



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 10, 2015 REPORT NO. HRB-15-040

ATTENTION: Historical Resources Board
Agenda of September 24, 2015

SUBJECT: **ITEM #7 – 335 Dunemere Drive**

APPLICANT: Edward and Linda Serros Trust represented by Scott A. Moomjian

LOCATION: 335 Dunemere Drive, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 335 Dunemere Drive as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 335 Dunemere Drive under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The building is a one story single family home located on APN 351-090-19-00 in the residential Barber Tract subdivision. The property was located within the boundary of the Draft 2004 La Jolla Survey, but was not identified in the survey because for unknown reasons.

ANALYSIS

A Historical Resource Technical Report was prepared by Scott A. Moomjian, which concludes that the building is not significant under any HRB Criteria (Attachment 1). A historical assessment was also provided by Vonn Marie May at the request of a nearby property owner, and concludes that the building is significant under HRB Criterion C (Attachment 2). Staff has reviewed both documents and concurs with the conclusions of the Technical Report that the building is not eligible for designation under any HRB Criteria. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

Planning Department

1222 First Avenue, MS 413 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

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

Research into the history of the property at 335 Dunemere Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or La Jolla's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 335 Dunemere Drive did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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

The subject building located at 335 Dunemere Drive is a one story single family home constructed in 1936. The house features an irregular floor plan; side gable roofs with moderately overhanging eaves and exposed rafter tails; wood shingle roofing; a combination of stucco, brick veneer and wood board and batten over wood frame construction; and a concrete foundation with floor joists. The entry door is recessed slightly into the brick veneer façade. Fenestration consists of 6-over-6 and 8-over-8 double-hung wood frame and sash windows with shutters. An attached single-car garage is present at the west end of the house. Modifications are limited, and consist of a small 14 square-foot addition on the southwest elevation in 1994, and restuccoing of the house.

Stylistically, the building does not clearly convey the character defining features of any particular style. Both the Moomjian and May analysis identify the style as Minimal Traditional, with the former concluding that the building does not embody the style and the latter concluding that it does. The San Diego Modernism Historic Context Statement lists the primary character defining features as follows: compact size, usually single story; low-pitch gabled or hipped roofs with shallow overhangs; simplified details of limited extent, reflecting traditional or modern themes; and traditional building materials (wood siding, stucco, brick and stone) emphasizing the street façade. Secondary character defining features include simple floor plan with minimal corners; small front porches; modestly sized wood framed windows, occasionally one large picture window; and detached or attached front-facing garages, frequently set back from the house.

The house is one story, but is not compact in size nor does it have a simple floor plan with minimal corners. Instead, the building has a long, irregular floor plan set wide to the street with various jogs, angles and off-setting plans creating many corners. The use of three materials – brick, stucco and wood board and batten – is uncharacteristic for Minimal Traditional buildings, which typically exhibit only one or two materials, with the second material employed on a limited basis. The building also has a fair amount of detailing, with the shutters, stucco detailing

at the eaveline, cut rafter tails, brickwork at the entry and shutters. The windows, particularly those at the northeast side of the house, are larger and generously divided. The garage, which is attached, sits forward of the house, rather than flush or behind it. Overall, the house is larger, more complex and more detailed than is usual for Minimal Traditional houses.

Staff considered other styles as well, including Colonial Revival and Ranch, and found that the building did not embody the key character-defining features of any style. In regard to Colonial Revival, the house lacks a moderate-to-steeply pitched roof; dormers; traditional entryways and pediments; and symmetry. In regard to Ranch, the 1936 date of construction pre-dates custom Ranch architecture in San Diego, and the house lacks a large brick or stone chimney; a central courtyard; a large attached garage or carport; and traditional Ranch flourishes. As the building does not embody the distinctive characteristics of Minimal Traditional or any other style of architecture, staff does not recommend designation under HRB Criterion C.

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

Research into the construction of the property at 335 Dunemere Drive indicates that builder Helen S. Schoefe constructed the house. The May Assessment speculated that the property was designed and built by Charles Larkin, who built a similarly styled house nearby. However, other than this similarity, no documentation is available to link Larkin with the subject property. The Water permit for the property was pulled by Florence Palmer for “owner” Helen Schoefe. Supplemental research by Wendy Tinsley-Becker (Attachment 3), whose work established Florence Palmer as a Master Designer, documents that Helen Schoefe was the contractor responsible for the construction of the subject property. In addition, Tinsley-Becker’s analysis found that the subject property is inconsistent stylistically with Palmer’s work, which is characterized entirely by Tudor Revival architecture. Tinsley-Becker concludes, and staff concurs that the building was not designed by Palmer. As Schoefe is the only designer/builder with a documented association with the construction of the site, and given that Schoefe has not been established as a Master Builder, staff does not recommend designation under HRB Criterion D.

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

The property at 335 Dunemere Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

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 property at 335 Dunemere Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 335 Dunemere Drive not be designated under any HRB Criteria. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Kelley Stanco
Senior Planner/HRB Liaison

KS

Attachments:

1. Applicant's Historical Report prepared by Scott A. Moomjian, under separate cover
2. Historical Assessment prepared by Vonn Marie May
3. Email communication from Wendy Tinsley-Becker regarding any possible association with Florence Palmer, under separate cover

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

Page 1

Resource Name: 335 Dunemere Drive, La Jolla, CA 92037

P1. Other Identifier: N/A

***P2. Location:** Not for Publication

Unrestricted *a. County: San Diego

*b. USGS 7.5' Quad: Del Mar

Date: 1994 T R ¼ of ¼ of Sec; M.D. B.M. SB

c. Address: 335 Dunemere Drive

City: La Jolla

Zip: 92037

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Legal Description

That portion of Playa De Las Arenas, being the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the office of the County Recorder of San Diego County, March 3, 1903. APN: 351-090-19-00.

***P3a. Description:**

The Harriet Copeland Howe/Charles Larkin house is an asymmetrical single story residence designed in the Minimal Traditional style with custom materials specific to master builder Charles Larkins. Its complex-irregular footplate was less a style decision than one that traces the curve of Dunemere Drive, which maximized a rear yard and ocean views at the time. The property was once in the Philip Barber holdings and is contiguous to the historically designated Barber House parcel. The roofline angles in a series of low-pitched side gables with a recessed central formal entry. The low-pitched wood shake roof hosts limited eave overhang with 2"x4" rafter tails spaced at 24". An oversized exterior dominant chimney is at the southeast end of the house. The exterior design elements are a mix of stucco, 'wavey brick' and board-and-batten construction as seen in other Larkins' designed homes in the Barber Tract, e.g., 347 Dunemere and 7204 Dunemere Drive. The original 4x4 pane double-hung windows are present in the front elevation, which are also seen in the other referenced Dunemere houses. The house maintains a high degree of historical integrity from its period of significance, ca.1938.

