# HISTORICAL RESOURCE RESEARCH REPORT FOR THE 6253-6275 MONTEZUMA ROAD BUILDINGS, SAN DIEGO, CALIFORNIA 92115

Project No.\_\_\_\_\_

### Submitted to:

City of San Diego Development Services Department 1222 First Avenue, MS 301 San Diego, California 92101

### **Prepared for:**

Lou Haberkern 2108 Bottlebrush Place Encinitas, California 92024

**Prepared by:** 

Brian F. Smith and Associates, Inc. 14010 Poway Road, Suite A Poway, California 92064



November 13, 2018

## "At-a-Glance" Report Summary Property Information & Applicable Criteria



Resource Address: 6253, 6263-6265, and 6273-6275 Montezuma Road	, San Diego, California 92115 APN: 467-171-33 through -35			
Resource Name (per HRB naming policy): 6253-6275	Montezuma Road			
Resource Type:       Multi-Family Property       Will you be Submitting a Mills Act Application         Following Designation?       Y I       N II				
Prior Resource Address (if relocated): <u>None</u>	nitect/Builder: <u>Unknown/Arthur H. McKee (6253 Montezuma Road)</u> Unknown/Unknown (6263-6265 and 6273-6275 Montezuma Road			
Date of Relocation: <u>N/A</u>				
Applicant's Name: Brian F. Smith and Associates, Inc.	Owner's Name: Restricted information			
Address: 14010 Poway Road, Suite A	Address:			
Poway, California 92064				
Phone #: (858) 484-0915	Phone #:			
Email:bsmith@bfsa-ca.com	Email:			
□ engineering development □ landscaping devel for the following reason(s):	who/which is significant in			
□ HRB Criterion C as a good/excellent example of				
□ HRB Criterion D as a notable work of □ Previously established as a Master □ Prop	, a Master			
□ HRB Criterion E as a property which has been detern the National Register of Historic Places or is listed or ha Preservation Office for listing on the State Register of H				
□ HRB Criterion F as a contributing resource to the	Historical District.			
If Yes, list elements and location:	omination and proposed for designation?			

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



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

#### Report Copies

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

#### Department of Parks and Recreation Forms

- (Y) N Primary Record (523a)
- $\overline{\mathbf{Y}}$  N BSO Record (523b)
- Y N Archaeological Record (523c) (if applicable)
- Y (N) District Record (523d) (if applicable)
- Y (N) Locational Map (523j) (if applicable)
- (Y) N Sketch Map (523k) (if applicable)
- $(\vec{Y})$  N Continuation Sheet (5231)

#### Attachment A

- Y N Assessor's Record
- (Y) N Notice of Completion
- Y N Water Sewer Records
- Y
   N
   Building Permits
- $(\overline{Y})$  N Site Plan with Footprint
- Y (N) County Lot & Block Book
- Y (N) Previous Survey Forms

#### Attachment C

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

### Attachment B

Y)

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

#### Attachment D

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

#### Attachment E

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

	of California — The Re ARTMENT OF PARKS A	0,	Prim HRI #	ary # <sup>!</sup>	
PRI	MARY RECOR	ס	Trinc NRH	mial P Status Code 6Z	
		Other Listings			
		<b>Review Code</b>	Reviewer		Date
Page	1 <b>of</b> 18	*Resource Name or	r <b>#:</b> 6253-6275 M	ontezuma Road	
and		lication	ary.)	<ul> <li>a. County: San Diego</li> <li>6 S R 2 W (projected); M.D</li> </ul>	<b>B.M.</b> San Bernardino
	Address: 6253-6275 Mon			City: San Diego	Zip: 92115
d.	UTM: Zo	one: mE/	mN (G.P.S.	, 0	p. >
e.	Other Locational Data:	(e.g., parcel #, directions to r	<b>`</b>		ee buildings at 6253-6275 Montezuma
					ortion) through 195 in "Collwood Park
			-		eof No. 2495, filed in the Office of the
	•	• •	•		Road is "further described in Parcels 1
	and 2 of document recorde	d May 13, 2016, as Instrume	ent No. 2016-0233	210." The address 6273-6275	Montezuma Road is "further described

the intersection of Montezuma Road and 63<sup>rd</sup> Street in the College area of the city of San Diego. **\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 6253-6275 Montezuma Road property contains three separate buildings constructed in 1950 and 1951. The buildings are located west of the intersection of Montezuma Road and 63<sup>rd</sup> Street near San Diego State University in the city of San Diego, San Diego County, California. According to the water connection records and building permits published in the *San Diego Union* (1950a, 1950b), the 6253 Montezuma Road building was constructed in 1950 as a single-family residence with an attached garage, which was designed in the Tract Ranch style. According to water connection records, the 6263-6265 and 6273-6275 Montezuma Road buildings were designed as Tract Ranch-style duplexes with detached garages in 1950.

in document recorded September 23, 2004, as Instrument No. 2004-090296." The address 6253 Montezuma Road is "further described in document recorded August 6, 1951, as Instrument Number 95574, in Official Records Book 4193, page 87." The buildings are located west of

The 6253 Montezuma Road building was built using standard frame construction on a concrete foundation. The building was originally designed as a single-story, single-family residence with an attached garage. The building currently exhibits features of the Tract Ranch style. The exterior of the building is finished in stucco and the roof is low-pitched and hipped, has a wide, enclosed eave overhang, and is covered in composite shingles. Windows include wood-framed, fixed-pane and casement, as well as vinyl-framed sliding. The vinyl-framed windows are primarily restricted to the east and west façades of the building and consist of smaller, double-hung or horizontal sliders. Installation dates for the vinyl windows are unknown due to a lack of available imagery and permits. The front entry on the primary (north) façade is located beneath a partial-width front porch, which is situated under the main roof. Four concrete risers with a decorative metal railing lead to the porch from the ground level. A built-in brick planter is located in front of the porch. The two-car garage is located toward the rear of the property and is connected to the residence via a breezeway with wood double-doors on the east façade. The wood, pull-up-style garage door is likely original.

The 6263-6265 Montezuma Road building was designed as a single-story, Tract Ranch-style duplex with a detached garage. The duplex and detached garage are clad in wide, shake shingle, wood siding and were constructed using standard frame construction on a concrete foundation. The roof of the duplex is low-pitched and hipped, has a wide, enclosed eave overhang, and is covered in composite roofing. The entry doors to the two duplex units are located on the west and north façades of the building under front porch roofs, which are extensions of the main roof. The primary (north) façade of the building exhibits two large, multi-light picture windows (one for each unit). Original windows were wood-framed, fixed, and 1/1 sash. Currently, a mixture of wood-, vinyl-, and aluminum-framed windows of various types are located on all four façades. Three original windows located on the north and west façades of the 6265 Montezuma Road unit were replaced with aluminum and vinyl after 2011 (see 2011 Google Street View images in Appendix D). All additional window replacement dates are unknown due to a lack of available imagery and permits. The modern, roll-up-style, aluminum garage door is not original and was also installed after 2011 (see 2011 Google Street View images in Appendix D).

The 6273-6275 Montezuma Road building was originally designed as a single-story, Tract Ranch-style duplex with a detached two-car garage. The building was designed with a standard frame on a concrete foundation. The building also exhibits a low-pitched, hipped roof with a wide, enclosed eave overhang and stucco exterior cladding. The roof is currently covered in composite shingles. Original windows were wood-framed, which were replaced with aluminum-framed, sliding windows between 2008 and 2011 (see 2008 and 2011 Google Street View images in Appendix D). The entries to the two units are located on the primary (north) façade under separate front porch roofs, which are extensions of the main roof. The front porch supports are comprised of decorative metal. A brick veneer has been added around the entry door of the 6275 Montezuma Road unit, as a wainscot at the northeast corner of the building, as a porch wall and planter along the primary (north) façade of the building, and as a porch wall for the 6273 Montezuma Road unit. All brickwork was done prior to 2007 (see 2007 Google Street View image in Appendix D), although it does not appear original. The detached garage is located to the south of the building and is accessed via 63<sup>rd</sup> Street to the east. The garage exhibits two wood garage doors, which are likely original.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 2 of 18

\*Resource Name or #: 6253-6275 Montezuma Road



*P3b. Resource Attributes: (List attributes and codes)
HP3: Multi-Family Property
*P4. Resources Present: ■Building □Structure □Object
Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #)
North façades of the 6253-6275 Montezuma Road buildings, 2018
*P6. Date Constructed/Age and Sources:
1950 (6253 Montezuma Road)/water connection records
and building permits
1951 (6263-6265 Montezuma Road)/water connection records
1951 (6273-6275 Montezuma Road)/water connection records
■Historic □Prehistoric □Both
*P7. Owner and Address:
Restricted information
*P8. Recorded by: (Name, affiliation, and address)
J.R.K. Stropes and Brian F. Smith
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
*P9. Date Recorded: 11/13/18

\*P10. Survey Type: (Describe) Historical Resource Research Report

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historical Resource Research Report for the 6253-6275 Montezuma Road Buildings, San Diego, California 92115"

\*Attachments: DNONE ■Location Map □Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record □Archaeological Record District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record ■Photograph Record □ Other (List):

Page 3 of 18 \*NRHP Status Code: 6Z

B4. Present Use: Multi-family residential

Original Location: N/A

\*Resource Name or #: 6253-6275 Montezuma Road

- B1. Historic Name:
- B2. Common Name:
- Original Use: Multi-family residential B3.
- \*B5. Architectural Style: Tract Ranch (6253, 6263-6265, and 6273-6275 Montezuma Road)
- \*B6. Construction History: (Construction date, alterations, and date of alterations) 6253 Montezuma Road building and attached garage constructed in 1950; 6263-6265 and 6273-6275 Montezuma Road buildings and detached garages constructed in 1951; brick veneer added to 6273-6275 Montezuma Road prior to 2007; all original wood-framed windows on 6273-6275 Montezuma Road replaced with aluminum and one original door on the south façade replaced between 2008 and 2011; garage door and three original wood-framed windows replaced with aluminum and vinyl on the north and west facades of 6263-6265 Montezuma Road after 2011; wood-framed windows on the east and west facades of 6253 Montezuma Road and the south and east facades of 6263-6265 Montezuma Road replaced with vinyl at unknown dates. Date: N/A
- \*B7. Moved? ■No □Yes □Unknown

Theme: N/A

#### \*B8. Related Features: None

Period of Significance:

- B9a. Architect: Unknown b. Builder: Arthur H. McKee (6253 Montezuma Road); unknown (6263-6265 and 6273-6275 Montezuma Road)
- \*B10. Significance

Area: San Diego Property Type: Multi-family residential

#### Applicable Criteria: None

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

The three buildings on the 6253-6275 Montezuma Road property were constructed during the "Post-War San Diego Period (1945-1960)." The 6253 Montezuma Road building was designed by an unknown architect and constructed by Arthur H. McKee in 1950. The 6263-6265 and 6273-6275 Montezuma Road buildings were designed by unknown architects and constructed by unknown builders in 1951. All three buildings were designed in the Tract Ranch architectural style. Primary character-defining features of the Tract Ranch style, as provided in the San Diego Modernism Historic Context Statement (Modernism Context Statement), include horizontal massing, a single-story floorplan, and a low, sloped, gabled roof with deep overhangs. Secondary character-defining features include attached carports or garages, traditional details emphasizing the street façade (wood shutters, wood windows, and wide brick or stone chimneys), and traditional building materials (wood shingle roofing, wood siding, brick, stucco, and stone) (City of San Diego 2007).

The 6253 Montezuma Road building possesses two of the three Primary character-defining features (horizontal massing and single story), and all three Secondary character-defining features (an attached garage, traditional details, and traditional building materials) of the Tract Ranch style. The building does not possess a gabled roof and although some original wood-framed windows on the east and west façades were replaced at unknown

dates, those on the street façade are still intact. However, the replacement of original windows negatively impacted the building's integrity of design, materials, and feeling.

The 6263-6265 Montezuma Road building possesses two of the three Primary character-defining features (horizontal massing and single story), and one of the three Secondary character-defining features (traditional building materials). The building does not possess a gabled roof or an attached garage, and replacement of windows on the street façade and the original garage door have modified the building so that it no longer possesses traditional details emphasizing the street façade. These modifications, which occurred after 2011, have negatively impacted the building's integrity of design, material, and feeling.

The 6273-6275 Montezuma Road building possesses two of the three Primary character-defining features (horizontal massing and single story), and one of the three Secondary character-defining features (traditional building materials). The building does not possess a gabled roof or an attached garage, and the replacement of all original windows between 2008 and 2011 has modified the building so that it no longer possesses traditional details emphasizing the street façade. These modifications have negatively impacted the building's integrity of design, materials, workmanship, and feeling.



In addition, none of the buildings exemplify or reflect any special elements

of historical, archaeological, cultural, economic, political, aesthetic, landscape, or architectural community development. See Continuation sheets for the City of San Diego Historical Resources Board (HRB) criteria analysis (pages four through 17 of this document).

- B11. Additional Resource Attributes (List attributes and codes): None
- \*B12. References: See Continuation sheet

B13. Remarks: None

\*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

\*Date of Evaluation: 11/13/18 DPR 523L (1/95)

#### State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 4 of 18

\*Resource Name or #: 6253-6275 Montezuma Road

\*Recorded by: J.R.K. Stropes and Brian F. Smith

■ Continuation □ Update

City of San Diego HRB Evaluation

#### I) City of San Diego HRB Criterion A:

The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered historically significant they must be characterized as exemplifying or reflecting "<u>special</u> elements" of development. The Guidelines for the Application of Historic Resources Board Designation Criteria state that:

Special elements of development refer to a resource that is *distinct* among others of its kind or that *surpass the usual in significance*. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do (Italics added).

Consideration for designation is, therefore, established based upon whether or not the buildings exemplify or reflect special elements of the types of development listed under Criterion A.

*Discussion:* The buildings located at 6253-6275 Montezuma Road were constructed in 1950 and 1951 as Tract Ranch-style residences. No buildings existed on the property prior to the construction of the 6253 Montezuma Road building in 1950. For the evaluation of the buildings under HRB Criterion A, the following aspects of development were considered:

• Historical Development: Historical development shall exemplify or reflect a special or unique aspect of the city's general historical development; or shall exemplify or reflect a unique aspect of the city's history (City of San Diego HRB 2009a). The 6253 Montezuma Road building was constructed in 1950 as a Tract Ranch-style, single-family residence during the Post-War San Diego Period (1945-1960), as identified by the Modernism Context Statement (City of San Diego 2007). The residence was built in December for real estate broker Guy C. Lichty (1940 Federal Census), who sold it to Ernest L. Haver the same month. Many of the residences constructed during this period reflect Modernist architectural styles, including Minimal Traditional, Modern Contemporary, Tract Ranch, and Custom Ranch. Many of the homes, primarily those designed in the Minimal Traditional and Tract Ranch styles, were built quickly using inexpensive materials in order to accommodate the boom in population at the end of World War II. Due to federal assistance available to homebuyers after the war, homeownership doubled during the Post-War Period. With the 1949 Housing Act, which called for "a decent home and suitable living environment for every American family," homeownership became a symbol of upward status mobility and "diminished any design efforts on innovative housing or apartment concepts that existed in the pre-World War II era" (City of San Diego 2007). While the 6253 Montezuma Road building was designed as a single-family residence, it does not appear to have been constructed in an expedient manner, and as a result, it does not reflect any special or unique aspect of the city's history.

The 6263-6265 and 6273-6275 Montezuma Road buildings were both built in 1951 as duplexes. While designed in the Tract Ranch style that was common for the period, neither was a single-family residence. While their construction as duplexes provided additional housing, they were designed as rental properties not intended to reflect the desire for upward mobility achieved through homeownership. As a result, the 6263-6265 and 6273-6275 Montezuma Road buildings do not reflect any special or unique aspect of the city's general historical development, nor do they exemplify or reflect a unique aspect of the city's history.

