lia, Architect Diego Velasco, and Owner's Representative Christina Willis who conducted the field survey, photographed the subject property and prepared the initial draft report with its findings and conclusions. Historical Architect John E. Eisenhart prepared the Historic American Building Survey ("HABS") documentation of the property. Amanda Daghaly reviewed the historical photographs and other files at the San Diego History Center. Additional review, archival research, and preparation of the final report were undertaken by Kathleen Crawford, Amanda Daghaly, Marie Burke Lia, and Jennifer Ayala, RA LEED AP. All chain of title research was conducted by California Lot Book, Inc.

Ms. Lia, Mr. Velasco, and representatives of the Property owner visited the Property in February of 2017 to evaluate the Property as well as to inspect the surrounding neighborhood. Photographs were taken of the building. Subsequently, an architectural description of the building, based upon information from the 2002 Local Designation Nomination and the HABS documentation was prepared. Based upon site inspection and the other cited information, the building was compared to established architectural norms that are currently in use in the United States. Several architectural reference guides were consulted by the authors to fully substantiate the architectural details of the building.

3. PROJECT SETTING

A. Physical Project Setting

The Property is located at 4061 Fairmount Avenue in the City of San Diego. The Property is located on a block bounded by Fairmount Avenue on the West, 44th Street on the East, Polk Avenue on the North and University Avenue on the South.

B. Project Area and Vicinity

The 4061 Fairmount Avenue property and the immediate vicinity is much-modified mixed use area in the City Heights neighborhood of San Diego. Review of historic maps, archival materials, and aerial photographs, as well as physical inspection of the surrounding area, indicate that, by 1931, the building was in place and no other buildings were present on this parcel. Currently, a storage building has been added on the rear south façade, but it is not part of the historic resource.

A current aerial photo documents the vicinity today as mixed use of commercial and multi-family residential units. As documented by the Sanborn Maps, in 1920, the area was a sparsely settled single-family residential neighborhood with the East San Diego Public Library present at the north end of this block at 4089 Fairmount. By 1950, single-family homes dominated the area as commercial uses had become prominent along University Avenue. This pattern continued through 1970. Since that time, commercial and multi-family buildings have taken over this vicinity.

C. Historical Overview

City Heights Community Profile

City Heights is centrally located in the San Diego metropolitan area, south of Mission Valley and north of the Martin Luther King Freeway (State Route 94) between Interstates 15 and 805 on the west and 54th Street on the east. It is a mixture of single-family and multiple-family residential with commercial uses concentrated along the major arterials, including University Avenue. There are also pockets of neighborhood commercial areas throughout the community. City Heights contains 16 separate neighborhoods, and the subject Property is located in the Teralta East neighborhood. City Heights is culturally diverse with residents from Southeast Asia, South Asia, Hispanic lands, the Near East, Africa, and other parts of the world. Many of these residents own and operate small businesses in the community, bringing a range of businesses to add a unique blend of diversity to the area. The area has been developing since World War II and contains some of the highest population density in Mid-City. Commercial needs are served by the El Cajon Boulevard, Fairmont Avenue, and University Avenue commercial corridors.

City Heights/East San Diego History

The City Heights area of the city of San Diego was first developed as part of the real estate speculation process of the late 1880s. The first City Heights Tract was recorded in 1893 as the "Steiner, Klauber, Choate, & Castle's Addition." This tract's location was chosen with reference to the existing and anticipated street car lines connecting this

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area to downtown San Diego and the possibilities of successful commercial ventures along University Avenue. The subject Property is near this first City Heights Tract and, therefore, their histories are similar. San Diego's first street car line had been established in 1886 and the city had continued to expand its street car operations. The Park Belt Motor line was intended to further connections to the eastern city areas.

The development of the City Heights Tract proved slow during the 1890s as reliable transportation networks were difficult to secure. It wasn't until the turn of the century that this area began to develop and University Avenue started to serve as a major commercial artery for the eastern portion of San Diego. Conditions continued to improve once John D. Spreckels took over the street car lines and re-established the trolley service across San Diego with his San Diego Electric Railway. The railway system was extended along University Avenue from downtown to Fairmont Avenue in East San Diego, providing a long stretch of property available for commercial development.

For a brief period between November of 1912 and December of 1923, this area was incorporated as the City of East San Diego. However, the new City was unable to support the establishment of city services such as water and sewer systems, and the area was annexed by the City of San Diego on December 31, 1923.

In 1922, motor buses began serving the city in competition with the street car lines, and together with the automobile, they were becoming an increasingly important means of transportation. During the 1930s, 1940s, and 1950s, the area was an important commercial center. But by the late 1950s, the new regional shopping centers affected the small businesses along University Avenue and El Cajon Boulevard. In addition to the rise of commercial competition in the form of large shopping centers, transportation issues resulted in a commercial decline in the area. The advent of the automobile spelled the demise of the street car lines as more and more people preferred the ease and flexibility of travel by car. In the 1920s and 1930s, one by one, the street car lines were dismantled. The years during World War II saw a rapid increase in population due to the increased presence of the military and war production manufacturing centers. The street car lines were useful in moving large numbers of people to their jobs but, in the post-war era, the need for the street cars diminished. The street car line through City Heights was removed from service in April 1949. The loss of street car service had little effect on the City Heights area as the population continued to expand steadily, new homes were built, and large numbers of new businesses opened.

In the 1950s, the City Council approved the Mid-City plan. The plan proposed to diversify City Heights/East San Diego and surrounding areas, as a means of increasing business and commerce. The plan resulted in many single-family homes being replaced with multi-family apartments. The 1960s saw a steady increase of commercial activity. In 1975, the area underwent a major shift as Interstate 15 was constructed with on and off ramps on University Avenue. During the 1980s and 1990s, older properties were renovated or removed and single-family homes were replaced with multi-family structures. The upgrading and expansion of I-15 led to changes in the area as buildings were removed to accommodate widening and expansion of the area's street system. The early 21st century saw continued efforts to redevelop the City Heights/East San Diego area and build new public facilities. New services were provided for residents including schools, a library, and a community center. Crime rates fell and the revitalization efforts continued to increase the commercial development of the area.

4. METHODS AND RESULTS

The changes to the Property have been documented through examination of historic records and a physical site inspection.

A. Archival Research

Determinations of historical and architectural significance require various factors of significance to be considered, including: the Property's history, both construction and use; the history of the surrounding community; the potential for important persons or events to be associated with the property over its life span; the number of resources associated with the property; the potential for the resources to be the work of a master craftsman, architect, landscape gardener or artist; what historical, architectural or landscape influences have shaped the design of the property and its pattern of use; what alterations have taken place over the years and how have any changes affected the historical integrity of the property; and the current condition of the property. These questions and related issues must be answered before a final determination of significance can be achieved.

The archival research for this Historical Resources Technical Report included, but was not necessarily limited to, obtaining the Commercial-Industrial Building Record and the Lot Block Book pages from the San Diego County Assessor's/Recorder's Office; Chain of Title information prepared by California Lot Book, Inc.; historical and aerial photograph research, a review of the City of San Diego water and sewer department connection records; building permit applications at the City of San Diego Development Services Department; San Diego City Directories; Sanborn Fire Insurance Maps; vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego Historical Society archives and photographic collection; local, state, and federal inventories, surveys, and database material; the Historical Resources Board Files on this property, personal research archival material in the office of Marie Burke Lia; standard and authoritative sources related to local history, architecture, and building development information.

Local, state, and federal inventories were reviewed for information related to the building. The criteria for historical significance were obtained from the City's Guidelines for the Application of Historical Resources Board Designation Criteria, the National Register of Historical Resources Criteria and the California Environmental Quality Act (CEQA), which uses the California Register of Historical Resources Criteria.

A variety of resources provided the following history of the subject Property:

The *Assessor's Office Records* identify this property as Assessor's Parcel Number 471-461-04, south ½ Lot 8 and all of Lots 9 & 10 of Block 1, City Heights Annex 1. The building contains 7,344 square feet of usable interior space and occupies 7,814 square feet of land. A copy of the Assessor's Property Detail Report is included in Appendix A.1.

No *Notice of Completion* was recorded for the subject property but the *Lot Block Book Page* shows the first year with assessed improvement was 1930 with a notation at the bottom of the page "De Witt C Mitchell Post American Legion." A copy of this Page is included in Appendix A.2.

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Because the property was always in a not-for-profit use that was not subject to real estate property taxation, only a minimal *Assessor's Commercial-Industrial Building Record* was maintained by the County of San Diego and it only documented the installation of a fence in 1971. This Record is included in Appendix A.3.

The *Water and Sewer Department Records* include an order for Water Service and a Sewer Connection dated in July of 1925, shortly after Bertha Mitchell had purchased the property. Although Mrs. Mitchell died in 1926, before work began on the building, she had bequeathed \$10,000 for its construction. Copies of these Sewer and Water Records are included in Appendix A.4.

Several *Building Permits* were located for the Property: One in 1971 for a board fence, one in 1981 for egress from upstairs for a fire exit, another in 1981 for a kitchen remodel, one in 1987 for a hood installation, one in 1991 for a storage room addition. Copies of these Permits are included in Appendix A.5.

The Property was designated as San Diego Historical Landmark No. 525 on June 27, 2002. A copy of the property's record in the California Historical Resources Inventory Database includes the Final Designation Resolution. The Property was designated under Criterion A: Community Development, as a 20th Century Traditional Cultural property; under Criterion B: Historical Personage, for Charles H. Harris and under Criterion D: Master Builder Lester Olmstead. Copies of the designation documents, including the Staff Report, are included in Appendix A.6.

The subject property has been documented by a Historic American Building Survey (HABS) prepared by Historical Architect John H. Eisenhart and dated March 10, 2017. The Site Plan for the subject property is shown on HABS drawing 201-A1, included in Attachment A.7.

The subject property is the work of Master Architect Lester Olmstead. A copy of his Biography as a Master Builder from the Historical Resources Board records and his death notice published in *The San Diego Union* in October of 1983, are included in Appendix A.8.

The *Chain of Title* for this property indicates that in January of 1925, Edward and Frances M. Summers transferred the Property, consisting of the south half of Lot 8 and all of Lots 9 and 10 in City Heights Anne 1, to Bertha B. Mitchell, and that in January of 2007, the Dewitt C Mitchell Post No. 201, transferred the Property to City Heights Realty, LLC., the current owner. A copy of this Chain of Title is included in Appendix B.1.

The *San Diego City Directories* list the following occupants between 1935 and 1984: De Witt C Mitchell Post No. 201 American Legion, American Legion Post No. 201, Boy Scouts, AM Legion Hall, American Legion Auxiliary and Mitchell De Witt C Post 201. A copy of the City Directory listings is included in Appendix B.2.

The subject building's *Union/Tribune* coverage was limited two notices, one for the issuance of the building permit in 1931 and one for a St. Patrick's card party at the new building in 1932. Copies of these notices are included also in Appendix B.2.

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Copies of the 1925 Deed to Bertha Mitchell and the 2007 Deed to City Heights Realty LLC are included in Appendix B.3.

Copies of the City's *800 Scale Engineering Map* and *USGS Map* are included in Appendices C.1 and C.2.

Copies of the *Original Subdivision Map* and the current *Parcel Map* are included in Appendices C. 4 and C.5.

The *Sanborn Fire Insurance Maps* indicate that this property was vacant in 1920 and the American Legion Hall building was present in 1950, 1959, 1967 and 1970, without the current storage shed on the rear south elevation. Copies of these Maps are included in Appendix C.5.

A 1970 photograph of the building's north and west facades and a post 1980 photograph of the building's west and south facades are included in Appendix D.1. No other historical photographs of the property could be located.

Current Photographs of the property are included in Appendix D.2.

B. Subject Property History

The subject Property is located at 4061 Fairmount Avenue in the Mid-City, City Heights area of San Diego, California. Built in 1931, it served as a place for veterans to practice rituals of camaraderie and remembrance. The building is significant for its connection to Charles H. Harris who helped organize the post in 1922, and for its connection to the progressive party. The site is one of the few remaining civic structures constructed by Master Builder Lester Olmstead.

According to the local Designation Nomination by Ronald V. May, the De Witt C Mitchell American Legion Post 201 exemplifies the national theme of post-World War I American Legion community service from 1931 through 1945, which dovetailed with local Progressive Party civic and political activities to improve the quality of life in San Diego. The development of the first American Legion post building in the City of San Diego is associated with important local, state and national historical figures during the 1931 to 1945 period, who used the hall as a meeting place for numerous important civic planning activities. The Property was designated as a San Diego Historical Landmark on June 27, 2002. According to Resolution Number R-02062704, adopted by the City of San Diego Historical Resources Board, the building merits local designation under Criterion A (Community Development), Criterion B (Historical Personage) and D (Master Builder).

C. Field Survey

The field survey work was conducted by Marie Burke Lia, Diego Velasco, and representatives of the owner in March of 2016. HABS documentation of the building was undertaken by Historical Architect John E. Eisenhart and was completed on March 10, 2017. An intensive survey of the subject Property and surrounding neighborhood was undertaken. The Area of Potential Effect (APE) is, in this instance, the portion of the subject Property containing the building addressed as at 4061 Fairmount Avenue.

D. Description of Surveyed Resources

According to the local Designation Nomination by Ronald V. May, this 1931 balloon wood frame, lath and plaster, Spanish Revival meeting hall and community service building has a 1928 steel reinforced slab concrete foundation, a steel flagpole, a non-conforming kitchen addition and a 1967 asphalt parking lot. The American Legion installed a Fire Marshall required safety staircase on the front façade in 1985 and in-filled first floor window. Most of the double hung wood sash windows have been replaced with newer windows. The kitchen addition at the back, which consists of an older clapboard commercial building that was incorporated to serve as the kitchen and restrooms. The fired red tile roof, faux sculpted chimney and arched doorway elements are defining architectural elements of the early 20th century Spanish Revival residential, civic and community structures on California.

5. SIGNIFICANCE EVALUATIONS

A. Application of California Register of Historical Resources Criteria

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set forth below may be listed in or formally determined eligible for listing in the California Register. (California Code of Regulations §4852.)

Properties that are subject to the California Environmental Quality Act (CEQA), must be evaluated for historical significance under the California Register of Historical Resources.

The criteria for evaluating the significance of historical resources requires that the resource be significant at the local, state or national level under one or more of the following four criteria.

(1) Association with Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject Property was built in 1931 as an American Legion Hall and it has been suggested that, as Post No. 201, it was the first American Legion post building in the City of San Diego. However, research in the San Diego Union suggests that it might not have been the first American Legion Post building in the City. Articles published between February and October of 1924 document the founding and establishment of American Legion Post No. 275 and their own Legion Hall in La Jolla.

Articles pertaining to the construction planning for the subject Property, Post No. 201, date from 1925 and the Lot Block Book Page confirms that the first construction on the property occurred in 1930. The building was constructed to serve as a place for veterans to practice rituals of camaraderie and remembrance, as were most such Halls.

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The only other local newspaper coverage of events at this location was limited to two articles: one for the issuance of the building permit and one for a St. Patrick's card party at the new building in 1932. The local historical designation of the Property as Historical Landmark #525 did not find that the subject Property was significant for its association with an event that made a significant contribution to the broad patterns of local or regional history.

No historical evidence was found that would support the determination that the Property was associated with events that made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject Property does not merit designation under California Register Criterion (1).

(2) Association with Persons: It is associated with the lives of persons important to local, California or National History.

The local historical designation of the Property found that the Property was significant for its association with Charles H. Harris who helped organize this American Legion Post in 1922, worked hard to achieve the construction of the Hall itself, and was active with this Post in the following decades. In various San Diego Union articles, Mr. Harris was identified as the Commander of this Post as early as 1922, as an opponent of the City of San Diego's Annexation of the City of East San Diego in 1923, and as the head of the San Diego County Council of the American Legion in 1926. Although an obituary for him could not be found, his wife's 1970 obituary mentioned that she was the widow of Charles H. Harris, an organizer and first commander of the DeWitt C. Mitchell American Legion Post, who had died in 1942.

No historical evidence was found that would support the determination Mr. Harris or any other persons associated with the Property were important to local, California, or National History. The subject Property does not merit designation under California Register Criterion (2).

(3) Design/Construction: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

No evidence was found that would support the determination that the Property embodied the distinctive characteristics of a type, period, region or method of construction or high artistic values. The Property was originally designed with the historic fabric and stylistic features of the Spanish Colonial Revival architectural style, which included low-pitched roofs with little or no eave overhang, red tile roof covering, with one or more prominent arches placed above principal doors or windows, and stucco wall surfaces that extend into gables without breaks.¹

The 1970 photograph of the building's front and side facades, included in Appendix D.1, establishes that the building's original design met these Spanish Colonial Revival design criteria. In 1981, the City's Fire Marshall determined that a second means of egress was required from the second floor for fire safety reasons. The building's front façade was

¹ A Field Guide to American Houses, McAlester, 2015, page 521.

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thereby modified by the installation of a large fire exit stair that extended from the center of the second floor façade across two thirds of that façade to the ground level, the addition of a fire exit door to the left of the center window on the second floor, and the removal of the northern-most window on the ground level of this façade. This two-story exit stair shadowed and obscured the appearance of one of the dominant Spanish Colonial Revival features on the building, the central entrance arch once located behind a decorative filigree gate. The City's Historical Resources Staff and Board also determined that the original stucco exterior building materials had been replaced with textured stucco. Because of these changes, the property was found by the Historical Resources Board and this Report to have lost the distinctive characteristics of a type, period, region or method of Spanish Colonial Revival construction.

California Register Criterion (3) also addresses the issues of whether the resource represents the work of a master or possesses high artistic values. Lester Olmstead was identified as a Master Builder by the City's Historical Resources Board, primarily based upon his work on this property. As a legionnaire, he was identified as the designer of this building and as the chair of the building committee for this Post until his death in 1983, which followed the life safety modifications to the building required by the City Fire Marshall in 1981. None of his other works have been listed on local, state or national registers and, according to his Master Builder listing, few of his buildings still survive.

As discussed above, the 1981 modifications to this building negated its value as an example of the Spanish Colonial Revival style of architecture. Those same modifications negated the quality of Olmstead's original design, which means that it would be inappropriate to find that this building represents the work of a Master because the Master's original design was substantially altered. For the same reason, the building can't be found to represent high artistic values. Therefore, the Property does not merit designation under California Register Criterion (3).