***P3b. Resource Attributes:** HP2 – Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo or Drawing



P5b. Description of Photo:
Front Elevation

***P6. Date Constructed/Age and Sources:**

Water Permit: 3 Sep 1936

Sewer Permit: 20 Oct 1936

***P7. Owner and Address:**

E.R. & Linda Serros
335 Dunemere Drive
La Jolla, CA 92037

***P8. Recorded by
Consultant for Barber Tract
Neighbors:**

Vonn Marie May
1941 Fairlee Drive
Encinitas, CA 92024

***P9. Date Recorded:**

September 2014

***P10. Survey Type:**

Historic Report

***P11. Report Citation:**

***Attachments:** NONE Location Map Sketch Map Continuation Sheet(s) Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): Attachments A-F – Works Cited

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 *NRHP Status Code 3S

*Resource Name: 335 Dunemere Drive, La Jolla, CA 92037

B1. Historic Name: Howe House

B2. Common Name: N/A

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:** Documents referencing this parcel appear to be in conflict. The water and sewer permits of September 1936 list Helen Sheafe as the owner, which does not reflect any recorded owner in the Chain of Title provided. The Residential Building Record states the construction period as 1936, but with an effective year of 1940. The first directory listing appears in 1939 with Guy Howe in residence. Dunemere Drive was originally the private lane (Dune Lane) that accessed the Philip Barber house and grounds from La Jolla Blvd. Its first listing as a city street in directories was as late as 1931-32. Sequential descending addresses on Dunemere Drive begin at 347 Dunemere (which was originally numbered off of Monte Vista Ave., in 1931), the Barber House is 325, but the Howe/Larkins House is 335. The Drive continues to the end then branches north with numbering starting at 7104 thereafter. Consequently, the address of 335 might have been revised at some point. The house is intact from its initial construction with the exception of a non-frontal alteration in 1994, and clearly reflects the design style of Charles Larkins.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** None

B9a. Architect: Unknown

b. Builder: C. D. Larkins

***B10. Significance: Theme:** Architecture

Area: First Addition South La Jolla

Period of Significance: 1936-38

Property Type: Single Family Residence

Applicable Criteria: C

Criterion C: Resources are those that embody distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

B11. N/A

***B12. References:** (See Attachment F)

B13. Remarks: Map not-to-scale

***B14. Evaluator:** Vonn Marie May

Date of Evaluation: October 2014

(This space reserved for official comments.)



CONTINUATION SHEET

B10. Significance (Continued)

Criterion C: Architecture

Resources are those that embody distinctive characteristics of style, type period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship

MINIMAL TRADITIONAL ARCHITECTURAL STYLE

The Minimal Traditional style is an early subset of the pre-WWII Modern period generally popular from the mid 1930s to the present. The style loosely morphed from the previously dominant Tudor Revival style of the 1920s and 1930s. Stripped of detail from its earlier Depression-era period, this style prevailed en masse through the 1940s and 1950s paralleling the population rise of the post World War II period. It was subsequently eclipsed by the very popular California Ranch style, especially in southern California.

Coming out of the Depression, Minimal Traditional was considered a compromise style reflecting the basic form of its derivative predecessor but far more austere. Roof pitches were moderate, eaves were minimal appearing as though the roofline was lowered and unnecessary detail removed. Cladding was often wood, brick, stone or a mixture of materials. Most examples were one-story, occasionally two-story with a sizeable chimney.

Minimal Traditional style homes were often fairly small cottage-size single-to two story homes with practical floor plans. They are generally asymmetrical with the front entrance off center. Garages may be entirely detached or attached to the main house, but if attached the garage is usually a subordinate element unlike later homes where the garage became more prominent.

These small homes replaced the craftsman-style bungalows of the previous decades as the Minimal Traditional style advanced in the Modern era. However, because they were small, they were also affordable by many working and middle-class families. Rather than small houses, cheaply built of inferior materials, the Minimal Traditional was usually constructed of the same quality materials as larger, more expensive homes. Where they differed was in the number of built-ins and the interior finishes.

General Characteristics

- Asymmetrical
- Shallow to medium pitched, gabled or hipped roof usually with limited eaves
- Small entry porch
- Simple floor plan, rectangular shape, often with small ells
- Garages may be either detached or part of the main house
- Minimal ornamentation

CHARLES D. LARKINS – MASTER BUILDER (1875 – 1945)

Charles D. Larkins was a prolific builder exclusively in La Jolla and in particular in the Barber Tract (the Barber Tract is a potential historic district). Larkins' association with Philip Barber, the Tract's progenitor, and his work with master architect Edgar V. Ullrich has significant associative value. Ullrich designed several Tudor Revival style residences within the Barber Tract including his family home at 7231 Monte Vista Avenue.

Originally a native of Ohio, Larkins made his way to San Diego via Colorado by 1920. Having made his money in Colorado mining interests, he came further west at the same time as Ullrich to take advantage of a boom during the 1920s.

Charles Larkins designed homes in the Barber Tract:



7104 Dunemere Drive

Note: Larkins' repeated materials: Board-and-Batten; 'Wavy' brick, wood shutters; 4x4 pane double-hung windows; 2"x4" rafter tails at 24" spacing; wood shake roof



347 Dunemere Drive

Charles Larkins designed homes in the Barber Tract:



335 Dunemere Drive

DOCUMENTS ATTACHMENT

Building Development & Occupancy Information

- 1 County Residential Building Record
- 2 Notice of Completion –N/A
- 3 Water/Sewer Connection Records
- 4 Building Permits N/A
- 5 Chain of Title
- 6 Directory Listing of Occupants
- 7 1st Owner Deed Copy

1 County Residential Building Record

COUNTY ASSESSOR
 SAN DIEGO CO. CALIFORNIA
 ADDRESS: 335 DUNEMERE DR. SHEETS PARCEL: 357-000-19

#1103
 RESIDENTIAL BUILDING RECORD SHEET 1 OF 1

67C1320

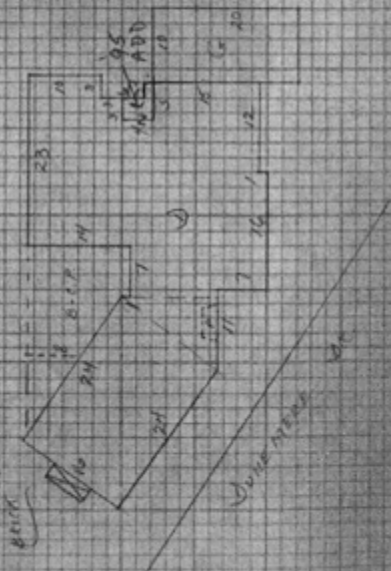
CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOMS		FLOORS		ROOM AND FINISH DETAIL		INTERIOR FINISH	
Light	Sub-Standard	Light	Sub-Standard	Frame	Sheathing	Concrete Block	Brick	Shingle	Shake	Shingle	Shake	Shingle	Shake	Shingle	Shake	Shingle	Shake	Shingle	Shake	Shingle	Shake
X		X		X		X		X		X		X		X		X		X		X	
DESCRIPTION OF BUILDING Roof: Asphalt Shingles, Gable, Hip, Shed, Berms, Rafters, Gutter, Shingles, Tile Trim, Comp. Shingle Exterior: Siding, Shingle, Shake, Brick, Stone, D.K. Cement, Metal Sash, Screens Windows: Metal Sash, Screens Foundation: Concrete, Reinforced Floors: Concrete, Sub-Floor, Concrete Floor Walls: Insulated Ceiling, Insulated Walls Plumbing: Sink, S.T.L., Water, Softener Heating: Forced Air, Radiator, Zone Unit, Control Air Conditioning: Cooling, Humid, Wall Unit Rooms: All, Bath, Living, Dining, Kitchen, Bed, Bed Finishes: Walls, Floors, Ceilings, Trim, Material, Grade, S, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ																					
CONSTRUCTION RECORD		EFFECTIVE YEAR		NORMAL % GOOD		RATING (E, G, A, F, P)		AIR CONDITION		ROOMS		FLOORS		ROOM AND FINISH DETAIL		INTERIOR FINISH					
No.	For	Amount	Date	Year	Life	%	Arch. Finc.	Cond.	Arch. Finc.	Cond.	Pl. No.	Floor	Material	Grade	Material	Grade	Material	Grade			
1	APR 64	280	12-57	1964	33	67	A	A	A	A	7	1	1	1	1	1	1	1	1	1	
2	APR 72	8295	6-70-74	1972	30	62	G	G	G	G	1	1	1	1	1	1	1	1	1	1	