- Archaeological Development: Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features (City of San Diego HRB 2009a). No recorded archaeological sites are associated with the 6253-6275 Montezuma Road property, and therefore, it is not significant with respect to any form of archaeological development.
- Cultural/Social Development: Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others (City of San Diego HRB 2009a). No information was uncovered during the historical research that associates the 6253-6275 Montezuma Road buildings with any form of cultural or social development in San Diego. Therefore, the property is not significant with respect to any form of cultural or social development.

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CONTINUATION SHE	ET	Trinomial	
Page 5 of 18	*Resource Name or #: 6253-	6275 Montezuma Road	

Resource Name or #: 6253-6275 Montezuma Road

\*Date: 11/13/18

Continuation □ Update

- Economic Development: Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or economics, including manufacturing, labor and agriculture, maritime, and transportation industries (City of San Diego HRB 2009a). The 6253-6275 Montezuma Road buildings are not associated with any economic development movement reflecting local or regional economic patterns or industries. Therefore, the property is not significant with respect to any form of economic development.
- **Political Development:** Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations, and the Civil Rights Movement associated with ethnic and gay/lesbian issues (City of San Diego HRB 2009a). The 6253-6275 Montezuma Road buildings are not associated with any specific form of political development in San Diego. Therefore, the property is not significant with respect to any form of political development.
- Aesthetic Development: Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice (City of San Diego HRB 2009a). The 6253-6275 Montezuma Road buildings are not associated with any aesthetic pattern or arrangement that reflects any noteworthy design elements. Therefore, the property is not significant with respect to any form of aesthetic development.
- Engineering Development: Engineering development shall exemplify or reflect development associated with engineering (City of San Diego HRB 2009a). No information was uncovered detailing the engineering design of the 6253-6275 Montezuma Road buildings. The buildings do not appear to be associated with any unusual or unique engineering design or development. Therefore, the property is not significant with respect to any form of engineering development.
- Landscape Development: Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines (City of San Diego HRB 2009a). The 6253-6275 Montezuma Road buildings did not incorporate any known landscape improvements when built in 1950 and 1951 and the property is not currently landscaped. Therefore, the property is not significant with respect to any form of landscape development.

Architectural Development: Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry (City of San Diego HRB 2009a). The 6253 Montezuma Road building was designed and constructed as a Tract Ranch-style, single-family residence in 1950. Although the 6253 Montezuma Road building possesses two of the three Primary character-defining features and all three Secondary character-defining features of Tract Ranch construction, the replacement of windows on the building's west and east façades negatively impacted its original design, materials, and feeling. As a result, the building does not truly embody all of the distinctive characteristics of the Tract Ranch style in order to be considered a good example. In addition, the building was not designed by a known architect nor does it appear to have served as a model or inspiration for any other Tract Ranch-style, single-family residences in the area. Therefore, the 6253 Montezuma Road building does not exemplify or reflect any development associated with the city's built environment and is not significant with respect to any form of architectural development.

The 6263-6265 Montezuma Road building was designed and constructed as a Tract Ranch-style duplex in 1951, and although it possesses two of the three Primary character-defining features of Tract Ranch construction, it only possesses one of the three Secondary character-defining features. The lack of the majority of the Secondary character-defining features does not allow the building to be classified as a good example of the Tract Ranch style. In addition, the replacement of the original garage door and original windows (some on the primary façade) after 2011 impacted the building's original integrity. As a result, the building does not embody distinctive characteristics of the Tract Ranch style. In addition, the building was not designed by a known architect nor does it appear to have served as a model or inspiration for any other Tract Ranch-style duplexes in the area. Therefore, the 6263-6265 Montezuma Road building does not exemplify or reflect any development associated with the city's built environment and is not significant with respect to any form of architectural development.

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial
Page   6 of 18   *Resource Name or #:	6253-6275 Montezuma Road

\*Date: 11/13/18

■ Continuation □ Update

The 6273-6275 Montezuma Road building was designed and constructed as a Tract Ranch-style duplex in 1951, and although it possesses two of the three Primary character-defining features of Tract Ranch construction, it only possesses one of the three Secondary character-defining features. The lack of the majority of the Secondary character-defining features does not allow the building to be classified as a good example of the Tract Ranch style. In addition, the replacement of all original windows (as well as altering window openings) between 2008 and 2011 impacted the building's original integrity. As a result, the building does not embody distinctive characteristics of the Tract Ranch style. In addition, the building was not designed by a known architect nor does it appear to have served as a model or inspiration for any other Tract Ranch-style duplexes in the area. Therefore, the 6273-6275 Montezuma Road building does not exemplify or reflect any development associated with the city's built environment and is not significant with respect to any form of architectural development.

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

- 1. <u>Location</u> is the place where a resource was constructed or where an event occurred.
- 2. <u>Design</u> results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
- 3. <u>Setting</u> applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
- 4. <u>Materials</u> comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
- 5. *Workmanship* consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
- 6. *Feeling* relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
- 7. <u>Association</u> directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the 6253-6275 Montezuma Road buildings, the following steps were taken, as recommended in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009:

- <u>Integrity of location</u> is the place where a resource was constructed or where an event occurred (City of San Diego HRB 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. The 6253-6275 Montezuma Road buildings were constructed in their current locations in 1950 and 1951. All three buildings were constructed on lots that had not been previously developed before 1950. Therefore, the 6253-6275 Montezuma Road buildings retain integrity of location.
- 2. <u>Integrity of design</u> results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (City of San Diego HRB 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any unique architectural features present.

The 6253 Montezuma Road building was originally constructed in 1950 as a single-story residence with an attached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and a stucco finish. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. At an unknown date, windows on the east and west façades were replaced with vinyl. As wood-framed windows are character-defining features of the Tract Ranch style, their removal constitutes a negative impact, and therefore, the 6253 Montezuma Road building does not retain integrity of design.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #
CONTINUATION SHEET	Trinomial
Page7 of 18*Resource Name or	#: 6253-6275 Montezuma Road

e Name Of #: 0235-0275 Montezunia Road

\*Date: 11/13/18

■ Continuation □ Update

The 6263-6265 Montezuma Road building was originally constructed in 1951 as a duplex with a detached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and wide, horizontal wood siding. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. After 2011, the original garage door was replaced and three windows on the north and west façades were replaced with aluminum and vinyl-framed versions. Additional wood-framed windows on the south and east façades were replaced with vinyl at unknown dates. As wood-framed windows are character-defining features of the Tract Ranch style, their removal constitutes a negative impact, and therefore, the 6263-6265 Montezuma Road building does not retain integrity of design.

The 6273-6275 Montezuma Road building was constructed in 1951 as a duplex with a detached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and a stucco finish. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. Between 2008 and 2011, the door on the southeast corner was replaced and all original windows were replaced with aluminum-framed versions. Window openings were also altered, specifically where the large picture windows were removed on the north, east, and west façades. As wood-framed windows are character-defining features of the Tract Ranch style, their removal constitutes a negative impact, and therefore, the 6273-6275 Montezuma Road building does not retain integrity of design.

- 3. <u>Integrity of setting</u> applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area (City of San Diego HRB 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. When originally developed, the College area was primarily a residential suburb of San Diego. The 6253-6275 Montezuma Road buildings were constructed in 1950 and 1951 when the surrounding area consisted of vacant land or single-family residences. Between 1964 and 1966, a large parking lot was constructed on a previously vacant parcel to the northwest of the 6253-6275 Montezuma Road property, across Montezuma Road. Between 1980 and 1989, a large, multi-story parking structure was built in place of the parking lot. Between 2012 and 2014, the three single-family residences to the west of the 6253 Montezuma Road building were demolished and replaced by a large, multi-story apartment building. Over time, the changes made to the surrounding structures altered the topographic features, open space, views, and relationship between buildings and, as a result, the 6253-6275 Montezuma Road buildings.
- 4. <u>Integrity of materials</u> comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property (City of San Diego HRB 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the buildings.

The 6253 Montezuma Road building was originally constructed in 1950 as a single-story residence with an attached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and a stucco finish. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. At an unknown date, windows on the east and west façades were replaced with vinyl. As wood-framed windows are character-defining features of the Tract Ranch style, the removal of the original windows and their replacement with modern versions constitutes a negative impact, and therefore, the 6253 Montezuma Road building does not retain integrity of materials.

The 6263-6265 Montezuma Road building was originally constructed in 1951 as a duplex with a detached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and wide, horizontal siding. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. After 2011, the original garage door was replaced and three windows on the north and west façades were replaced with aluminum and vinyl-framed versions. Additional wood-framed windows on the south and east façades were replaced with vinyl at unknown dates. As wood-framed windows are character-defining features of the Tract Ranch style, the removal of the original windows and their replacement with modern versions constitutes a negative impact, and therefore, the 6263-6265 Montezuma Road building does not retain integrity of materials.

State of California — T DEPARTMENT OF PAR	3,	Primary # HRI #	
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\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 11/13/18

Continuation □ Update

The 6273-6275 Montezuma Road building was originally constructed in 1951 as a duplex with a detached garage. The building was designed in the Tract Ranch style with a low-pitched, hipped roof with a wide, enclosed eave overhang and a stucco exterior finish. Original windows were wood-framed, multi-pane, fixed, casement, and 1/1 sashes. Between 2008 and 2011, the door on the southeast corner was replaced and all original windows were replaced with aluminum-framed versions. Window openings were also altered, specifically where the large picture windows were removed on the north, east, and west facades. As wood-framed windows are character-defining features of the Tract Ranch style, the removal of the original windows and their replacement with modern versions constitutes a negative impact, and therefore, the 6273-6275 Montezuma Road building does not retain integrity of materials.

5. Integrity of workmanship consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles (City of San Diego HRB 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.

The original workmanship demonstrated in the construction of the 6253 Montezuma Road appears to have been of average quality. As window replacements alone do not portray any true level of workmanship, and these were the only modifications made to the building, the 6253 Montezuma Road building retains integrity of workmanship.

The original workmanship demonstrated in the construction of the 6263-6265 Montezuma Road appears to have been of average quality. As garage door and window replacements alone do not portray any true level of workmanship, and these were the only modifications made to the building, the 6263-6265 Montezuma Road building retains integrity of workmanship.

The original workmanship demonstrated in the construction of the 6273-6275 Montezuma Road building appears to have been of average quality. The replacement of the door and windows between 2008 and 2011 also resulted in the modification of window openings, specifically where the original picture windows were located on the north, east, and west façades. This disregard for the original arrangement of the windows constitutes an adverse impact, and therefore, the 6273-6275 Montezuma Road building does not retain integrity of workmanship.

6. <u>Integrity of feeling</u> relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place (City of San Diego HRB 2009a). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, convey an aesthetic sense of the property in the 1950s, when they were built.

Since their construction in 1950 and 1951, the 6253 and 6263-6265 Montezuma Road buildings have been altered through the replacement of some original wood-framed windows and the original garage door (for 6263-6265 Montezuma Road). The 6273-6275 Montezuma Road building has been more substantially altered due to the replacement of an original door and all original windows and the modification of window openings, specifically on the north, east, and west façades where the original picture windows were located. The setting of the 6253-6275 Montezuma Road property has also changed with the construction of large apartment buildings and parking facilities to the west and northwest, which occurred between the 1960s and the early 2010s. As a result of the loss of integrity of design, materials, and setting for all three buildings, the property no longer conveys an aesthetic sense of past time and place during the 1950s when the buildings were constructed. Therefore, the 6253-6275 Montezuma Road buildings do not retain integrity of feeling.

Integrity of association directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character (City of San Diego HRB 2009a). Integrity of association was assessed by evaluating whether the buildings were ever directly associated with important events or individuals. The 6253-6275 Montezuma Road buildings were built in 1950 and 1951 for real estate broker Guy C. Lichty (1940 Federal Census). Lichty was a native of Nebraska and operated hotels in Sunnyside, Washington, and Fullerton, California before relocating to San Diego in 1925. Lichty, his brother Roy, Joseph Schenck, Norma Talmadge, Constance Talmadge, Buster Keaton, and William S. Hart were the original developers of the Talmadge Park development. He was also one of the developers of Franklin Village in El Cajon and the developer for the Collwood Park Unit 2 tract (San Diego Union 1947a, 1947b). Although the 6253-6275 Montezuma Road buildings were all originally part of the Collwood Park Unit 2 tract, the tract setting was subsequently lost because the construction of apartment buildings and parking facilities beginning in the 1960s. In addition, although Lichty was the developer of various other tracts, he is not mentioned in the Modernism Context Statement as a contributing designer of "Modern San Diego" (City of San Diego 2007), nor is he on the City's list of established masters; therefore, the buildings derive no significance from their association with Guy Lichty.

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial
Page 9 of 18 *Resource Name or #:	6253-6275 Montezuma Road

\*Date: 11/13/18

■ Continuation □ Update

The 6253 Montezuma Road building was occupied by Ernest and Eula Haver since at least 1954, as that is the first year that Ernest Haver was recorded as residing at the property. Haver was born in South Dakota in 1910. In the late 1920s, he was living with his parents, Norman and Katherine Haver, as a student in Sioux Falls, South Dakota (Sioux Falls City Directory 1927, 1928). In the 1930s, Haver worked as a yeoman in the United States Navy. While in Florida, he married his wife, Eula Belle Choron (Florida County Marriage Records 1823-1982), after which they lived in Pensacola, Florida (Pensacola City Directory 1936). By 1941, the couple had moved to San Diego. During World War II they again relocated to Burlingame, California (Burlingame City Directory 1945), only to return to San Diego by 1947 where they lived on Florida Street (San Diego City Directory 1947). In the late 1950s and 1960s, Ernest Haver worked as an equipment analyst for Convair (San Diego City Directory 1959, 1964, 1969). In the early 1970s, he worked as a clerk at the superior court (San Diego City Directory 1973). By 1979, Haver was retired and in 1994 he passed away at the age of 84. Little information could be found regarding Eula Haver or their son, Larry, who were listed as survivors in Ernest Haver's obituary. After Ernest Haver's death, an "E.L. Haver" is still listed at the 6253 Montezuma Road residence, which may be Larry Haver. No evidence suggests that the Haver family is significant in local, state, or national history and no known historic events have occurred at the building. Therefore, the 6253 Montezuma Road building never possessed integrity of association.

The 6263-6265 Montezuma Road building was constructed in 1951 as a rental property that was sold frequently and was not always occupied by its owners. Those owners that did live in the 6263-6265 Montezuma Road building include Paul Bohnenkamp, who owned the property from 1959 to 1966, Mildred Gentry, who owned the property from 1966 to 1975, and Herman Harring, who owned the property from 1994 to 2014. Both Bohnenkamp and Gentry lived in the 6265 Montezuma Road unit and Harring lived in the 6263 Montezuma Road unit. Paul Bohnenkamp and his wife, Katherine, emigrated from Germany (U.S. Naturalization Record Indexes 1791-1992). The Bohnenkamps were the managers of the Panorama Manor apartments complex at 5720 Montezuma Road in the 1960s (San Diego City Directory 1961, 1962, 1964). Mildred Gentry was an elderly widow by the time she purchased the 6263-6265 Montezuma Road building and no occupation for her is listed in city directories. Herman Harring was a broker for City Mortgage when living at the property. Historical research indicates that none of the owners were significant individuals and none of the individuals that lived in the building contributed anything of significance to San Diego's historic character. In addition, there is no evidence suggesting that the building is associated with any historic event, activity, or person. Because the duplex building could not be associated with a historic event, activity, or person, the 6263-6265 Montezuma Road building never possessed integrity of association.