(4) Archaeology: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

To be designated under this criterion the Property must have information to contribute to our understanding of human history and prehistory and that information must be important. The subject Property does not merit designation under California Register Criterion (4).

Conclusion: The property does not merit listing on the California Register today under any of the California Register criteria

B. Application of National Register of Historical Places Criteria

Criterion A: Event: Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Local newspaper articles pertaining to the planning for the subject Property, Post 201, date from 1925 and the Lot Block Book Page confirms that the first construction on the property occurred in 1930. The building was constructed to serve as a place for veterans to practice rituals of camaraderie and remembrance, as were most such Halls. The only other local newspaper coverage of events at this location was limited to two

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articles: one for the issuance of the building permit and one for a St. Patrick's card party at the new building in 1932. The local historical designation of the Property as Historical Landmark #525 did not find that the subject Property was significant for its association with an event that made a significant contribution to the broad patterns of local or regional history.

No historical evidence was found that would support the determination that the Property was associated with events that made a significant contribution to the broad patterns of our history. The subject Property does not merit designation under National Register Criterion A.

Criterion B: Person: Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

The local historical designation of the Property found that the Property was significant for its association with Charles H. Harris who helped organize this American Legion Post in 1922, worked hard to achieve the construction of the Hall itself, and was active with this Post in the following decades. In various San Diego Union articles, Mr. Harris was identified as the Commander of this Post as early as 1922, as an opponent of the City of San Diego's Annexation of the City of East San Diego in 1923, and as the head of the San Diego County Council of the American Legion in 1926. Although an obituary for him could not be found, his wife's 1970 obituary mentioned that she was the widow of Charles H. Harris, an organizer and first commander of the DeWitt C. Mitchell American Legion Post, who had died in 1942.

No historical evidence was found that would support the determination that the Property was associated with the lives of persons significant in our past. The subject Property does not merit designation under National Register Criterion B.

Criterion C: Design/Construction: Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

No evidence was found that would support the determination that the Property embodied the distinctive characteristics of a "Type, Period and Method of construction," which under this criterion, refers to the manner in which properties are related to one another and is not applicable here. A property is eligible as a specimen of its type or period of construction under this criterion if it is an important example of building practices of a particular time in history, which is not the case here. A "master" under this criterion is a figure of generally recognized greatness in a field. While a "Master" was identified with this Property, as expressed in Lester Olmstead's local Biography as a Master Builder, it appears from that Biography that this building was more important to his political career than to his architectural career. "High artistic values" under this criterion refers to properties that so fully articulate a particular concept of design that they express an aesthetic ideal, which is not the case here. The terminology referring to "components of an entity" under this criterion are intended to address historic districts. The subject Property does not merit designation under National Register Criterion C.

Criterion D: Information Potential: Properties may be eligible for the National Register if they have yielded or are likely to yield information important in prehistory or history.

Historical Resources Technical Report for 4061 Fairmont Avenue

This criterion is intended to address archaeological resources. To be designated under this criterion the property must have information to contribute to our understanding of human history and prehistory and that information must be important. This criterion is not applicable to this Property. The subject Property does not merit designation under National Register Criterion D.

Conclusion: The property does not merit listing on the National Register today under any of the National Register criteria

6. FINDINGS AND CONCLUSIONS

Under CEQA, the City of San Diego has established significance determination thresholds for significant impact, in accordance with CEQA Guidelines Section 21082.2. Significant impacts include direct, indirect, and cumulative impacts to historical resources, as described in the City's "CEQA Significance Determination Thresholds" dated January 2007.

A. Identifying Historical Resources of the Built Environment

The APE contains one (1) building, the former DeWitt C. Mitchell Memorial American Legion Hall Post 201 located at 4061 Fairmont Avenue in the City Heights area of San Diego. The building is a designated historical resource of the City of San Diego, having been designated as San Diego Historical Resource Number 525 on June 27, 2002. Since the subject property is listed on the San Diego Register of Historic Places, any changes or development on the site will be subject to CEQA and mitigation measures are required.

B. Proposed Project Description

The proposed 4th Corner project's scope of work includes a 75-unit apartment building, new construction, located at 4021, 4035, 4037 and 4061 Fairmont Avenue in the City Heights Community of San Diego, California. The 4th Corner project proposes to demolish The DeWitt C. Mitchell Memorial American Legion Hall Post 201, HRB #525 through a Site Development Permit per SDMC Section 126.0504 (i) - Proposed Demolition of Historic Structure. The proposed residential project will provide 74 affordable dwelling units for Low-Income residents and one Manager's Unit for a total of 75 dwelling units.

The proposed residential project will include approximately 131,998 gross square feet of new construction with residential amenities, including approx. 5,000 square feet of outdoor community recreation open space on the podium deck, approximately. 1,818 square feet community room for use by the public, a residents' kitchen, laundry room and lounge. Vehicular parking, storage and bicycle parking will be provided in a secured garage on the street level. The building will be four stories of residential - wood construction, over a parking structure at-grade. The elevator lobby, entrance and manager's office/ lounge will be located off Fairmont Avenue.

Historical Resources Technical Report for 4061 Fairmont Avenue

Construction of the 4th Corner Apartment Project will require demolition of a designated historical resource.

C. Proposed Project Impacts

CEQA Impacts

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

Construction of the 4th Corner Apartment Project will require demolition of The DeWitt C. Mitchell Memorial American Legion Hall Post 201, HRB #525, a designated historical resource. Demolition of the designated historical resource equates to a “substantial adverse change.

Compliance with recommended mitigation measures would reduce the significance of impacts to a level that is less than significant.

D. Mitigation Measures

Feasible measures to mitigate for the American Legion’s demolition will be implemented pursuant to the City’s Mitigation, Monitoring and Reporting Program (MMRP).

Historic American Building Survey

The MMRP, will require the preparation of a Documentation Program consisting of a Historic American Building Survey (HABS) for the property prior to the start of demolition. This Documentation Program will include professional quality photo documentation of all four elevations with close-ups of selected elements and measured drawings of the exterior elevations.

Community Meeting Space

An approximately 1,800 square foot community room shall be integrated into the ground floor of the 4th Corner Project to provide an opportunity for the community to gather to offset the loss of this historic function currently located within the DeWitt C. Mitchell Memorial American Legion Hall Post 201.

Interpretive Signage (or Display Panels or Story Board)

Interpretive signage or display panels or story board will be installed in a publicly visible location. See sheets A.2.0 and A3.0 of the proposed 4th Corner Site Development Permit drawings, dated June of 2020 for the approximate location, associated with a planned community room. The installation will describe the history and significance of the DeWitt C. Mitchell Memorial American Legion Hall Post 201 under Criteria A, B, and D. The installation will be reviewed and approved by the City’s Historical Resources Board Staff.

Historical Resources Technical Report for 4061 Fairmont Avenue

Salvage Materials

Prior to demolition, architectural materials from the site shall be made available for donation to the public. Materials to become architectural salvage shall include historic-period elements including original wood-framed windows, doors, and clay roof tiles. The inventory of key exterior and interior elements shall be developed prior to issuance of the demolition or grading permit. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, or decayed shall not be included in the salvage program and shall not be available for future use. Once the items for salvage are identified, the project applicant's qualified historic preservation professional (QHPP) shall submit this information to the City's Historical Resource Section for approval. Following that, the QHPP in concert with the City's Historical Resources Section, shall notify the City Heights Community Planning Group and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The project applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for an appropriate period of time, as determined through consultation with the City's Historical Resources Section. Prior to any plans to no longer use the storage space, the applicant will provide the City's Historical Resources Section with an inventory of any materials that were not donated to any interested parties, and measures to be taken by the project applicant to dispose of these materials.

No other feasible measures to mitigate for the loss of any portion of the historical resource have been identified.

E. Conclusion

The proposed 4th Corner project will result in a project that with a significant impact on a designated historical resource as The DeWitt C. Mitchell Memorial American Legion Hall Post 201 located at 4061 Fairmont Avenue in the City Heights area of San Diego will be demolished. Mitigation measures will reduce impacts to the historical resource to less than significant by:

- Preparation of HABS documentation of the building,
- Provision of an approximately 1,800 square foot community meeting space for use by the public,
- Installation of Interpretive Signage that will be visible and accessible to the public explaining the building's historical significance under Criterion A, B, and D for which the American Legion received its designation, and
- Key exterior and interior architectural materials will be salvaged, as feasible, and donated to interested parties.

Historical Resources Technical Report for 4061 Fairmont Avenue

7. BIBLIOGRAPHY

California Code of Regulations, California Register of Historical Resources, Chapter 11.5, *Criteria for Listing in the California Register*, Section 4852 (b)

California Lot Book, Chain of Title for 4061 Fairmount Avenue, San Diego California, 92105, December 2016.

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City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Appendix E, Part 2.

City of San Diego, *Historical Resource Technical Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2.

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City of San Diego, Planning Department, Community Profiles: Mid-City Communities and City Heights

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County Assessor's Office for Property Detail Report, Assessor's Building Record, Current parcel map, Original subdivision map and Lot Block Book Page.

Eisenhart, John E. Historic American Building Survey of 4061 Fairmount Avenue, San Diego.

McAlester, Virginia Savage, *A Field Guide to American Houses*, 2015.

May, Ronald V., *Historical Nomination of the De Witt C. Mitchell Memorial American Legion Hall Post 201*, April 2002.

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National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, 1997.

Sanborn Fire Insurance Maps, 1920-1970,

San Diego City Directories, 1935-1984.

San Diego History Center, Research and Photographic Archives.

8. APPENDCES

- A. Building Development Information
- B. Ownership and Occupant Information
- C. Maps
- D. DPR Form
- E. Preparer's Qualifications

APPENDICES

APPENDIX A.1 - PROPERTY DETAIL REPORT

ATTACHED

Property Detail Report

4061 Fairmount Ave, San Diego, CA 92105

APN: 471-461-04-00

San Diego County Data as of: 12/07/2016

Owner Information

Owner Name: City Heights Realty LLC
Vesting: Company
Mailing Address: 7979 Ivanhoe Ave #520, La Jolla, CA 92037

Location Information

Legal Description: S 1/2 Lot 8 & All Lots 9 & 10 Blk 1 Tr 1001
APN: 471-461-04-00 Alternate APN:
Munic / Twnshp: Twnshp-Rng-Sec:
Subdivision: City Heights Annex 01 Tract #: 1001
County: San Diego, CA
Census Tract / Block: 002202 / 1009
Legal Lot / Block: 8, 10 / 1
Legal Book / Page: 471 / 46

Last Market Sale

Sale / Rec Date: 01/11/2007 / 01/18/2007 Sale Price / Type: \$2,350,000 / Full Value
Deed Type: Deed
Multi / Split Sale: Y Price / Sq. Ft.: \$320
1st Mtg Amt / Type: 1st Mtg Rate / Type:
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Seller Name: Dewitt C Mitchell Post No 201 Transfer Doc #: 2007.37891
1st Mtg Doc #: N/A
Lender:
Title Company: Landamerica Com'l Svcs

Prior Sale Information

Sale / Rec Date: Sale Price / Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Deed Type:
Prior Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: 7,344 Sq. Ft. Total Rooms:
Living Area: 7,344 Sq. Ft. Bedrooms:
Total Adj. Area: Baths (F / H):
Above Grade: Pool:
Basement Area: Fireplace:
Style: Cooling:
Foundation: Heating:
Quality: Exterior Wall:
Condition: Construction Type:
Year Built / Eff: 1930 / 1930
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Auditorium Zoning: C # of Buildings: 1
State Use: Lot Area: 7,814 Sq. Ft. Water Type:
County Use: Meeting Hall Lot Width / Depth: Sewer Type:
Acres: 0.1794 Usable Lot: Res / Comm Units: / 1
Site Influence:

Tax Information

Assessed Year: 2016 Assessed Value: \$973,319 Market Total Value:
Tax Year: 2016 Land Value: \$967,664 Market Land Value:
Tax Area: 08241 Improvement Value: \$5,655 Market Imprv Value:
Property Tax: \$789.28 Improved %: 0.58% Market Imprv %:
Exemption: Welfare Total Taxable Value: Delinquent Year:

**APPENDIX A.2 - LOT AND BLOCK BOOK PAGE
ATTACHED**

Sub of W 1/2 of SW 1/4 Sec. 28-16-2 W.

To Whom Assessed 1927	To Whom Assessed 1928	To Whom Assessed 1929	To Whom Assessed 1930	DESCRIPTION	LOT	BLOCK	RANGE	VALUE OF REAL ESTATE				VALUE OF IMPROVEMENTS				VALUE OF PERSONAL PROPERTY				CHECK	
								1927	1928	1929	1930	1927	1928	1929	1930	1927	1928	1929	1930		
City of East San Diego				Lots 1 to 4	4	1		0	0.150	0	0										
City of San Diego D.B. No. 30				Lots 5 to 6	5	6		0	0.100	0	0										
City of East San Diego				Lots 7 to 10	7	10		0	0.100	0	0		370.00								
Bicker J.G.					11			240	240	450											
Dansberg E.E.					12			240	240	450		430		830							
Biermaker Geo W.					13			240	240	450											
					14			240	240	450											
					15			250	250	450											
					16			250	250	450		60		730							
					17			250	250	670											
					18			250	250	670		440		1720							
					19			290	290	620											
					20			190	190	400		50		170							
Weinberger Blanche				Remains of Blanche	20																
					21			630	630	1030											
					22			750	1000	730											
					23			1250	7700	3680											
					24			2500	4600	6860		4940		7660		16200					
Keith w/mt. Keith George B. Van Wart Roy M.					25			1500	3000	5250											
					26			750	1500	7810											
					27			400	800	1770											
					28			350	400	1300		1240		1470							
Ball Mary L.					29			230	300	470											
					30																
					31			240	290	430		790		11690							
Wells Izora M. Kells Kelly					31			190	240	400											
					32			200	240	410		380		790							
					33			200	200	410											
Pittin Elizabeth K. Hall					34			200	200	410		590		11070							
Richardson Bern					35			200	200	410											
					36			200	200	410		570		1760							
Nye Geo A.				Nye Geo Scatell	37			200	200	410											
					38			200	200	410		240		630							
Savies John					39			200	200	410											
					40			200	200	410		420		860							
Robinson Amy Cook					41			200	200	410											
					42			200	200	410		630		1760							
Fisher W.B.					43			200	200	410											
					44			200	200	410		500		890							
Miller Howard R.					45			200	200	410											
					46			200	200	410											
Thoby W.L.					47			230	230	410											
					48			260	260	460		540		1150							
				De Witt B. Mitchell	8							220									
				Arthur W. Robinson	9							450									
					10							450		640							

APPENDIX A.3 - COUNTY ASSESSOR'S BUILDING RECORDS

ATTACHED

Account



BR

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Parcel No. 471-461-06

ASSESSOR, SAN DIEGO COUNTY

NAME AMERICAN LEGION

ADDRESS 92 4061 FAIRMOUNT AVE

SHEET 1 OF 1

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION									
S		Wood		Light	Heavy	FLR		Flat		Standard		Type	NUMBER OF ROOMS				MATERIALS						
Stories		Concrete Reinf.		Wood	Steel			Stucco	Shed	Below Standard			Desc.	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEILING
Bsmf		Steel		Span Spaced				Metal	Arch				All										
USE		No Frame		FLOORS				Veneer	Gable	FIXTURES		Glass in											
Garage		Wood		Wood				Glass	Metal	Fluorescent		Metal	Wood										
Store		Brick		Sub-Floor				Unfinished	Concrete				Auto No.										
Office		Conc. Bk		Elevation						Incandescent		Glass Doors											
Factory		Metal																					
Warehouse		Tilt Up		FOUNDATION				WOODS	Composition		PLUMBING	Lighting	Hall										
Y PARKING	Y	Pilasters		Concrete Reinf.				Metal	Built-Up		Fixtures	Drop Ceiling	Bath										
		Party		Masonry				Wood	Metal		Quality	Disp. Platform	Rest room										
										Sprinklers	Quality												



CONSTRUCTION RECORD				EFFECT. APPR.				NORMAL % GOOD				RATING (E,G,A,F,P)					SPECIAL FEATURES	
No.	Permit For	Amount	Date	YEAR	YEAR	Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ade- quacy	Wkm- ship	Item	NO.-CAPACITY	MATERIAL OR TYPE	QUAL
6171130	FENCE	740	11-22-71	1968	1968	0	20	ORIG	100	D					Air Cond.			
									Same									
															Doors			
															Sky-Lites			
															Elevator			

Appraiser and Date		2-21-68		10-17-74													
UNIT	AREA/ UNIT	UNIT COST	COST														
FLAT ASP	6200	20	1240	25	1550												
MISC					480												
TOTAL			1240		2030												
NORMAL % GOOD			100		70												
R.C.L.N.D.			1240		1421												
CHECKED																	
REVIEWED																	

APPENDIX A.4 - WATER/SEWER RECORDS

ATTACHED

OPERATING DEPARTMENT CITY OF SAN DIEGO

APPLICATION AND ORDER FOR WATER SERVICE

Location 4061 Sainmont St. between University St.
 and Amica St. Lot 9-10, Blk. One, C. Hays #15 Add.

The undersigned hereby applies to the City of San Diego, for water service and meter at the above location. And in consideration of the installation of such service and meter, agrees to pay all charges incurred upon such location for such water service and to abide by all rules, regulations and provisions prescribed by said city, by ordinance or otherwise, relating to water service, regulation or rates.

American Legion Owner American Legion
 Date 6-19-25 By W. J. ...