COMPUTATION		1972		1972		1972	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
45 sq ft	1273	10.50	13366	1160	4767	1320	16864
AP			500	500		556	
FP			450	450		500	
B-C-P			364	364		364	
GAR			660	420	520	1640	
Y&Z			800	800		800	
195 PDD							
TR							
TOTAL			16141	17721	26058	3267	
NORMAL % GOOD			71	67	62	100	
R.C.L.N.D.			11459	11873	12436	3000	

A 11 B-58 A 3-84

1 County Residential Building Record

MISCELLANEOUS STRUCTURES						
Structure Found	Cons.	*Ext.	*Roof	*Floor	Int.	Size, etc
1/2 Jans (Back - wall)						16.00
COMPUTATIONS						
D 16x24	314		BT			16.00
16x12	65		17.00 @ 3			51.
1x76	16					10.31
6x24	168					
9x24	201					
3x24	72					
1x17	17					
3x24	62					
16x24	230					
9x100	501.5		12.93 / 192.			
	3130.94					
	14					
Remarks:						
1/2 ADD DRAWN FROM PLANS; ALSO HOME GOT NEW ROOF						
PAINT + EXT. RE-STUCCO WHICH IS CONSIDERED REPAIRS						
WITH NO VALUE CHANGE TO PROPERTY. 4-20-95 JCF						



3 Water/Sewer Connection Records – Issued in error or incorrect address

OPERATING DEPARTMENT
 CITY OF SAN DIEGO, LA JOLLA BRANCH

Work and Service Order No. L 120

GENERAL FOREMAN WATER: Please install 3/4 Service and 5/8 Meter
 at 335 DUNEMERE DR Lot PART Block PLAYA DELAS ARGENTAS
 Job Order No. _____ Budget Allocation No. _____ Date Paid 9/2/36
 Location 204 Ft. SE of NW Line of End Dunemere Street on Dunemere SW
 Meter Size and Make 5/8 TRI. No. 4997013 Reading 0
 DATE: 6-27
16875-110

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

Owner Helen Sheafe By Francis Palmer

Date	Description of Repairs or Services	Label	Material	Total
	8' ft 3/4 cu pipe			
	1 3/4 - #1500			
	1 3/4 - #1515			
	1 5/8 Meter			
	1 #5 " Part			
	50 lbs. Cement			

Installed 9/3/36 Foreman Lisen
243511 PRINTED IN SAN DIEGO

3. Water/Sewer Connection Records – Issued in error or incorrect address

DEPARTMENT OF PUBLIC WORKS
CITY OF SAN DIEGO, CALIFORNIA

SEWER CONNECTION ORDER

Work and Service Order **№ 36733**

Location 335 Dunemere
Make PP Connection

Lot _____ Blk. _____ Add. _____

Owner Playa de los Arenas
Helen & Shepley

Amount Paid \$ SEWER 500 Date 19/7/36

Job Order No. _____ Budget Allocation _____

REF. _____ DATE 6-19-38 PERMIT CLERK _____

Service Taps

Main _____ Ft. 16875 from _____ Line of _____ Street

Service Enters

Property 92 Ft. E from _____ Line of _____ Street

F. E. S. Foreman

(A large red diagonal stamp is present over the lower half of the form, containing the text 'SEWER' and 'DATE 6-19-38'.)

5 Chain of Title

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0814517

Chain of Title
(September 18, 1937 through August 20, 2014)

1. Quitclaim Deed

Grantor: La Jolla Federal Savings and Loan Association
Grantee: The First National Trust and Savings Bank of San Diego
Recorded: September 18, 1937, #59051, Book 701, Page 17

2. Grant Deed

Grantor: The First National Trust and Savings Bank of San Diego
Grantee: Harriet Copeland Howe
Recorded: September 18, 1937, #59056, Book 699, Page 110

3. Deed

Grantor: John E. Howe and Harriet Copeland Howe
Grantee: Frank T. Greene and Esther P. Greene
Recorded: July 11, 1946, #73209, Book 2178, Page 198

4. Grant Deed

Grantor: Frank T. Greene and Esther P. Greene
Grantee: Carol C. Brown
Recorded: May 24, 1947, #54938, Book 2407, Page 240

5. Grant Deed

Grantor: Carol C. Brown
Grantee: Katharan Mc Common
Recorded: August 5, 1947, #80574, Book 2456, Page 448

6. Grant Deed

Grantor: Katharan Mc Common
Grantee: A. Mc Clure Russ and Laura M. Russ
Recorded: July 23, 1948, #72995, Book 2883, Page 229

7. Grant Deed

Grantor: A. McClure Russ and Laura M. Russ
Grantee: Ethel M. Collins
Recorded: January 5, 1953, #493, Book 4704, Page 157

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

5 Chain of Title

8. Grant Deed

Grantor: Ethel M. Collins
Grantee: Albert A. Cavigga and Margaret M. Cavigga
Recorded: September 21, 1979, Recordors File No. 79-394942

9. Grant Deed

Grantor: Albert A. Cavigga and Margaret M. Cavigga
Grantee: Edward R. Serros and Linda Serros
Recorded: November 9, 1982, Recordors File No. 82-344728

10. Individual Grant Deed

Grantor: Edward R. Serros and Linda Serros
Grantee: Edward R. Serros and Linda C. Serros, Trustees
Recorded: August 16, 1989, Recordors File No. 89-438790

– End of Report –

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

Note: We were unable to locate a Lot Block Book Page.

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

6. Directory Listing of Occupants –335 Dunemere Drive, La Jolla, CA

La Jolla Directory

1939 Howe, Guy (1st Listing)

San Diego Polk/Frye City Directory

1939 Vacant (1st Listing)
1940 Howe, Guy
1941-43 Vacant
1944-45 Howe, J.E.
1946 Phone book not published
1947-48 Greene, F.T.
1949 No phone book
1950-1953 Russ, A.M.
1953-54 Vacant
1955-56 Collins, Ethel M. Mrs.
1957-1962 Collins, Karrick
1963-1977 Collins, Ethel M. Mrs.
1978 No Return
1979-1982 Collins, Karrick Mrs.

Directory searches for occupants at particular addresses became available in 1926. Searches prior to that were by names of residents only. Directory searches are corroborative evidence at best, although it was not uncommon to see gaps. Often a directory listing will be off a year or two and may not reflect primary ownership or exact occupancy. A 'vacant' or 'no return' listing may reflect a 'non-response' to the phone company's solicitation.

7 1st Owner Grant Deed

OFFICIAL RECORDS BOOK 699

110

any future owner and holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and / or neuter, and the singular number includes the plural.

B. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed or Trust or of any action or proceeding in which Trustee, Beneficiary or Trustee shall be a party unless brought by Trustee.