The 6273-6275 Montezuma Road building was constructed in 1951 as a rental property that was lived in by an owner most of the time. The owners that lived in the 6273-6275 Montezuma Road building include Michael and Edna Murphy, who owned the property from 1951 to 1966, Margaret Gay, who owned the property from 1966 to 1973, Jen Williams who owned it in 1974, and members of the Morton family, who owned the property from 1974 until the present day. Michael J. Murphy was a physician when he and his wife, Edna, purchased the property; however, the couple only lived in the 6273 Montezuma Road unit in 1954 and 1955. Dr. Murphy retired in 1963 and died only two years later (*San Diego Union* 1965). Edna Murphy passed away six months later (Holy Cross Cemetery Records). Gay, who purchased the property after the Murphys had passed, was retired when she lived in the 6273 Montezuma Road unit between 1969 and 1973. No occupation was listed in city directories for Williams, who lived in the 6273 Montezuma Road unit in 1974. Although Thomas Morton purchased the property in 1974, the Morton family did not reside in the building until 2003. Directories from the 1980s list Morton as a real estate manager. Historical research indicates that none of the owners were significant individuals and none of the individuals that lived in the building is associated with any historic event, activity, or person. Because the duplex building could not be associated with a historic event, activity, or person, the 6273-6275 Montezuma Road building never possessed integrity of association.

#### II) City of San Diego HRB Criterion B:

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

Historical research revealed that the 6253-6275 Montezuma Road property is not associated with any historic persons or events significant in local, state, or national history. All three parcels that comprise the 6253-6275 Montezuma Road property were purchased by real estate developer Guy Lichty and his wife, Fern, in 1949.

State of California — The DEPARTMENT OF PARK		Primary # HRI #	
CONTINUATION	I SHEET	Trinomial	
Page 10 of 18	*Resource Name or #: (	6253-6275 Montezuma Road	

\*Date: 11/13/18

■ Continuation □ Update

The Notice of Completion for the 6253 Montezuma Road building was filed on December 11, 1950. The property was then sold to Ernest and Eula Haver on December 29, 1950. Ernest L. Haver was first recorded as residing at the property in 1954. Haver was born in South Dakota in 1910. In the late 1920s, Haver was living with his parents, Norman and Katherine Haver, as a student in Sioux Falls, South Dakota (Sioux Falls City Directory 1927, 1928). In the 1930s, Haver worked as a yeoman in the United States Navy. While in Florida, he married his wife, Eula Belle Choron (Florida County Marriage Records 1823-1982), after which they lived in Pensacola, Florida (Pensacola City Directory 1936). By 1941, the couple had moved to San Diego. During World War II they again relocated to Burlingame, California (Burlingame City Directory 1945), only to return to San Diego by 1947 where they lived on Florida Street (San Diego City Directory 1947). In the late 1950s and 1960s, Ernest Haver worked as an equipment analyst for Convair (San Diego City Directory 1959, 1964, 1969). In the early 1970s, he worked as a clerk at the superior court (San Diego City Directory 1973). By 1979, Haver was retired and in 1994 he passed away at the age of 84. Little information could be found regarding Eula Haver or their son, Larry, who were listed as survivors in Ernest Haver's obituary. After Ernest Haver's death, an "E.L. Haver" is still listed at the 6253 Montezuma Road residence, which may be Larry Haver. No evidence suggests that the Haver family is significant in local, state, or national history and no known historic events have occurred at the building. Therefore, the 6253 Montezuma Road building does not qualify for designation under City of San Diego HRB Criterion B.

The Notice of Completion for the 6263-6265 Montezuma Road building was filed in August 1951 while the property was still owned by Guy and Fern Lichty. In October of that year, the property was transferred to Robert and Bettye Lutes, who in turn immediately sold it to Martin and Elizabeth Vander Zee. The Vander Zees did not live on the property and in 1957, sold it to Leon and Florine Rider. The Riders also did not live on the property and one year later sold it to Gretchen Irwin. Irwin owned the property for one year and then sold it in 1959 to Paul and Katherine Bohnenkamp. The Bohnenkamps, who emigrated from Germany, lived in the 6265 Montezuma Road unit from 1960 to 1963 and managed the Panorama Ridge apartment building at 5720 Montezuma Road. In 1966, the Bohnenkamps sold the property to Mildred Gentry, who did not move into the 6265 Montezuma Road unit until 1975. Gentry was a retired widow when she owned the property. Gentry sold the property in 1975 to Howard and Barbara Strauss, who sold it to Lewis and Mary Ann Musser in 1977, wo in turn sold it to Irma Christy that same year. Christy did not live on the property, but instead lived on Madison Avenue and worked for the San Diego Unified School District in the 1970s (San Diego City Directory 1978, 1979). Christy sold the property in 1994 to Herman and Kelly Harring. The Harrings are recorded as living in La Mesa during the 1990s and 2000s before moving to the 6263-6265 Montezuma Road property in 2001. Herman Harring worked as a broker for City Mortgage when living on the property. In 2016, the Harrings sold the property to the current owner, David Aidi. None of the owners or occupants of the 6263-6265 Montezuma Road building were found to be significant in local, state, or national history. Therefore, the 6263-6265 Montezuma Road building does not qualify for designation under HRB Criterion B.

The Notice of Completion for the 6273-6275 Montezuma Road building was filed for in July 1951 while the property was still owned by Guy and Fern Lichty; however, it was not recorded until August 1951. By that time, the property had been sold to the Union Title Insurance Trust Company, who in turn sold it to Michael and Edna Murphy in October 1951. Michael J. Murphy was a physician when he and his wife, Edna, purchased the property, but the couple only lived in the 6273 Montezuma Road unit in 1954 and 1955. Both units of the duplexwere rented out to various occupants during the period that the Murphys owned the property. Dr. Murphy retired in 1963 and died two years later (*San Diego Union* 1965). Edna Murphy passed away six months later (Holy Cross Cemetery Records). Margaret Gay, who purchased the property after the Murphys had passed, was retired when she lived in the 6273 Montezuma Road unit between 1969 and 1973. While owned by Gay, the 6275 Montezuma Road unit was rented by Marylyn R. Barrett. Jennymae (Jen) Williams purchased the property from Gay in 1973 and lived in the 6273 Montezuma Road unit in 1974. No occupation was listed in city directories for Williams, who sold the property to Thomas Morton in 1974. The Morton family, however, did not reside in the 6273-6275 Montezuma Road building until 2003. Directories from the 1980s list Morton as a real estate manager. None of the owners or occupants of the 6273-6275 Montezuma Road building were found to be significant in local, state, or national history. Therefore, the 6273-6275 Montezuma Road building does not qualify for designation under HRB Criterion B.

#### III) City of San Diego HRB Criterion C:

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

According to the HRB Designation Guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.

State of California — The DEPARTMENT OF PARK	<b>U</b> ,	Primary # HRI #		
CONTINUATION	N SHEET	Trinomial		
Page 11 of 18	*Resource Name or #:	6253-6275 Montezuma Road		
*Recorded by: J.R.K. Stro	pes and Brian F. Smith	*Date: 11/13/18	Continuation	□ Update

In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction as supported by established sources do not qualify.

In October 2007, the City of San Diego developed and implemented the Modernism Context Statement. The stated purpose of the Modernism Context Statement is to "assist in the identification, evaluation and preservation of significant historic buildings, districts, sites, and structures associated with the Modernism movement in San Diego from 1935 to 1970" and was created to better understand "Modern era resources and the types of resources that are significant to the history and development of San Diego" (City of San Diego 2007). The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historic resources constructed during the Modern era from 1935 to 1970.

6253 Montezuma Road - General Characteristics of the Tract Ranch Style: The 6253 Montezuma Road building in was completed in 1950 in the Tract Ranch architectural style. The Modernism Context Statement provides character-defining features for both the Custom Ranch and Tract Ranch styles. As the 6253 Montezuma Road building was not designed for a specific client utilizing high end materials, its features are best evaluated using the Tract Ranch style. Tract Ranch-style homes were not generally constructed for a specific client, but were often mass-produced with "cookie cutter" floor plans in which all homes within the development tract would share similar footprints, massing, and materials. Design variations include Storybook/Chalet, Colonial, Contemporary, Spanish Hacienda, and Western Ranch. Inspired by Spanish Haciendas in Mexico and southern California, the Tract Ranch style was the dominant type of single-family residence in San Diego County between the 1950s and the 1970s.

- Primary Character-Defining Features of the Tract Ranch Style: According to the Modernism Context Statement, there are three "Primary" character-defining features of Tract Ranch construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6253 Montezuma Road building.
  - 1. Horizontal massing. The 6253 Montezuma Road building is a single story and exhibits horizontal massing. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 2. Usually a single story. The 6253 Montezuma Road building is a single-story, single-family residence. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 3. Low, sloped, gabled roofs with deep overhangs. The 6253 Montezuma Road building currently exhibits a low, sloped, hipped roof with a deep overhang. Therefore, the building does not possess this Primary character-defining feature of Tract Ranch construction.

As can be seen above, the 6253 Montezuma Road building currently possesses two of the three Primary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

- Secondary Character-Defining Features of the Tract Ranch Style: According to the Modernism Context Statement, there are three "Secondary" character-defining features of Tract Ranch construction that are applicable to residential buildings. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6253 Montezuma Road building.
  - Attached carports or garages. The 6253 Montezuma Road building was originally constructed with an attached garage, 1. which is still present at the rear of the structure. Therefore, the building possesses this Secondary character-defining feature of Tract Ranch construction.

State of California — Th DEPARTMENT OF PARI		Primary # HRI #	
CONTINUATION	N SHEET	Trinomial	
Page 12 of 18	*Resource Name or #:	6253-6275 Montezuma Road	

\*Date: 11/13/18

■ Continuation □ Update

- 2. Traditional details emphasizing the street façade (wood shutters, wood windows, and wide brick or stone chimneys). The 6253 Montezuma Road building possesses original wood-framed windows on the street façade. Original windows on the east and west façades have been replaced with vinyl versions, however, despite this, the building possesses this Secondary character-defining feature of Tract Ranch construction.
- 3. *Traditional building materials (wood shingle roofing, wood siding, brick, stone, and stucco).* The 6253 Montezuma Road building was constructed with a stucco exterior, which it still retains. Therefore, the building possesses this Secondary character-defining feature of Tract Ranch construction.

As can be seen above, the 6253 Montezuma Road building possesses all three Secondary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

• <u>Modernism Context Statement – Tract Ranch Style Evaluation Criteria</u>: In evaluating the potential significance and eligibility for designation of Tract Ranch-style buildings, the Modernism Context Statement (City of San Diego 2007) notes the following:

Candidates for individual listing should exhibit most of the character-defining features of the style and retain a high degree of integrity, and may be associated with a significant builder or designer. While additions to Tract Ranch homes should not preclude eligibility for listing, either individually or in a district context, the impact of additions and modifications must be carefully evaluated when assessing integrity and the home's ability to convey its significance as a representative example of the Tract Ranch sub-style. Significant alteration or loss of character-defining features historically present on the home may render the property ineligible for designation.

The 6253 Montezuma Road building exhibits most of the character-defining features of the Tract Ranch style, but no longer retains a high degree of integrity due to window replacements on the east and west façades and the loss of original setting. The building is also not associated with a significant builder or designer. Therefore, the 6253 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

The Modernism Context Statement (City of San Diego 2007) further notes:

Examples of larger tract communities in San Diego include Clairemont, Talmadge, Rolando Park, Del Cerro, Oak Park and Linda Vista. Intensive survey evaluation is needed to determine whether these and other tract communities in San Diego are historically significant and retain sufficient integrity to convey that significance as a district.

The 6253 Montezuma Road building is located in Collwood Park, which was not one of the larger tract communities in San Diego. Although the 6253 Montezuma Road building was originally part of the Collwood Park Unit 2 tract developed by Guy Lichty in 1950, the building is located on the eastern edge of the tract and has since been cut off from the other single-family residences through the construction of apartment buildings to the west. As such, the 6253 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

In summary, the 6253 Montezuma Road building possesses most of the Primary and Secondary character-defining features of the Tract Ranch style but retains little integrity due to the replacement of original windows on the east and west façades and a loss of integrity of setting. As a result, the building is not a true, significant representative example of the Tract Ranch style as evaluated under the Modernism Context Statement. The building also does not meet the evaluation criteria for designation under the Modernism Context Statement. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Tract Ranch construction and it is not architecturally significant. It should also be noted that due to the fact that no indigenous materials went into the construction of the building, it is not a valuable example of the use of indigenous materials or craftsmanship. Therefore, the 6253 Montezuma Road building does not qualify for designation under HRB Criterion C.

State of California — Th DEPARTMENT OF PARI CONTINUATION	KS AND RECREATION	Primary # HRI # Trinomial	
Page 13 of 18		6253-6275 Montezuma Road	

\*Date: 11/13/18

■ Continuation □ Update

6263-6265 Montezuma Road – General Characteristics of the Tract Ranch Style: The 6263-6265 Montezuma Road building was completed in 1951 in the Tract Ranch architectural style. The Modernism Context Statement provides character-defining features for both the Custom Ranch and Tract Ranch styles. As the 6263-6265 Montezuma Road building was not designed for a specific client utilizing high end materials, its features are best evaluated using the Tract Ranch style. Tract Ranch-style homes were not generally constructed for a specific client, but were often mass-produced with "cookie cutter" floor plans in which all homes within the development tract would share similar footprints, massing, and materials. Design variations include Storybook/Chalet, Colonial, Contemporary, Spanish Hacienda, and Western Ranch. Inspired by Spanish Haciendas in Mexico and southern California, the Tract Ranch style was the dominant type of single-family residence in San Diego County between the 1950s and the 1970s.

- <u>Primary Character-Defining Features of the Tract Ranch Style:</u> According to the Modernism Context Statement, there are three "Primary" character-defining features of Tract Ranch construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6263-6265 Montezuma Road building.
  - 1. *Horizontal massing.* The 6263-6265 Montezuma Road building is a single story and exhibits horizontal massing. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 2. *Usually a single story.* The 6263-6265 Montezuma Road building is a single-story duplex. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 3. *Low, sloped, gabled roofs with deep overhangs.* The 6263-6265 Montezuma Road building currently exhibits a low, sloped, *hipped* roof with a deep overhang. Therefore, the building does not possess this Primary character-defining feature of Tract Ranch construction.

As can be seen above, the 6263-6265 Montezuma Road building currently possesses two of the three Primary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

- <u>Secondary Character-Defining Features of the Tract Ranch Style:</u> According to the Modernism Context Statement, there are three "Secondary" character-defining features of Tract Ranch construction that are applicable to residential buildings. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6263-6265 Montezuma Road building.
  - 1. *Attached carports or garages.* The 6263-6265 Montezuma Road building was originally constructed with a *detached* garage, which is still present at the rear of the structure. Therefore, the building does not possess this Secondary character-defining feature of Tract Ranch construction.
  - 2. Traditional details emphasizing the street façade (wood shutters, wood windows, and wide brick or stone chimneys). The 6263-6265 Montezuma Road building possesses some original wood-framed windows on the street façade; however, some have been replaced with aluminum- and vinyl-framed versions. Some original windows on the west, east, and south façades have also been replaced with vinyl versions. Due to the modifications made to the windows on the street façade, the building does not possess this Secondary character-defining feature of Tract Ranch construction.
  - 3. *Traditional building materials (wood shingle roofing, wood siding, brick, stone, and stucco).* The 6263-6265 Montezuma Road building was constructed with a wood-siding exterior, which it still retains. Therefore, the building possesses this Secondary character-defining feature of Tract Ranch construction.

As can be seen above, the 6263-6265 Montezuma Road building possesses one of the three Secondary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

State of California — The DEPARTMENT OF PARKS		Primary # HRI #		
CONTINUATION	SHEET	Trinomial		
Page 14 of 18	*Resource Name or #: 6	6253-6275 Montezuma Road		
*Recorded by: J.R.K. Strop	es and Brian F. Smith	*Date: 11/13/18	■ Continuation	□ Update

• <u>Modernism Context Statement – Tract Ranch Style Evaluation Criteria</u>: In evaluating the potential significance and eligibility for designation of Tract Ranch-style buildings, the Modernism Context Statement (City of San Diego 2007) notes the following:

Candidates for individual listing should exhibit most of the character-defining features of the style and retain a high degree of integrity, and may be associated with a significant builder or designer. While additions to Tract Ranch homes should not preclude eligibility for listing, either individually or in a district context, the impact of additions and modifications must be carefully evaluated when assessing integrity and the home's ability to convey its significance as a representative example of the Tract Ranch sub-style. Significant alteration or loss of character-defining features historically present on the home may render the property ineligible for designation.