GENERAL FOREMAN: Please install 3/4 service and 5/8 meter at above location

REMARKS: _____

Service Clerk _____

Location 246 Ft. 5 of 5 Line of Amica St.
 on Alley St. W
 Meter size and make 7/8 Tread
 No. of meter 2982420 Reading 0

REMARKS: _____

1-20
9A

Checked By	Statistician	Investigator	Cost Clerk	Meter Clerk

Receipt No. 17994
 Amt. paid 30.00
 Date 6-19-25
 Completed JUL 6 1925
 Cost 21.80
 Order No. _____

OPERATING DEPT SEWER CONNECTION ORDER

Location 4061 Fairmont No. 21133

Between W. & Ann Date 2-26-25

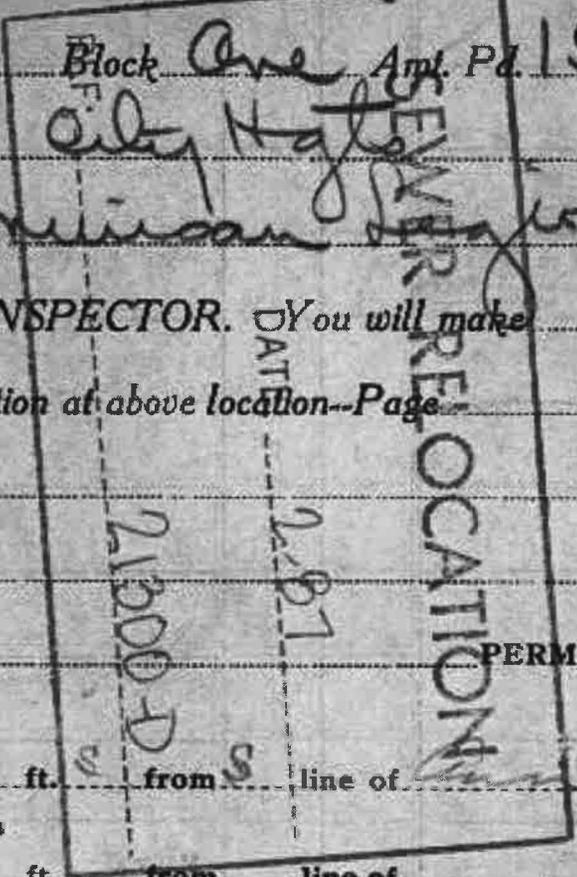
Lot 10 Block One Apt. Pd. 1500

Addition City Water

Owner American Legion

SEWER INSPECTOR. You will make sewer connection at above location--Page

Remarks:



PERMIT CLERK.

Service Taps Main 246 ft. from 18 line of Ann St.

Service Enters Property 7-13-25 ft. from 18 line of Ann St.

[Signature] Chg. W. O. FOREMAN

APPENDIX A.5 - BUILDING PERMIT RECORDS

ATTACHED

Building Permit Application

APPLICANT FILL
INSIDE HEAVY LINES

JOB ADDRESS
4061 Fairmont Ave
CENSUS TRACT NUMBER **22.00**

OWNER
NAME (OR NAME OF BUSINESS)
American Legion No. 22
MAILING ADDRESS (NUMBER) (STREET)
4061 Fairmont Ave
CITY
San Diego
TELEPHONE NUMBER
282-7386

COORD. INDEX
212-1737
PLAN FILE NO.
HEALTH DEPT APPROVAL
LOT AREA
ALLOW COVERAGE %
USE ZONE **C**
SETBACK FRONT YARD **10 SW** REAR YD. **10 40**
TOTAL AREA COVERED **NC** SQ. FT.
SIDE YD. (INT.) (STR.)

OWNER
NAME
ADDRESS (NUMBER) (STREET)
CITY
TELEPHONE NUMBER

INSPECTOR
L.D. PRMT REQ'D YES NO ST. IMP. PRMT. REQ'D YES NO ENCR PRMT REQ'D YES NO CHECKED BY
CURE TO P.L. WORK TO BE DONE S.C. CODE
F. S. NO. BEDROOMS
PLAN CHK. RECPT. NO. ALTER REPAIR DEMOLISH DWELLING UNITS
NEW NON-RESID
X ADD
PLAN CHK RECPT. AMT. \$ VALUATION OF WORK NO. UNITS PER UNIT TOTAL
740

EUILDER
NAME
Sierra Fence Co.
ADDRESS (NUMBER) (STREET)
1427 McKinley Ave
CITY
National City
TELEPHONE NUMBER
479-6642
STATE LICENSE NUMBER CLASS NO CITY LICENSE NUMBER
188425 C-61 20677

AS LOCATIONS
LOT **11-12-13** BLOCK **1** SUBDIVISION **City Heights** UNIT
corner only
JOB ADDRESS
4061 Fairmont Ave
CONDITION OF SOIL AT JOB SITE
 ORIGINAL COMPACTED FILL LOOSE FILL
NO. OF EXISTING BUILDINGS ON LOT AND USE
1 - Legion Hall

FUND & ACCT. PLAN CHECK FEE SUPPLEMENTAL PLAN CHK. FEE BUILDING PERMIT FEE SUB-TOTAL
100 7342
50% 79750 SEWER FEE
500 79980 WATER FEE
TOTAL FEES DUE **812**

PROPOSED WORK
DESCRIBE WORK TO BE DONE
296' x 6' cedar board fence
EXISTING USE OF BUILDING OR PROPERTY
Am. Legion Hall
PROPOSED USE OF BUILDING OR PROPERTY
Am. Legion Hall

SPECIAL INSPECTION REQUIRED FOR
 CONCRETE
 MASONRY
 WELDING, H.S. BOLTS
 PILE DRIVING
 OTHER (IDENTIFY)
TOTAL FEES DUE **812**
FIRE ZONE **C** TYPE OF CONST. OCCUP. GRP.
BLDG. AREA NO. STORIES TO. FIP AREA
SPRINKLERS REQ'D FOR:

I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regarding construction and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California, relating to Workmen's Compensation Insurance.

SIGNATURE (OF OWNER OR AGENT)
M. E. Erickson
DATE SIGNED
11-22-71
AGENCY OR:
Sierra Fence Co.
ADDRESS
1427 McKinley Ave

ATTENTION
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED
INSPECTION DEPARTMENT
CITY OF SAN DIEGO
PLANS CHECKED
PLANS APPROVED
BY **R. J. Jindian**
DATE **11/22/71**
APPLICATION APPROVAL
THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.
SIGNATURE OF DEPT. OF BLDG. INSPECTION
R. J. Jindian
DATE **11/22/71** INSPECTOR

METER SIZE SERVICE SIZE CREAM CHECKED BY
REMARKS
NO. ADDITIONAL CONNECTIONS NOTED
CHECKED BY
REMARKS

BUILDING PERMIT APPLICATION

PROJECT ADDRESS
4061 FAIRMOUNT AVE S.D.

LEGAL DESCRIPTION
LOT 1/2 49 BLOCK 1 SUBDIVISION NAME CITY HEIGHTS PHASE 1 UNIT NO. 4061-41-0220

OWNER
NAME: DEWITT C. MITCHELL
ADDRESS: 4061 FAIRMOUNT AVE
CITY: SAN DIEGO CA ZIP CODE: 92105

CONTRACTOR
NAME: AZTEC CUSTOM REMODELERS
ADDRESS: 422 NAPIER ST.
CITY: SAN DIEGO ZIP CODE: 92110

DESIGNER
NAME: G.R. SATERBACK
ADDRESS: 4607 PANCHAY DRIVE
CITY: LA MESA CA ZIP CODE: 92041

CENSUS TRACT NUMBER 7300

CONDITION OF SOIL AT JOB SITE
 NORMAL COMPACTED CLAYEY

BUILDING ON PROPERTY COMPLETE

PROPOSED USE OF BUILDING ON PROPERTY Meeting Room

DESCRIBE WORK TO BE DONE
EGRESS FROM UPPER FLOORS AND FIRE ESCAPE ONLY

BUILDING DEPARTMENT ATTENTION
THIS PERMIT IS VALID ONLY FOR THE CITY OF SAN DIEGO

CITY TREASURER VALIDATION
1975 / 16/11/81 926
12/11/81 1975

SEWER SIZE SEE ATTS HEREIN

WATER METER SIZE SEE ATTS HEREIN

CREDIT BY

LICENSED CONTRACTORS 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.

Contractor's Signature: *Paul K. Heggen*

OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: Sec. 7031.7 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).

I, as owner of the property or my employees with wages or other job 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 the owner of property who builds or improves thereon, and who does such work himself or through his own employees, providing that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year, if completed, or 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 or to be contracted for to construct the project (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and contracts for such projects with a contractor's license pursuant to the Contractor's License Law.

I am exempt under Sec. 7031.7 Business and Professions Code.

FEES	AMOUNT	TOTAL
PLAN CHECK	15.00	300.00
BUILDING PERMIT		29.50
STATE FEE		50.00
SEWER FEE		
WATER FEE		
PARK FEE		
TOTAL FEES DUE		245.50

WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate or license to sell insurance, or a certificate of Workers' Compensation Insurance, or a certificate of Indemnity with the Building Inspector of Department (Sec. 1885.001)

Policy No: *CB 794 8863*

Applicant's Signature: *Thomas S. Rowe* 7/1/82 (Date)

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE I affirm that in the performance of the work for which this permit is issued, that no employees or persons in any manner so as to become subject to the Workers' Compensation Laws of California.

CONSTRUCTION LENDING AGENCY I hereby affirm that there is a lender or lending agency for the performance of the work for which this permit is issued (Sec. 1887.001)

Lender's Name: *NONE*

Lender's Address: *NONE*

APPLICANT
NAME: *THOMAS S. ROWE*
ADDRESS: *LEMON GROVE CA 92055*

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) 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: *Thomas S. Rowe* DATE: *7/1/82*

CONTRACTOR OWNER AGENT FOR CONTRACTOR AGENT FOR OWNER

APPROVALS

PLANS CHECKED: *M. Hayes* DATE: *8/2/81*

PLANS APPROVED: *M. Hayes* DATE: *12/1/81*

OWNER-BUILDER VERIFICATION APPROVED BY: *C.L. McCullay*

TITLE: 24

APPLICATION APPROVAL SIGNATURE OF BUILDING DEPT. CHIEF: *C.L. McCullay* DATE: *12/11/81*

STAMP: 9/21/81

STAMP: 186757

STAMP: 15.00



PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT

1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 236-6270

AFC RP MWD @ 4:45 PM
213-1738

- Combination Permit
 Building Permit
 Electrical Permit
 Plumbing & Gas Permit
 Mechanical Permit
 Irrigation Permit
 Demolition Permit
 Mobile Home Permit

1. PROJECT INFORMATION Plan File No. A 005874

ADDRESS <u>4061 FAIRMONT AVE.</u>		BUILDING OR SUITE NO.	
LOT NO. <u>9, 1, 2, 11, 12, 13, 14</u>	BLOCK NO. <u>2 1/2</u>	SUBDIVISION NAME <u>FAIRMONT</u>	UNIT NO.
PARCEL NO.	P/RCEL MAP NO. <u>1001</u>	ASSESSOR'S PARCEL NO. <u>477 461 04</u>	MAP NO.
EXISTING USE		CONDITION OF SOIL AT SITE: <input type="checkbox"/> UNDISTURBED <input type="checkbox"/> COMPACT FILL <input type="checkbox"/> LOOSE FILL	
DESCRIPTION OF WORK <u>ARTHECT RENOVEL</u>			TOTAL FLOOR AREA

2. APPLICANT

NAME <u>BEESON</u>	TELEPHONE NO. <u>238500</u>	<input checked="" type="checkbox"/> CONTRACTOR OWNER	<input type="checkbox"/> AGENT FOR CONTRACTOR
ADDRESS <u>2855 BUCKBORN ST.</u>	CITY	STATE	ZIP CODE

3. PROPERTY OWNER

NAME <u>AMERICAN LEGION</u>	TELEPHONE NO.	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> LESSEE OR TENANT
ADDRESS <u>SAME AS DR</u>	CITY <u>S.D.</u>	STATE	ZIP CODE <u>92105</u>

4. CONTRACTOR

NAME <u>C.P. SMITH</u>	TELEPHONE NO.
ADDRESS <u>2032 PEECE ST.</u>	CITY <u>S.D.</u> STATE <u>CA</u> ZIP CODE <u>92111</u>
STATE LICENSE NO. <u>425416</u>	LICENSE CLASS <u>D-1</u> CITY BUSINESS LICENSE 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 <u>Steve Smith</u>	TITLE <u>AGENT</u> DATE <u>7-31-87</u>

5. WORKER'S COMPENSATION

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3890, Lab. C).

INSURANCE COMPANY <u>STATE FUND</u>	POLICY NO. <u>1023152-87</u>	EXPIRATION DATE <u>6-1-88</u>
CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to bring him or her subject to the Worker's Compensation Laws of California.		
SIGNATURE <u>Steve Smith</u>	DATE <u>8-31-87</u>	

6. OWNER-BUILDER DECLARATION

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7021.5, 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 declaration 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 7021.5 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 or as their sole compensation, will do the work and the structure 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).

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 a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Section _____ of B.P.C. for this reason _____

SIGNATURE [Signature] DATE _____

7. CONSTRUCTION LENDING AGENCY

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

LENDER'S NAME _____ LENDER'S ADDRESS _____

8. APPLICANT'S SIGNATURE

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

SIGNATURE Steve Smith DATE 8-31-87

02198



PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT
1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 236-6270

- Combination Permit
- Building Permit
- Electrical Permit
- Plumbing & Gas Permit
- Mechanical Permit
- Relocation Permit
- Demolition Permit
- Mobile Home Permit

1. PROJECT INFORMATION 4061 FAIRMONT AV Plan File No. **MOO 3878-87**

ADDRESS 4061 FAIRMONT SP AV		BUILDING OR SUITE NO.	
LOT NO.	BLOCK NO.	SUBDIVISION NAME	UNIT NO.
LEGAL DESC.	PARCEL NO.	PARCEL MAP NO.	ASSESSOR'S PARCEL NO.
EXISTING USE		CONDITION OF SOIL AT SITE: <input type="checkbox"/> UNDISURBED <input type="checkbox"/> COMPACT FILL <input type="checkbox"/> LOOSE FILL	
DESCRIPTION OF WORK MOBILE HOME INSTALLATION		TOTAL FLOOR AREA	

2. APPLICANT

NAME American Legion	TELEPHONE NO.	<input type="checkbox"/> CONTRACTOR OWNER	<input type="checkbox"/> AGENT FOR CONTRACTOR
ADDRESS 4061 FAIRMONT	CITY S.D.	STATE CA	ZIP CODE 92105

3. PROPERTY OWNER

NAME American Legion	TELEPHONE NO.	<input type="checkbox"/> OWNER	<input type="checkbox"/> LESSEE OR TENANT
ADDRESS 4061 FAIRMONT	CITY S.D.	STATE CA	ZIP CODE 92105

4. CONTRACTOR

N. ME C. P. Smith	TELEPHONE NO. 515-8114
ADDRESS 2932 FRESCO ST	CITY S.D.
STATE LICENSE NO. 510923	LICENSE CLASS B-1
CITY BUSINESS LICENSE NO. 4435416	

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE **C. P. Smith** TITLE **Owner** DATE **14 Dec 87**

5. WORKER'S COMPENSATION

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C).

INSURANCE COMPANY _____ POLICY NO. _____ EXPIRATION DATE _____

CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I am not a person in any manner so as to become subject to the Worker's Compensation Laws of California.

SIGNATURE **C. P. Smith** DATE **12-4-87**

6. OWNER-BUILDER DECLARATION

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 2 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).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

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 a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Section _____, B & P C for this reason _____

SIGNATURE **C. P. Smith** DATE _____

7. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ. C).

LENDER'S NAME _____ LENDER'S ADDRESS _____

8. APPLICANT'S SIGNATURE

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

SIGNATURE **Charles P. Smith** DATE **14 Dec 1987**

INS-3032 (1/87)

00293



Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

1. Permit Type

Combination Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition
 Relocation Remove Building

2. Project Information

Plan File No. A003742-90

Address 4061 FAIRMONT AVE. SAN DIEGO, CA. 92105 Building or Suite No.

Legal Description

Lot No. 8, 9, 10, 11, 12, 13, 14 Block No. 1 Subdivision Name CITY HEIGHTS ANNEX # 1 Unit No. Map No. 1001

Parcel No. 4, 5, 6 Parcel Map No. Assessor's Parcel No. 471-161-4-6

Existing Use MEETING HALL Condition of Soil at Site disturbed Compact Fill Loose

Description of Work STORAGE ROOM ADDN. BATH ROOM REMODEL

Designer name JACK WAGENAAR ARCHITECT Address 3712 ALTA LOMA

City BONITA State CA. Zip Code 91902 Telephone 475-4599 License No. 1-86

3. Applicant

Contractor Agent for Contractor Owner Agent for Owner

Name JACK WAGENAAR Address 3712 ALTA LOMA DR.

City BONITA State CA. Zip Code 91902 Telephone 475-4599

4. Property Owner

Owner Lessee or Tenant

Name AMERICAN LEGION POST 201 Address 4061 FAIRMONT AVE.

City SAN DIEGO State CA. Zip Code 92105 Telephone 584-0882

5. Contractor

Name 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

6. Workers' Compensation

Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3809, Lab. C).

Insurance Company HIGHLAND INS. CO Policy No. B.W.C 200795 Expiration Date 9-9-91

Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature AMERICAN LEGION Post 201 Date 3-22-91
Oral Peterson FINANCE OFFICER

7. Owner-Builder Declaration

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 no 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):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended for sale (Sec. 7014, 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).

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

I am exempt under Section _____ B.P.C. for this reason:

Signature AMERICAN LEGION Post 201 Date 3-22-91
Oral Peterson FINANCE OFFICER

8. 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. 5097, Civ. C.)

Lender's Name Lender's Address

9. Applicant's Signature

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

Signature Jack Wagenaar Date 3/27/91

APPENDIX A.6 - PREVIOUS HISTORICAL RESOURCE DOCUMENTS

ATTACHED



CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE

City of San Diego

[Home](#) | [Search](#) | [Help](#) | [Acknowledgements](#) | [Admin](#)

4061 Fairmount Ave

Local Designation [[print](#)]

Resource Summary

Related Info

Primary Record (DPR523A)

Local Information

Local Designation

National/California Registers



Name: DeWitt C. Mitchell Memorial American Legion, Post 201

HRB Num: 525

Hearing Date: 06/27/2002

NRHP Status Code:

Status: Designated

Staff Report Num: [P-02-098](#)

[Full Nomination](#)

[Final Resolution](#)

Location

Address: 4061 Fairmount Ave

Community Plan Area: Mid-City:City Heights

Neighborhood: Terallta East

APN: 4714610400

Zip Code: 92105

Redevelopment Area: Yes

Description

Architectural Style: Spanish Colonial Revival

Architect/Designer:

Historic Individual: *Charles H. Harris; Bertha Mitchell; Lester Olmstead*

Year Built: 1931

Misc. Notes: For more information on designation see attached documents.