C. The undersigned Trustee requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notice.

MAILING ADDRESS FOR NOTICES

STREET AND NUMBER 3761 Fairmount Ave. 3761 Fairmount Ave.	CITY San Diego, San Diego,	STATE Calif. Calif.	SIGNATURE OF TRUSTEE Alice M. O'Mara, Nevlyn P. Thoren.
---	----------------------------------	---------------------------	---

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO 1888
ON this 15th day of September 1937, before me, C.G. Mitchell, a Notary Public in and for said County, personally appeared Alice M. O'Mara and Nevlyn P. Thoren, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.
C.G. Mitchell,
Notary Public in and for said County and State.

Recorded at request of Southern Title & Trust Co. SEP. 16, 1937 at 9 A.M.
Fee \$3.10 C.M. Groves, County Recorder.
By Deputy D. Cole.

59046 (85)

-----0000-----

I, IDA ENGBRETSON

For and in consideration of the sum of Ten Dollars

Do hereby grant to FRANK H. OMAN AND GRACE E. OMAN, husband and wife, as joint tenants,

All that real property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

The East Ninety-six feet of Lot Four and the South Twenty-one feet of the West Ninety-six feet of Lot Three, in Block One Hundred Forty-nine of University Heights, according to recorded map thereof made by C.A. Hinescourt in Book 8, page 30 at sq. of Lila Pundosa, in the office of the County Recorder of said San Diego County.

WITNESS my hand and seal this 8th day of September 1937.

Ida Engbretson, (Real)

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO 1888
On this 8th day of September 1937, before me, Hector F. Heald, a Notary Public in and for said County and State, personally appeared Ida Engbretson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Hector F. Heald,
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. SEP. 17, 1937 at 9 A.M.
Fee \$1.00 C.M. Groves, County Recorder.
By Deputy D. Cole.

59056 (4)

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GRANT DEED

9/18/1937 # 59056 Official Records Book 699, Page 110

THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO, a national banking corporation organized and existing under and by virtue of the laws of the United States of America, having its office and principal place of business in the City of San Diego, County of San Diego, State of California.

DOES HEREBY GRANT TO HARRIET COPPLAND HOWE,

All that real property situated in the City of San Diego, County of San Diego.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

7 1st Owner Grant Deed

OFFICIAL RECORDS BOOK 1699

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PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

State of California, bounded and described as follows:

All that portion of Playa de las Arenas, being in First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to the Map thereon No. 891, filed in the office of the Recorder of said San Diego County, March 3, 1903, described as follows:

Commencing at the Northeastern corner of said Playa de las Arenas; thence South 15 degrees 30' East along the Easterly line thereof, 508.78 feet; thence South 65 degrees 21' East, 112.70 feet to the East Easterly corner of a parcel of land conveyed to Dix Brummond Cassin, by deed dated April 21, 1921 and recorded in Book 1220, page 308 of Deeds; thence South 77 degrees 41' West along the Northernly line of said parcel, 19.16 feet to the Southwest corner of that certain tract of land described in deed to Laura Knapp Larkin, dated October 26, 1934, and recorded in Book 354, page 153 of Official Records; thence North 15 degrees 30' West along the Westerly line of said tract, 49.70 feet to the true point of beginning; thence leaving said line, South 87 degrees 11'30" East, 102.92 feet; thence North 79 degrees 25'50" East, 156.65 feet; thence North 6 degrees 53'15" East, 13 feet; thence North 82 degrees 55'45" West to the Westerly line of said Playa de las Arenas; thence North along said Westerly line of said Playa de las Arenas to the Southwest corner of a parcel of land conveyed to J.J. Rihbert, by deed dated August 20, 1930 and recorded in Book 1806, page 205 of Deeds; thence South 83 degrees 05'50" East along the Southernly line of said parcel conveyed to Rihbert, to the Southeast corner thereof, being also the Southeast corner of a parcel of land conveyed to Theodore N. Hyman and wife, by deed dated July 9, 1932 and recorded in Book 135, page 233 of Official Records; thence continuing South 83 degrees 05'50" East along the Southernly line of said parcel conveyed to Hyman, 64.60 feet to the Southeast corner thereof; thence along the Easterly line of said Hyman parcel, North 15 degrees 30' East, 51.55 feet and North 21 degrees 01' East, 12 feet to the Northeast corner of said parcel; thence South 65 degrees 59' East, 30.27 feet to the Northeast corner of a parcel of land conveyed to Gilbert K. Love by deed dated August 28, 1931, and recorded in Book 43, page 1 of Official Records; thence along the Easterly line of said parcel conveyed to Love, South 21 degrees 01' West, 12 feet and South 13 degrees 33' West, 55.55 feet to the Southeast corner thereof; thence South 77 degrees 42'30" East along the Southernly line of said Love parcel, 50 feet to the Southeast corner of said parcel, being also the Southeast corner of a parcel of land conveyed to Harold W. Dempster, by deed dated September 26, 1929 and recorded in Book 1766, page 263 of Deeds; thence South 57 degrees 44'10" East along the Southernly line of said parcel conveyed to Dempster and along the Easterly extension of said Southernly line, a total distance of 95.25 feet; thence South 20 degrees 38' East, 33.13 feet to the Westerly line of the aforesaid tract of land described in deed to Laura Knapp Larkin; thence along the Westerly line of said tract South 20 degrees West, 19.15 feet; South 70 degrees East, 13.03 feet and South 15 degrees 30' East, 63.46 feet to the true point of beginning.

REMOVING therefrom an easement and right of way for ingress and egress over and across that portion thereof described as follows:

Beginning at the West Easterly corner of the above described parcel; thence South 09 degrees 11'30" West along the Southernly line thereof, 57.35 feet; thence North 26 degrees 05' West, 7.09 feet; thence North 31 degrees 03'40" West, 19.23 feet; thence North 22 degrees 32'20" West, 21.22 feet; thence North 16 degrees 40' East 15.65 feet; thence North 9 degrees 08'10" West, 19.71 feet; thence North 4 degrees 28' East, 12.67 feet; thence North 12 degrees 40' East, 4.15 feet; thence North 26 degrees 30'20" East, 8.28 feet; thence North 58 degrees, 45'30" East, 10.27 feet; thence North 65 degrees 37' East, 9.04 feet; thence North 73 degrees 30'40" East, 22.09 feet to a corner of said parcel; thence along the Easterly line of said parcel, South 30 degrees 30' East, 12.12 feet; South 20 degrees West, 19.12 feet; South 70 degrees East, 13.03 feet and South 15 degrees 30' East, 63.46 feet to the true point of beginning.

IN WITNESS WHEREOF SAID THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO, has caused its corporate name and seal to be hereto affixed by its Vice-President, and Assistant Cashier,--thenceunto duly authorized, this 7th day of July 1937.

10 dollars 10 dollars
Sep. 18, 1937 Sep. 18, 1937
Southern Title & Trust Company

THE FIRST NATIONAL TRUST AND SAVINGS BANK
OF SAN DIEGO,
By R.C. Mason, Vice President,
By A.P. Provost, Assistant Cashier.

THE FIRST NATIONAL Trust and Savings Bank of San Diego.

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO JES
On this 18th day of September 1937, before me, Floyd Whitcomb, a Notary Public in and for said County and State, personally appeared R.C. Mason known to me to be the Vice-President, and A.P. Provost, known to me to be the Assistant Cashier of THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO, the corporation that executed the foregoing instrument, and known to me to be the persons who executed the same on behalf of said corporation, and acknowledged to me that said corporation executed the same.

WITNESS my hand and official seal.

Floyd Whitcomb,
Notary Public in and for said County of San Diego,
State of California.
My commission expires May 19, 1938.