The 6263-6265 Montezuma Road building only exhibits some of the character-defining features of the Tract Ranch style and no longer retains a high degree of integrity due to some window replacements on all façades and the loss of original setting. The building is also not associated with a significant builder or designer. Therefore, the 6263-6265 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

The Modernism Context Statement (City of San Diego 2007) further notes:

Examples of larger tract communities in San Diego include Clairemont, Talmadge, Rolando Park, Del Cerro, Oak Park and Linda Vista. Intensive survey evaluation is needed to determine whether these and other tract communities in San Diego are historically significant and retain sufficient integrity to convey that significance as a district.

The 6263-6265 Montezuma Road building is located in Collwood Park, which was not one of the larger tract communities in San Diego. In addition, the 6263-6265 Montezuma Road building was constructed a year after the single-family residences in the Collwood Park Unit 2 tract were completed. It is likely that the duplex was constructed as in-fill rather than part of the tract, which was developed by Guy Lichty in 1950. In addition, the building is located on the eastern edge of the tract and has since been cut off from the other residences through the construction of apartment buildings to the west. As such, the 6263-6265 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

In summary, the 6263-6265 Montezuma Road building possesses only some of the Primary and Secondary character-defining features of the Tract Ranch style and retains little integrity due to the replacement of some original windows on all façades and a loss of integrity of setting. As a result, the building is not a true, significant representative example of the Tract Ranch style as evaluated under the Modernism Context Statement. The building also does not meet the evaluation criteria for designation under the Modernism Context Statement. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Tract Ranch construction and it is not architecturally significant. It should also be noted that due to the fact that no indigenous materials went into the construction of the building, it is not a valuable example of the use of indigenous materials or craftsmanship. Therefore, the 6263-6265 Montezuma Road building does not qualify for designation under HRB Criterion C.

6273-6275 Montezuma Road – General Characteristics of the Tract Ranch Style: The 6273-6275 Montezuma Road building was completed in 1951 in the Tract Ranch architectural style. The Modernism Context Statement provides character-defining features for both the Custom Ranch and Tract Ranch styles. As the 6273-6275 Montezuma Road building was not designed for a specific client utilizing high end materials, its features are best evaluated using the Tract Ranch style. Tract Ranch-style homes were not generally constructed for a specific client, but were often mass-produced with "cookie cutter" floor plans in which all homes within the development tract would share similar footprints, massing, and materials. Design variations include Storybook/Chalet, Colonial, Contemporary, Spanish Hacienda, and Western Ranch. Inspired by Spanish Haciendas in Mexico and southern California, the Tract Ranch style was the dominant type of single-family residence in San Diego County between the 1950s and the 1970s.

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Page 15 of 18 *Resource	e Name or #: 6253-6275 Montezuma Road

\*Recorded by: J.R.K. Stropes and Brian F. Smith \*Date: 11/13/18 ■ Continuation □ Update

- Primary Character-Defining Features of the Tract Ranch Style: According to the Modernism Context Statement, there are three "Primary" character-defining features of Tract Ranch construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6273-6275 Montezuma Road building.
  - 1. *Horizontal massing*. The 6273-6275 Montezuma Road building is a single story and exhibits horizontal massing. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 2. Usually a single story. The 6273-6275 Montezuma Road building is a single-story duplex. Therefore, the building possesses this Primary character-defining feature of Tract Ranch construction.
  - 3. Low, sloped, gabled roofs with deep overhangs. The 6273-6275 Montezuma Road building currently exhibits a low, sloped, *hipped* roof with a deep overhang. Therefore, the building does not possess this Primary character-defining feature of Tract Ranch construction.

As can be seen above, the 6273-6275 Montezuma Road building currently possesses two out of three Primary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

- <u>Secondary Character-Defining Features of the Tract Ranch Style:</u> According to the Modernism Context Statement, there are three "Secondary" character-defining features of Tract Ranch construction that are applicable to residential buildings. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the 6273-6275 Montezuma Road building.
  - 1. *Attached carports or garages.* The 6273-6275 Montezuma Road building was originally constructed with a *detached* garage, which is still present at the rear of the structure. Therefore, the building does not possess this Secondary character-defining feature of Tract Ranch construction.
  - 2. Traditional details emphasizing the street façade (wood shutters, wood windows, and wide brick or stone chimneys). The 6273-6275 Montezuma Road building was originally constructed with wood-framed windows. All windows were replaced between 2008 and 2011, some of which also modified the original window openings. Due to the loss of all original windows, the building does not possess this Secondary character-defining feature of Tract Ranch construction.
  - 3. *Traditional building materials (wood shingle roofing, wood siding, brick, stone, and stucco).* The 6273-6275 Montezuma Road building was constructed with a stucco exterior, which it still retains. Therefore, the building possesses this Secondary character-defining feature of Tract Ranch construction.

As can be seen above, the 6273-6275 Montezuma Road building possesses one of the three Secondary character-defining features of Tract Ranch construction expressed in the Modernism Context Statement.

 <u>Modernism Context Statement – Tract Ranch Style Evaluation Criteria</u>: In evaluating the potential significance and eligibility for designation of Tract Ranch-style buildings, the Modernism Context Statement (City of San Diego 2007) notes the following:

> Candidates for individual listing should exhibit most of the character-defining features of the style and retain a high degree of integrity, and may be associated with a significant builder or designer. While additions to Tract Ranch homes should not preclude eligibility for listing, either individually or in a district context, the impact of additions and modifications must be carefully evaluated when assessing integrity and the home's ability to convey its significance as a representative example of the Tract Ranch sub-style. Significant alteration or loss of character-defining features historically present on the home may render the property ineligible for designation.

The 6273-6275 Montezuma Road building only exhibits some of the character-defining features of the Tract Ranch style and no longer retains a high degree of integrity due to the replacement of all original windows and the loss of original setting. The building is also not associated with a significant builder or designer. Therefore, the 6273-6275 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #		
CONTINUATION SHEET	Trinomial		
Page         16 of 18         *Resource Name or #: 6253-6275	Montezuma Road		
*Recorded by: J.R.K. Stropes and Brian F. Smith	*Date: 11/13/18	■ Continuation	□ Update

The Modernism Context Statement (City of San Diego 2007) further notes:

Examples of larger tract communities in San Diego include Clairemont, Talmadge, Rolando Park, Del Cerro, Oak Park and Linda Vista. Intensive survey evaluation is needed to determine whether these and other tract communities in San Diego are historically significant and retain sufficient integrity to convey that significance as a district.

The 6273-6275 Montezuma Road building is located in Collwood Park, which was not one of the larger tract communities in San Diego. In addition, the 6273-6275 Montezuma Road building was constructed a year after the single-family residences in the Collwood Park Unit 2 tract were completed. It is likely that the duplex was constructed as in-fill rather than part of tract, which was developed by Guy Lichty in 1950. In addition, the building is located on the eastern edge of the tract and has since been cut off from the other residences through the construction of apartment buildings to the west. As such, the 6273-6275 Montezuma Road building does not meet this evaluation criterion for designation under the Modernism Context Statement.

In summary, the 6273-6275 Montezuma Road building possesses only some of the Primary and Secondary character-defining features of the Tract Ranch style and retains little integrity due to the replacement of an original door and all original windows, the modification of original window openings, and a loss of integrity of setting. As a result, the building is not a true, significant representative example of the Tract Ranch style as evaluated under the Modernism Context Statement. The building also does not meet the evaluation criteria for designation under the Modernism Context Statement. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Tract Ranch construction and it is not architecturally significant. It should also be noted that due to the fact that no indigenous materials went into the construction of the building, it is not a valuable example of the use of indigenous materials or craftsmanship. Therefore, the 6273-6275 Montezuma Road building does not qualify for designation under HRB Criterion C.

#### IV) City of San Diego HRB Criterion D:

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

The 6253 Montezuma Road building was designed by an unknown architect and constructed by Arthur H. McKee. McKee was born in Nebraska and came to San Diego around 1926. He built many of the homes around San Diego State University and one of the campus buildings (*San Diego Union* 1975). McKee was reported as the owner of the Collwood Park Unit 2 tract in newspaper articles and advertisements (*San Diego Union* 1947a, 1947b); however, he was not the owner when any of the 6253-6275 Montezuma Road buildings were actually developed, nor does he appear in chains of title for the properties back to 1948. McKee was also reported to have constructed schools and refurbished the Hotel del Coronado (*San Diego Union* 1975). McKee passed away in 1975 at the age of 80. McKee is not mentioned as a contributing builder of "Modern San Diego" in the Modernism Context Statement (City of San Diego 2007), nor is he on the City's list of established masters, nor does the construction of the 6253 Montezuma Road building provide impetus for him to be added to that list.

The 6263-6265 and 6273-6275 Montezuma Road buildings were designed by an unknown architect and may have been constructed by either Guy Lichty or McKee; however, the notices of completion for both building list the contractor as "None." Guy C. Lichty was a native of Nebraska and operated hotels in Sunnyside, Washington, and Fullerton, California before relocating to San Diego in 1925. Lichty, his brother Roy, Joseph Schenck, Norma Talmadge, Constance Talmadge, Buster Keaton, and William S. Hart were the original developers of the Talmadge Park development in San Diego. He was also one of the developers of Franklin Village in El Cajon and the developer for the Collwood Park Unit 2 tract (*San Diego Union* 1947a, 1947b). Lichty and McKee are not mentioned in the Modernism Context Statement as contributing designers of "Modern San Diego," nor are they listed on the City's list of established masters, nor does the potential completion of the 6263-6265 and 6273-6275 Montezuma Road buildings provide impetus for them to be added to that list.

None of the 6253-6275 Montezuma Road buildings are considered notable works and none of the buildings retain a high degree of original integrity. Therefore, the 6253-6275 Montezuma Road buildings do not qualify for designation under HRB Criterion D.

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Page 17 of 18	*Resource Name or #:	6253-6275 Montezuma Road		
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V) **City of San Diego HRB Criterion E:** 

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

The 6253-6275 Montezuma Road buildings are not listed on the National Register of Historic Places or the California Register of Historical Resources, nor has the property been formally determined eligible for either register. Therefore, the 6253-6275 Montezuma Road buildings do not qualify for designation under HRB Criterion E.

#### VI) City of San Diego HRB Criterion F:

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

The 6253-6275 Montezuma Road buildings are not contributors to any historic district and have never been determined to be potential contributors to any potential historic district. Therefore, the 6253-6275 Montezuma Road buildings do not qualify for designation under HRB Criterion F.

#### **References**

#### Ancestry.com

Various dates. Various official records including census, city directory, marriage, social security, death, and military records.

Brian F. Smith and Associates, Inc.

Various dates. Research library holdings including Sanborn maps, city directories, published regional histories, aerial photographs, and geologic and paleontological references.

#### Burlingame Directory Company

Various dates. Burlingame city directories.

#### City of San Diego

- 2007 San Diego Modernism Historic Context Statement. Submitted to the State of California Office of Historic Preservation.
- 2009a Historical Resources Board, Guidelines for the Application of Historical Resources Board Designation Criteria, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2.
- 2009b Historical Resources Board, Historical Resource Research Report Guidelines and Requirements, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1.

#### Pensacola Directory Company

Various dates. Pensacola city directories.

- San Diego County Recorder Various dates. Various official records.
- San Diego Directory Company Various dates. San Diego city directories.
- San Diego Historical Society Various dates. Various records, receipts, and maps.

#### San Diego Union

1947a New Subdivision Near College Offered for Sale. 27 July:15-A. San Diego, California. DPR 523L (1/95)

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1947b	Advertisement: College Park's Finest Subdivision. 27	7 July:14-A. San Diego, Californ	ia.							
1950a San Diego City and County Building Permits: Guy Lickty per A.H. McKee. 17 August:b-10. San Diego, California.										
1950b	Building Permits: A.H. McKee. 22 November:b-11.	San Diego, California.								
1965	Dr. M.J. Murphy Services Planned. 19 January:A8. S	San Diego, California.								
1975	Rites Planned Today for Arthur H. McKee. 28 Februa	ary:C-4. San Diego, California.								
	Directory Company dates. Sioux Falls city directories.									

United States Bureau of the Census Various dates

### APPENDIX A

**Building Development Information** 

-County Assessor's Building Records -Notice of Completion -Water/Sewer Connection Records -Construction Permits (6253 Montezuma Road) -Site Plan With Footprint -Lot and Block Book Page (None) -Previous Historical Resource Survey Forms (None)

# COUNTY ASSESSOR RESIDENTIAL BUILDING RECORD SHEET / OF / SHEETS PARCEL = 3-100-54 467-171-70-33

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#### MISCELLANEOUS STRUCTURES



#### COUNTY ASSESSOR COUNTY ASSESSOR RESIDENTIAL BUILDING RECORD SHEET \_/ OF \_/\_\_\_ SHEETS PARCEL 33-100-55-467-17/-7/-34 ADDRESS 6263-65 MONTEZUMA RJ 6C 5091 DESCRIPTION OF BUILDING CLASS & SHAPE CONSTRUCTION STRUCTURAL EXTERIOR ROOF LIGHTING AIR CONDITION ROOM AND FINISH DETAIL Light Frame Stucco on Flat A Pitch X Wiring Heating FLOORS FLOOR FINISH Cooling ROOMS B 1 2 INTERIOR FINISH D6.0+4 TRIM Sub-Standard "x "-Gable 1 K.T. Conduit Forced Clean'a Material Grade Ceilings Walls ARCHITECTURE Standard Sheathing Siding B.X. ″x Hip 4/4 1 Coble Grovity Humid. All X H P DI A D+ Above-Standard Concrete Block Shed 4 Fixtures Wall Unit 1 Stories Special B.& B. T.& G. Cut Up Few Cheap Ent. Hall Shingle Word TYPE Brick Dormers Avg. Med. Floor Unit Livino Use Design FOUNDATION Adobe Shake Roft. "x \* Mony Specia Zone Unit Dining Single × Cancrete Floor Joisti B.8 B. T.& G. Gutters Centrol " STUDIO Double 157. "\* Reinforced X BX EAV PLUMBING Bed 1 2 \*\* "x \*-Duplex Brick Brick Diantes Shingle Poor X Std. Spec Bed Stone Apartment Wood Sub-Floor Shake Oil Burner WINDOWS Flat-Court Piers Concrete Floor Tile Sink Motel D.H. Casement Tile Trim Laundry M-B.T. U. Diretter 3 LINO Compo.; Sek Insulated Ceilings Metal Sash X Water Htr.-Auto. Fireplace Kitchen / E 2 Units Light Heavy Insulated Walls Screens Compo. Shingle Water - Softner Drain Bd. Moterial: Ti Lgin: 8 Ft. Splash: 2'T, RATING (E,G,A,F,P) CONSTRUCTION RECORD NORMAL % GOOD EFFEC. BATH DETAIL APPR. Arch. Func. Con-<u>Storage Space</u> Work-Attr. Plan form Cupbid Closet minship Fl. No. Permit YEAR YEAR Remain'a FINISH FIXTURES SHOWER Amount Table Dofe Age % Cond. No. For Life Floors Walls Wc. Lo. Tub Type Grade St. O.T. G.D. Finish 53 R60 36/53 Db19 GAR AAAAA 11.000 4-2-51 1951 1961 7 93 4 A 1100 1 2 P1-04 272 M 1 - 517 ALA 1951 1966 2 1-A A A A 1971 SPECIAL FEATURES Book Coses Built in Refrig. X Venetion Blinds " " Oven & Plate" Shutters G.DISP × Vent Fan " " Dishwasher × 0 C Nas COMPUTATION Sussekemper R. ANDERSON 27/ Appraiser & Date Unit Cost Unit Unit Area Cost Cost Cost Cost Cost Cost Cost Cast 13068 1320 9.90 360 504 2.60 310 CCPIZI 348 116 3.00 N. ( CUP(2) 39 39 1.00 1d. Typs 911 750 40 A. + (Cone) 300 16336 TOTAL 16336 NORMAL % GOOD 93 93. 20P 15192 R.C.L.N.D 15 19210