Interior Included: No

Builder: Lester Olmstead, Master Builder

Event:

District Information

District Contributor Num:

Local Designation Criteria

Criteria:

- **A** - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.
- **B** - Is identified with persons or events significant in local, state or national history.
- **D** - Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Criteria Notes:

Mills Act: No

Designation Type:



[[print](#)]



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 7, 2002 REPORT NO. P-02-098

ATTENTION: Historical Resources Board
Agenda of June 27, 2002

SUBJECT: **ITEM # 8 DeWitt C. Mitchell American Legion Hall Post 201**

APPLICANT: Ronald V. May on behalf of the owner

LOCATION: 4061 Fairmount Avenue, City Heights Community, Council District 3

DESCRIPTION: Consider the designation of the DeWitt C. Mitchell American Legion Hall Post 201 as a Historical Resource Site

STAFF RECOMMENDATION

Designate based on HRB-CRITERIA A (Cultural Development), B (Event, Personage) and D (Master Builder).

BACKGROUND

This item is being brought before the Historical Resources Board by the owner who wishes to have the site designated as a historical landmark.

This 1931 building was erected by Lester Olmstead, master builder, for the DeWitt C. Mitchell American Legion Post 201. It is the first American Legion building constructed specifically for an American Legion Post in the City of San Diego. The design of the building is a modified version of an original 1928 Spanish Colonial Revival style solicited by Bertha Mitchell, Gold



Planning Department

202 C Street, MS 4A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

Star Mother of the Post. Since the organizational development of Post 201 in 1922 and the subsequent building's construction in 1931, Post 201 Legionnaires continue to perform traditional events, ceremonies, rituals and activities that uniquely define the culture of the Post within the National American Legion movement of 1919 for war veterans of the U.S. Armed Forces.

ANALYSIS

The applicant's consultant requests designation of this property under HRB-CRITERIA A (Cultural Development), B (Event, Personage), C (Architecture) and D (Master Builder); however, at this time Staff recommends designation under HRB-CRITERIA A (Cultural Development), B (Event, Personage), and D (Master Builder) as follows:

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.

American Legion Post 201 is a prime example of a 20th century traditional cultural property. The traditional culture of this property lies within the context of the United States Armed Forces war veterans in conjunction with the development of the National American Legion movement of 1919, which was established to employ the skills of World War I Army and Marine veterans to enhance the lives of American civilians back home. The National American Legion movement has grown to 3 million members, and includes veterans from all of the U.S. Armed Forces. The Legion continues their pursuit in improving the lives of Americans through their social, cultural and political activism.

Since the initial inception of Post 201 in 1922, ceremonies, rituals, community services and civic improvement programs have continuously defined the culture of the Post. While these traditions reflect the goals of the National movement to improve the lives of American civilians, many of the rituals and ceremonies uniquely belong to Post 201. Traditional annual rituals associated with this Post continue to occur on and off site. Military veterans continue to pass along traditional rituals of camaraderic and spiritual remembrance for fellow patriots lost in the field of war or as a result of infirmaries from war. Some examples of past and present ritual and ceremonial activities associated with Post 201 include the annual ritual at the tomb of Lt. DeWitt C. Mitchell, meetings of the Purple Hearts, and the Last Ten Club of World War I. Other activities, such as, civic improvement programs, sponsorship of Boys Scouts of America and disaster preparedness also define the traditional activities associated with this organization and are generated from this property.

CRITERION B - Is identified with persons or events significant in local, state or national history.

As indicated in the applicant's consultant report, Post 201 is identified with several significant persons and events important to local, state, and national history. Outlined below is a brief summary:

Post 201 is identified with the Post World War I National American Legion Movement of 1919 that was established by veterans of the U.S. Armed Forces to improve the quality of life for American civilians. This movement in conjunction with the local Progressive Party movement provided the initial political and social support for the organizational development of American Legion Post 201.

Originating in 1922, Charles H. Harris and fifteen other World War I veterans organized Post 201. In 1923, the Post applied for American Legion status and in 1924 incorporated. In circa 1925, American Legion Post 201 changed their name in honor of Gold Star Mother, Bertha Mitchell, Philanthropist, and her deceased son, Lieutenant DeWitt C. Mitchell, to the DeWitt C. Mitchell American Legion Post 201. During this same period, Lester Olmstead--master builder, and Legionnaire, became active in the Progressive Party (League for Progressive Political Action), of which introduced and further affiliated Olmstead and the Post to other prominent San Diego Progressive Party members; i.e., John Noland, George W. Marston, Mayor Harry Clark, Col. Ed Fletcher, etc. Olmstead's social connections with the Progressive Party, according to the applicant's consultant report, led to his appointment on the City of San Diego Parks Commission in 1928. His affiliation also further involved affluent Progressive Party members with Post sponsored political, social, and cultural events including the landmark California Supreme Court decision that orients City of San Diego decisions in the use of Pueblo Lands.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

Post 201, constructed in 1931, is designed in the Spanish Colonial Revival style. It is an irregular T-form with a low pitch side gable roof on the two-story main building and a barrel roof with parapet walls on the one-story rear hall. An attached kitchen is located at the southeast corner of the hall, adjacent to the paved parking lot. While the building retains its overall form, window modifications and textured stucco exterior building materials are inconsistent with the historic fabric of the building and stylistic features of period Spanish Colonial Revival architecture. In addition, a 1980s Fire Marshal required exterior open case stairway leading to a second story entry disrupts the overall rhythm of the main (west) fenestration.

Based on the above building modifications and exterior stairway and entry, Staff recommends the applicant first restore the building to its historic fabric and design then, seek designation under this Criterion. However, if the Board wishes to designate this building under Criterion C for architecture, the applicant's consultant report indicates that the owner is willing to prepare a preservation plan for the building's restoration. This restoration would need to include removing and replacing the windows and textured stucco with a style and fabric consistent with the building's design, as well as, seek consultation on a new design for the 1980s second story emergency stairway and entry.

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

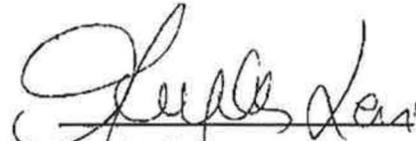
Lester Olmstead, master builder, is responsible for the construction of this building, not only did his firm Olmstead Building Company construct the building in 1931, but Olmstead himself upheld a commitment in getting a building designed and constructed for his fellow Legionnaires. Lester Olmstead is locally recognized for his custom homes primarily designed in the Spanish Colonial Revival style in the communities of Point Loma, Kensington, Mission Hills, and East San Diego. Olmstead also built civic structures, such as, Camp Fletcher (demolished), Lindbergh Field Air Terminal and Ryan Aeronautical offices (partially demolished). Post 201 is one of the few known remaining examples of Olmstead's civic structures.

CONCLUSION

Based on the information submitted and Staff's own field check, it is recommended that the site be designated under HRB-CRITERIA A (Cultural Development), B (Events/Persons) and D (Master Builder). Designation brings with it the responsibility of maintaining the building in accordance with U.S. Secretary of Interior Standards. The benefits of designation include the following: availability of the Mills Act Program for reduced property tax, the use of the more flexible Historical Building Code, flexibility in the application of other regulatory requirements, the use of the Historical Conditional Use Permit which allows flexibility of use, and other programs which vary depending on the specific site conditions and owner objectives.



Nicole J. Purvis
Planning Intern



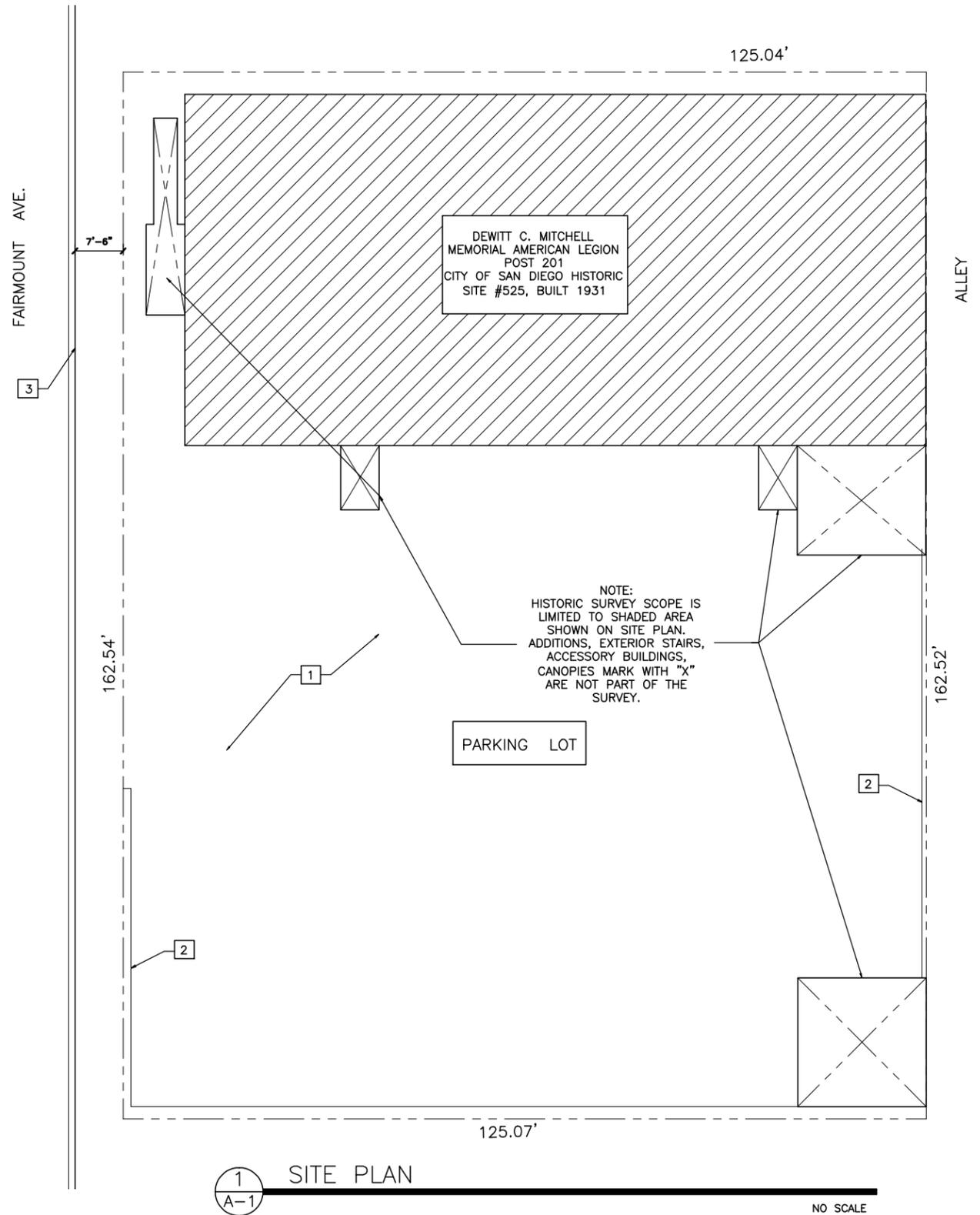
Angeles Leira
Principal Planner

NJP/AL/bh

Attachment: Applicant's Historical Report under separate cover

APPENDIX A.7 - HABS DOCUMENTATION OF SITE PLAN

ATTACHED



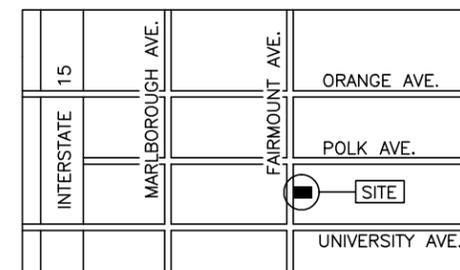
2 PHOTO OF WEST ELEVATION 2017
A-1



3 PHOTO OF SOUTH ELEVATION 2017
A-1

DESCRIPTION OF RESOURCE.

THIS BUILDING WAS ERRECTED BY LESTER OLMSTEAD, MASTER BUILDING, FOR THE DEWITT C. MITCHELL AMERICAN LEGION POST 201. IT IS THE FIRST AMERICAN LEGION BUILDING CONSTRUCTED SPECIFICALLY FOR AN AMERICAN LEGION POST IN THE CITY OF SAN DIEGO. THE DESIGN OF THE BUILDING IS A MODIFIED VERSION OF AN ORIGINAL 1928 SPANISH COLONIAL REVIVAL STYLE SOLICITED BY BERTHA MITCHELL, GOLD STAR MOTHER OF THE POST. SINCE THE ORGANIZATIONAL DEVELOPMENT OF THE POST 201 IN 1922 AND THE SUBSEQUENT BUILDING'S CONSTRUCTION IN 1931, POST 201 LEGIONAIRES CONTINUE TO PERFORM TRADITIONAL EVENTS, CERMONIES, RITUALS AND ACTIVITIES THAT UNIQUELY DEFINE THE CULTURE OF THE POST WITHIN THE NATIONAL AMERICAN LEGION MOVEMENT OF 1919 FOR WAR VETERANS OF THE U.S. ARMED FORCES.



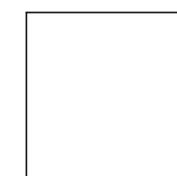
VICINITY MAP

NO SCALE

LEGEND

NOTES
A. MATERIALS OR CONSTRUCTION FROM PERIOD OF SIGNIFICANCE FROM 1931 HAVE POST-FIX "1931"
B. NON-PERIOD OF SIGNIFICANCE MATERIALS HAVE NO POST FIX LABEL.

- | | | | | | | | |
|------------------------|--|--|---|---|---|---|-------------------------|
| 1 ASPHALT | 8 BUILT UP ROOFING | 15 JALOUSIE WINDOW IN 1931 FRAME | 23 METAL HANDRAIL | 31 PLASTER FINISH WALL, 1931 | 39 WOOD PANEL DOOR, 1931 | 47 CONCRETE FLOOR PERIMETER BORDER | 55 CONCRETE SLOPE CAP |
| 2 CHAIN LINK FENCE | 9 METAL COPING | 16 VINYL WINDOW IN 1931 FRAME | 24 2X4 STUD WALL 1931 | 32 WOOD PANEL WAINSCOT 4'-1 1/2" HT. SAME AS WINDOW STOOL, 1931 | 40 METAL CANOPY | 48 PLYWOOD PANEL | 56 CONCRETE SILL 1931 |
| 3 CONCRETE STREET CURB | 10 ROLLED ROOFING | 17 WOOD HOPPER WINDOW. 1931 | 25 2x8 CEILING JOIST @2'-0" O.C. 1931 | 33 WOOD BENCH, 1931 | 41 WOOD STAGE 3'-1" HT. FROM FINISH FLOOR, 1931 | 49 DECORATIVE METAL HANDRAIL, 1931 | 57 CONCRETE RAMP @ DOOR |
| 4 COMPOSITION ROOF | 11 "FALSE" CLAY FLUE | 18 VENT FOR CONCEALED AREA @ BENCH OR STAIRS | 26 STEEL BOW TRUSS @24'-0" O.C. 1931 | 34 WOOD HANDRAIL | 42 WOOD STEPS, 1931 | 50 WOOD COUNTERTOP AND CABINET UPPERS, 1931 | |
| 5 CLAY TILE ROOF, 1931 | 12 HOLLOW CLAY TILE VENT, 1931 | 19 BACKLIT SIGNAGE | 27 1x3 CEILING FURRING @16" O.C. WITH WOOD BATTEN BELOW FOR PLASTER CEILING KEY. 1931 | 35 WOOD DOOR | 43 SERVICE COUNTER, 1931 | 51 2 1/4" WIDTH OAK FLOORING, 1931 | |
| 6 METAL LOUVER VENT | 13 3x6 BEAM ROOF TAIL WITH 1x WOOD STARTER BOARD, 1931 | 20 WOOD SILL 1931 | 28 WOOD PARTITION WALL @MID SPAN | 36 2x4 ACOUSTIC LAY IN CEILING (WITH PLASTER CEILING ABOVE, 1931) | 44 6x6 QUARRY TILE FLOOR | 52 ACCESS DOOR | |
| 7 CLAY PIPE VENT, 1931 | 14 STUCCO, 1931 (FINISH COAT IS NON-ORIGINAL) | 21 ROLL UP PARTITION | 29 2x10 ROOF RAFTERS @2'-0" O.C. 1931 | 37 TERRAZZO FLOOR 4'x4' DIVIDE, 1931 | 45 VINYL FLOORING | 53 ROUND METAL ATTIC VENT | |
| | | 22 INSET WOOD HEADER, 1931 | 30 2x6 STUD WALL, 1931 | 38 CONCRETE FLOOR, 1931 | 46 WOOD BEAM ABOVE | 54 BRICK CAP @ PERIMETER OF CHIMNEY, 1931 | |



PROJECT: DEWITT C. MITCHELL MEMORIAL AMERICAN LEGION POST 201, CITY OF SAN DIEGO HISTORIC RESOURCE
SITE #525, BUILT 1931.
CLIENT: BRG CONSULTING INC.
304 IVY STREET, SAN DIEGO, CA 92101

ARCHITECT: UNION ARCHITECTURE, INC.
JOHN H. EISENHART, ARCHITECT
EVA L. THORN, INTERIORS
1530 BROOKES AVENUE, SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 619.289.4941 / WWW.UNIONARCH.COM

All rights reserved. No part of this drawing may be reproduced in any form without the written permission of Architect.

DATE: 03.10.2017

A-1

SHEET 1 OF 6

APPENDIX A.8 - LESTER OLMSTEAD INFORMATION

ATTACHED

Master Builders



Lester Olmstead
?-1983

Biography:

Lester Olmstead's experience stems from serving in the United States Army as a Quartermaster Corps service sergeant as well as working as a supervisor of a carpentry shop in San Francisco during WWI. After being discharged in 1918 Olmstead joined C.H. Martinez and Charles W. Brown to form Brown-Olmstead Building Company in 1924. One of his earliest works was a "pacific ready cut model home" built as a Spanish style bungalow. He then bought out Brown in 1928 and created the Olmstead Building Company.