Recorded at Request of Southern Title & Trust Co, SEP. 18, 1937 at 9 A.M.
Fee \$1.00
C.M. Swope, County Recorder,
By Deputy S. Cole.

30056

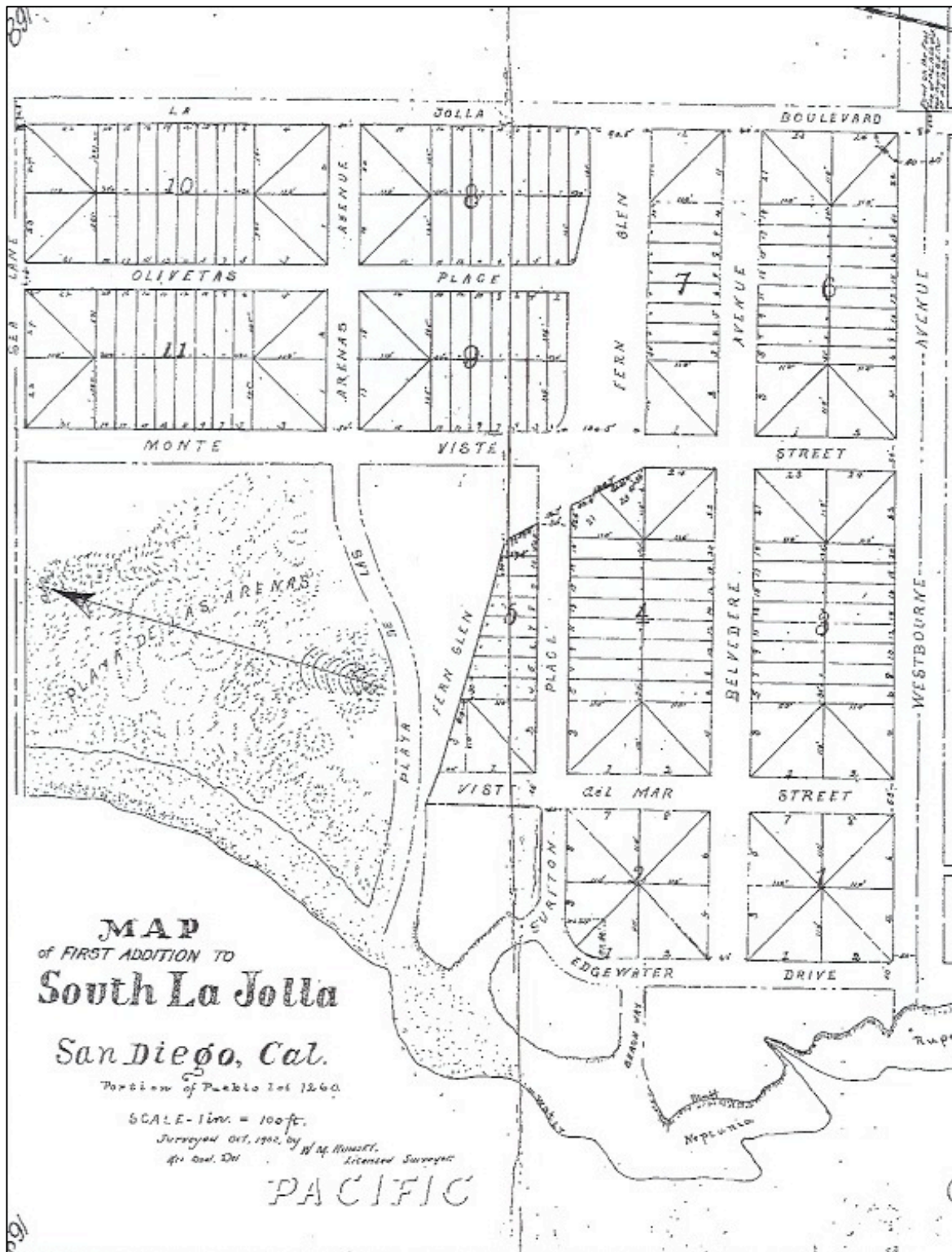
(14)

ATTACHMENT B

Maps

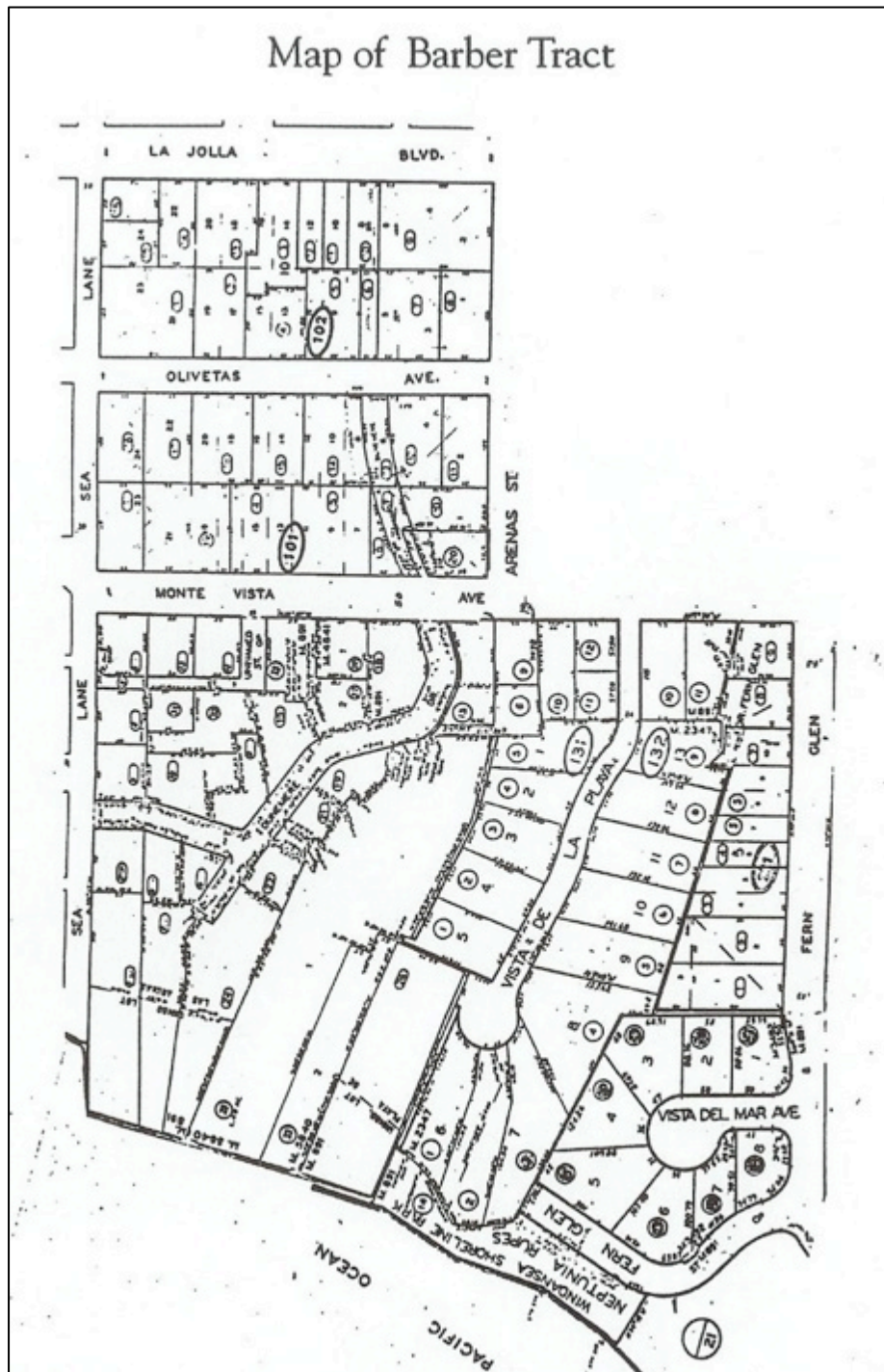
- B.1 Original Subdivision Map
- B.2 Barber Tract Map
- B.3 Sanborn Fire Insurance Maps, 1926, 1949
- B.4 1953 Site Plan – Architect Thomas L. Shepherd