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THE ROLL NORTH THE DESCRIPTION TITLE DES ORM 595 18-48 ORANCE AND TRUET CONFANT TO BE VALID: This Notice Must Be Plice for Rea WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS) BOIR 3893 8528 NOTICE OF COMPLETIUN NOTICE is hereby given that: 1. A work of insprovement on the hereinafter described property was actually COMPLETED en the 5th day of Decomber , 19.50 • • · . . 2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was Arthur H. a me contractor for work of upprocement at a whole fater "pone") 3. The property on which said work of improvement was completed is in the City of \_\_\_\_ Sin Diego Cor 193, COLLHOOD PARK UNIT NO. 2, otherwise known as 6253 -onteguna ; ... Road, San Mego, California. . 4. The NAMES, ADDRESSES and NATURE OF TITLE of every (erson (including the undersigned) owning any interest in said property is is follows: 3 COMPLETE NUDRESS .. NAME IN FULL NATURE OF TITLE ۰,ç Guy C. Lichty (Ormers as ) 9470 ElGránito, Laliesa, Calif. (Steer and Number) (City and State) 9470 ElGranito, Lalesa, Calif. (Name of undersigned) Fern G. Lichty (joint tenents) · · · · 4 6 .. 5. Dated: December 6, State of Conference. Conference. Conference. Conference. Conference. 0?et , w ... 55. ÷ wing \$40 duly sword, the pases and says that the is the spater of the property described in the forceoing nonice, that "He ... has not the same, and knows the content thereof, any this the last ultrain stated at the he Schutter My C. Kickty Schutter Meren of being me this day of Meren States Notary Public in and Maint Court and State (If this Notice is enseutiable of a comparation use corporate form of verification below and affix corporate scal) State of SPACE DELOW FOR RECORDER'S USE ONLY ٠. State of \$\$. County of 142594 DOCUMENT NO. tyon, first doily second depones and says: That he is an officer. RECORDED AT REQUEST OF to with - of UNAND TITLE INSURANCE AND THUSI IS. a croctate g, which is the owner of the projectly described in the written Notice of Completion executed by tail opportion; e.g. in has read the same and know the contents thereof and that the types therein stated are true of ho own know/register that he makes this vernication for and on behalt of stal corporation. DEC 11 1550 0150 Minutes Dass / C es) . BOOK 3893 284 Second Sal writed and sworn to before us this OFFICIAL RECORDS San Diego County, Californie -ROGER N. HOWE, County Recorder da di . . . . . **. 19**. · · . Notary Public in and for said County and State

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الروشي المستحد مراق الرواق ACODMMODATION FILING HILL A GRUNE . . ..... 88 a property was actually COMPLETED NOTICE & heaty gives since 1. A ve a de 27th day at July ----systematic gain ž 2. The instat of the CONTRACTOR, if may, he such work of improve ent is a whole was. <u>\_\_\_\_\_\_</u>\_\_\_\_ -----...... None ...... ------. . at in a prosement as a whole in .**.**. 3. The property on which used werk of supervenance was completed is in the City of \_\_\_\_\_\_ San Dingo . • County of San Diego Lot # 194 Collwood Park Unit # 2 . . . 2 • . • 4. The NAMES, ADDRESSES and NATURE OF TITLE of TWO person (including the undersigned) owning any interest 5--- n.w. in said property is as follows: . · ŗ. : NATURE OF TITLE NAME IN FULL COMPLETE ADDRESS . - -- . , . . · · · ۰. (Street and Number) (City and Scate) (Name of undersigned) 4496 Buclid Ave. San Dig 6, Cal Guy C. Lishty *70* 3. mus C. Lin 5- David the July 27, 19-21 1 maria State of California <del>i 7</del>57 -\$\$, Canaty of San Diego ····· Frank C fichty bring for the for the for the for .<sup>ر</sup>. .. . . . <u>.</u> -. . . ۰. ty ..... ÷ SPACE BELOW FOR RECORDER'S USE ONLY : • 10 10 10 d by a composite (11 114 DOCUMENT NO \_\_\_\_\_\_ OF 140 State of California ..... County of San Diego ( .... ===: ٠. being first daly swirm, deposes and says: That he is an officer, فيستعمون ÷ AUG 1 1951 a comparison, which is the sorter of the property deviated in the which besies of Damphoton emission by each comparison, there has much the serie and house the contents therein and that for facts therein infinite are true of his own is sorteday; there has may be they verify the for and on head of and comparison. <u>\_\_\_\_</u> UCIN 4188 INGE 276 ini; . . . Sen Diceo County, Cattornia -----(Signature) ء.. ب ج.ب BERR & MILL Courty Browlet Subscribed and ewons to before the this .... <u>.</u> day d\_\_\_\_\_\_\_ 19\_\_\_\_ - Ho H Nyuny jyhte in and far and Querte and state ٠, . . .. 3. . · ~<del>....</del> and and the second s . . . · · ·

m. 75+ ------ 68 (TO BE VALUE) ACCOMMODATION FILING ITICE O **EEEEEEEE**EEEEE what superty was achiely COMPLETED NOTICE is heady given that: I. A weak of July 27th day et.. . 2. The same of the CONTRACTOR, # mp, for m ch with if i : ::... liona -(11 10.0 ik al-is nt si a whole inset "a San Diego 3. The property on which said work of improvement was completed is in the City of ... Country of San Diego - State of California, and is described as follows: Lot # 195 Collwood Park Unit # 2 : ' • · ٢, 4. The NAMES, ADDRESSES and NATURE OF TITLE of every person (including the undersigned) owning any interest in said property is as follows: NAME IN PULL COMPLETE ADDRESS NATURE OF TITLE (Street and Number) (City and State) (Name of undersigned) pace Buelid Ave. Son Diero, Coli . Court Swr. C. Lichty ··----Jan 5. Dared: Justy 2.7\_, 1955/ State of California ( ... County of San Biego ( ..... Ð., . ۰. Second and are · \_ .\*. . . . . **. .** . . 3 SPACE BELOW FOR RECORDER'S USE ONLY nt i -----State of California ٠. 94144 \$5. . . . . County of Sam Diego DECORDED AT DECUEST OF <u>.</u> ۰<u>۰</u> being first duly swines, deposes and mys. That he is an officer, THEN TITLE INSURANCE AND THEAT COMPANY AUG 1 1951 a constraints, which is his own and the ---contrato, what is the owner of the property described in this Notice of Completion executed by and corporation is resid the same and known the contrast, derord and refacts therein statud are true of his own knowledge; there has his writhcastion for and on behalf of mid corporation. ÷ Zitantes Pest BOOM 4188 FASE 274 2.0 (Nerranter) . <u>;;</u>\_;; in and strong to and San Dices Countil, Childons .... day at-CRA HORL Solate Public to und for stat O la anna thairtean chàir ÷..... • . . ... . . . . . .

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LOCATION OF CLEAN OUT 5' in from Main LATERAL ENTERS PROPERTY 5-24-1951 MCCTATY 5-/6-5	12-4211 FORM 742 PUBLIC WORKS DEPARTME STREET MONTEZUMA Rd.			#36154 P RECORD 4-3-51 MENT - SEWER DIVISION HOUSE NUMBER 6263		
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# 6273

OFFICE COPY (via shop) CITY OF SAN DIEGO, CALIFORNIA Addresso-graph Service Book WATER DEPARTMENT SERVICE ORDER AND RECEN Date\_ Payment Having Been Made By Meter at Sanvale Monate P. C. Location The undersigned hereby subscribes to gaid agrees to bacound by terms of agreement printed below. Bar Mail Water Bills lagued To Address LOT LINE of IT. 8 E. W. THIS SPACE FOR USE OF WATER FOREMAN ONLY Line of lor Street 6n Bogles trans Street Size and Kind of Pipe Used Meter: Meter Reading Date Signed: 100 Concercion a Farmer





7300. Bam Nesbitt, per self, res, and garage, 5025 Sterling Ct. \$6600. Bam Borg, per Gro. Lucas, apt. over ar., 7758 Eads, \$7700. Cape Cottage Homes Inc., per self, res, and gar., 984-90-90 Catalina Bivd. and 3804 Taibot. each \$9500; same. per same. res, and gar., 3812 and 20 Taibot. sach \$9500.

Born today, you have a tremendous amount of energy and willpower. Highly talented, you are something of a genius-but even genius needs application and devotion to an ideal for success. Your magnetic personality makes it possible for you to get along with all kinds of people. You have a gift for being able to speak well in public, and you have talent for literature and like philosophy and history. rea, and gar and 3874 Taibot, each \$9500. 20 Taibot, same, res, and gar, 3812 and 20 Taibot, beople. You have a gitt to people. You have a gitt to taient for literature and like philosophy res, and gar and the stars have in store plamond, \$14,700; res, over gar, 728 and read the corresponding paragraph. Let your birthday star and read the corresponding paragraph. THURSDAY, NOV, 23 THURSDAY, NOV, 23 Thus and the stars have to star and (Nov. 23-Dec. 22)—At-Diamond, \$14,700; res. over gar., 722-3-6 Diamond, \$7200, Hazel Miller, per L. Anderson Co., res. and gar., 3869-89'9-71 Menlo, \$16,000, James Dawkins, per William Ostierhout, res., 5029 Voltaire, \$3800; res. 5025 Vol-taire, \$3800. THURSDAY, NOV. 23 SAGITTARIUS (Nov. 23-Dec. 22)—At-tend a lecture or the theater for much-needed recreation and relaxation. Let down tensions. CAPRICORN (Dec. 23-Jan. 20)—Don't worry, no matter how dreary the outlook is. Prospects should take a turn for the better, soon.

BUILDING PERMITS TO DATE **Year** 1949 1950 No, 12,098 14,542 Value \$81,488,048 \$51,446,418

ELECTRIC-CITY

By STELLA

(24 Hours of Fire Service)

11:21 p.m. Monday-3700 block on Amaryliss Dr.; power line on ground: stood by for emergency crews. 8:27 a.m. yesterday-3927 Wildwood Rd; damage to bathroom and contents; heater ignited clothing. 1:43 p.m.-1410 Grand Ave.; investi-gated escaping refrigerant gas: no damage.

Notice to Bidders

ELECTRIC-CITY Bwartz, per Padre, 3194 Midway (10 Hancock, per Gardner, 3966 30th (8 Roller Rink, per Spatz & Frank, 3630 Dale Harlan, per Davies, 1420 Upas Dale Harlan, per Davies, 1420 Upas

now. ARIES (March 22-April 20)—Plan your future program of activities. Consult those in authority for special advice. (1 htr). McFall, per same, 4045 San Juan Rd. Mcrail, per same, vol ost van and future program of activities. Consult Branson 48 outs, 10 fix, 2 htrs., McCann, per same, 4180 Alabama (32 outs, 8 fix, 3 motors). Rohde Plumbing Co., per A. Myers, 8994 Linda Vista Rd. (15 outs, 9 fix). Complete a lob requiring manual skill. GEMINI (May 22-June 22)—A quiet GEMINI (May 22-June 22)—A quiet Charles and complete a lob requiring manual skill. GEMINI (May 22-June 22)—A quiet

McCann. per same. 1400 manual skill.
Gounplete a job requiring manual skill.
Bobde Plumbing Co., per A. Myers.
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Rosecrans (2 fix, soil, 2 gas). G. A. Gibson, per same, 4333 University prios Inn, per same, 3225 El Caion (1 Bas). Amelia Wankmueller, per same, 728 Broadway (1 gas). Pfolk Lynch, per A. O. Reed, 317 F St. BuildDing-COUNTY Purg Reynolds. Central per Verl Verl

BUILDING-COUNTY Perry Resmolds, Central per Verl Hous-ton, 4737 67th, res. and gar., 3243 San Carlos Dr., \$11,000. C. A. Lewis, 5176 Foothill, per Kilcka-Preston Bidg. Co., 116 Washington Bt., 6552 Tower, Lemon Grove, \$7200. O. Preston Jr., 116 Washington, per Same, 6865 Tower, Lemon Grove, \$7200. Chas. Flamm, P. O. Box 154, Alpine, per selt, hot house. \$1000. Wallace J. Way, Rt. 1. Box 78-W. per sell, hot house. \$2000. J. R. Kirkpatrick, P. O. Box 598, Vista. B6240.

J. R. Kirkpatrick, P. O. Box 598, Vista, Ber seif, res. and gar., Olive Ave., Vista, 86240. Vessels in Port At source for a A.M. VESTERDAY At buors in stream, except as poled. (See key bolow) Aix (ns), Bara (ne), Bue, Bradford (ns), Brewn (ns), Cabildo, Carbonero, Collett, Deflaven, Evens, George, Hubber, Evens, Montrose (ns), Nereis, Perch, Pien, Library, Building Materi-ation, Keosanqua (ss), Koka (ns), Lena-wet, Montrose (ns), Nereis, Perch, Pien-Band (ns-N), Pinola (ss), Prairle, Heddiah, Barsi (ss), Satyr (ss), Evendo, Skatit (ns), Sperry, Sphinx (ns), Etemad (ss), Swenson, Tortus, Volador, PCE 1400 (ss), PCE 1400 (ss), 1235 (ab), 1233 (ab), 462; LSUKs 409 (ns), 412 (ns), PCE 1400 (ss), 1235 (ab), 1233 (ab), 1435 LSUKs 409 (ns), 1437 (ab), 1436 (ab), 1446; LSUKs 60, 123, 1146; KEY-(ab), 1033, 1146; KEY-(ab) Amphib. Base; (anch) an-ehorase; (a2) Amphib. Base; (anch) an-and amphi

1110, 1083, 1146. **EEY**—(ab) Amphib. Base: (anch) an. I of the Government Code. chorage: (a21) anchorage 21: (B Bi.) B Bi. Pier: (bdwy) Broadway Pier: (c) Electron-ics Laboratory: (ff) Fuel Vacility: (G Bi.) 7 Bi. Pier: (mb) Marine Base: (n) Naval Pier: (nd) Net Depot: (ns) Naval Station: [nes.-J] Nval Air Station Berth J: (ss) School; (cr) Coronado Roads.

RETURNING

Continental Santa Fe

Ar Los Angeles 10:80 2:80 5:45 | 6:00 10:00 Lv/Los Angeles 8:00|11:80| 8:80 | 7:80 |12:80

AriSan Diego (10:45) 2:15 | 6:15 (10:16) 8:15 S. M. SULLIVAN, Agent.

ANDERSON MORTUARY MITH-Marilyn, Daughter of Mr. and Mrs. Clinton Smith. Graveside serv-ices Weil. 2 p.m., Ft Rosecrans Ceme-tery, Johnson-Saum Mortuary, BENBOUGH MORTUARIES

tery, Johnson-Saum Mortuary, STRINGR-William L. Father of Mrs. Bert Schrader, William A. and Em-bert L. Stringer, Leroy W. and Arthur W. Rose, Mrs. C. L. Barker and Earl B. Woolsey. Brother of Mrs. Mattie Drake, Services were held Mon. after-noon, Heath Funeral Home, Inter-ment Mankato, Kan. BENBOUGH CREMATORY TWO CONVENIENT LOCATIONS DOWNTOWN NORTH PARK 11 Date St. F-2144 2878 El Cajon, T-9223 BERGE-ROBERTS

 Down Town
 BORNTOWN
 BORTT PROPERTY
 BORTT PARK

 111 Date St., F-2144 2876 EI CAJON, T-9223
 BERGE-ROBERTS
 Lot Leveling -- Tree Remcvcl

 507 National Are., National City G-7-4671
 BONHAM BROTHERS
 Lot Leveling -- Tree Remcvcl

 507 National Are., National City G-7-4671
 BONHAM BROTHERS
 Lot Leveling -- Tree Remcvcl

 518 Cedar St.
 F-ranklin 7428
 MOETUARY

 528 Cedar St.
 F-ranklin 7428
 FOR EXCAVATING & CEMENT WORK

 5207 El CAJON BLVD. MORTUARY
 FOR EXCAVATING & CEMENT WORK

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 FOR EXCAVATING by craftsmen. Antiaues

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 5207 El CAJON BLVD. MORTUARY
 FOR EXCAVATING Veteran. Work

 538 CODBODY'S IVY CHAPEL
 Fore stimates, M-5300.

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 CALL M-4-3131
 And CREMATORY

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 AND CREMATORY
 Fore estimates, M-506, Fo-9-5621.