Olmstead is most known in San Diego for his work on the DeWitt C. Mitchell American Legion Hall Post 201. For this building he selected the Spanish Revival style architecture as influenced by the 1915-1916 Panama-California Expo held in Balboa Park. This building is an important surviving example of his work; having continued his association with the building as chair of the building committee until his death in 1983. His association with this building allowed Olmstead to meet Progressive Party leader George W. Marston which led to his appointment as City Parks Commission. Olmstead was removed from this position by the mayor at the time when he opposed the building of State Highway 101 through Torrey Pines City Park. Olmstead took his case to the California Supreme Court and it ended with suing the City of San Diego for not obtaining a 2/3 popular vote allowing construction on the Pueblo lands (which were present at Torrey Pines).

Other buildings include the 1920's Naval Training Center in Point Loma and at Naval Air Field on North Island. He had also constructed the old Lindbergh Field Terminal and Ryan Aeronautical buildings which were located on Pacific Highway. Other buildings include numerous residences in Point Loma, Kensington, Mission Hills, and East San Diego although few of his buildings still survive. Some of these homes were known to be built in the Spanish Colonial Revival ("old California style") and Craftsman bungalow style.

Olmstead became an important social figure in San Diego being invited to various important events throughout his lifetime. This includes being a part of the Lindbergh Reception Committee for the Citizens Banquet in Honor of Colonel Charles A. Lindbergh on September 21, 1927. Again because of his association with Marston, he received tickets to attend the dinner reception for the dedication of Presidio Hill and Juniperro Serra Museum on July 16, 1929. The relationship he built with important figures in San Diego landed him a membership with the San Diego Athletic Club. He was even invited to greet President Franklin D. Roosevelt at San Diego Stadium on October 2, 1935.

Notable Works:

HRB# 525 DeWitt C. Mitchell American Legion Hall Post 201
Coca Cola Bottling Plant
Home at 2744 Chatsworth Boulevard, "modified Italian style", 1934
Fontenelle Apartments, 1936
Olmstead Lodge at Camp Fletcher, Cuyamaca Mountains, 1929

OLMSTEAD—Lester T. Father of William and Robert **Olmstead**. 4 grandchildren. Masonic services Tues. 10 a.m. Rogers Mortuary Chapel. Private entombment Greenwood Mausoleum. In lieu of flowers, contributions to the Shriners Crippled Children's Hospital.

APPENDIX B.1 - CHAIN OF TITLE

ATTACHED

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

Marie Burke Lia
427 C St., Ste. 416
San Diego, CA 92101

CTS Reference No.: 0117030
Your Reference No.: 1151

Title Search Through: December 13, 2016
Property Address: 4061 Fairmount Avenue
San Diego, CA 92105
Assessor's Parcel No.: 471-461-04-00
Assessed Value: \$973,319
Exemption: Welfare

Property Characteristics

Use: Auditorium
Improvements: 7,344 square feet

Short Legal Description

THE SOUTH 12 ½ FEET OF LOT 8, ALL OF LOTS 9 AND 10 IN BLOCK 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

Chain of Title
(February 9, 1923 through December 13, 2016)

1. Grant Deed

Grantor: Market Leasing Company
Grantee: Edward Summers
Recorded: February 9, 1923, #4958, Deed Book 927, Page 74

2. Grant Deed

Grantor: Edward Summers and Frances M. Summers
Grantee: The City of East San Diego
Recorded: March 5, 1923, #7583, Deed Book 751, Page 303

3. Quitclaim Deed

Grantor: Edward Summers and Frances M. Summers
Grantee: Bertha B. Mitchell
Recorded: May 22, 1925, #25055, Deed Book 1101, Page 43

4. Quitclaim Deed

Grantor: City of San Diego
Grantee: Bertha B. Mitchell
Recorded: May 22, 1925, #25056, Deed Book 1101, Page 43

5. Quitclaim Deed

Grantor: Bertha B. Mitchell
Grantee: DeWitt C. Mitchell Post No. 201, American Legion, an
Incorporated Body of San Diego
Recorded: May 22, 1925, #25057, Deed Book 1084, Page 226

6. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1930.

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

7. Grant Deed

Grantor: Dewitt C. Mitchell, Post No. 201, American Legion, an Incorporated Body of San Diego California, aka De Witt C. Mitchell, Post No. 201, American Legion, a California Corporation
Grantee: City Heights Realty, LLC
Recorded: January 18, 2007, Recordors File No. 2007-0037891

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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

APPENDIX B.2 - CITY DIRECTORY LISTINGS

ATTACHED

UNION TRIBUNE ARTICLES

ATTACHED

SAN DIEGO CITY DIRECTORY

4061 Fairmount Avenue
San Diego, CA 92105

Year	Occupant
1935	De Witt C Mitchell Post No. 201 American Legion
1935- 1952	De Witt C Mitchell Post No. 201 American Legion
1953-57	American Legion Post No. 201
1958	American Legion Auxiliary Boys Scouts
1959-60	AM Legion Hall Boy Scouts of AM American Legion Auxiliary AM legion DeWitt C Mitchell Post No 201
1961- 70	American Legion Hall Mitchell De Witt C. Post No 201 (am legion)
1971- 80	American Legion Hall Mitchell De Witt C Post No 201 Mitchell De Witt C Ladies Auxiliary Unit No 201
1984	American Legion Hall Mitchell De Witt C Post 201

Building Permits

Walter Knowlden, repairs, 2959 Thorn; \$50.

Dr. W. E. Byers, garage, 3431 5th ave; \$100.

Julia Berg, garage, 4039 Georgia; \$100.

R. S. Brock, frame-stucco cottage and garage, 3253 Mtn. View; \$4000.

Edwin H. Hale, stucco cottage, 2555 Goldfield; \$3000.

G. J. Kenline, repairs, 4937 Santa Monica; \$30.

Park Board club house, City Golf Course; \$2800.

Crown Laundry, repairs, 3251 L st; \$100.

Dewitt C. Mitchell Post No. 201 Amer. Legion, per Olmstead Bldg. 4061 Fairmount; \$10,000.

J. H. Oisten, repairs, 3372 Island; \$25.

Total for year to date—\$3 887 630

PARTY'S RECEIPTS AID RELIEF WORK

Legion Auxiliary to Sponsor
Event Wednesday; Hospi-
tal Patients Make Prizes.

Table prizes for the annual St. Patrick's card party sponsored by DeWitt C. Mitchell unit, American Legion auxiliary, Wednesday afternoon in its new building at 4061 Fairmount avenue, are being made by veterans in the occupational therapy ward of Naval hospital.

Part of the proceeds will go for local relief work and part will be used to help furnish the new hall. Reservations may be obtained from Mrs. Glenn Dutton, president of the unit, or from Mrs. John Faddis, social chairman.

Reservations for tables already have been made by Mesdames Milton Hager, Nora Spahr, Bessie Cooper, Ralph Sherman, Elmira Faddis, W. W. Duffield, Lester Olmstead, Agnes Wier, Florence Ryan, Blanche Chambers, W. W. Alberty, Frank Ratty, Lester Davis, E. S. Litchfield, Norman French and the second division auxiliary.

A lot of ads were about meetings that were held at the DeWitt C. Mitchell Unit

Masonic Rites Tomorrow for Charles Harris

Services under auspices of East San Diego Masonic lodge will be conducted at 10 tomorrow morning in the Johnson-Saum mortuary for Charles Harold Harris, 57, of 4444 Forty-ninth st., a former member of the welfare and the county civil service commission. Cremation will follow.

Mr. Harris, who died in the Naval hospital Wednesday after a long illness, was a native of Trenton, N. J., and had been a San Diego resident for 20 years. He served in the army medical corps in the World war.

Mr. Harris was a senior past commander of both the county council and the East San Diego Post 201, American Legion. He also was a member of La Mesa Post 282 and the East San Diego Masonic Lodge 561. He is survived by his wife, Mrs. M. Sydney Harris.

APPENDIX B.3 - DEEDS FROM 1925 AND 2007

ATTACHED

Photographed By P. A. JENSEN, Deputy Recorder

the day and year in this Certificate first above written.



L. J. Williams,
Notary Public in and for the County of
San Diego, State of California.
Recorded at Request of Grantee May 22, 1925, at 22 Min. past 2 o'clock P. M.
John H. Ferry, County Recorder,
By H. G. Parsons, Deputy.

25051. Fee \$.90

COMPARED:
J. E. Hume
DEPUTY COUNTY RECORDER

-----000000000-----

5/22/1925 #25055
Deed Book 1101, Page 43

EDWARD SUMMERS, and FRANCES M. SUMMERS, For and in consideration of the sum of ONE DOLLAR, DO HEREBY QUIT-CLAIM to BERTHA B. MITCHELL, ALL THAT REAL PROPERTY situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

South Twelve and one Half Feet of Lot Eight (8), all of Lot Nine (9) and Lot Ten (10) Block one (1) of City Heights Annex No. 1, according to map thereof 1001, filed in the office of the County Recorder of said San Diego County July 18, 1906.

TO HAVE AND TO HOLD the above quit-claimed and described premises, unto the said Grantee, her heirs and assigns forever.

WITNESS our hands and seals this 24, day of January 1925.

Signed and Executed in
presence of.....

Edward Summers, (SEAL)
Frances M. Summers. (SEAL)

STATE OF CALIFORNIA, }
COUNTY OF SAN DIEGO. } SS.

On this 24th, day of January 1925, before me, E. W. Dickenson, a Notary Public, in and for said County and State, personally appeared Edward Summers & Frances M. Summers, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal, the day and year in this certificate first above written.



E. W. Dickenson,
Notary Public in and for said County
and State.
My Commission Expires Dec. 25th, 1928.
Recorded at Request of J. H. McCorkle (Solo) May 22, 1925, at 15 Min. past 3 o'clock P.M.
By John H. Ferry, County Recorder.

25055. Fee \$.90

COMPARED:
J. E. Hume
DEPUTY COUNTY RECORDER

-----010000000-----

CITY OF SAN DIEGO, of the State of California, For and in consideration of the sum of ONE DOLLAR DO HEREBY QUIT-CLAIM TO BERTHA B. MITCHELL, ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

RECORDING REQUESTED BY
LandAmerica Commercial Services
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

City Heights Realty, LLC
Jack McGrory
7979 Ivanhoe Ave. #520
La Jolla, CA 92037

APN: 471-461-04,05 & 06
Escrow No: 03208614-609-CG1
Title No: 03208614

fb
2p
UF
H
10M

13329

DOC # 2007-0037891



JAN 18, 2007 4:12 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 2606.00
DC: DC
PAGES: 2



2007-0037891

Spa

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$2,585.00, CITY TAX \$ 0.00
computed on full value of property conveyed,
City of San Diego, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Dewitt C. Mitchell, Post No. 201. American Legion, an Incorporated Body of San Diego California aka
De Witt C. Mitchell, Post No 201, American Legion, a California corporation**
hereby GRANT(S) to

City Heights Realty, LLC, a California limited liability company

the following described real property in the City of San Diego County of San Diego, State of California:
See Exhibit A attached hereto and made a part hereof.

Commonly known as: 4061 Fairmount Avenue, San Diego, CA 92105

Dated: January 11, 2007

Dewitt C. Mitchell, Post No. 201. American Legion, an
Incorporated Body of San Diego California

Karl DeLooze

By: Karl DeLooze, Commander

William L. Kneeland

By: William L. Kneeland

STATE OF CALIFORNIA

COUNTY OF San Diego } SS:

On JANUARY 11, 2007, before me, K. EMERSON Notary Public,
personally appeared KARL DELOOZE & WILLIAM L. KNEELAND

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand, and official seal.

Signature *[Signature]*



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A

All that certain real property situated in the County of San Diego, State of California, described as follows: **13330**

Parcel A:

The South 12 ½ feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.

Parcel B:

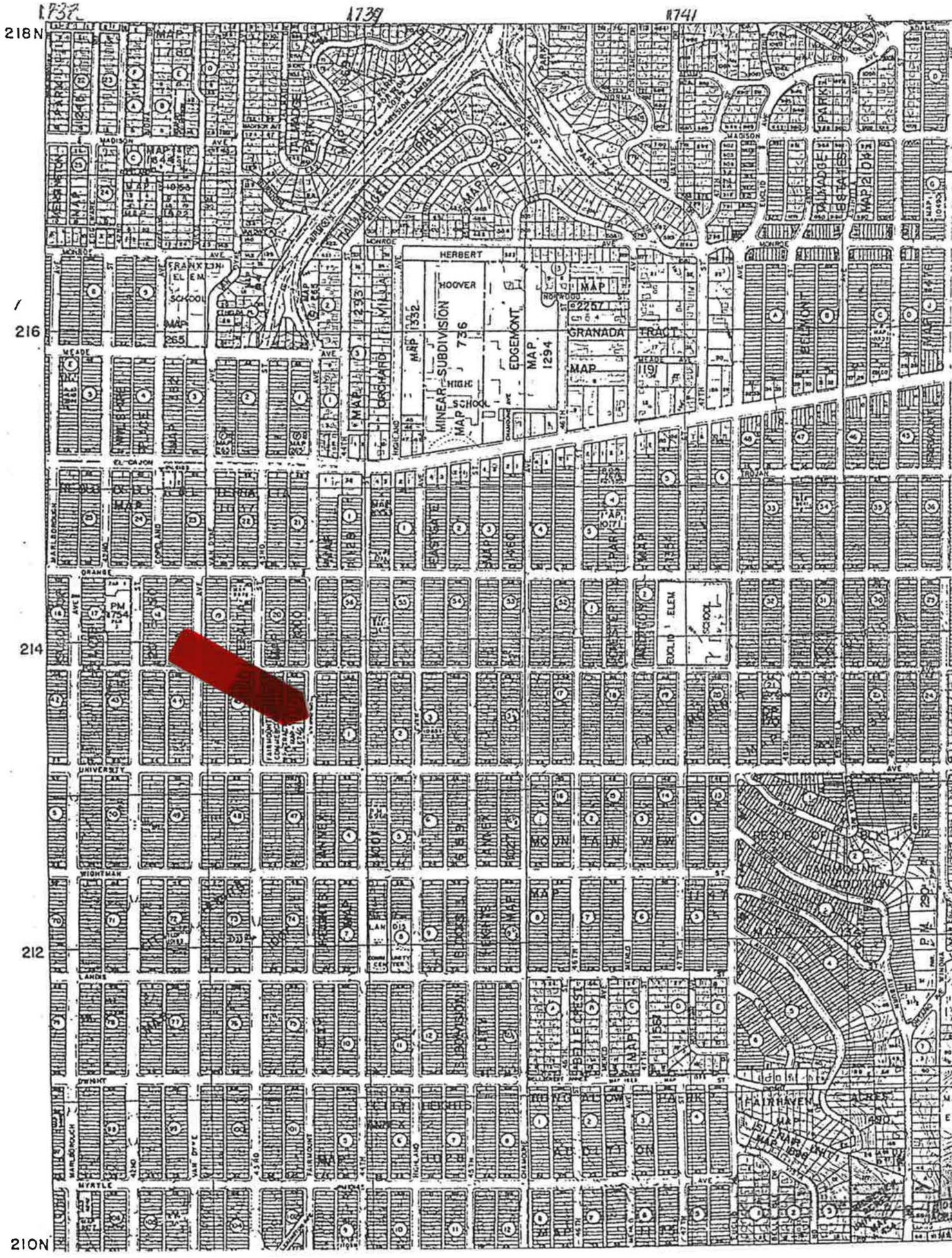
Lots 11 and 12, in Block 1 of City Heights Annex No.1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego county, July 18, 1906.

Parcel C:

Lots 13 and 14, in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.