B.1 Original Subdivision Map – South La Jolla

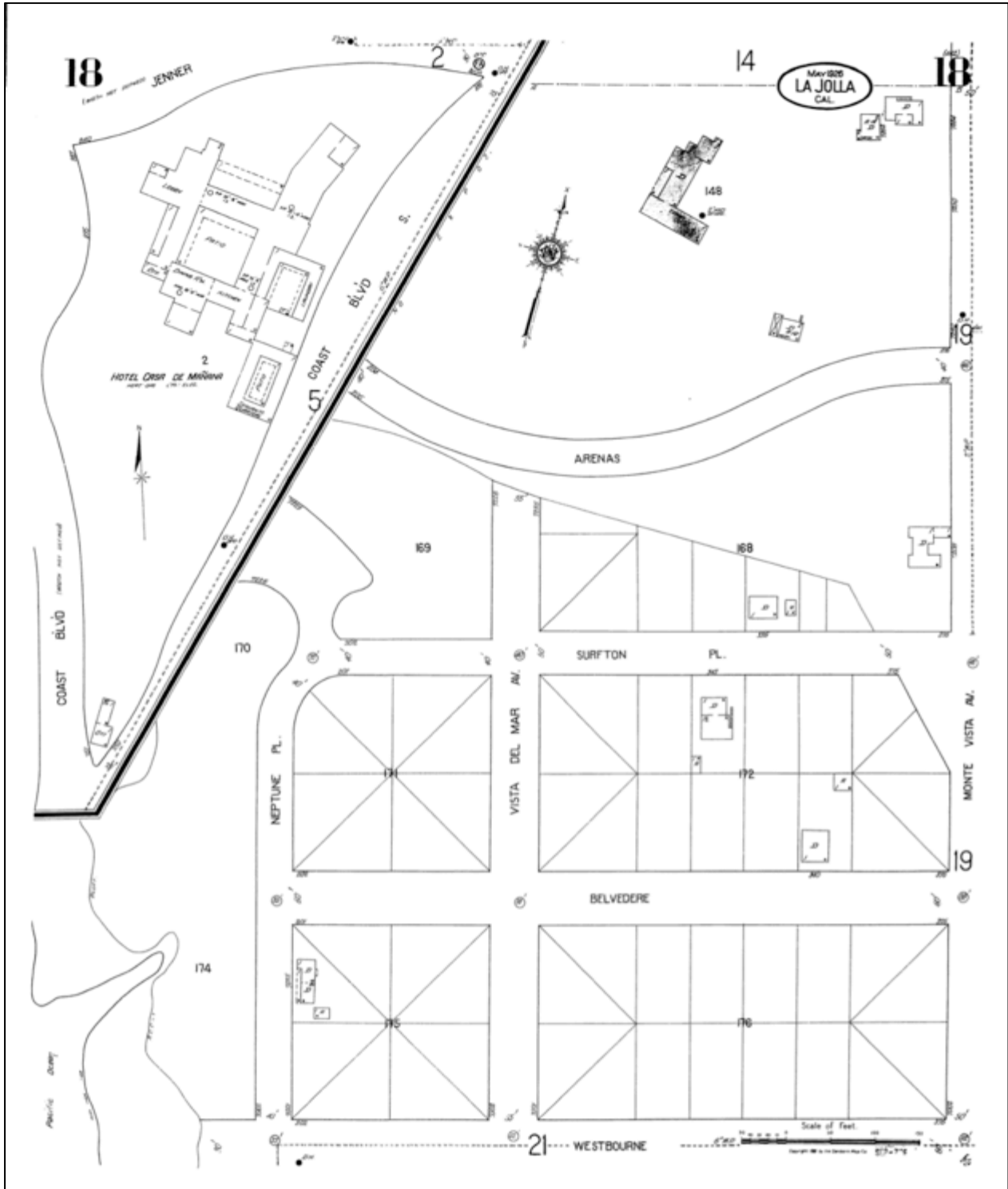


B.2 Barber Tract Map

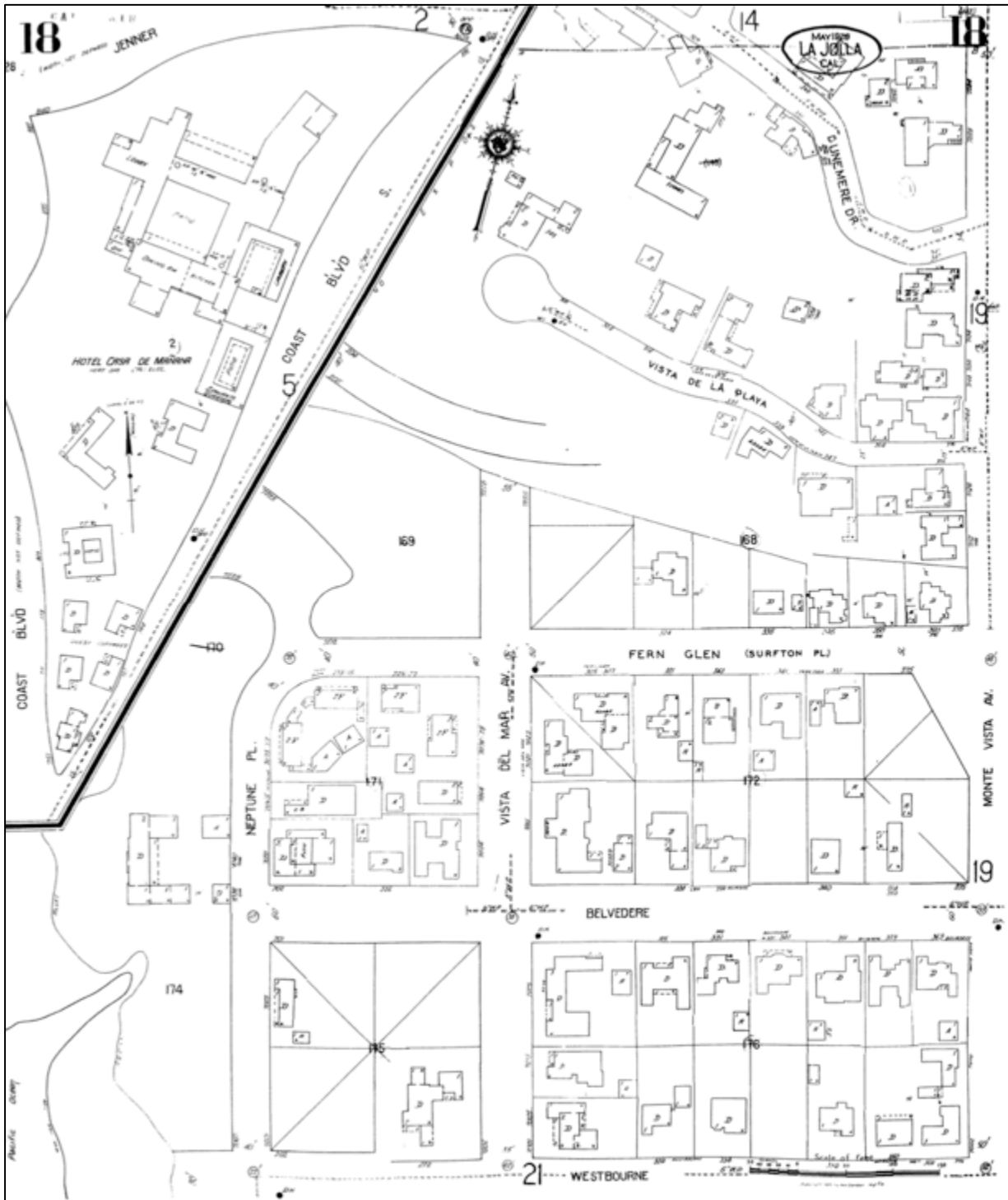
Map outlines all land purchased by Philip Barber from the 1920s through the 1930s. Potential boundary for a Barber Tract Historic District.