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 AND CREMATORY
 Fore estimates, M-506, Fo-9-5621.

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 AND CREMATORY
 Fore estimates, M-506, Fo-9-5621.

 <td

HILS.—Edry M. Wife of Thomas Wills; mother of Melinda. Nancy and Timmy Wills: daughter of Mr. and Mrs. R. A. Milier. Services Wed., 2 p.m. Benboush Downtown Chapel Entombment Gypress View Mausoleum. San Diego & Arizona Eastern

SGR Diego or Arrizonu gustern (Standard Time) Lv. San Diego 7:05 s.m Ar. El Centro 7:05 g.m Ar. Chloaso (Central Time) 3:00 p.m Ar. New Orleans (Central Time) 4:00 p.m Lv Now Orleans 11:00 a.m Lv El Centro 6:05 p.m Ar. San Diese 11:30 p.m H. KEFEL. City Ticket Agent. M-7711

202 Magnolia, El Cajon Hilidale 4-5192 ROGERS CHAPEL

4094 University T-albot 8111 RYAN MORTUARY 1752 Fourth F-ranklin 6865 TATE'S FUNERAL HOME 3109 Ocean View Blvd M-3332

At the Time of Sorrow . . .

Make an appointment with Exclusive's Funeral Flower Counselor for a simplified, efficient and economical arrangement for

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FORMERLY CAL-AERO 6 MI.S. OF ONTARIO. CALIF. (PROOF OF CITIZENSHIP REQUIRED) INQURE CALIF. STATE DEPT. OF EMPLOYMENT, SAN DIEGO OR WRITE BOX 577. CHINO. CALIF. MEN 21 TO 55

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COMPETENT LANDSCAPING Grading, sprinkling system, masonry LOW DOWN. Terms. T-7678, R-0337 VET — YARD CLEAN UP NEW LAWNS, TRASH HAULING, TRIM-MING, JOHNNIE, T-8755. LANDSCAPE CONSTRUCTION. Complete service. Licensed, Insured. Satisfaction guaranteed. Easiest terms. For free consultation call B-4904. NEW LAWNS, barbecues, sprinkler sys-tems installed. Free estimatos. HANDO BROS, NURSERY R-1882 LANDSCAPE CONSTRUCTION-Retaining & patio walls, cement & lawn work. grading. Rivera's, F-1071, F-9-2464. EXCAVATING & GRADING ROBERT POWELL B-6944 Lot Leveling-Tree Removal Dozing, loading, hauling. W-7-0438. LEADS FURNISHED-BIG PAY

complete Service Bureau. Wade F-0227

Complete Service Bureau, Wade P-0227 MECHANIC exper, in combustion & elec-trical motors, machining, tool & dve making electrical & mechanical equin. tool design, equin, design, drafting, velding & cutting, construction & eraction, God salary plus unusual em-ploye benefits. Write Box P-65. Union Trib. S500 to \$1000 mo., new branch opening in San Diego backed by multi-million-dollar eastern manufacturer Definite promotion nian for qualified men. Must. be sincere, reliable & have car. Phone T-2:74 for personal interview.

CORBEILLE MEDICAL REGISTRY AGENCY Resistered lab. technician 5350 Exper. orderlies, hospital ..... Open 623 Bank of America F-9-6121 REAL ESTAT<sup>®</sup> Broker needed at once Well estab. Imperial Beach office. Opportunity plus best workling con-ditions W, H. OREENWELL, 1228 Paim Ave., Imperial Beach. CORBEILLE

"Small enough to know you, Big e Jough to serve you." 530 NATIONAL AVE. Natl. City OPEN EVENINGS 'TIL 9 p.m.

RADIO TECHNICIAN

Executive Personnel Agency Executive Personnel Agency SALLY FLAHERTY M. ROBERTS Lab. technich. Juli charge (Enchilasi \$400 Alert auto apprentice. 18-19 \$175-5210 Shippina. receiving clerk \$175 Clerk, finance, single, have car \$225 Credit Mgr., exper. \$300 L.B.M. (ab. operator \$300-5400 SALESMEN SALESMEN

Permanent position & excellent pay for highly experienced radio repairman. Must be sober & reliable & understand all makes of automatic combinations. Ability to locate & correct radio trouble oulckly & efficiently a requirement. Bee Mr. Baker. THEARLE MUSIC CO. 640 BROADWAY YOUNG MEN

DALEDIVIEN YOUNG in action, Sell scarce item, boni-fied T.V. leads No canvassing. No ex-perience necessary. We train you, Must have car, \$150 to 1300 weekly commis-sion, Apply at 1032 8th Ave. after 1 YOUNG MEN OR MAPRIED couples under 23 to travel Western States, New York Civ and return for nationally-known com-pany. New car transportation. All ex-penses advanced. Barn \$200 to \$300 monthiv. Permanent work with a saured advancement, if accepted, See Mr. E. Shulls, 11 to 2 p.m., Hotel San Dicgo. WANTED 4 men, specially or car sales-eners on the market a reasonable water softeners, not soft a reasonable water softeners, not such a soft a soft for Escondido. Mr. AchWirn, Gay Seb URIVERS WANTED DRIVERS WANTED Salary plus commission while learnp.m. VIOLIN TEACHER

For elementary music students. Person-allly & character important. Ban Diego assignment. Box F-98. UnionTrib. MILLMAN

Experienced sash. door & frame maker. Apply La Mesa Planing Mill. 4784 Nebo Dr., La Mesa Planing Mill. 4784 Nebo WANTED RETAIL BALESMAN as assistant manager in surplus business. Good opportunity. Write stating exper to Box F-58. UnionTrib.

DRIVERS WANIED Salary plus commission while learn-ing Franchise distributor. Arrangements made after training. Should carn slud to sli25 a week. Apply 11 to 2. S.W. side of Bldg. No. 2. Old Consolidated Plant. 4205 Pacific Hwy. STATE DISTRIBUTOR STATE DISTRIBUTOR MANAGE for used merchandise store. 2571, S. D. 12. DRAFTSMAN (Right of way) 3 yrs. ex-perience Salary \$282-\$327. County Civil Struct Dool monthly. Also dealers. new State Scool monthly. Also dealers. new

MAKE \$2000 monthly. Also dealers, new fast relling item, Mr. Hemphill, 9 to 12 a.m. R-0436. ATTENTION, SERVICEMEN! Employment for Women 21

San Diego Employment Agcy. Bkkpr. full charne N. Park \$200 Steno. P.B.X. 22-32 HEARN MONEY IN YOUR SPARE TIME showing finest line of Xmas cards, notes, stationery, etc. Pree imprint samples. Balboa Greetings, 809 5th. F.9-4835 BHIRT finishers, also sheet folders, must be exper. Bleady, reliable: sood wases. Original French Laundry. 1042 Uni-versity.

ATTENTION, SERVICEMEN! Earn extra Xmas money on liberity time. Can make \$50 or more a week. Worth Investigating. See Mrs. Havden after 12 noon, 213 Broadway. UNEMCUMBERED young man, to learn Automotive Parts business, with one of San Diego's largest new car dealers. Must have some typing ability. Write full information and references to Box C-97, UnionTrib. ENGINE LATHE TURRE LATHE & MILLING MACHINE OPERATORS TYCE ENGINEERING CORP. FT. OF G. ST. CHULA VISTA SHOE SALESMAN Interested in changing line of work; WOMAN wanted to demonstrate appliance in dept, store beginning immediately, \$200, Write for Fri. interview. Box F-71, Theorem 2010 and the store of the store of

### THE SAN DIEGO UNION san diego 12, california \*\* Sun., Jan. 7, 1951 b-7

# Lester Budrow, **Engineer**, Dies At S.D. Home

Lester Budrow, 74 internationally known consulting mining engineer, died yesterday in his home at 2346 Third Ave.

He spent 30 years in Mexico and once headed the Lucky Tiger Mines. He was one of a group of Americans captured and held for ransom by Pancho Villa.

He also had been retained by mining concerns in England, Australia, China and other countries. He and his wife, the former Ruth Miles, had made their home in San Diego for 25 years but also traveled extensively,

He was born in Iowa and was a graduate of the University of Iowa and the Rolla School of Mines, Missouri.

Surviving, in addition to his wife, are a nephew. Robert Budrow, of San Gabriel, and two nieces.

Private services will be con-ducted at 11 tomorrow morning in the family home. The family in the family home. The family requests that no flowers be sent. Passes in Hospital Johnson-Saum Mortuary is in charge.

### Mrs. Ida Mae Carpenter

Mrs. Ida Mae Carpenter, 73, of Mrs. Fannie Hubon Stedman, Diego at the time of his death. 351 Twenty-fifth St., died Friday who watched "New Town's" He was a member of the Midway in a local hospital. She was growth almost from its begin. Kiwanis Club at San Diego and born in Minnesota and had re ning, died yesterday in a local a Masonic Blue Lodge in Los sided in San Diego 42 years. hospital. She was 86 years old. Angeles,

Surviving are her husband, She came to San Diego in 1868 Surviving are his wife, Mrs. Geoffrey; a son, Walter A. Free with her parents and four Margaret Brunger; a daughter Geoffrey; a son, Walter A. Free-land, of La Mesa; a sister, Mrs. Joe Hydeen, of Minnesota, one grandchild and two great-grand-children. With her parents and total Margaret Brunger; a daughter brothers and sisters. The family Mrs. Eloise Rainville, and a sister, Mrs. Elmer Berglund, both of Alhambra, and a brother, Carroll Brunger, of El Monte.



# NEW OFFICERS OF SOUTH OF BROADWAY GROUP

Here are the new officers and directors of the South of Broadway Association, pictured following installation meeting. They are, left to right, seated: Byron Avery, Dan Rossi, Mrs. O. B. Tout, Lynn E. Dean, treasurer; Phil Bartlett, vice president; Isadore Jacobson, president; Dave Bell, vice president; Dr. Hattie M. Davisson, Joseph Zung, Otis B. Tout, sec-retary-manager; standing: Dr. Leland Cook, Walter Church, A. O. Anderson, L. S. Richey, Dr. F. G. Ward, W. A. Stubbs, Chris Canta, L. B. Rudrauff, H. S. Wolf and Fred Barr. Directors not in picture are Crowell D. Eddy and Dr. Myron Insko.

### San Diego City and County Permits

 BLECTRIC PERMITS
 B. D. Cornell, per Dean W. Flesner.
 Diego Chamber of Commerce

 Root, per Slegel, 3591 Dwight (35 outs).
 B. D. Cornell, per Dean W. Flesner.
 Diego Chamber of Commerce

 Sherman-Grav, per same, 3948 Orchard
 Bomita Dr. (5 fix. soil).
 Bomita Dr. (5 fix. soil).
 Commerce

 O. D. Arnold & Son, per same, 4656
 Bonits Dr. (10 fix. soil).
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corge Ribley, per F. Carver, Lakeside



"Everybody's Market Place" -

THE QUICK RESULT PHONE NUMBER . . . . MAIN 3841

Deaths—Funerals

BOOKER-Howard Leon, Benbough Down-

### Navy's Oldest Airman To Speak at Chamber

BOTTINI-Marjorie, Announcement later. Vice Adm. George D. Murray, BRADY-Jack B. Announcement later. Greenwood Mortuary. commander of the Western Sea Frontier and the navy's oldest Bubrow-Lester R. Husband of Ruth airman, will speak at a San Diego Chamber of Commerce membarchin lumabace large the source omit flowers. John-son-Saum Mortuary.

Beach (6)
 Beach (6)

UNION-EVENING TRIBUNE **Classified Advertising Rates** 

Consecutive Insertions Rate per line per day 1 Time 76c 7-29 Times 46e 3 Times 50c 80 or More 4-6 Times 48c Times (Minimum 2 Lines)

 BUDROW--Lester R. Husband of Ruth Niles Budrow, Private services Mon. 11 a.m. at the home, 2346 3rd Ave. Interment. Please omit flowers. John-son-Baum Mortuery.
 4-6 Times 48c Times 48c Mones (Minimum 2 Lines)

 CAMPBELL-Edward L. Gladys Parsons and Harry Howard Cambbell: brother of Joseph R. Camp. bell. Services Wed., 2:30 p.m., Ben-bough Downlown Chapel. Interment.
 3'TUATION WANTED ADB cash, with papers. Bunday in Sunday Union only. Rates on advertising outside of the cight brother of Joseph R. Camp. Bull Services Wed., 2:30 p.m., Ben-bough Downlown Chapel. Interment.

 CLAPPER-Bliabeth M. Merkeley Austin Chapel.
 Mother of Har-insted on request.

 CLARK-May E. Recitation of Rosary at Our Ledy of o'clock. Requiem Mass at Our Ledy of o'clock Requiem Mass at Our Ledy of o'cl

Charles Wild, and Press at Our Lady of an analysis of the development of both Number Ada music be doubled for the short Number Ada music be body stry Chargel.
 CHAFT-John. Brother-in-law of Esther Bieney and Thomas Wilson, Estimated For Willing 15 days after the jast of the development of th

HENRY-Albert Leroy Jr. Age 26. Son of Albert Henry, of San Diego, and Mrs. Burton I Riddle, of Palm City. Bervices Tues., 330 p.m., Cypress View Moruson Kervices ment Cypress View Mausoleum. Herview Mausoleum, Company Comp

children. Funeral services will be con-ducted at 10 a.m. Tuesday in tombment will be in Cypress View Mausoleum. Cisco on Sept. 23, 1868. Montus before, they had left Salem, Mass., where Mrs. Stedman was born. They traveled by steamer from New York to Panama, tombment will be in Cypress View Mausoleum. Carroll Brunger, of El Monte. Mrs. Anna M. Robertson Mrs. Anna M. Robertson, 73, of 4664 Biona Dr., died at her crossed the isthmus and caught another steamer for San Francis-Diego 18 years ago from Escon-tom Mether Priday. She moved to San Dennated, per Hoffman, 3119 Fifty-Make, per same, 523 Montezuma (15) Wiew Mausoleum.
Mrs. May Elizabeth Clark, Funeral services for Mrs. May Elizabeth Clark, 73, of 2936 Maison Ave, with home at 2936 Maison Ave, with hort offered Hubon the block given Marcele, of Tacoma, Wash, and two brothers, James A. Ber-ry, of San Francisco, and Will Berry, of Louisiana.
Arthur L. Dunnells
Funeral services for Arthur L hubons de of plack for \$250 and built house, bools closed for lack of ras 2500, and when the pub-is schools closed for lack of tax at private who died Friday, will be conduct, et at 1:30 p.m. tomorrow in Boin ham Fourth Ave. Mortuary, Bur ial Park.
Wellman E. Johnson
Wellman E. Johnson
Wellman E. Johnson
Wellman E. Johnson
Melle she was still a young woman, she began to gain a
Mile she was still a young woman, she began to gain a
Well be in Oak Hill Cemetery.
Wellman E. Johnson