APPENDIX C.1 - CITY OF SAN DIEGO 800 SCALE ENGINEERING MAP

ATTACHED



218N
216
214
212
210N

1737

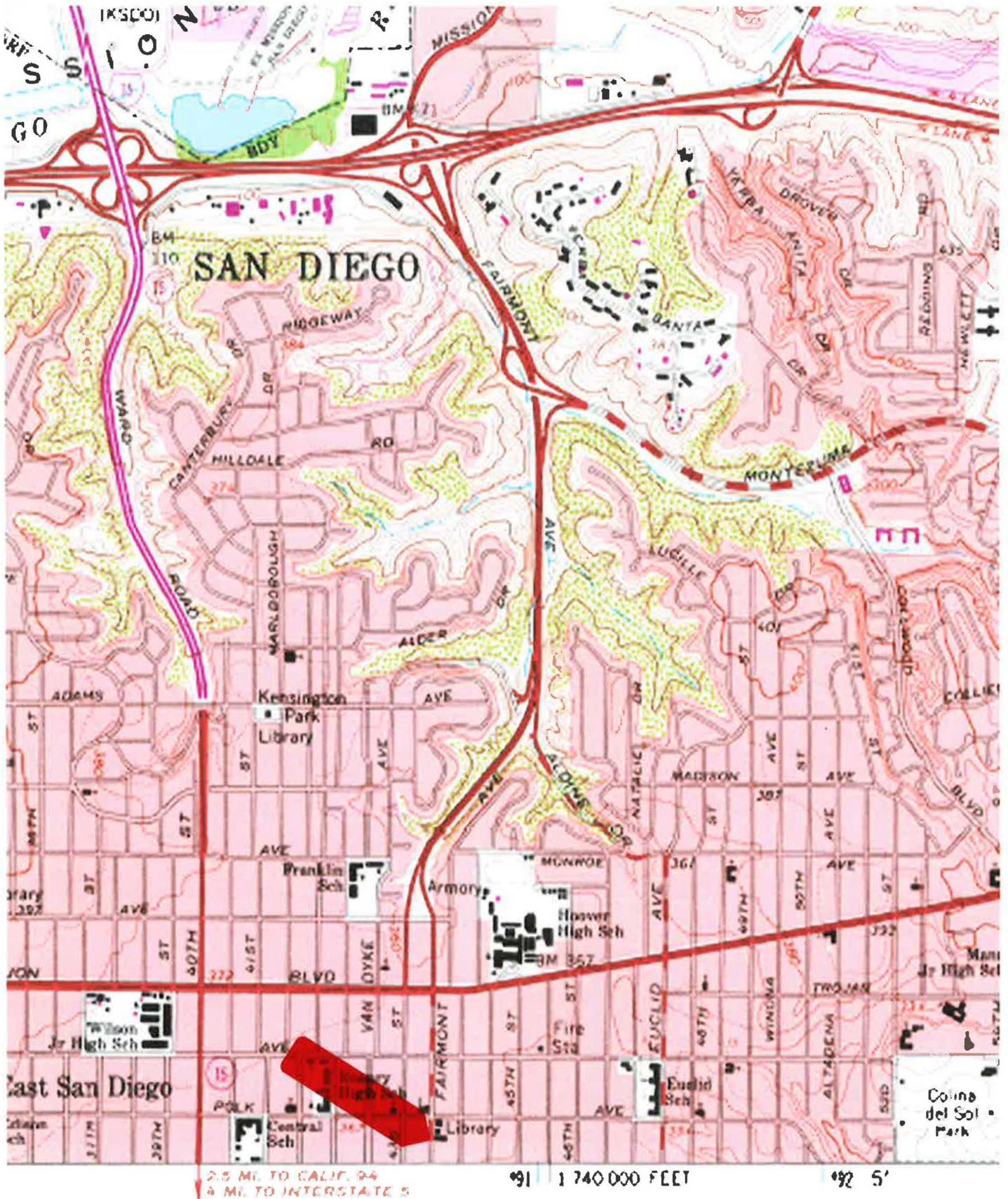
1739

1741



**APPENDIX C.2 - CURRENT UNITED STATES GEOLOGICAL SURVEY MAP
(USGS)**

ATTACHED

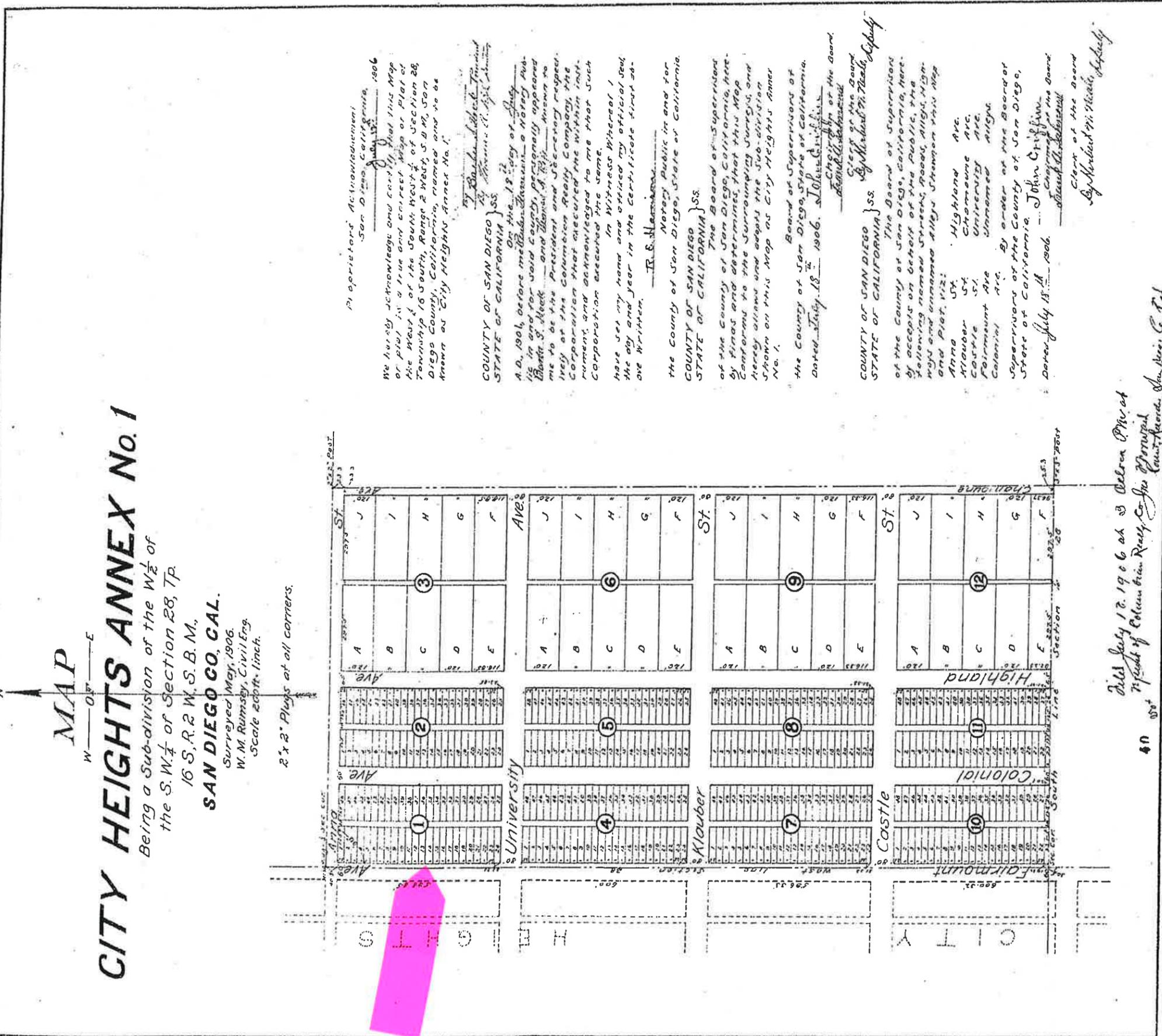


Published by the Geological Survey

APPENDIX C.3 - ORIGINAL SUBDIVISION MAP

ATTACHED

1000



MAP
 CITY HEIGHTS ANNEX No. 1
 Being a Sub-division of the W $\frac{1}{2}$ of
 the S.W. $\frac{1}{4}$ of Section 28, Tp.
 16 S., R. 2 W., S. B. M.,
SAN DIEGO CO., CAL.
 Surveyed May, 1906.
 W. M. Rumsey, Civil Eng.
 Scale 20 ft. = 1 in.

2' x 2' Plugs at all corners.

Proprietors' Acknowledgment
 San Diego, California, July 18, 1906
 We hereby acknowledge and certify that this Map or Plat is a true and correct Map or Plat of the West $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 28, Township 16 South, Range 2 West, S. B. M., San Diego County, California, named and to be known as City Heights Annex No. 1.

By Barbara Black Johnson
 COUNTY OF SAN DIEGO }
 STATE OF CALIFORNIA }
 On the 18th day of July A. D. 1906, before me, the undersigned a Notary Public in and for said County, personally appeared Barbara S. Black and Barbara A. Johnson known to me to be the President and Secretary respectively of the Columbia Realty Company, the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.
 In Witness Whereof, I have set my hand and affixed my official seal, the day and year in the certificate first set one written.

R. E. Hartman
 Notary Public in and for the County of San Diego, State of California.
 COUNTY OF SAN DIEGO }
 STATE OF CALIFORNIA }
 The Board of Supervisors of the County of San Diego, California, here- by finds and determines, that this Map conforms to the surrounding streets, and hereby allows and orders the Sub-division shown on this Map as City Heights Annex No. 1.

Board of Supervisors of the County of San Diego, State of California.
 Dated July 18th 1906. John C. Griffin
 Chairman of the Board

Clerk of the Court
 COUNTY OF SAN DIEGO }
 STATE OF CALIFORNIA }
 The Board of Supervisors of the County of San Diego, California, here- by accepts on behalf of the Public, the following named streets, roads, alleys, high- ways and unnamed alleys shown on this Map and Plat, viz:
 Anna St. Highland Ave.
 Klauer St. Chamouni Ave.
 Castle St. University Ave.
 Fairmount Ave. Unnamed Alley
 Colonial Ave.
 By order of the Board of Supervisors of the County of San Diego, State of California.
 Dated July 18th 1906. John C. Griffin
 Chairman of the Board
Frank W. Johnston
 Clerk of the Board

Dated July 12, 1906 at 3 O'Clock P.M. at
 the Court of Columbia Realty Co. the Plat
 County Record San Diego, Cal.

40

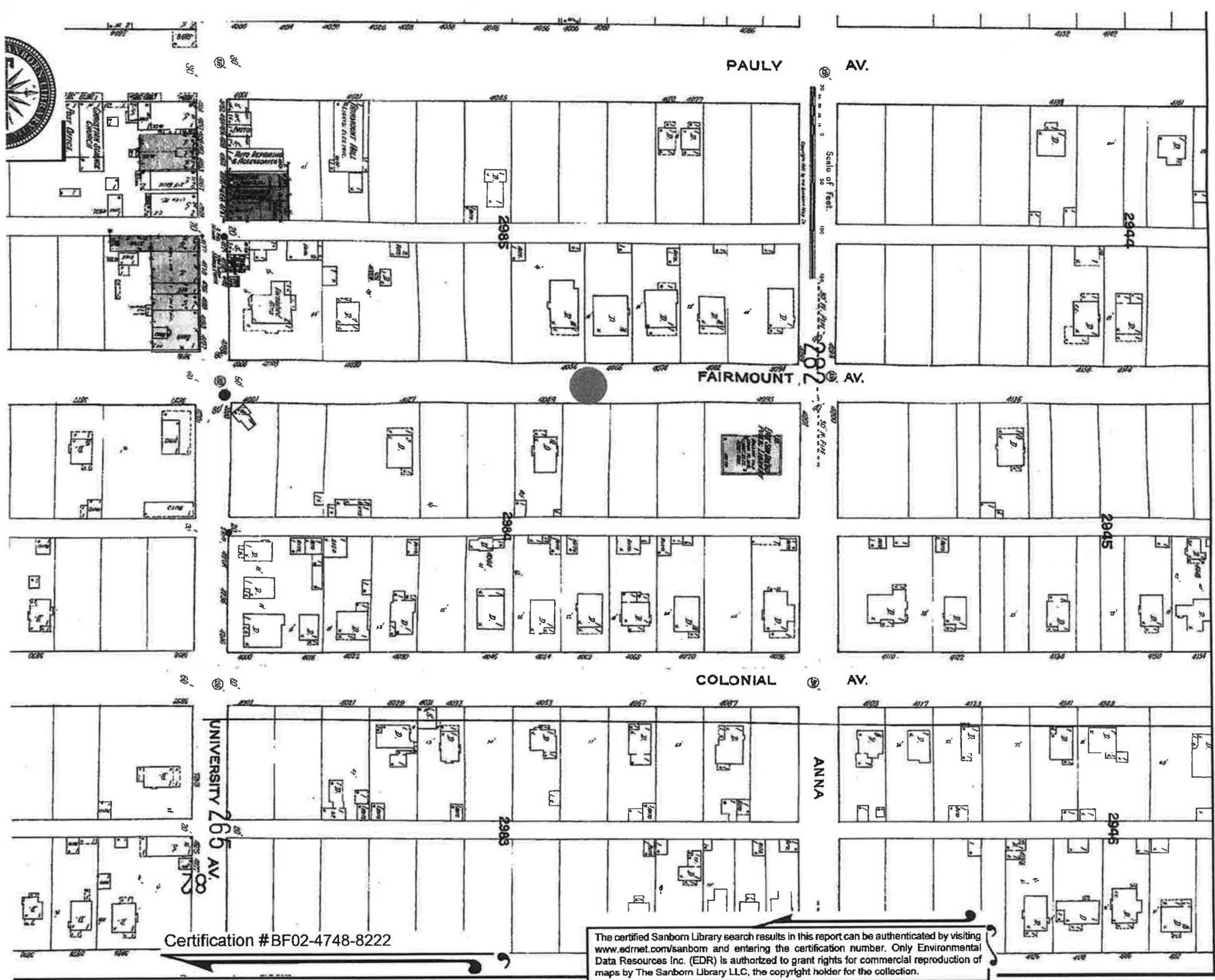
700

APPENDIX C.4 - PARCEL MAP

ATTACHED

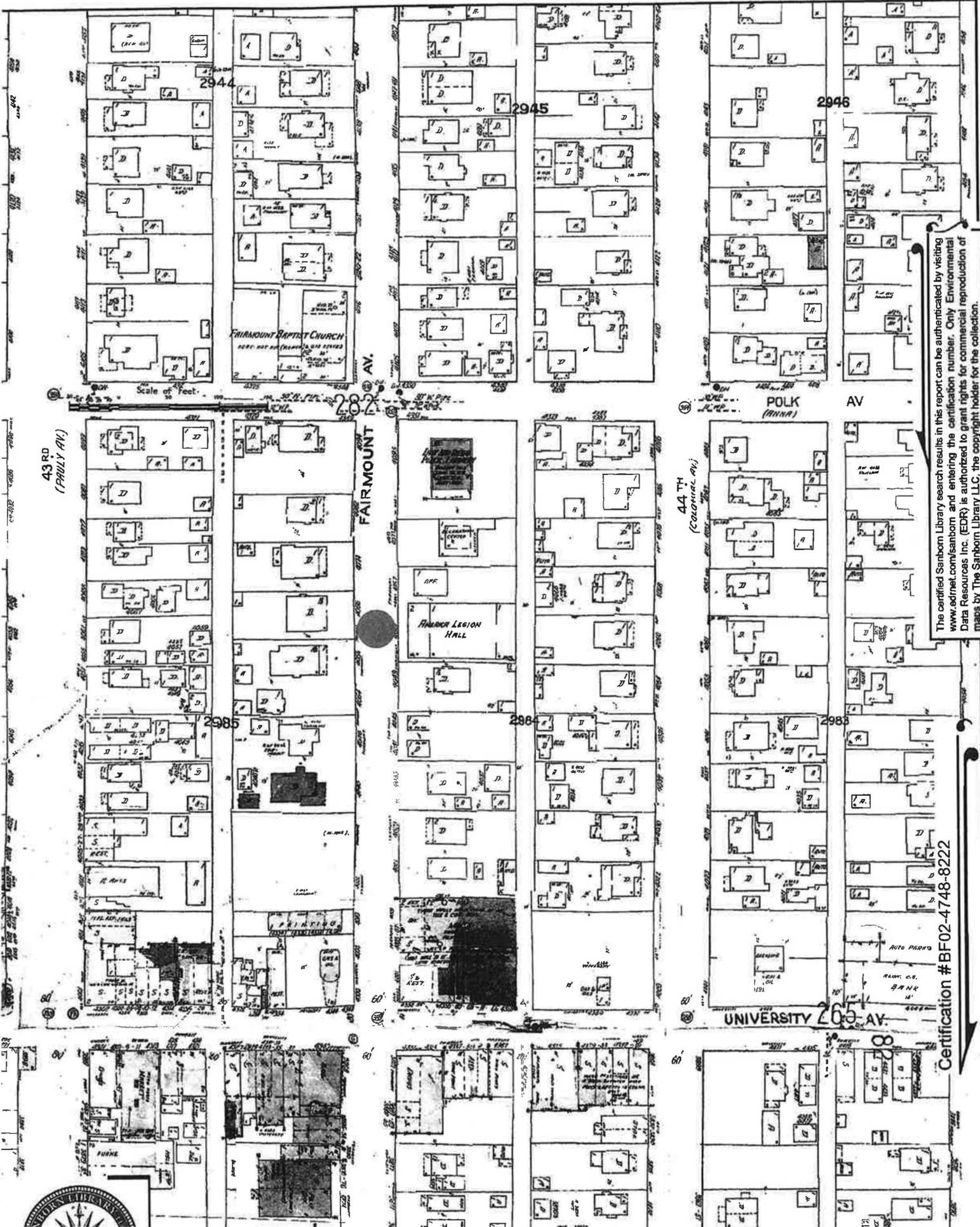
APPENDIX C.5 - SANBORN FIRE INSURANCE MAPS

ATTACHED



Certification #BF02-4748-8222

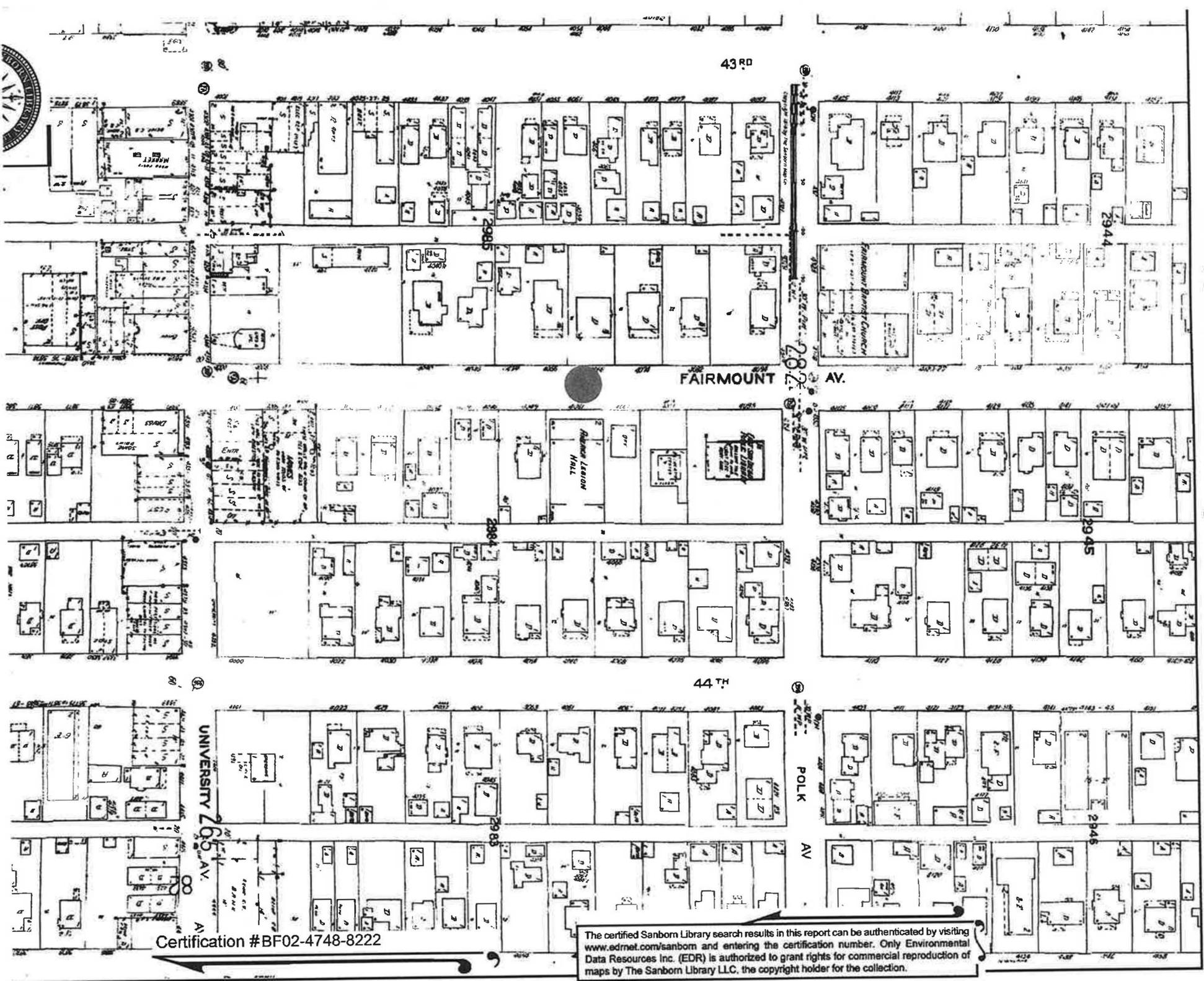
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