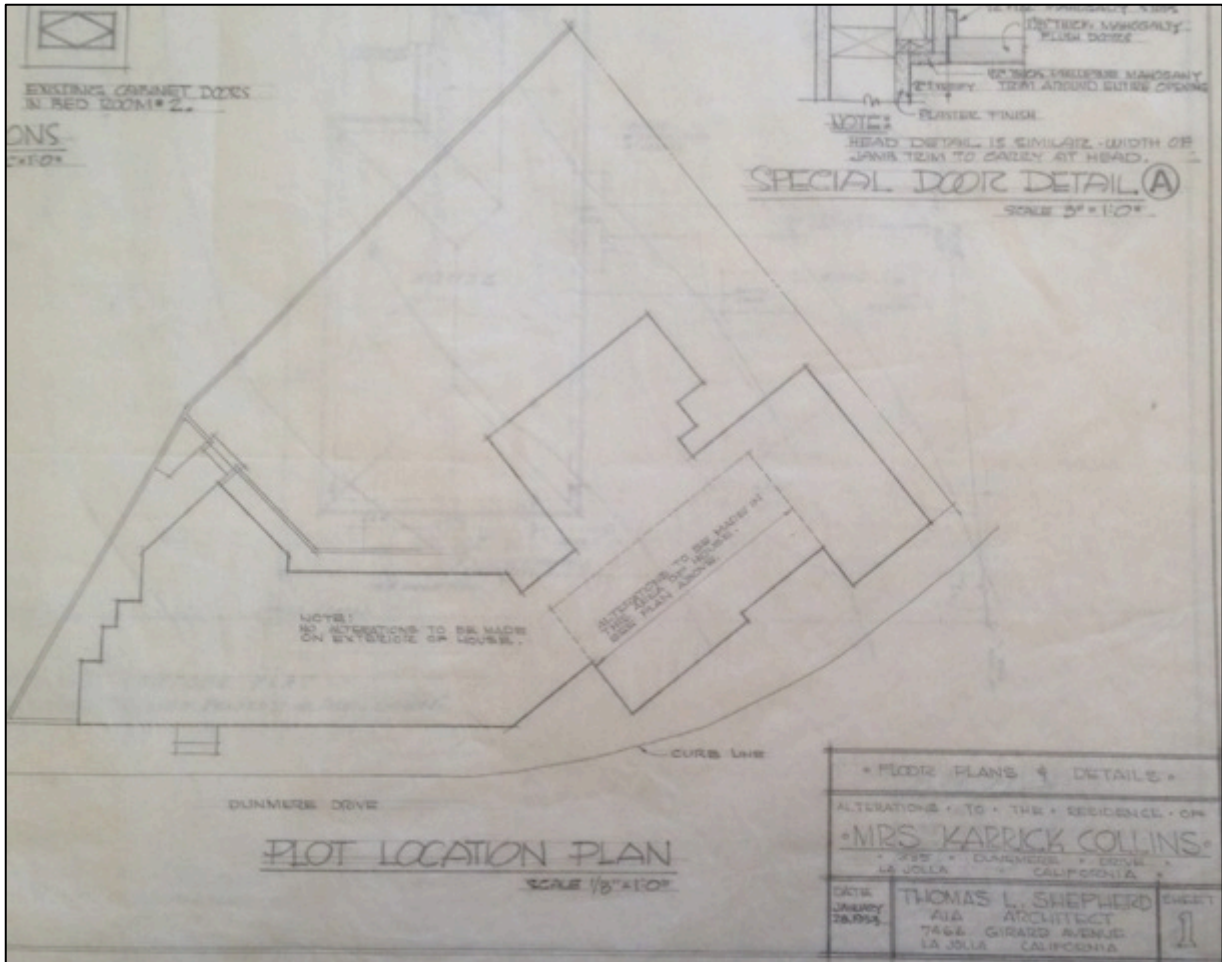
B.3 Sanborn Fire Insurance Map - 1926



B.3 Sanborn Fire Insurance Map – 1949



B.4 1953 Site Plan – Architect Thomas L. Shepherd (Owner Mrs. Karrick)



ATTACHMENT D

Photographs

- D.1 Transitional Photographs
- D.2 Current Photographs North Elevation
- D.3 Current Photographs Overview


D.1 Transitional Photographs - Multiple Listing Cards - 1979

1698-79	THIS INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF	
	WILLIS ALLEN CO. 459-4033	C6L3S3 7169-8169
	(MARGE SEIFERT)	MC: 43AE3
LEGAL: Playa de la Are, So. LJ, 1st Addn., Map 0891 / 351-090-19		ZONE: R 1-5
Lot Size: Irreg. - 3,484 sq ft		TAXES: Prop. 13
1st TD: Clear	BY:	Mon Pmt:
2nd TD:	BY:	Mon Pmt:
BRMS: 2	KIT: 11.8 x 8.6	SPRINK: No
SIZE: 12 x 12;	G/E: Gas	FENCED: Yes
10 x 12.9 Blt in/220: GD/No	FP: LR	Est Sq Ft: CLO
BATHS: 2 (1 shower; 1 tub; 1 SOT)	LAUND: No	SEWER: Yes
FLRS: Hwd	TV ANT: Yes	POSS: C/E-10/1/79
LR: 15.4 x 22.4	ROOF: Shake	PLUMB: Vis. indicates
ENTRY: Irreg	GAR: Sgl	Term Insp: No
Fam RM: No	HEAT: FA	PATIO: Beautiful
DEN: No	Builder: Unknown	VIEW: No
DR: 10.3 x 15	Est Age: Unknown	POOL: No-Rm for: No
BRKFST: No	EXT FIN: Wood	SCH DIST: LJ Elem
Occ By: Owner	Why Selling: Lvg area	TRADE: No

Remarks: A charming traditional home for the lovers of the Barber Tract. Beautiful brick terrace. Exceptional millwork throughout. House to be sold in "as is" condition. Exclude hall fixture. Carpets & drapes incl. Walls: plaster.