Weilman E. Johnson Weilman Edgefield Johnson, 71, of Alpine, former assistant operating manager of the Ameri-can-Hawaiian Steamship Co., San Francisco, died yesterday in al officier, Pieners Society the Gaust Angel and Society and So

eed, per G. Magoffin Sr., La Mesa (3) from the former block on Third Ave.; Stevens, per R. Cody, Palm City (4) 5:09 p.m.—2300 block on Third Ave.; rubbish fire; no damage. Martinez, per v. Olson, Palm City NOTICE INVITING BIDS

ided Friday, will be conduct, at 1:30 pm. tomorrow in Bon, school. Later, she was married at 1:30 pm. tomorrow in Bon, school. Later, she was married in Wile, all of Wisconstn.
 *Vellman E. Johnson* Wellman Edgefield Johnson, and agrand agent of San Diego, and agrandaugh tes, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and agrandaugh tes, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saarh Mills, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saar Bark, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saar Bark, ley, of Houston, and test master of San Diego, and a grandaugh test, Mars, A. T. Young, of Saar Bark, ley, of Houston, and Herdy Warther Berry, Bark, Bark, Der San, Mills, Ley, of Houston, and Herdy Warther Berry, Bark, Bark, Der San, Bark, Der San, Mills, San, Mars, A. T. Young, of Saar Francisco, Fuer Farmer, Bark, Bark, Der San, Bark, Der San, Bark, Der San, Mars, Mars, A. T. Young, of Saar Bark, Der San, Mills, San, Mars, A. T. Young, of Saar Francisco, Fuer Fark, Bark, Der San, Bark, Der San, Bark, Der San, Mills, Bark, Der San, Bark, B

<text><text><text><text><text><text><text><text><text> Aff. Function Brunger
 Aff. de Seamon Bru

Mortuary. John Doser LA MESA—John Doser, 81, re-tired merchant who moved to La Base 2 years ago from Chicago, died Friday in his home at 8467 Surviving are his wife, Wilhe, mina Dosephine Waldrip, 74, of 113 W. San Y SIDRO—Mrs. Mary and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, died Friday in his home at 8467 San Structure and the duties of the county move. Surviving are his wife, Wilhe, mina Dosephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Person Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Person Base 2 years ago from Chicago, and Mrs. Josephine Waldrip, 74, of 113 W. Park Bito, and two nices. Surviving are two sons, Harry for 2 years. Mortuary function for the baselited from the formation of the duties of the county treasurer. Brill, England, population 4556, Mortuary Leage ago for a fraing and had resided here 30 years. Surviving are two sons, Harry for 2 years. Brill, England, population 4556, Mortuary Leage ago form the soing ago fraing the fraing for the formation of the duties of the county fraing for the formation of the duties of the county fraing for the formation of the duties of the county fraing formation of the duties of the county formation of the duties

Morulary. VoltzEE-Brooksie M. Wife of Frani Wolter. Mother of Mary Caldrone: als 1 srandson. Daughter of Dessie Watkins Sister of Marle Dobbins and Nita Mor ton. Services Tues. 12 noon, Johnson Saum Mortuary, Internent.

Santa Fe

MISSION FLORISTS 7th and PHONE M.0139



Diero Ar El Centro 12:20 p.m. Ar. Chicaso (Central Time) 3:00 p.m. Ar. New Oileans (Central Time) 4:00 p.m. RETUBNING

RETUBNING Lv. Chicago Lv. New Orleans Lv. El Centro Ar. San Diego B. KEFEL. City Tickes Agent.

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TIDES High

# They'll Do It Every Time



# Health Talks...William Brady, M.D.

Reader asks me to recommend that they have obtained much re-a layman's book on the male lief from the distress of hot climateric, and adds a disarm-flashes by supplementing their flashes by supplementing their ing postscript, to wit, "Your col-regular diet with optional rations of calcium, phosphorus and Vita-man." downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in distribution of attempted arson. The fire downtown hotel, was booked in dis

worth of my own time to answer the reader's query personally. I told the reader that I take no stock in the idea of a male cli-macteric. It seems to me that the attempt to account for a man's behavior or disturbance of health in that way leads to confusion and perhaps neglect of proper hygience or treatment for what alls him. **\* \* \*** It would be easier, and I think as effective to answer such a query in four words: Male cli-macteric my eye. The word climacteric is a \$10 word for "change of life." Or, as Webster says, "a period or point in human life (as, among women, the menopause) in which some great change in the constitution, the menopause) in which some great change in the constitution, the menopause) in which some

a query in four words. Indie the comprised provided and the comprised provi

enough to study elementary physiology and hygiene will get

considerable amusement listen-

ing to the fishwives' chatter. \* \* \* As a makeshift the phony diag count for the complaints of a pa-San Bernardino Compo-El Calon ....El Calon ... El Contro Los Anseles ... Dog Beach ... San Bernardino San Bernardino San Bernardino San Bernardino San Bernardino San San Bernardino San San Bernardino count for the complaints of a pa-tient whose actual trouble the doctor does not understand, and keeps the patient "under control" indefinitely or until the trouble Miami eventually becomes obvious to New Vorkans all

Arson Suspect Held

John L. Meyer, resident of a downtown hotel, was booked in Mobilihome downtown

<text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text> ing postscript, to wit, "Your col-umn sounds friendly and hu-man." So I had to spend S cents of my own money and devote \$4.92 worth of my own time to answer the reader's query personally. I told the reader that I take no stock in the idea of a male cli-mattern to account for a man's behavior or disturbance of health in that way leads to confusion and perhaps neglect of proper hygience or treatment for what ails him. \* \* \*

COMPLAINTS FILED GANN-Beverly Marle vs. Edmund A. CLARKE-Jane Elaine vs. John Robert, BUTLER-Heien Mae vs. L. C. SCHAFFER-Florence I. vs. Harry B. FATTERSON-Wenonah vs. Paul L. COITO-Beatrice A. vs. James J. (Sepu rate maintenance). INTERLOCUTORY DECREES

UNION-EVENING TRIBUNE **Classified Advertising Rates** 

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STUKA TABLETS. New formula medae cepecially for women. 33 mc is supply. AMERICAN DRUG CO., 800 6ih. P-1807
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 AN outstanding diamoid value: Man's diamond rins. center diamond 1.10/100
 carati since quality. 4 side diamonds. Total approx. 88 points. Priced for im-mediate saile 5760, includes inderst day.
 Morrie Pomeranz. 210 Bank Auner, F-3482
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 YOU WILL BE IF YOU CALL WANDA"
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 Auto Code Driving School LICENSED BY CITY OF SAN DIEGO 1572 4th
 MANDA"
 TO HELP OTHERS
 TO HELP OTHERS
 BIRTH CERTIFICATES
 Prepared to meet sircraft factory requirements. He-6607, Sai. Sum.

THE SAN DIEGO UNION

SEWING MACHINE

REPAIRING

We Repair all Makes

WATSON

SAN DIEGO 12. CALIFORNIA Fri., Jan. 12, 1951

### Divorces

**Official Death List** 











ELSEWHERE





Site Plan With Footprint 6253-6275 Montezuma Road

# APPENDIX B

**Ownership and Occupant Information** 

-Chain of Title -City Directory Listing of Occupants -Copy of the Deed From the Date of Construction

Seller	Buyer	Year
Walter N. Lissfelt and Dorothy L. Lissfelt	Union Title Insurance and Trust Company	1948
Walter N. Lissfelt and Dorothy L. Lissfelt	Guy C. Lichty and Fern G. Lichty	1948
Guy C. Lichty and Fern G. Lichty	Union Title Insurance and Trust Company	1948
Union Title Insurance and Trust Company	Guy C. Lichty and Fern G. Lichty	1949
Guy C. Lichty and Fern G. Lichty	Ernest L. Haver and Eula B. Haver	1950
Union Title Insurance and Trust Company	Ernest L. Haver and Eula B. Haver	1951
Eula B. Haver	Larry E. Haver, Trustee of the Eula B. Haver Trust Dated December 13, 2012	2012

### <u>Chain of Title</u> Title Records for 6253 Montezuma Road

Chain of Title
Title Records for 6263-6265 Montezuma Road

Seller	Buyer	Year
Walter N. Lissfelt and Dorothy L. Lissfelt	Union Title Insurance and Trust Company	1948
Guy C. Lichty and Fern G. Lichty	Union Title Insurance and Trust Company	1948
Union Title Insurance and Trust Company	Guy C. Lichty and Fern G. Lichty	1949
Guy C. Lichty and Fern G. Lichty	Robert B. Lutes and Bettye Lutes	1951
Robert B. Lutes and Bettye Lutes	Martin Vander Zee and Elizabeth Vander Zee	1951
Martin Vander Zee and Elizabeth Vander Zee	Leon W. Rider and Florine P. Rider	1957
Leon W. Rider and Florine P. Rider	Gretchen M. Kirwin	1958
Gretchen M. Haniman, who acquired title as Gretchen M. Kirwin	Paul Bohnenkamp and Katherine Bohnenkamp	1959
Paul Bohnenkamp and Katherine Bohnenkamp	Mildred M. Gentry	1966
Mildred M. Gentry	Howard L. Strauss and Barbara Strauss	1975
Howard L. Strauss and Barbara Strauss	Lewis C. Musser and Mary Ann Musser	1977
Lewis C. Musser and Mary Ann Musser	Irma Christy	1977
Irma Christy	Irma Christy, Trustee	1991
Irma Christy, Trustee	Herman A. Harring and Kelly A. Harring	1994
Herman A. Harring and Kelly A. Harring	Herman A. Harring and Kelly A. Harring, Trustees	2002
Herman A. Harring and Kelly A. Harring, Trustees	Herman A. Harring and Kelly A. Harring	2004
Herman A. Harring and Kelly A. Harring	Herman A. Harring and Kelly A. Harring, Trustees	2004

Seller	Buyer	Year
Herman A. Harring and Kelly A. Harring, Trustees	Herman A. Harring and Kelly A. Harring	2012
Herman A. Harring and Kelly A. Harring	Herman A. Harring and Kelly A. Harring, Trustees	2012
Herman A. Harring and Kelly A. Harring	Herman A. Harring and Kelly A. Harring, Trustees	2014
Erin Lien Aldi	David P. Aldi	2016
Herman A. Harring and Kelly A. Harring, Trustees	David P. Aldi	2016

<u>Chain of Title</u>
Title Records for 6273-6275 Montezuma Road

Seller	Buyer	Year
Walter N. Lissfelt and Dorothy L. Lissfelt	Guy C. Lichty and Fern G. Lichty	1948
Guy C. Lichty and Fern G. Lichty	Union Title Insurance and Trust Company	1948
Walter N. Lissfelt and Dorothy L. Lissfelt	Union Title Insurance and Trust Company	1948
Union Title Insurance and Trust Company	Guy C. Lichty and Fern G. Lichty	1949
Guy C. Lichty and Fern G. Lichty	Union Title Insurance and Trust Company	1951
Union Title Insurance and Trust Company	M.J. Murphy and Edna M. Murphy	1951
Union Title Insurance and Trust Company	M.J. Murphy and Edna M. Murphy	1953
Edna Maye Murphy, aka Edna M. Murphy, aka Mrs. Edna Maye Murphy, aka Mrs. Edna Maye Murphy, aka Mrs. Michael J. Murphy	Margaret Moore Gay and Douglas T. Moore	1966
Alma Walker, Executrix of the Estate of Edna Maye Murphy	Margaret Moore Gay and Douglas T. Moore	1966
Margaret Moore Gay and Douglas T. Moore	Jennymae Williams	1973
Jennymae Williams	Thomas G. Morton	1974
Thomas G. Morton	Thomas G. Morton and Marilynn A. Morton, Trustees	1995
Thomas G. Morton and Marilynn A. Morton, Trustees	Thomas G. Morton	2002
Marilynn A. Morton	Thomas G. Morton	2002
Thomas G. Morton	Thomas G. Morton and Marilynn A. Morton, Trustees	2004

Seller	Buyer	Year
Thomas G. Morton and Marilynn A. Morton, Trustees	Thomas G. Morton	2004
Thomas G. Morton	Thomas G. Morton and Marilynn A. Morton, Trustees	2004

## <u>City Directory</u> 6253 Montezuma Road Occupants

Year	Name
1950	Address Not Listed
1951	Book Not Available
1952	Book Not Available
1953	Address Not Listed
1954	
1955	Haver Ernest L
1956	Haver Efficient E
1957	
1958	Book Not Available
1959	Book Not Available
1960	
1961	Haver Ernest L
1962	Haver Effect L
1963	
1964	Book Not Available
1965	Book Not Available
1966	
1967	Haver Ernest L
1968	Haver Effest L
1969	
1970	
1971	
1972	
1973	Haver E L
1974	
1975	
1976	
1977	Corrigan T E
1978	Haver E L
1979	Haver E L
1980	
1981	Book Not Available
1982	
1983	
1984	
1985	Haver E L
1986	]
1987	]

Year	Name
1988	
1989	
1990	
1991	Book Not Available
1992/1993	
1993	
1994	
1995-1996	
1996-1997	
1997-1998	
1998-1999	Haver E L
1999-2000	Haver E L
2001	
2002	
2003	
2004	
2005	
2006	
2007	Book Not Available
2008	Haver E L
2009	
2010	Book Not Available
2011	
2012	Haver Eula
2013	Haver E L
2014	Haver El Lockwood Karen
2015	
2016	Haver E L
2017	]

### <u>City Directory</u> 6263-6265 Montezuma Road Occupants

Year	Name		
	6263	6265	
1950	Address Not Listed		
1951	Book Not Available	Book Not Available	
1952		Address Not Listed	
1953	Address Not Listed		
1954	Stepzinski Anthony J	Groch Sigmund	
1955	Mathers Irma L Mrs	Clark Richd C	
1956		Vacant	
1957	Mathers Irma	Woodward Chas P	
1958			
1959	Book Not Available		
1960	Fujimoto Ernest M		
1961	No Return		
1962	Fujimoto Mildred	Bohnenkamp Paul F	
1963	Kobey Patricia	_	
1964			
1965	Book Not Available		
1966	Tan Joseph	Cherry Virginia Mrs	
1967	Knott Jerry	Cherry Virginia L Mrs	
1968		Gentry Mildred M	
1969	Chapman Joel	Gentry Mildred M Mrs	
1970			
1971		1	
1972	Dahl John B		
1973	Dyson Diane D	Gentry Millie	
1974	Hayes V	-	
1975	XXXX		
1976	Hallford Dan H		
1977	XXXX	Corrigan T E	
1978	Lickhalter David		
1979	McLaughlin M C	Glennon Bob	
1980			
1981	Book No	t Available	
1982	Book Not Available		
1983	XXXX	- XXXX	
1984	Hammant Hugh		
1985	Khan Andy Broadbent Terry	Broadbent Terry	
1986	- XXXX	Address Not Listed	
1987		Atkinson Sue	

N7	Name		
Year	6263	6265	
		Carney Brigit	
1988	Mundy George P	XXXX	
1989			
1990	XXXX		
1991	Book Not Available		
1992/1993	XXXX		
1993	Marotta Emilio		
1994	Buhler Brent Buhler Darla		
1995-1996	XXXX		
1996-1997			
1997-1998	Taylor Bonnie J		
1998-1999	- Cole Chad	Cohen David	
1999-2000		Beckman David	
2001	Harring Herman Lawson Jonathan		
2002			
2003			
2004	Contreras Sal	XXXX	
2005	XXXX	Address Not Listed	
2006	Harring Herman	XXXX	
2007	Book Not Available		
2008	Address Not Listed		
2009		Book Not Available	
2010	Book Not Available	Address Not Listed	
2011		Book Not Available	
2012	Address Not Lists 1	Address Not Listed	
2013	Address Not Listed	Kolina Sean	
2014	Harring Herman		
2015	XXXX	XXXX	
2016	Harring Herman		
2017	XXXX	Book Not Available	