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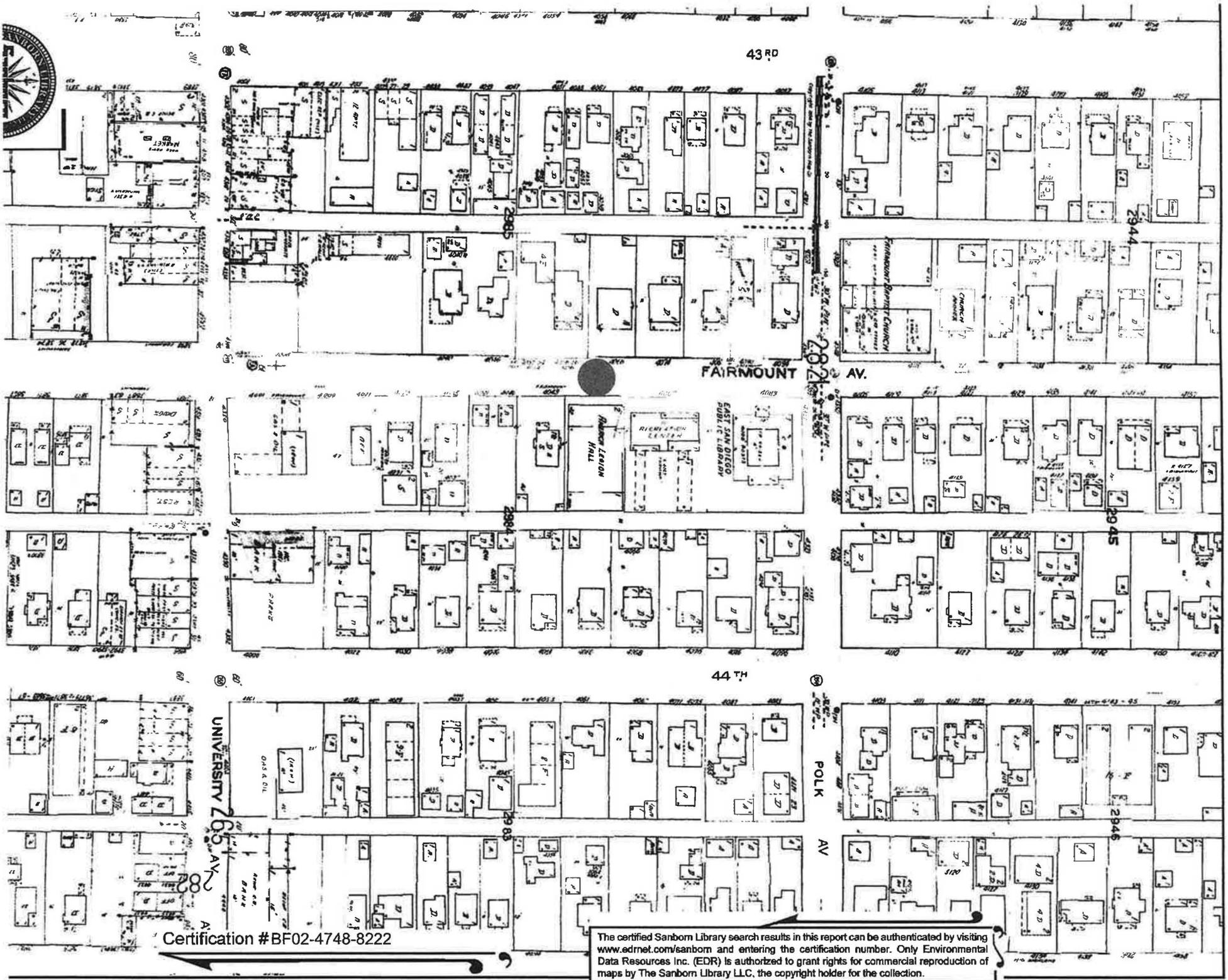
Certification # BF02-4748-8222





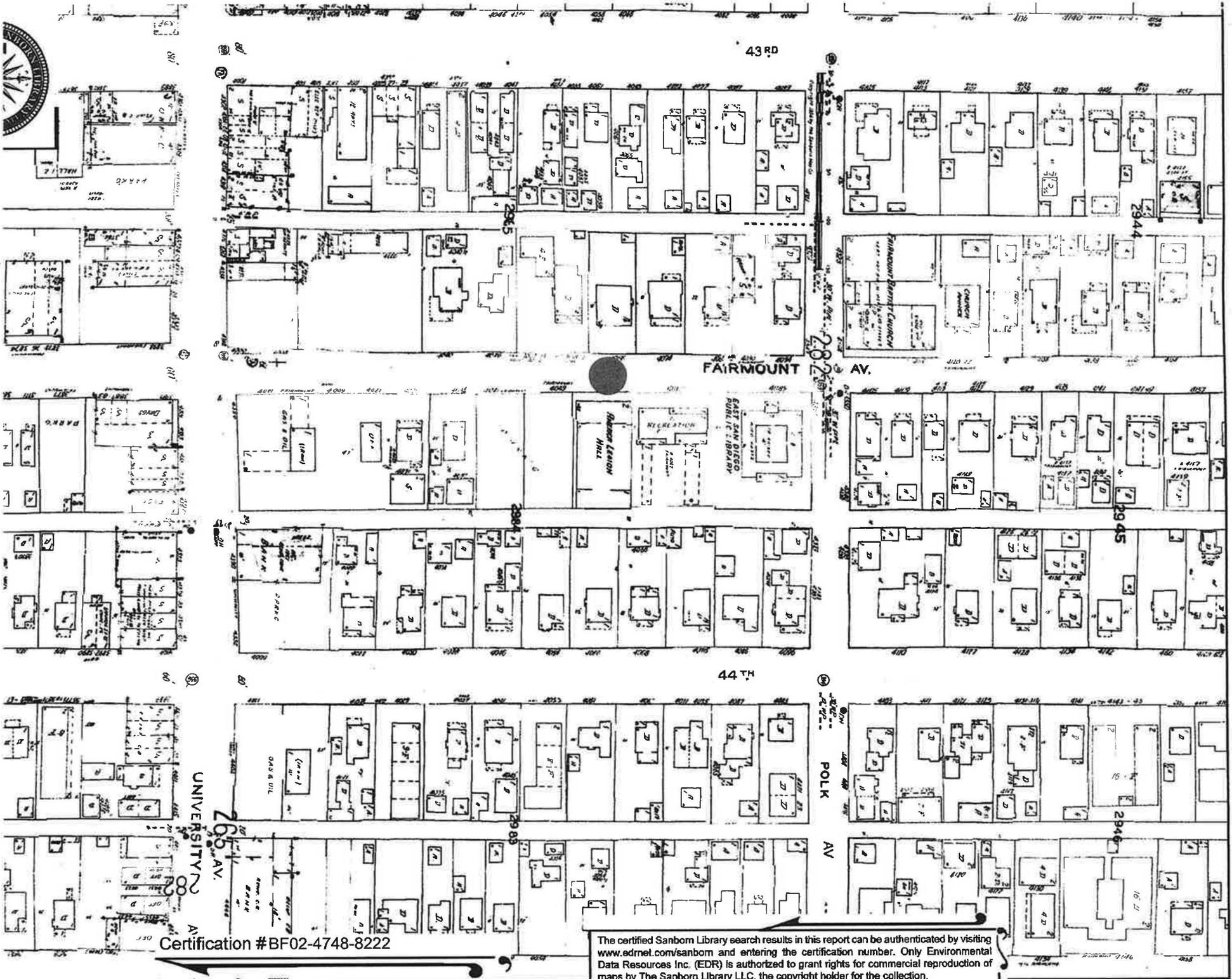
Certification #BF02-4748-8222

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Certification #BF02-4748-8222

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APPENDIX D.1 - HISTORICAL PHOTOGRAPHS

ATTACHED



Year: 1970



Year: Post 1980

APPENDIX D.2 - CURRENT PHOTOGRAPHS

ATTACHED



4061 Fairmont Avenue March 2017
Photograph #1 View Northeast of the west façade



4061 Fairmont Avenue March 2017
Photograph #2 View of the West façade



4061 Fairmont Avenue March 2017
Photograph #3 View East of the West façade



4061 Fairmont Avenue March 2017
Photograph #4 View of main entrance



4061 Fairmont Avenue March 2017
Photograph #5 View of second story balcony on the West façade



4061 Fairmont Avenue March 2017
Photograph #6 View of staircase leading to second story entrance on the West façade



4061 Fairmont Avenue March 2017
Photograph #7 View of main entrance on the West façade



4061 Fairmont Avenue March 2017
Photograph #8 View South of the West façade



4061 Fairmont Avenue March 2017
Photograph #9 View North of the West façade



4061 Fairmont Avenue March 2017
Photograph #10 View Northeast of the West and South facades



4061 Fairmont Avenue March 2017
Photograph #11 View Northeast of the West and South facades



4061 Fairmont Avenue March 2017
Photograph #12 View Southeast of the West façade



4061 Fairmont Avenue March 2017
Photograph #13 View South of the North and West facades



4061 Fairmont Avenue March 2017
Photograph #14 View Southeast of the North façade



4061 Fairmont Avenue March 2017
Photograph #15 View East of the North façade



4061 Fairmont Avenue March 2017
Photograph #16 View East of the South façade



4061 Fairmont Avenue March 2017
Photograph #17 View North of the South façade – east end



4061 Fairmont Avenue March 2017
Photograph #18 View East of the South façade



4061 Fairmont Avenue March 2017
Photograph #19 View Northwest of the South façade

APPENDIX E - COPY OF DPR FORM

ATTACHED

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Page 1 of 5 *Resource Name or #: 4061 Fairmont Avenue, San Diego, CA 92105

*P1. Other Identifier: DeWitt C. Mitchell Memorial American Legion Hall Post 201

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

And (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS Quad La Mesa *Date: 1996 T; R; ¼ of ¼ of Sec. _____ B.M. _____

c. Address: 4061 Fairmont Avenue City: San Diego Zip: 92105

d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

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

APN: Assessor's Parcel Number 471-461-04, South half of Lot 8 and all of Lots 9 and 10, Block 1 of City Heights Annex 1 in the City of San Diego

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

The subject property contains the former DeWitt C. Mitchell Memorial American Legion Post #201, a one- and two-story, asymmetrical, irregular shaped, Spanish Colonial Revival style, civic/meeting hall building. The building was constructed in 1930-1931 and served as one of several American Legion posts in San Diego until the 1980s. The Property was designated as a San Diego Historical Landmark #525 on June 27, 2002. See Continuation Sheets for further information.

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

HP 13: Civic/Meeting Hall

P4. Resources Present: Building

Structure Object Site District

P5b. Description of Photo: (View, date

Accessions #) View: East

*P6. Date Constructed/Age and Source

Historic Prehistoric Both 1931/Sanborn Maps and Lot Block Book Pages

*P7. Owner and Address: City Heights Realty LLC,

*P8: Recorded by: (Name, Affiliation, Address) K. Crawford/Office of Marie Burke Lia, 427 C Street, #416, SD CA 92101

*P9. Date Recorded: 4/2017



*P10. Type of Survey: Intensive *P11: Report Citation (Cite Survey Report and other sources: Historical Resources Technical Report For The Property Located at 4061 Fairmont Avenue, San Diego, CA 92105

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linier Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

B1. Historic Name: DeWitt C. Mitchell Memorial American Legion Hall Post 201

B2. Common Name: None

B3. Original Use: Civic/Meeting Hall

B4. Present Use: Civic/Meeting Hall

***B5. Architectural Style:** Spanish Colonial Revival

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

The subject building was constructed in 1931. See Continuation Sheets for further information.

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

***B8. Related Features:** Parking lot

B9a. Architect: Unknown **b. Builder:** Lester Olmstead

***B10. Significance:** City Heights Development/Charles H. Harris/Master Builder **Area** City Heights/San Diego

Criteria: A, B, & D

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

See Continuation Sheets for Significance discussion.

B11. Additional Resource Attributes: (List attributes and codes) None

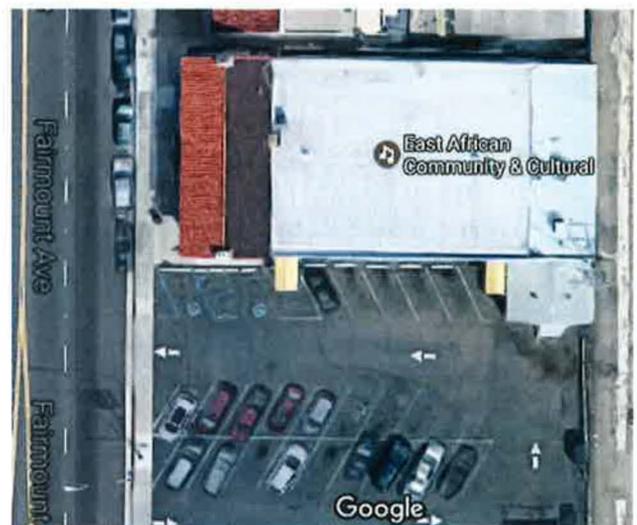
***B12. References:** City Building Records; County Assessor's Records; Water and Sewer Records; San Diego City Directories; San Diego History Center records; 2002 Historical Nomination; etc.

B13. Remarks: None

***B14. Evaluators:** K. Crawford

***Date of Evaluation:** 4/2017

(This space reserved for official comments.)



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) 4061 Fairmont Avenue, San Diego, CA 92108

Recorded by K.A. Crawford/Office of Marie Burke Lia Date 4/2017 Continuation X Update

Building Description

The Property is located at 4061 Fairmont Avenue in the City of San Diego in the Teralta East neighborhood. The Property is located on a block bounded by Fairmont Avenue on the West, 44th Street on the East, Polk Avenue on the North and University Avenue on the South. The 4061 Fairmont Avenue property and the immediate vicinity is much-modified mixed use area in the City Heights neighborhood of San Diego. The Property is surrounded by a variety of various types of commercial structures and multi-family residences.

The subject building is a c. 1931, one- and two-story, asymmetrical, L-shaped, 7,344 square foot, Spanish Colonial Revival style, community center building. The building has a reinforced concrete foundation; balloon wood frame with lath and plaster; and a stucco coated exterior wall cladding. The multi-component roof system is composed of a side gable roof covered with red Spanish tile on the two-story section and a flat roof on the rear one-story section. A one-story addition was added to the rear of the one-story section and has a front gable roof. Two decorative, non-working chimneys are present on the two-story portion of the building. Round tile vents are present under the roofline on the two-story portion of the building. A steel flag pole is present on the property.

The building's main entrance is recessed within an arched opening. The single entrance door is wood with metal detailing. Decorative wrought iron lights are present on each side of main entrance. A 1981 metal staircase with concrete treads is present at the side of the main entrance and rises above the main entrance, leading to a single metal door on the second floor. The staircase is supported by metal poles.

Windows vary in size, shape and placement around the facades. The original windows were wood framed, double hung sash or multi-lite casement styles; the majority have been replaced with metal framed slider or double hung sash style windows. Some of the ground floor windows have wood beams that frame the upper and lower sections of the windows. Many of the windows have metal security grilles. Electric signage is present on the corner of the building and projects outward from the wall. The words "Golden Hall" are present on the lower wood edge of the staircase landing at the front entrance area. A handicapped side entrance is present on the ground floor of the building and is covered with a simple front gable metal awning supported by metal posts. A sloping concrete ramp leads to the doorway. A metal railing is present.

The rear of the building contains a one-story addition with a third entrance. This entrance is accessed by a short flight of concrete stairs with a metal railing. A wood shed roof supported by wood brackets is present over the door. A parking lot is present on the side of the property. The building is in fair condition and has undergone alterations.

Building History

The property was associated with Charles H. Harris who helped organize this American Legion Post in 1922 and served as its Commander until his death in 1942. In 2002, the Historical Resources Staff and Board found that the building met Criterion B for its association with Mr. Harris. At the same time, the Staff and Board found that the building did not meet Criterion C because the "window modifications and textured stucco exterior building materials are inconsistent with the historic fabric

State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) 4061 Fairmont Avenue, San Diego, CA 92105

Recorded by K.A. Crawford/Office of Marie Burke Lia Date 4/2017 Continuation X Update

of the building and stylistic features of period Spanish Colonial Revival architecture.” The subject building was constructed by Lester Olmstead, who has been identified as a Master Builder and his Biography as a Master Builder, maintained by the Historical Resources Board, includes the following information: “Olmstead is most known for his work on the DeWitt C, Mitchell American Legion Hall Post 201. For this building he selected the Spanish Revival style of architecture as influenced by the 1915-1916 Panama-California Expo held in Balboa Park. This building is an important surviving example of his work; having continued his association with the building as chair of the building committee until his death in 1983.” The modifications to the front façade of this building occurred in 1981, two years before Olmstead’s death. The Staff and Board found that the property also met Criterion A for Community Development, as a place for veterans to practice rituals of camaraderie and remembrance. Therefore, in June of 2002, the building was found eligible for the local Register under Criteria A, B and D.

Alterations

The building has been altered with several changes over the years. Several Building Permits were located for this property: One in 1971 for a board fence; the Fire Marshall required a second-floor exit and staircase to be constructed on the front façade in 1981 for egress from the upstairs for a fire exit; a first-floor window was infilled; another permit was filed in 1981 for a kitchen remodel; an additional permit was submitted in 1987 for a hood installation; and one permit was filed in 1991 for a storage room addition. The asphalt parking lot was added in 1967. Most of the double hung wood sash windows have been replaced with newer windows. Currently, a storage building has been added on the rear south façade, but it is not part of the historic resource.