OWNER: ETHEL M. COLLINS	CLOFATS
1698-79 2 BR; 2 BATHS	335 DUNEMERE DR., L. J. \$275,000

Sold
8-7-79
Barbara Jovin




Sold 7 August 1979, Owner: Ethel M. Collins

D.1 Transitional Photographs - Multiple Listing Cards - 1982

1889-82 THIS INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF
 WILLIS ALLEN CO. 459-4033 SO2. 5% 82382-M22382
 (BARBARA IOVIN) MC: 43AE3

LEGAL: Playa de las Arenas, So. LJ, 1st Addn, Map 0891/351-090-19 ZONE: R 1-5
 Lot Size: Irreg. 3484.8 sq ft TAXES: Prop. 13 (\$2671.84)
 1st TD: \$148,999.01 @ 12.5 BY: Grt Western Mon Pmt: \$1568 -- VIR -- Ln #0-278801-8
 2nd TD: BY: Mon Pmt: TERMS: Submit

BRMS: 2	KIT: 11.8 x 8.6	SPRINK: No
SIZE: 12 x 12;	G/E: Gas blt-ins	FENCED: Yes
10 x 12.9 Blt in/220: DW-GD/Yes	FP: LR	Est Sq Ft: CLO
BATHS: 1 3/4 (1 SOT; LAUND: In gar	TV ANT: Yes	SEWER: Yes
1 tub; 1 shower) FLRS: Hwd/cpt/vinyl	POSS: C/E-neg	PLUMB: Part copper
LR: Irreg	ROOF: Shingle	Term Insp: Yes
ENTRY: Yes	GAR: Sgl	PATIO: Yes
Fam RM: *	HEAT: FAG	VIEW: No
DEN: *	Builder: Unknown	POOL: No-Rm for: No
DR: 10.3 x 15	Est Age: Unknown	SCH DIST: LJ
BRKFST: No	EXT FIN:	TRADE: Submit
Occ By: Tenant	Why Selling: Excess	



Remarks: EXCL. RIGHT. A small jewel in the heart of the Barber Tract! This traditional home exudes charm w/its exceptional mill work, hardwood floors, & a lovely brick patio. *part of the terrace could be enclosed to become a den or FR. Good assumable 1st & OMC 2nd. Tom Sheppard plans for MBR addition included as well as refrig., stove, W/D, carpets & drapes. Subject to one year lease.

OWNER: MR. & MRS. A. CAVIGGA CLOFATS

1889-82 2 BR; 1 3/4 BATHS 335 DUNEMERE DR., L. J. \$360,000

Sold 9-28-82 Jim & Irene

Sold 28 September 1982, Owner: Mr. & Mrs. Cavigga

D.2 Current Photographs ~ North Elevation



North Elevation-Central



North Elevation-West End

D.2 Current Photographs ~ North Elevation



North Elevation-East End

D.3 Current Photographs ~ Overview



ATTACHMENT E Additional Information

Charles Larkins Projects in the Barber Tract, La Jolla, CA – La Jolla Journal

In a 2006 interview with Barbara Barber Stockton, Philip Barber’s eldest daughter, (by Vonn Marie May), Mrs. Stockton stated that Charles Larkins designed and built a home for her and her husband on Westbourne on property her father gave the couple. She also stated that Larkins often worked with Edgar V. Ullrich, including the construction of Ullrich’s private residence within the Barber Tract. In fact, both gentlemen came to San Diego from Colorado Springs, CO at the same time, and at the same time as Mrs. Isabell Hopkins (Casa de Manaña builder). Charles Larkins was a significant figure, land speculator and builder, and professional peer of those who participated in the early build out of the noted Barber Tract in La Jolla. He and wife Laura resided at 347 Dunemere Drive from 1931-1937 during his most active construction period within the tract.

Items are listed by address from a review of the La Jolla Journal Construction Index in the History Room, La Jolla Public Library.

<u>Address</u>	<u>Owner</u>	<u>Citation</u>	<u>Details</u>
Dunemere:			
335	N/F		
347	N/F, fka 7204 Monte Vista: see below*		
7256	Wilkins, Don	1933-06-22-LJJ	Bungalow will begin
		1933-08-31-LJJ = N/F	
Monte Vista:			
7148	N/F		
7150	N/F		
7154	N/F		
7204*	N/F, but compare info on the facing address (next)		
7209	Beachy, Mrs. Walter	1928-07-26-LJJ	Stimson, FL; Normandie bungalow
	Separate entry	No citation	Architect: Lilian Rice
7231	N/F		
No address	Stockton, Mrs. MWA	1927-04-01-LJL	Permit \$3200
No address	Barber, Phil	1927-04-01-LJL	Permit \$7500
	Note: two items above are simply data in list in an article (not copied) found at the corrected citation: 1927-04-05-LJL, Tuesday edition, Col. 1		
Olivetias:			
7127	N/F		

Listings found by name and address cross-check:

Larkins, C.D.	Eads Av. – 7336	1930-10-30-LJJ	Res. Details
Larkins, Mrs. C.D.	(No address)	1931-11-19-LJJ	2 hses under constr.
Bess, Douglas	Eads Av. – 7336	1933-08-31-LJJ	Buys hse built by
Larkin(s)			

Charles Larkins Projects in the Barber Tract, La Jolla, CA – San Diego Water Department

Items listed below are documented from San Diego Water Permit Department within the immediate area of the subject property a compromise style.

<u>Address</u>	<u>Permit Date</u>	<u>Builder</u>
318 Dunemere Dr.	N/F (or mis-numbered)	(C D Larkins)
347 Dunemere Dr.	20 October 1931	C D Larkins
335 Dunemere Dr.	N/F (or mis-numbered)	(C D Larkins)
7256 Dunemere Dr.	20 June 1933	C D Larkins
7148 Monte Vista	15 July 1935	C D Larkins
7154 Monte Vista	19 June 1931	C D Larkins
7204 Monte Vista	20 October 1930	C D Larkins
7127 Olivetas	11 January 1924	C D Larkins

Sampling of Larkin collaborations within the Barber Tract



7154 Monte Vista



7148 Monte Vista



7150 Monte Vista



Master architect Edgar V. Ullrich private residence, 7219 Monte Vista

ATTACHMENT F

Sources:

California Title Search Company, *Chain of Title 335 Dunemere Drive, La Jolla, CA*, 2014.

City of San Diego, Water/Sewer Operations, Maps, Permits & Records.

Harris, Cyril M., Editor, *Dictionary of Architecture and Construction*, McGraw-Hill Book Company, 1975.

La Jolla Historical Society Directories.

La Jolla Historical Society, *Real Property Records*. Patricia Schaelchlin, compiler, La Jolla, 1998.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. Knopf. New York, 1997.

Randolph, Howard S. F., *La Jolla Year by Year*, The Library Association of La Jolla, La Jolla, CA 1955.

San Diego County, Office of the Recorder, *Residential Building Records*, 2012.

San Diego Public Library. Polk, Frye, and Haines City Directories.

Sanborn Fire Insurance Maps, La Jolla, CA, La Jolla Historical Society.

Schaelchlin, Patricia A., La Jolla Historical Society, *La Jolla Real Estate Records*, 1998.

Schaelchlin, Patricia A., *La Jolla: The Story of a Community 1887-1987*, The Friends of the La Jolla Library, La Jolla, 1988.

U.S. Department of the Interior. National Park Service. *National Register Bulletin 15, How to Apply the National Register Criteria for Significance Evaluation*. 1997.

Research Centers:

La Jolla Historical Society Archives; San Diego History Center Archives; City of San Diego Central Library: California Room; La Jolla Public Library: History Room; San Diego County Recorder's Office.