## <u>City Directory</u> 6273-6275 Montezuma Road Occupants

Year	Name		
	6273	6275	
1950	Address Not Listed		
1951	- Book Not Available	Book Not Available	
1952		Reed W H Mrs	
1953	Address Not Listed		
1954	- Murphy Michl J	Ludwick Carl E	
1955			
1956	McCleave Edw G	Greer Ernest G	
1957	Swink Judy	Arnold Harry	
1958	D - 1- N-4	A 1-1-1-	
1959	Book Not Available		
1960	Kreger Gerald		
1961	Beeson Forest	Description Course	
1962	Kreger Gerald	Resnick Sam	
1963	Mann Ralph		
1964	Book Not Available		
1965			
1966	Sector of Charles F		
1967	- Spiegel Charles E	Rowley Elton	
1968	Mullen Robt J	Gay Margt Mrs	
1969	Gay Margt Mrs	Barrett Marilyn R	
1970		Barrett M	
1971			
1972	Gay M M		
1973			
1974	Williams Jen	XXXX	
1975	Colclasure RM	Jims Plumbing	
1076		Swavley Jas W Jr	
1976	-	Maheu Richard F	
1977	XXXX	XXXX Laff Cruig L	
1978		Leff Craig J	
1979	Adame D Joseph	Mays Michael	
1980	Book Not Available		
1981			
1982	Book Not Available	Rogers Dennis S	
1983	Jones Patrick Weiner Lorri		
1984	Oaks John	XXXX	
1985	Dunn Michael		

Year	Name		
	6273	6275	
1986			
1987	XXXX		
1988	Mucher Joseph Nunes Cynthia		
1989	McCone Robert W		
1990			
1991	Book Not Available		
1992/1993	- XXXX		
1993		Martin John G	
1994	Pelayo Steven		
1995-1996		_	
1996-1997	XXXX		
1997-1998	1	XXXX	
1998-1999			
1999-2000			
2001	Meaney Jessica		
2002			
2003	Meaney Jessica Morton Thomas		
2004	Meaney Jessica		
2005	Morton Thomas	_	
2006	XXXX	-	
2007	Book Not Available	-	
2008	Address	Not Listed	
2009		Book Not Available	
2010	Book Not Available	Address Not Listed	
2011	1	Book Not Available	
2012		Address Not Listed	
2013	Address Not Listed	Craig Kevin	
2014		~	
2015	- XXXX	XXXX	
2016			
2017		Book Not Available	

A-476080 BOOK 3916 MGF 200 GRANT DEE 19. Affix I. R. S. J. THIS FORM MENDANISH BY UNION Torm 533 5-30 I, GUY C. LICHTY and FERN G. LICHTY, husband and wife FOR A VALUABLE CONSIDERATION, do hereby ERNEST L. HAVER and EULA B. HAVER, husband and wife, as joint tenants GRANT to the real property in the State of California, described as: County of San Diego, City of San Diego Lot One Hundred Ninety-three in COLLWOOD PARK, UNIT NO. 2, according to Map thereof No. 2495, .3 filed in the office of the County Recorder of San Diego County, August 12, 1948. ... . October 12, 1950 Dated:... · • • ichty Fern C. Lichty SPACE BELOW FOR RECORDER'S USE ONLY . California State of 55. -County of San Diego Oct . 19 19.50 beforavan the addetsigned, a Notary Public in act let, McU Splaty and State, perionally appeared OUY C. LICHTY and EERN G. LICHTY 151552ent angelen of 1 UNION THESE INSURANCE AND TRUST Solver to pre to be the person S. whose name S. BTO Solvertide, of the within instrument and scknowledged that WITWINS my hand and official seal, 850, CO 638 \_Minutes (a). 4 BOMX 3916 PARE 209 Dago (n. 18. Colling) Mystle a. C. rual 2111-222 .0 <u>.</u>63 a mar in Friday B. Carter

QUIT CLAIM DEED

Sec. 1841 18 19

3206 321

UNION TITLE INSURANCE AND TRUST COMPANY, a corporation, of the County of San Diego, State of California, for and in consideration of the sum of ONE DOLLAR, does hereby quit claim to GUY C. LICHTY and FERN G. LICHTY, husband and wife, all that real property situated in the County of San Diego, State of California, bounded and described as

foilows:

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Lots 199, 201, 205, 207, 208, 156, 157, 159, 165, 167, 169, 171, 173, 174, 175, 177, 181, 183; 185, 187, 189, 191, 193, 194, and the East one-half of Lot 176 of Collwood fark Unit No. 2, according to Map thereof No. 2495, filed in the office of the County Recorder of San Diego County August 12, 1948.

All that certain portion of Lot 123; Lot "A" a private way; Lot "B" a private way; that certain unnamed lot or road lying Northerly of Lot 123 of Subdivision No. 1 of part of Urossmont Park, San Diego County, according to Mar No. 1297; filed in the office of the County Recorder and of Lot 398 of Grossmont Park - ubdivision No. 3, according to "ap. 1528, filed in the office of the County Recorder, more particularly described as follows:

beginning at the intersections of the center line of said Lot "A" with the Mortherly prolongation of the Easterly line of said Lot 123; thence bouth 8915! East along said Mortherly prolongation and along said Easterly line and along the Southerly prolongation thereof: 229.92 feet to an intersection with the Southerly line of said Lot "B"; thence South S"0.21 Lost, 41.52 feet to an angle point thereon; thence South 5.001 "est 17.74 feet to an intersection with the center line with said Lot "B" at a point which is South 24°04! East from the Southerly corner of said Lot 123; thence North 24°04! West 162.32 feet to an intersection "with said center line of said Lot "A"; thence South 21°25! East along said center line 167.38 feet to the point of beginning.

Those certain portions of Lot 395 of Grossmont Fare Subdivision to. 3, according to Map thereof no. 1528, filed in the office of the County Federate of San Liego County, February 5, 1913, more particularly described as follows:

Sectribed as follows: said Mortherly line 160,17 feet to an intersection with the intersection with the line is line of said Lot 395; thence North 21°15' Vest along middEasterly line 8.33 feet to the most Northerly corner of said Lot 395; thence South 85°44! West along the Northerly line of said Lot, 88.16 feet to an angle point therein; thence South 68°24! West along said Northerly line 62.60 feet to the point of beginning.

All of Lot 124, Subdivision No. 1, part of Grossmont Park, according to the Amended Map thereof No. 1297, filed in the office of the Accorder of said San Diego County, October 31, 1910, a portion of « Lot 123, a portion of that certain unnamed Lot or road lying Mortherly of and adjacent to said Lots 123 and 124, a portion of Lot "B", a private way, a portion of Lot "A", a private way, all as shown on said Amended Map No. 1297, and a portion of Lot 398, Grossmont Park Subdivision No. 3, according to the Map thereof No. 1528, filed in the office of the Recorder of said San Diego County, February 5, 1913, all bounded and described as follows: bounded and described as follows:

all bounded and described as follows: Beginning at a point in the Southerly line of said Lot "A" and the Northerly line of said Lot 398, which is an angle point thereon bearing South 3°06' East, 20.42 feet from the Southeast corner of Lot 111, said subdivision No. 1, part of Grossmont Park; thence South 75°13' Yest, along said Southerly line of Lot "A", 38.53 feet; thence South 10°22' Fast, 59.74 feet to the beginning of a tangent curve to the right, having a radius of 150.00 feet; thence along the ere of said curve, 115.98 feet through a central angle of 44°18'; thence South 50°04' East, 221.92 feet; thence South 50°39' East, 20.34 feet to a point in the westerly line of said Lot "B" and the Easterly line of said Lot 392, distant thereon South 42°24' East, 10.02 feet; from the most bounderly corner of said Lot "B", 69.42' feet; thence North 22°04' East, 10.41 feet to the host Easterly corner of said Lot 124; thence North 24°04' Vest, 151.91 feet to an intersection with the center line of said Lot "B", 59.42' heat, along said Lot 24' Vest, 10.41 feet to the host Easterly corner of said Lot 124; thence North 24°04' Vest, 151.91 feet to an intersection with the center line of said Lot "A"; thence North 81°25' west, along said center line of said Lot "A"; thence North 81°25' west, 20.32 feet to a booth 20°24' Vest, 20.34 feet to an intersection with the center line of said Lot "A"; thence North 81°25' west, 310, 93 feet to the point alor "A"; thence North 81°25' west, 310, 93 feet to the point alor "A"; thence North 81°25' west, 310, 93 feet to the point alor "A"; thence North 81°25' west, 310, 93 feet to the point of beginning.

### HIFTER CHEFFERRY, the Schlewing:

CANAL MANY

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HIP TL 1 144493804, the filleding thus periods of abdivision No. 1 Part of prosement Park, according thus thereof No. 1297, filed in the office of the County Accorder of San Liego County October 31, 1716 and of Grossmont Park, according to 3, according to Ma, thereof Ho. 1528, filed in the office of the County Recorder of San Diego County February 5, 1913, including a pertion of Lot "A" of said Subdivision No. 1 May "o. 1297 and a por-tion of Lot 32 of said Subdivision No. 3, Mar "o. 1297 and a por-tion of Lot 32 of said Subdivision No. 3, Mar "o. 1528 described as "which said Subdivision No. 1 May No. 1297 and bot 398 of said Cudi-vision No. 3, Ma, No. 1282, which bears South 3°06' East:20.42 feet from the most insterly corner of Lot 111 of said Subdivision No. 1 Fart of Grossmont Park, Map No. 1297, said angle point Deing also in the Northwesterly line of that rarcel 1 described in deed to Guy C. Lichty et ur, recorded August 23, 1947 as Doriment No. 90185 in Book 2.45, 125, 125, 124, 7 Ceet (record North 7573) East 25.19 feet) to the center line of said Subdivision No. 1917 was Doriment No. 50185 in Book 2.45, 125, 125, 125, 125, 25, 196, 196, 197, 25, 105, 25, 196, 25, 196, 25, 105, 2 sale contion pointary between sale bots "A" and 398; thence along said Northwesterly line of sale bichty's Parcel 1 above mentioned and along sale common boundary North 76°23' fast 37.18 feet (record worth 75°13' East j8.53 feet) to the point of beginning. 

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seta anako 🦉 verte erreakt IN WITNESS WHEREOF, said Corporation has caused this by its Vice President and Assistant Secretary and its Corporate Scal to be affixed hereto this 21st day of May, 1949. ت UNION TITLE INSURANCE AND TRUST COMPANY By, See retary vrm 220-Corporation Form wledament-4-47 CALIFORNIA State of 55. SAN DIEGO County of 23rd day of May, 1949, On this before me, the undersigned, , a Notary Public in and for said State and County, personally. BLOYD BALDRIDGE, known to me to be the VICO President, and position that exceeded the within instrument, known to me to be the persons who executed the within instrument, the dependion three to be the persons who executed the within instrument, the dependion three in named, and acknowledged to me that such corporation excepted the same 63/0 st. J. D. THOMPSON, JR., known to me to be the Assistant Secretary of the en hehalt DOCUMENT NO. 46616 SON TITLE INSURANCE AND TRUE MAY 24 1949 1 20 Minutes Dest BOOK 3206 TAGE 12 San Diego Courr

A Sa' Sec. 3. 5

Form \$39 4 47

cr

We, WALTER N. LISSFELT and DOROTHY L. LISSFELT,

For and in consideration of the sum of One Dollar

Do Hereby Quit Claim to UNION TITLE INSURANCE AND TRUST COMPANY,

a corporation,

P.,2690

All that Real Property situated in the <u>City of San Diego</u>. County of San Diego, State of California, bounded and described as follows:

Lots 175, 178, 179, 180, 182, 184, 186, 188, 190, 192, 195, 198, 200, 202, 204, 206, 140, 142, 144, 172, 173, 158, 160, 162, 164, 166, 168, 170 and the West one-half of Lot 176 and the West one-half of Lot 145, all in COLLWOOD PARK UNIT NO. TWO, according to Map thereof No. 2495, filed in the office of the County Recorder of San Diego County August 12, 1948.

Witness our hand sand seal sthis 30th day of September, 19.48

Dorothy L. Dertizet [SEAL] ..[Seal]

·\*\* subscribed to the foregoing 2 Notary Public in and for said County my hand and official seal the day and the year in this certificate first above written. Notary Public in and for said County and State. Mail to: 1:6 J.1 10 EED C V M D State, personally appeared WALTER N. LISSFELT and DCROTHY L. LISSFELT instrument, and acknowledged to me that they executed the same. LISSFELT TO IST day of CCTOBER, 1948, Brid known to me to be the person Swhose names 270 UNION THE INSURANCE ONE TRUST COMPANY DOCUMENT NO. 93650 RECORDED AT REQUEST OF the undersigned UNION TITLE INSURANCE AND TRUST CO. OCT 4 1948 at 45 Minutes Past ss 2969-127 On this..... Witness OFFICIAL RECORDS San Diego County, California 60 and BOGER N. HOWE, County Recorded Cellforria San Diego Umiom TRAL Tennet AU) My commission expires. TTT 1) +688 UNION State of County of SECOND AVENUE BROADWAY there is strength SAN DIEGO 12, CA LIFORNIA S TELEPHONE MAIN 8121

# APPENDIX C

Maps

### -Figure 1: City of San Diego 800' Scale Engineering Map -Figure 2: 1947 USGS Map -Figure 3: 1955 USGS Map -Figure 4: Current USGS Map -Figure 5: Original Subdivision Map With Site Location -Figure 6: Current Assessor's Parcel Map

(No Sanborn Map Coverage Exists for This Area)





# Project Location Map

6253-6275 Montezuma Road

Shown on The City of San Diego 1" to 800' Scale Engineering Map







6253-6275 Montezuma Road

USGS La Mesa Quadrangle (7.5-minute series)




## APPENDIX D

Photographs

## **Historical Photographs**





Plate 2



2008 View of the Northeast Corner of the 6273-6275 Montezuma Road Building, Facing Southwest



Plate 3



2011 View of the West Façade of the 6263-6265 Montezuma Road **Building (Middle), Facing Southeast** 



Plate 4



2011 View of the North Façade of the 6263-6265 Montezuma Road Building and Detached Garage (Middle), Facing Southeast



Montezuma Road Buildings, Facing South

**Current Photographs** 



Plate 1: View of the (primary) north façade of the 6253 Montezuma Road building, facing southeast.



Plate 2: View of the front porch on the primary (north) façade of the 6253 Montezuma Road building, facing southwest.



Plate 3: View of the east façade of the 6253 Montezuma Road building, facing south.



Plate 4: View of the north façade of the 6253 Montezuma Road attached garage, facing south.



Plate 5: View of the east façade of the 6253 Montezuma Road building, facing west.







Plate 7: View of the west façade of the 6253 Montezuma Road attached garage, facing east.



Plate 8: View of the southwest corner of the 6253 Montezuma Road building, facing east.



Plate 9: View of the west façade of the 6253 Montezuma Road building, facing northeast.



Plate 10: View of the 6263 Montezuma Road Unit on the west façade of the building, facing east.



Plate 11: View of the 6265 Montezuma Road unit on the primary (north) façade of the building, facing south.



Plate 12: View of the east façade of the 6263-6265 Montezuma Road building, facing south.



Plate 13: View of the east façade of the 6263-6265 Montezuma Road building, facing west.



Plate 14: View of the north façade of the 6263-6265 Montezuma Road detached garage, facing southeast.



Plate 15: View of the primary (north) façade of the 6273-6275 Montezuma Road building, facing southwest.



Plate 16: View of the 6273 Montezuma Road unit on the primary (north) façade of the building, facing south.



Plate 17: View of the 6275 Montezuma Road unit on the primary (north) façade of the building, facing south.



Plate 18: View of the east façade of the 6273-6275 Montezuma Road building, facing west.



Plate 19: View of the south façade of the 6273-6275 Montezuma Road building, facing northwest.



Plate 20: View of the south façade of the 6273-6275 Montezuma Road building, facing west.



Plate 21: View of the west façade of the 6273-6275 Montezuma Road building, facing east.



Plate 22: View of the east façade of the 6273-6275 Montezuma Road building detached garage, facing west.