History of Subject Property

Review of historic maps, archival materials, and aerial photographs, as well as physical inspection of the surrounding area, indicate that, by 1931, the building was in place and no other buildings were present on this parcel. As documented by the Sanborn Maps, in 1920, the area was a sparsely settled single family residential neighborhood with the East San Diego Public Library present at the north end of this block at 4089 Fairmont. By 1950, single family homes dominated the area as commercial uses had become prominent along University Avenue. This pattern continued through 1970. Since that time, commercial and multi-family buildings have taken over this vicinity.

The Water and Sewer Department Records include an order for Water Service and a Sewer Connection dated in July of 1925, shortly after Bertha Mitchell had purchased the property, Although Mrs. Mitchell died in 1926, before work began on the building, she had bequeathed \$10,000 for its construction. The building was constructed by Lester Olmstead.

The Chain of Title for this property indicates that in January of 1925, Edward and Frances M Summers transferred the subject property, consisting of the south half of Lot 8 and all of Lots 9 and 10 in City Heights Anne 1, to Bertha B Mitchell, and that in January of 2007 the Dewitt C Mitchell Post No. 201, transferred the subject property to City Heights Realty, LLC.,

The Property was used for the American Legion, Post 201 purposes from 1931 through the 1980s.

State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 5 *Resource Name or # (Assigned by recorder) 4061 Fairmont Avenue, San Diego, CA 92108

Recorded by K.A. Crawford/Office of Marie Burke Lia Date 4/2017 Continuation X Update

Significance

The subject building was constructed in 1930-1931 in the Teralta East neighborhood in the City Heights area of San Diego in the Spanish Colonial Revival architectural style. The building was used as an American Legion Post for approximately fifty years and is now used by a variety of local groups for a range of purposes. The subject property was evaluated for historical and architectural significance under the City of San Diego Historic Resources Board criteria in June of 2002 and was designated under Criterion A (Community Development) as a place for veterans to practice rituals of camaraderie and remembrance, Criterion B (Historical Personage) Charles H. Harris, who helped organize the post in 1922, and Criterion D (Master Builder), Lester Olmstead as Master Builder.

The subject property was evaluated under California Register criteria in June of 2017 and found not to meet Criterion (1) Association with Events, because no historical evidence was found that associated the property with events that made a significant contribution to the broad patterns of local or regional history. It was found not to meet Criterion (2) Association with Persons, because no historical evidence was found that associated the property with the lives of persons important to local, California or National History. It was found not to meet Criterion (3) Design/Construction because it does not embody the distinctive characteristics of a type, period, region or method of construction and was not the work of a Master Architect due to its 1981 modifications. It was found not meet Criterion (4) Archaeology because it did not have the potential to yield information important to human history or prehistory.

The subject property was evaluated under National Register criteria in June of 2017 and found not to meet Criterion A (Event) because no historical evidence was found that would support the determination that the property was associated with events that made a significant contribution to the broad patterns of our history. It was found not to meet Criterion B (Person) because no historical evidence was found that would support the determination that the property was associated with the lives of persons significant in our past. It was found not to meet Criterion C: Design/Construction because it did not embody the distinctive characteristics of a type, method or method of construction, it was not an important example of building practices of a particular time in history, it was not a notable work of a Master Architect and it does not express an aesthetic ideal. It was found not to meet Criterion D: Informational Potential as an important archaeological resource.

APPENDIX F - PREPARER'S QUALIFICATIONS

KATHLEEN CRAWFORD'S RESUME

ATTACHED

Kathleen A. Crawford, M.A.

Architectural Historian

Overview

Kathleen Crawford has over 28 years of experience in the preparation of a wide range of historical and architectural projects. She meets the Secretary of the Interior Standards for Architectural History and History (36 CFR Part 61). She also meets the California Department of Transportation (Caltrans) standards as an Architectural Historian. She has extensive experience with 19th- and 20th-century architecture in California and has prepared over 12,000 historic and architectural assessments of structures in California for a variety of historical projects conducted for various types of city, state, and federal agencies. The majority of these projects required compliance with Section 106 of the National Historic Preservation Act. Ms. Crawford has extensive experience in the implementation of Section 106 in reference to historic buildings from all historic periods and architectural styles. The vast majority of these projects required preparation of California Department of Parks and Recreation (DPR) 523 forms for submittal to the State Historic Preservation Office. She has prepared several Historic American Building Survey (HABS) surveys and documentation over the years and has worked with the Secretary of the Interior's Standards for the Treatment of Historic Properties in the course of the historic and architectural evaluations. In addition, Ms. Crawford has participated in the production of numerous cultural resources reports and assessments, environmental impact reports, and historic building surveys of potential historic districts in California, Arizona, and Kentucky. She has been a Lecturer in the History Department at San Diego State University since 1989, and her extensive teaching experience in U.S. History has aided her understanding of the historical assessment and evaluation process.

HISTORIC AND HISTORIC ARCHITECTURAL WORK EXPERIENCE

Crawford Historic Services, Historical and Architectural Consulting. 1985–Present.

Sole proprietor of historical projects consulting service with clients including:

Michael Brandman and Associates, Irvine, California. 2001–Present

Ms. Crawford meets the Secretary of the Interior's Standards as an Architectural Historian and has prepared over 750 Section 106 Compliance Reports for Historical and Architectural Assessments for Cell Tower sites in California, Nevada, Arizona, Texas, and New Mexico. All projects required Section 106 compliance level assessments and preparation of DPR 523 forms for the project sites and submittal to the State Historic Preservation Office for concurrence with the findings of effect. Clients include AT&T, T-Mobile, Verizon, Pacific Bell, and Cingular. Assessments include 19th- to 20th-century historic buildings (civic, hospitals, private residences, businesses, churches, schools), cemeteries, structures, telephone poles, water tanks, and steel lattice towers. Over 1,000 projects have taken place in Southern California. Over 200 of the projects have taken place in Northern California in Alameda, San Francisco, Sacramento, and San Jose counties.

Selected projects include:

Oakland International Airport, Oakland, California. Preparation of Historic and Architectural Assessment of circa 1960s Airport Structures for National Register of Historic Places eligibility. January 2012.

Standard Aero Buildings, Los Angeles International Airport (LAX). Preparation of Historic and Architectural Assessment of circa 1940s Airport Structures for Cell Tower construction, January 2011

California State Capitol Building Complex, Sacramento. Preparation of Historic and Architectural Assessment of circa 1860s–1950s California State Capitol Building for installation of new cell tower service for entire State Capitol complex – April 2011

HABS Survey of Niven Nursery, Larkspur. Preparation of Historic American Building Survey (HABS) documentation of circa 1940s Niven Nursery, Larkspur, California, July 2011

Independent Order of Odd Fellows Cemetery, Sacramento. Preparation of Historic and Architectural Assessment of circa 1890s National Register-eligible historic Sacramento cemetery – January 2011

Leamington Hotel, Oakland. Preparation of Historic and Architectural Assessment of circa 1920s National Register-eligible hotel in downtown Oakland – July 2010

East Bay Alliance Chinese Church, Oakland. Preparation of Historic and Architectural Assessment of circa 1940s church complex – September 2010

Piedmont Apartments, Oakland. Historic and Architectural Assessment of circa 1930s apartment complex, Oakland – December 2010

Oakland Coliseum, Oakland. Preparation of Historic and Architectural Assessment of circa 1960s sports stadium – May 2010

Sheraton Palace Hotel, San Francisco. Preparation of Historic and Architectural Assessment of circa 1900 National Register-listed landmark historic hotel for cell tower construction, November 2010

University of San Jose Stadium, San Jose. Preparation of Historic and Architectural Assessment of circa 1950s sports stadium – July 2010

University of Santa Clara, Swig Hall, San Jose. Preparation of Historic and Architectural Assessment of circa 1960s residence hall – May 2010

Swedish American Hall, San Francisco. Preparation of Historic and Architectural Assessment of circa 1890s National Register-eligible building for proposed cell tower placement – May 2010

Seton Medical Center, San Francisco. Preparation of Historic and Architectural Assessment of circa 1950s Seton Medical Center for cell tower construction – August 2010

United Pipe Foundry, Union City. Historic and Architectural Assessment of circa 1930s historic water tank on historic foundry property – August 2010

Palo Alto Apartment Complex, Palo Alto. Historic and Architectural Assessment of circa 1950s apartment complex – October 2010

Petaluma Hotel, Petaluma. Historic and Architectural Assessment of circa 1920s hotel in National Register-listed historic downtown business district – May 2011

Paramount Studios, Los Angeles. Preparation of Historic and Architectural Assessment of several buildings on Paramount Studios lot that dated to earliest development of the Paramount Studios Corporation in the 1920s – April 2010

St. Mary's Hospital, Tucson, Arizona. Historic and Architectural Assessment of circa 1930s hospital in Tucson – July 2011

Historic Hotel, Elko, Nevada. Preparation of Historic and Architectural Assessment of circa 1930s hotel in Elko, Nevada – October 2010

Sunwest Building, Roswell, New Mexico. Preparation of Historic and Architectural Assessment of potentially circa 1950s National Register-eligible building in Roswell, New Mexico – December 2010

KP Environmental LLC, Tempe, Arizona and Carlsbad, California. 2011

Borrego Springs, San Diego County, California. Preparation of Cultural Resources Report for CA-SDI-20016 and Historic Assessment of former circa 1940s DiGiorgio Fruit Corporation property in Borrego Springs, California for County of San Diego – October 2011

Hell, California. Preparation of Cultural Resources Report and Historic Assessment of Hell, California for historic documentation of circa 1950s P-33-18794 archaeological site for County of Riverside – September 2011

C&S Environmental Services. 1999–2007

Federal Aviation Administration, Quieter Home Program, San Diego County, California. Historical and Architectural Assessment of approximately 1,000 circa 1910–1960 historic homes in Point Loma and San Diego for sound retrofitting program conducted by the Federal Aviation Administration. State of California DPR 523 forms were prepared for each property for submittal to City of San Diego Planning Department and San Diego Historical Resources Board.

Ogden Environmental and Energy Services, San Diego County, California Incirca

- 1990–1997, Senior Historian
- 1997–2001, Historical Consultant

Responsible for all phases of research, analysis and preparation of cultural resources reports, environmental impact reports, and historic building surveys for compliance with federal, state, and local agencies and regulations. Section 106 compliance assessments were conducted for all properties and preparation of DPR 523 forms were completed for all properties.

Selected projects include:

San Diego Naval Training Center – Preparation of National Register nomination for property including approximately 400 buildings

Chollas Heights Radio Station – Preparation of Historic American Buildings Survey for radio station for approximately 100 buildings

Seal Beach Naval Weapons Station – Preparation of Historical and Architectural Assessment of properties including approximately 300 buildings

Long Beach Naval Station and Shipyard – Preparation of Historical and Architectural Assessment of properties including approximately 750 buildings

Marine Corps Air Station, Camp Pendleton – Preparation of History of Air Station

Hickam Air Force Base, Hawaii – Preparation of History of Air Base

Naval Air Station, Guam – Preparation of Base Closure Documentation for approximately 150 structures

San Diego Naval Air Station, Coronado – Preparation of Historical and Architectural Assessment of selected air base facilities

Naval Air Station, El Centro – Preparation of Historical and Architectural Assessment of air base properties, including approximately 100 buildings

San Diego Naval Station, 32nd Street – Preparation of Historical and Architectural Assessment of properties including approximately 350 buildings

Caltrans – Preparation of Historical and Architectural Assessments for approximately 200 properties in San Diego and Riverside counties

Kentucky Department of Transportation (KDOT) – Preparation of Historical and Architectural Assessments of approximately 100 properties in Louisville, Kentucky

Miramar Naval Air Station – Preparation of Historical and Architectural Assessment of properties including approximately 250 buildings

Marie Burke Lia, Attorney at Law, San Diego, California. 1988–Present

Preparation of Historical and Architectural Assessments for over 800 circa 1880–1965 properties in San Diego, La Jolla, and County of San Diego. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Scott Moomjian, Attorney at Law, San Diego, California. 1993–Present

Preparation of Historical and Architectural Assessments for over one hundred circa 1880–1965 properties in San Diego, La Jolla, and County of San Diego. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Archaeos, Incirca, San Diego, California. 1999–2009

Preparation of Historical and Architectural Assessments of properties in San Diego, Chula Vista, Orange County, and Riverside County dating from 1900–1960. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Wright and L'Estrange, Robert Wright, Attorney at Law, San Diego, California. 2004–2008

Preparation of Historical and Architectural Assessments for properties in San Diego County. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Matthew Peterson, Attorney at Law, San Diego, California. 2003–2004

Preparation of Historical and Architectural Assessments for properties in San Diego County. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Island Architects, La Jolla, California. 2004

Preparation of Historical and Architectural Assessments for properties in San Diego County. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to City of San Diego Planning Department and San Diego Historic Resources Board.

Corky MacMillan Incirca, San Diego, California. 1994–1999

Preparation of Historical and Architectural Assessments for Properties in San Diego; Historical assistance with Naval Training Center Historic District issues.

County of San Diego, San Diego, California. 1990

Preparation of Historic Survey of Sweetwater/Bonita area for over 300 properties. These projects required preparation of historic and architectural assessments, preparation of DPR 523 forms, and final reports for submittal to County of San Diego Planning Department and San Diego Historic Resources Board.

Jennings, Engstrand and Henrickson law firm, San Diego, California. 1986

Preparation of research for San Diego County water rights case for successful presentation to U.S. Supreme Court.

MUSEUM EXPERIENCE:

Women's Museum of California, San Diego, California. 2011-2012

Historical Consultant. Preparation of Research and Exhibit Panels for 1911–2011 Women's Suffrage Exhibit and Women in War Exhibit 2012

The Building for Kids Museum, Madison,, Wisconsin, 2012

Preparation of exhibit and research materials for children's exhibit.

Coronado Historical Association, Coronado, California. 2009–2010

Historical and Architectural Consultant conducting research for:

- 2009–2011 Annual Historic Home Tours
- "Wings of Gold, 100 Years of Naval Aviation" exhibit
- "Coronado We Remember" exhibit, 2009–2010.

Interim Registrar and Archivist - 2011

La Jolla Historical Society, La Jolla, California. 2006

Archivist for historical collection, responsible for all phases of collection maintenance.

San Diego Museum of Man. 1984–1985; 1997–2000

Assistant Education Coordinator. Responsible for all phases of Education Department activities including teaching anthropology courses, preparation of newsletter, lecture and film series, trips, and overall programs for museum visitors.

San Diego Historical Society, 1985–1988.

Assistant Curator of Collections. Responsible for all phases of collection management and administration, research and exhibition for 20,000+ piece collection of San Diego history displayed in four local museums; supervision and management of Facade Easement Program for donation of historic building facades to Society; served as Museum Registrar, which included documentation and

management of all curatorial files, archival materials, object documentation, photograph collection, and art collection; supervision of volunteer program, student interns, and preparation of visitor materials and tours.

TEACHING EXPERIENCE:

History, Anthropology and Political Science Lecturer. 1987–Present

San Diego State University – 1989–2011

- Early/Modern World History
- Early/Modern U.S. History
- Early/Modern Latin American History
- Early/Modern Western Civilization

University of San Diego – 1987–2006

- Early/Modern U.S. History
- Early/Modern World History
- Renaissance History
- Early/Modern Western Civilization
- History of San Diego
- Historian's Methods
- Women's History

United States International University –1990–2000

- The American Presidency
- Introduction to Political Science
- Early/Modern History of Asia
- Early/Modern Western Civilization
- Early/Modern World History
- Intercultural Communication
- American Culture

Grossmont College – 1988–2002

- Early/Modern History of Women in Western Civilization
- Early/Modern Western Civilization
- Early/Modern World History
- Early/Modern Latin American History

Cuyamaca College – 1995–1996

- Early/Modern United States History

COMMUNITY INVOLVEMENT:**La Mesa Courier – Assistant Editor – 2011-2012**

Preparation of articles for publication in community newspaper, editing and reporting of local La Mesa news stories..

Mesa Southwest Museum – Consultant, Editorial Services and Assistance with publications, 2002–2005.

Denver Historical Society – Consultant, Editorial Services and Assistance with publications, 2006–Present.

University of San Diego – Co-Chair of Native American Arts Festival, annual festival held on university campus showcasing Native American art and culture, 2003–2005.

Mulege Natural History Museum – History Coordinator for Museum in Baja California. "Hands across the border," joint venture between the San Diego Natural History Museum and Baja California, 2001–2003.

Confucius Institute – Board Member/San Diego State University

San Diego State University – Consultant, Prepared grant for Dean Paul Wong, for funding for ethnomusic teacher in Music Department. Grant was for Artist in Residence Program in the department, 2007.

San Diego State University – Mentor to students from China brought to SDSU as part of Chinese Studies Institute, Fall 2007–Spring 2008

PUBLICATIONS:

Crawford, Kathleen A., "Fifty Years of the Journal of San Diego History," *Journal of San Diego History*, Fall 2006.

Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881–1991*, Heritage Press: Los Angeles, 1991.

Davie, Theodore and Kathleen A. Crawford, *A History of San Diego Trust & Savings Bank, 1888–1988*, San Diego Trust and Savings Bank: San Diego, 1988.

Crawford, Kathleen A., *A History of the San Diego Transit Corporation, 1886–1986*, San Diego Transit Corporation: San Diego, 1986.

Crawford, Kathleen A. "God's Garden: A History of the Grossmont Art Colony," *Journal of San Diego History*, Volume XX, Summer, 1985.

Crawford, Kathleen A. and Bruce Kammerling, "The Serra Museum and its Collections, Some Reminiscences of Fray Junipero Serra," Santa Barbara Mission Press: Santa Barbara, 1984.

Crawford, Kathleen A., "The General's Lady: Maria Amparo Ruiz Burton," *Journal of San Diego History*, Volume XIX, Fall, 1984.

Scripps Institutions for Medicine and Science – Preparation of 75th Anniversary History of Scripps Institutions for Medicine and Science, 1989–1990.

EDUCATION:

University of San Diego

Master of Arts, History, 1987

- Valedictorian/Summa cum laude
- Thesis: History of San Diego Transit Corporation

Bachelor of Arts, History, 1984

- California and Latin American emphasis
- Magna cum laude

Bachelor of Arts, Anthropology, 1984

- California and Latin American emphasis
- Magna cum laude

Grossmont College

Associate of Arts, General, 1982

- With Honors

